
APPENDIX A

**DETERMINATION OF ELIGIBILITY
(NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM)
LEWIS WELDIN FARMHOUSE**

United States Department of the Interior
National Park Service

DRAFT

**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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lewis Weldin Farmhouse (Maple Springs Farm)

other name/site number Stafford Farm / N-6783

2. Location

street & number 857 Geoffrey Drive not for publication

city or town Newark vicinity

state Delaware code DE county New Castle code 003 zip code 19713

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 nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- 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:)

Lewis Weldin Farmhouse
Name of Property

New Castle, Delaware
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	1	buildings
5	0	sites
0	0	structures
5	2	objects
11	3	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic: single dwelling
- Agriculture: animal facility
- Agriculture: storage
- Agriculture: agricultural outbuilding
- Agriculture: agricultural field
- Landscape: garden
- Landscape: orchard
- Landscape: unoccupied land

Current Functions

(Enter categories from instructions)

- Domestic: single dwelling
- Landscape: garden
- Landscape: lawn

7. Description

Architectural Classification

(Enter categories from instructions)

- Other: vernacular Italianate

Materials

(Enter categories from instructions)

- foundation Brick
- walls Brick
Asbestos shingles
- roof Standing seam metal
- other Asphalt shingles
Asphalt paper

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

The Lewis Weldin Farmhouse (Maple Springs Farm) is located in White Clay Creek Hundred, New Castle County, between the towns of Christiana and Stanton. The 7.40-acre property contains a farmhouse, garage, chicken coop, and three pole barns. A granary shed, machine shed and silo are contained in the Delaware Turnpike (I-95) right-of-way, owned by the state of Delaware, located immediately south of the property. The farmhouse and outbuildings are arranged in a linear plan with the house and garage located to the north and the outbuildings to the south and east. The property is approached by a paved drive from Geoffrey Drive, running perpendicular to Delaware State Route 58 (Churchmans Road). The complex is bounded by commercial development along Delaware State Route 7 (Stanton - Christiana Road) on the west, by Delaware State Route 58 (Churchmans Road) on the northeast, and by the Delaware Turnpike (I-95) on the south. (See accompanying site plans).

Lewis Weldin Farmhouse
Name of Property

New Castle, Delaware
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.

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more 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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1868-1942

Significant Dates

c. 1868; c. 1910

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

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The following description of the Lewis Weldin Farmhouse (Maple Springs Farm) is separated into individual descriptions for each resource. The resources are listed by their historic use, followed by the current use. A number has been assigned to each resource, which is indicated on the enclosed site map.

(1) **Farmhouse** -- This building has historically served, and continues to serve, as the primary residence for the property. The dwelling is located at the top of the driveway leading from Geoffrey Drive, with the principal facade facing north toward Churchmans Road. The building is constructed in two distinct sections running east to west.

The west section of the farmhouse dates from c. 1868 and is a two-and-one-half story, three bay dwelling. The L-shaped section is laid in common bond brick, repointed circa 1950, with a brick foundation. The intersecting gables of the section are covered with a standing seam metal roof with an interesting flat rectangular area at the ridgeline at the west facade. This flat roof area may have been designed to support a balustrade, a belvedere, or cupola. This points up the most notable feature of the farmhouse: its incomplete state. For unknown reasons, the original builder of the farmhouse, Lewis Weldin, was never able to complete the building. Subsequent owners constructed their own additions to the farmhouse but never completed the brick portion off of the west facade. The original intent may have been to construct a five- or six-bay T-shaped building with a central roof feature as noted above. Elements of the existing building which illustrate its incomplete state include the lack of a roof overhang, eaves, a cornice, and brackets at the west facade; the use of inferior brick which has spalled over time and which was most likely never meant to serve as exterior face brick for an extended period; the presence of only one window opening at the second story of the west facade as well as a simple single-leaf door and one window opening at the first level; and the lack of a prominent entrance door on the north or west facade.

The flared roof ends of the west section reveal a molded cornice and large scrolled brackets in the eaves. The north facade contains three bays, with the center bay positioned closer to the east bay. Three basement windows with simple stone lintels, are located below the first story windows. Pairs of scrolled brackets in the eaves are positioned over each of the three windows on the second story. Two half-lunnette windows fill the east facade gable. The west facade is noted by a full one-story screened porch, with a central entrance door. The wood entrance door is paneled with one light in the upper half. Within the porch area, the first story of the west facade is stuccoed. The porch has a concrete foundation with a wood balustrade running along all three sides. Six brick piers support doric columns, a beaded-board ceiling, and a standing seam metal roof. Three canvas awnings extend from the screened porch to the west. (In the 1950s, the porch was screened and the concrete floor was installed). The south facade of the rear brick ell is one bay wide, with a small attic window in the gable. A bulkhead, leading to the basement, is centrally located under the first-story window. The east facade of the rear brick ell is two-and-one-half bays wide and contains the same details as on the north facade. Window openings throughout the brick portion of the dwelling are four-over-four, double hung, Italianate wood sash, with simple stone lintels and sills. Windows are fitted with three panel wood shutters at the first-story, and wood louvers at the second-story. A two-over-two, double hung, wood sash window is located in the south bay of the west facade, first story, under the porch roof. A narrow rectangular

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two-over-two, double hung, wood sash window is located in the north bay of the east facade at the second story. There are two interior brick chimneys with simple brick caps. One of the chimneys is located at the east end of the north facade roof ridge, and the other is located in the valley between the west and south gables.

The east portion of the farmhouse is in two distinct sections dating to circa 1910, according to the sister of the current owner. The first section is a two-and-one-half-story, two-bay building. The side-gabled roof is finished with asphalt shingles, and has aluminum gutters. The building is attached to the east gable end of the brick section, off-center by approximately five feet and located just below the brackets and attic windows of the brick gable. The second section is a one-story addition erected on the north and east facades of the two-and-one-half-story building. The addition is three bays by one bay on the north facade, and two bays by one bay on the east facade. The building has a flat roof covered with asphalt paper. At the southeast corner entry, the roof steps down slightly from the level of the rest of the building. The two sections have a concrete foundation, and are clad with asbestos shingles. Windows throughout are two-over-two double hung wood sash. The two-and-one-half-story section contains simple wood frame windows, and the one-story section windows have molded lintels and sills. A pair of canvas awnings are located at the first-story windows of the south facade of the two-and-one-half-story section.

The main entrance to the farmhouse is located in the south facade of the brick east gable wing, in a one-story extension of the two-and-one-half-story asbestos shingle building. The entrance door is a single-leaf, twelve-light wooden door with a simple surround and a simple wooden screened door. To the west is a two-over-two double hung wooden side light with a molded frame and a plain wooden sill. The entrance area is covered by a shed roof extension off of the brick section of the house. The roof is covered with asphalt shingles and is supported by a single chamfered post. Other features include a beaded board porch ceiling, a concrete floor and steps, and iron banisters at the porch and steps. The circa 1910 additions to the farmhouse contribute to an understanding of the evolution of the house over its 124-year history.

The current owner of the property did not grant access to the interior of the farmhouse. However, a verbal description of the house was provided via telephone by the sister of the owner, Louise (Stafford) Dempsey.

The first floor in the brick section of the farmhouse contains a dining room and living room. The dining room is located in the north half of the dwelling, and the living room in the south wing. A staircase within a five-foot-by-six-foot hall is located in the northwest corner of the building. A central hallway, running on an east-west axis, separates the living and dining rooms. East of the central hall, the kitchen is situated in the one-story frame addition, with an enclosed entry vestibule at the southeast corner of the house. A family room is located in the first floor of the two-and-one-half-story addition. The second floor of the house contains bedrooms and a bath.

Contributing

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(2) **Garage** -- The two-car garage is located immediately east of the farmhouse. The circa 1950 concrete block building stands one story, with a side-gabled roof. The roof is sheathed with asphalt shingles, and there is clapboard siding in the gable. Window openings contain square, four-light metal sash, located on the east and west facades. Two overhead garage doors and a single-leaf entrance door extend across the south elevation.

Non-Contributing

(3) **Hedgerow** -- The hedgerow, pre-1942, encloses a small yard at the west porch and surrounds the farmhouse on the north, west and south sides.

Contributing

(4) **Lawn** -- The lawn, pre-1942, surrounds the farmhouse on the north, east and west sides, and extends north up to Churchmans Road. The lawn is referred to as "the meadow" by the Stafford family.

Contributing

(5) **Hedgerow** -- The pre-1942 hedgerow runs east to west along Churchmans Road, within the right-of-way, acting as a property boundary.

Contributing

(6) **Peach orchard** -- The orchard is located east of the farmhouse. The grove of trees was planted by the Staffords prior to 1942 for the family's own use.

Contributing

(7) **Hedgerow** -- The pre-1942 hedgerow extends north to south between the garage and chicken coop. The hedgerow acts as a barrier between the farmhouse and the lawn and orchard to the east.

Contributing

(8) **Drive** -- The pre-1942 paved drive, with its circular turn-about, extends from a point just northwest of the circle, then around to the south (rear) side of the farmhouse where it terminates at the garage. That portion of the drive from the circle to Geoffrey Drive dates from the late 1980s and is therefore outside of the proposed National Register boundary.

Contributing

(9) **Walkway** -- The early-twentieth-century walkway provides access from the lawn on the west side of the farmhouse to the west facade porch entrance.

Contributing

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(10) Gateposts -- The set of early-twentieth-century cast concrete gateposts are located on either side of the beginning of the walkway leading from the west lawn to the west facade porch. The gate is no longer extant.

Contributing

(11) Gateposts -- The set of early-twentieth-century cast concrete gateposts are located at the entrance to the walkway leading from the paved drive to the porch entrance on the south facade (in front of the cellar bulkhead). The posts retain their original pintels, but the gate is no longer extant.

Contributing

(12) Walkway -- The pre-1942 concrete walkway provides access from the paved drive south of the farmhouse to the two entrances on the south facade.

Contributing

(13) Walkway -- The post-1942 concrete walkway runs southeast from the paved drive to the rear of the chicken coop.

Non-Contributing

(14) Concrete barrier -- The circa 1950 circular concrete barrier surrounds a large shrub located in the center of the paved drive turn-about, southwest of the farmhouse.

Non-Contributing

The following buildings are contained in the current tax parcel (09-018.00-063), but are not included in the proposed National Register boundary. The resources described below appear to be *Not Eligible*, and, thus, have not been assigned a number.

Appears Not Eligible

Chicken Coop -- This building consists of four attached sections. The whole of the one-story building is laid in concrete block, with a side-gabled roof. Corrugated metal covers the south (front) slope of the roof, and asphalt shingles cover the north slope. Window openings contain square, nine-light fixed wood sash in the westernmost section, and two-over-two and three-over-three metal sash throughout the rest of the building. According to Louise (Stafford) Dempsey, the existing chicken coop has been reconfigured and replaced an earlier coop in the mid-1940's. The building appears not eligible due to age and alterations.

Appears Not Eligible

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Pole Barns -- Three frame pole barns, constructed circa 1962, are located south of the farmhouse and chicken coop. Each barn is approximately forty feet by sixty feet, with a gabled roof and corrugated metal cladding over the whole. A sliding door is located on either the north or south elevation of two of the buildings, while the third, or westernmost-barn has open bays facing south. The pole barns do not appear eligible due to age.

Appears Not Eligible

The following buildings are within the Delaware Turnpike (I-95) right-of-way, owned by the state of Delaware, and are located immediately outside the current tax parcel (09-018.00-063). The resources are not included in the proposed National Register boundary. The resources appear to be *Not Eligible*, and, thus, have not been assigned a number.

Granary Shed -- The granary shed is a two-and-one-half-story, wood frame building, located south of the three pole barns. According to Louise (Stafford) Dempsey, the granary was constructed circa 1950. The exterior is finished in german siding, with a concrete block foundation on the north end. The side-gabled roof is covered with wood shingles, and has aluminum gutters. Sliding doors are located at the first story of the east and west facades, near the north end. Windows contain rectangular, nine-light fixed wood sash, and are located on the second story of the east and west facades. The interior plan contains animal pens on the south half of the ground floor, and a grain storage area on the north end. The open second story extends across three-quarters of the building, and is accessed by a stairway in the southeast corner of the ground floor. The granary shed is currently in an advanced state of deterioration, as the entire building has shifted north out of plumb and the roof is noticeably sagging. The building appears not eligible due to age.

Appears Not Eligible

Silo -- A detached concrete silo, dating to the second quarter of the twentieth century, stands immediately southwest of the granary shed. Prior to the construction of the Delaware Turnpike (I-95) in circa 1965, the silo was attached to a barn, which is now demolished. Due to the demolition of the previously attached barn, the silo has lost its context, and, thus, appears not eligible.

Appears Not Eligible

Machine Shed -- The machine shed is a one-story, concrete block building, located east of the granary shed and silo. The side-gabled roof is covered with standing seam metal, and has exposed rafters. Metal frame windows of two-over-two metal sash are located on the north and east facades. The south elevation is open, and the floor consists of a concrete pad. Louise (Stafford) Dempsey recalls that the building was a machine shed but has no memory of its construction date. Physical inspection of the building (i.e. concrete block construction, roof framing, etc.) indicates that it was built post-1942. Thus, the building does not appear eligible due to age.

Appears Not Eligible

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The following historic themes and property types are related to the Lewis Weldin Farmhouse (Maple Springs Farm), as taken from the BAHP's State Plan.

- 13. Architecture, Engineering and Decorative Arts
 - 13.1 Outdoor Sculpture and Art
 - 13.1.2 Gates
 - 13.1.2.1 Gateposts
 - 13.2 Landscape Architecture
 - 13.2.10 Walkways and Drives
 - 13.2.11 Lawn and Lawn Plantings
 - 13.3 Architecture and Building - Dwelling Plan
 - 13.3.1 Customary plans
 - 13.3.1.3 Double - Parlor
 - 13.3.3 Service wings
 - 13.3.3.1 Attached kitchen
 - 13.4 Architecture and Building - Style
 - 13.4.4 Late Victorian
 - 13.4.4.2 Italianate
 - 13.4.4.2.1 Vernacular Italianate
 - 13.5 Architecture and Building - Material
 - 13.5.3 Brick
 - 13.5.4 Stone
 - 13.5.4.2 Sandstone
 - 13.5.5 Metal
 - 13.5.5.4 Tin
 - 13.5.6 Stucco
 - 13.5.8 Asphalt
 - 13.5.9 Asbestos
 - 13.5.10 Concrete
 - 13.5.13 Glass
 - 13.5.14 Cloth/Canvas

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White Clay Creek Hundred, which is bounded by White Clay Creek and the Christina River to the east and south and by the Pennsylvania and Maryland borders to the north and west, was one of the first hundreds in New Castle County to be settled and developed. Farmers, traders, and land speculators were drawn to the rich agricultural land along the various creeks and the Christina River as well as to the waterways themselves and their suitability to mills and navigation. Christiana Bridge (now Christiana) sprang up in the 1740s as a shipping point along the Christina River. The village continued to thrive with the construction of the turnpike from Head of Elk (now Elkton), Maryland, through Christiana Bridge to Philadelphia. With the coming of the Delaware and Chesapeake Canal in 1829 and, later, various railroad lines that bypassed the village, Christiana Bridge began to decline and never again regained its position as the major shipping village in the hundred. Concurrently with Christiana Bridge, the village of Newark was developing as an important crossroads community and market town. Unlike Christiana Bridge, however, Newark remained a strong and viable community throughout the nineteenth century by diversifying into industry and education. Today, Newark is the largest city in the hundred. Other eighteenth-century villages in the vicinity of the Lewis Weldin Farmhouse which remain to this day include Newport, Stanton, and Ogetown (Fitting et al. 1982; Kise Franks & Straw Inc. 1987).

By the middle of the nineteenth century, the rural land of White Clay Creek Hundred was almost entirely devoted to agricultural uses. The selection of crops farmed in the hundred expanded from grains and cereals to fruits and vegetables as well. Agriculture evolved from simply local consumption to market production for cities such as Philadelphia, Wilmington, and Baltimore (Fitting et al. 1982; Kise Franks & Straw Inc. 1987). Within New Castle County, the trend increased toward production of perishable goods over staples (Hancock 1947: 389). Dairying became a major agricultural occupation in the county in the early twentieth century, as technological and transportation advances made the production of fluid milk more attractive to farmers (Baker 1947: 397). The Staffords, owners of the Lewis Weldin Farmhouse property since 1898, were dairy farmers until the 1960s.

The surviving eighteenth- and nineteenth-century architecture of White Clay Creek Hundred demonstrates an adherence over time to regional and national styles and trends. Most often, buildings were constructed of brick or wood, since stone was not a plentiful local resource. Eighteenth-century and nineteenth-century buildings tended to follow the three- or five-bay plan, and the latter with a center hall. The fenestration also tended towards a symmetrical plan. Late-nineteenth-century buildings often were constructed in a more complex shape and plan as Victorian-era styles, such as Gothic Revival, Italianate, and Second Empire, gained in popularity. Symmetrically planned buildings were still preferred, but with the addition of more elaborate details such as brackets and scroll work (Fitting et al. 1982). Although incomplete, the Lewis Weldin Farmhouse, constructed c. 1868, would seem to embody the trends and styles of its day, as it is essentially the beginnings of a symmetrical brick dwelling with Victorian-era ornamentation added. Even though somewhat vernacular, the building displays an attention to detail and proportion overall, giving it a more high-style appearance.

Today, the area around the Lewis Weldin Farmhouse is fully developed and functions essentially as a suburb of Newark. The farmhouse property is surrounded by roadways and

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commercial businesses. The largest thoroughfare in New Castle County, Delaware Turnpike (I-95), runs immediately south of the property.

The property containing the Lewis Weldin Farmhouse was once a much larger parcel of land--actually an amalgamation of two parcels of land brought together in 1857. Deed information indicates that the parcel containing the farmhouse was owned by Jacob Robinson in 1819. In May of that year, he sold the property to Simon Cranston, a wealthy landowner and cotton factory owner in Stanton (New Castle County Probate Records 1856; New Castle County Recorder of Deeds: A7-282). It is assumed that Cranston operated the parcel as tenant farmland during his ownership until his death in 1856. Cranston's will makes no mention of any improvements on the property; however, tax assessment records mention a log building on the site and, later, a frame house and barn (New Castle County Probate Records 1856; New Castle County Tax Assessment Records 1828, 1837). These buildings are no longer extant.

Following Simon Cranston's death, his sons, James and Joseph, sold ninety-nine acres in 1857 to James Webb of Wilmington (New Castle County Recorder of Deeds: A7-282). The 1857 city directory for Wilmington lists Webb as "late farmer" (Boyd 1857). Webb most likely remained in Wilmington during his years of ownership (1857-1860); the 1859 city directory lists his residence as 923 Market Street (Boyd et al. 1859). In October of 1860, Webb sold the ninety-nine acres, plus approximately 109 acres he acquired in 1853 from nearby property owner Eliza Holtzbecker, to John A. Harris, also of Wilmington (New Castle County Recorder of Deeds: K7-296). Harris owned the parcel (208.65 acres) for eight years. He most likely operated it as a tenant farm, since city directories for Wilmington lists his residence at 217 King Street, then 221 King Street, and later at 307 West Street (Boyd et al. 1859; Hutchinson 1862; E.A. Milliken & Co. 1866). He also was involved in a succession of businesses in Wilmington, such as shipbuilding, soap and candle making, and lumber dealing (Boyd et al. 1859; E.A. Milliken & Co. 1866; Jenkins & Atkinson 1869).

It is a possibility that John A. Harris may have constructed what is referred to as the Lewis Weldin Farmhouse in the last one or two years of his ownership of the property (1867-1868). As noted earlier, he was involved in a rapid succession of business ventures, some of which may have done poorly and may have caused him to sell a house he had just begun construction on in order to cut his losses. There are two factors, however, which weigh against this possibility. First, Harris was a businessman based in Wilmington; the need for him to build a farmhouse would not have been as great as the need for Lewis Weldin to do so, who is listed in the Newport business directory for 1868 as a farmer and grazer (Pomeroy & Beers 1868). Second, insurance records for the Farmers Mutual Insurance Company of the State of Delaware indicate that in January of 1866, Harris was insured for a frame barn with attached shedding and a frame wagon house and cribs at his farm in White Clay Creek Hundred (Farmers Mutual Insurance Company of the State of Delaware 1866: 2994). There is no mention of the brick farmhouse. In December of 1868, however, the Farmers Mutual records indicate that Lewis Weldin was insured for a two-story brick dwelling on his farm in White Clay Creek Hundred (along with the same outbuildings mentioned under Harris) (Farmers Mutual Insurance Company of the State of Delaware 1868: 3560). Although only three months after his purchase of the property from Harris, it is possible that Weldin could have completed enough of the farmhouse at

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that point to have it insured by Farmers Mutual. The unknown factor, then, is why Weldin did not complete the farmhouse during his period of ownership (1868-1878). Possibly, his personal wealth was depleted during one of the economic collapses of his day, such as the notable recession that occurred in 1873. Or, since he died in May of 1878, perhaps his health was deteriorating in the years prior, so that he was unable to attend to the building of his house. Weldin does hold the distinction of being not only the builder of the farmhouse but also the first owner to actually live on the property and conduct farming operations there.

In February of 1879, Hettie S. and William Atwood Weldin, acting as administrators of Lewis Weldin's estate, conveyed the property to Lewis C. Weldin of Christiana Hundred (New Castle County Recorder of Deeds: M11-27). In 1886, Lewis C. and Mary E. Weldin conveyed the property to George C. Simpson of Wilmington. At that time, Weldin was living in Altoona, Pennsylvania (New Castle County Recorder of Deeds: U13-268). It can be supposed that Weldin maintained the property as a tenant farm during his period of ownership and probably had only a small interest in it, especially since he moved out of state during the seven years of his ownership. Little information is available on Lewis C. Weldin in the primary materials researched for the other owners. Similarly, little information is available on George C. Simpson, except that he resided in Wilmington at 1009 Washington Avenue from 1886 until his death in c. 1898 (Williamson 1886). Most likely he ran the property as a tenant farm during his ownership. His brother, Francis C., lived and worked in Wilmington as a bricklayer and contractor and operated a livery stable in the city with George in the early 1890s (Williamson 1886; W. Costa & Co. 1890, 1891). In October of 1898, Francis, acting as executor for his brother, conveyed the property to Thomas Stafford of New Castle Hundred (New Castle County Recorder of Deeds: T17-225). Thomas moved to the property and began dairy farming operations there.

It was during the period of Thomas Stafford's ownership (1898-1944) that the existing additions to the farmhouse were constructed and the major site elements associated with the house were laid out and/or planted. The existing outbuildings, which have been excluded from the proposed National Register of Historic Places boundary for the property because they appear ineligible for listing, were either constructed or radically altered in the mid-1940s or 1950s by Thomas' son, Lewis C. Stafford. All that is known of outbuildings on the site during Thomas' period of ownership is recorded in tax assessment records. In 1905, the records indicate that the property included the brick farmhouse and a frame barn (New Castle County Tax Assessment Records 1905). The same information continues in the records up to 1930; in that year, the house, the barn, two chicken houses, and a stucco bungalow are mentioned (New Castle County Tax Assessment Records 1930). The barn is most likely the same dairy barn which was struck by lightning in c. 1929 and rebuilt shortly thereafter. It was demolished in c. 1962 for the construction of the Delaware Turnpike (I-95). (The barn's silo remains to this day within the right-of-way for I-95.) At least one of the chicken houses may be the one which was reconfigured by Lewis C. Stafford in the mid-1940s into the concrete block building that exists to the south of the farmhouse today. The bungalow was located at the southeast corner of Delaware State Route 58 (Churchmans Road) and Delaware State Route 7 (Stanton-Christiana Road) until the late 1980s, when the current owner, Carl C. Stafford, sold that portion of the property for commercial development. In Thomas' day, a spring house surrounded by maples was located south of the former bungalow site near State Route 7;

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it was demolished as part of the same development activity in the late 1980s. This is where Thomas Stafford got the name of "Maple Springs Farm" for his dairy farm (Dempsey August 5, 17 1992).

In c. 1910, Thomas Stafford constructed the various additions to the farmhouse that exist to this day. On the west elevation, he built the one-story full-width porch. On the north and east elevations, he constructed the one-story asbestos shingle addition. Adjacent to this addition and to the east gable of the brick portion, he constructed a two-and-one-half-story asbestos shingle addition. Beyond these built elements, he also added the various site features adjacent to the farmhouse. These include the yard area off of the west porch, consisting of hedges (which extend across the north facade of the house), other plantings, a concrete walk, and two concrete gate posts; a concrete walk and two concrete gate posts at the south gable wing; the circular paved drive and extension to the garage (the drive used to run due north from the circle to Churchmans Road; it was reconfigured to Geoffrey Drive in the late 1980s); the hedgerow running north to south between the garage and the chicken coop; and the peach orchard planted by Thomas' daughter-in-law, Alice, for the use of the family. The front lawn, or "meadow" as the Staffords called it predate Thomas Stafford's period of ownership (Dempsey August 5, 17 1992), and the hedgerow along the right-of-way at Churchmans Road was most likely reconfigured with the Churchmans Road improvements during the 1950s.

In 1937, Thomas Stafford sold 107.26 acres of his farm to the Wilmington Country Club (New Castle County Recorder of Deeds: R40-231). At an unknown date, he also sold the bungalow property (which Lewis C. Stafford repurchased in 1951) (New Castle County Recorder of Deeds: K44-71, S113-69). The remaining one hundred acres he conveyed in 1944 to Lewis C. and Ernest R. Stafford (New Castle County Recorder of Deeds: K44-71). During the mid-1940s and into the 1950s, the Staffords constructed the following outbuildings on the property: the chicken coop, the granary shed, the machine shed, and the garage. Also during the 1950s, the one-story porch on the west side of the farmhouse was screened, and the porch floor was replaced with a concrete pad. The three corrugated metal pole barns were constructed in c. 1962 when the dairy barn was demolished for the Delaware Turnpike (I-95) and the granary shed was taken into the I-95 right-of-way. The silo remained in place within the right-of-way. Dairy operations ceased at the property, as the cattle had to be moved to another location some twelve miles away (Dempsey August 5, 17 1992).

Following several transactions in the 1960s and 1970s, in which portions of the property were sold to private interests and to the State of Delaware for right-of-way land along the Delaware Turnpike (I-95) and the adjacent state routes, the Staffords were left with approximately sixty acres of land (New Castle County Recorder of Deeds: F74-71, K77-51, B86-135). In 1981, Lewis C. and Alice E. Stafford conveyed the property to Carl C. Stafford (New Castle County Recorder of Deeds: S113-69). During the 1980s, Carl C. Stafford sold all but 7.40 acres of the property (containing the house, the outbuildings, the lawn, and a fallow field) to private interests for development purposes.

Having lost most of its agricultural land and all of its historic outbuildings (excepting the silo), the Lewis Weldin Farmhouse (Maple Springs Farm) does not appear to convey the agricultural events and patterns that would make the resource eligible for the National Register of Historic Places under Criterion A. Not being associated with significant

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persons and not likely to yield information important in prehistory or history, the resource does not appear to be eligible for the National Register under Criteria B and D. Under Criterion C, however, the farmhouse appears to be eligible for the National Register, along with the sites and objects at or near the house that have a historic functional relationship with the building. The Lewis Weldin Farmhouse is an example of vernacular Italianate architecture executed in a rather high-style manner. More importantly, the farmhouse may be the only surviving "incomplete" late-nineteenth-century house in New Castle County (Cesna 1992). While many buildings display evidence of construction work that was carried out at different stages, the Lewis Weldin Farmhouse is significant because it illustrates an incomplete house, as well as the techniques used when expansion was planned. These features include the deliberate termination of details such as the cornice, and the use of inferior brick on the west facade that was planned to be concealed by a later addition. The fenestration of this wall also demonstrates the builders intent for future expansion, in that the window opening would have been used for a passage between the existing building and the addition. Thus, the Lewis Weldin Farmhouse remains a unique example in New Castle County, of a common building practice, vis-a-vis staged construction, which in this example unlike its counterparts, was never completed as originally intended.

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Boundary Description

The proposed National Register boundary runs as follows:

Beginning at a point 20 feet more or less east of the intersection of the west side of Geoffrey Drive and the southerly right-of-way for Churchmans Road, at the point marked P.O.B. (place of beginning) on the accompanying map, the boundary extends east along the southerly right-of-way for Churchmans Road, (also the northerly property line of tax parcel 09-018.00-063) for 340 feet more or less. The boundary then turns 82° south-southeast and continues in this direction along the edge of a fallow field for 350 feet more or less, thus including a peach orchard. At this point the boundary turns 95° west and continues in a straight line for 230 feet more or less. The boundary then jogs 38° southwest for 50 feet, and turns 122° north-northwest, and continues 430 feet more or less, to the place of beginning.

Boundary Justification

The proposed National Register boundary for the Lewis Weldin Farmhouse (Maple Springs Farm) encompasses the farmhouse and the site features associated with the farmhouse and its various functions. The boundary includes the farmhouse, the garage, the lawn, the plantings, the orchard, the gateposts, the walkways, and the drive.

The farmhouse appears significant for its architecture and design (National Register Criterion C) and therefore falls within the proposed boundary. The garage is a non-contributing resource due to age, but its proximity to the farmhouse necessitates that it remain within the boundary. The site features noted above all fall within the boundary and, in fact, help to define the boundary edges. The features are functionally related to the farmhouse because they either added to the design of the house (the lawn and the plantings), assisted in the traffic patterns of the house (the walkways, the drive, and the gateposts), or provided a direct service to the house (the orchard). The agricultural character of the property has been lost due to the sale of almost all the acreage and to the demolition of all historic outbuildings (the silo does remain, but it appears to have lost its context due to the demolition of the barn).

The proposed north boundary line follows the property line (and concurrently the right-of-way for Churchmans Road) and encompasses the hedgerow and the lawn. The east boundary line skirts the edge of a fallow field and includes the lawn and the peach orchard. The fallow field was not included within the proposed boundary because it conveys the agricultural history of the site and, as was noted above, the property is no longer significant for agricultural reasons. The property now conveys a residential setting, not an agricultural one.

The proposed southern boundary line includes the orchard and the drive to the point of the west side of the circle. The post-1942 chicken coop has been excluded. The proposed west boundary line includes the circle of the drive and the hedge-enclosed yard off of the porch, and then extends in a straight line to the place of beginning (the west end of the hedgerow at the north property line). Two non-contributing features fall within the boundary in addition to the garage: the walkway to the chicken coop and the concrete block barrier within the drive circle. Both features are less than fifty years old.