

APPENDIX C
ELIGIBILITY FORM

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Fountain, W.C., Agricultural Complex
other names/site number K-01689

2. Location

street & number SW corner of Barratts Chapel Road (RD 371) and US 113/SR 1 not for publication
city or town Frederica vicinity
state Delaware code DE county Kent code 001 zip code 19946

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide ___ local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper Date of Action

Fountain, W.C., Agricultural Complex
Name of Property

Kent County, DE
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
11		buildings
		district
		site
		structure
		object
11		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling=house

VACANT/NOT IN USE

AGRICULTURE/agricultural outbuilding=barn

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

COLONIAL/Georgian

foundation: BRICK

No Style

walls: SYNTHETICS/vinyl

ASBESTOS

roof: METAL

other: _____

Fountain, W.C., Agricultural Complex
Name of Property

Kent County, DE
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph: The W.C. Fountain Agricultural Complex (K-01689) is a historic farm property located on 233.2 acres in South Murderkill Hundred, Kent County, Delaware (Figure 1). The main portion of the Georgian farmhouse is a five bay center hall plan I-house from ca. 1810. The perpendicular kitchen wing is a ca. 1730 frame house moved from elsewhere on the property. Ten agricultural outbuildings complete the farmstead, including three barns, four sheds, a milk house, a privy, and a machine shed (Figure 2). The property is primarily composed of farm fields with wooded areas and marshland along Spring Creek to the southwest and an unnamed waterway to the northwest.

Narrative Description: The W.C. Fountain Agricultural Complex is a 233.2-acre property with a historic frame farmhouse and 10 agricultural outbuildings located in South Murderkill Hundred, Kent County, Delaware. The property is bounded on the northeast by Barratts Chapel Road and on the southeast by State Route (S.R.) 1 and adjacent farmland. Spring Creek and a border of woodland lie at the southwest edge of the property, and an unnamed drainage of Spring Creek flows through a wooded area at the northwest edge. Located just over a mile north of the town of Frederica, the W.C. Fountain Agricultural Complex is surrounded by primarily agricultural and semi-suburban development with some increased commercial development supported by the adjacent highway. The farm and its associated buildings are all currently vacant in anticipation of demolition for a proposed residential subdivision (Preliminary Land Use Service [PLUS] 2004).

A long, unpaved driveway stretches southwest from Barratts Chapel Road past the farmstead to the wooded southwestern edge of the property. The first building reached *via* the driveway is the historic frame farmhouse (.001) (Photograph 1). The farmhouse was built ca. 1810 as an I-house with an L-shaped plan. The main two-and-a-half-story, five-bay portion of the house was new construction. The two-bay perpendicular wing at the rear was an older house dating to ca. 1730 from the same property, which was moved to this site and joined to the main block ca. 1810 (McCleave 2005). Both portions of the farmhouse rest on a brick foundation with a partial basement. The three-gable roof has projecting gable ends, boxed cornices, and a covering of standing seam metal roofing. Three brick interior end chimneys, which have been faced with stucco, pierce the ridgelines at the east, west, and south ends of the building.

The north façade is oriented toward Barratts Chapel Road (Photograph 2). It features a symmetrical five-bay center hall plan design with a central paneled wood door shaded by a single-bay front porch that was probably added in the late nineteenth century. The dilapidated porch is supported by six square posts. Plywood and plastic sheeting partially obscure remnants of the porch's former wood balustrade. The dilapidated state of the frame farmhouse walls reveals historic clapboard siding beneath the current vinyl siding and previous asbestos siding wall coverings. The façade's nine historic six-over-six wood double-hung sash windows are set in plain wood frames.

The side elevations of the main wing of the farmhouse were originally designed with paired windows on the first, second, and attic stories (Photograph 3). The east elevation windows—historic six-over-six wood sash windows and two-light casement attic windows—remain, but the first and second story window openings on the west elevation have been covered by siding.

See Continuation Sheets

Fountain, W.C., Agricultural Complex
Name of Property

Kent County, DE
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Agriculture (A and C)

Architecture (C and D)

Period of Significance

Ca. 1810-1962

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance Justification: The period of significance for the W.C. Fountain Agricultural Complex begins with the construction of the main block of the farmhouse ca. 1810. Even though documentary evidence establishes that the agricultural complex was active before 1746 and physical and oral history evidence dates the rear wing of the farmhouse to ca. 1730, the early eighteenth century house was later moved (most likely in ca. 1810). Thus the earliest date for the present configuration of the complex is ca. 1810. The ending date is 1962, almost fifty years ago, when all of the existing twentieth century agricultural outbuildings were extant.

Criteria Considerations (explanation, if necessary) N/A

Fountain, W.C., Agricultural Complex
Name of Property

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The W.C. Fountain Agricultural Complex (K-01689) is evaluated as eligible under National Register of Historic Places (NRHP) Criteria A and C as an agricultural complex with links to the Intensified and Durable Occupation Period (1730-1770±), the Early Industrialization Period (1770-1830±), the Industrialization and Early Urbanization Period (1830-1880±), the Urbanization and Early Suburbanization Period (1880-1940±), and the Suburbanization and Early Ex-urbanization Period (1940-1960±). The Georgian farmhouse, which was built ca. 1810 and incorporates an earlier structure from ca. 1730, is individually evaluated as eligible under NRHP Criteria C and D for its architecture.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

According to NRHP standards, an agricultural complex is composed of dwelling(s) and agricultural outbuildings, plus utilitarian and non-utilitarian spaces, and features directly associated with these buildings. Also included are agricultural fields, woodlots, marshes, ditches, landscaped lawns, yards, gardens, drives, lanes, paths, and trash and other waste disposal areas and features (De Cunzo and Garcia 1992). An agricultural complex must have the ability to convey information or exhibit trends concerning national, state, or local agricultural development. Primary and secondary source historical documentation is used to substantiate the significance of an agricultural complex. The principal historic components of the complex, the dwelling(s), domestic outbuildings, agricultural outbuildings, and utilitarian and non-utilitarian landscapes, must convey strong associations with the farm's period of significance. Changes to active farms are expected and will not preclude NRHP eligibility. However, the major buildings, including dwelling(s) and barn(s), should retain much or all of their historic exterior fabric. In addition, to remain eligible, new construction must not dominate the old.

To be eligible under NRHP Criterion A, an agricultural complex must be significant in association with local, statewide, or national trends in agriculture and must be able to convey those trends. The W.C. Fountain Agricultural Complex is clearly significant in local agricultural history. Its well-documented history traces occupation of the property back to at least the 1740s. The front portion of the farmhouse is estimated by the Delaware State Historic Preservation Office (DESHPO) to have been constructed ca. 1810 (McCleave 2005). A local informant also told the DESHPO that the rear ell of the house is even older, originally constructed in the 1730s and moved from its original location near S.R. 1 at an unspecified date (McCleave 2005). Tax records, agricultural censuses, and published histories provide a good deal of information on the farm, its owners, and its production during the nineteenth century. The sources illustrate that wealthy, and at times prominent, citizens of Murderkill Hundred and later South Murderkill Hundred owned the farm, and that for much of its history it was in tenancy, an important part of agricultural history in Delaware, Kent County, and the hundred. Crop yields and value of the farm were high for the hundred. The historical records also indicated that the farm has probably retained virtually the same amount of acreage since the 1740s, maintaining a link with its agricultural past.

See Continuation Sheets

Developmental history/additional historic context information (if appropriate)

See Continuation Sheets

Fountain, W.C., Agricultural Complex
Name of Property

Kent County, DE
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)
See Continuation Sheets.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): K-01689

10. Geographical Data

Acreage of Property 233.2
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>459642</u>	<u>4319784</u>	3	<u>18</u>	<u>459372</u>	<u>4318411</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>18</u>	<u>460170</u>	<u>4319502</u>	4	<u>18</u>	<u>458841</u>	<u>4319543</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The NRHP boundary recommended for K-01689 is the 2005 tax parcel of the property before the parcel was subdivided to accommodate lots for a planned residential development. The parcel contains most of the land historically associated with the property since the mid-eighteenth century, as well as the farmstead and farm lanes. The boundary generally follows the edge of an unnamed waterway along the northern edge and Spring Creek along the western and southwestern edges. Approximately 0.73 km (0.45 mi) due west of S.R. 1 the boundary turns and heads in a straight line to the northeast. The boundary parallels S.R. 1 for approximately 0.25 km (0.16 mi) and then turns to follow Barratts Chapel Road to the northwest (with the exception of a few small residential parcels at the edge of the road) back to the starting point.

Boundary Justification (Explain why the boundaries were selected.)

The NRHP boundary reflects the tax parcel boundary in 2005 before the land was subdivided in preparation for a residential subdivision. The land encompassed by the boundary contains the farmstead and most of the cultivated land, wooded land, and marshland that has been associated with the property since the mid-eighteenth century.

Fountain, W.C., Agricultural Complex
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11. Form Prepared By

name/title Laura C. Ricketts/Architectural Historian and Gerald M. Kuncio/Historian
organization Skelly and Loy, Inc. date July 2, 2010
street & number 3280 William Pitt Way telephone 800-340-7538
city or town Pittsburgh state PA zip code 15238
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: W.C. Fountain Agricultural Complex

City or Vicinity: near Frederica

County: Kent State: Delaware

Photographer: Laura Ricketts

Date Photographed: 1/1/2008

Description of Photograph(s) and number: See Continuation Sheets.

1 of ____.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Continuation Sheet

Fountain, W.C., Agricultural Complex

Name of Property

Kent, DE

County and State

Name of multiple listing (if applicable)

Section number 7 Page 1

Narrative Description (Continued):

The early eighteenth century rear ell most likely functioned as a free-standing house before it was moved and attached to the main block as the kitchen wing (Photograph 3). The two-and-a-half-story structure is shorter and more modestly scaled than the later main block. The west elevation was probably the former façade with two historic six-over-six wood sash windows on the second story and a twentieth century porch addition that runs the full width of the first story. The shed roof porch is supported by simple posts at the right and by a one-bay enclosure, which is clad with corrugated plastic and lit by paired two-over-two wood sash windows, at the left. The east elevation of the rear ell features a twentieth century shed roof porch addition with plywood walls under six-over-six and three-over-three wood sash windows. The south elevation of the rear ell features two small two-over-two attic windows, a historic six-over-six wood sash window, and a replacement one-over-one sash window with at least one former window covered by the asbestos siding.

Stylistically, the main portion of the farmhouse belongs to the Georgian period. Its five-bay, single pile configuration with interior end chimneys is typical for the time and the region. While the symmetry, massing, and overall proportions of the house reflect Georgian period trends, the house lacks the overt classically-derived ornamentation of high style Georgian houses. The application of various wall sheathing materials (vinyl and asbestos siding) and the loss of other historical details (the reconfiguration of the main entrance under a later porch) may indicate that original ornament, such as a heavily carved cornice with dentil moldings or pedimented door and window, have been removed, but it seems more likely that the main portion of the Fountain house was originally built as a modest and unornamented version of the style. The early eighteenth century rear ell is similarly modest in execution, with no trace of original historic ornamentation.

Two small frame sheds (.002 and .003) from ca. 1930 are located to the southeast and south of the farmhouse (see Figure 2; Photograph 4). The first shed (.002) is a small square structure with a collapsed asphalt shingle shed roof and vertical beaded board siding over an earthen foundation. It has one wide window opening on the north side and the indication of a former doorway on the west side. The second shed (.003) has a standing seam metal end gable roof and a footing of brick and concrete piers. The shed is clad with board-and-batten siding with no openings other than a door on the north side.

The unpaved driveway, which passes to the northwest of the farmhouse, becomes an organizing element for the linear arrangement of the remaining agricultural outbuildings (see Figure 2). The ca. 1890 privy (.004), located to the southwest of the farmhouse and sheds, is the only extant outbuilding which appears to date from the nineteenth century (Photograph 4). Until the property was vacated, the privy was used for storage. The small frame structure has a standing seam metal end gable roof and patched vertical board siding.

The majority of the remaining outbuildings were constructed ca. 1930. A multi-use frame shed (.005), which is located immediately to the southwest of the privy, is in deteriorated condition (Photograph 4). It has a bi-level corrugated metal roof with exposed rafter tails and vertical board siding patched with plywood.

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Fountain, W.C., Agricultural Complex
Name of Property
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Name of multiple listing (if applicable)

Section number 7 Page 2

Narrative Description (Continued):

Located to the west along the side of the driveway is the one-and-a-half-story multi-use frame barn (.006) (Photograph 5). The barn, which is supported by concrete block piers, features a corrugated metal end gable roof, three sliding barn doors, and vertical beaded board siding.

Two small outbuildings are located to the north across the driveway from the multi-use barn. The frame milk house with a concrete block foundation (.007) has two-over-two wood sash windows, narrow weatherboard siding, and a corrugated metal end gable roof (Photographs 5 and 6). Behind (southwest of) the milk house is a small frame shed (.008) with vertical beaded board siding and a corrugated metal end gable roof (Photograph 5). A bulkhead well entrance is attached to the north elevation, and a wood door with metal strap hinges is sheltered by the overhanging roof on the south elevation.

A two-and-a-half-story frame barn (.009) with board-and-batten and vertical beaded board siding is located further to the south of the milk house and shed (Photograph 7). The barn has brick pier footings and a metal side gable roof with exposed rafter tails. It can be accessed through a hinged board-and-batten door on the north side or through double vertical board sliding doors on the south side.

The largest of the surviving outbuildings is also the newest, a machine shed (.010) that was constructed ca. 1950 (Photograph 7). The large outbuilding with metal end gable roof has a broad opening on the northeast façade, which was formerly closed off with sliding metal doors. The frame structure is composed of posts that are anchored through the dirt floor. The machine shed is clad with corrugated metal sheeting on three sides, while the southeast elevation has five open bays for machine equipment.

The ca. 1930 dairy barn (.011) is located slightly to the north of the other outbuildings (Photographs 1 and 6). The two-and-a-half-story structure has a standing seam metal end gable roof. Its first story is constructed of concrete block, and the frame second story is clad with vertical boards and vinyl siding.

The 233.2-acre property associated with the W.C. Fountain Agricultural Complex is virtually flat land. Approximately two-thirds of the acreage has been cleared and cultivated for more than a century. A wide swath of wooded wetlands borders Spring Creek and its tributary to the west. Since at least June of 2004, the property has been considered as a site for redevelopment under the name Chapel Farms. An early redevelopment program proposed “535 residential units with approximately 11.6 acres of commercial development, which is intended for the convenience of the residents” (PLUS 2004). Current tax parcel mapping shows the property subdivided into a typical suburban subdivision with 233 townhouses clustered at the center of 326 single family lots (Figure 3).

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Fountain, W.C., Agricultural Complex
Name of Property
Kent, DE
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Section number 8 Page 1

Narrative Statement of Significance (Continued):

Less information is available on the farm and its operation in the twentieth century, due to a dearth of specific records. This is problematic, because with the exception of the farmhouse and the privy, all the remaining buildings were estimated by the DESHPO to have been built in the twentieth century (McCleave 2005). Buildings specifically enumerated in the mid-nineteenth century tax assessments -- the barn, kitchen house, stable, carriage house, and smokehouse -- do not appear to be extant. Aerial photographs do show that the surviving agricultural outbuildings were all present by 1962, almost fifty years ago (Delaware DataMIL 2010).

Despite the absence of more nineteenth century buildings, the W.C. Fountain Agricultural Complex is recommended as eligible for listing under NRHP Criterion A. The farmstead retains its historic farmhouse, which includes examples of eighteenth and early nineteenth century construction. The farmstead contains buildings constructed prior to 1962, and those buildings retain original interior and exterior materials. Their presence, and the absence of nineteenth century buildings, illustrates the changing nature of an agricultural complex over time, which is an important part of a farm's history. All of the land that was historically associated with the property remains; the woodland and marshland areas along the creek at the southwestern end of the property also remain. The main farm lane of the property and the farm's secondary circulation paths seem to approximate the position of the lanes illustrated in the nineteenth century survey drawing of the property (Figure 5). In short, the property retains its ability to convey associations with historic periods of occupation and significance and is NRHP eligible under Criterion A.

To be eligible under NRHP Criterion B, a property must be associated with a person of demonstrable significance; it must be associated with that person's productive life; and it should best reflect that person's historic contributions. The W.C. Fountain Agricultural Complex was owned by a number of wealthy and prominent citizens of Murderkill Hundred. The most notable is perhaps Thomas Lockwood, a prominent merchant and landowner. He is the only owner who received more than a passing mention in published histories or biographies. However, prominence is not the same as demonstrable significance. There is nothing in the historical record to indicate that Lockwood or any of the other owners of the W.C. Fountain Agricultural Complex can be classified as such. In Lockwood's case, the W.C. Fountain Agricultural Complex was not associated with his productive life. It was simply a tenant farm he owned. The W.C. Fountain Agricultural Complex is not NRHP eligible under Criterion B.

To be eligible under NRHP Criterion C for architecture, the principal historic components of the agricultural complex must be present and must convey strong associations with the farm's period of significance. Buildings and structures should also retain integrity of materials, design, feeling, and workmanship. The periods the W.C. Fountain Agricultural Complex conveys the strongest associations with are the Urbanization and Early Suburbanization (1880-1940±) and Suburbanization and Early Exurbanization (1940-1960±) periods. The buildings in the farmstead, with the exception of the farmhouse, date to those periods. However, the agricultural complex has been associated with the land since the eighteenth century. The farmland, eighteenth and nineteenth century farmhouse, and twentieth century farm buildings convey the long occupation of the property and its changing nature over time. The W.C. Fountain Agricultural Complex is recommended as eligible for listing under NRHP Criterion C.

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Kent, DE
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Narrative Statement of Significance (Continued):

To be eligible under NRHP Criterion D, an agricultural complex must have the ability to yield important information on agricultural history and it must be the principal source of that information. The agricultural history of Kent County and of K-01689 is well-documented through primary and secondary sources. The absence of nineteenth century outbuildings compromises the ability of the complex to convey information on agricultural complexes not available through other sources. Archaeological investigations of the property might reveal additional information on this complex, but such investigations are outside of the scope of this project. The W.C. Fountain Agricultural Complex is recommended as not eligible under NRHP Criterion D.

The W.C. Fountain Farmhouse is also individually evaluated for NRHP listing as an example of a vernacular I-house with eighteenth and nineteenth century components. To be eligible for architecture under NRHP Criterion C, an I-house must retain its original form and massing. The best examples also contain elements of the architectural styles current at the time the house was built. The house should exhibit integrity of location, setting, design, feeling, association, materials, and workmanship. Unsympathetic additions, alterations, or renovations that obscure the original form can compromise integrity. The W.C. Fountain Farmhouse is evaluated as NRHP eligible under Criterion C for its architecture. Extant I-houses from the early nineteenth century are rare and are thus significant as an example of their type and method of construction if they have integrity. The house retains its form, massing, facade, and end chimneys. The fenestration pattern is unaltered, and most windows are six-over-six wood sash. The front porch is not original, but it has been a part of the house for more than 100 years (added ca. 1870). The original clapboard siding has been covered over, but the change is not significant on a house of this age where the form, massing, and fenestration remain. The rear ell is an even rarer example of eighteenth century construction and includes such features as hand-sewn rafters, post and beam construction, and winder stairs behind the hearth (McCleave 2005).

The W.C. Fountain House is recommended eligible under NRHP Criterion D. Because surviving dwellings from the eighteenth and early nineteenth centuries are comparatively rare, the house would likely yield information on historic building techniques not readily available or documented from other sources. Deconstruction and demolition may further reveal that the resource contains information important to the understanding of vernacular architecture traditions. If the building is to be demolished, moved, or renovated as part of a project, it should first be evaluated by a qualified architectural historian or historic architect. Selective demolition should be used to fully determine and concluded that the property is eligible under NRHP Criterion D and has important information to yield. Should the property be reaffirmed as significant by the qualified architectural historian or historic architect, it should be fully documented prior to demolition.

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Developmental history/additional historic context information (if appropriate)

The W.C. Fountain Agricultural Complex (K-01689) has been a farm of approximately 235 acres for more than 250 years. There is evidence it has been inhabited by Euro-Americans since at least the mid-eighteenth century (ca. 1730 per McCleave 2005). The rear portion of the current farmhouse dates to the early eighteenth century, and the main block is estimated to have been built ca. 1810 (McCleave 2005).

The recorded history of the property dates to 1689, when William Dorval, a merchant in Philadelphia, sold several tracts of land in Kent County, including this one, to Richard Drafgate of London for a term of 1,000 years. Ten years later, Drafgate sold the tracts to Thomas Bishop and Thomas Hudson, also of London and also for a term of 1,000 years. In 1724, Thomas Bishop and his wife and the heir of the late Thomas Hudson sold their tracts to James Logan for 1,000 years. Logan held the tracts for only 15 years. In 1739, Logan sold his tracts to John Newtown, who the following year conveyed what was called a 100-acre tract in Williams Chance to John Price for 80 pounds (Kent County Deeds 1740). Based on later deeds, it is assumed that the 100-acre designation was only an estimate and that the grant, in fact, contained the more than two hundred acres still associated with the property.

The Price family held the property and probably lived on it for 30 years. The first direct evidence of habitation comes from the 1746 will of John Price, which devised “the plantation and land where I now dwell” to his grandson, Joseph Price (Kent County Probate Files 1746). A 1770 deed from John Price’s heirs to Philip Barratt noted that the grandson, Joseph Price, Jr., “lived on [the property] for some time,” but he died single and intestate prior to the 1770 sale of the property (Kent County Deeds 1770). The Orphans Court records were searched for proceedings disposing of the estate of Joseph Price, Jr., but none were found.

The 1770 deed sold the land to Philip Barratt for 113 pounds, two shillings, and seven pence. The land was described as 150 acres lying on a branch of Murder Creek (Kent County Deeds 1770). The 150 acres referred to arable land. Subsequent deeds noted that the tract also includes “a quantity of cripple,” a term for marshland or swampland (Kent County Deeds 1810). Following Philip Barratt’s death in 1780, the land passed to his sons, Philip and Elijah. It is not known if the Barratts lived on or rented the property. In 1810, Philip sold the 150-acre farm to Jonathan Downs for \$1,200 (Kent County Deeds 1810).

Jonathan Downs owned the property from 1810 until his death ca. 1830. Downs lived on the farm, at least for a portion of that period. A tax assessment from 1822 lists Downs’s “home farm” as 150 acres, valued at seven dollars an acre. He was also assessed for two horses, one yoke oxen, three cows, six young cattle, 10 sheep, two sows, and seven shoats, as well as 26 ounces of silver (Kent County Tax Assessments 1822). No information is available on what crops were produced. Based on the assessment, Downs can be classified as a well-to-do farmer for the area and period, raising crops and livestock for market as well as home use (De Cunzo and Garcia 1992).

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Developmental history/additional historic context information (Continued)

Following Downs's death, the farm entered a period of tenancy and ownership by the Stradley family. In 1832, Downs's children--none of whom lived in Kent County--sold the farm to John Stradley (Kent County Deeds 1832). Stradley died just two years later, in 1834. He willed the farm to his daughter, Eliza Lockwood, wife of Thomas Lockwood; the will noted that "the land [was] now in the tenure of James Johnson." The accompanying inventory of the farm included 55½ bushels of white corn, two-and-one-half bushels of rye, and 17 bushels of wheat, providing some idea of the crops raised by Johnson (Kent County Wills 1834).

Eliza Lockwood's husband, Thomas Lockwood, fits the description of a well-to-do farmer of the period. He owned more than one farm as well as urban or village property, and he held investments in various speculative endeavors (Herman *et al.* 1989). In this particular case, Lockwood was a merchant who lived in Frederica. He owned a second tenant farm, a house in town where he resided, and another property in Frederica that housed a tailor and shoe shop. K-01689 was described in detail in Lockwood's 1852 tax assessment, the first surviving record to provide details on property in Murderkill Hundred since 1822. The farm consisted of 150 acres in the tenure of Quenton Kamper, with the land valued at 10 dollars an acre. Additionally, there was an estimated 150 acres of "marsh and cripple land of little value" assessed at one dollar per acre. On the property were a two-story frame house, a barn, and stables, all in "tolerable repair" (the other classifications were good and bad) (Kent County Tax Assessments 1852).

Quenton Kamper was not listed in the 1850 agricultural census of Murderkill Hundred. Thomas Lockwood was listed, although the breakdown of improved and unimproved land does not match that of the tax assessment. The total acreage credited to Lockwood -- 300 acres -- is the same, but the breakdown of improved and unimproved land differs. In the agricultural census, Lockwood was credited with 100 acres of improved land, rather than 150, and 200 acres of unimproved land. Nevertheless, the similarities in the two listings were such that it appears that the 1850 agricultural census was describing K-01689. The farm was valued at \$3,000, which was high for this part of Murderkill Hundred but not exceptionally so. The value of implements and machinery was average for the area at \$80. Livestock, valued at \$390, included two horses, five milk cows, two working oxen, seven other cattle, and six swine. Crops were diversified and included 175 bushels of wheat, 400 bushels of Indian corn, 80 bushels of oats, and 100 pounds of butter. The farm also grew exceptionally large amounts of tubers: 800 bushels of Irish potatoes and 200 bushels of sweet potatoes (U.S. Census 1850).

Thomas Lockwood was the owner of record at the time of the 1860 tax assessment and agricultural census, and his name also appears on the 1859 map of Murderkill Hundred (French and Skinner 1859) (Figure 4). Curiously, he was credited only with owning 140 acres of land, of which 100 acres were improved and 40 acres were in timber. Perhaps the marsh and cripple land was of so little value that it was not assessed. Buildings on the property included a two-story frame dwelling, kitchen, stable, carriage house, and smokehouse, all in tolerable repair. No barn is listed. The farm was still a tenant farm, then in the tenure of R.J. Camper (Kent County Tax Assessments 1860).

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Developmental history/additional historic context information (Continued)

As was the case in 1850, the 1860 agricultural census information did not quite match the tax assessment information. The 1860 agricultural census listed the farm owned by Lockwood and tenanted by Camper as having slightly more improved land (112 acres compared to 100 acres) and less unimproved land (20 acres compared to 40 acres). The overall value of the farm remained the same at \$3,000, but the value of implements and machinery jumped significantly, from \$80 to \$500. From this, it can be deduced that Lockwood and Camper were proponents of scientific agriculture, which emphasized, among other things, the use of machinery to increase efficiency. They probably followed the other major tenants of scientific agriculture – rotation of crops and use of fertilizers to increase productivity – because the amount of crops harvested also jumped significantly. The farm now produced 500 bushels of wheat as compared to 175 bushels in 1850 and an astonishing 1,300 bushels of Indian corn, up from 400 bushels in 1850. The tubers grown had dropped substantially, from 800 bushels of Irish potatoes to 15 bushels and 200 bushels of sweet potatoes to 25 bushels. Butter production had increased to 250 pounds from 100 pounds, despite one fewer milk cow. New crops included 20 bushels of peas and beans and 20 pounds of honey. The quantity and types of livestock remained virtually unchanged: three horses, four milk cows, six other cattle, and three swine, valued at \$500 (U.S. Census 1860).

William Lockwood’s ownership ended in 1865, but the farm remained in the Stradley/Lockwood family. William C. Fountain, the son-in-law of the late Thomas and Eliza Lockwood, purchased K-01689 in 1865. Fountain paid \$7,000, which indicated that the farm was considered valuable. The deed classified the land as 185 acres and a large quantity of marshland. The increased amount of land credited to the farm could reflect ditching efforts that reclaimed land formerly too wet to sow, but in all likelihood it was just the result of a more systematic survey of the land. The deed includes a survey and sketch map (Figure 5). The sketch delineates the locations of arable land, woodland, and the cripple land; farm lanes to Barratts Chapel Road, the road to Dover (the predecessor to S.R. 1), and Spring Creek; the locations of the house and barn (the only two buildings shown although more were present); and the presence of a shad fishery and grain and lime wharf on Spring Creek (Kent County Deeds 1865). The wharf confirmed that crops were still being moved by streams in the mid-nineteenth century. The house and barn are shown at the location of the current farmstead. The simplified drawing of the house shows a two-story section and a one-story section, but it is likely meant to represent the present configuration of the main house with the shorter rear wing. The barn is not extant.

W.C. Fountain is shown as the owner of the property on the 1868 map of South Murderkill Hundred, but since he resided in Philadelphia at that time, K-01689 would have been in tenancy (Beers 1868) (Figure 6). According to the 1872 tax assessment for South Murderkill Hundred, the tenant was Thomas H. Wyatt. Fountain was assessed for a 200-acre farm, with 160 acres improved and 40 acres in timber. As with Lockwood, he was not assessed for the cripple land. The land was valued at \$45 per acre for a total value of \$9,000. The tax assessment gave a much fuller accounting of the buildings on the property than the sketch map by listing a two-story frame dwelling, smokehouse, carriage house, barn, and stables, all in tolerable repair (Kent County Tax Assessments 1872). The roughly contemporaneous 1870 agricultural census listed one farm in South Murderkill Hundred as owned by Fountain and tenanted by Wyatt, but the property is listed as containing only 105 acres, 80 improved and 25 unimproved, so it does not seem like the correct property (U.S. Census 1870).

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Developmental history/additional historic context information (Continued)

K-01689 left the ownership of the Stradley/Lockwood family in 1876, when Fountain lost the property through a sheriff's sale. The country was in the midst of a deep depression, and such foreclosures were not uncommon. The property was sold to satisfy a judgment in a case brought against Fountain and his wife over a debt of \$5,000 (Kent County Deeds 1876a). The purchaser re-sold the farm in the same year to Elias Russell (sometimes spelled Russel) for \$6,075. It was still said to contain 185 acres and a large quantity of marshland (Kent County Deeds 1876b).

The historian J. Thomas Scharf, writing in 1888, noted that Elias Russell was one of the largest landowners in what had been the estate known as Williams' Chance in the early days of settlement in Murderkill Hundred (Scharf 1888). The farm probably remained in tenancy, although this cannot be ascertained with certainty. Tax assessments after 1872 do not provide detail on tenancy or the buildings on a property. The 1880 agricultural census listed Russell as owning two farms in South Murderkill Hundred, the first containing 124 acres and the second containing 200 acres. Comparing the deed record of various properties with the order of names in both the agricultural and population censuses, it is clear that Russell lived on the 124-acre farm (U.S. Census 1880a, 1880b). It is also relatively certain, based on farm size and amount of improved land, that K-01689 was the other farm owned by Russell, the one where he did not reside. That farm was listed as consisting of 200 acres, 160 acres improved and 40 acres in woodlands. The farm was valued at \$8,000, with implements and machinery adding another \$100. Livestock was valued at \$400. The most notable change from the livestock mix enumerated in the 1850 and 1860 agricultural censuses was the presence of 85 barnyard poultry and five other poultry. It is assumed that the poultry were kept predominantly for eggs; the farm produced 100 dozen that year. Other livestock included the standard mix found on wealthier farms, including two horses, four working cows (the assumption is that this means oxen), three milk cows, and five swine. The chief crop remained Indian corn, with an impressive 1,000 bushels grown on 55 acres of land. Fifty-five acres were devoted to wheat, with a yield of 600 bushels. Other products included the eggs, 150 pounds of butter, and unspecified forest products sold for \$25. There were no orchards on the property, as there were on neighboring farms. The farm used hired hands, paying \$150 for 36 weeks of work (U.S. Census 1880a).

After 1880, specific information about the crops or buildings on the farm becomes more difficult to locate. The agricultural census records for the remainder of the nineteenth century for South Murderkill Hundred do not provide detailed information, and after 1897, the records are grouped by legislative district rather than hundred, making it more difficult to locate a particular farm. The deed record, however, continued to provide important information. In 1895, Ella D. Sipple purchased the farm from Russell's heirs for \$5,250. The deed listed the farm as containing 235 acres, which seems to have been its size since at least 1740, plus two acres purchased at an unknown date from a neighboring property owner (Kent County Deeds 1895). The Sipples owned other property in the area in addition to K-01689, but unlike the other properties this farm would remain in the family into the twenty-first century. In 1929, following Ella Sipple's death, her heirs conveyed their shares in the property to Ella's son, John Roland Sipple, and his wife Laura (Kent County Deeds 1929). Following the death of John Roland Sipple, the farm passed to his son and namesake and his wife Alice, then to their son James Stanley Sipple, and finally to James Stanley's wife Carrie Sipple. Upon Carrie Sipple's death in 2001, the farm became the property of Linda E. and Ronald A. Galeski. It is not known if Linda E. Galeski is a member of the Sipple family. In 2005, the Galeskis sold the property to a

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development company, Chapel Farms, LLC, which is considering building a subdivision on the parcel (Figure 3).

Historic topographic maps and aerial photographs provide little additional information about the evolution of the farm in the twentieth century. The 1936 map shows the same amount of development immediately surrounding the farm that the 1868 map does (see Figures 7 and 6). A grainy aerial photograph from 1937 shows the approximate position and configuration of the farmstead, but it is not possible to differentiate individual structures (Figure 8). The aerial photograph from 1954 shows the same distinction between cultivated farmland and swampy woodlands that can be seen in the 1937 aerial and that persists today (Figure 9). The 1961 aerial photograph is the cleanest of the three photographs, and it shows that all of the surviving structures of the farmstead were extant at that time (Figure 10).

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Photograph 1.

*The W.C. Fountain Agricultural Complex with the farmhouse (.001)
and the dairy barn (.011, far right), facing southwest.*

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Photograph 2.
Farmhouse, north (front) elevation, facing southwest.

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Photograph 3.
Farmhouse, west and south (rear) elevations, facing east.

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Photograph 4.
Outbuildings (.002, .010, .009, .005, .004, and .003) and farmhouse,
east and north elevations, facing southwest.

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Photograph 5.

Outbuildings (.007, .008, .003, .004, .005, and .006), west and south elevations, facing east.

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Photograph 6.

Outbuildings (.006, .007, .008, and .011), east and north elevations, facing southwest.

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Fountain, W.C., Agricultural Complex

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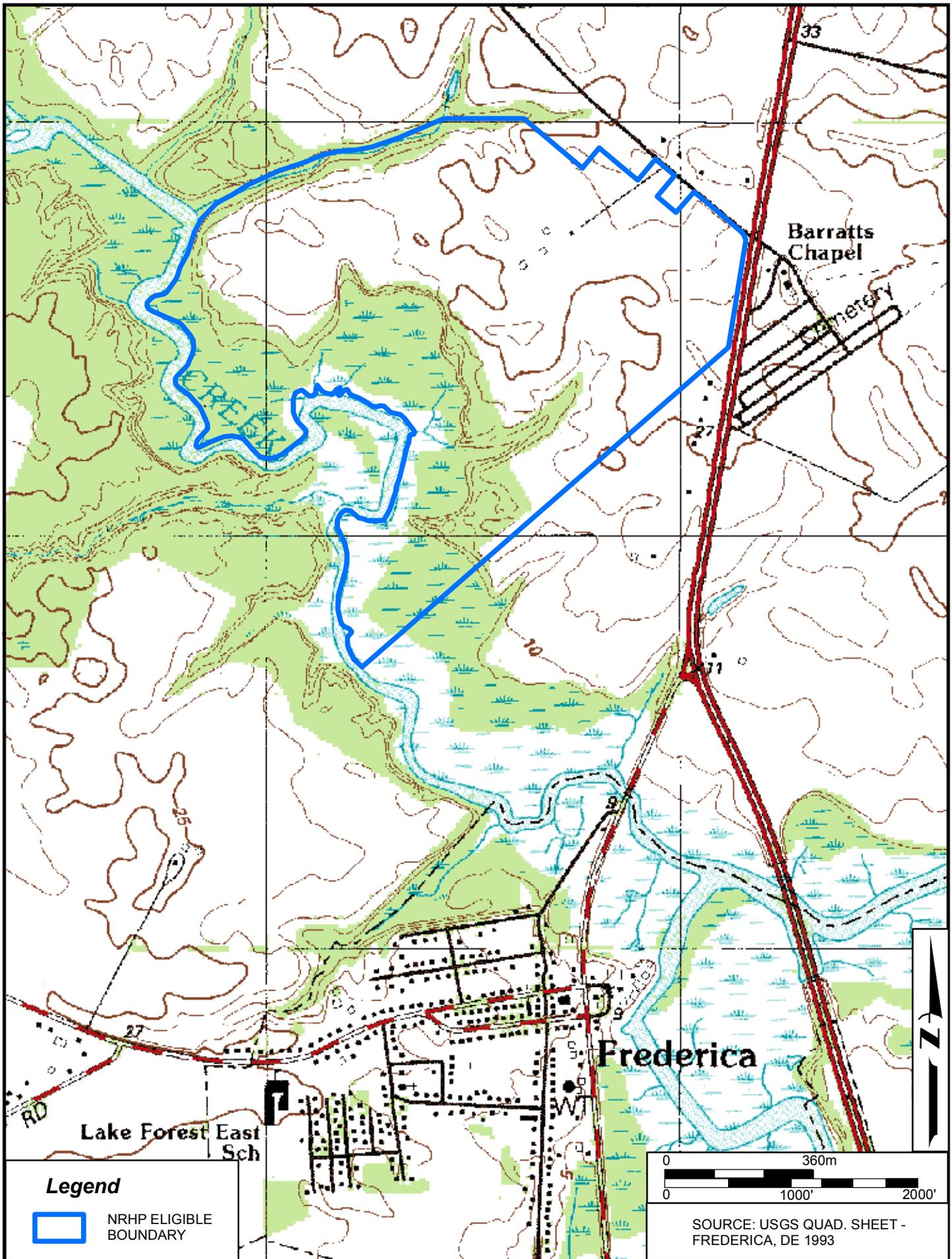
Section number 11

Page 7



Photograph 7.

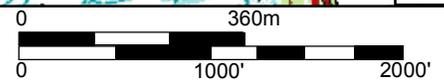
Barn (.009) and machine shed (.010), north and west elevations, facing southwest.



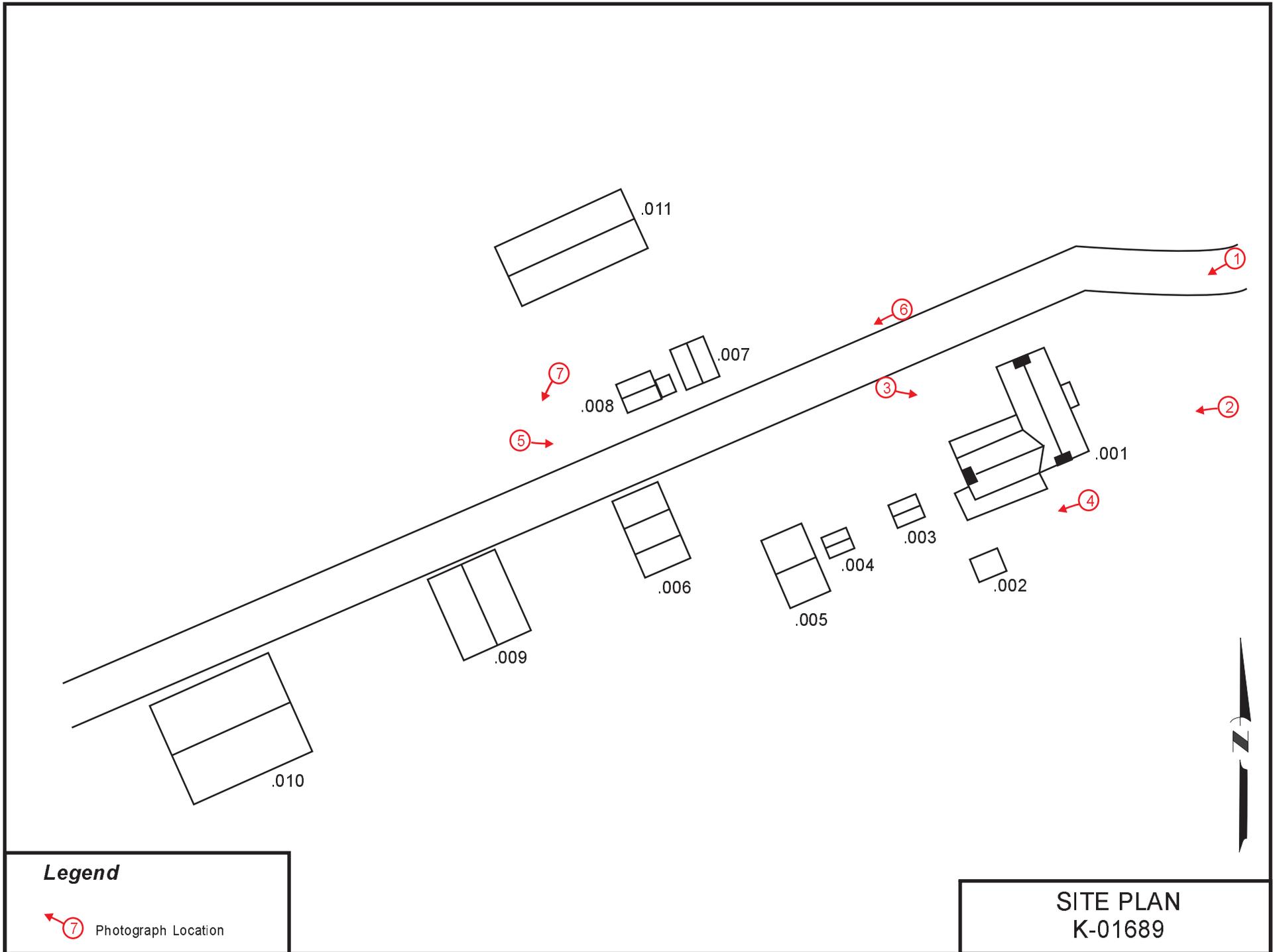
Legend



NRHP ELIGIBLE
BOUNDARY



SOURCE: USGS QUAD. SHEET -
FREDERICA, DE 1993



Legend

 Photograph Location

SITE PLAN
K-01689



Legend

 NRHP ELIGIBLE BOUNDARY

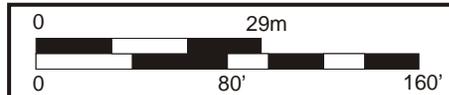
SOURCE: DELAWARE DATAMIL 2010



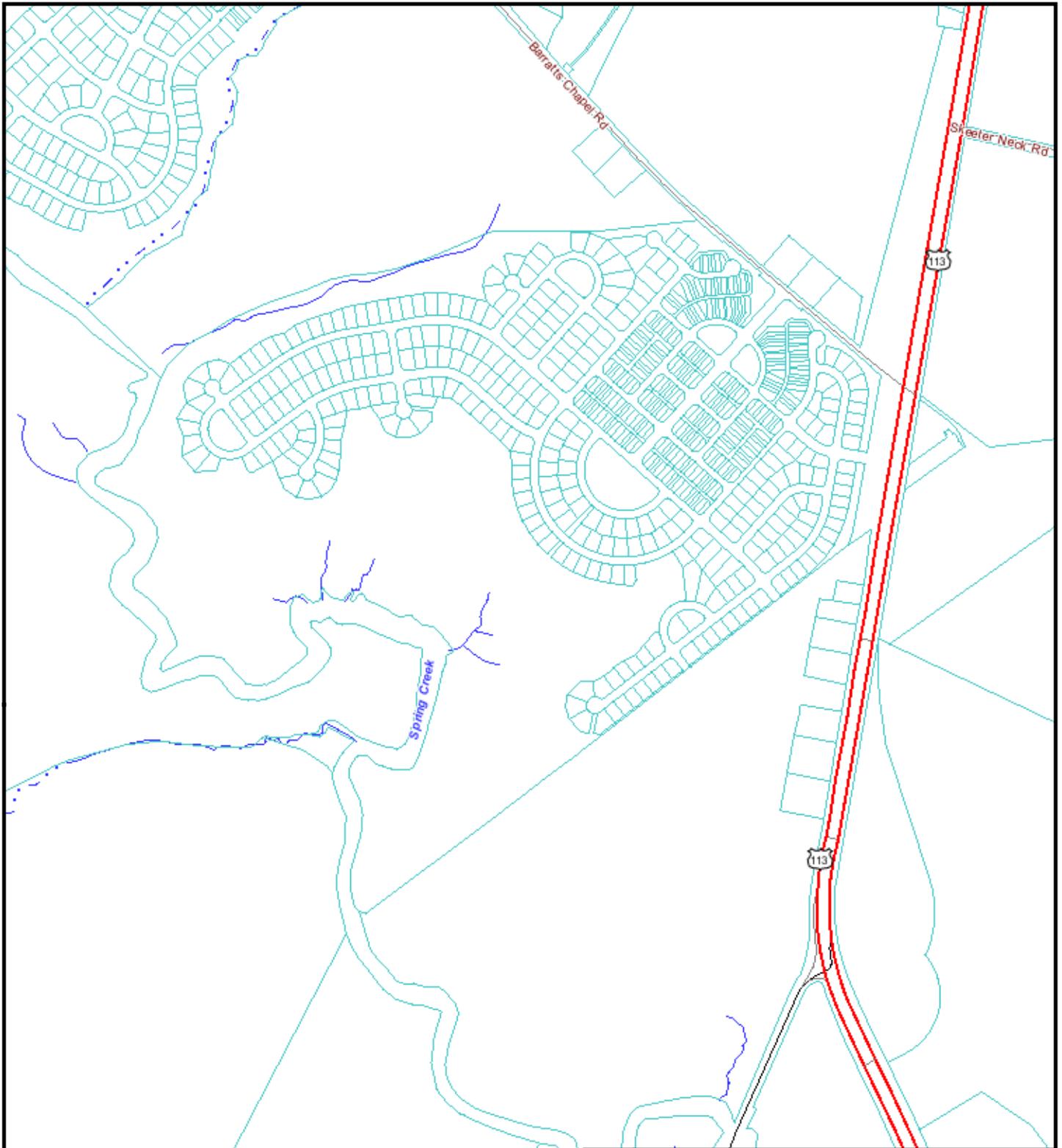
	
DELAWARE DEPARTMENT OF TRANSPORTATION	
BARRATTS CHAPEL ROAD IMPROVEMENTS S.R. 1 TO MCGINNIS POND ROAD KENT COUNTY	
K-01689 IN 2007	
FIGURE - 1	SKELLY and LOY Inc. CONSULTANTS IN ENVIRONMENT - ENERGY ENGINEERING - PLANNING



SOURCE: MICROSOFT 2010



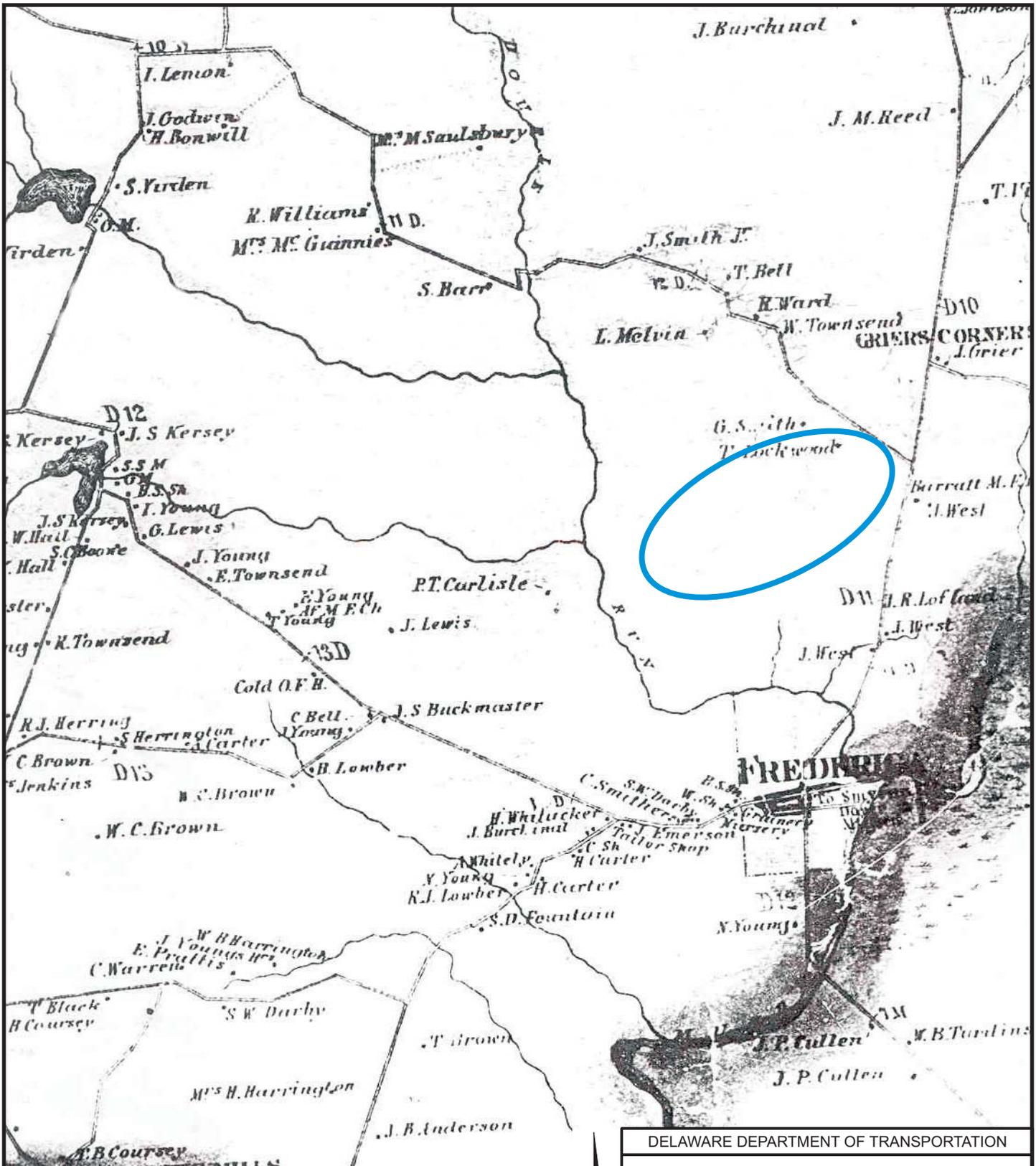
DELAWARE DEPARTMENT OF TRANSPORTATION	
BARRATTS CHAPEL ROAD IMPROVEMENTS S.R. 1 TO MCGINNIS POND ROAD KENT COUNTY	
K-01689 FARMSTEAD IN 2010	
FIGURE - 2	SKELLY and LOY Inc. CONSULTANTS IN ENVIRONMENT - ENERGY ENGINEERING - PLANNING



SOURCE: DELAWARE DATAMIL 2010

0 280m
 0 800' 1600'

	DELAWARE DEPARTMENT OF TRANSPORTATION	
	BARRATTS CHAPEL ROAD IMPROVEMENTS S.R. 1 TO MCGINNIS POND ROAD KENT COUNTY	
	K-01689 PLANNED CONVERSION TO RESIDENTIAL SUBDIVISION	
FIGURE - 3	SKELLY and LOY Inc. CONSULTANTS IN ENVIRONMENT - ENERGY ENGINEERING - PLANNING	



LEGEND

 RESOURCE LOCATION

SOURCE: FRENCH AND SKINNER 1859



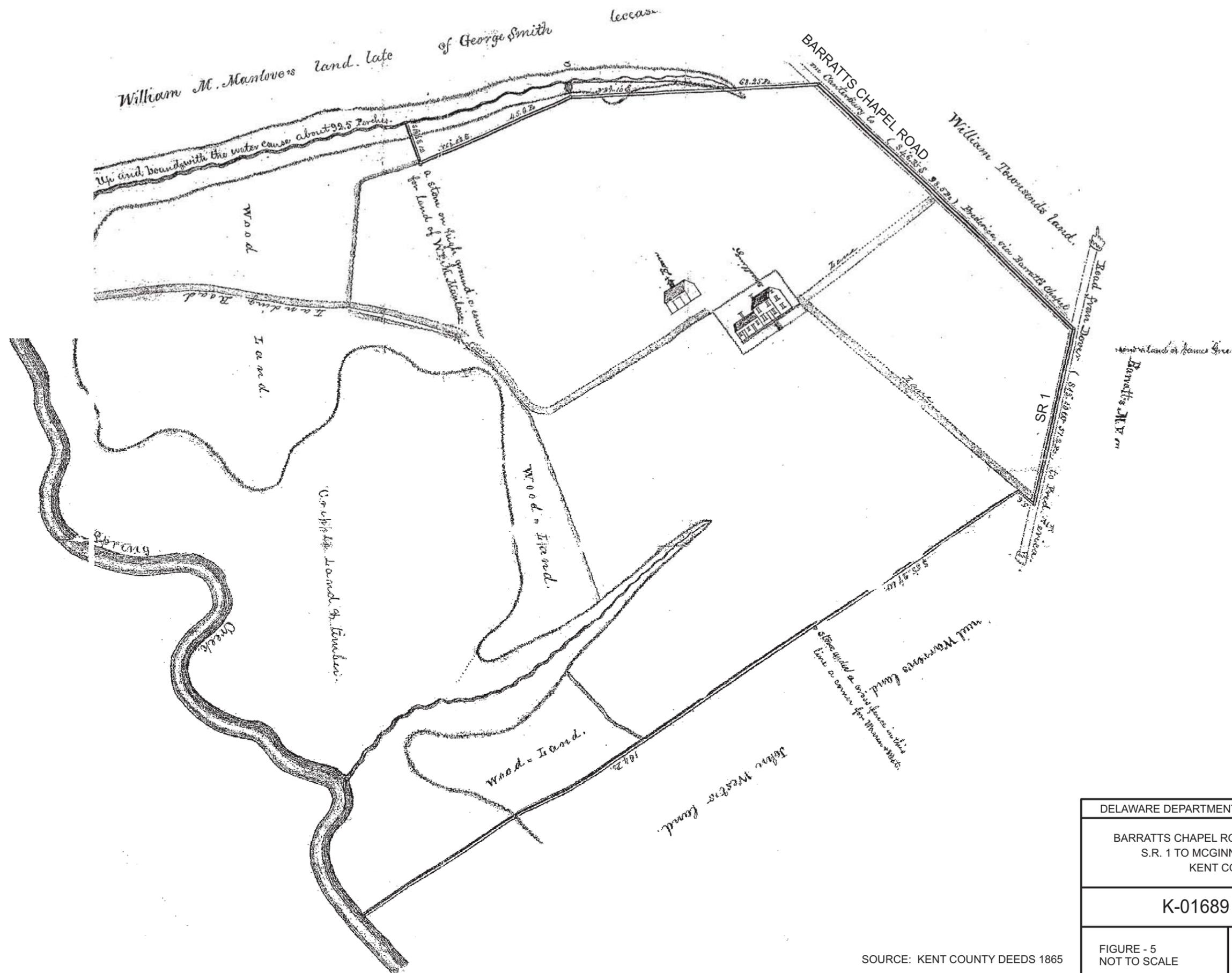
DELAWARE DEPARTMENT OF TRANSPORTATION

BARRATTS CHAPEL ROAD IMPROVEMENTS
S.R. 1 TO MCGINNIS POND ROAD
KENT COUNTY

K-01689 IN 1859

FIGURE - 4
NOT TO SCALE

SKELLY and LOY Inc.
CONSULTANTS IN
ENVIRONMENT · ENERGY
ENGINEERING · PLANNING



DELAWARE DEPARTMENT OF TRANSPORTATION

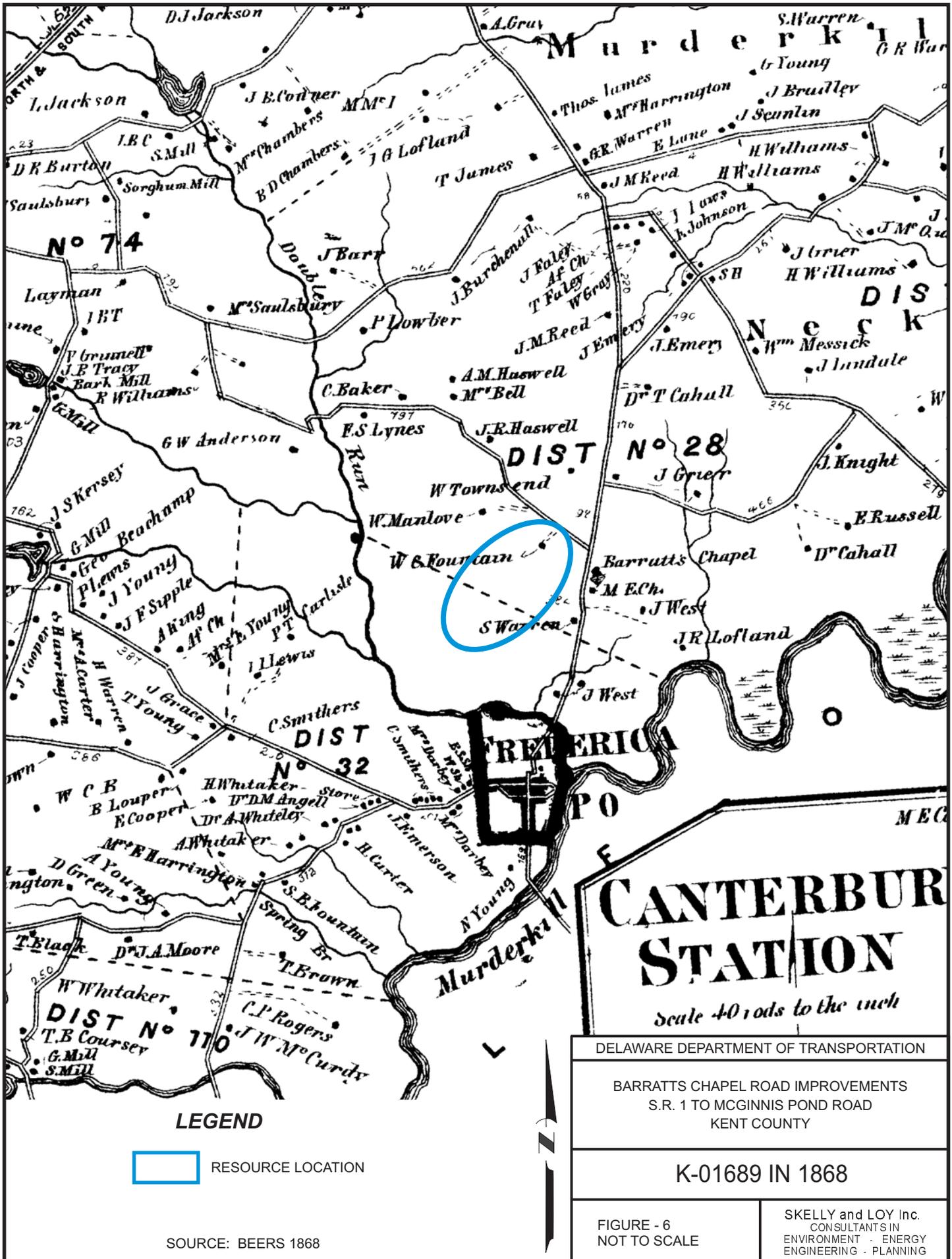
BARRATTS CHAPEL ROAD IMPROVEMENTS
S.R. 1 TO MCGINNIS POND ROAD
KENT COUNTY

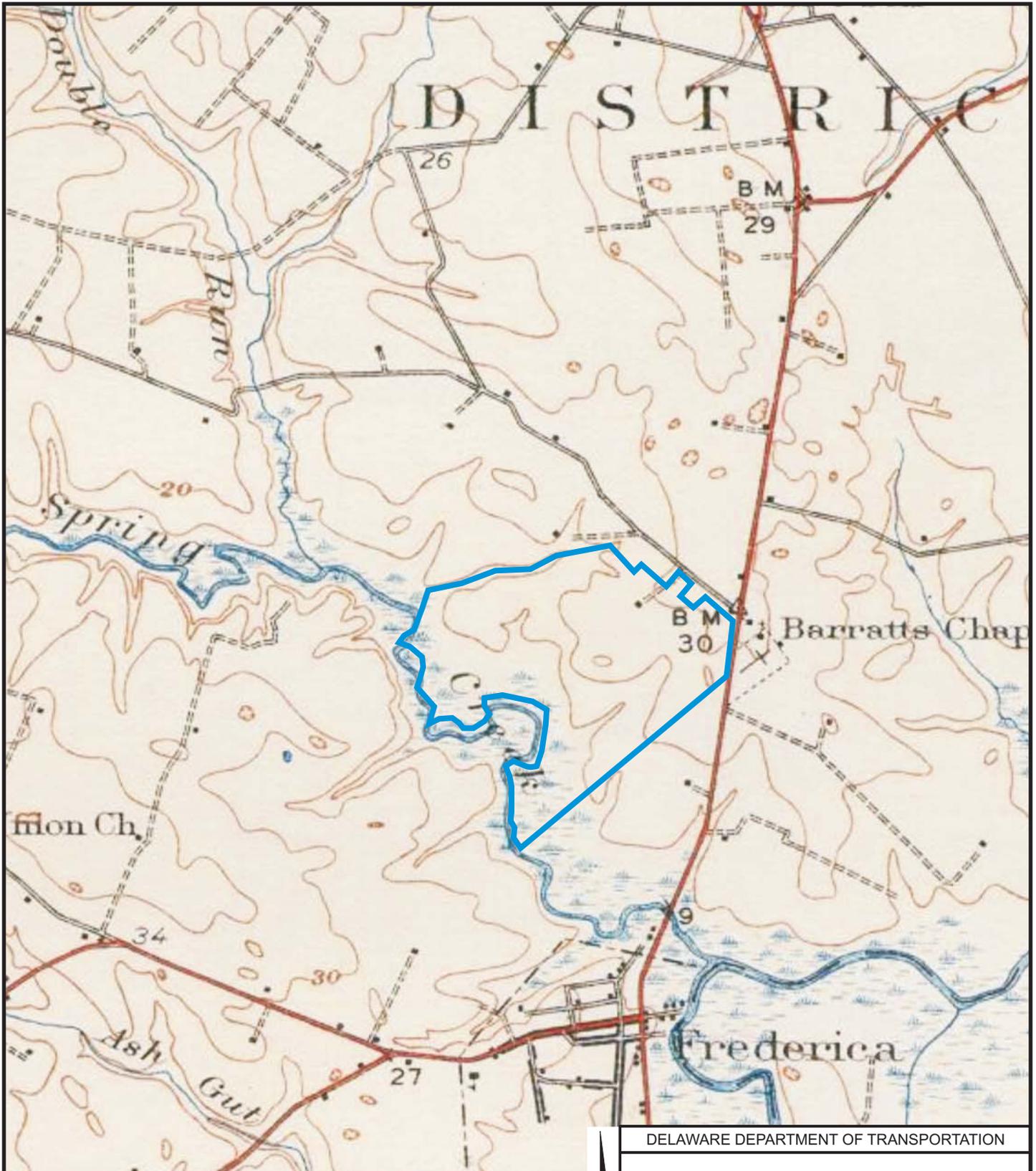
K-01689 IN 1865

FIGURE - 5
NOT TO SCALE

SKELLY and LOY Inc.
CONSULTANTS IN
ENVIRONMENT - ENERGY
ENGINEERING - PLANNING

SOURCE: KENT COUNTY DEEDS 1865





LEGEND

 NRHP ELIGIBLE BOUNDARY

SOURCE: USGS QUAD. SHEET - BOWERS, DE 1936

DELAWARE DEPARTMENT OF TRANSPORTATION	
BARRATTS CHAPEL ROAD IMPROVEMENTS S.R. 1 TO MCGINNIS POND ROAD KENT COUNTY	
K-01689 IN 1936	
FIGURE - 7 NOT TO SCALE	SKELLY and LOY Inc. CONSULTANTS IN ENVIRONMENT · ENERGY ENGINEERING · PLANNING



Legend

 NRHP ELIGIBLE BOUNDARY

SOURCE: DELAWARE DATAMIL 2010

0 280m
0 800' 1600'

DELAWARE DEPARTMENT OF TRANSPORTATION

BARRATTS CHAPEL ROAD IMPROVEMENTS
S.R. 1 TO MCGINNIS POND ROAD
KENT COUNTY

K-01689 IN 1937

FIGURE - 8

SKELLY and LOY Inc.
CONSULTANTS IN
ENVIRONMENT - ENERGY
ENGINEERING - PLANNING



LEGEND

 NRHP ELIGIBLE BOUNDARY

SOURCE: DELAWARE DATAMIL 2010

DELAWARE DEPARTMENT OF TRANSPORTATION	
BARRATTS CHAPEL ROAD IMPROVEMENTS S.R. 1 TO MCGINNIS POND ROAD KENT COUNTY	
K-01689 IN 1954	
FIGURE - 9 NOT TO SCALE	SKELLY and LOY Inc. CONSULTANTS IN ENVIRONMENT - ENERGY ENGINEERING - PLANNING



LEGEND

 NRHP ELIGIBLE BOUNDARY

SOURCE: DELAWARE DATAMIL 2010

DELAWARE DEPARTMENT OF TRANSPORTATION	
BARRATTS CHAPEL ROAD IMPROVEMENTS S.R. 1 TO MCGINNIS POND ROAD KENT COUNTY	
K-01689 IN 1961	
FIGURE - 10 NOT TO SCALE	SKELLY and LOY Inc. CONSULTANTS IN ENVIRONMENT - ENERGY ENGINEERING - PLANNING