

**4.3.13 K-07601. Dwelling**  
**898 McGinnis Pond Road**  
**SM-00-121.00-01-53.00**

**Description:** This 0.39-acre property is located on the east side of McGinnis Pond Road, approximately 260 feet north of the Barratts Chapel Road intersection. The property consists of a greatly expanded ranch style house that was begun ca. 1940. Access to the property is *via* a short gravel driveway that extends to the front (west) of the house. The property is bordered by a patch of trees to the north and east, an open field to the south, and McGinnis Pond Road to the west.

The dwelling is a one-story, seven-bay, ranch style house with a concrete block foundation. Extensive rear (east), north, and south one-story additions were constructed between 1985 and 1997. The original three-bay section of the house is faced with prefabricated vinyl shakes. The three-bay garage section and front gable wing are faced with random-laid fieldstone. The remainder of the house is clad with vinyl siding. The original section has an asphalt shingle side gable roof. The rear (east) and south additions have end gable roofs. There is a replacement bay window on the front (west) facade of the original section.

**Applicable Historic Context(s):** Upper Peninsula Zone; Suburbanization and Early Ex-urbanization (1940-1960±); Settlement Patterns and Demographic Changes.

**Historical Overview:** The original three-bay house was a modest one-story structure when it was built ca. 1940. It was the only house of its size or suburban pedigree in the immediate area of the Barratts Chapel and McGinnis Pond roads intersection at that time. It was surrounded by farmland and large frame farmhouses.

Since ca. 1985 the house has been expanded dramatically by a three-bay garage addition to the north and extensive living space additions to the east and south.

**Evaluation:** In the project APE during the period 1940-1962, residential construction occurred not in large planned subdivisions, but generally as single structures or small developments along roads on the edges of farms. These residences are small, modest, one- or one-and-one-half-story frame buildings. They generally cannot be characterized as having an architectural style, but they often have modest elements from the three prevailing styles of the time: Cape Cod, Minimal Traditional, and Ranch.

Because of their commonness and ubiquity, houses from this 1940-1962 era are rarely individually significant. They can be significant under NRHP Criteria A and C, if they are associated with the increasing suburbanization of the era. The National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Ames and McClelland 2002) defines a historic residential suburb as “a geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities, and community facilities.” K-07601 does not have historical significance under this definition in NRHP Criterion A or C.

Although 1940-1962 era dwellings are most likely to be significant under NRHP Criteria A and C, they could also be eligible under NRHP Criterion B or D. To be significant under NRHP Criterion B, the house or suburban development would have to be designed or somehow associated with a person significant in local, state, or national history. To be eligible under Criterion D, the dwelling would need to yield, or have the ability to yield, important information on history and to be the principal source of that information. K-07601 does not have any association with a person who has demonstrable significance in local, state, or national history, and therefore, is not eligible under NRHP Criterion B. The dramatically altered property does not retain integrity. Major additions to the rear (east), north, and south have more than tripled the footprint of the building. Because of the alterations to its historic fabric, K-07601 is not eligible under NRHP Criterion D.

K-07601 Photographs



*House (original section), west (front) elevation, facing southeast.*



*House, north and west (front) elevations, facing southeast.*



*House, east (rear) and north elevations, facing southwest.*



*House, west (front) and south elevations, facing northeast.*

**K-07601 Mapping**



K-07601 tax parcel on 2002 aerial photograph (Delaware DataMIL 2008).



K-07601 tax parcel on 1937 aerial photograph (Delaware DataMIL 2008).