

NATIONAL REGISTER OF HISTORIC PLACES:

DWELLINGS OF THE RURAL ELITE
IN CENTRAL DELAWARE, 1770-1830 +/-

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National Register of Historic Places Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

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

B. Associated Historic Contexts

Architectural Trends of Delaware's Upper Peninsula Zone, 1770-1830 ±

C. Geographical Data

New Castle County, Delaware: St. George's Hundred
Appoquinimink Hundred

Kent County, Delaware: Duck Creek Hundred

Though the dwellings listed in this nomination are located specifically in St. George's, Appoquinimink, and Duck Creek Hundreds, examples will likely be found in Pencader, Red Lion, Blackbird, Little Creek, Kenton, and Dover Hundreds. For this reason, all of these hundreds are designated as the geographical area for this property type.

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official

Date

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Architectural Trends of Delaware's Upper Peninsula Zone, 1770-1830 +/-

The architectural development of Delaware's Upper Peninsula Zone from 1770 through 1830 was strongly influenced by a period of intensive building activity that resulted in increased numbers of durable houses. A significant component of this new architectural landscape was made up of the houses of the rural elite--individuals who were among the wealthiest 20 percent of the taxable population, owned land, and were engaged in a market-based extensive agricultural economy. They also tended to promote several new concepts: the privatization of the countryside--through forms of enclosure; the industrialization of agriculture--through their commitment to agricultural reform and scientific farming; the regulation of the rural economy--through the control of labor and tenancy; and the capitalization of farming--through agricultural machinery, farm buildings, and livestock. The dwellings of the rural elite symbolized their self-perceived status within the communities they occupied.

The ten dwellings considered in this nomination are the D.W. Thomas House (N-6237), Hill Island Farm (N-5898), Green Meadow (N-6240), Brook Ramble (N-101), the Vandyke-Heath House (N-5891), the Johnson Home Farm (N-4247), Mount Jones (N-1503), Windsor (N-) the Savin-Wilson House (K-3967), and Mount Pleasant (K-3863). There are other dwellings within the geographical boundaries of this nomination that share the characteristics of this thematic nomination and have already been listed individually in the National Register of Historic Places. These related sites are listed in an appendix to the Statement of Historic Contexts.

In the third quarter of the eighteenth century there arose an elite class of farmers. These men were increasingly removed from the actual labor of farming and devoted their energies instead to the administration and management of agricultural estates. Their ambitions were widely characterized in agricultural and general-interest newspapers and agricultural treatises; their common goal was to systematize the production activity of the farm. Essays appearing in the *Memoirs of the Philadelphia Society for the Promotion of Agriculture*, *American Farmer*, and other journals and newspapers, as well as book length guides, consistently promoted eighteenth-century values of industry, economy, and order. The ideal model of the farmer's world paradoxically consisted of a Virgilian dream anchored in an early industrial mentality. John Spurrier of New Castle County

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represented this view when he wrote in 1793, "The practice of husbandry requires precept, reflection and study."¹ Spurrier wished to reduce agriculture "to a regular system" not unlike those observed in the "manufactures, and sciences."² Other regional writers extended the idea of an encompassing rural order to all aspects of rural life.

The most powerful evocation of a hierarchical rural order is contained in Benjamin Rush's 1789 personification of the model farmer.³ The progress of the model farmer was symbolized by his choice of crops, husbandry, fields, and farm buildings. The house was one of the most visible symbols in this emergent order: the dwelling was to be of masonry construction, "large, convenient, and filled with useful and substantial furniture." Ironically, the house, which was intended to symbolize "republican virtue," was perceived by the community as an intrinsic element in their hierarchically ordered rural society. The symbolic function of housing in this context is exemplified by J. B. Bordley's observations in *Essays and Notes on Husbandry and Rural Affairs*. For himself and others of his economic and social stature, Bordley advocated a central-passage double-pile mansion. His recommendation for tenants, however, was quite different: "It is deemed advantageous for the farmer to have some number of labourers on his estate at a rent, in a small very confined house called a cottage; and the labourer taking it is called a cottager."⁴ The recommended cottage was 12 by 16 feet with 144 square feet for the family "To fit in, dine in, &c.," and the remaining 48 square feet was given over to stairs and cupboards. The loft was subdivided into two chambers.

The explicit meaning of "estate" as it was employed by Bordley and his

¹ Spurrier, 14.

² Spurrier, 11.

³ Rush, 117-122.

⁴ Bordley, 389.

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contemporaries had its roots in an American version of a gentry class. In 1819 Dr. Samuel Henry Black, a farmer and physician from Pencader Hundred, wrote "An Essay on the Intrinsic Value of Arable Land" for the *American Farmer*. The editor prefaced it with the observation:

It will be impossible for any one to read this essay and possess one drop of farmer's blood, without feeling it start in every vein, and flush him with the expectation of realizing the promise of the essayist; in other words an estate.⁵

The values intrinsic to this notion of "estate" combined principles of enlightened governance, scientific practice, Christian morality, and a carefully formulated sense of order. The visual and symbolic center of the gentry's neatly ordered universe was the mansion house.

By the late 1830s there was a growing sense that the old post-Revolutionary elite had begun to disappear. An essay on rural life in *The Delaware Register and Farmers' Magazine* of 1838 described the change, laying its cause to the nature and practice of agricultural tenancy. "There is no sight more pleasing to the philanthropist," the author begins, "than to behold the head of a happy family, contentedly occupying the patrimonial estate inherited from his ancestors."⁶ It was the goal of every gentleman farmer to achieve an estate, as advanced and realized by Dr. Samuel Henry Black of Pencader Hundred. The houses, agricultural compounds, orchards, and fields of these individuals reflected a pervasive concern with a hierarchical social, as well as agrarian, order. The conflict between the popular symbolism of the republican farmer (the apotheosis of the romanticized old "yeoman") and the capitalization of the landscape through institutions like tenancy proved irresolvable. The result, somewhat overstated, was:

Most of the old and time honored families, who once adorned our society by their primitive manners, and friendly hospitality have been broken up and scattered abroad. And their possessions have fallen into the hands of a few land jobbers; and they are let out to a migratory race, who

⁵ Black, 9-11.

⁶ *Delaware Register*, 195.

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changing their residence with every revolution of the seasons, form no attachment for their places of abode...⁷

One visible result of the eclipse of the older generation of the rural elite was the increasing number of old rural estates let out for rent. Thus, buildings and farms like Brook Ramble, Windsor, Hill Island, and the D. W. Thomas House, built as the homes of owners, were preserved as the houses of tenants.

The elite class of farmers had certain characteristics or qualities in common. First, they were among the wealthiest people in their communities. Second, their houses tended to be large, two-story brick buildings with a central stair passage and ornately finished interiors. Moreover, great care was taken in orienting these houses to public view. Third, their personal possessions included objects that served as visible symbols of wealth and social status. Fourth, unlike the majority of the taxable population, they owned land--frequently multiple properties. Their lands were located both in town and in the countryside and were treated as investments, often rented out to tenants or operated by individual farm managers. Finally, they were responsible for the introduction of innovative agricultural methods and machinery.

Although the ten dwellings listed in this nomination share a number of characteristics in terms of plan, construction, and finish, they do not describe an exclusive category of elite housing. While we can generally assign two-story, brick, stair-passage plan residences to builder/occupants in the economic elite, there are also one-room, one-story wood buildings occupied by similar individuals. Still, there is pattern in the elite housing of the Upper Peninsula in the 1770-1830 +/- period.

Eight of the ten buildings are brick with Flemish bond front elevations and English or common bond secondary elevations. The two remaining buildings are of post-and-plank (Johnson Home Farm) and log (Vandyke-Heath House). Seven dwellings are built on stair-passage plans; six are center-passage, single-pile and one is

⁷ Delaware Register, 196.

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side-passage, double-pile in form. The configuration of the remaining dwellings includes a one-room plan (Vandyke-Heath House), a hall-parlor plan (D. W. Thomas House), and a four-room plan with the stair located in a heated entry room (Mount Jones). All but one (Vandyke-Heath House) are two stories in elevation.

Two of the ten structures were first built in the early to mid-eighteenth century and subsequently modified in the 1770-1830 period. Hill Island, dating to late in the first quarter of the eighteenth century, was originally built with an atypical hall-parlor plan and converted in the early federal period to a center-passage arrangement. Green Meadow, begun circa 1750, was raised as a two-story hall-parlor plan of the type widely associated with the housing of a native-born rural elite throughout the lower Delaware Valley. The remodeling of Green Meadow late in the federal period dramatically transformed the old house into its current center-passage form. The refurbishing and spatial redefinition of Hill Island and Green Meadow anticipated a more pervasive cycle of domestic and agricultural rebuilding activity that occurred from approximately 1840 through 1870 in central Delaware (see National Register of Historic Places nomination, "The Rebuilding of St. Georges Hundred, New Castle County, Delaware). Two of the dwellings were built at the threshold of the period under consideration--Windsor and Mount Jones were both erected in the 1760s. Windsor anticipates the favored pattern of post-Revolutionary elite housing with its two-story, five-bay, center stair-passage. Mount Jones, in contrast, reflects a more subtle meshing of customary architectural forms and domestic hierarchical concerns with its four-room plan and elaborate interiors.

Like Windsor and the remodeled forms of Hill Island and Green Meadow, Mount Pleasant (ca. 1810), Johnson Home Farm (ca. 1790), and the Savin-Wilson House (ca. 1820) display the continuation of the single-pile, center-passage plan. Brook Ramble (ca. 1810), with its side-passage plan, displays identical formal usages in an alternative arrangement. From its introduction into the area in the 1730s, the stair-passage plan had grown in favor among the most affluent members of rural society. The presence of a substantial interior passageway physically distanced

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rooms and functioned to control and direct movement through the house. Rooms were no longer separated just by walls, but also by space, reflecting the owner's desire for, and ability to afford, specialized rooms that symbolized more segmented sets of domestic relationships. Although the addition of a stair-passage did not necessarily extend domestic activity beyond more than one or two rooms, it did redefine older spatial uses by transforming, for example, the former common room or hall into a specifically designated and appointed dining room. The increased isolation of function by physical space is further underscored by the numbers and types of domestic support buildings associated with the houses of the rural elite. Although actual examples of these buildings rarely survive, they are repeatedly mentioned in documentary sources such as the orphans court valuations, and commonly include kitchens, smokehouses, poultry houses, and carriage houses.

Although Georgian house types remained the property of the wealthy and were not adopted by poorer residents except as tenant housing, members of the rural elite could and did own and occupy non-Georgian houses. The stair-passage plans typically associated with the housing of the rural elite were contrasted by the hall and hall-parlor plans of the Vandyke-Heath House (ca. 1785) and the D. W. Thomas House (1820). During the federal period, hall-parlor plans were adopted by some members of the rural elite; however, with their origins in the regional plantation housing of the colonial period, they were more typical of middle-income farmers.

The interiors of elite houses were expensively finished with paneled doors and end-walls and moulded trim and fireplace mantles. Most fireplace mantles were classical in form, such as at Mount Pleasant, the D. W. Thomas House, Brook Ramble, and Johnson Home Farm, which all feature Doric pilasters supporting a moulded cornice and shelf. Stairways typically displayed moulded handrails, turned balusters, and paneled soffits, as at Windsor and the Savin-Wilson House. Most stairs were built as winders or half-turns with landings, but Brook Ramble contains an elliptical stair that rises two-and-a-half stories. Architectural furniture such as built-in corner cupboards and dining room chimney

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cupboards are common features in these buildings. Windsor retains a dining room fireplace wall with one display cupboard fitted with butterfly shelves and a second plainer storage cupboard, while Mount Jones possesses a glazed corner cupboard with butterfly shelves for dining room display. Finally, the finishes within the buildings commonly yield information about an internal hierarchy of finish with the most socially important rooms containing the more elaborate woodwork. In descending order, the typical hierarchical pattern observed within these buildings is parlor, dining room, ground floor entry, second floor entry, parlor chamber, dining room chamber, entry chamber, kitchen chamber, and kitchen.

Only the Vandyke-Heath House lacks all the qualities generally associated with the housing of the rural elite. As a one-story, one-room, log house, it had more in common with the mainstream of local housing. Two-story, stair-passage plan houses like Windsor, Hill Island, Brook Ramble, or the Johnson Home Farm stood in sharp contrast to the average range of dwellings commonly found in the Upper Peninsula landscape. New Castle County orphans court valuations indicate that the vast majority of houses were of wood construction (log, plank, or frame) and only a single story in elevation. Ordinary houses usually contained one or two principle rooms equipped with fireplaces and a number of lean-to additions. Additionally, the average house would typically have no cellar, be supported on wood blocks or stubby masonry piers, and possess unfinished rooms on the interior. Within the general range of housing there was considerable room for variety. While stair-passage plans were almost invariably built as elite housing, dwellings laid out in hall, hall-parlor, double-cell, cross-passage, chambered hall, and other configurations had been built throughout the colonial period and continued to be raised well into the mid-1800s. Moreover, even within the categories defined by certain plan types such as a one-room or hall plan, there was significant variation in terms of architectural finishes and amenities. A one-room dwelling for a poor tenant might have a stick chimney, clay floors, no windows, ladder stair to an unfinished loft, and no interior finish; a one-room dwelling for a land owning farmer of middling means would more likely have been

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floored, provided with a masonry chimney pile and windows, and finished on the interior with mantels, baseboard, and board or plaster walling. While some elite dwellings like the Vandyke-Heath House were architecturally indistinguishable from mainstream housing stock, the overwhelming majority (as reflected in this nomination) were unabashedly distinctive in terms of plan, size, finish, and/or quality of construction. The factors placing the Vandyke-Heath House in the context of the housing of the rural elite, 1770-1830 +/-, relate to the wealth and position of its first owner, Daniel Heath. Heath, assessed in 1797 for 5000 acres, 47 slaves, two dwellings, and nine "outhouses" or tenements, ranked as one of the wealthiest individuals in his community.

The importance of the Vandyke-Heath House to this nomination lies in its position as the exception to the rule of elite housing. The two-story, brick, stair-passage plan idiom does describe the housing type most closely (and most exclusively) associated with these elite farmers. But, as the Vandyke-Heath House proves, not all members of the rural elite chose to build and occupy the sorts of houses that most obviously advertised their economic means and social position. The fact of architectural ownership, for example, was generally limited to the top 30 percent of the taxable population in the early 19th century. Within the restricted class of property owners, housing ranged from the expected brick plantation house to the roughest, most worn structures such as James Buckson's. Buckson, who ranked in the top 15 percent of taxables in Appoquinimink Hundred in 1816, left an estate in 1820 described as:

The dwelling House is of one story built of Logs and covered with oak shingles, and seems to require [] to make it comfortable but habitable a Roof, sills, a Floor and repair of the gable ends. The Kitchen is a small hut built of logs but without a chimney, a good cover, a safe gables.⁸

The house, which most likely consisted of a single room and loft, contained 7 chairs, a chest of drawers, two tables, two beds, a chest, and a trunk. Still,

⁸ NCOC, Book L, Volume 1, p. 27 (1820).

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there were items associated with wealthier households, including silver teaspoons and a looking glass. As poor and wretched as Buckson's housing may seem, it was likely better than the accommodations of many of his poorer neighbors. The coarser range of elite housing characterized by these lesser, often ephemeral, buildings such as Buckson's house and kitchen is characterized by the Vandyke-Heath house.

Similarly, dwellings which followed the general pattern of elite housing often came to house tenants and farm managers. Thus, Windsor and Brook Ramble both became tenant houses following the deaths or failed business endeavors of their builders. In the case of Windsor, the fate of the house built by Jacob Vandyke was caught up in the settlement of his estate and an ensuing mortgage by the heirs. In 1796, following the heirs' default on the mortgage, the land and house was acquired first by Nicholas Vandyke IV, of New Castle, who sold the property in 1796 to his neighbor Kensey Johns. Johns, whose total holdings in St. Georges Hundred amounted to 1061 acres in 1797, leased the house back to the Vandyke family. In the case of Brook Ramble, personal mismanagement caused the builder, John Crawford, to forfeit his property at public auction in the late 1820s. The purchaser, William Rothwell, allowed Crawford to live in the house until his death in 1839.

Siting, as much as house form and finish, further distinguished the dwellings of the rural elite. Typically their houses were aligned with public roads and placed on a rise in the landscape. As evidenced in the ten sites included the nomination, cardinal orientation had little influence on siting decisions. Thus, Mount Jones and Windsor face roughly east; Brook Ramble, Hill Island Farm, and the Vandyke-Heath House front south; the Savin-Wilson house looks westward; and Mount Pleasant and the Johnson Home Farm are oriented to the north. Despite the different directions these houses face, they are all aligned with the nearest road, even though it may lie hundreds of feet away. Being situated on even the most subtle rises in the natural topography made them even more visible to passersby. Mount Jones perches on the brow of a hill overlooking the old King's

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Highway (present day Route 13); Mount Pleasant, oriented at right angles to the public road, occupies the crest of a gentle swell rising out of the surrounding fields. The orientation of these houses confirms their symbolic value as material markers of hierarchical social relationships.

In addition to form, fabric, and location, the contents of the dwellings of the elite provide evidence of their owners' status and aspirations. A gentleman was characterized as having a refined aesthetic taste, rational thought, and an education. These characteristics are manifested in the objects listed in the inventories of the rural elite.

Books were recorded in every inventory, indicating a high level of literacy and education among the rural elite. Dr. William Johnson owned 49 volumes of medical books, and John Savin left two commentaries on the Bible in his bedchamber. Samuel Thomas, although he was a merchant, kept a law dictionary, three medical dictionaries, a five-volume biography of George Washington, and 21 books of history along with other books in his secretary and bookcase.

During the federal period, the ownership of a watch or clock was not only a sign of wealth (a \$30 clock and case was the same price as a good horse) but of a new, rational, way of thinking. As farmers, their work was guided by the rising and setting of the sun, and the hours of daylight would lengthen or shorten depending on the season. But with a watch, a machine for measuring time, each hour was the same length and each work day began and ended at the same hour. It was a rational way to order one's life, for it no longer depended on the unpredictable variability of the natural world. Samuel Thomas, Samuel Cahoon, William Johnson, and John Savin all owned clocks. Similarly, the rural elite were also likely to own medical equipment, surveyors tools, and/or scientific and measuring instruments.

Status and wealth are also revealed in the luxury items, such as silver spoons and carpets, that appeared in nearly every household. A sense of the aesthetics of this group may be gathered from the frequent appearance of walnut and mahogany furniture, a wood that was not only expensive but whose fine grain made it

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particularly suited for smooth, polished surfaces. The types and numbers of possessions relating to agriculture and husbandry further identify the rural elite. Often they owned agricultural machines and implements such as wheat fans, corn shellers, farm wagons, multiple plows and harrows, and numbers of hand tools like William Johnson's "Lot of shovels, spades, hoes, & dung forks." John Savin, for example, purchased a "pattent rake," while Samuel Cahoon owned a "Wheat Mashean." Multiple numbers of tools like scythes and cradles or plows were used to equip a force of day and tenant labor, while threshing and seeding machines could be purchased in shares or rented to neighboring farmers. As important as implements in identifying the rural elite are their livestock holdings. The large number and types of livestock indicate a market-based agricultural economy. Individuals associated with the rural elite owned dairy cows, steers, and swine clearly in excess of the needs defined by subsistence farming. Multiple teams of horses, able to plow twice the daily average acreage covered by oxen, reflect an increasingly mechanized agricultural landscape. Substantial plantings or harvests of crops, such as wheat, buckwheat, oats, and hay, indicate both a market economy and the need to provide specialized feeds for draft and dairy animals. Finally, agricultural buildings associated with the estates of the rural elite in the 1770-1830 +/- period include barns, granaries, corncribs and corn houses, combination farm structures (i.e., barn with stable), and stables--all necessary for sheltering animals, processing and storing crops, and housing equipment.⁹

After the Revolution, prosperous farmers shifted their attention from cultivating the soil to building new houses and outbuildings, investing significant portions of their farm income in the farm buildings, particularly barns and granaries. As capital investments, the new houses increased the property value of the farms. But more importantly, the investments in brick,

⁹ Statistical analysis of the orphans court valuations for St. Georges, Appoquinimink, and Duck Creek hundreds by the Center for Historic Architecture and Engineering, University of Delaware.

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plank, and paint were testimony of the owners' economic successes and social ambitions.

At this time, the majority of dwellings were of log or frame construction; a significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of the owners of brick houses, 90 percent possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population. Analysis of the orphans court valuations for St. Georges, Appoquinimink, and Duck Creek hundreds shows that farmsteads with brick houses differed significantly from the average farmstead in the region in terms of types, numbers, and condition of buildings. On the average, farmsteads with brick houses contained one to three more buildings than the norm. While the average farm in the region held only four or five buildings, those with brick houses averaged six or seven. In addition, there were fewer types of farm buildings found on brick house farmsteads than on the average farm. Specifically, they were more likely to have buildings such as barns, granaries, corn cribs and corn houses, stables, kitchens, meat or smoke houses, poultry houses, and secondary dwellings or tenant houses, but lacked the greater variety of building types available in the region. Robert Milligan, for example, had three properties with brick dwellings. The first, Mount Jones, had nine buildings: a brick house, brick kitchen, log meat house, log granary, log carriage house, two log stables, and two log corn cribs. The other two farmsteads had six and eight buildings respectively, including kitchens, smoke/meat houses, poultry houses, corncribs, a combination cornhouse and granary, stables, and secondary dwellings or tenant houses. Hill Island Farm, owned by Edward Wilson, contained six buildings: a brick dwelling, brick kitchen, frame barn, log meathouse, a corn crib, and a stable.

A major investment for the rural elite was made in land. As indicated by the statistical analysis of local tax lists, the holdings of the rural elite were far above those of the average taxpayer. In St. Georges Hundred in 1816, only 29

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percent of the taxable population owned any amount of land, and the average landholder owned 235 acres. Thomas Rothwell III owned 709 acres with two brick dwellings, including Hill Island Farm. The builder of Brook Ramble, John Crawford, owned 337 acres in 1804, and twelve years later his holdings had increased to 636 acres.

While some members of the elite kept their landholdings solely in the countryside, others invested in town property as well. Samuel Thomas owned seven house lots in Cantwell's Bridge, four farms, and a merchant mill on Drawyer's Creek--a substantial increase from his first property, a town lot given to him by his father-in-law, David Wilson, in 1798.¹⁰

The fact that the dwellings of the rural elite were exceptional in terms of plan, construction, ornamentation, and siting communicated the structure of social and economic relationships, which in the Upper Peninsula were the architectural reflection of growing inequities within Delaware's rural economy.

An examination of the tax lists for the vicinity clearly demonstrates the growing level of inequity in the distribution of wealth throughout the population. Figure 1 illustrates a pattern of uneven, but definite, movement toward a greater disparity in the possession of wealth in St. Georges Hundred between 1787 and 1852. The lines for the years 1816 and 1852 clearly represent the periods of greatest inequality; the shift in 1822 can be explained by a national depression in the agricultural markets of the late 1810s. Similar graphs for Duck Creek Hundred in 1804 (Figure 2) and Appoquinimink Hundred in 1816 (Figure 3) reveal the same level of inequality in the distribution of wealth. In 1804, the top 20 percent of the taxable population in the region possessed 65 to 75 percent of the total wealth; by 1816, this group controlled 75 to 80 percent of the region's wealth. In St. Georges Hundred alone, the top 20 percent of the population acquired an additional 14 percent of the total wealth in the hundred. Seven of

¹⁰ NCTA, St. Georges and Appoquinimink hundreds, 1816. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.

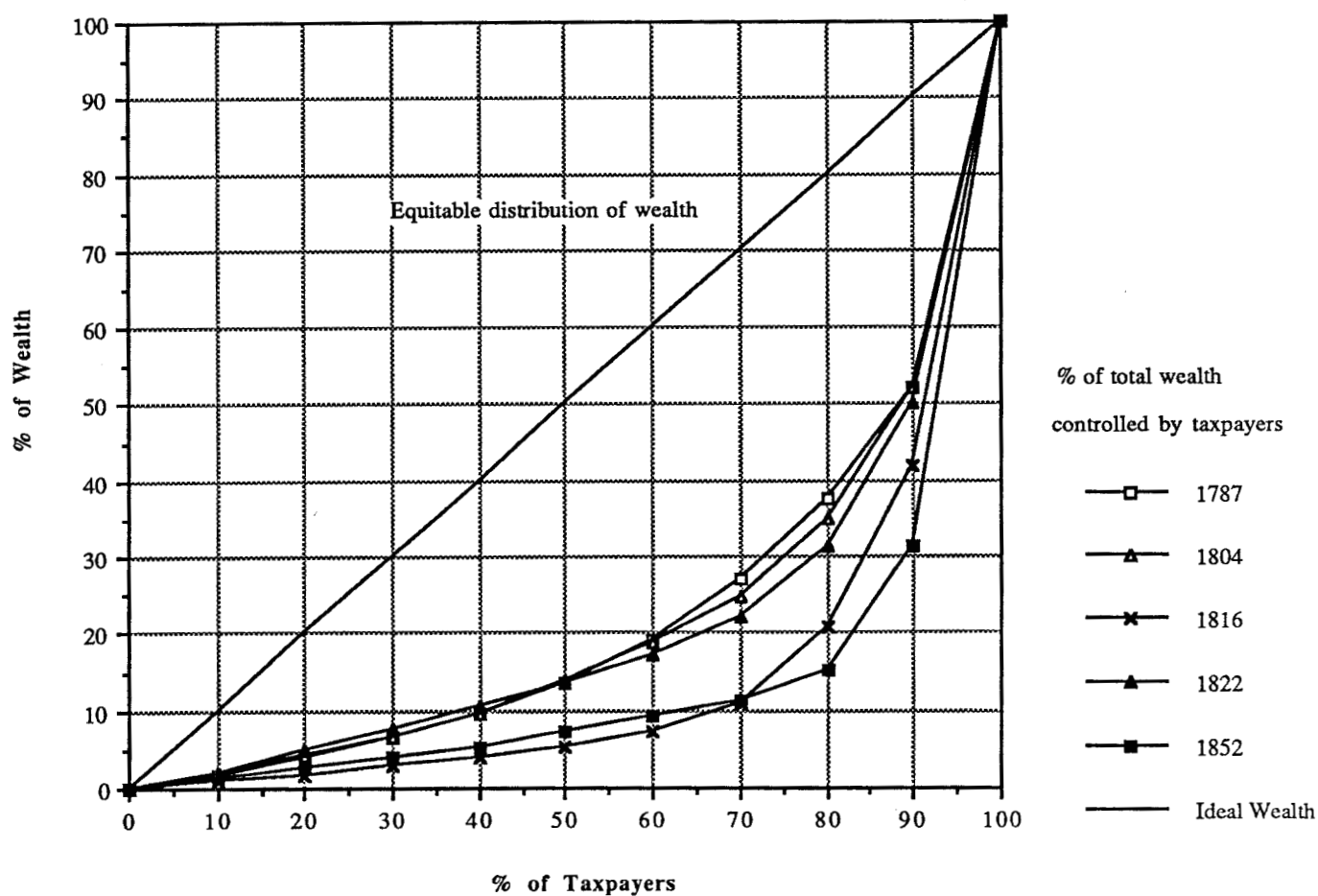
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Figure 1: Distribution of Wealth in St. George's Hundred, 1787-1852

Source: 1787, 1804, 1816, 1822, and 1852 Tax Assessments, St. George's Hundred



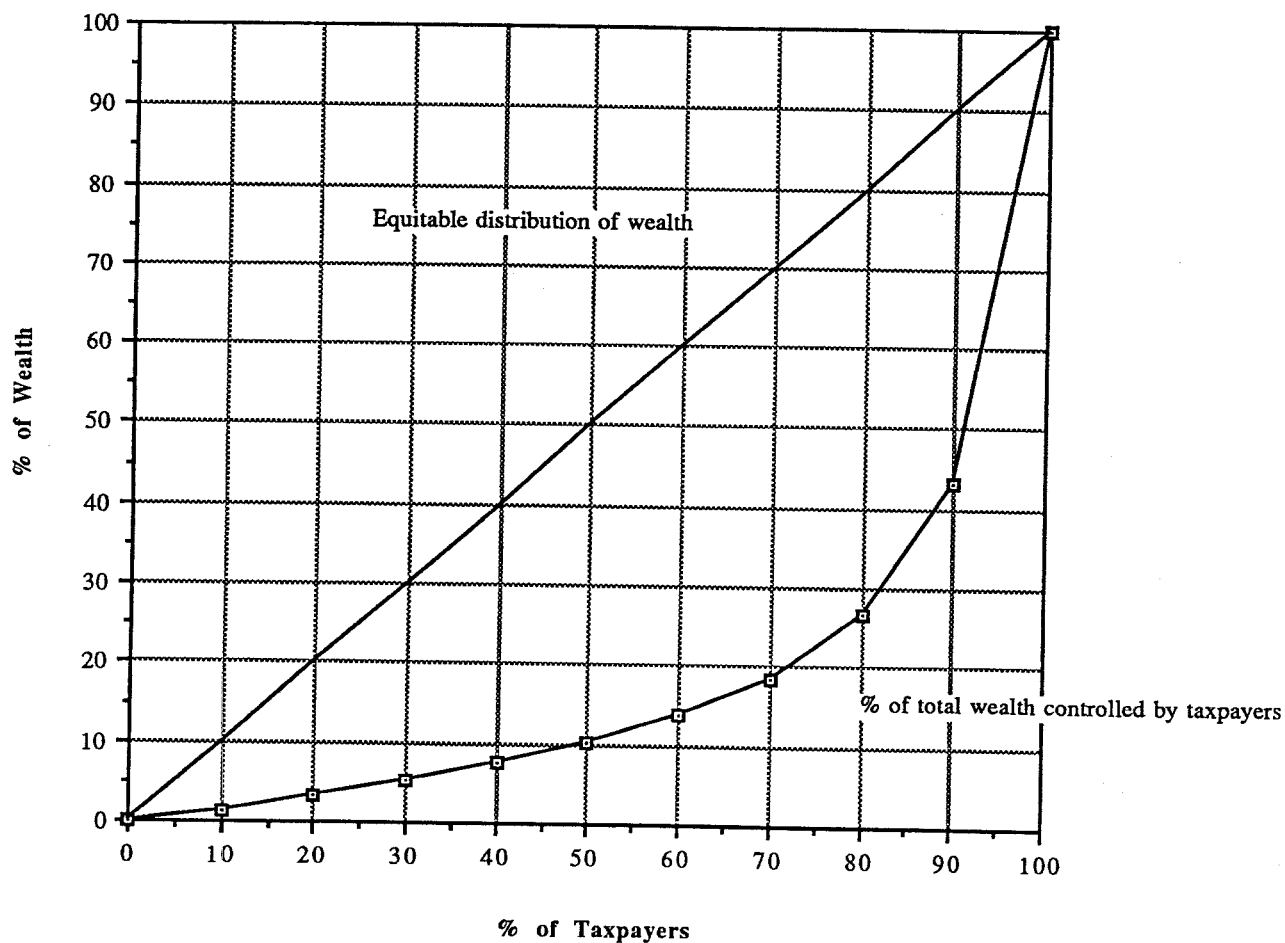
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Figure 2: Distribution of Wealth in Duck Creek Hundred, 1804

Source: 1804 Tax Assessment, Duck Creek Hundred



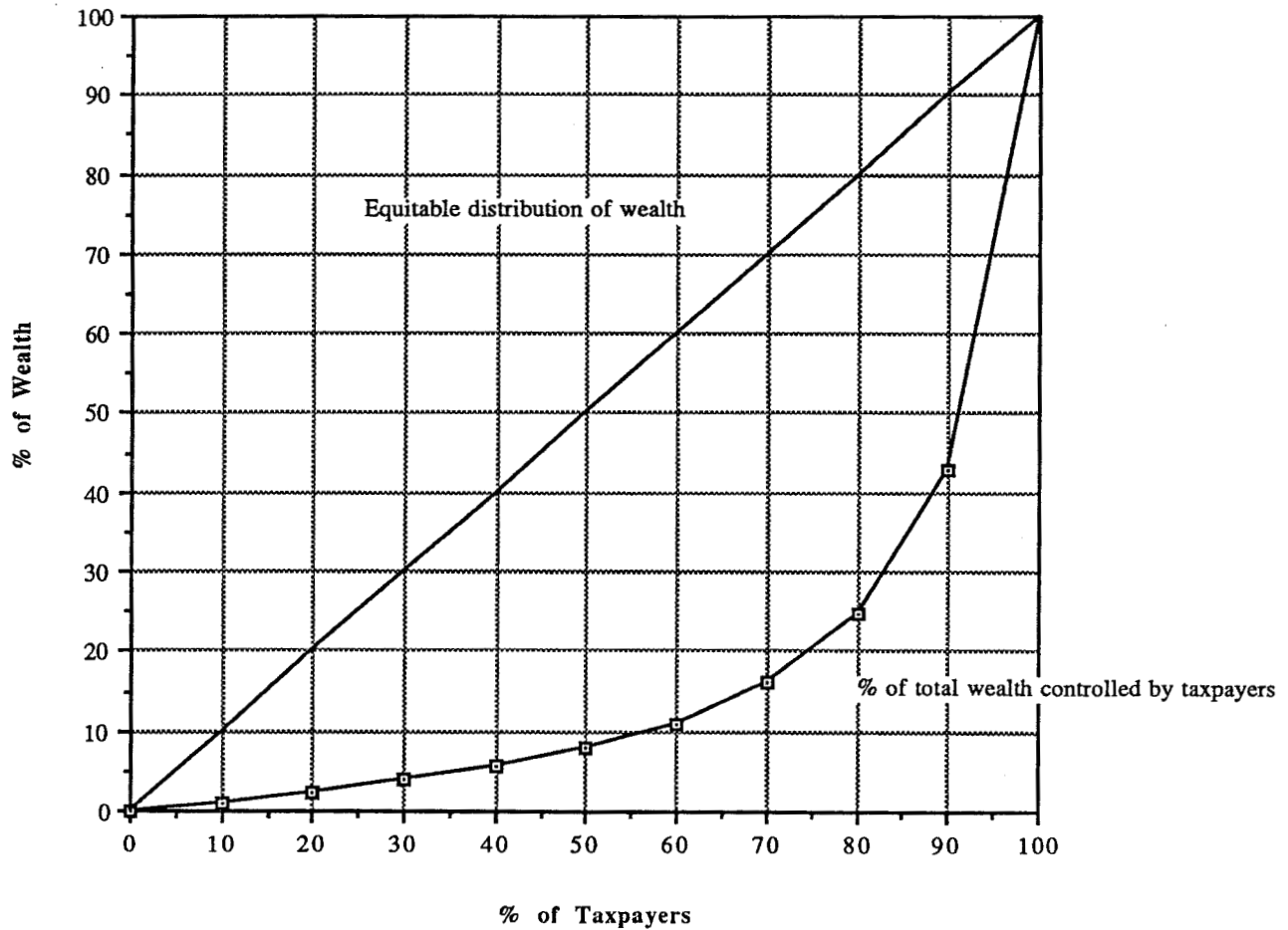
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Figure 3: Distribution of Wealth in Appoquinimink Hundred, 1816

Source: 1816 Tax Assessment, Appoquinimink Hundred



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the individuals associated with the dwellings in this nomination in 1816 were located in the wealthiest tenth of the population in their hundred; the remaining three were located in the second wealth decile. Clearly, these men represented a segment of the population which had the economic power to influence the structure of their respective communities.

The historic theme, Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-, set forth in this nomination recognizes the impact this class of builders had on the visual and material organization of the Upper Peninsula countryside. The most striking and substantial objects associated with the rural elite and remaining on the landscape are their houses. Within the historic context of Architectural Trends of Delaware's Upper Peninsula Zone, 1770-1830 +/-, the dwellings of the rural elite continue to dominate and shape our understanding of historic social and economic process and material expression.

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Comprehensive Planning

The history of the housing of the rural elite in the Upper Peninsula Zone provides significant additional information related to the emergence of a post-Revolution landed gentry class. The primary historic theme is therefore **Settlement Patterns and Demographic Change**. Because domestic buildings were a primary means for articulating values of social class and economic authority, the theme of **Architecture** is of major importance. The fact that all the builders of the historic properties in this nomination were placed in the top two wealth deciles of their respective communities also recognizes the theme of **Major Families, Individuals, and Events**. Finally, the identification of the property owners with extensive landholdings, tenant farming, and early efforts in agricultural improvement relates the historic properties under consideration to the theme of **Agriculture**.

Although several of the historic properties in this nomination have initial construction dates from the early eighteenth century and all received later nineteenth and early twentieth-century additions or modifications, the period of significance established in the Statement of Historic Contexts is 1770-1830 +/-: Early Industrialization.

All the historic properties considered in the nomination are located in the northern half of geographic zone II: the Upper Peninsula Zone. The soils of the Upper Peninsula Zone range from medium textured to moderately coarse, with some areas being well drained and others very poorly drained. Land contours range from level through gently rolling or sloping to steep. At present much of the zone is under cultivation for agriculture, although residential and commercial encroachments on formerly open land are currently changing the historic topography.

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List of Related National Register Properties

Property Name Cultural Resource Survey Number

Andrew Fisher House	N-263
La Grange	N-576
Bellvue Farm	N-3975
Mansfield	N-6210
C. Boulden House	N-3986
Catholic Diocese House	N-5031
Poplar Hall	N-6199
William Cann House	N-3983
J. Vandegrift House	N-143
Corbit-Sharp House	N-125
Greenlawn	N-188
Achmester	N-3930
Noxontown	N-122

Belmont Hall	K-105
John Cook House	K-3865
David J. Cummins House	K-3938
Timothy Cummins House	K-203
Macomb Farm	K-321
Snowland	K-132
Wheel of Fortune	K-136
Alexander Laws House	K-1563

Determinations of Eligibility:

*Architectural Investigations of the Route 896 Corridor: Summit Bridge to SR 4,
New Castle County, Delaware*

Bellvue Farm	N-3975
Cann Farm	N-3977

Architectural Investigation of the U. S. Route 13 Relief Route

Watkins House	N-5156
Dwelling No. 8 (Blackbird Historic District)	
Naudain-Senn House	K-955

Architectural Investigations on State Route 7

John T. Simmons Farm	N-4039
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National Register of Historic Places, Multiple Resource Nominations for Kenton,
Little Creek, Pencader, and Red Lion hundreds

F. Associated Property Types

Dwelling/stair-hall and customary plans/Georgian

I. Name of Property Type and Federal Vernacular style

II. Description

The dwellings of the rural elite are a distinctive property type generally sharing a number of architectural features. Because the property type is associated with a particular socio-economic group, however, there are notable exceptions to the general rule. The most common form of dwelling associated with the rural elite of the Upper Peninsula Zone, 1770-1830 +/-, is a two-story house often of brick construction and laid out on a stair-passage (most often center-passage) plan. The interiors of the dwellings of the rural elite are typically fitted with paneled

III. Significance

The dwellings listed in this nomination are eligible for listing on the National Register of Historic Places as excellent examples of housing associated with and illustrating a broad historical trend. Reflecting major economic and cultural trends relating to architecture and the landscape, the houses of the rural elite, as a functional type, relate to the following property type in the *Delaware Comprehensive Historic Preservation Plan*: *dwelling/stair-hall and customary plans/Georgian and Federal Vernacular style*.

The broad historical pattern to which the houses of the rural elite are linked is the redefinition of agrarian class structure. The houses of the rural elite symbolize the privatization of the countryside, the early industrialization of agriculture, and the capitalization of farming.

IV. Registration Requirements

The primary criteria for determining whether individual historic properties are eligible for listing on the National Register of Historic Places within the Statement of Historic Contexts established within this nomination are first, associative, and second, architectural. An individual property cannot be eligible for listing within this historic context without possessing a minimum total of three attributes drawn in any combination from both categories.

Associative Requirements. An eligible historic property must be associated with an individual or individual(s) ranking in the top 20 percent of the total local taxable population, and the building must be documented as the primary residence of the landowner at the time of construction and/or assessment. The owner of the property should own some combination of the following taxable goods: land (total assessed acreage including tenant farms) in excess of 200 acres; at least six

☒ See continuation sheet

☐ See continuation sheet for additional property types

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fireplace walls or mantles, open stairways with turned balusters and newels, and an internally consistent hierarchy of finishes signifying the relative importance of rooms within the house. Because the dwellings of the rural elite are recognized as expressions of social and economic status, there are non-architectural features that define the property type. In the period of greatest significance, the dwellings are associated with, and occupied by, individuals ranking in the top two deciles of assessed wealth within their hundred. Furthermore, these individuals are land owners, most owning multiple farms, who are engaged in extensive commercial relations and invest in agricultural improvement and the early industrialization of agriculture.

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dairy cows, six swine, a yoke of oxen, and two horses; a controlling interest in other rural enterprises such as a grist and flour mill or a tannery. Probate inventories should list at least five items drawn from the following categories: watches or clocks; books, desks, writing stands, or bookcases; ledgers or outstanding contractual obligations and debts; surveying, medical, or scientific equipment; a carriage, chaise, or gig; farm machinery such as wagons, wheat fans, multiple plows and harrows, and implements like multiple cradles; crops in the ground or in storage with an emphasis on wheat, buckwheat, oats, hay, and corn; livestock in numbers comparable to those specified under tax lists (above). Architectural holdings as reflected in county orphans court valuations should contain at least two of the following farm building types: barn, stable, granary, corn house, or combination farm building (i.e., barn with stables).

Architectural Requirements. An eligible property must clearly illustrate the period 1770-1830 +/- . Historic properties existing or built during the time period established in the Statement of Historic Contexts but with architectural features emphasizing an earlier or later time period are not eligible for listing within this historic context. An eligible building must clearly illustrate at least four of the following attributes: plan (even with later additions, the 1770-1830 +/- formal arrangement of the house should be plainly evident); form (the massing of the house in terms of elevation and/or fenestration); construction (period walling, roofing, and cladding features should be readily visible); interior finishes (two or more rooms must retain discernible evidence of period decorative treatments); siting (the historic property should occupy a place in the local topography consistent with siting patterns discussed in the Statement of Historic Contexts); setting (the historic property should remain in a historic setting surrounded by agricultural lands and extant period or archaeologically known farm buildings). Alteration through additions and remodeling are more common among frame and log examples of the property type. Thus, eligibility on the basis of architectural features should be more flexible for non-masonry houses and include three of the attributes listed above.

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Deterioration due to neglect or vandalism is a common occurrence within the property type. A reasonable amount of loss through either deterioration or alteration is acceptable. If a building appears beyond repair or is significantly altered, however, it is not eligible and has not been listed.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

The thematic property listing for the Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-, initially includes all houses in the Upper Peninsula Zone meeting the criteria established in section F-IV, "Registration Requirements." The nomination is based on comprehensive cultural resource surveys and National Register of Historic Places eligibility evaluations for Pencader, St. Georges, Red Lion, Appoquinimink, and Blackbird hundreds in New Castle County, and for Duck Creek, Little Creek, and Kenton hundreds in Kent County. The comprehensive cultural resource surveys were conducted by the Bureau of Archaeology and Historic Preservation, the New Castle County Department of Planning, and the Center for Historic Architecture and Engineering from 1974 through 1988 and are collected in the Bureau. The comprehensive cultural resource survey methodology is designed to record all standing structures built prior to 1945. All roads in the survey area

☒ See continuation sheet

H. Major Bibliographical References

PRIMARY SOURCES

- KCCC. Kent County Court of Chancery, Dover, Delaware.
- KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.
- K CPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.
- KCRD. Kent County Recorder of Deeds, Dover, Delaware.
- KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.
- NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.

☒ See continuation sheet

Primary location of additional documentation:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☒ University
☐ Other

Specify repository: University of Delaware Center for Historic Architecture and Engineering

I. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy
organization Center for Historic Architecture and Engineering date April 1989
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are traversed, all standing structures are mapped and cross referenced to historic atlases and contemporary USGS and State Planning Office maps, and initial field assessments regarding integrity and significance are included in written survey summaries. Subsequent evaluations include the comprehensive review of all cultural resource survey materials to determine historic contexts, property types, integrity, and significance regarding eligibility for listing in the National Register of Historic Places. Written eligibility evaluation studies are on file in the Bureau. Finally, additional evaluations occur through the development of multiple resource National Register of Historic Places nominations and cultural resource management studies in relationship to federally funded or licensed projects.

The typology and identification of significant property types has been based on function and association with Architectural Trends of Delaware's Upper Peninsula Zone, 1770-1830 +/-, which has been identified in the *Delaware Comprehensive Historic Preservation Plan*. The nominated properties were selected for their close association with the historic theme and their representation of a property type defined in architectural and associative terms relating to important aspects of settlement history and the redefinition of agrarian class structure.

The standards for integrity are based on established National Register guidelines for assessing integrity. Information gleaned from research literature, survey data, and statistical analysis has been employed to assess relative condition and scarcity of the property type, as well as to determine the degree to which allowances should be made for alterations, deterioration, and vandalism.

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NCPR. New Castle County Probate Records, Delaware State Archives, Dover, Delaware.

NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.

NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.

NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

SECONDARY SOURCES

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[Rush, Benjamin.] 1786. "An Account of the progress of Population, Agriculture, Manners, and Government in Pennsylvania, in a letter from a citizen of Pennsylvania, to his friend in England." *Columbia Magazine* 1:3, p. 117-122.

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

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Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Propertyhistoric name Thomas, David W., Houseother names/site number CRS# N-6237**2. Location**street & number 326 Thomas Landing Road☐ not for publicationcity, town Odessa☒ vicinitystate Delawarecode DEcounty New Castlecode 003zip code 19709**3. Classification**

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

20002

Noncontributing

3 buildings0 sites0 structures0 objects3 Total

Name of related multiple property listing:

Dwellings of the Rural Elite in Central Delaware,
1770-1830 ±Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Secondary structure

Current Functions (enter categories from instructions)

Domestic/single dwelling

Icehouse

7. Description

Architectural Classification

(enter categories from instructions)

Early Republic/Federal

Other: Icehouse

Materials (enter categories from instructions)

foundation Brick

walls Brick

Metal/aluminum

roof Asphalt

other Wood

Describe present and historic physical appearance.

The David Wilson Thomas House is located in Appoquinimink Hundred, New Castle County, southeast of Odessa at 440 Thomas Landing Road. A dwelling, an icehouse, garage, sheds, and a barn are located on the edge of 143 acres of cultivated farmland. A nineteenth-century icehouse on the property is eligible for the National Register and is included in this nomination. Built about 1820, the Thomas house is a two-story, three-bay, gable-roofed brick building with an interior brick chimney pile in either gable end. A contemporary kitchen wing abuts the eastern gable end. A twentieth-century laundry room was added against the eastern wall of the kitchen wing.

The house measures 32' x 19' and is built on a hall-parlor plan. It stands on a brick foundation above a cellar and is capped with a coursed composition shingle roof. The exterior walls are clad in modern aluminum siding with ornamental aluminum shutters affixed by each window, replacing the original shutters of the house (some shutter pins still survive). The north or front elevation is symmetrically fenestrated with a three-bay arrangement including two double-hung windows and a centrally-placed door on the ground floor. A section of siding missing at the second-floor level reveals the plain flemish bond brickwork with thick joints underneath. Brick steps built in the mid-twentieth century lead up to the front door.

The rear or south elevation is symmetrically fenestrated with three sash windows on both the first and second floors. At the southeast corner, a modern metal bulkhead door leads down to the basement. The west and east walls each have two windows at the attic level. Missing sections of siding expose the thick mortar joints and common bond brickwork of the walls.

The front door opens to the 16' x 14' common room or hall. The interior was remodeled in the mid-twentieth century with vertical knotty pine planks sheathing

☒ See continuation sheet

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the walls and enclosing the fireplace. Although the modern paneling hides the fireplace, the original hearth and jamb cupboard survive. In the northeast corner the original winder stair survives to reach the second floor. The cellar stair was converted to a closet during the remodeling, although the stairs still survive and are visible in the cellar.

A doorway leads to the 16' x 13' parlor trimmed with moulded baseboard, chair rail, and window casements. The central fireplace on the west wall has a wooden mantle with Doric pilasters and keystone decorated with reeded banding which support a moulded cornice and shelf. Small cupboards built into both jambs of the chimney breast are fitted with paneled doors and shelves. The stair in the hall leads to the second floor, which retains its original plan of three chambers and an entry.¹ The chamber above the parlor survives with its fireplace mantle closely matching the trim of the parlor fireplace. Closets were added on both sides of the fireplace breast in the twentieth century. The other two chambers survive in plan; however, the interiors were remodeled during the twentieth century. The middle chamber was converted into a bathroom, and the third chamber has a modern door leading to the chamber above the kitchen. In the entry, a raised panel door opens to a winder stair leading to the attic. The attic is divided into two rooms, each finished in plaster.

Situated about two feet lower and abutting the east wall of the main block is a two-story kitchen wing with an interior brick chimney at the eastern gable end. The front elevation has two sash windows at the ground floor and a sash window at the second floor. The rear elevation has a door and window, and the east elevation possesses two sash windows on the second floor. Situated about two feet lower and abutting the east wall of the kitchen wing is a one-story laundry wing with a door on the south elevation. These two wings are sheathed and roofed to match the main block of the dwelling.

¹ "Entry" is defined according to the *Builder's Dictionary* (1734) as "a Door, Gate, Passage, Etc. through which we arrive at any place."

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Originally, the chambers on the second floor of the kitchen wing could be reached only by a winder stair next to the fireplace. Access was altered in the twentieth century when the interior was remodeled, removing the stair and cutting a doorway through the wall to provide access to the second floor of the main block. The laundry wing is not original to the house; originally it may have served as a separate smokehouse that was later moved and joined to the house to serve a new purpose.

Contributing Structures

dwelling
icehouse

Noncontributing Structures

garage
sheds
barn

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Social history

Period of Significance

1820-1830 ±

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

The David Wilson Thomas House is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830 +/-) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the *Delaware Comprehensive Historic Preservation Plan*: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

Samuel Thomas was a member of the group of elite farmers. By 1816, he owned seven houses and lots in town and four farms in the surrounding countryside and was assessed at \$16,850, placing him near the top of the top wealth decile for

☒ See continuation sheet

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Appoquinimink Hundred.¹ Thomas lived in Odessa and worked as a merchant, leaving the operation of the farms to tenants and managers. Individuals like Thomas who were associated with the rural elite turned their attentions from cultivating the soil to building new houses and outbuildings. Significant portions of farm income were invested in these new buildings. The new houses increased the value of the farms as well as symbolizing economic and social success.

The David Wilson Thomas House represents a dwelling of this new class of farmers. The house was built shortly after Samuel Thomas purchased 200 acres in 1815 from Alexander and Rebekah Crawford.² Alexander Crawford was the brother of James Crawford, the builder of Brook Ramble (CRS# N-101, also included in this nomination). The following year the land had an "old log dwelling in the tenure of Joshua Deputy."³ By 1822, the property had a brick dwelling and two outbuildings assessed at \$1000.⁴ It was probably built as the home of David Wilson Thomas, the son of Samuel Thomas, for when Samuel died in 1829, he left David the "land purchased from Alexander Crawford in Appoquinimink Hundred already lived in by David."⁵

Built of brick with a flemish bond facade, Thomas' dwelling would have been associated with the wealthy citizens of Delaware. During the federal period, the majority of dwellings were of log or frame construction; a significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of

¹ NCTA, Appoquinimink Hundred, 1816. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.

² NCRD, Book P, Volume 3, p. 403 (1815).

³ NCTA, Appoquinimink Hundred, 1816.

⁴ NCTA, Appoquinimink Hundred, 1822.

⁵ NCPR, will of Samuel Thomas, 1829.

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the owners of brick houses, 90 percent possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population.

The hall-parlor plan reflected the regional plantation and mansion houses of the early eighteenth century. Later, during the federal period, hall-parlor houses remained the predominant plan-type selected by middle-income farmers. These houses typically had three openings across the facade--a doorway and a single window on each side illuminating each of the rooms. Inside, the house was divided into two rooms. The hall--with its larger fireplace, access to the upper stories, entry from the outside, and a greater amount of floor space--formed the social and working center of the house. The parlor, set off to the side, served as a refined sitting room for special occasions.

Although David Wilson Thomas inherited a farm and woodland of about 300 acres along with a new brick house from his father, he followed the pattern of other gentleman farmers by purchasing additional land. In the 1830s, he acquired the adjoining Middle Neck Farm of 147 acres (CRS# N-6238), which was kept in the tenure of Philip Matthis.⁶ Thomas died in 1863, leaving his estate to his wife, Susan.⁷ The property passed out of the Thomas family when it was purchased by John Heldmeyer in 1900.⁸

The David Wilson Thomas House has integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

⁶ NCRD; Book M, Volume 4, p. 403 (1831); Book S, Volume 4. p. 438 (1834). NCPR, will of David W. Thomas, 1863.

⁷ NCPR, will of David W. Thomas, 1863.

⁸ NCRD, Book D, Volume 18, p. 167 (1900).

9. Major Bibliographical References

PRIMARY SOURCES

KCCC. Kent County Court of Chancery, Dover, Delaware.

KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.

K CPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.

KCRD. Kent County Recorder of Deeds, Dover, Delaware.

KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency.
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository:

University of Delaware Center for
Historic Architecture and Engineering

10. Geographical Data

Acreage of property Approximately 3 acres

UTM References

A

1	8
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4	4	6	0	2	0
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4	3	6	6	2	2	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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☐ See continuation sheet

Verbal Boundary Description

The boundry of the David Wilson Thomas H0use is shown on the accompanying New Castle County tax parcel map (tax parcel 14.3.11) and is outlined in bold black lines. The nominated property is a 'roughly square 800 by 800 foot plot fronting

☒ See continuation sheet

Boundary Justification

The boundry includes the farmhouse and yard that have been associated historically with the David Wilson Thomas House and that maintain historic integrity.

☐ See continuation sheet

11. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy

organization Center for Historic Architecture and Engineering date April 1989

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United States Department of the Interior
National Park Service

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NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.

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NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.

NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

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Black, Samuel Henry. 1820. "An Essay, On the Intrinsic Value of Arable Land; With some General Remarks on the Science of Agriculture." *American Farmer* 2: 9-51.

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[Rush, Benjamin.] 1786. "An Account of the progress of Population, Agriculture, Manners, and Government in Pennsylvania, in a letter from a citizen of Pennsylvania, to his friend in England." *Columbia Magazine* 1:3, p. 117-122.

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Spurrier, John. 1793. *The Practical Farmer: Being A New and Compendious System of Husbandry, Adapted to the Different Soils and Climates of America*. Wilmington, DE: Brynberg and Andrews.

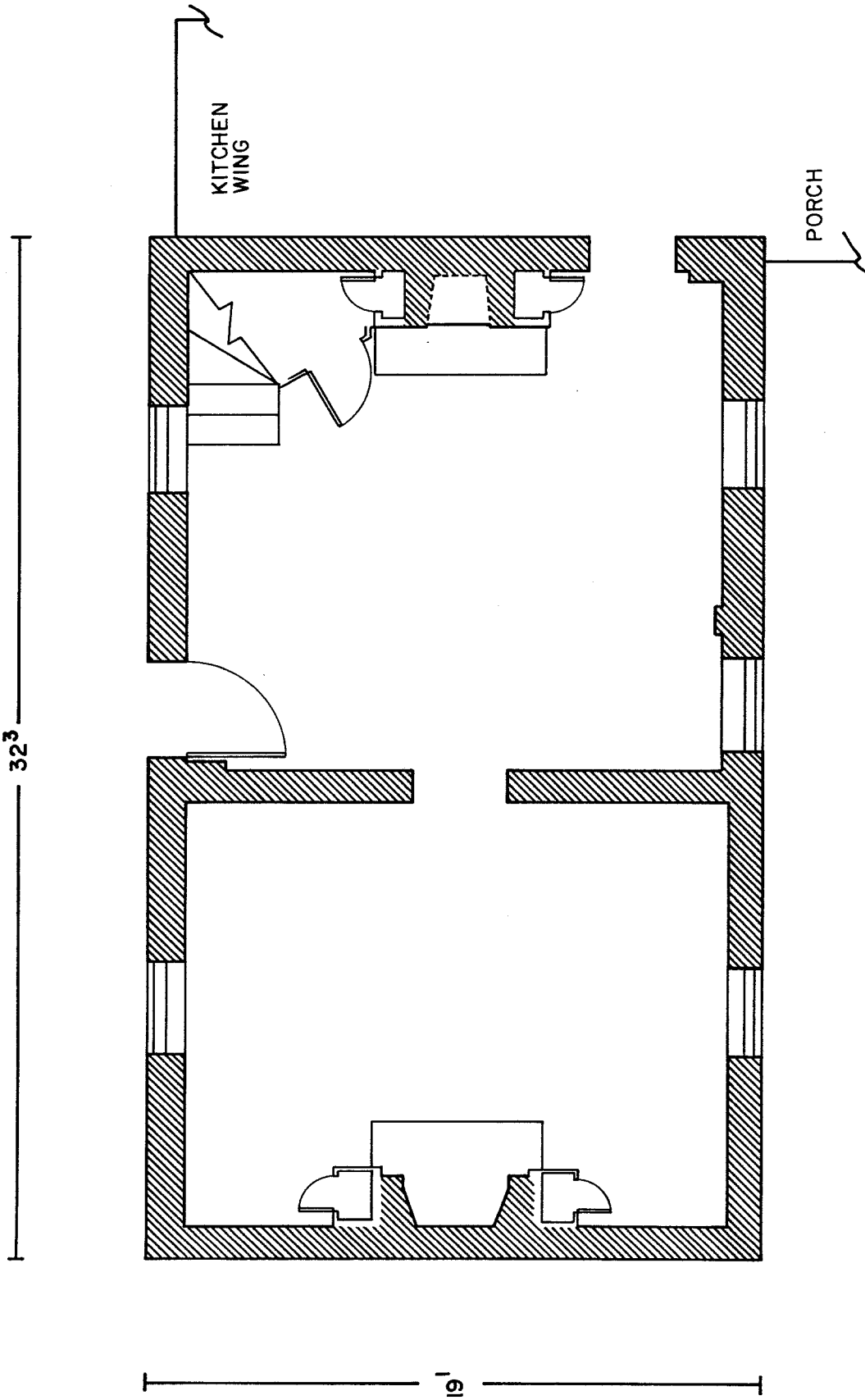
Sweeney, John. 1959. *Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware*. Newark, DE: University of Delaware Press.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

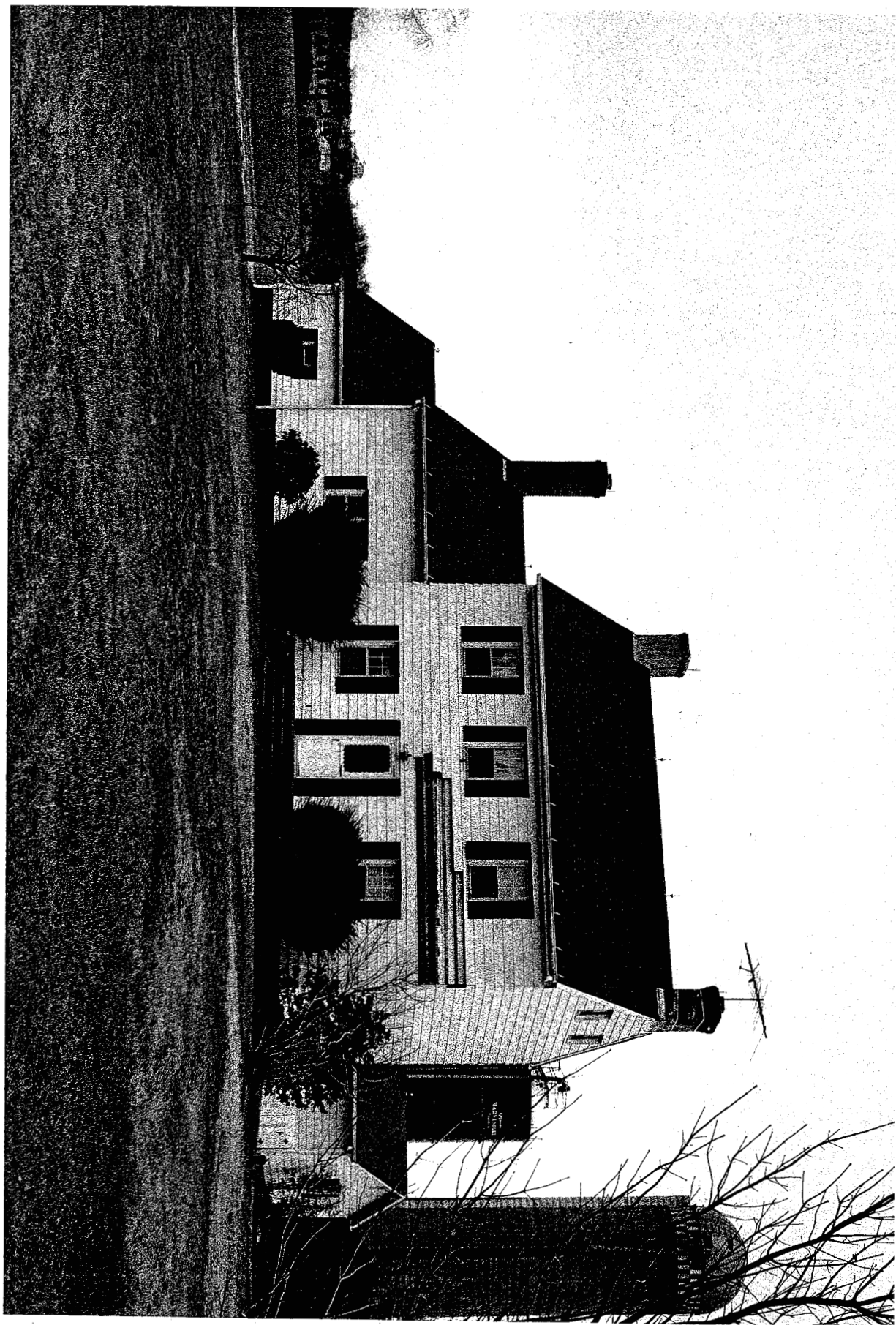
Section number 10 Page 2

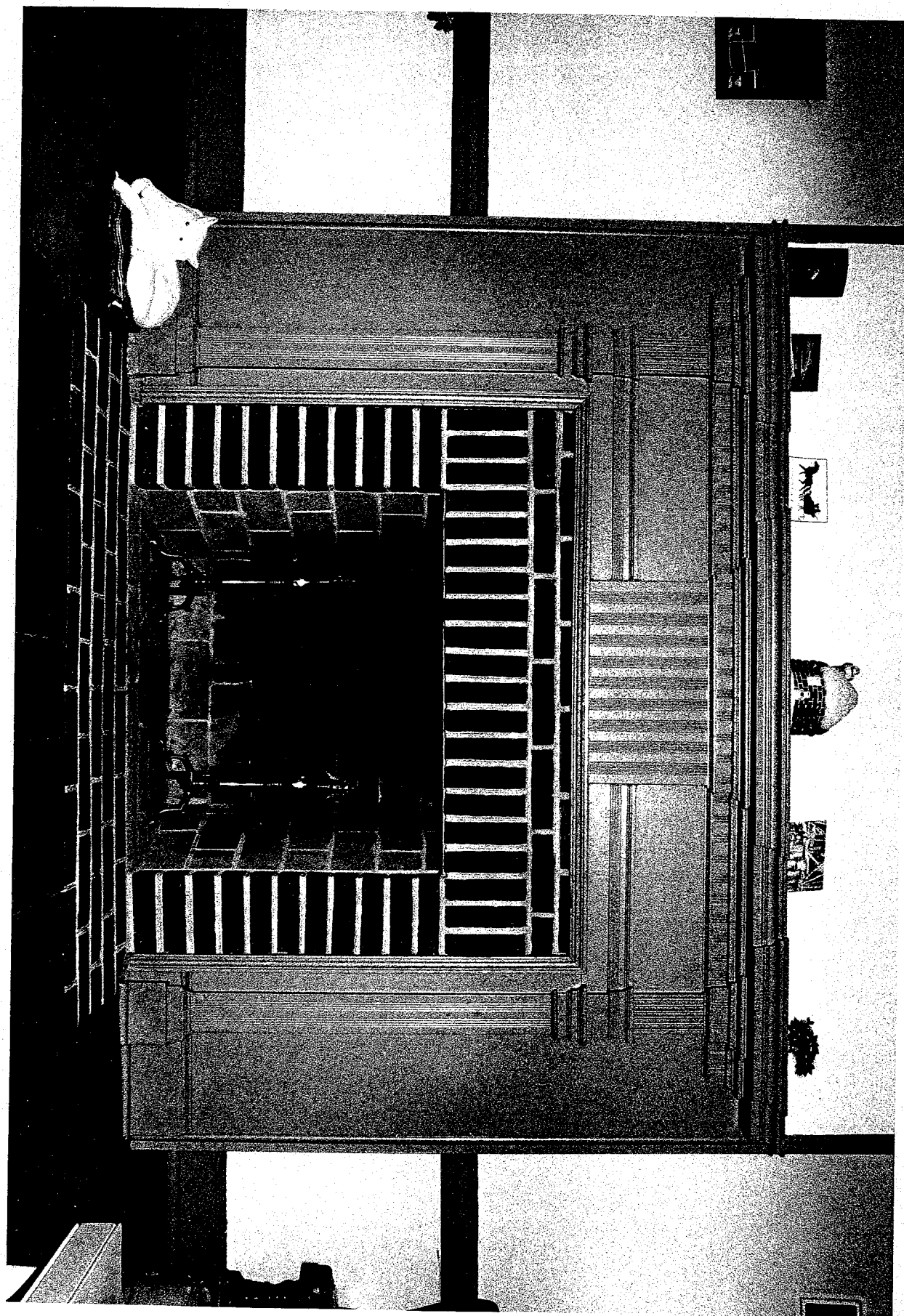
the south side of County Road 440 opposite its intersection with County Road 439 and containing approximately 3 acres. Beginning at a point on the south side of Road 440 opposite its intersection with Road 439, proceed east along the south side of Road 440 for approximately 800 feet. Then, turn south for approximately 800 feet, before turning west parallel to Road 440 for approximately 800 feet. The parcel is completed by turning north and returning approximately 800 feet to the starting point. The location of the property is UTM reference point 18 446020 4366220.

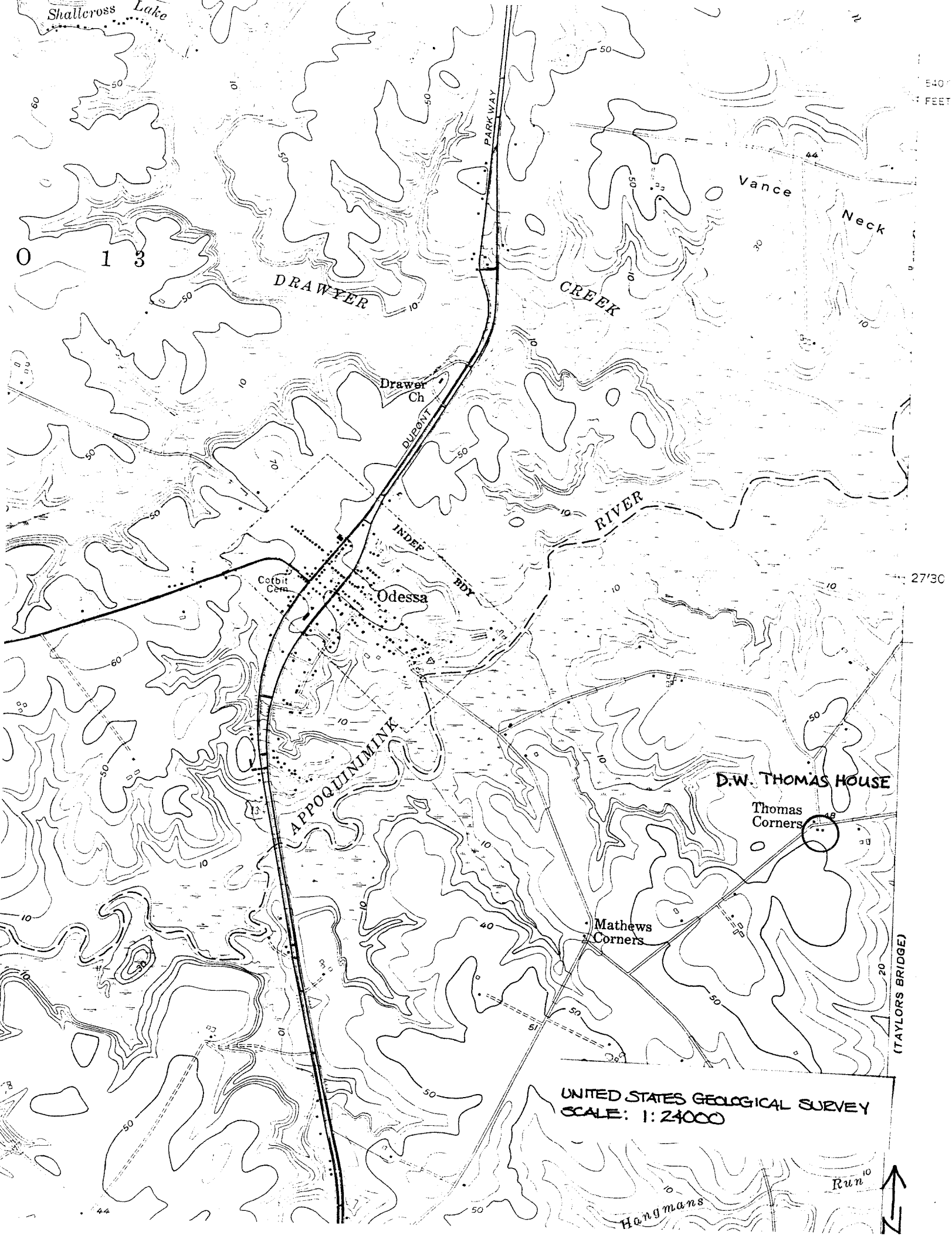


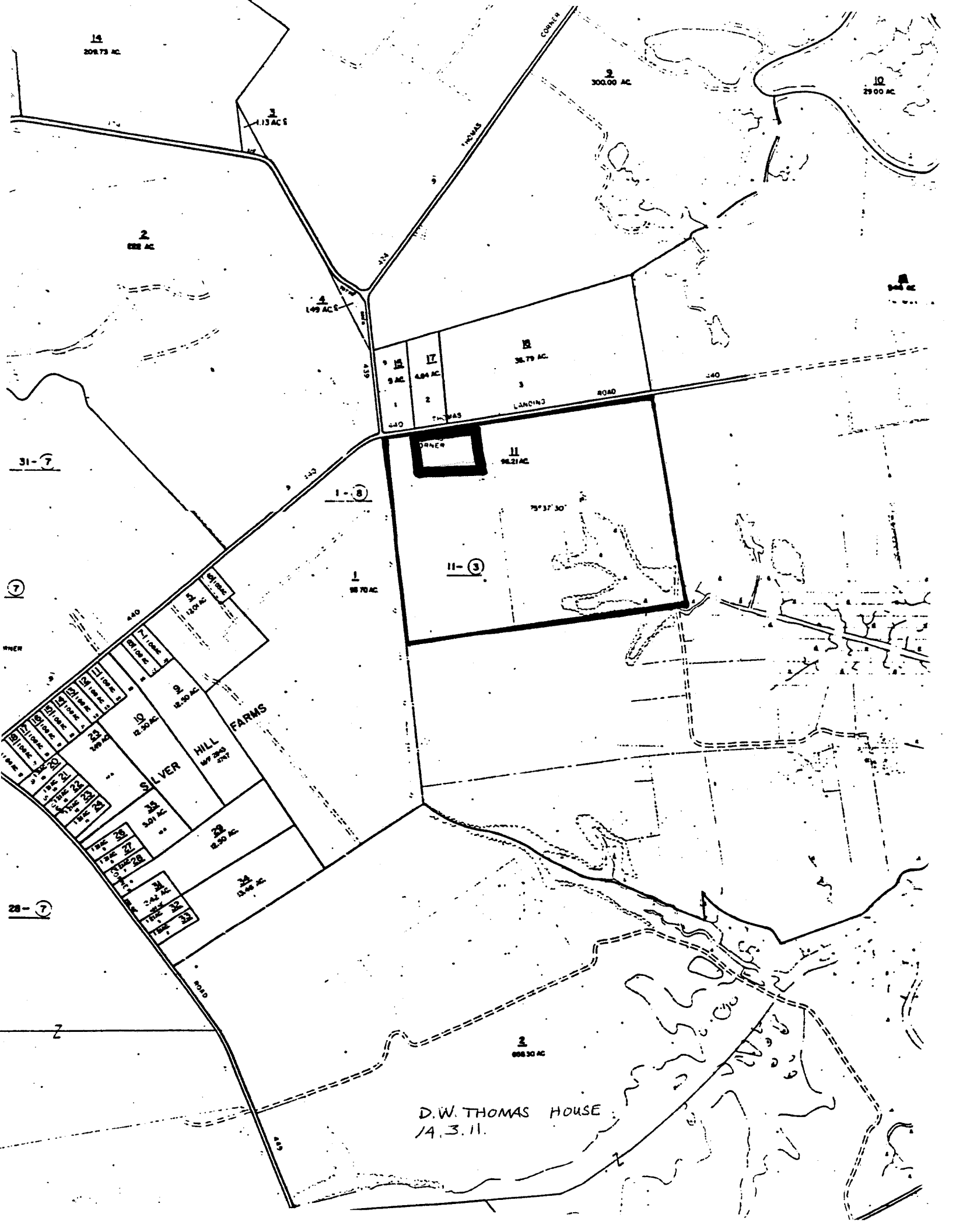
D.W. THOMAS HOUSE (FIRST PERIOD)
ODESSA VICINITY, NEW CASTLE COUNTY, DELAWARE







[illegible]



United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Propertyhistoric name Green Meadowother names/site number CRS# N-6240**2. Location**street & number Thomas Landing Road (State Road 440)☐ not for publicationcity, town Odessa☒ vicinitystate Delawarecode DEcounty New Castlecode 003

zip code

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>3</u>	<u>3</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>4</u>	Total

Name of related multiple property listing:

Dwellings of the Rural Elite in Central Delaware,
1770-1830 +Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the National
Register. ☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Agricultural outbuilding

Secondary structure

Current Functions (enter categories from instructions)

Domestic/single dwelling

Barn

Smokehouse

7. Description

Architectural Classification

(enter categories from instructions)

Early Republic/Federal

Other: Bank Barn

Other: Smokehouse

Materials (enter categories from instructions)

foundation Brick

walls Brick

Stucco

roof Asphalt

other Wood/weatherboard

Stone, brick

Describe present and historic physical appearance.

Green Meadow is located in Appoquinimink Hundred, New Castle County, east of Odessa at the eastern end of Thomas Landing Road (Route 440) east of Odessa. A dwelling, granary, smokehouse, sheds, and barn are located on 546 acres of cultivated farmland, woods, and marsh.

The house is a two-story, five-bay brick dwelling approximately 50' x 19' with interior brick chimneys at both gable ends. A two-story, gable-roofed brick and frame wing 43' x 19' abuts the rear wall. To the west stands a stone barn dated 1809 that is considered a contributing structure, and a granary, sheds, workshop, and gasoline pump, all considered non-contributing to the historic context described in the nomination. A second contributing outbuilding is the brick smokehouse located to the east of the house.

The house was constructed in three distinct periods. The first construction period consisted of two phases built before 1789. The first phase (circa 1740-1755), which survives only in terms of reused raised panel doors in the present service wing, was of frame construction of unknown dimensions, plan, and elevation. The second phase involved the construction of a two-story brick wing before 1789. The new wing, which relegated the old house to a secondary kitchen/service function, overlooked the road leading westward up from the landing. In plan, the second phase of the first period house comprised a hall-parlor core with the hall or common room located in the east end of the block and the parlor in the west end; attached to this core was the older frame dwelling. The hall incorporated the main chimney pile, a boxed winder stair in the northeast corner, and the entries from the exterior. Unlike the majority of eighteenth-century hall-parlor houses in the Upper Peninsula, Green Meadow did not possess opposed entries. While the house was finished with a three-bay central door arrangement on the front (south) elevation, the entry in the rear (north) wall

☒ See continuation sheet

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National Park Service

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Continuation Sheet

Section number 7 Page 2

appears to have been set adjacent to the chimney pile. Thus, the north fenestration suggests an earlier L-shaped configuration reflecting the late eighteenth-century appearance of the house when it was described as brick and frame.

The second period of the house dates to circa 1825 when the mid-eighteenth-century dwelling was extensively remodeled into a single-pile, stair-passage plan. The remodeling was accomplished by demolishing the west parlor chimney pile and removing the original partition between the hall and parlor. Once this material had been removed, a two-story brick parlor wing was added to the west gable and a new center stair passage inserted against the east elevation of the original west gable. Today the front (south) elevation is symmetrically fenestrated, with a five-bay arrangement including four windows and a centrally-placed door with a transom window on the ground floor. The exterior is covered with stucco, which appears to be contemporary with an addition made shortly after the remodeling of the house at the end of the first quarter of the nineteenth century. Visible under the stucco is a two-brick thick projecting belt course that horizontally divides the first and second floors. The south door surround with its plain blocked corners and the cornice with its oversize dentils date to the remodeling period.

The interior finishing of Green Meadow also reflects the nineteenth-century reworking of the house. The west parlor is fitted out with a highly stylized Greek Revival mantel and four-panel door with applied quirked and flattened cyma fillets; the entry contains an open-string stair with two stick balusters per tread and boldly turned newel posts tenoned into a plain handrail; the east dining room is finished with a plainly blocked and moulded late federal period mantel, chimney cupboards, vertical beaded board-lined storage closet, and (opposite the chimney wall) a corner dresser with four shelves over two deep drawers. Door and window surrounds throughout the ground floor are composed of stock mouldings with blocked corners.

The third major period is represented by the brick and frame ell projecting

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National Park ServiceNational Register of Historic Places
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northward from the northeast corner of the first period core of the house. The construction of the ell necessitated the demolition of the earliest frame dwelling. The wing is attached to the north side of the main block of the house and is equally divided by a central chimney into brick and frame sections. The brick section abuts the main block and contains a modern kitchen on the first floor with an enclosed stairway to the cellar and second floor. The second floor contains a bathroom and bedroom, although originally it consisted of a single chamber.

A door on the first floor of the brick section opens into the first floor of the frame section. The room presently serves as a storage area, although it originally served as a kitchen and survives with its original stone fireplace hearth, closets, and enclosed stairway. The stairs lead up to a large chamber and a smaller storage room. The second floor does not connect to the adjacent brick section. The only surviving first period trim remaining in the house is found in the north wing, where two raised panel doors have been reused.

Contributing Structuresdwelling
barn
smokehouseNoncontributing Structuresgranary
sheds
workshop
gasoline pump

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Social history

Period of Significance

1770-1830 +/-

1770-1830 +/-

1770-1830 +/-

Significant Dates

1809

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Green Meadow is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the *Delaware Comprehensive Historic Preservation Plan*: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

The earliest reference to the property appears in 1725, when John Grant deeded 250 acres on the south side of Appoquinimink Creek to Daniel Corbit, Sr.¹

¹ NCRD; Book U, Volume 2, p. 138 (1800); Book G, p. 529 (1725).

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Upon Corbit's death in 1755, he willed "my plantation where I now live...excepting that part called Middle Neck" to his son Daniel, Jr.² When Daniel, Jr., died, his children (Joseph, Abigail, Lydia, Mary Ann, Jemima, Daniel III, and John Corbit) were placed under the custody of the New Castle County Orphans Court. Thomas Lea, another wealthy landowner, was appointed their guardian. John Crawford, Abner Alston, and James Moore were requested by the court to visit the plantation, describe the condition of the property and its improvements, and provide an estimated annual income valuation.³ In 1789, they recorded

350 acres, about 125 acres cleared about 70 acres woodland, the remainder thereof March with two Dwelling Houses thereon, the Mansion house part thereof brick and part Frame--the brick part wants a new roof--a Barn with two shed stable adjoining thereonto a new Corn House a Chair House and a stable which wants weatherboarding. An old orchard upon the decline and also a young orchard. A small Peach Orchard. A paied in Garden which wants repairing, the other dwelling is a small Log Building in tolerable Good Repair.⁴

The "Mansion house", now the kitchen wing of the present house, was most likely built by Daniel Corbit, Jr., the father of the orphaned children.

Daniel Corbit was among the elite of rural Delaware. The presence of a second dwelling indicates that he rented land to tenants, and the chair house shows he owned a luxury such as a riding gig or coach. The best evidence of Corbit's wealth and status is his brick house, which symbolically linked him with a particular social and economic class of farmers and landowners. After the American Revolution, the majority of rural dwellings throughout central Delaware were of log or frame construction; a significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses

² Ibid.

³ NCOC, Book G, Volume 1, p. 93 (1789).

⁴ NCOC, Book G, Volume 1, p. 121.

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Section number 8 Page 3

was directly associated with wealth and prosperity. Of the owners of brick houses, 90 percent possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population.

By 1800, Joseph Corbit, the eventual heir of the farm, had left Delaware to become a house carpenter in Philadelphia and sold the property to Alexander McFarlan, a farmer in Appoquinimink Hundred, for £1800.⁵ McFarlan soon sold the farm to Samuel Thomas, a merchant in Odessa, for \$10,000.⁶ When Samuel Thomas acquired Green Meadow, he was well on the way to becoming a major landholder and merchant in Delaware. Although his origins are unknown, he married Rachel Wilson, the only daughter of David and Mary Wilson, thus connecting him with one of the leading families in Odessa.⁷ In 1798, Thomas received his first property from his father-in-law, David Wilson: a gift of two acres on the road leading from Cantwell's Bridge to Middletown "in consideration of the natural love and affection which he hath and bareth to the said Rachel and for the advancement and promotion of said Samuel Thomas and Rachel his wife."⁸

By 1804, he had acquired two more town lots with houses, livestock, and 45 ounces of plate.⁹ Thomas purchased Green Meadow in 1806, and by 1816 he had acquired a total of twelve properties (both in Cantwell's Bridge and in the surrounding countryside), including his mansion in Cantwell's Bridge (CRS# N-1513). His estate was valued at \$16,850, placing him at or very near to the top

⁵ NCRD, Book U, Volume 2, p. 138 (1800).

⁶ NCRD, Book E, Volume 3, p. 26.

⁷ Sweeney, 1959, 129; Bushman, 1982, 28-9.

⁸ NCRD, Book S, Volume 2, p. 532 (1798).

⁹ NCTA, Appoquinimink Hundred, 1804. In 1800, Thomas received two acres adjacent to the Friends Meeting House lot from David Wilson (NCRD, Book T, Volume 2, p. 293). In 1804, he purchased 2 acres with a storehouse at the foot of Cantwell's Bridge on the south side of Appoquinimink Creek from Mary Bradford (NCRD, Book A, Volume 3, p. 487).

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National Register of Historic Places Continuation Sheet

Section number 8 Page 4

of the top wealth decile for the vicinity.¹⁰ Most of his estate was tenanted but he also profited from his store and merchant mill. His brick merchant mill on Drawyers Creek ground local wheat into flour for export.¹¹

In 1816, Green Meadow was tenanted by Joseph Townsend and John Allston. The farm included 235 improved acres with a brick dwelling, two log dwellings, a stone barn, and stable.¹² The large stone barn still stands, prominently marked "S.T. 1809".

In 1829, Thomas died and his estate was divided among his children. His sons Edward and Charles inherited Green Meadow and his eldest son, David Wilson Thomas, received the rest of his land in Appoquinimink Hundred (see CRS# N-6237).¹³ After the deaths of David and Edward Thomas in the 1860s, the property changed ownership several times until 1951, when it returned to the hands of the Corbit family.¹⁴

Green Meadow has integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

¹⁰ NCTA, St. Georges and Appoquinimink hundreds, 1804. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.

¹¹ A description of the mill can be found in NCTA, St. Georges Hundred, 1816, and NCOC, Book), Volume 1, p. 291 (1832). Evidence of Thomas' purchase of local grain can be found in a receipt of Nathaniel McGill in NCPR, administration of Thomas Rothwell III.

¹² NCTA, Appoquinimink Hundred, 1816.

¹³ CRS# N-6237 (the David Wilson Thomas House) is also included in this multiple property nomination.

¹⁴ NCRD, Book R, Volume 51, p. 257 (1951).

9. Major Bibliographical References

PRIMARY SOURCES

KCCC. Kent County Court of Chancery, Dover, Delaware.

KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.

KCPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.

KCRD. Kent County Recorder of Deeds, Dover, Delaware.

KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository:

University of Delaware Center for
Historic Architecture and Engineering

10. Geographical Data

Acreage of property Approximately 8 acres

UTM References

A 18 4471810 436164810
Zone Easting Northing

C

B
Zone Easting Northing

D

☐ See continuation sheet

Verbal Boundary Description

The boundry for Green Meadow is shown on the accompanying New Castle County tax parcel map (tax parcel 14.3.13) and is outlined in bold black lines. The nominated property is a roughly rectangular 600 by 1000 foot plot situated on the

☒ See continuation sheet

Boundary Justification

The boundry includes the farmhouse, secondary structures, farm buildings, farmyard, and landing that have been associated historically with Green Meadow and that maintain historic integrity. The rest of the farm, which remains under

☒ See continuation sheet

11. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy
organization Center for Historic Architecture and Engineering date April 1989
street & number University of Delaware telephone (302) 451-8097
city or town Newark state Delaware zip code 19716

United States Department of the Interior
National Park Service

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NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.

NCPR. New Castle County Probate Records, Delaware State Archives, Dover, Delaware.

NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.

NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.

NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

SECONDARY SOURCES

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Bordley, J. B. 1801. *Essays and Notes on Husbandry and Rural Affairs*. Philadelphia: Budd and Bartram for Thomas Dobson.

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Cunnington, C. Willett, and Cunnington, Phillis. 1964. *Handbook of English Costume in the 18th Century*. London: Faber and Faber.

Delaware Register. 1838. "Rural Life." *The Delaware Register and Farmers' Magazine* (April) 1:3, p. 195-198.

Ferguson, David. 1981. "Architectural Survey Site Designated Number 1 Stellar Farm near Taylor's Bridge." Unpublished paper.

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Munroe, John. 1979. *History of Delaware*. Newark, DE: University of Delaware Press.

Munroe, John. 1973. *Louis McLane: Federalist and Jacksonian*. New Brunswick, NJ: Rutgers University Press.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 3

Pryor, Clifford. 1975. *The Forest of Appoquinimink*. Milford, DE: Shawnee Printing.

[Rush, Benjamin.] 1786. "An Account of the progress of Population, Agriculture, Manners, and Government in Pennsylvania, in a letter from a citizen of Pennsylvania, to his friend in England." *Columbia Magazine* 1:3, p. 117-122.

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

Spurrier, John. 1793. *The Practical Farmer: Being A New and Compendious System of Husbandry, Adapted to the Different Soils and Climates of America*. Wilmington, DE: Brynberg and Andrews.

Sweeney, John. 1959. *Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware*. Newark, DE: University of Delaware Press.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 2




Verbal Boundary Description (continued)

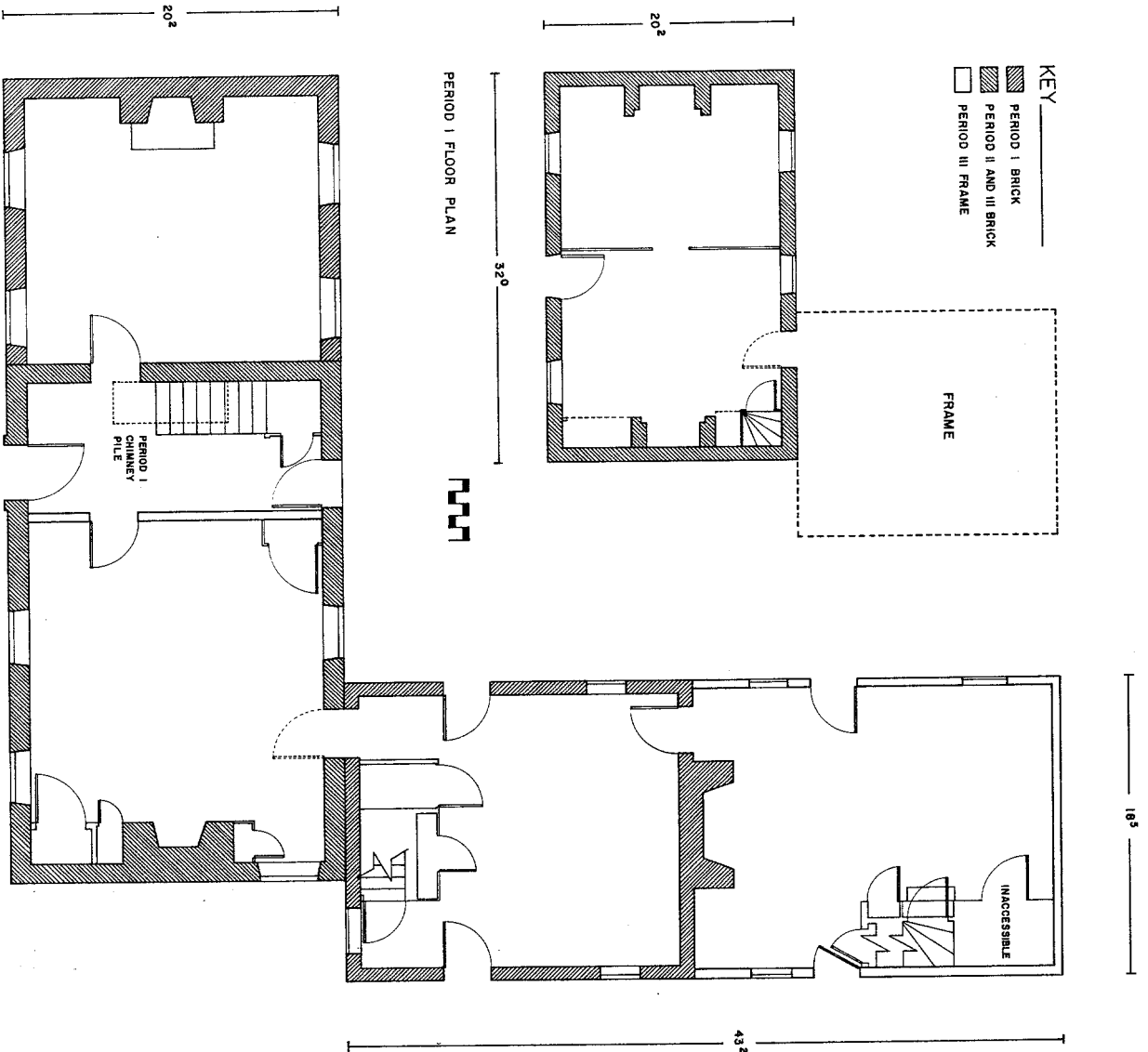
north side of County Road 440 where it terminates at Thomas Landing on Hangmans Run and contains approximately 8 acres. Beginning at a point where County Road 440 terminates at Thomas Landing, proceed approximately 1000 feet along the north side of the public road. Turn north and proceed approximately 600 feet before turning east and proceeding approximately 1000 feet back to the shoreline of Hangmans Run. The parcel is completed by extending the line along the shore of Hangmans Run to the starting point at Thomas Landing and County Road 440. The location of the property is UTM reference point 18 447180 4366480.

Boundary Justification (continued)

cultivation and includes a significant tract of wetlands, is not included in the nomination.

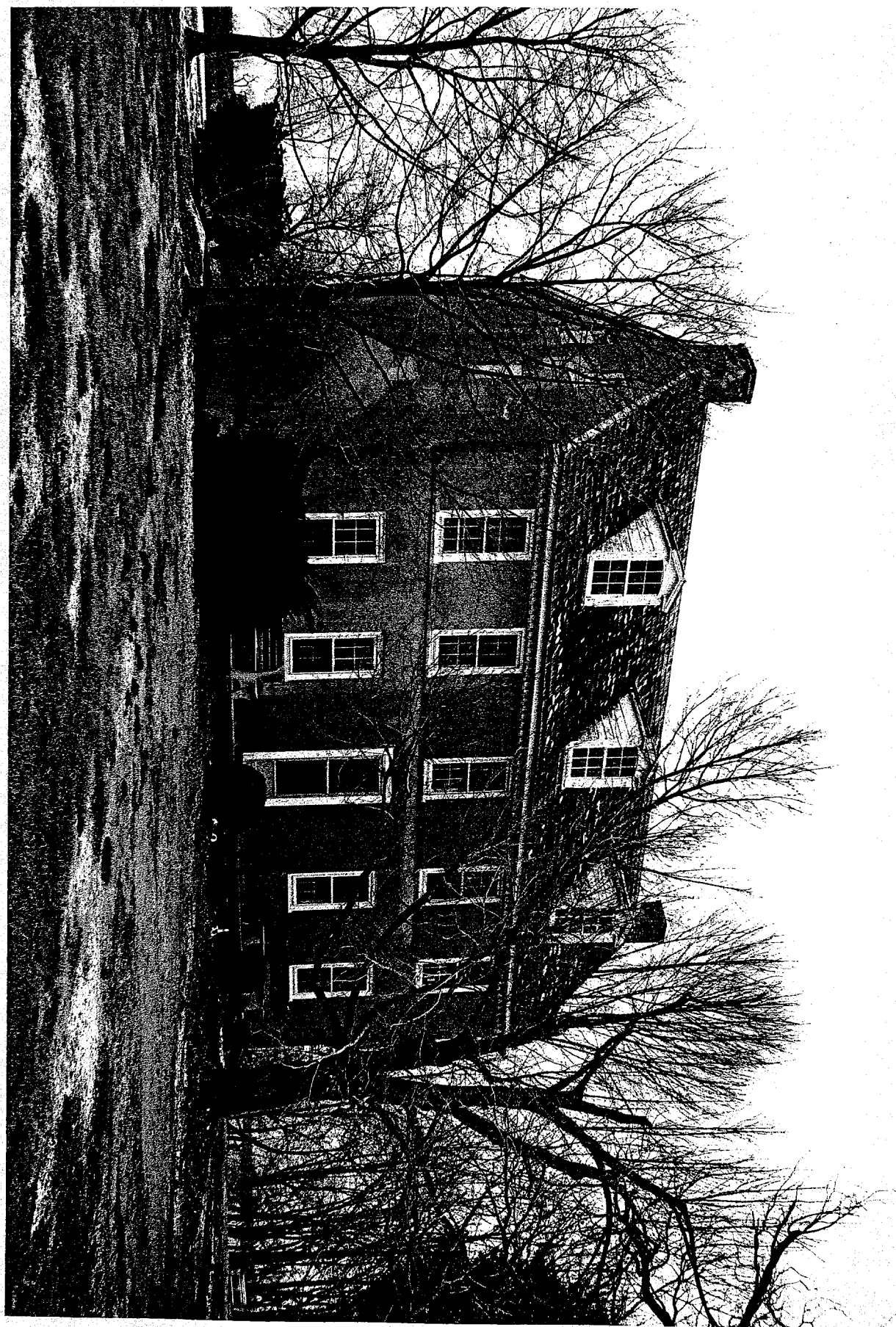
KEY

-  PERIOD I BRICK
-  PERIOD II AND III BRICK
-  PERIOD III FRAME

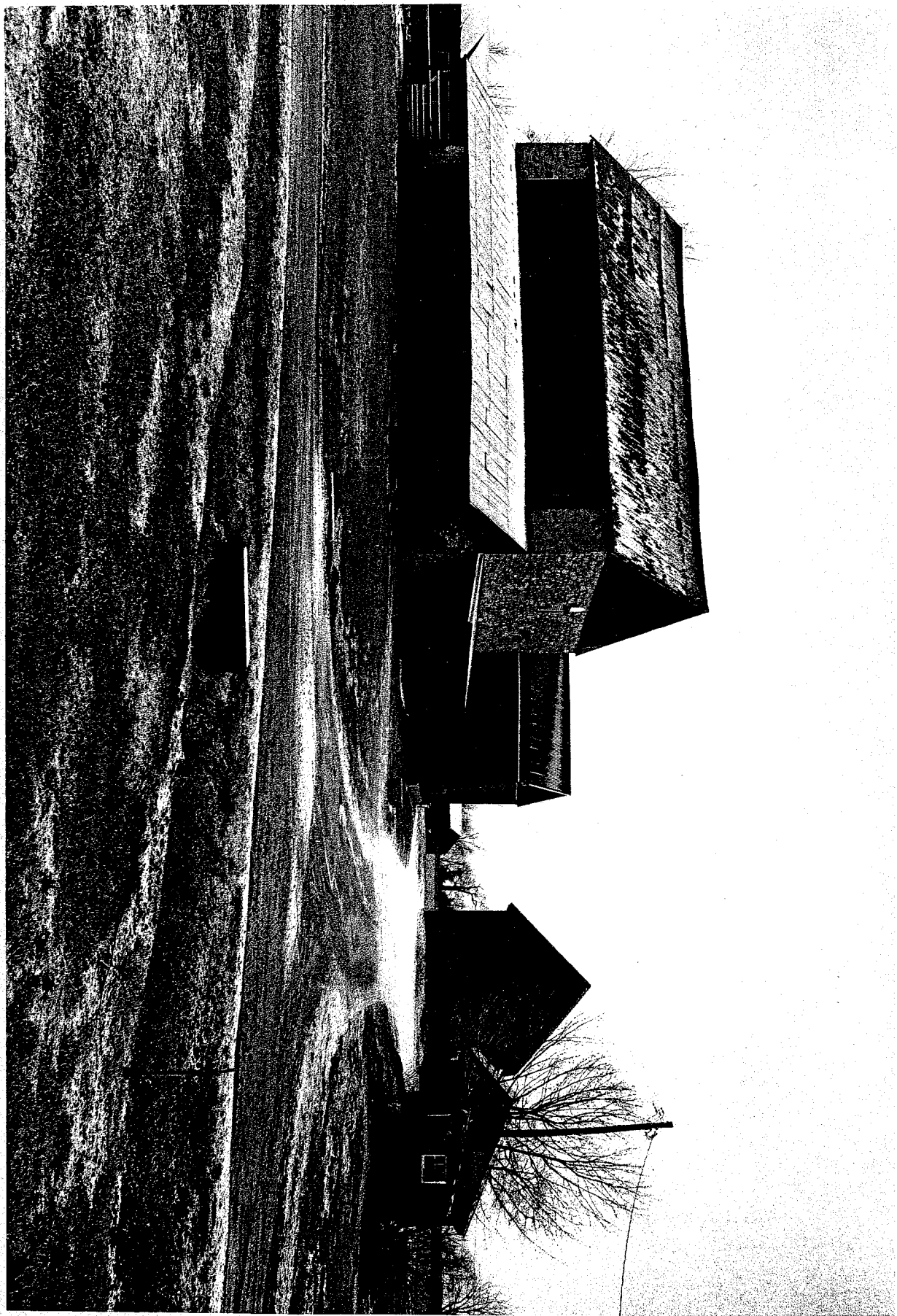


PERIOD I FLOOR PLAN

GREENMEADOW
ODESSA VICINITY, NEW CASTLE COUNTY, DELAWARE

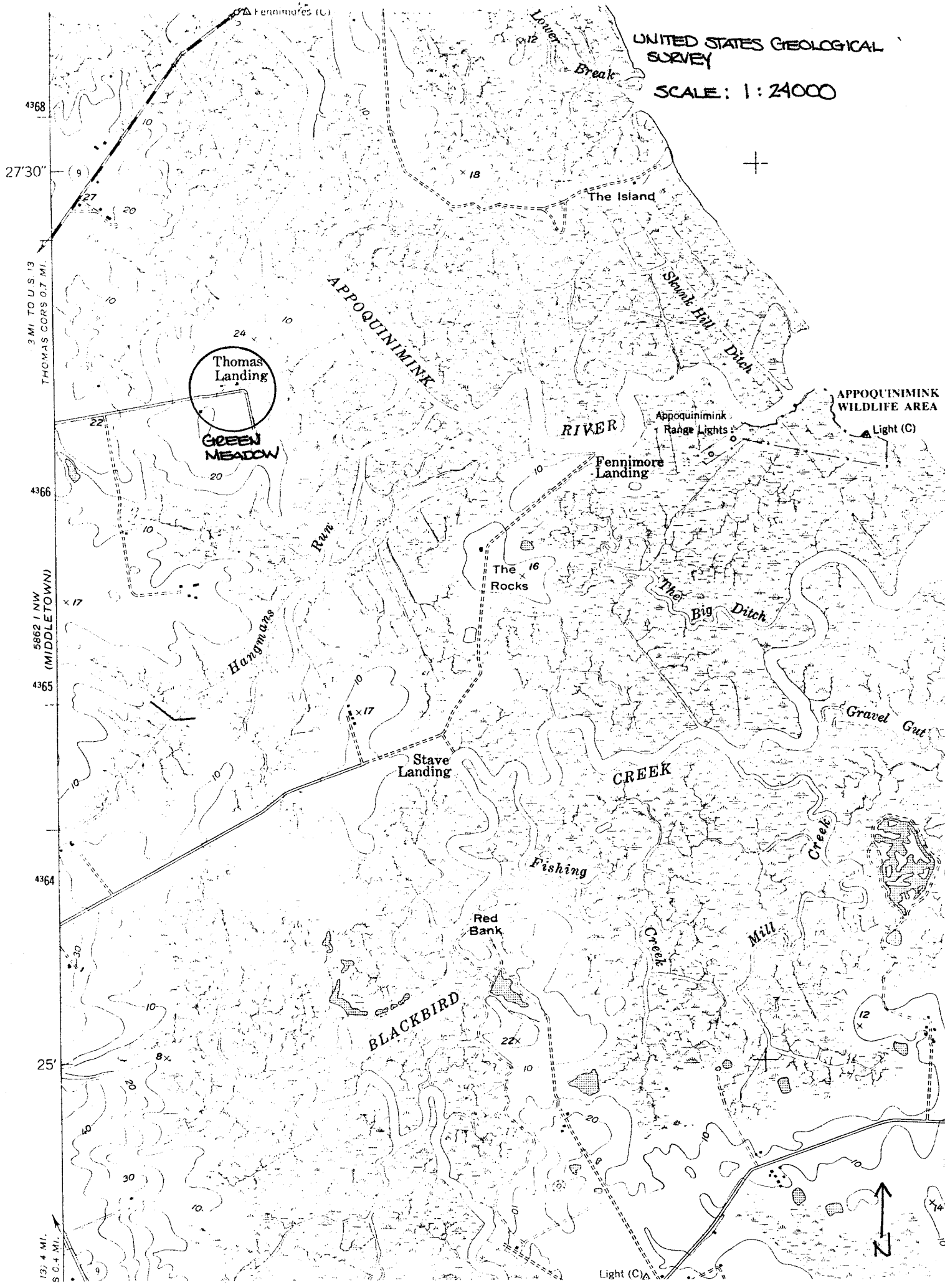


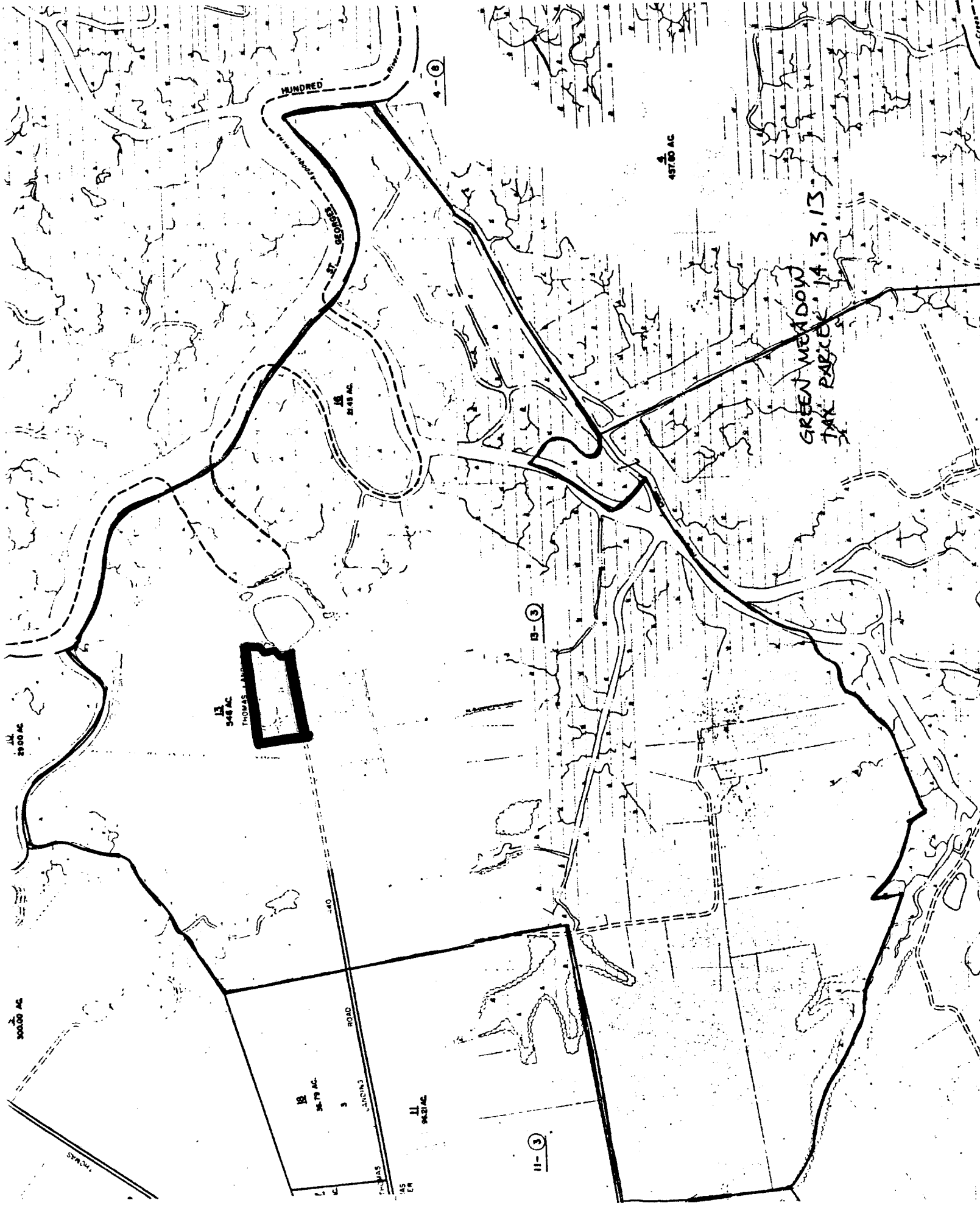




UNITED STATES GEOLOGICAL
SURVEY

SCALE: 1:24000





United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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1. Name of Propertyhistoric name Mount Jonesother names/site number Lackford Hall, Telescopic Farmhouse CRS# N-1503**2. Location**street & number 2569 Dupont Parkway (U.S. Route 13)☐ not for publicationcity, town Odessa☒ vicinitystate Delawarecode DEcounty New Castlecode 003zip code 19709**3. Classification**

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>1</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>1</u> Total

Name of related multiple property listing:

Dwellings of the Rural Elite in Central Delaware,
1770-1830 ±Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Early Republic/Federal

Materials (enter categories from instructions)

foundation

walls Brick

roof

Asphalt

other

Wood

Describe present and historic physical appearance.

Mount Jones is located in St. Georges Hundred, New Castle County, north of Odessa at 2569 Dupont Parkway (State Route 13). The farmstead contains a dwelling and a granary set on a dramatic rise in 547 acres of cultivated farmland.

Built circa 1760, the dwelling is a two-story, four-bay, double-pile, gable-roofed building with an interior brick chimney pile at either gable end. A one-story brick garage replacing the earlier kitchen wing was added to the north gable around 1978. Behind the house to the west stands a granary built in the mid-nineteenth century that does not contribute to the historic context described in this nomination.

The house has overall dimensions of 31' x 40' and is built on a four-room plan. The brick building has a flemish bond front and common bond secondary elevations--all laid with thick, tooled mortar joints. The front of the building is further distinguished by an ogee moulded brick watertable, raised panel shutters on the ground floor, modillion block cornice with quirked ogee bed moulding, and a later shed-roof full-length front porch. The nine-over-nine light sash on both floors replaces original twelve-over-twelve light sash; one section of which survives in the west ground floor elevation.

The northern rooms of the house both possess direct access to the yard around the dwelling. The front entry room is finished with an open string stair, corner fireplace, and compass arched corner cupboard with raised panel upper and lower doors and butterfly shelves. The entry is further provided with raised panel wainscot. The northwest room behind the entry opens onto the rear yard and originally into the destroyed kitchen wing. Woodwork includes a corner cupboard similar to the one in the front room but with glass paneled upper doors as well as a beaded chair rail surmounted with half round nosings.

While the northeast room was the entry and the northwest room likely functioned

☒ See continuation sheet

United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

as a dining room, the two southern rooms were clearly more private and probably followed the configuration of a front parlor and back office or downstairs chamber. The front parlor (southeast room) is finished with a paneled overmantle and dentilated cornice; the rear room retains a much simpler mantle treatment and no cornice. The first floor pattern with the most formal rooms located in the south end of the house is repeated on the second floor. In addition to woodwork similar to that observed on the ground floor, two of the fireplaces retain ceramic tiles. In the southeast chamber the manganese-glazed tiles depict a number of stylized exotic landscapes and architectural scenes; in the southwest chamber the blue-on-white-glazed tiles are decorated with simple floral motifs.

Contributing Structures

dwelling

Noncontributing Structures

granary

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Social history

Period of Significance

1760-1830 ±

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

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

Mount Jones is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 period. The houses of the rural elite as a functional type relate to the following historic context in the *Delaware Comprehensive Historic Preservation Plan*: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

Mount Jones was built circa 1760 by John Jones. Little documentary information is available on John Jones. Still, his two-story brick house with its elaborate interior finish and exterior decorative accents clearly associate him with the rural elite class of central Delaware. During the federal period, the majority of dwellings were of log or frame construction; a significantly lesser number were

☒ See continuation sheet

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number 8 Page 2

made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of the owners of brick houses, 90 percent (including Robert Milligan, then owner of Mount Jones) possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population.

Mount Jones was inherited by John Jones' son, Cantwell Jones, in 1780.¹ Cantwell Jones became a substantial landholder during the eighteenth century, assessed in 1797 for five houses and four barns on 1345 acres. His total assessment of \$7105 placed him in the top decile of taxpayers in St. Georges Hundred.² His wealth and status is also evidenced by a coach and horses, a luxury few people could afford.³ At some point in the 1790s, however, Jones was financially compromised by his estates. In 1791, he gave Robert Milligan of Cecil County, Maryland power of attorney to collect rent from his tenants. Six years later, Jones apparently was compelled to release a number of properties to Milligan for five shillings.⁴

Although it is uncertain whether Milligan acquired Mount Jones in this particular release, he had taken possession of the property prior to his death in 1806. Milligan was a wealthy individual, holding land in Delaware and Maryland, and possessing assets totaling nearly \$25,000.⁵ In a New Castle County Orphans Court annual valuation, Mount Jones was described as the "Mansion Farm late of

¹ Monroe, 1973, 40.

² NCTA, St. Georges Hundred, 1797. Statistical analysis conducted by the Center for Historic Architecture and Engineering, University of Delaware.

³ NCPR, will of Robert Milligan (1806), a "coach and horses (formerly owned by Cantwell Jones)."

⁴ NCRD; Book L, Volume 2, p. 242 (1791); Book R, Volume 2, p. 219 (1797).

⁵ NCPR, will and settlement of Robert Milligan, 1806.

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National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

Cantwell Jones" consisting of

a Brick Dwelling House in tolerable Repair, except the roof and one floor, which is in bad Condition, a Kitchen of same materials, and Saw'd Log Meat house, both in good repair, a Granery of Said logs, but very much wanting a roof, A Carriage House of Round Logs, but indifferent, likewise two Stables of Logs in pretty good repair, Two Corn Cribs, one of round and the other Saw'd Logs and the latter very good, the former very ordinary, with an Orchard containing about seventy Apple Trees rather on the decline.⁶

Milligan's daughter, Catherine, inherited Mount Jones. It remained in the tenancy of Richard Mansfield, who would later aid in the revival of the New Castle County Agricultural Society and develop his own rural estate, Achmester, west of Odessa.⁷ Catherine married Louis McLane, who was soon to become a congressman and senator.⁸ In 1859, the property was sold to Jacob Mifflin and later to Thomas J. Foard.⁹ Thus Mount Jones, like Windsor, Hill Island and Brook Ramble, became a tenanted property.

Mount Jones has integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

⁶ NCOC, Book I, Volume 1, p. 665 (1810).

⁷ NCPR, will of Robert Milligan, 1806.

⁸ Monroe, 1973, 42-4; Scharf, 1888, 209.

⁹ NCRD; Book K, Volume 7, p. 27 (1859); Book T, Volume 10, p. 325 (1876).

9. Major Bibliographical References

PRIMARY SOURCES

KCCC. Kent County Court of Chancery, Dover, Delaware.

KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.

K CPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.

KCRD. Kent County Recorder of Deeds, Dover, Delaware.

KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository:

University of Delaware Center for
Historic Architecture and Engineering

10. Geographical Data

Acreage of property Approximately 9.5 acres

UTM References

A

1	1	8
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4	4	3	6	0	0
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4	3	7	0	4	6	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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☐ See continuation sheet

Verbal Boundary Description

The boundary of Mount Jones is shown on the accompanying New Castle County tax parcel map (tax parcel 13.18.15) and outlined in bold black lines. The nominated property is a roughly rectangular 250 by 1600 foot plot fronting the west side of

☒ See continuation sheet

Boundary Justification

The boundary includes the farmhouse and its yard that have historically fronted the Kings Highway (current U.S. Route 13). The farm, slated for residential development and subdivision, is not included.

☐ See continuation sheet

11. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy

organization Center for Historic Architecture and Engineering date April 1989

street & number University of Delaware telephone (302) 451-8097

city or town Newark state Delaware zip code 19716

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2

NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.

NCPR. New Castle County Probate Records, Delaware State Archives, Dover, Delaware.

NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.

NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.

NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

SECONDARY SOURCES

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Continuation Sheet**

Section number 9 Page 3

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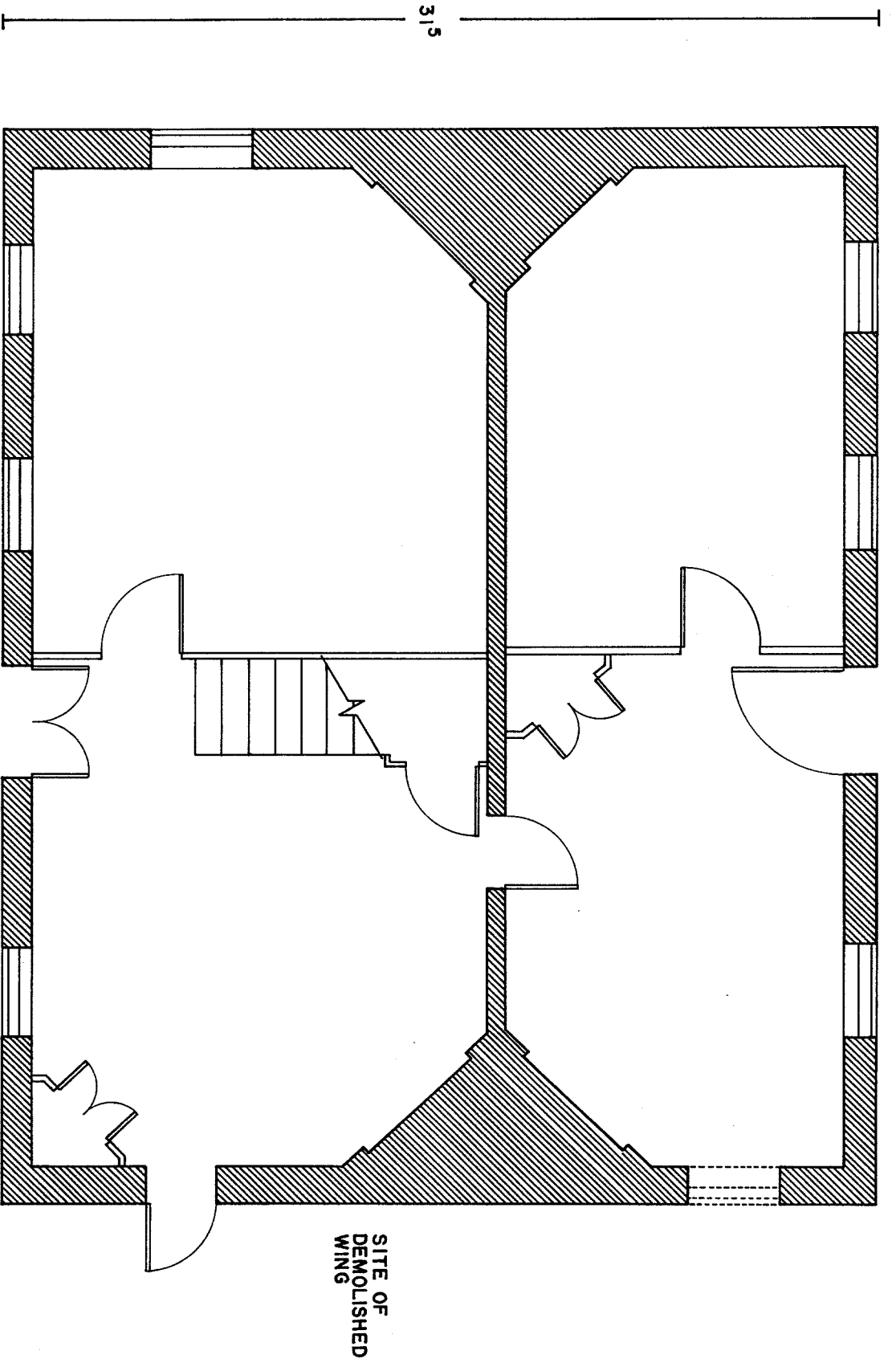
Sweeney, John. 1959. *Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware*. Newark, DE: University of Delaware Press.

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 2

U. S. Route 13 approximately 750 feet north of its intersection with County Road 37 and containing 9.5 acres. Beginning at a point on the west side of Route 13 and approximately 600 feet north of the intersection of routes 13 and 37, proceed north along the west side of Route 13 for approximately 250 feet. Then proceed west-northwest approximately 1600 feet, then proceed south-southwest approximately 250 feet before turning east-southeast and returning to the starting point. The location of the property is at UTM reference point 18 443600 4370460.

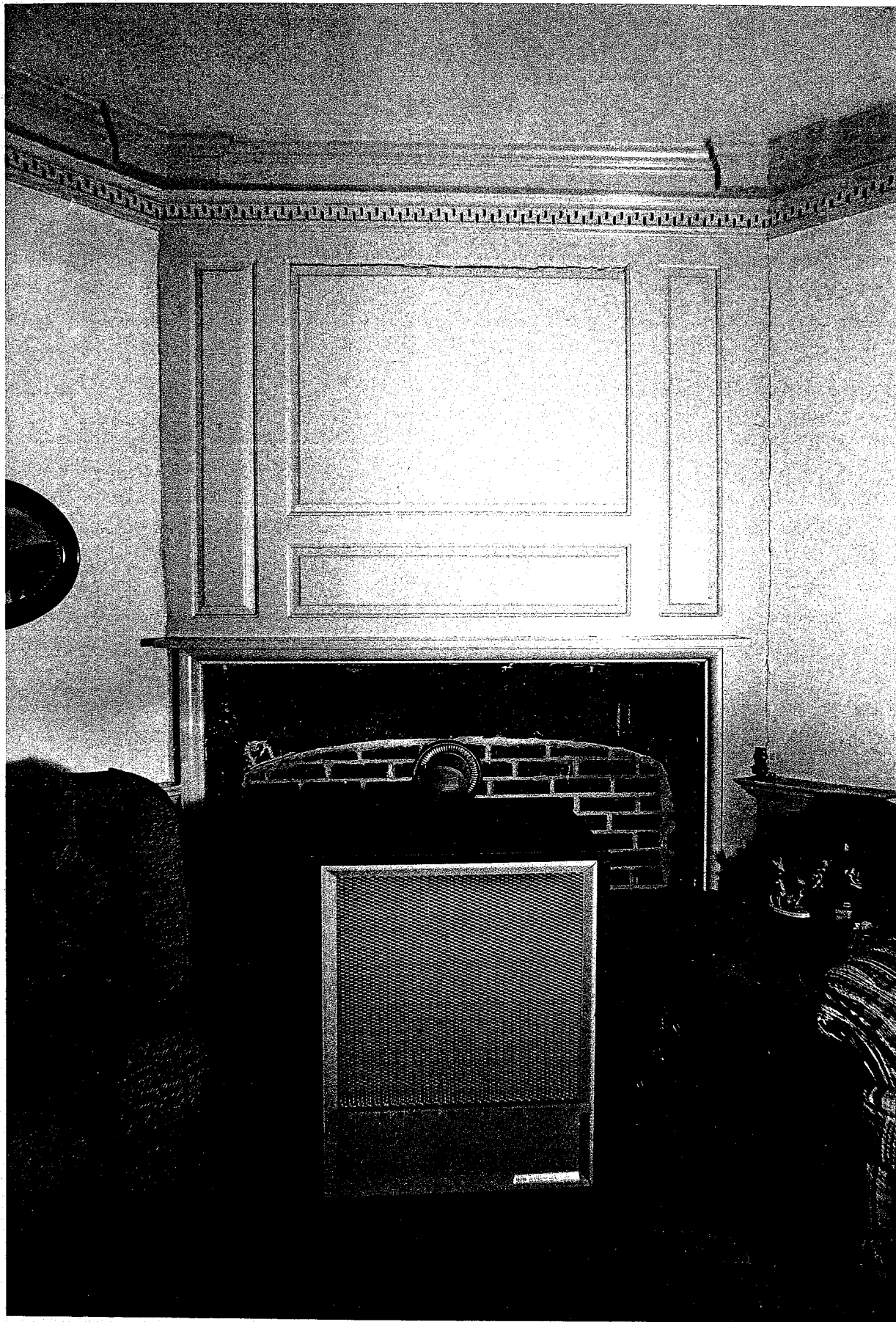


MOUNT JONES (FIRST PERIOD)
 ODESSA VICINITY, NEW CASTLE COUNTY, DELAWARE









MIDDLETOWN QUADRANGLE
DELAWARE—NEW CASTLE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 SMYRNA 15' QUADRANGLE

DELAWARE

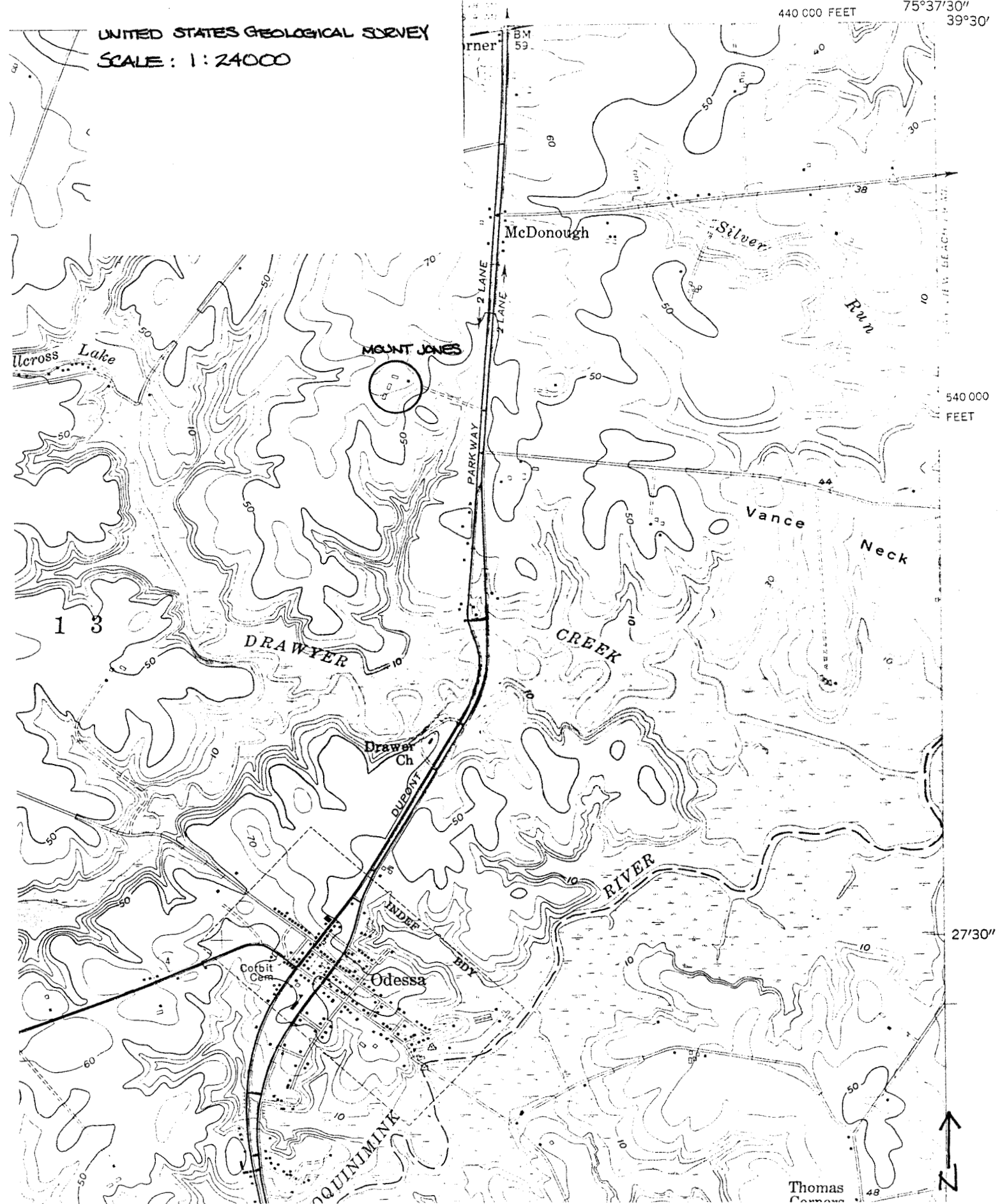
UNITED STATES GEOLOGICAL SURVEY
SCALE: 1:24000

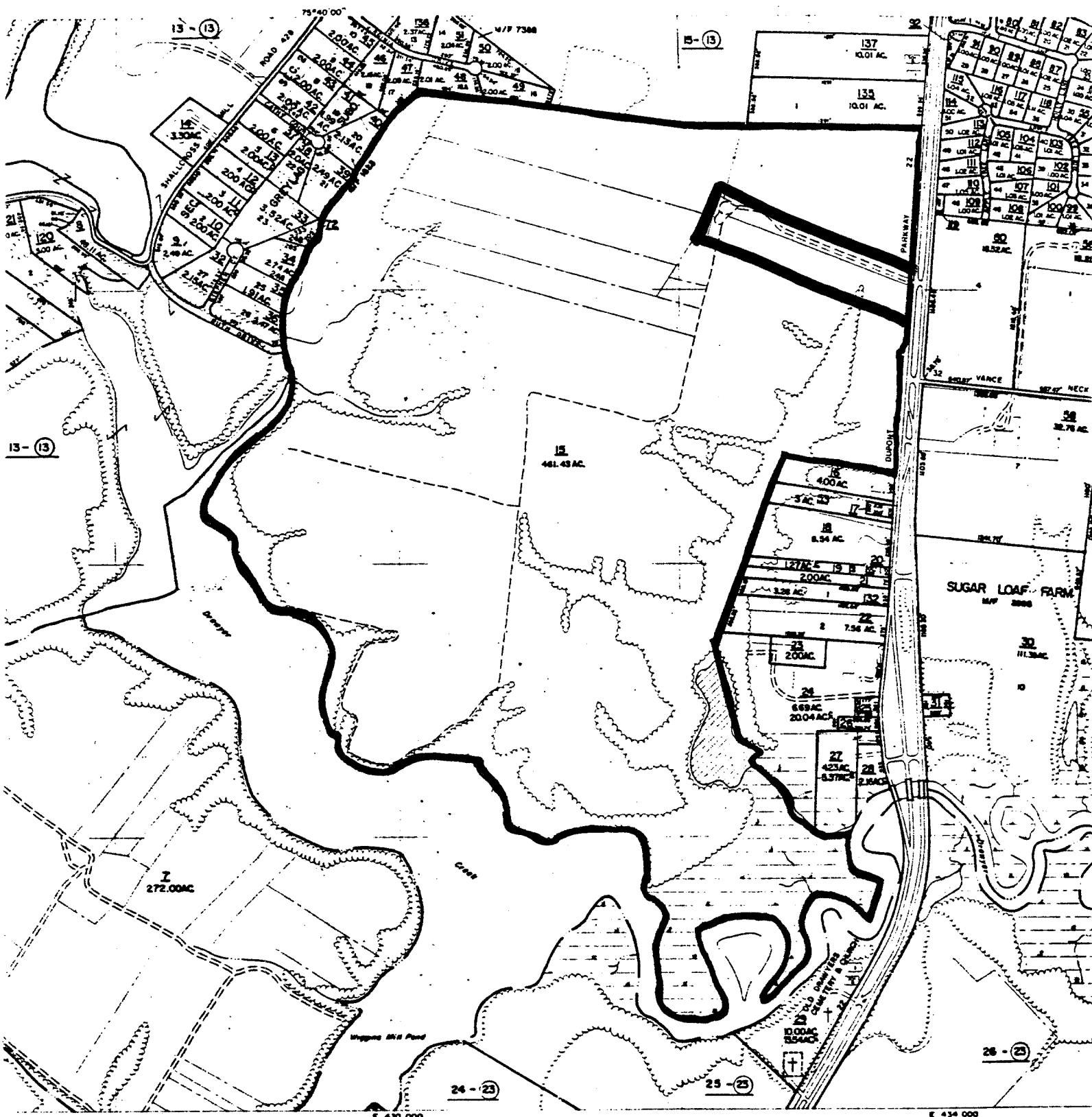
440 000 FEET 75°37'30"
39°30'

540 000
FEET

27'30"

Thomas
Cannon





LEGEND

- STATE LINE
- COUNTY LINE
- HUNDRED LINE
- CORPORATE LIMITS
- BRIDGE
- STREAM
- POND
- FIELD LINE
- CEMETERY
- CHURCH
- SCHOOL
- WOODED AREA
- FENCE
- MARSH
- BENCH MARK
- BLOCK/SECTION

- PARCEL OUTLINE
- INTERIOR PARCEL LINE
- PARCEL HOOK
- PARCEL NUMBER
- TOTAL ASSESSED ACREAGE
- TOTAL CALCULATED ACREAGE
- PARCEL & CONTROL MAP NO
- SUBDIVISION LOT NO



REVISIONS		
1	REV 20, 1984	11
2	REV 21-75	12
3	REV 76-77	13
4	REV 78-79	14
5	REV 80-81	15

PROPER
NEW CASTLE CO
HUNDRED: ST. GEORGE
SCALE: 1" = 400'
DATE OF FLYING: 1980-82
DATE COMPILED MAP TO: 1980
GRID SYSTEM: DELAWARE

MOUNT JONES
TAX PARCEL 13.18.15

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Mount Pleasant

other names/site number CAhoon, Samuel, House

CRS# K-3863

2. Location

street & number Sunnyside Road (Route 90)

☐ not for publication

city, town Smyrna

☐ vicinity

state Delaware

code DE

county Kent

code 001

zip code 19977

3. Classification

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

2

0

0

0

2

Noncontributing

3 buildings

0 sites

0 structures

0 objects

3 Total

Name of related multiple property listing:

~~Dwellings of the Rural Elite in Central Delaware,
1770-1830 +~~Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National Register. ☐ See continuation sheet.☐ determined not eligible for the National Register.☐ removed from the National Register.☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling
Agriculture/agricultural outbuildings
Secondary structure

Current Functions (enter categories from instructions)

Domestic/single dwelling
Vacant/not in use/ruinous
Storage

7. Description

Architectural Classification

(enter categories from instructions)

Early Republic/Federal

Other: Barn

Other: Smokehouse

Materials (enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other Wood, metal

Barn: Wood, metal roof

Smokehouse: Wood

Describe present and historic physical appearance.

Mount Pleasant is located in Duck Creek Hundred, Kent County, south of Smyrna on Sunnyside Lane (Route 90), about 2000 feet south of the intersection of Routes 90 and 157. A dwelling, a smokehouse, a machine shop, a barn, a milkhouse, dairy stables, silos, and sheds are located on a 334-acre parcel of cultivated farmland.

Built circa 1810, the dwelling is a two-story, five-bay, gable-roofed brick building with an interior brick chimney stack at either gable end. A one-story, gable-roofed brick kitchen wing abuts the east wall. The house faces north on a slight rise that overlooks the rest of the landscape. To the east stand an early nineteenth-century smokehouse and barn as well as modern silos, dairy stables, and sheds. The barn, heavily altered in the nineteenth and twentieth centuries and currently ruinous, and the smokehouse relate to the historic context of the nomination. The smokehouse is of timber frame construction and used for storage. The farm buildings are abandoned and in varied states of disrepair. A dirt drive stretches along the front (north) elevation of the house to Sunnyside Lane to the west and the outbuildings to the east.

The house has overall dimensions of 43' x 25' and is built on a central-passage plan. It stands on a brick foundation above a cellar and is covered by a coursed, composition shingle roof. The front (north) elevation is laid in flemish bond with thick joints and is symmetrically fenestrated with double-hung windows and a central door. The brickwork is whitewashed. The facade is accented with a four-course belt course and a watertable. A modern, one-story, gable-roofed open porch shelters the front entry. The secondary walls are common bond.

The front door opens to an 8' x 23' passage with an opposing rear door. In the southwest corner, the open string staircase features two turned balusters per tread. The original closet or cellar stair underneath the stair was converted to a bathroom in the twentieth century.

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

A paneled door to the west opens into a 14' x 23' parlor. The closed fireplace in the west wall consists of a wooden mantle with crossetted trim around the opening and an ogee-moulded cornice and shelf above. The chimney breast is wood paneled, framing a plaster overmantle, and finished at the ceiling with a heavy ogee cornice. Small cupboards were built into the jambs, but only the northern one survives. In the late nineteenth century, closets were built on either side of the chimney pile.

On the east side of the passage are two rooms, that may be entered from the passage as well as through a connecting doorway between them. The front (northeast) room, which appears to have been an office or secondary sitting room, measures 14' x 10'. The paneled west wall holds a center fireplace with a cupboard to the north and a later doorway to the kitchen to the south.

The rear (southwest) room likely served as the dining room and measures 15' x 12'. In the northeast corner is a fireplace with an opening trimmed with a simple moulding and a raised panel overmantle.

The second floor is divided into four chambers and a passage. The west chamber above the parlor survives with its original fireplace mantle. The room above the entry was remodeled into a modern bathroom. The northeast chamber retains a paneled endwall with a central fireplace and closets on both sides and is trimmed with a moulded cornice, chair rail, and baseboard. The southeast chamber has raised-panel closets on the east wall. From the second floor entry, an enclosed stairway leads to the attic above, which is unfinished except for a room at the western end.

Contributing Structures

dwelling
barn

Noncontributing Structures

silos
dairy stables
shed

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Social history

Period of Significance

1810-1830 ±

1810-1830 ±

1810-1830 ±

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Mount Pleasant is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830 +/-) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the *Delaware Comprehensive Historic Preservation Plan*: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

Samuel Cahoon, the builder of Mount Pleasant, was one of these new gentleman farmers or agriculturalists. In 1804, he was assessed for \$2402, placing him

☒ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

in the top decile of taxable persons.¹ Cahoon's status is also revealed in the inventory of his estate, which was recorded when he died in 1820.² The two yoke of oxen, three horses, five cows, and 26 sheep show his investment in husbandry, while the presence of fifty bushels of corn and wheat in the ground demonstrate his agricultural pursuits. In his house, two artifacts present Cahoon's other interests. The "lot of books" reveal his pursuit of education, while his silver watch offers a visible symbol of his industry and wealth.

The best evidence of Cahoon's aspirations is his house. By 1810, he had razed his frame house in favor of a brick house. Its 2150 square feet and two-story height make it one of the largest homes built in rural Delaware during the federal period. Inside, the elaborate moulding and raised paneling made it obvious to guests that he could finish his home in a costly manner.

More significantly, the construction of a brick house with a stair-passage plan linked Cahoon with a particular community. After the Revolution, the elite farmers of rural Delaware's Upper Peninsula Zone turned their attention from plowing the soil to building new houses and outbuildings. Significant portions of farm income were invested in these new buildings, establishing a pattern of architectural renewal that would peak during the mid-nineteenth century. As capital expenditures, the new houses increased the property value of the farms. But the expenditures on brick, plank, and paint were also a testimony of the owner's status, for they also symbolized economic and social success.

At this time, the majority of dwellings were of log or frame construction; a significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of brick house owners, 90 percent possessed more than a hundred acres

¹ KCTA, Duck Creek Hundred, 1804. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.

² KCPR, inventory of Samuel Cahoon, 1820.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

of land; 93 percent were among the richest 20 percent of the population.

The construction of stair-passage plan dwellings, which first appeared locally in the second quarter of the eighteenth century, had come into general acceptance among the most affluent members of the society during the last third of the eighteenth century. The presence of a substantial interior passage physically distanced rooms and functioned to control and direct movement through the house. Rooms were no longer separated just by walls, but also by space, reflecting the owner's ability to afford specialized rooms and the luxury of privacy.

Although the addition of a stair-passage did not expand domestic activity to more than one or two rooms, it did redefine the former common room or hall with a more specific use and furnishing scheme, such as a dining room. This form, however, remained the property of the wealthy and was not adopted by other income groups. Samuel Cahoon's choice of housing was not dictated simply by the current architectural fashions, but by his desire to be recognized as a member of the new class of Delaware farmers.

After Cahoon died, the property was divided among his wife and children.³ During the latter half of the nineteenth century, the land was owned by non-Delawarean landlords and occupied by tenants.

Mount Pleasant possesses integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

³ KCOC, Book I, p. 156, 1825.

9. Major Bibliographical References

PRIMARY SOURCES

KCCC. Kent County Court of Chancery, Dover, Delaware.

KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.

KCPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.

KCRD. Kent County Recorder of Deeds, Dover, Delaware.

KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency.
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository:

University of Delaware Center for
Historic Architecture and Engineering

10. Geographical Data

Acreage of property Approximately 9 acres

UTM References

A 1 8 4 4 7 6 0 0 4 3 4 7 5 0 0
Zone Easting Northing

C

B
Zone Easting Northing

D

☐ See continuation sheet

Verbal Boundary Description

The boundary of Mount Pleasant is shown on the accompanying Kent County tax parcel map (tax parcel 17.19.01.01) and is outlined in bold black lines. The nominated property is a roughly rectangular 250 by 1400 foot plot fronting the

☒ See continuation sheet

Boundary Justification

The boundary includes the farmhouse, outbuildings, and farmyard that have been associated historically with Mount Pleasant and that maintain historic integrity. The rest of the farm is being subdivided and developed for residential housing.

☐ See continuation sheet

11. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy
organization Center for Historic Architecture and Engineering date April 1989
street & number University of Delaware telephone (302) 451-8097
city or town Newark state Delaware zip code 19716

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2

NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.

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NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.

NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.

NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 3

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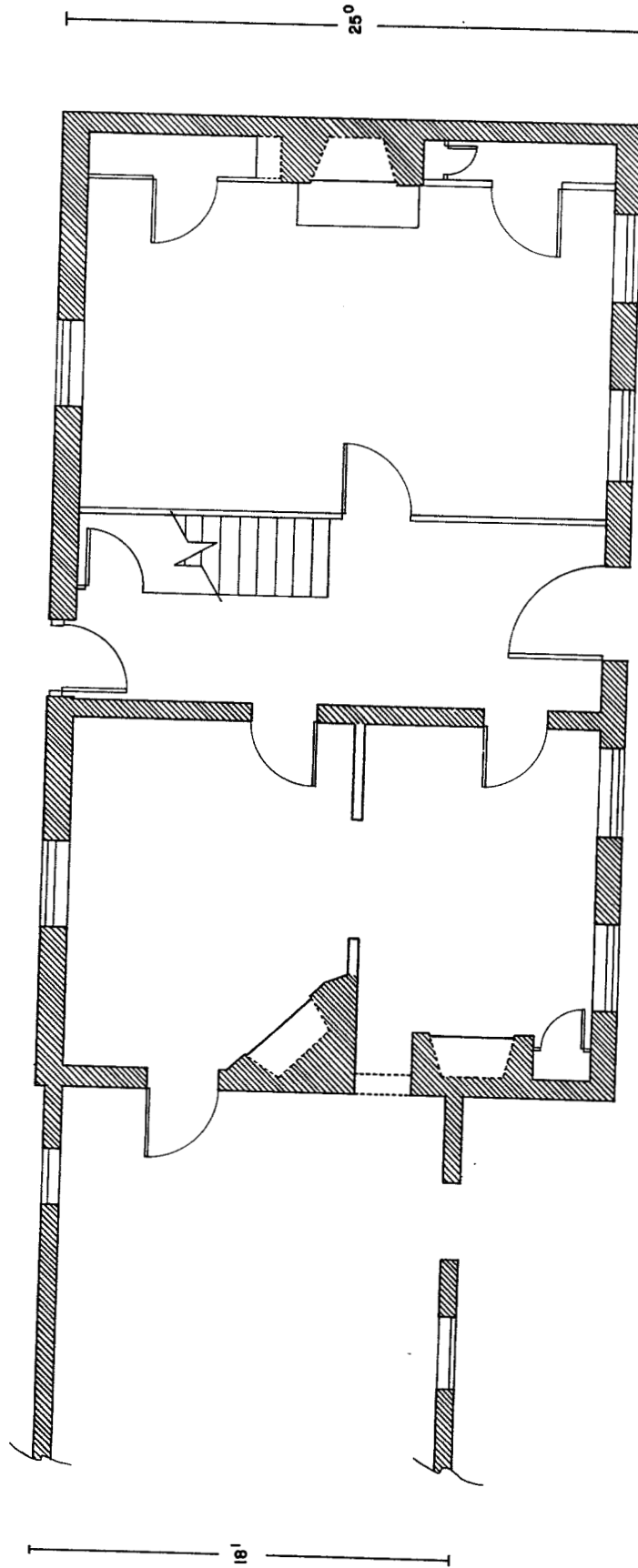
Sweeney, John. 1959. *Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware*. Newark, DE: University of Delaware Press.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

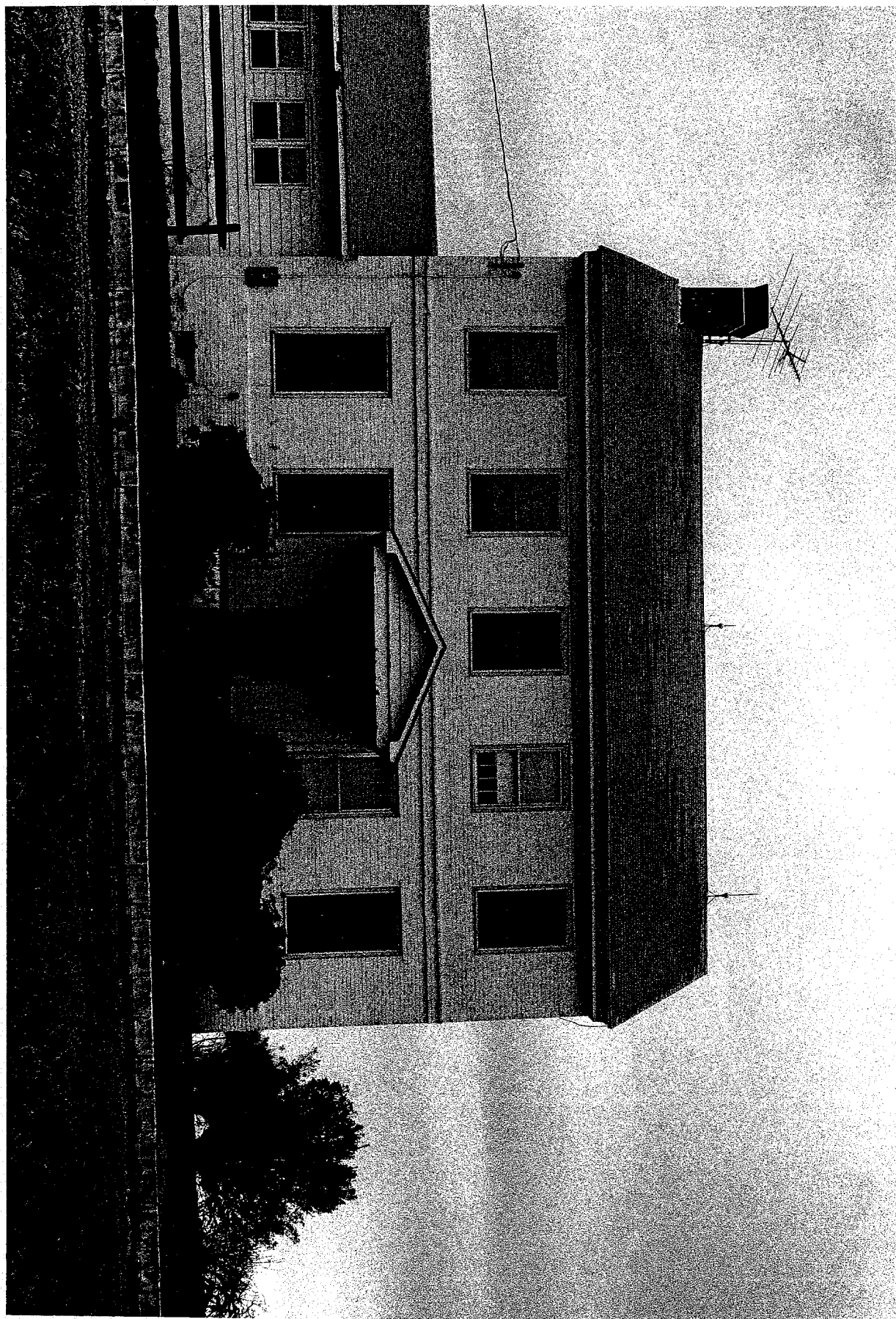
Section number 10 Page 2

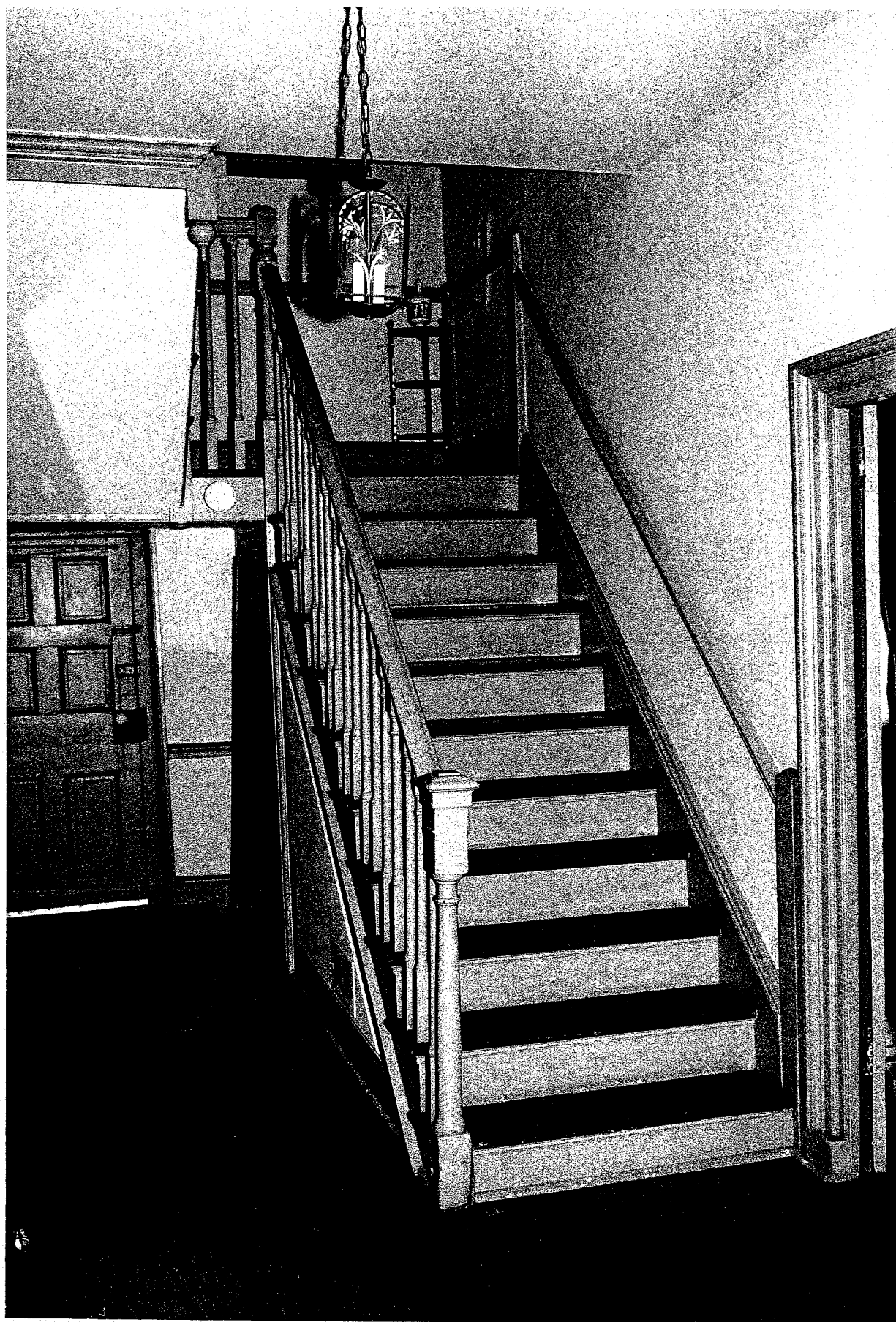
east side of County Road 90 approximately 2000 feet south of its intersection with County Road 157 and containing approximately 9 acres. Beginning at a point on the east side of Road 90 approximately 2000 feet south of its intersection with Road 157, proceed east-southeast along the north side of the existing farm lane for approximately 1400 feet. Then proceed south-southwest for approximately 250 feet before turning west-northwest and proceeding back to the east side of Road 90. The parcel is completed by connecting the two points along the east side of Road 90. The location of the property is at UTM reference point 18 447600 4347500.

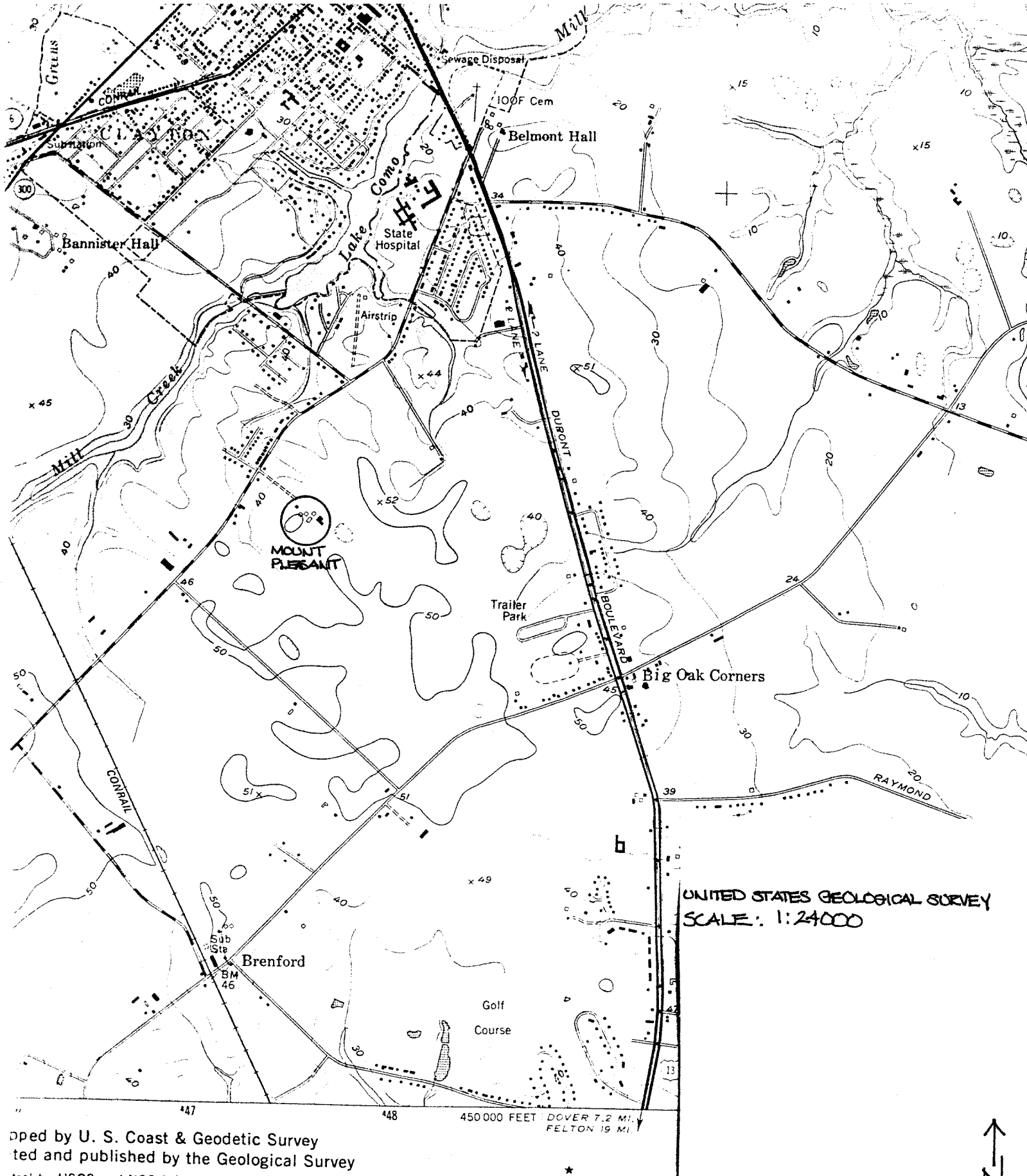


MOUNT PLEASANT (FIRST PERIOD)
SMYRNA VICINITY, KENT COUNTY, DELAWARE









UNITED STATES GEOLOGICAL SURVEY
SCALE: 1:24000

Compiled by U. S. Coast & Geodetic Survey
Designed and published by the Geological Survey
Control by USGS and NOS/NOAA

Structure and drainage in part compiled from aerial photographs
in 1946. Topography by planetable surveys 1947
used by USGS 1956

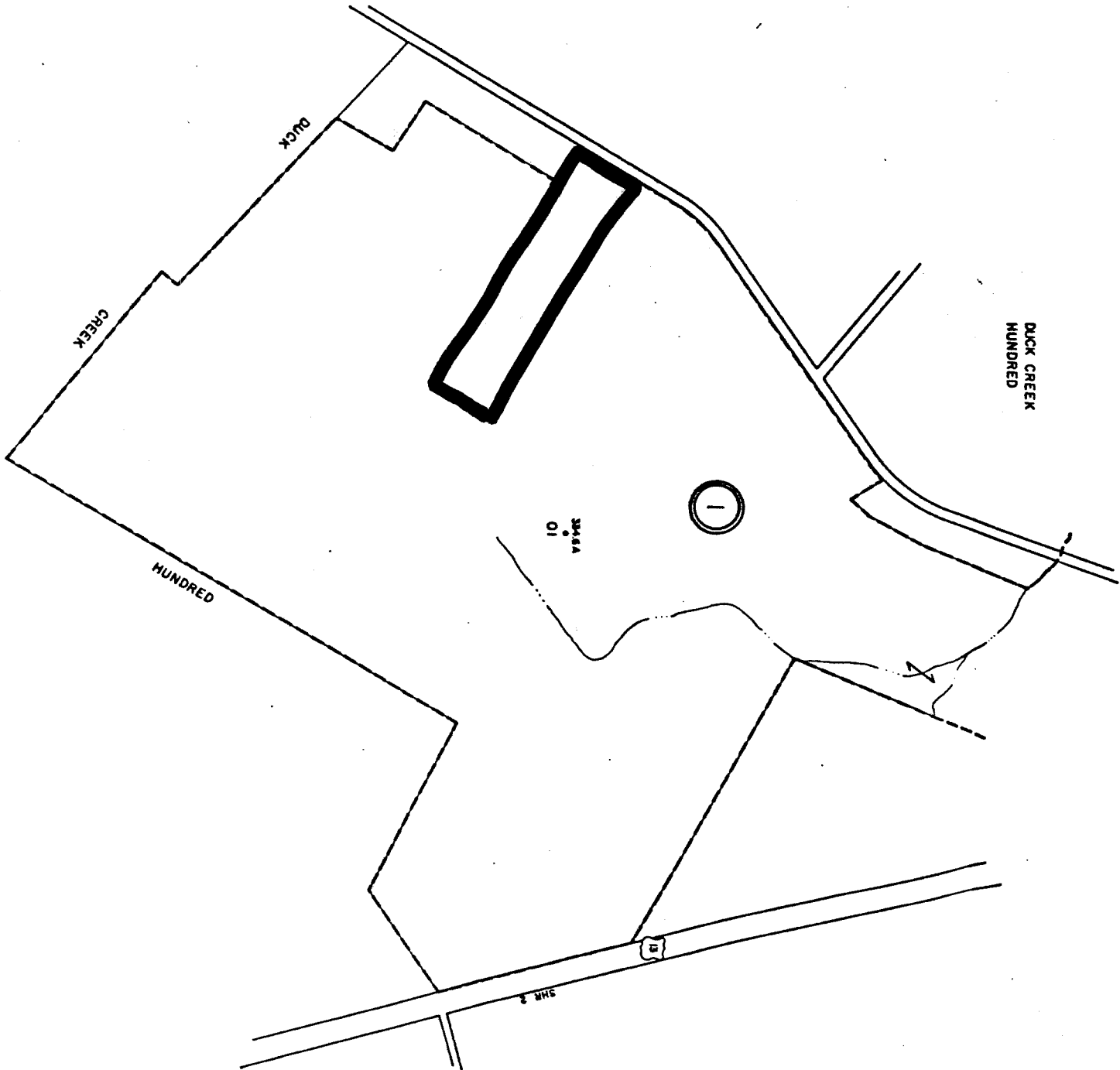
Selected hydrographic data compiled from NOS chart 294 (1951)
This information is not intended for navigational purposes

Conic projection. 10,000-foot grid ticks based on Delaware
Coordinate system. 1000-meter Universal Transverse Mercator
grid ticks, zone 18, shown in blue. 1927 North American Datum

UTM GRID AND 1982 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

CONTOUR
NATIONAL GEOGRAPHIC
DEPTH CURVES AND SOUNDINGS
THE RELATIONSHIP BETWEEN
SHORELINE SHOWN REPRESENTS

N 444,000
E 444,000



MOUNT PLEASANT
TAX PARCEL 17.19.01.01

son, William (M.D.)
Oct 22, 1817

An Inventory and Appraisement of the Goods and
Chattels of Doctor William Johnson late of Hippogiriginit
Hundred deceased, made by the subscribers the 17th day of
March 1817.

The wearing apparel of the deceased	\$30.00
one silver Watch	6.-
one Sword (old)	4.-
one corner cupboard & contents	30.-
one bed, bedstead, 1 bolster, 2 pillows, 2 sheets, 2 blankets, 2 coverlets & curtains	40.-
one truckle bedstead bed & furniture	12.-
two small chests and one pine table	3.-
one clock and case	30.-
one looking glass	3.-
one old pine table & pine stand	3.-
one Desk & book case	20.-
two pairs Andirons	1.50
one pair shovel & tongs	1.-
one pine table 3 dolls. - one Mahogany table 10 dolls. -	13.-
one pair Mahogany card table, 10 dolls. One old walnut table 100-	11.-
one looking glass in Parlour	8.-
two spinning wheels & one Reel	4.-
thirteen old Windsor & four rush bottom'd chairs	8.50
two pair brass candle sticks & one pair iron snuffers	3.-
four japanned waiters & 1 bread basket	1.50
one old Mahogany Bureau	7.-
one looking glass 150 - one round mahogany stand 200-	3.50
one pine table 100 - one arm chair 50cts. one trunk 50cts. -	2.-
one bed, one bedstead, one bolster, two pillows, two sheets, Three blankets & one coverlet	32.-

Am't. carried forward. \$ 277.100

NEW CASTLE COUNTY
INVENTORIES

Oct. 22, 1817

Doll. cts.		Amt. bid. forward	Doll. cts.	
277	00	Three one year old culls 35 doll. one Bay mare 35 doll.	946	30
32	-	one three year old cull 40 doll. - one ox-chain 100	70	-
13	-	one Ox cart 25 doll. - Three yokes of oxen 90 doll. -	41	-
18	-	one hay waggon & ox-chain 25 doll. - one sled 200 -	115	-
400	4 50	one fine cupboard & contents 200 - three axes 400	27	-
690	11 40	Kitchen furniture 12 doll. - three iron wedges 100	6	-
1200	20 50	19 volumes of Medical books	13	-
8	-	Medicine & furniture 15 doll.	30	-
20	-	Lot of miscellaneous books	15	-
3	-	54 Sheep & 19-Lamb, @ 140 for the sheep including lambs	20	-
12	-	5 Two year old Heifers @ 8 doll.	75	60
36	40	6 Steers 80 doll. - one Bull 12 doll.	40	-
22	-	4 cows & calves 60 doll. - 6 milk cows 90 doll.	92	-
165	-	10 cows 120 doll. - 7 yearlings 28 doll. - 33 Hogs 99 doll.	150	-
27	-	Corn in the crib 100 doll. - 14 bushels wheat 38.50	257	-
6	-	One negro man named Ben aged about 65 years	138	50
5	-	one do " Cyrus " 25 "	1	-
1	-	one do " Isaac " 16 "	180	-
2	-	one do " Harry " 12 "	100	-
7	-	one do " Bill " 18 months	75	-
5	-	one negro woman " Glat " 22 years	5	-
26	-	one do " Bett " 20 "	90	-
150	-	one do " Jane " 6 "	90	-
2	-	one do " Susan " 3 "	20	-
12	-	73 cords of wood @ 250 off cord	10	-
12	-	Lot of Potatoes 10 doll. - one Surveyor's compass 5 doll.	182	50
10	-	Wheat in the Ground about 30 acres	15	-
2	-		90	-
60	-			
50	-			
75	-			
946	30			
			\$ 2894	90

W. Moody } appraisers
J. M. Thomas }

INVENTORIES
ALL COUNTY

Amt. bal. forward		Dolls.	cts.
One bed, bedstead, one bolster, two pillows, two sheets, Two blankets & one coverlet		277	00
Ten pillows cases 250 - seven sheets 10,50		32	-
Three bed quilts 15,00 - Three table cloths 3,00		13	-
Four Napkins 50 cts - one lot cotton & woolen yarn 4,00		18	-
Nine yards bed ticken 4,50 - 11 1/2 yards coarse cloth 6,90		4	50
17 yards homemade carpeting 8,50 - 30 yards Linsey 12,00		11	40
20 yards woolen cloth 8,00		20	50
one single bed, bedstead, one pillow, one sheet, one blanket, & two bedquilts		8	-
one pine chest 100 - one old walnut Bureau 200		20	-
one old bed, bedstead, one bolster, two sheets, Three old blankets & two old coverlets		3	-
one pine writing desk 6,00 - 152 muskrat skins 30,40		12	-
one lot of beans 10,00 - Lot of sundries in garret 12,00		36	40
Lot of lard 15,00 - Lot of pickled pork 150,00		22	-
Lot of pickled beef 25,00 - Lot of dried beef 2,00		165	-
Six barrels with some cider		27	-
5 meat casks 5,00 in meat house		6	-
one lot of sundries in meat house		5	-
one work bench, two bread trays & old cedar tub		1	-
one old rag carpet 2,00 - one old carriage 5,00		2	-
Lot of shovels, spades, hoes, & dung forks		7	-
Lot of old iron 8,00 - 12 barrels with some cider 18,00		5	-
Lot of old scythes & one cradle		26	-
Lot of old chain wheels & one grind stone		1	50
Lot of hemlock boards		2	-
one wheat fan 8,00 - one cutting box 4,00		12	-
Two old harrows 6,00 - two ploughs 4,00		12	-
one grass scyth 50 cts - one lot of flax 1,50		10	-
Lot of corn blades 10,00 - Lot of hay 50 dolls.		2	-
one sorrel horse 25 dolls - one brown horse 25 dolls -		60	-
one bay mare 15 dolls - one grey mare 30 dolls, one brown mare 30 dolls		50	-
		75	-

Amt. carried forward \$946 30

Three one year old
one three year old
one Ox cart 25 dolls
one hay wagon
one pine cup board
Kitchen furniture
19 volumes of M
Medicine & furn
Lot of miscella
54 sheep & 19-c
5 two year old he
6 steers 80 dolls
4 cows & calves 60
10 cows 120 dolls
Corn in the crib
One negro man na
one do
one do
one do
one do
one negro woman
one do
one do
73 cords of wood
Lot of Potatoes 1
Wheat in the Gro

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Propertyhistoric name Johnson Home Farm

other names/site number

CRS# N-4247**2. Location**street & number County Road 453 and State Route 9☐ not for publicationcity, town Taylors Bridge☒ vicinitystate Delawarecode DEcounty New Castlecode 003zip code 19734**3. Classification**

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>6</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>6</u> Total

Name of related multiple property listing:

Dwellings of the Rural Elite in Central Delaware,
1770-1830 ±Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Early Republic/Federal

Materials (enter categories from instructions)

foundation Stone and brick

walls Asphalt

Wood/weatherboard

roof Wood/shake

other Post and plank

Describe present and historic physical appearance.

The Johnson Home Farm is located in Blackbird Hundred, New Castle County, northeast of Taylors Bridge about 2500 feet east of Route 9 on Cedar Swamp Road (County Road 453). A dwelling, barns, sheds, a corn crib, a granary, and other outbuildings are arranged around a courtyard at the edge of 155 acres of cultivated farmland and marsh.

Built about 1790, the house is a two-story, five-bay, gable-roof, post-and-plank building with interior brick chimneys at each gable end. The Johnson house faces north, fronting Cedar Swamp Road. A two-story, wood-frame kitchen wing added in the mid-nineteenth century abuts the east wall. Behind the house is a courtyard ringed with agricultural buildings. The barns, sheds, corn cribs, and outbuildings date from the late nineteenth through the mid-twentieth centuries and do not contribute to the historic context covered in the nomination.

The house is built on a center-passage plan with overall dimensions of 39' wide x 22' deep and stands on a brick foundation above a modern cellar. The common-rafter gable roof is sheathed with a heavily weathered wood shingle roof. The exterior walls are covered with composite shingling resembling red brick. The modern shingle is applied over nineteenth-century white-painted wood weatherboard which replaced the original siding.

The front (north) elevation is symmetrically fenestrated with a five-bay arrangement including four windows and a centrally-placed door with a transom window on the ground floor. A one-story shed-roof porch shelters the three ground floor center bays. The rear (south) elevation has four windows and a central door on the first floor and five windows on the second floor. A bulkhead door leading to the basement is on the eastern side of the wall to the right of the door. The west elevation has one window on the first floor and two windows in the attic. A section of asphalt shingle and clapboard missing from the south corner of the

☒ See continuation sheet

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wall exposes the plank construction underneath. The visible planks are 7 inches wide and 3 inches thick and incised with carpenter's Roman numerals in a manner consistent with the Heller-Wilson House in nearby Odessa.

A two-story wood frame wing added in the early nineteenth century abuts the east side of the main portion of the house. Like the main block, its walls are covered with clapboard and asphalt shingle. The wing, built as a kitchen with second story sleeping chambers, is constructed on a one-room plan with opposing entries in the north and south walls. The second floor is divided into two chambers--possibly for servants--that were originally segregated from the main block. A one-story enclosed porch with a shed roof built in the twentieth century extends the entire length of rear elevation of the kitchen wing.

The paneled front entry door with the four-light transom window matched the paneled rear-entry door, although the transom light above the rear entry was later sealed. An open-string staircase with turned balusters installed about 1800 stands against the southeast corner and replaces an earlier winder stair that occupied roughly the same location. The filled-in transom window above the second landing and a small window above the first landing suggest that the current stair was built shortly after the house was completed. The design of the balustrades, newel post, handrail, and string indicate this change was made about 1800. Underneath the stair, a paneled doorway leads to the cellar, which features the technique of drop-mortising 1 inch by 2 inch strips of oak across the floor joists and sealing the joints in the floor boards above.

In the west wall of the entry, a paneled door opens to the parlor, which measures 21' x 14' and is trimmed with a baseboard, chair rail, and cornice. The centrally placed fireplace on the west wall is accented by a wooden mantle with reeded Doric pilasters and a keystone supporting a moulded cornice and shelf. Small cupboards built into both jambs of the chimney breast possess paneled doors and four shelves each.

Across the entry hall to the east are two rooms: a dining room in the front and an office to the rear. The 15' x 12' dining room features a corner fireplace with

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simply planed trim in the southeast corner. A doorway in the northeast corner leads down to the first floor of the kitchen wing; a doorway in the south wall opens into the office. The northeast corner of the 15' x 9' office is occupied by a fireplace trimmed with a simple moulding. The office fireplace shares a common chimney pile with the dining room. Although the partition dividing the two rooms is modern, the rooms exhibit the original plan and trim of the late eighteenth century.

On the second floor are four rooms and an entry. The parlor chamber is trimmed with a moulded cornice and baseboard. The central fireplace in the east wall features a crossetted surround surmounted by punch-and-gouge-carved flattened Doric capitals supporting a moulded cornice and shelf. A cupboard built into the southern jamb is fitted with a raised panel door. To the north of the fireplace, a modern closet was installed between the breast and the exterior wall in the twentieth century.

The dining room chamber has a fireplace with a raised panel overmantle in the southeast corner. The office chamber has a paneled endwall on the east featuring two closets and an enclosed winder stair leading to the unfinished attic above. The small room above the entry was converted into a bathroom in the twentieth century.

Contributing Structures

dwelling

Noncontributing Structures

barns

sheds

corn cribs

outbuildings

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Social history

Period of Significance

1790-1830 ±

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

The Johnson Home Farm is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the *Delaware Comprehensive Historic Preservation Plan*: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

Dr. William Johnson, the builder of Johnson Home Farm, was among this new class of farmers. The earliest reference to the house and its owner is found in the 1816 tax list, where Johnson's property assessment includes 500 acres with a "two story wooden dwelling, good barn and stables" appraised at \$3600. His total assessment of \$8199 placed him in the top decile of wealth in Appoquinimink.

☒ See continuation sheet

United States Department of the Interior
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Continuation Sheet

Section number 8 Page 2

Hundred.¹

William Johnson's economic and social aspirations are suggested in his 1817 inventory.² The presence of ten horses, three yoke of oxen, 213 sheep, 32 cows, and 33 hogs in his fields and barns show his enormous investment in husbandry. His "lot of miscellaneous books" and "49 volumes of medical books" mark him not only as educated but also as a professional physician. His silver watch, \$30 clock and case, and sword were the belongings of a gentleman and served as visible symbols to his neighbors and colleagues of his status.

Like other members of the rural elite, William Johnson turned his attention from cultivating the soil to building new houses and outbuildings. Significant portions of farm income were invested in these new buildings. The new houses increased the value of the farms as well as symbolizing economic and social success.

These aspirations are found in Johnson's house, which provided the most visible sign of his wealth and social station. The two-story house containing 2400 square feet is among the largest houses built in central Delaware during the federal period. Its stair-passage plan divided the dwelling into special rooms for meeting, working, entertaining, eating, and sleeping, and provided the Johnson family with the luxury of varying degrees of privacy. By contrast, most of his neighbors combined these activities into one or two rooms.

By the federal period, stair-passage plan dwellings had come into general acceptance among the most affluent members of the society. The presence of a substantial interior passageway physically distanced rooms and functioned to control and direct movement through the house. Rooms were no longer separated just by walls, but also by space, reflecting the owner's ability to afford specialized rooms and the luxury of privacy. Although the addition of a stair-

¹ NCTA, Appoquinimink Hundred, 1816. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.

² NCPR, inventory of William Johnson, 1817.

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passage did not expand domestic activity to more than one or two rooms, it did redefine the former common room or hall with a more specific use and furnishing scheme. In Johnson's case, it was divided into a dining room and office. This form remained the symbolic property of the wealthy and was not adopted by other income groups.

The construction of the house sets it apart from other wood houses. During the federal period, the majority of dwellings were of log or frame construction; a significantly lesser number were made of brick. Hewn log walling was the most widely used form of construction and was used for structures ranging from stylish two-story houses to chicken coops, yet few of these buildings survived the nineteenth century rebuilding cycles which redefined the local landscape. The log buildings that remain, however, represent the best of log-building technology. As a plank building, the Johnson house employed one of the most labor-intensive techniques for building houses.

Upon his death, William Johnson left his estate to his wife, Catherine.³ When Catherine died in 1841, the property was divided by the New Castle County Orphans Court among his son William, daughter Mary, and grandson Robert. When the estate was surveyed in 1849, the property was described as "clear land, with a two storied dwelling house, kitchen, barn, stabling, carriage, corn cribs, etc thereon erected and containing 170 acres, 128 perches".⁴ The property remained in the Johnson family until 1946, when it was sold to John and Mary Steller.⁵

The Johnson Home Farm has integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins'

³ NCRW, will of William Johnson (1817), Book R, page 183.

⁴ NCOC, Division of Lands Book B, p. 185 (1849).

⁵ NCRD, Book K, Volume 46, page 186 (1946).

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National Park Service**

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1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

9. Major Bibliographical References

PRIMARY SOURCES

KCCC. Kent County Court of Chancery, Dover, Delaware.

KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.

K CPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.

KCRD. Kent County Recorder of Deeds, Dover, Delaware.

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☒ See continuation sheet

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings

Survey # _____

☐ recorded by Historic American Engineering

Record # _____

Primary location of additional data:

☒ State historic preservation office

☐ Other State agency.

☐ Federal agency

☐ Local government

☒ University

☐ Other

Specify repository:

University of Delaware Center for
Historic Architecture and Engineering

10. Geographical Data

Acres of property Approximately 1 acre

UTM References

A 18 449800 4362400
Zone Easting Northing

C

B
Zone Easting Northing

D

☐ See continuation sheet

Verbal Boundary Description

The boundary of the Johnson Home Farm is shown on the accompanying New Castle County tax parcel map (tax parcel 15.4.25) and outlined in bold black lines. The nominated property is a roughly rectangular 300 by 600 foot plot fronting the

☒ See continuation sheet

Boundary Justification

The boundary includes the farmhouse and yard that have been associated historically with the Johnson Home Farm and maintain historic integrity. The rest of the farm and yard are being partitioned off into a separate property parcel.

☐ See continuation sheet

11. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy

organization Center for Historic Architecture and Engineering date April 1989

street & number University of Delaware

telephone (302) 451-8097

city or town Newark

state Delaware zip code 19716

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National Park Service

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 3

Pryor, Clifford. 1975. *The Forest of Appoquinimink*. Milford, DE: Shawnee Printing.

[Rush, Benjamin.] 1786. "An Account of the progress of Population, Agriculture, Manners, and Government in Pennsylvania, in a letter from a citizen of Pennsylvania, to his friend in England." *Columbia Magazine* 1:3, p. 117-122.

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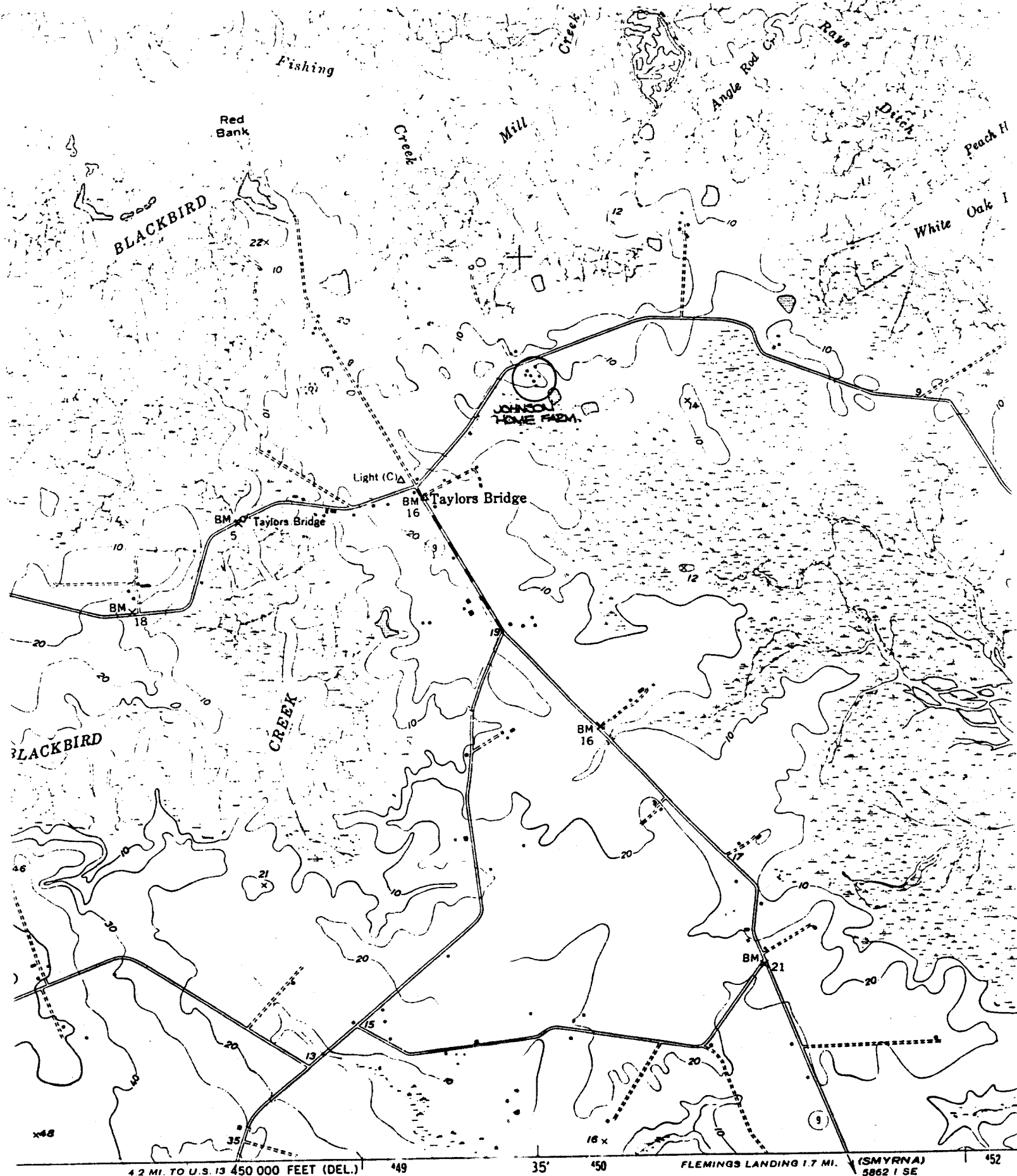
Sweeney, John. 1959. *Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware*. Newark, DE: University of Delaware Press.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

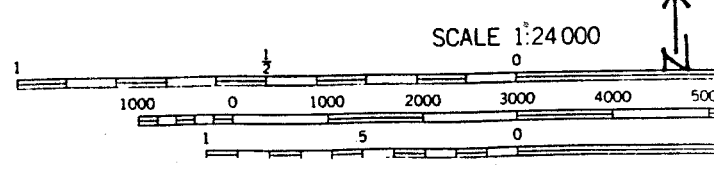
Section number 10 Page 2

south side of County Road 453 approximately 2500 feet east of its intersection with State Route 9 and containing approximately 1 acre. Beginning at a point on the south side of County Road 453 approximately 2350 feet east of its intersection with Route 9, then proceed east along the south side of Road 453 for approximately 300 feet. Then turn south for approximately 600 feet, before turning west parallel to Road 453 and proceeding 300 feet. The parcel is completed by turning north and proceeding 600 feet back to the starting point. The location of the property is at UTM reference point 18 449800 4362400.

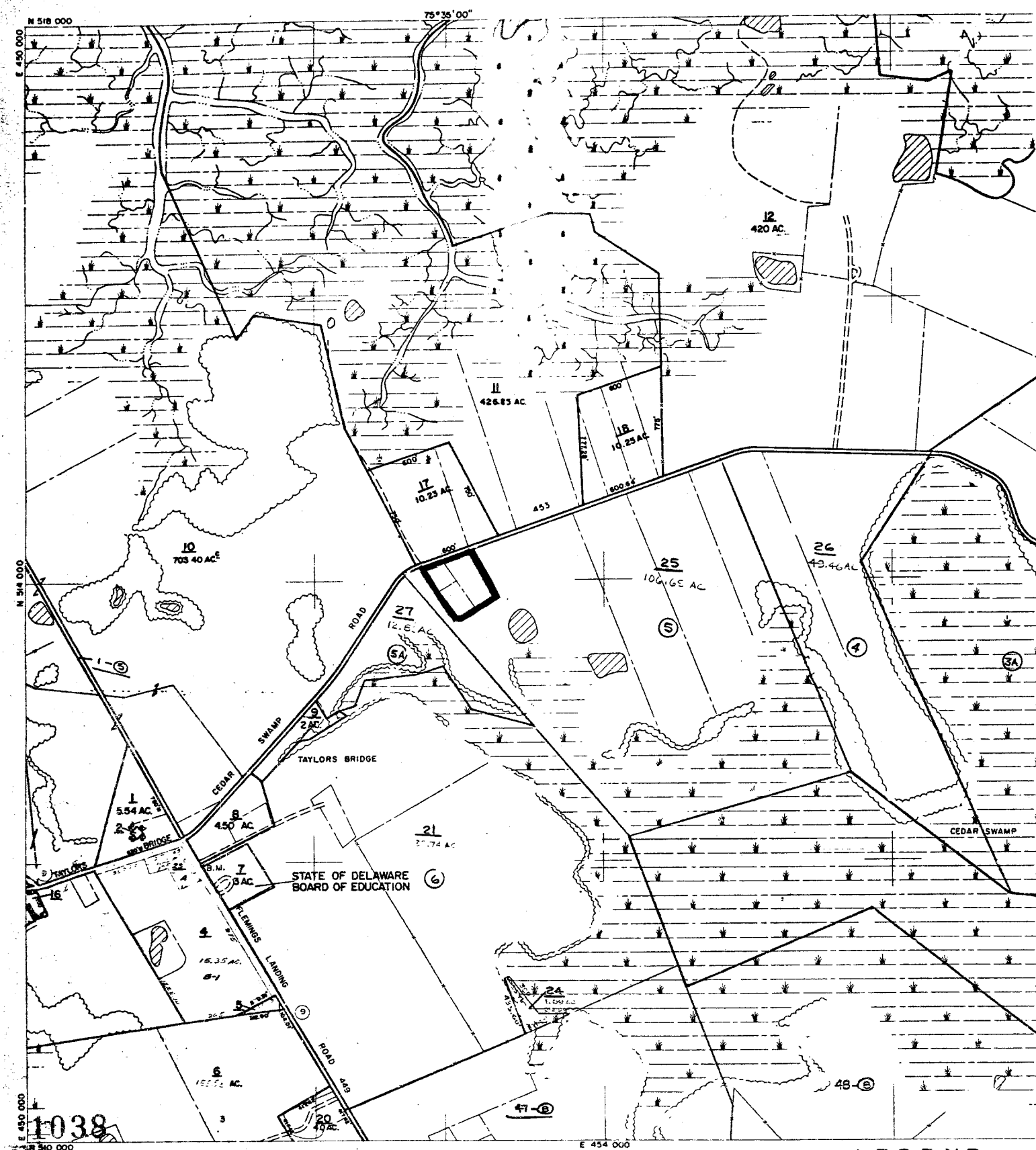


Geodetic Survey
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 48

UNITED STATES GEOLOGICAL SURVEY
 SCALE: 1:24000



4.2 MI. TO U.S. 13 450 000 FEET (DEL.) 449 35' 450 FLEMINGS LANDING 1.7 MI. (SMYRNA) 5862 I SE



1038

BASE MAP PREPARED BY
L. ROBERT KIMBALL
Consulting Engineers
EDENSBURG, PENNSYLVANIA

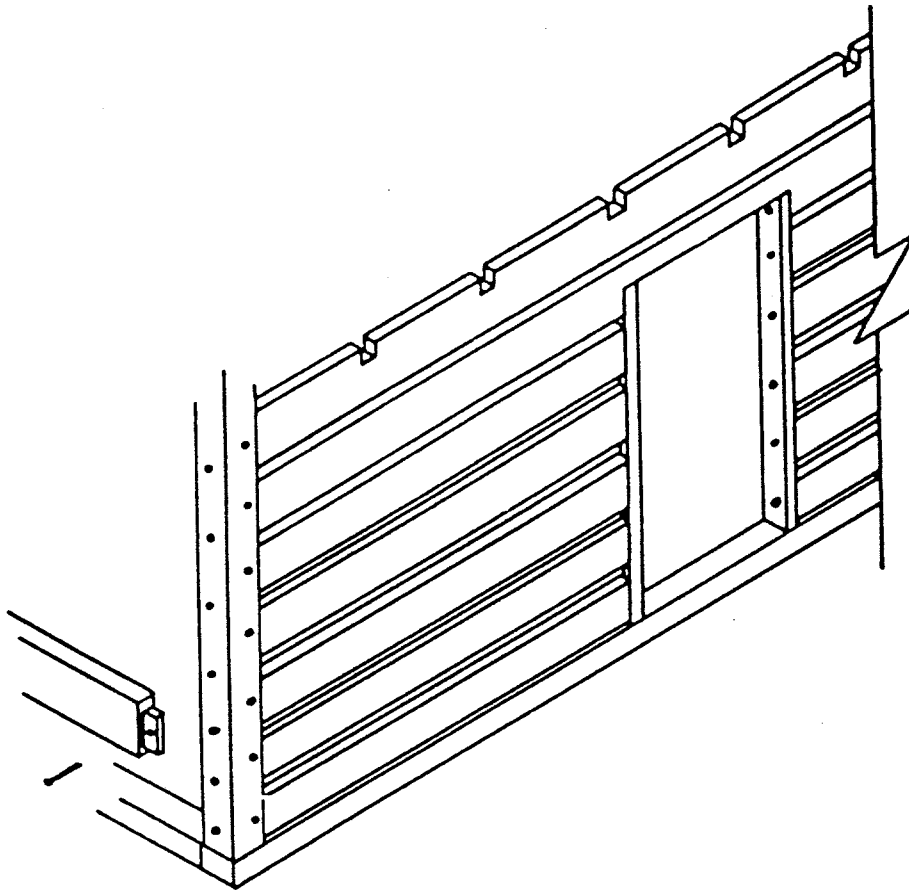
THIS MAP IN WHOLE OR IN PART MAY NOT
BE REPRODUCED IN ANY FORM OR BY
ANY MEANS WITHOUT WRITTEN PER-
MISSION OF THE DEPARTMENT OF FI-
NANCE OF NEW CASTLE COUNTY.

MAP LOCATION

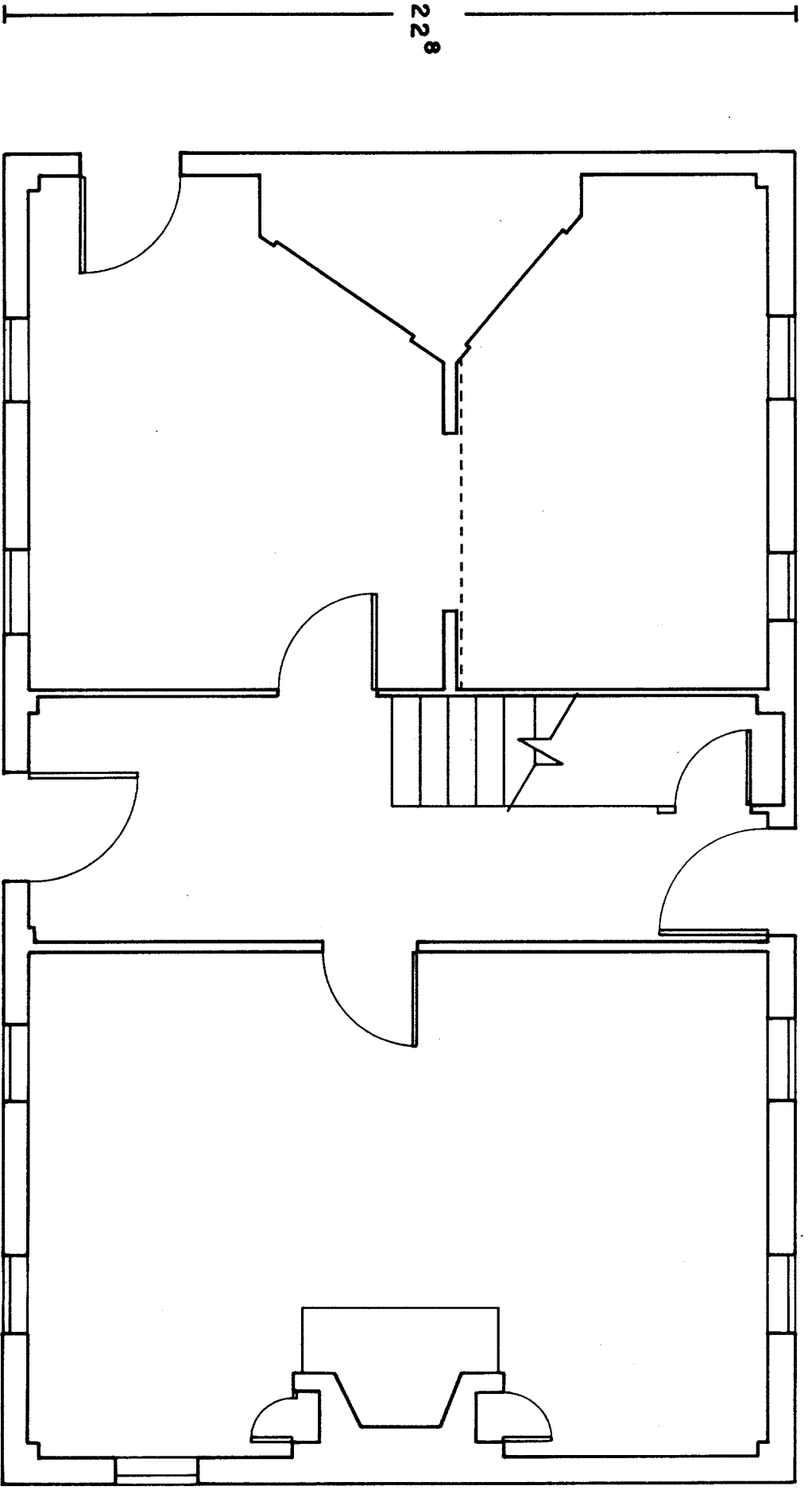
1	2	
3	4	5
7	8	9

JOHNSON HOME FARM
TAX PARCEL 15.4.25

- | | | |
|-----------------------|------------------|---------------|
| INTERSTATE HIGHWAY | STATE LINE | CEMET. |
| U.S. HIGHWAY | COUNTY LINE | CHURCH |
| STATE HIGHWAY | HUNDRED LINE | SCHOOL |
| LEGISLATIVE ROUTE NO. | CORPORATE LIMITS | WOODS |
| ROAD, PAVED | BRIDGE | FENCE |
| ROAD, UNPAVED | STREAM | MARSH |
| TRAIL | POND | B.M. X |
| R/W ROAD | FIELD LINE | "A"-52" BLOCK |
| RAILROAD | | |



Sawn Plank Construction. From Bernard L. Herman, Architecture and Rural Life in Central Delaware, 1700-1900.



JOHNSON HOME FARM (PERIOD I)
TAYLOR'S BRIDGE VICINITY, NEW CASTLE COUNTY, DELAWARE





United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Windsor

other names/site number Annondale

CRS# N-

2. Location

street & number 1060 Dutch Neck Road

☐ not for publication

city, town Port Penn

☒ vicinity

state Delaware

code DE

county New Castle

code 003

zip code 19730

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
1	4
0	0
0	0
0	0
1	4
	Total

Name of related multiple property listing:

Dwellings of the Rural Elite in Central Delaware,
1770-1830 ±Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Early Republic/Federal

Materials (enter categories from instructions)

foundation Brick

walls Brick

Asbestos

roof Asphalt

other Wood

Describe present and historic physical appearance.

Windsor is located in St. Georges Hundred, New Castle County, northwest of Port Penn at 1060 Dutch Neck Road. A dwelling, a barn, a granary, sheds, and a chicken coop are located on a lot of approximately 302 acres. Built circa 1760, the dwelling is a five-bay, two-story brick building with interior brick chimneys at each gable end. A two-story, gable-roofed, frame wing abuts the rear of the house. The dwelling faces east towards Dutch Neck Road on a fifty foot rise at the end of a ½ mile dirt lane. To the west stand a late nineteenth-century barn, granary, and sheds. The farm buildings are considered non-contributing to the historic context defined by the nomination.

The house has overall dimensions of 45' x 19', is built on a center-passage plan over a full brick cellar, and is capped by a gable roof sheathed with composition shingle. The front (east) elevation is symmetrically fenestrated with a central door and laid in flemish bond accented with two-course belt course and a water table. A hipped-roof frame porch added in the late nineteenth century shelters the front entry and two windows. Repairs show that originally a smaller porch shielded the door. The secondary facades are English bond at the first floor changing to common bond at the second. All bricks bonds are laid with thick, tooled mortar joints.

The recessed front entry opens to a stair passage 7' x 16' with an opposing rear door. In the southwest corner, a closed-string stair with two turned balusters per tread retains a raised panel door underneath leading down to the cellar. The board-and-batten rear door is mounted on wrought iron strap hinges. A raised panel door in the north wall of the entry opens into the 16' x 16' parlor. The north wall, with its center fireplace and cupboards on both sides, was remodeled in the 1980s. The parlor survives with its original moulded ceiling cornice, window casements, chair rail, baseboards, and raised panel wainscotting. To the

☒ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

south of the stair passage, a raised-panel door leads to the dining room 15' x 16'. The south chimney wall is finished with raised paneling and features a central fireplace and cupboards on either side. A door in the west wall leads to the rear wing.

The second floor survives with its original plan of four chambers and an entry. The north chamber above the parlor survives with its fireplace in the north wall. A chamber above the entry was modified into a bathroom. The south wall of the southeast room is clad in raised paneling and retains its original fireplace and closet. The room is further accented with molded chair rail and baseboard. The southwest room is an unheated chamber with a window in the west wall. A door in the west wall leads to the rear wing.

The rear wing is a two-story frame structure built in the mid-nineteenth century. A one-story shed porch abuts the south and north facades. The first floor consists of a kitchen and sitting room. A staircase in the northwest corner leads to the two bedrooms on the second floor.

Additional information concerning the sequence of construction and the original appearance of the house was revealed in the course of 1989 renovations to the rear of the main domestic block of Windsor. Examination of previously concealed fabric and archaeological testing strongly suggest that the brick house was erected as a freestanding structure unencumbered by wings and not as a wing to an earlier, now demolished dwelling. Evidence for this conclusion includes "thumb struck" mortar joints on the original exterior masonry surface and the existence of a brick tiled drain cut through by the first kitchen ell. Second, as originally conceptualized, Windsor was designed to incorporate a service ell behind the dining room. Thus, although the brick house was raised as a freestanding structure, it was envisioned as being completed by the addition of an ell. Third, the kitchen or service wing was built relatively soon after the completion of the main house and was approximately 17' 6" wide by 26' 2" long, constructed of either log or frame set on a shallow brick footing, floored with packed clay, and fitted with a roughly 8' x 4' brick chimney pile placed off center in the gable. The 6' x 2' 6" hearth

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

inside the stack jambs was laid with cobbles. The entire wing was built over a 1½ foot deep leveled mound of packed clay and construction debris from the main house. Ceramic shards and other artifactual evidence suggest that the original kitchen was demolished around 1830.

Contributing Structures

dwelling

Noncontributing Structures

barn

granary

sheds (2)

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Social history

Period of Significance

1770-1830 ±

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Windsor is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the *Delaware Comprehensive Historic Preservation Plan*: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

Jacob Vandyke, builder of Windsor, was a member of central Delaware's rural elite. He had inherited the farm from his father in 1762, and by the time of his death ten years later, he had improved the Windsor tract with a new two story

☒ See continuation sheet

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National Register of Historic Places Continuation Sheet

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brick house appended to an older, smaller wood building.¹ Because little written documentary evidence describing Vandyke's life survives, his mansion house remains the best index to his social and economic aspirations. Its 1700 square feet and two-story height make it one of the largest houses built in rural Delaware during the last decades of the eighteenth century. The accomplished level of interior ornament in the form of paneled fireplace walls, turned baluster stair, and moulded trim effectively continued the exterior impression of the house.

The construction of a stair-passage plan brick house materially and symbolically linked Vandyke with the particular community of central Delaware's rural elite. After the Revolution, the elite farmers of rural Delaware's Upper Peninsula Zone turned their attention from plowing the soil to building new houses and outbuildings. Significant portions of farm income were invested in these new buildings, establishing a pattern of architectural renewal that would peak during the mid-nineteenth century. As capital expenditures, the new houses increased the property value of the farms. But the expenditures on brick, plank, and paint were also a testimony of the owner's status, for they also symbolized economic and social success.

When Windsor was built, the vast majority of dwellings throughout Delaware were of log or frame construction; a significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of the owners of brick houses, 90 percent possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population.

The construction of stair-passage plan dwellings, which first appeared locally in the second quarter of the eighteenth century, had come into general acceptance among the most affluent members of the society. The presence of a substantial

¹ NCPR, will of J. Henry Vandyke, 1762; NCRW, Book K, p.8, will of Jacob Vandyke, 1772.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 3

interior passage physically distanced rooms and functioned to control and direct movement through the house. Rooms were no longer separated just by walls, but also by space, reflecting the owner's ability to afford specialized rooms and the luxury of privacy.

Although the addition of a stair-passage did not expand domestic activity to more than one or two rooms, it did redefine the former common room or hall with a more specific use and furnishing scheme, such as a dining room. This form, however, remained the property of the wealthy and was not adopted by other income groups. Vandyke's choice of housing, therefore, was not dictated simply by architectural fashions, but by social and economic aspirations. After Jacob Vandyke died, the property passed to his sister, Mary Forster.² In the 1780s, the land was partitioned into thirds, with equal shares given to Henry and Rachel Forster, Nicholas and Charlotte Vandyke, and David and Mary Stewart.

In 1789, Forster mortgaged the property to Kensey Johns, a prominent lawyer and judge, and the brother-in-law of Nicholas Vandyke IV.³ When Forster defaulted on his mortgage in 1796, the land was purchased by Nicholas Vandyke IV, who promptly sold it to Kensey Johns.⁴ In return, Johns leased the property to Vandyke for the use of his wife, widowed mother, and siblings for £40 on the condition that they do not "cultivate more than one third of the Clear Land which may be planted with Indian Corn and sown with Wheat."⁵

When Kensey Johns acquired the property, he was already an extensive landowner in St. Georges Hundred. In 1797 he was recorded as owning 1061 acres with four

² NCPR, will of Jacob Vandyke, 1772.

³ NCRD, Book H, Volume 2, p. 285 (1798).

⁴ NCRD; Book S, Volume 2, p. 82 (1796); Book P, Volume 2, p. 394 (1796); Book P, Volume 2, p. 402 (1796).

⁵ Lease (1795), Box 5, Accession 1432, Papers of Mrs. Victor du Pont, Eleutherian Mills/Hagley Museum and Library.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

houses, kitchens, barns, a granary and one slave for a total assessment of \$4120.⁶ By 1816, he was assessed for \$33,900, making him the wealthiest landowner in St. Georges Hundred.⁷ Since he lived in the town of New Castle, it is not only likely that all his land in St. Georges Hundred, including Windsor, was tenanted, but also that those properties composed only a portion of his overall holdings. In 1831, Johns sold the adjacent property of 300 acres to Robert Lewis, William Platt, and John K. Kane for \$14,400.⁸

Windsor has integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

⁶ NCTA, St. Georges Hundred, 1797.

⁷ NCTA, St. Georges Hundred, 1816. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.

⁸ NCRD, Book N, Volume 4, p. 160 (1831). Rea and Price's 1849 map incorrectly identifies the house as belonging to Kensey Johns.

9. Major Bibliographical References

PRIMARY SOURCES

KCCC. Kent County Court of Chancery, Dover, Delaware.

KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.

KCPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.

KCRD. Kent County Recorder of Deeds, Dover, Delaware.

KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository:

University of Delaware Center for
Historic Architecture and Engineering

10. Geographical Data

Acreage of property Approximately 3 acres

UTM References

A 18 44711810 43774010
Zone Easting Northing

C

B
Zone Easting Northing

D

☐ See continuation sheet

Verbal Boundary Description

The boundary for Windsor is shown on the accompanying New Castle County tax parcel map (tax parcel 13.4.3) and is outlined in bold black lines. The nominated property is a roughly rectangular 300 by 700 foot plot situated approximately 1400

☒ See continuation sheet

Boundary Justification

The boundary includes the farmhouse, farm buildings, and farmyard that have been associated historically with Windsor and maintain historic integrity. The lane to the public road and surrounding land which has been developed are excluded.

☐ See continuation sheet

11. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy
organization Center for Historic Architecture and Engineering date April 1989
street & number University of Delaware telephone (302) 451-8097
city or town Newark state Delaware zip code 19716

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2

NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.

NCPR. New Castle County Probate Records, Delaware State Archives, Dover, Delaware.

NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.

NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.

NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

SECONDARY SOURCES

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Ferguson, David. 1981. "Architectural Survey Site Designated Number 1 Stellar Farm near Taylor's Bridge." Unpublished paper.

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**National Register of Historic Places
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Section number 9 Page 3

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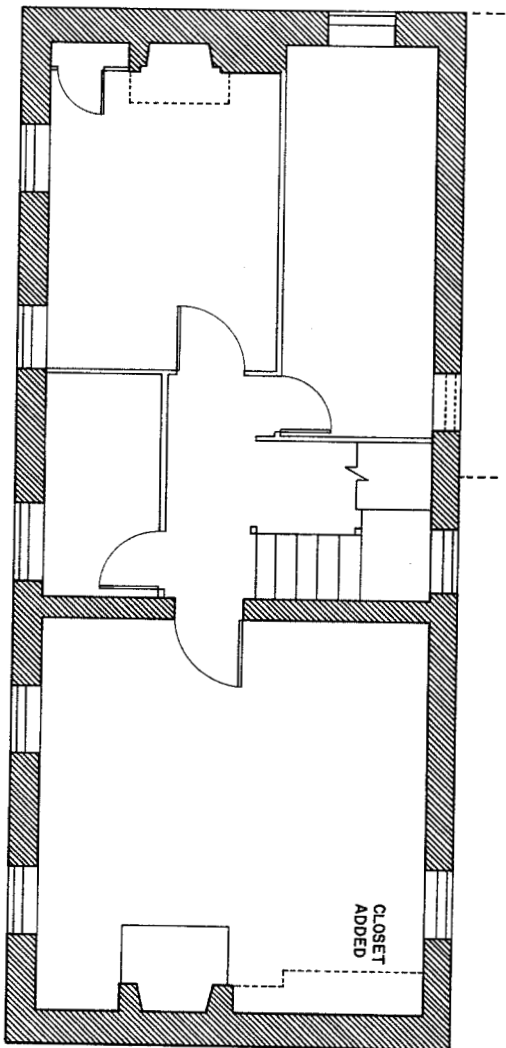
Sweeney, John. 1959. *Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware*. Newark, DE: University of Delaware Press.

United States Department of the Interior
National Park Service

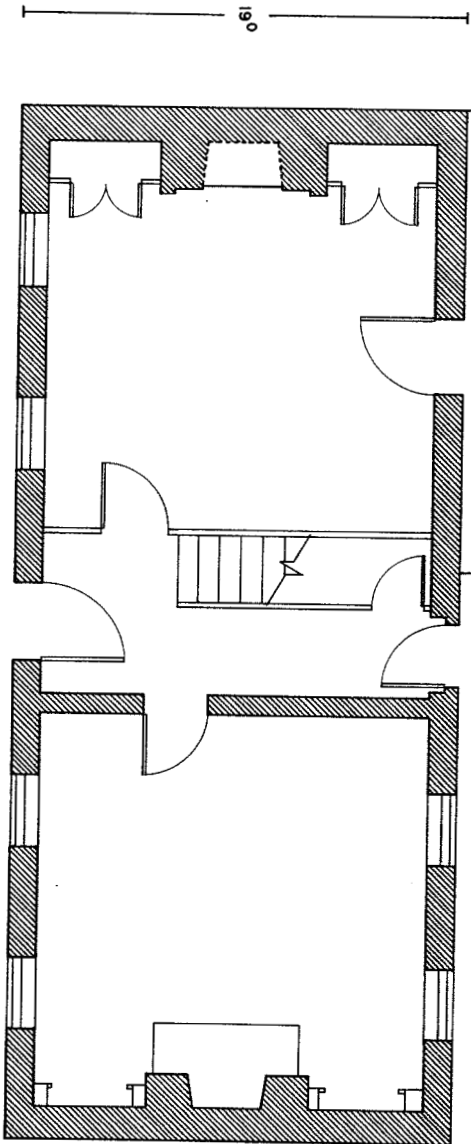
**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 2

feet northwest of County Road 417 approximately 1.3 miles northeast of its intersection with County Road 2, and contains approximately 3 acres. Beginning at a point approximately 1250 feet northwest of County Road 417 and at the head of the farm lane, proceed approximately 500 feet southwest. Turn 90 degrees northwest and proceed approximately 300 feet before turning 90 degrees northeast and proceeding approximately 700 feet. At this point turn 90 degrees southeast and proceed approximately 300 feet before turning 90 degrees and proceeding approximately 200 feet back to the starting point. The location of the property is UTM reference point 18 447180 4377400.



SECOND FLOOR PLAN



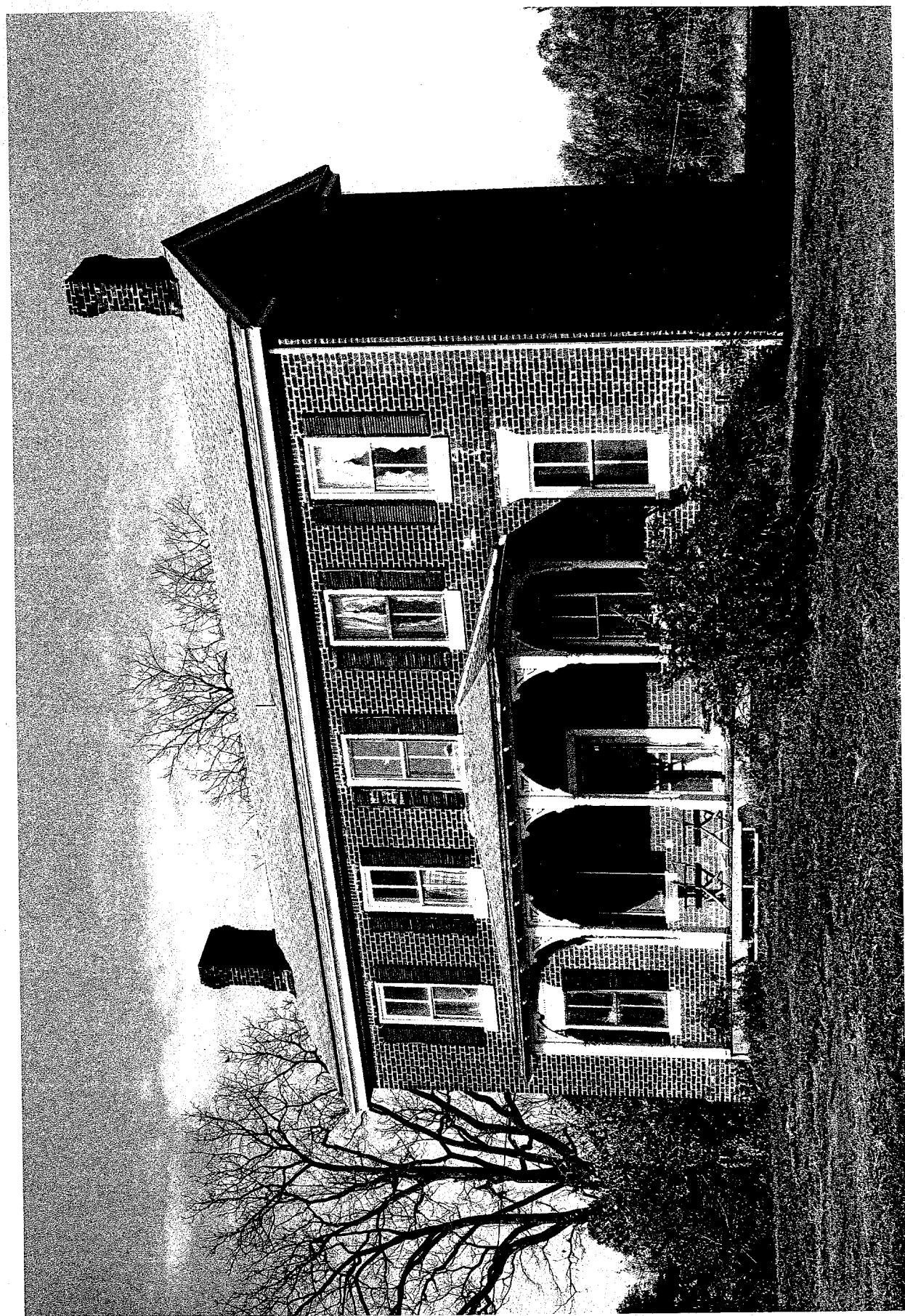
FIRST FLOOR PLAN

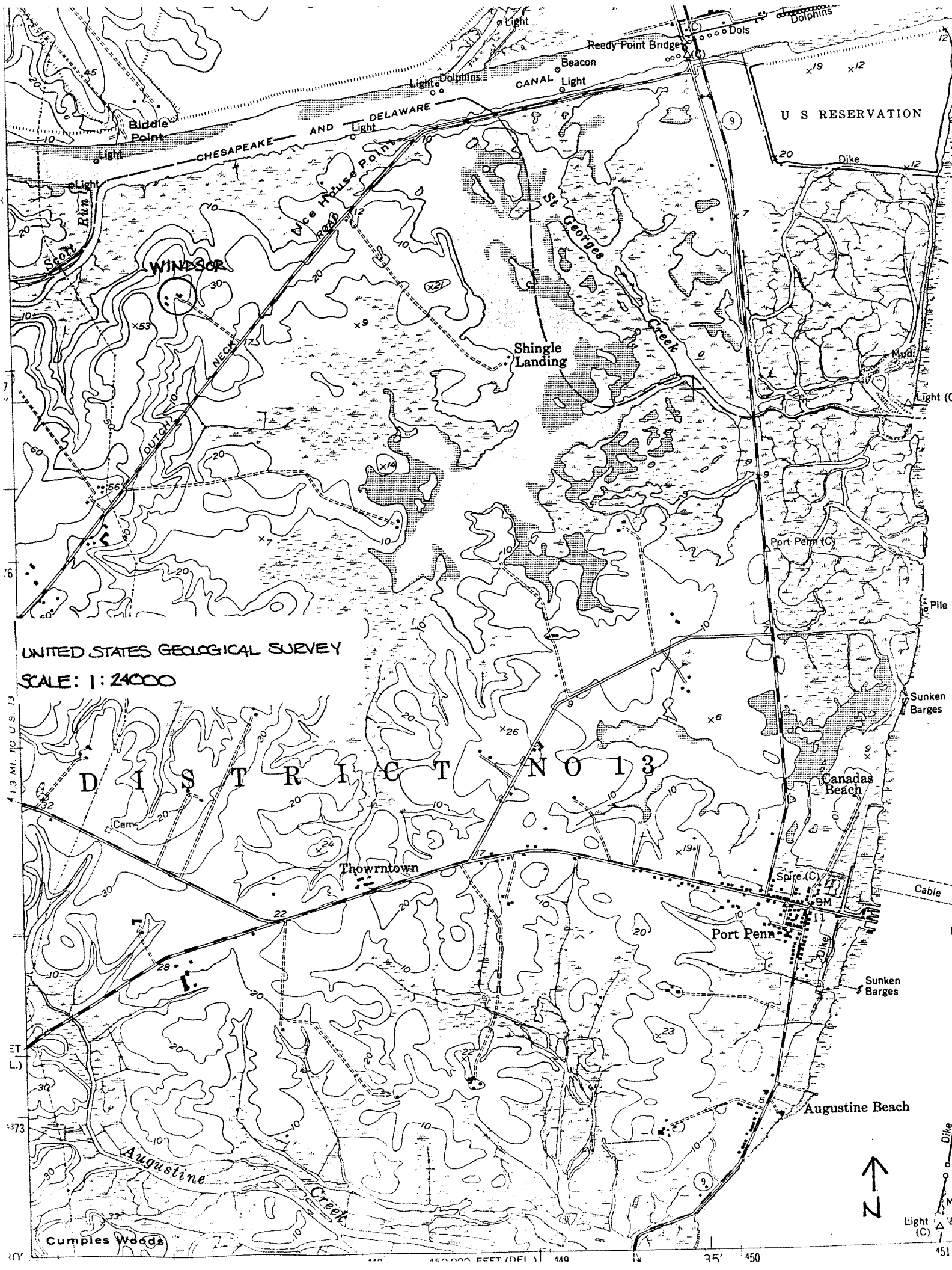
19'0"

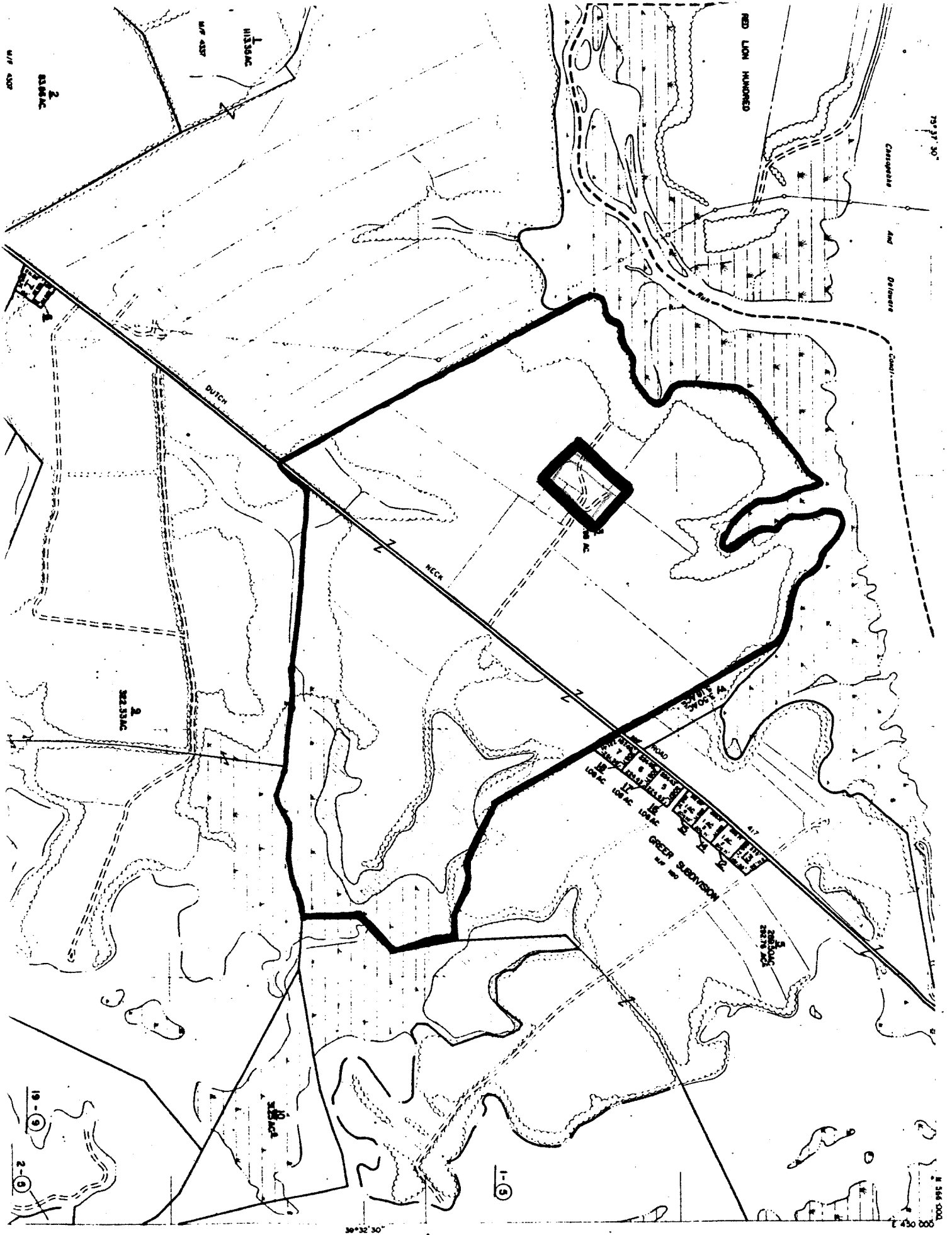
45' 1/2"

WINDSOR (FIRST PERIOD)
PORT PENN VICINITY, NEW CASTLE COUNTY, DELAWARE









WINDSOR
TAX PARCEL 13.4.3

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Propertyhistoric name Hill Island Farmother names/site number Noxontown FarmCRS# N-5898**2. Location**street & number 3379 Dupont Parkway (U.S. Route 13)☐ not for publicationcity, town Odessa☒ vicinitystate Delawarecode DEcounty New Castlecode 003zip code 19709**3. Classification**

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

10001

Noncontributing

3 buildings0 sites0 structures0 objects3 Total

Name of related multiple property listing:

Dwellings of the Rural Elite in Central Delaware,
1770-1830 ±Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Early Republic/Federal

Materials (enter categories from instructions)

foundation Brick and rubble stone

walls Brick

Wood/weatherboard

roof Asphalt

other Wood

Describe present and historic physical appearance.

Hill Island Farm is located in Appoquinimink Hundred, New Castle County, about one mile south of Odessa and 500 yards west of Route 13 at 3379 Dupont Parkway. The farm contains a dwelling, a horse barn, a trailer, sheds, and a privy on 430 acres of cultivated farmland and marsh. The farm is bounded on the north by Appoquinimink Creek and Hill (also known as Hell) Island, from whence it received its name.

The dwelling is a two-and-a-half story, five-bay, gable-roofed brick building with interior brick chimneys at each gable end and gabled dormers. The house faces south toward the drive and away from the creek and is aligned with the Noxontown Road (County Road 38) to the south. A two-story, gable-roofed, frame wing abuts the north wall. Behind the house to the north stand a trailer, sheds, a horse barn, and a privy, all dating to the late nineteenth and twentieth centuries and considered non-contributing structures within the historic context established by the nomination.

The house has overall dimensions of 48' x 18' and is laid out on a center-passage plan. Hill Island stands on a coursed rubble stone foundation over a dirt-floored full cellar. The house is covered with a composition shingle gable roof composed of butted and nailed common rafters. Although the original roof framing was destroyed by lightning in the mid-twentieth century, the current structure retains the same historic form. The south elevation, laid in flemish bond with thick joints and glazed headers, is accented with a two-course belt course that continues along the side or gable elevations.

The house was built in three distinct periods. First constructed in the early eighteenth century as a two-story, five-bay, gabled-roofed building, Hill Island was laid out on an unusual hall-parlor plan. Scars in the brickwork reveal that the dwelling originally possessed a pent roof running along the front elevation

☒ See continuation sheet

United States Department of the Interior
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below the belt course. The house originally had two brick chimneys, one in the western gable end and the other in the center. Each of the two rooms on the first floor, therefore, had its own fireplace in the west wall. The front entry opened to the common room on the east. The fireplace stood in the center of the west wall with a doorway on the left (south) opening into the parlor and a winder stair on the right (north) leading to the second floor and the cellar. In the east wall was a centrally placed window. The parlor had windows in both the north and south walls, with small windows in the cupboards on both sides of the fireplace in the west wall.

During a second major building episode in the late eighteenth century, the interior of the house was gutted and changed to a center-passage plan. The former front entry was changed to a window and the entry was relocated one bay to the west giving the house a symmetrical appearance. The parlor windows in the end wall were sealed and the interior paneled. In the common room, the chimney was torn down and a new one built against the opposite gable wall. In the center of the house, a stair-passage was introduced with a winder stair in the rear. The third construction phase occurred in the mid-nineteenth century when a two-story frame kitchen was added to the north wall, giving the house its present appearance. The third construction period removed fireplace trim from the ground floor, but otherwise left the brick house reflecting its late eighteenth-century appearance.

The current appearance of the house is as follows. The front or south door opens into an 8' x 15' passage with an opposing rear door. In the northeast corner is a closed-string winder stair with turned balusters. To the left (west) is a 18' x 15' parlor with fireplace centrally placed in the west wall. To the north of the fireplace is a cupboard and to the south are open shelves. To the right (east) is a 16' x 16' dining room with a sealed center fireplace and shelving on both sides.

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Continuation SheetSection number 7 Page 3

The second floor is divided into two rooms and an entry.¹ The parlor chamber retains its original paneled end wall with center fireplace and built-in closets on both sides. The paneling is organized in a tripartite system with two symmetrical end units flanking the chimney breast. Each of the end sections consists of vertically paired panels beside a replacement batten closet door topped with a single raised panel. The chimney breast area is composed of three horizontally ranged panels over a single elongated horizontal panel located over the fireplace opening framed by a moulded surround. The whole composition is surmounted with a quirked ogee cornice. The dining room chamber also features a paneled end wall with a centrally placed fireplace with flanking closets. The paneling arrangement in the dining room chamber mirrors that found in the parlor chamber with two exceptions. First, a second pair of vertically arrayed panels occupies the position between the closet area and the chimney breast. Second, the closets retain their four panel doors hung on HL hinges. The winder stair continues up to a twentieth-century finished attic.

Contributing Structures

dwelling

Noncontributing Structures

sheds

horse barn

privy

¹"Entry" is defined according to the *Builder's Dictionary* (1734) as "a Door, Gate, Passage, Etc. through which we arrive at any place."

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Social history

Period of Significance

1770-1830 ±

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Hill Island Farm is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the *Delaware Comprehensive Historic Preservation Plan*: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

Thomas Rothwell III, the person who remodeled Hill Island to its present appearance, belonged to the self-described class of gentleman farmers or agriculturalists. In 1797, he owned two brick dwellings on 709 acres valued at

☒ See continuation sheet

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National Register of Historic Places Continuation Sheet

Section number 8 Page 2

\$15,173, placing him in the top decile of taxpayers in Appoquinimink Hundred.¹

The house is perhaps the best indicator of Rothwell's economic and social position. Its 1725 square feet of floor space and two-story height make it one of the largest homes built in rural Delaware during the eighteenth century. The accomplished level of interior ornament in the form of paneled fireplace walls, turned baluster stair, and moulded trim effectively continued the exterior impression of the house. More significantly, the construction of a brick house with a stair-passage plan materially and symbolically linked Rothwell with the particular community of central Delaware's rural elite.

After the Revolution, the elite farmers of rural Delaware's Upper Peninsula Zone turned their attention from plowing the soil to building new houses and outbuildings. Significant portions of farm income were invested in these new buildings, establishing a pattern of architectural renewal that would peak during the mid-nineteenth century. As capital expenditures, the new houses increased the property value of the farms. But the expenditures on brick, plank, and paint were also a testimony of the owner's status, for they also symbolized economic and social success.

When Hill Island was remodeled, the majority of dwellings were of log or frame construction; a significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of brick house owners, 90 percent possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population.

The construction of stair-passage plan dwellings, which first appeared locally in the second quarter of the eighteenth century, had come into general acceptance among the most affluent members of the society. The presence of a substantial

¹ NCTA, Appoquinimink Hundred, 1797. Statistical analysis conducted by the Center for Historic Architecture and Engineering, University of Delaware.

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Continuation Sheet

Section number 8 Page 3

interior passage physically distanced rooms and functioned to control and direct movement through the house. Rooms were no longer separated just by walls, but also by space, reflecting the owner's ability to afford specialized rooms and the luxury of privacy.

Although the addition of a stair-passage did not expand domestic activity to more than one or two rooms, it did redefine the former common room or hall with a more specific use and furnishing scheme, such as a dining room. This form, however, remained the property of the wealthy and was not adopted by other income groups. Thomas Rothwell's choice of housing, therefore, was not dictated simply by the current architectural fashions, but by his desire to be recognized as a member of the elite of Delaware.

Upon Rothwell's death, the farm was bequeathed to his grandchildren with the stipulation that it be rented out until the youngest grandchild reached the age of majority. To ensure that his requests were followed, he appointed Nicholas Ridgeley, William Corbit, Samuel Thomas, Daniel Corbit, and Able Corbit as guardians and executors. His son-in-law, Edward Wilson, administered the estate. Wilson was also a landowner and farmer with extensive property holdings.² In 1816, he owned seven parcels of land valued at \$44,264, making him the wealthiest taxpayer in Appoquinimink Hundred.³ Included in his holdings was "Noxontown farm in tenure of John Eliason" consisting of "a good brick house, wooden barn, stables, and other outhouses" assessed at \$4200.

When Wilson died, the property remained under the stewardship of the New Castle County Orphans Court for about ten years. In one annual valuation, the farm was described as having

a brick dwelling and kitchen, fraim barn, log meathouse, corn crib and stable. A well of good water in the yard and a garden enclosed with pailing, an apple orchard supposed to contain one hundred and fifty

² Scharf, 1888, 1017.

³ NCTA, Appoquinimink Hundred, 1816. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.

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Continuation Sheet**

Section number 8 Page 4

trees all old and much on the decline. The house and kitchen is in want of sundry repairs, the other buildings are good...good fishing shore for shad and herring.⁴

In 1826, the Orphans Court divided the land among the heirs, giving Hill Island Farm to Lydia Wilson and her husband, John Whitby.⁵ The farm continued to be passed from one generation to the next, although the family name changed to Watkins in the late nineteenth century and to Smith in the twentieth century.

Hill Island Farm has integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

⁴ NCOC, Book L, Volume 1, p. 115 (1822).

⁵ NCOC, Division of Lands, Book A, p. 43 (1826).

9. Major Bibliographical References

PRIMARY SOURCES

KCCC. Kent County Court of Chancery, Dover, Delaware.

KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.

KCPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.

KCRD. Kent County Recorder of Deeds, Dover, Delaware.

KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency.
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository:

University of Delaware Center for
Historic Architecture and Engineering

10. Geographical Data

Acreage of property Approximately 4 acres

UTM References

A

1	8
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4	4	2	5	6	0
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4	3	6	4	9	5	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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☐ See continuation sheet

Verbal Boundary Description

The boundary for Hill Island is shown on the accompanying New Castle County tax parcel map (tax parcel 14.7.4) and is outlined in bold black lines. The nominated property is a roughly rectangular 250 by 900 foot plot situated approximately 3750

☒ See continuation sheet

Boundary Justification

The boundary includes the farmhouse, yard, and overlook to the tributary of Appoquinimink Creek that have been associated historically with Hill Island, and that maintain historic integrity. The rest of the farm is not included.

☐ See continuation sheet

11. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy
organization Center for Historic Architecture and Engineering date April 1989
street & number University of Delaware telephone (302) 451-8097
city or town Newark state Delaware zip code 19716

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Section number 9 Page 2

NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.

NCPR. New Castle County Probate Records, Delaware State Archives, Dover, Delaware.

NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.

NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.

NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

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[Rush, Benjamin.] 1786. "An Account of the progress of Population, Agriculture, Manners, and Government in Pennsylvania, in a letter from a citizen of Pennsylvania, to his friend in England." *Columbia Magazine* 1:3, p. 117-122.

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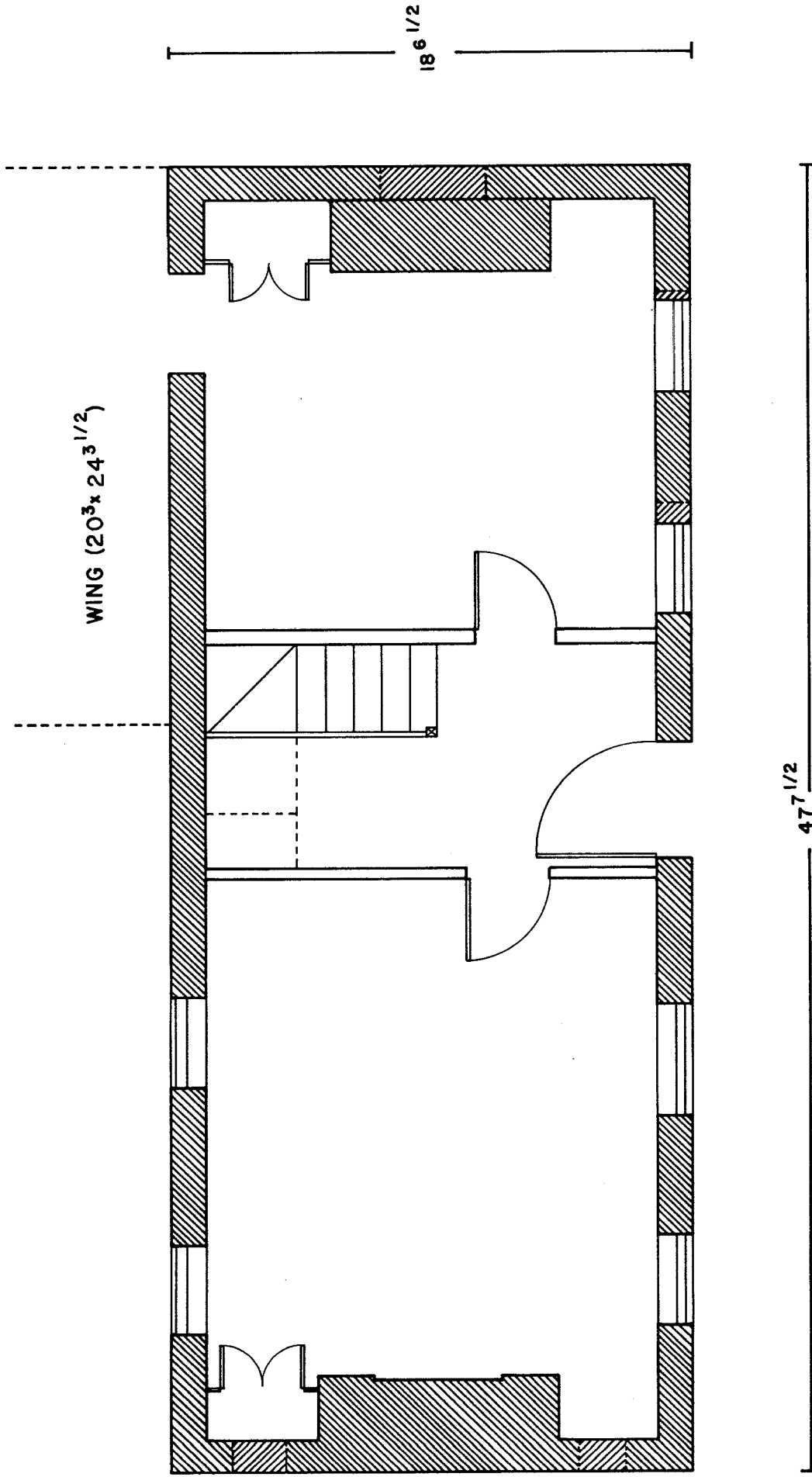
Sweeney, John. 1959. *Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware*. Newark, DE: University of Delaware Press.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

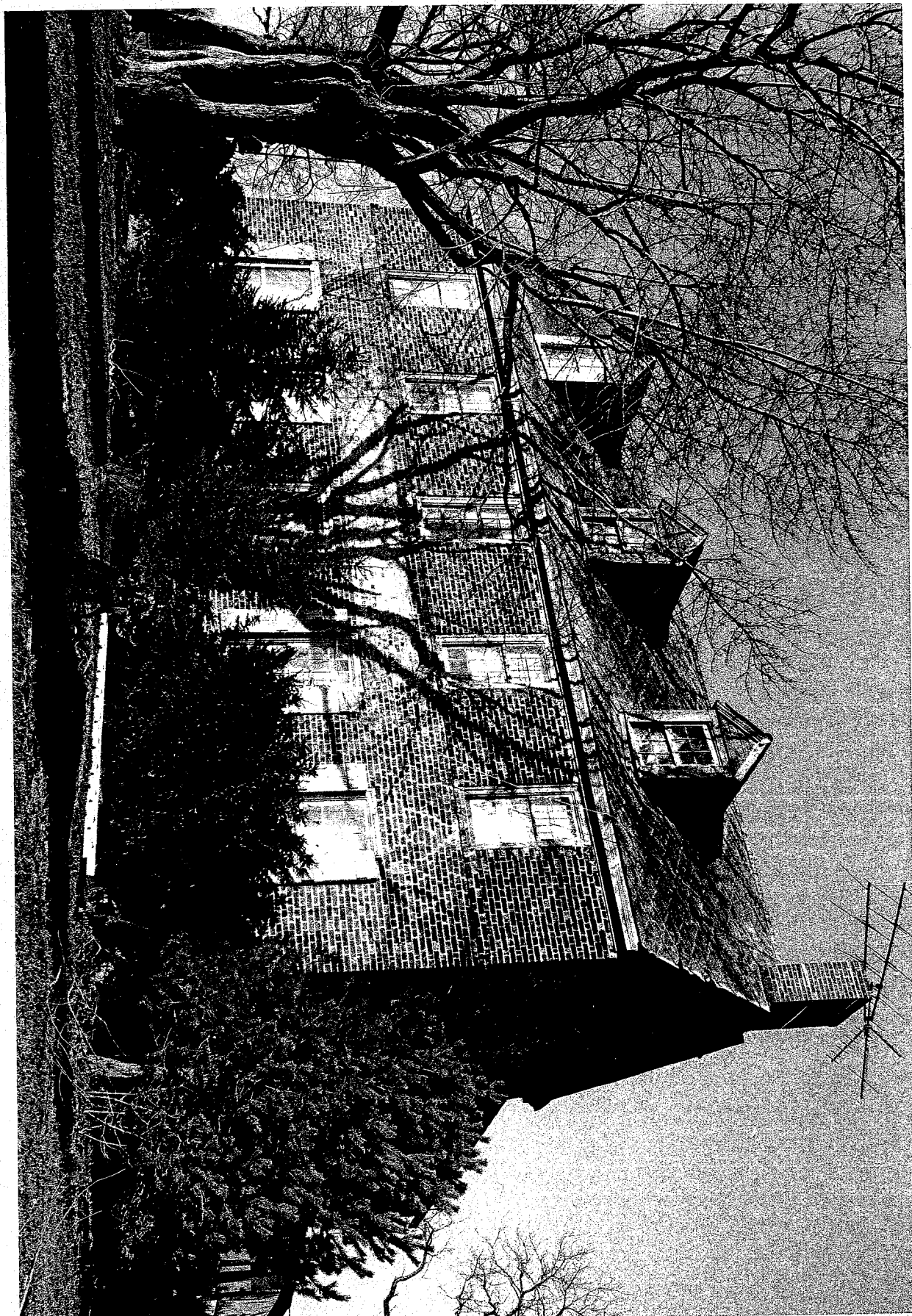
Section number 10 Page 2

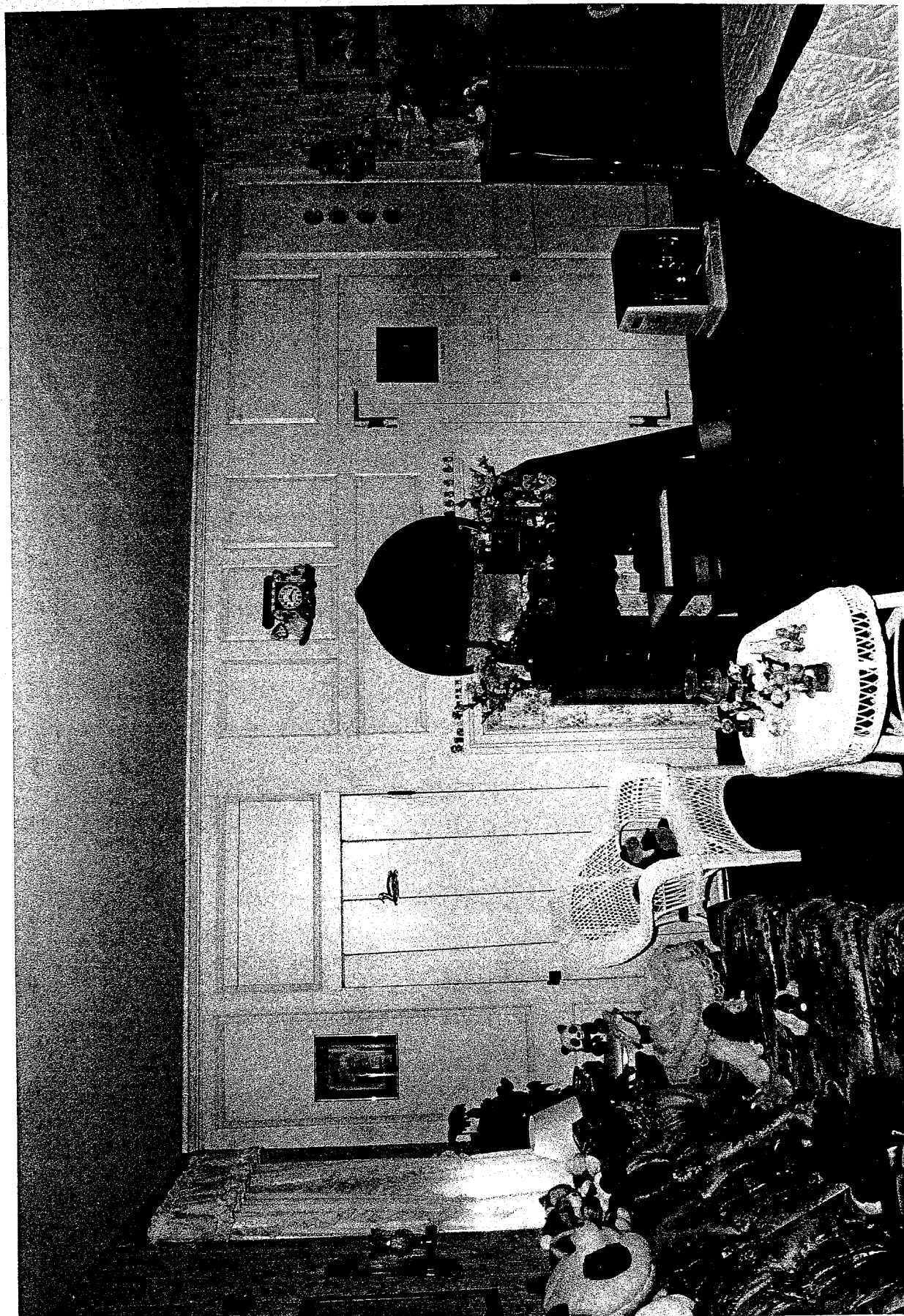
feet northeast of County Road 38 approximately 0.7 miles northwest of its intersection with U. S. Route 13 and contains approximately 4 acres. Beginning at a point approximately 100 feet west of the head of the present farm lane, proceed approximately 900 feet east to the edge of the tributary of Appoquinimink Creek. Follow the tributary north for approximately 250 feet along the west shore before turning and proceeding approximately 900 feet west. The parcel boundary is completed by turning south and proceeding approximately 250 feet south to the starting point. The location of the property is UTM reference point 18 442560 4364950.

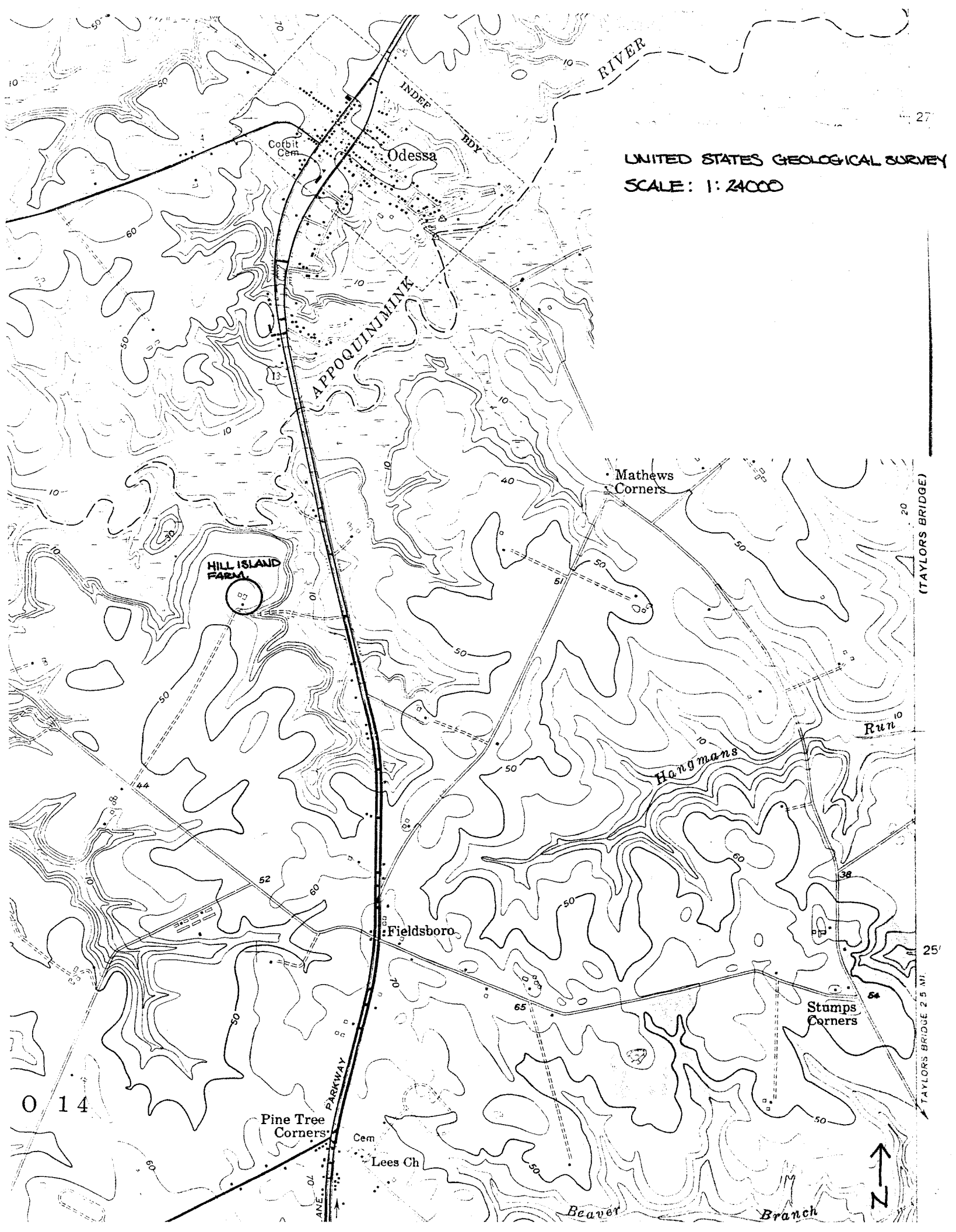


HILL ISLAND FARM (PERIOD II FLOOR PLAN, LATE 18TH CENTURY)
 ODESSA VICINITY, NEW CASTLE COUNTY, DELAWARE









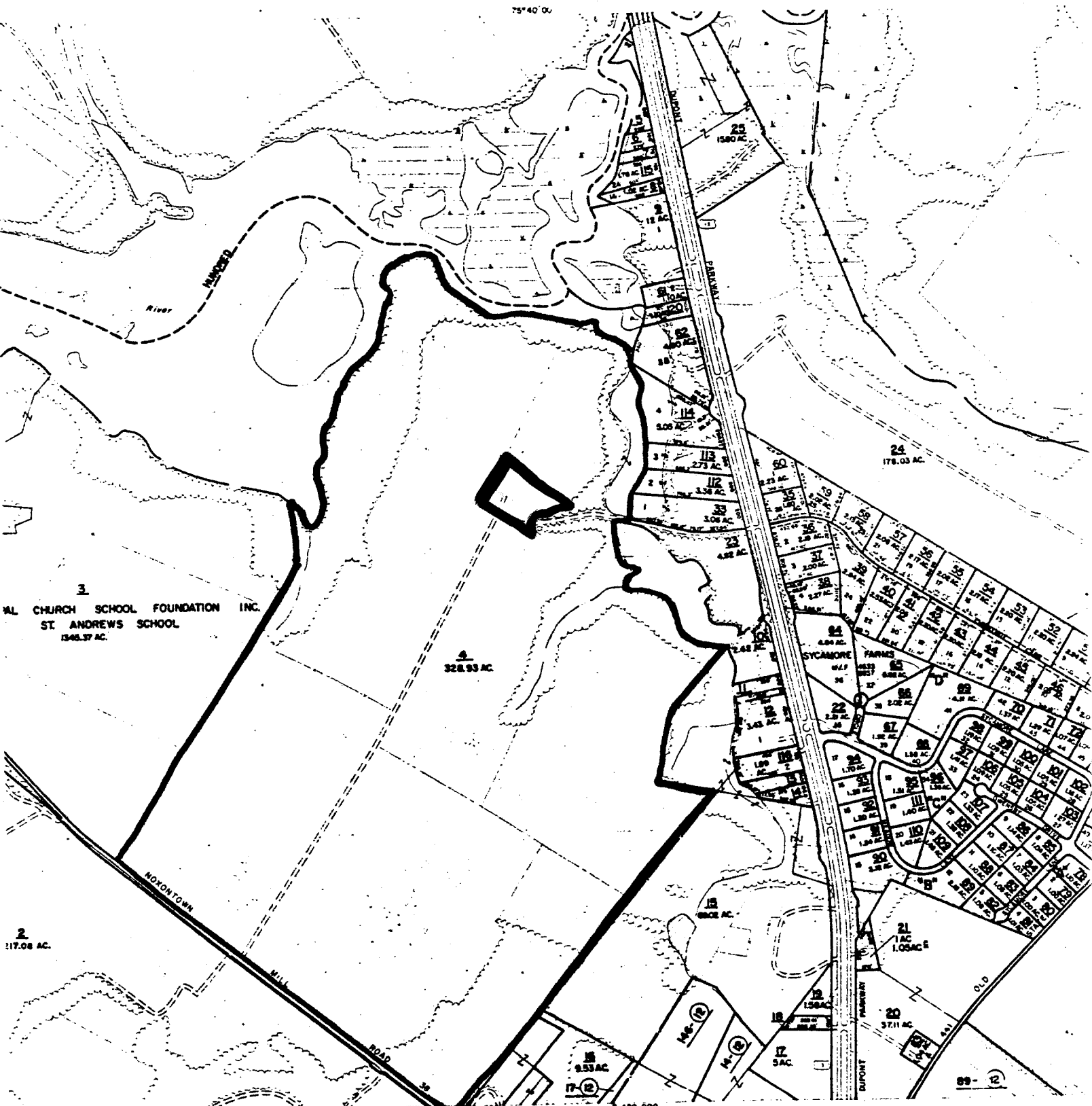
UNITED STATES GEOLOGICAL SURVEY
SCALE: 1:24000

(TAYLORS BRIDGE)

TAYLORS BRIDGE 2.5 MI.



75°40'00"



3
AL CHURCH SCHOOL FOUNDATION INC.
ST ANDREWS SCHOOL
1345.37 AC.

2
117.08 AC.

4
328.93 AC.

LEGEND			
	INTERSTATE HIGHWAY		CEMETERY
	U. S. HIGHWAY		CHURCH
	STATE HIGHWAY		SCHOOL
	LEGISLATIVE ROUTE NO.		WOODED AREA
	ROAD, PAVED		FENCE
	ROAD, UNPAVED		MARSH
	TRAIL		BENCH MARK
	R/W ROAD		BLOCK/SECTION
	RAILROAD		
	STATE LINE		PARCEL OUTLINE
	COUNTY LINE		INTERIOR PARCEL LINE
	HUNDRED LINE		PARCEL HOOK
	CORPORATE LIMITS		PARCEL NUMBER
	BRIDGE		120 AC TOTAL ASSESSED ACREAGE
	STREAM		125 AC TOTAL CALCULATED ACREAGE
	POND		PARCEL & CONTROL MAP NO.
	FIELD LINE		SUBDIVISION LOT NO.

REVISIONS	
1. JUNE 16, 1974	6. JANUARY 6, 1980
2. 7-27-75	7. FEBRUARY 6, 1980
3. APRIL 28-77	8. MAY 6, 1980
4. JANUARY 10, 1983	9. NOVEMBER 14, 1983
5. JULY 6, 1984	10. MAY 6, 1988

HILL ISLAND
TAX PARCEL 14.7.4

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Propertyhistoric name Savin-Wilson Houseother names/site number Dew Duck Inn Hunting Club CRS# K-3967Savin, John B. House**2. Location**street & number Co. Road 326, Between State Route 12 and Co. Road 83 ☐ not for publicationcity, town Smyrna ☒ vicinitystate Delaware code DE county Kent code 001 zip code 19977**3. Classification**

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>5</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>5</u>	Total

Name of related multiple property listing:

Dwellings of the Rural Elite in Central Delaware,
1770-1830 ±Number of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Early Republic/Federal

Materials (enter categories from instructions)

foundation Brick

walls Brick

Wood/weatherboard

roof Asphalt

other Wood

Describe present and historic physical appearance.

The Savin-Wilson Farm is located in Duck Creek Hundred, Kent County, southeast of Smyrna on County Road 326, 3000 feet north of the Smyrna-Leipsic Road (State Route 12). The farm contains the Savin-Wilson House, a manufactured dwelling, three machine sheds, and a dog kennel on a 223 acre parcel of cultivated farmland. Only the Savin-Wilson House is eligible for listing.

Built about 1820, the main block of the dwelling is a two-story, five-bay, gable-roofed brick building with an interior brick chimney pile at either gable end. A one-story, gable-roofed frame kitchen wing abuts the south wall. The house faces roughly west towards the road and is located on a low rise at the end of a 1000 foot dirt road. In front and to the west of the house is a modern manufactured house. To the south and west of the house stand three large machinery and storage buildings and a dog kennel. Except for the earliest dwelling, all buildings are considered non-contributing.

The house has overall dimensions of 42' x 20' and is built on a central-passage plan. It stands on a brick foundation above a cellar and is capped by a coursed, composition shingle roof. The front or west elevation is laid in flemish bond with thick joints and symmetrically fenestrated with double-hung windows and a central door. The facade is accented with a three-course belt course and a brick cornice. A modern cement porch with steps lies at the front entry. The secondary walls are laid in common bond.

The front door is set one foot inside a raised paneled recess with a five-light transom window. The door opens into a 7' x 17' passage with an opposing rear entry. In the southeast corner stands an open-string staircase with turned balusters. The closet underneath is fitted with a raised panel door.

To the north, a doorway (later widened) opens to a 14' x 18' parlor. The central fireplace in the north wall was encased in plaster board, concealing the

☒ See continuation sheet

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opening and jamb cupboards. To the south, a paneled door opens to a 16' x 18' dining room trimmed with a moulded baseboard and cornice. Centered on the south wall is a fireplace finished with a wooden mantle composed of Doric pilasters supporting a moulded cornice and shelf. To the west of the fireplace is a built-in cupboard fitted with raised panel doors and shelves. A cupboard built into the western jamb is concealed underneath modern plasterboard.

The second floor is divided into four chambers and an entry and was extensively remodeled during the twentieth century.¹ The walls of the parlor chamber are sheathed in wood paneling, and on the north wall, the central fireplace is concealed by closets. The chamber above the entry was converted into a bathroom. The two chambers above the dining room, originally one large room, were partitioned in the twentieth century. Modern closets conceal the fireplace. The stairs continue up to the unfinished attic and the common rafter roof.

The kitchen wing was built in the late nineteenth century and replaces a building of similar size. It is furnished with a sitting room and modern kitchen.

Contributing Structures

dwelling

Noncontributing Structures

dwelling

machinery and storage buildings (3)

dog kennel

¹ "Entry" is defined according to the *Builder's Dictionary* (1734) as "a Door, Gate, Passage, Etc. through which we arrive at any place."

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Social history

Period of Significance

1830 ±

1820

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

The Savin-Wilson House is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the *Delaware Comprehensive Historic Preservation Plan*: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

John Savin, the builder of this house, belonged to the self-described class of gentleman farmers or agriculturalists. Like many of the rural elite, John Savin was politically active in local affairs as evidenced by his duties as Duck Creek

☒ See continuation sheet

United States Department of the Interior
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Continuation Sheet

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Hundred's constable in the 1790s.¹ When he died in 1833, his inventory recorded his economic and social interests.² The 22 cows, nine horses, 25 sheep, and 20 hogs show his interests in husbandry, while his 108 bushels of potatoes, 673 bushels of corn, and 20 bushels of wheat demonstrate his agricultural pursuits. Savin was also a progressive farmer, using such mechanical innovations as a wheat fan and a "pattent rake." Inside his house were luxury goods such as a mahogany desk, walnut dining table, a \$35 sideboard, a set of silver spoons, and a "Yankee clock." He was interested in education as evidenced by the selection of books in his bedchamber, including two volumes of Clark's *Commentaries*. His social and economic position was further advertised by his four-wheel carriage valued at \$225.

The best indication of Savin's wealth is his house. Its 1680 square feet and two-story height make it one of the largest homes built in rural Delaware during the federal period. On the inside, the elaborate moulding and raised paneling repeated the qualities of cost and taste. More significantly, the construction of a brick house with a stair-passage plan linked Savin with a particular community.

After the Revolution, the elite farmers of rural Delaware's Upper Peninsula Zone turned their attention from plowing the soil to building new houses and outbuildings. Significant portions of farm income were invested in these new buildings, establishing a pattern of architectural renewal that would peak during the mid-nineteenth century. As capital expenditures, the new houses increased the property value of the farms. But the expenditures on brick, plank, and paint were also a testimony of the owner's status, for they also symbolized economic and social success.

At this time, the majority of dwellings were of log or frame construction; a

¹ John Savin, constable, Account Book 1794-97, Historical Society of Delaware. Also, see John Savin Folder, Historical Society of Delaware. Savin's duties included road surveys as well as serving summons and other legal activities.

² KCPR, inventory of John B. Savin, 1833.

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National Park Service

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significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of the owners of brick houses, 90 percent possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population.

The construction of stair-passage plan dwellings, which first appeared locally in the second quarter of the eighteenth century, had come into general acceptance among the most affluent members of the society during the last third of the eighteenth century. The presence of a substantial interior passage physically distanced rooms and functioned to control and direct movement through the house. Rooms were no longer separated just by walls, but also by space, reflecting the owner's ability to afford specialized rooms and the luxury of privacy.

Although the addition of a stair-passage did not expand domestic activity to more than one or two rooms, it did redefine the former common room or hall with a more specific use and furnishing scheme, such as a dining room. This form, however, remained the property of the wealthy and was not adopted by other income groups. John Savin's choice of housing was not dictated simply by the current architectural fashions, but by his desire to be recognized as a member of the rural elite of Delaware.

After Savin's death, his real estate was divided among his wife and four youngest children. The four eldest children received a portion of his personal estate. In 1852, the Court of Chancery awarded Savin's son, Joseph, the land if he purchased the other heirs' shares.³ His death the following year forced the sale of the farm at auction to James H. Hoffecker and William P. Robinson for \$4,350.⁴ The property did remain linked to the Savin family, for James H.

³ KCCC, Chancery Partition, Book C, page 130, 1852.

⁴ KCOC, Book T, pp. 62, 93 (1854).

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Hoffecker was the husband of Sarah Savin, Joseph's sister. The farm remained in the Hoffecker family until it was sold to Samuel Catts in the 1880s.⁵

The John Savin House has integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

⁵ KCRD, Book K, Volume 6, p. 496 (1882).

9. Major Bibliographical References

PRIMARY SOURCES

KCCC. Kent County Court of Chancery, Dover, Delaware.

KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.

KCPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.

KCRD. Kent County Recorder of Deeds, Dover, Delaware.

KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency.
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Specify repository:

University of Delaware Center for
Historic Architecture and Engineering

10. Geographical Data

Acreage of property Approximately 8 acres

UTM References

A 18 453780 43485000
Zone Easting Northing

C

B
Zone Easting Northing

D

☐ See continuation sheet

Verbal Boundary Description

The boundary for the Savin-Wilson House is shown on the accompanying Kent County tax parcel map (tax parcel 20-07) and is outlined in bold black lines. The nominated property is a roughly rectangular plot 300 by 100 feet containing

☒ See continuation sheet

Boundary Justification

The boundary includes the house, approach, and farmyard that have been associated historically with the Savin-Wilson House, and that maintain historic integrity. The rest of the farm is not included in the nomination.

☐ See continuation sheet

11. Form Prepared By

name/title Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy
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city or town Newark state Delaware zip code 19716

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NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.

NCPR. New Castle County Probate Records, Delaware State Archives, Dover, Delaware.

NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.

NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.

NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

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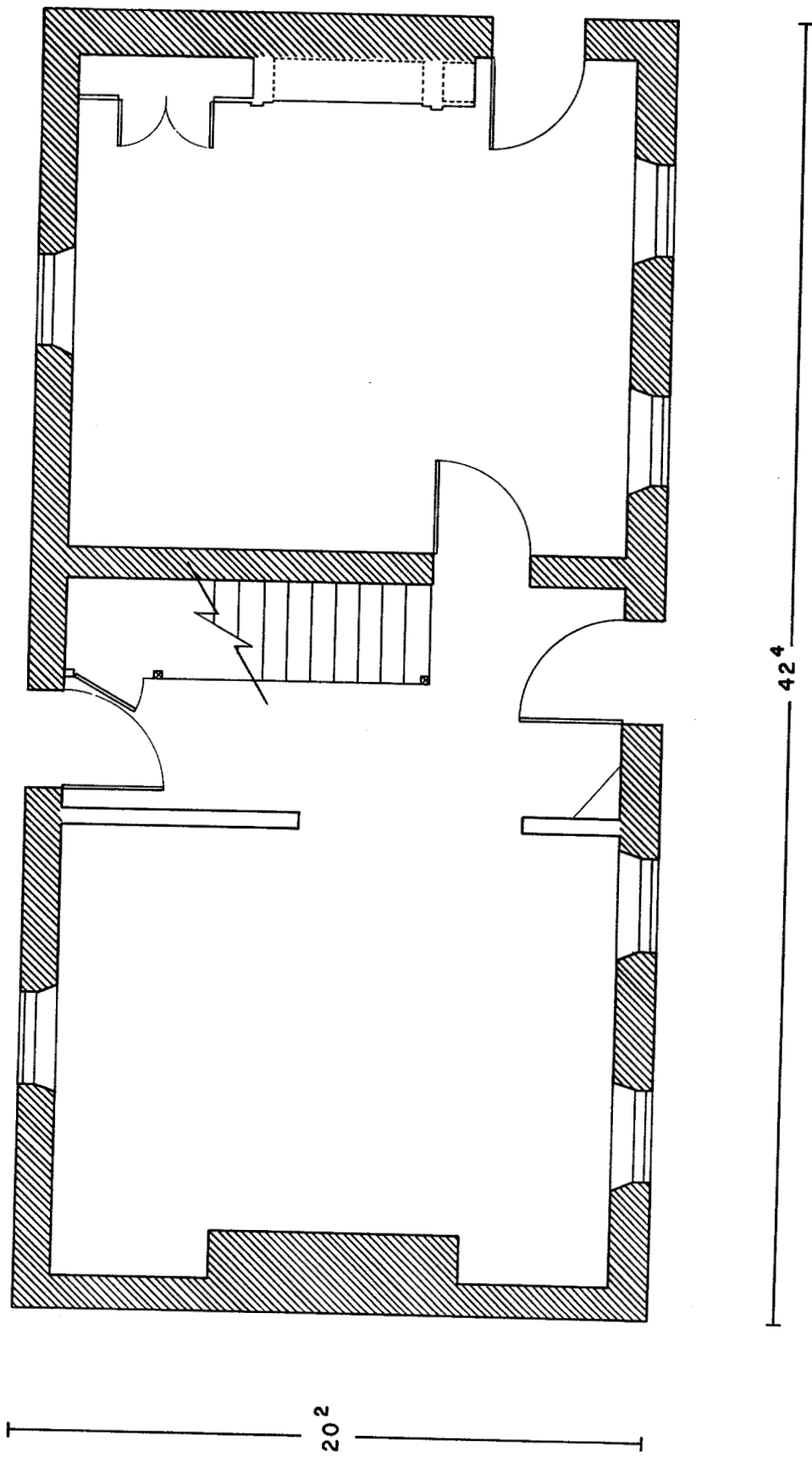
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approximately 8 acres. Beginning at a point on the east side of County Road 326 approximately 0.3 miles south of its intersection with County Road 83, proceed approximately 300 feet south along the east side of Road 326. Then, turn east and proceed approximately 1000 feet to the rear of the farmyard before turning north and proceeding approximately 300 feet. The parcel boundary is completed by proceeding west approximately 1000 feet to the starting point on the east side of Road 326. The location of the property is UTM reference point 18 453780 4348500.



SAVIN-WILSON HOUSE (FIRST PERIOD)
SMYRNA VICINITY, KENT COUNTY, DELAWARE

