

ARCHITECTURAL RESOURCES: DESCRIPTION AND EVALUATION

The Delaware Comprehensive Historic Preservation Plan places that portion of the project area located near Christiana in the Upper Peninsula Zone, which includes all of New Castle County, except the Wilmington area, below the fall line. The architectural resources investigated for the Route 7 South project for the most part constitute property types associated with the "Upper Peninsula Zone, 1830-1880+, Landscape" historic context, with Architecture and Building as the sub-theme; and with "Upper Peninsula Zone, 1830-1880+, Economic and Cultural Trends," with Agriculture as the sub-theme. During this time period, agriculture underwent major reforms and the agrarian landscape was extensively rebuilt. Property types represented in resources surveyed for this project include the crib barn/granary (one of the most obvious structure manifestations of mid-19th century agricultural reform) and dwellings that clearly illustrate the architectural renewal that commonly found expression in the adoption of a variety of popular styles.

Jonathan Davis Farmstead (N-11711)

Description: The Davis farmstead is located on the west side of Route 7, south of the Faith City Medical Complex and I-95 (Figure 2). The surrounding area consists largely of scrub woodland (west side) and single-family residential (east side). The property is no longer used for agricultural purposes.

The Davis farmstead consists of a dwelling, barn and several sheds, most in very dilapidated condition (Appendix A). The house is set back several hundred feet from the road, with a few mature shade trees nearby. The house is a two-story single-pile side-gable dwelling of wood frame construction on a low fieldstone basement (Plate 3). The exterior of the main block is variously clad in wood clapboards and vinyl siding. An enclosed shed-roofed porch extends across the facade; two fully-enclosed units of similar form and proportions, clad in vinyl siding, have been built across the rear.

The main elevation is symmetrically arranged with three bays and a gabled wall dormer rising at center. The rear of the main block is divided into two bays. Most window openings are fitted with 6/6 wooden double hung sash and trimmed with half-round applied molding strips. The front and rear eaves of the composition-shingle roof are embellished with narrow fascia boards scroll-cut with a "vine" motif. An exterior concrete block chimney is present at the south gable end.

The outbuildings are located behind the house to the west. The principal structure, recently collapsed, is a side-gable timber framed "English" barn clad in vertical plank siding, with center aisle and common rafter roof (Plate 4). A timber framed machine shed has been added off the east side of the barn, toward the north end. Other structures on the property, most clustered slightly to the southwest, include small machine sheds, poultry sheds and a privy.



PLATE 3: Jonathan Davis House, View to West

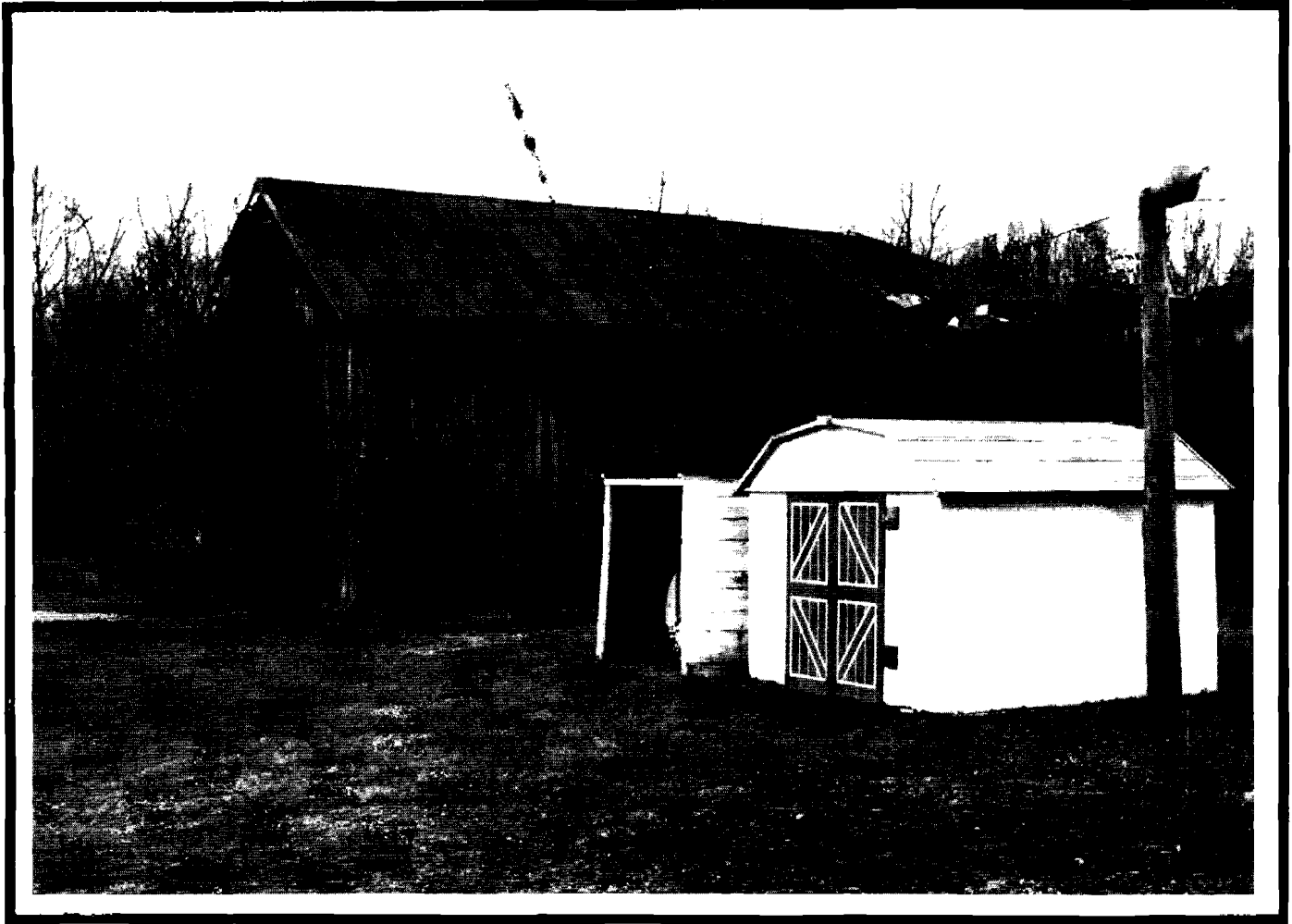


PLATE 4: Jonathan Davis Barn (Prior to Collapse, View to Northwest)

Based on historic maps of the area, construction of the house and barn are attributed to Jonathan Davis, who is shown as owner of the farm on Hopkins (1881) and Baist (1893). A construction date from the last quarter of the 19th century is consistent with the form and treatment of the house.

Evaluation: The Davis House is an example of a property type (dwelling) associated with the Landscape 1830-1880+ historic context for Delaware's Upper Peninsula Zone. A key feature of the architectural renewal that transformed the rural built environment during this period was the adoption of popular styles, either wholly or in part, to domestic construction. Most common was the application of a few stylistic elements to essentially traditional house forms, as illustrated in the Davis House, which is an example of the regionally-durable I-house to which Victorian Gothic features (the triangular front dormer and decorative trim at eaves) have been applied.

The property's integrity, however, is substantially diminished by the shed-roofed additions on front and rear of the dwelling, and the ruinous condition of the outbuildings, which limits the capacity of the property to convey its original character as a 19th century agricultural unit. As such, the Davis farmstead does not present qualities of significance sufficient for National Register eligibility.

Silver Hill Farmstead (N-1592)

Description: The remains of Silver Hill farmstead (Plate 5) are located on the east side of Route 7 just south of the inter-

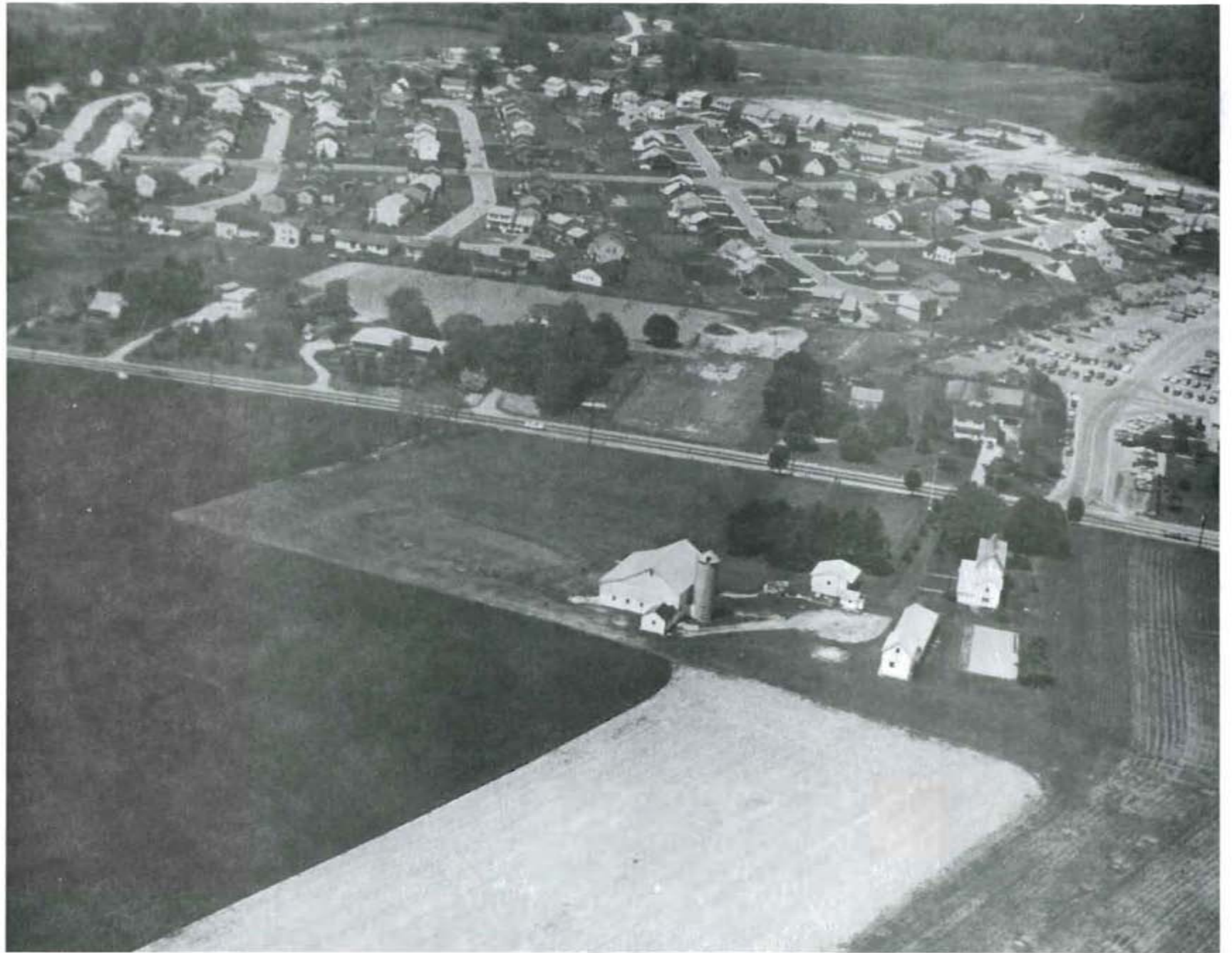


PLATE 5: Silver Hill Farm, Aerial View to West

section with School Bell Road. At the time of field investigations in January, 1987, Silver Hill included a dwelling, dairy barn, two garages, and a small animal barn with attached machine shed. Subsequently, all structures except the dwelling were demolished, as the former agricultural tract is being redeveloped for residential use. Descriptions of the farmstead as it was in January, 1987 are included here for information purposes. The evaluation considers only the dwelling, now the only structure remaining on the property.

The Silver Hill complex was sited on an elevated lot, with house and barn oriented south and thus perpendicular to Route 7. The grounds immediately in and around the complex were planted with grass, with cultivated land to the east. Landscape features included two parallel rows of conifers extending south as a form of "allee" from the front of the house, and carefully spaced ornamental shrubbery arranged along the edges of the driveway down to the road.

The house is massed in linear fashion with a 2-1/2 story main block and two-story wing at the east end (Plates 6 and 7). Both sections have side-gable orientation, one-room depth, and first stories set essentially at grade. The main block is of masonry construction on a stone foundation. The first stories of the main (south) and north elevations, as well as the entire west side, are stuccoed. On the main and north sides, the stucco is scored to resemble cut ashlar, while the second story walls are painted white but still reveal lines of common bond brickwork.



PLATE 6: Silver Hill Farm, Farmhouse, View to Northwest



PLATE 7: Silver Hill Farm, Farmhouse, View to Southwest

The facade of the main block is arranged with three bays over four, the openings in each story symmetrically arranged but not aligned vertically, while the north elevation is divided into four bays on each story. All window openings have wood lintels and sills, and are fitted with 1/1 replacement sash. The structure is surmounted by a steeply-pitched roof, on each slope of which are two tall, even more sharply-pitched gable wall dormers, each featuring a small window with ogee-arched brick head. The ogee is repeated in the attic windows of the west gable end, but not on the east end. The roof was originally clad in patterned red and green hexagonal slates, replaced ca. 1982 with composition shingling. The date "1882" is featured as part of an Eastlake-style wooden vergeboard on the west gable end.

The main entrance is located in the second bay from the west end, has a surround with fluted pilasters and narrow dentil molding (Plate 8). The deep reveals and soffit are embellished with a 3-inch wide reeded band. A shed-roofed porch across the full width of the facade has thick Tuscan Doric columns set on a concrete slab floor that is extended beyond the facade around the west side of the house. The rear entry, in the easternmost bay, is sheltered by a small gable roof with scroll-cut vergeboard.

The frame section of the house is two bays wide, covered in aluminum siding. The first floor contains a single room, for which a picture window has been inserted in the north wall. There is a hipped-roofed, aluminum-clad semi-enclosed porch across the south elevation.



PLATE 8: Silver Hill Farm, Farmhouse, Main Entrance

That portion of the interior of the main block visible from the exterior includes window openings with splayed reveals and simply-molded woodwork. The fireplace in the west end has been remodeled.

Prior to demolition, the principal outbuilding in the complex was a large side-gable barn with concrete block ground level and a timber framed loft level clad with shingles (Plate 9). The south roof slope was extended, on concrete block walls, as a "forebay" over what was once a cattle shed. A very tall wooden sliding door was centered in the north elevation, and the ground floor interior was fitted with metal milking stanchions. The adjacent silo was of poured concrete strengthened with metal rods. Other structures in the complex included a concrete block garage with aluminum overhead roll door, a frame garage with double-leaf hinged wooden doors and shingle siding, a concrete block and beaded-board machine shed, and a small "barn", possibly for poultry or sheep, with concrete block ground level and shingled frame loft (Plate 10).

Historical Discussion: The history of this property has been traced to the late 18th century, when James Partridge acquired several tracts of land in northwest New Castle Hundred which appear to have given him most of the frontage along the east side of Route 7 south of School Bell Road (NCC Deeds C2/224; G2/102; L2/443). James Partridge had four children, two of whom predeceased him, a third within three years of his own death in 1793, after which time, the property passed to the remaining son, John.



PLATE 9. Silver Hill Farm, Dairy Barn, View to Southeast



PLATE 10: Silver Hill Farm, Machine Shed and Small Animal Barn, View to Northeast

In 1815 the farm was sold to William Silver, from whose surname the farm likely received the name by which it was subsequently known.

The farm remained in the Silver family until after 1849 (Rea & Price 1849), but was sold to Bankson T. Holcomb by 1868 (Beers 1868). That year, George Whitfield assembled a 100-acre farm in transaction with Isaiah Silver and Bankson Holcomb (NCC Deeds Q8/337; U8/435), and under Whitfield the farmhouse at Silver Hill achieved its Victorian Gothic character. In 1898, the farm passed to George Whitfield's heirs, George and Sarah Whitfield, who in 1905 sold it out of the family to Estella and Jay C. Davis (NCC Deeds R17/590; F21/342). Five years later Silver Hill was acquired by Frank Moody, who may have been responsible for development of the dairy operation suggested by the barn and silo (NCC Deeds X22/532).

Evaluation: The former farmhouse at Silver Hill is significant under National Register Criterion C as rather singular architectural expression of the process of rebuilding and revival that characterized much of north-central Delaware's 19th century agricultural history (Appendix B). In terms of the Delaware State Plan, it can be classified as a manifestation of Architecture and Building which in the period 1830-1880 significantly changed the landscape of Delaware's Upper Peninsula Zone through widespread adoption of popular styles (or elements thereof) in domestic construction.

The house appears to be the product of several construction episodes. The date of 1882 is consistent with the use of picturesque Victorian stylistic features (Gothic gables and "Moorish" ogee arches). However, there is a peculiar contrast between stylisms such as these and other, vernacular aspects of the house which suggests that the Gothic treatment may represent a remodeling of a previously existing structure rather than completely new construction. At issue in particular is the three-over-four treatment of the facade, for which two other examples of 18th or early 19th century origins have been recorded in Pencader Hundred to the west (see Cann Farmstead, N-3977; Williams-Boulden House, N-3986 in Bowers (1987)). Also of interest is the curious use of stucco: the concept of scoring stucco to resemble cut ashlar was an occasionally popular practice during the 19th century, but its confinement to the first story of the front and rear elevations, with the brick clearly evident above, is rather unusual. Another stylistic anomaly (unless it is associated with addition of the columned porch early in this century) is the treatment of the main entrance, with its classically-derived surround and the reeded treatment of the soffit and reveals (a similar example of this reeding has been recorded at the 1818 McKennan-Klair House (N-1250), on Limestone Road in Mill Creek Hundred (see Bowers 1986)). In sum, the farmhouse at Silver Hill is a distinctive, even idiosyncratic, example of 19th century domestic architecture in New Castle Hundred worthy of recognition under Criterion C.

John T. Simmons Farmstead (N-4039)

Description: The Simmons farmstead is located on the east side of Route 7. The complex, surrounded on all sides by cultivated and fallow fields, has a setback of approximately 1,000 feet, and due to a rise in the land is not fully visible from the road. The farm is still used for agricultural purposes, primarily a small dairy operation, by a tenant family.

The farmhouse, which faces west, consists of two side-gable units massed in linear fashion that are the products of two separate building episodes, the later of which is estimated to have occurred ca. 1850-1860 (Plates 11 and 12). The earlier section, containing the kitchen, is a two-story, single-pile unit on a low rubble fieldstone foundation. According to the occupants, this section is constructed of logs measuring approximately 9" x 9", and is covered with wooden clapboards of varying width. Window openings (two at each story on the west side, one on first and two on second on the east (rear)), are fitted with 6/6 double hung sash and flat, unmolded surrounds. An interior chimney in the south gable end features the inscription "AJW 1860" in the mortar (visible from within the attic). (Since none of the recorded owners of this farm had those initials, the inscription may have been the work of a tenant or mason.)

The later, larger section that now constitutes the main block of the house, is a timber-framed clapboarded center-hall I-house on a low fieldstone foundation, with a brick-floored basement under the south end. The symmetrical five-bay facade contains a



PLATE 11. John T. Simmons House, View to Northeast



PLATE 12. John T. Simmons House, View to Southwest

center entry framed with sidelights and multi-light transom. Windows have 6/6 double hung sash; those on the facade have paneled shutters on the first story, louvred shutters on the second. The narrow front eave is edged with a simple dentil molding. Interior brick chimneys (the stacks of which appear to have been rebuilt) are present at each of the gable ends, which apart from small attic windows have blind walls.

The roofs of both sections have flush eaves at gable ends and are covered with composition shingles. Although a porch has been removed from the main entrance (as evidenced by the remaining shadow) the east elevations of both units have shed-roofed, partially enclosed porches with square posts and concrete slab floors.

The interior of the log section contains a kitchen and narrow pantry on the first floor, and two small bedrooms and a passage on the second. The kitchen features a filled-in fireplace with tall (4-1/2 feet) mantel with simple moldings. Beside the fireplace an enclosed winding stair rises to attic level. The first floor of the main block contains two rooms separated by a center stair hall. Fireplaces in these rooms feature rather plain Greek Revival style mantelpieces. A set of built-in cupboards with tall, paneled doors is located beside the fireplace in the south room (Plate 13). The hall retains the original stair with turned newel posts and slender spindle balusters (Plate 14). The second floor contains four rooms, with fireplaces located in the two rear (east) rooms. At the northeast corner is a narrow stair

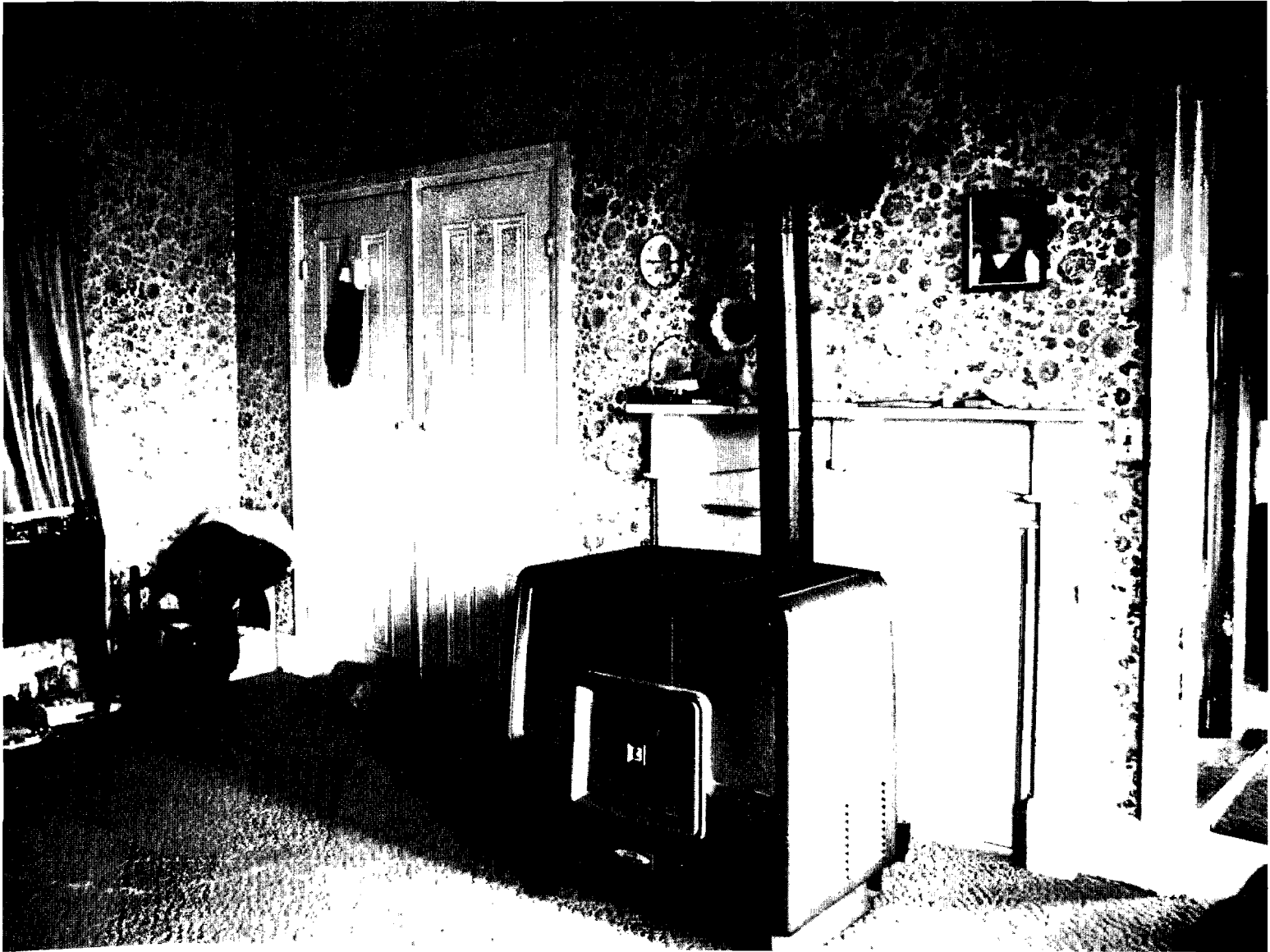


PLATE 13: John T. Simmons House, Cupboards and Fireplace in South Parlor of Main Block



PLATE 14. John T Simmons House, Main Stair

leading to the unfinished attic, which is partitioned into two spaces.

Most of the outbuildings in the complex are located north of the house, the exceptions being a row of three poultry houses with shed roofs and rough plank siding, and the foundations of an ice house located east of the dwelling. One of the principal structures is a large, six-bay granary constructed of nailed dimensioned lumber on fieldstone foundations and footings, clad in vertical plank siding, and featuring a winding stair to the upper level (Plate 15). A machine shed constructed of wood posts with sheet metal walls and gable roof, open on the east side, extends off the north wall of the granary. Perpendicular to the machine shed is another frame shed, partly open on the south side for machinery, with the east end fully enclosed. This shed also forms the south "wall" of a cattle yard, which is bounded by an open metal-clad shed on the west and by the dairy barn on the north (Plate 16). The dairy barn is a large structure with concrete block ground story and wood-framed loft area covered with a high arched "rainbow" roof. Two concrete silos are located at the northwest corner of the barn. On the east edge of the cattle yard are two closed gable-roofed frame sheds and a tall steel windmill.

Approximately 400 feet southwest of the house, at one end of a small fenced pasture, is a stone monument enclosed within barred cage with tall brick corner piers (Plate 17). The inscription of the monument dedicates the object to the four children of James and Margaret Partridge, who owned large tracts of land in



PLATE 15. John T. Simmons Farmstead, Granary, View to West

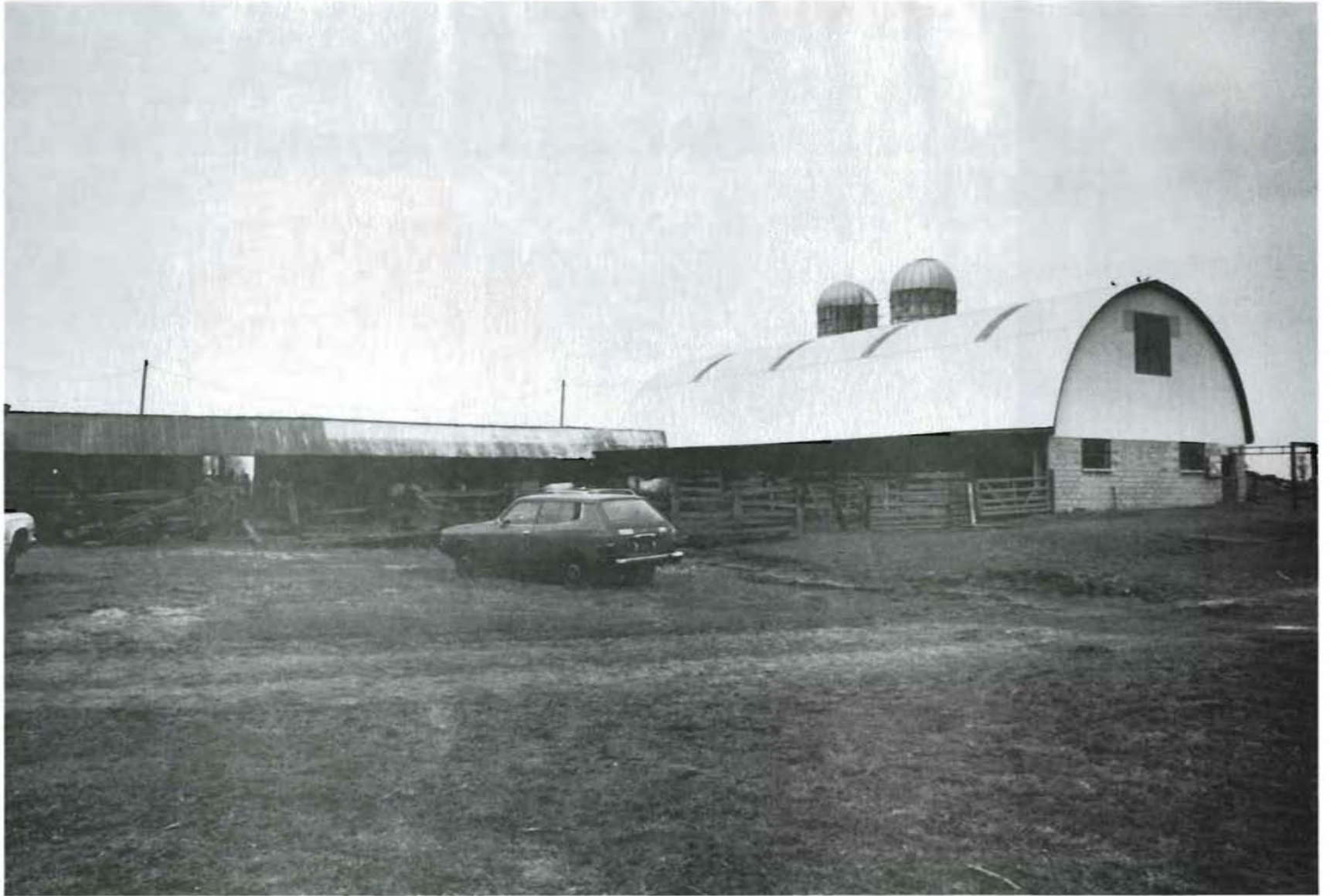


PLATE 16: John T. Simmons Farmstead, Dairy Barn and Sheds, View to Northwest



PLATE 17: John T. Simmons Farmstead, Partridge Memorial, View to East

this area in the late 18th century, passing them to one son, John, who died in 1831. It is not known if the monument marks an actual grave site, or was intended simply as a commemorative object.

Historical Discussion: As mentioned above, the land on which this farmstead is located was in the late 18th and early 19th centuries owned by James, and later John, Partridge. By 1849, the property was in possession of John T. Simmons, remaining so at Simmons' death in 1871 (Rea and Price 1849; New Castle County (Hereafter cited as NCC) Wills B2/194). In 1879, Simmons' widow, Catherine, and Sarah Ann Simmons sold the farm to John Janvier of New Castle town, who at his death in 1890 left it to his daughter, Margaret W. Janvier (NCC Deeds H11/230; A29/63). Margaret Janvier retained possession of the farm until 1919, when she sold it to Walter Rash (NCC Deeds A29/63). In 1928 the farm, sold at a Sheriff's sale to pay debts, was conveyed to Richard and Florence McMullen, and remains in the hands of their descendants today.

Evaluation: The Simmons farmstead is locally significant under National Register Criterion C (Appendix B). In terms of the Delaware State Plan, the farmstead contains examples of property types identified for two Upper Peninsula Zone Historic Contexts, Economic and Cultural Trends 1830-1880 (Agriculture), and Landscape 1830-1880 (Architecture and Building). The granary remains to represent, in structural fashion, the pervasive agricultural reforms of the period; while the house, with its two

distinct building phases and construction techniques, vividly illustrates the architectural renewal of the region that occurred in the middle decades of the 19th century.

The farmhouse, as the principal structure in the complex, provides an excellent example of the mid-19th century rebuilding of rural north central Delaware when agricultural reforms coincided with construction of new dwellings and outbuildings, and also with expansion and improvement of those then present on the land. The Simmons farmhouse consisted originally of the small log section, retention of which is noteworthy in itself due to the high attrition rate of these once numerous structures. The main block, estimated from stylistic features have been built ca. 1850-60, is a clear and relatively intact example of the center passage I-house, a regionally ubiquitous form here embellished with modest Greek Revival details appropriate to the period of its construction.

The agricultural structures in the complex, the granary in particular, contribute to the significance of the property as architectural expressions of the evolution of agriculture in the area in the later 19th and early 20th centuries. The large granary is a very good example of this structure type, which appeared in association with agrarian reform in the region during the middle decades of the 19th century, and in addition is a prominent visual element in the complex. The early 20th century dairy barn, with extensive use of concrete and its arched "rainbow" roof, illustrates the erection of new structures on

farmsteads specifically intended to meet functional and sanitary needs of the modernizing dairy industry.

Harlan-Chandler Mill Complex

Description: The Harlan-Chandler Mill Complex is located at the southwest corner of the intersection of Limestone Road (Del. Route 7) and Milltown Road, in Mill Creek Hundred (Plate 18). The complex includes four structures: a stone mill built in 1815, a brick dwelling built in the late 1860s, and a garage and stable, associated with the dwelling, built in the 1930s. Although presently under separate ownership, the mill and house properties were part of a single mill tract from at least the mid-18th century until 1945. For this historical reason, and because the area in which they are located remains an identifiable whole, the mill and house are discussed and evaluated as a complex.

The Harlan Mill (N-251) is a 3-1/2 story side-gable rectilinear structure built of local fieldstone (Plates 19 and 20). Gutted by fire in the 1940s, the mill has been remodelled as a dwelling with a separate apartment in the rebuilt attic story. A two-level aluminum-sided frame unit with projecting garage has been built across the south elevation, and a slant-roofed porch has been added at the west end. In general, the exterior stone shell is essentially all that remains of the original structure. The roof has aluminum boxed eaves and is covered with composition shingling. A large shed dormer is built across the south roof slope. On the north slope are three symmetrically placed gabled



PLATE 18: Harlan—Chandler Mill Complex, Aerial View of Milltown Intersection



PLATE 19: Harlan Mill, View to South

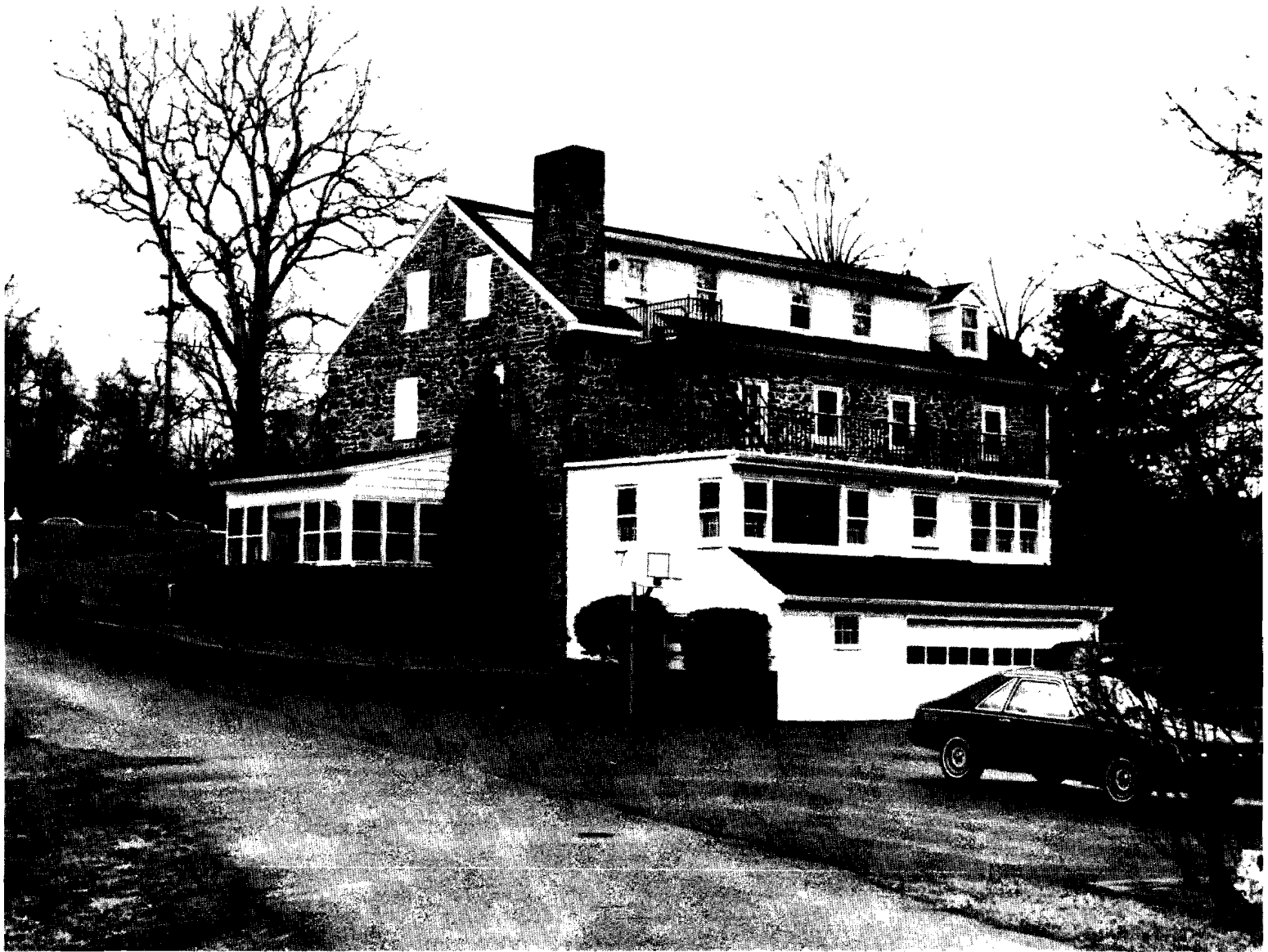


PLATE 20: Harlan Mill, View to Northeast

dormers sided with aluminum. A large stone chimney stack rises from within the southwest corner of the structure.

Fenestration is somewhat irregular in the four-bay north and south elevations. On the north are two entrances side-by-side, and an opening to the east of these which has been enlarged to accommodate a curved "bay" window. With the exception of a second "bay" window on the west end, all other window openings have 6/6 replacement sash: east and west gable ends feature two regularly-spaced openings at second, third and attic story levels.

The Harlan mill was powered not from Mill Creek itself, but from a smaller creek or ditch that according to 19th century maps roughly followed the course the Mill Creek but to the east (see Figures 7-10). The ditch passed beneath old Milltown Road, opening into a mill pond at what was then the southeast corner of the Milltown Road-Limestone Road intersection. From the pond, the ditch looped east, then south, to enter the mill on the east side, passing the wheel located in the southeast corner of the structure and emerging from the south side to empty into Mill Creek.

The Abram Chandler House (N-250) is a 2-1/2 story dwelling constructed of brick on a rubble fieldstone basement (Plates 21 and 22). The form of the house is that of a gable-roofed center-hall I with full-height rear ell. The gable roofs have partial cornice returns and bracketed eaves, and are covered with shaped slate shingles. Gabled, slate-shingled dormers, fitted with round-arched windows, are located on the east slope of the main



PLATE 21: Abram Chandler House, View to Southwest



PLATE 22. Abram Chandler House, View to North

roof and the north slope of the roof of the ell. The main block has a five-bay symmetrical facade and a center entrance with three-light transom and sidelights in which original glass has been replaced. Extending across the facade and the full length of the north side is a wood-floored veranda with concave standing-seam metal roof and mid-20th century ornamental ironwork posts. All windows in the principal floors have 2/2 double hung sash, and slab stone lintels and sills. Off the south wall of the rear ell is a one-room, slant-roofed aluminum-sided unit erected on a high masonry foundation, a portion of which, of rubble stone, may represent an earlier structure at this site.

The stable and garage structures located south of and below the Chandler house are constructed primarily of concrete block (Plates 22 and 23). The garage has a shallow "saltbox" roof while that of the stable is gabled. The stable has an upper loft area clad in vertical plank siding with a double-leaf door in the north end.

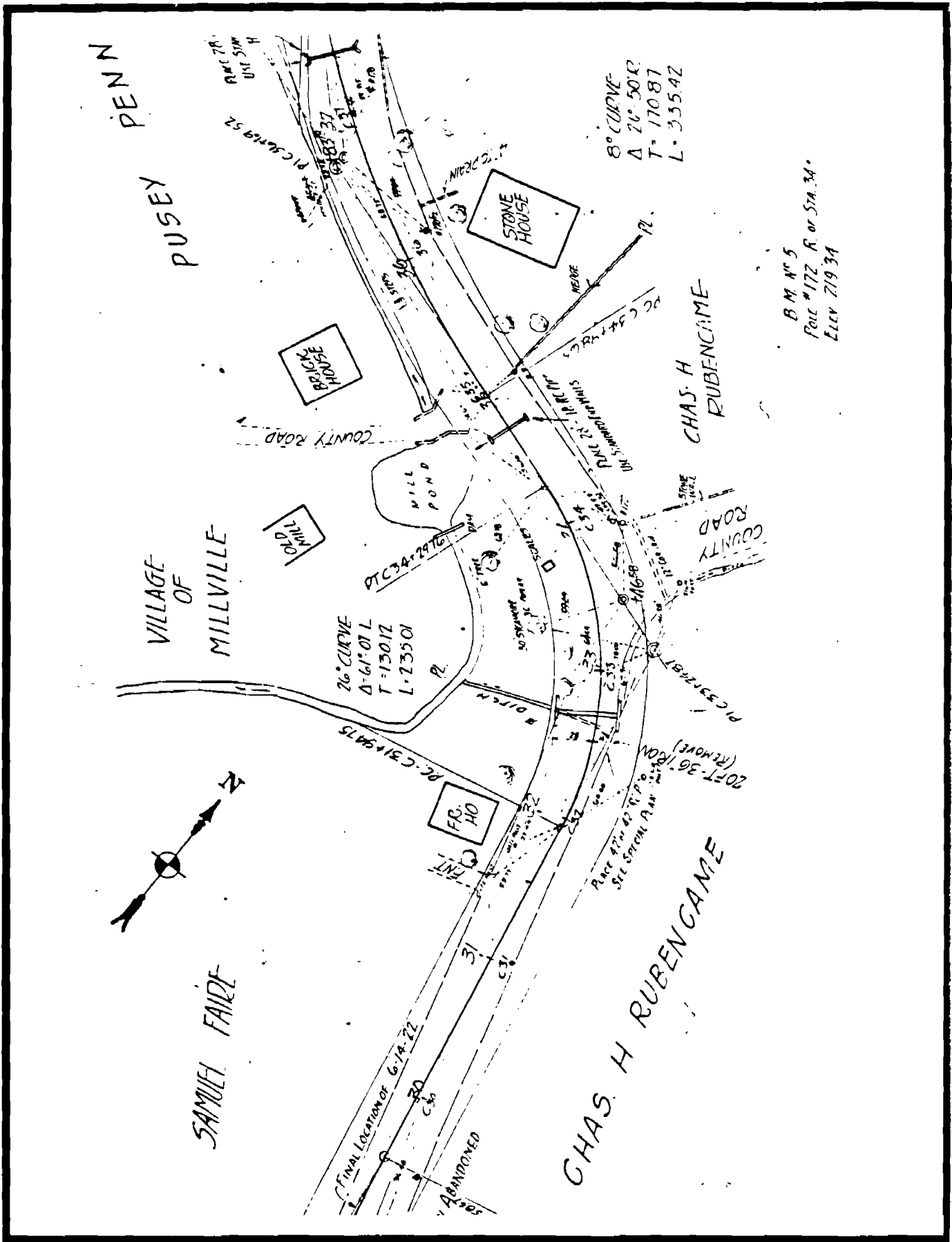
In the 19th century, the hamlet of Milltown was an intersection where five roads came together in a roughly star-shaped arrangement (See Figures 7 to 10). The Harlan-Chandler mills were located to the south of this intersection, with Milltown Road to the west, the road to Stanton to the east, and Limestone Road to the north. Abram Chandler's brick house was built on the west side of Milltown Road, i.e. across that road from the mills and millpond.



PLATE 23: Garage and Stable at Chandler House, View to Southeast

These relationships continued into the 20th century: the Delaware Department of Transportation's 1922 widening and paving of Limestone Road produced a broader roadway and more open curves, but appears to have retained the basic configuration of the old intersection (Figure 11). In the 1960s however, the Milltown intersection was completely redesigned and rebuilt north of its original location (Figure 12). In the course of this project, portions of both Limestone Road and Milltown Road were relocated, although the old rights-of-way remain. As a result of the 1960s redesign, the "new" Milltown Road is located to the west of and behind the Chandler house. A portion of the driveway from "new" Milltown Road to the Harlan-Chandler complex represents a portion of the right-of-way of "old" Limestone Road, and the paved drive that runs between the Chandler house and Harlan mill is essentially a portion of "old" Milltown Road, retaining the early 20th-century concrete abutments and stone and concrete bridge of Mill Creek, as well as much, if not all, of the original Milltown Road alignment.

Historical Discussion: The existence of a mill at this location is dated to 1747, when, according to Scharf (1888:924) six acres of land were "condemned for use of the mill" then owned by David Robinson and Alexander Montgomery. In 1771 the mill lot, then owned by James Guthery, was sold to Joseph Pennock of Chester County, Pennsylvania. That same year, Pennock sold one-half interest in what was then a merchant mill (processing grain for export) to Caleb Harlan, miller of Mill Creek Hundred. In



B.M. No. 5
 Point #172 R. of Sta. 34+
 ELEV 719.34

FIGURE 11: Milltown: Plan for Widening and Realignment of Limestone Road, ca 1922

SOURCE: Delaware Department of Transportation

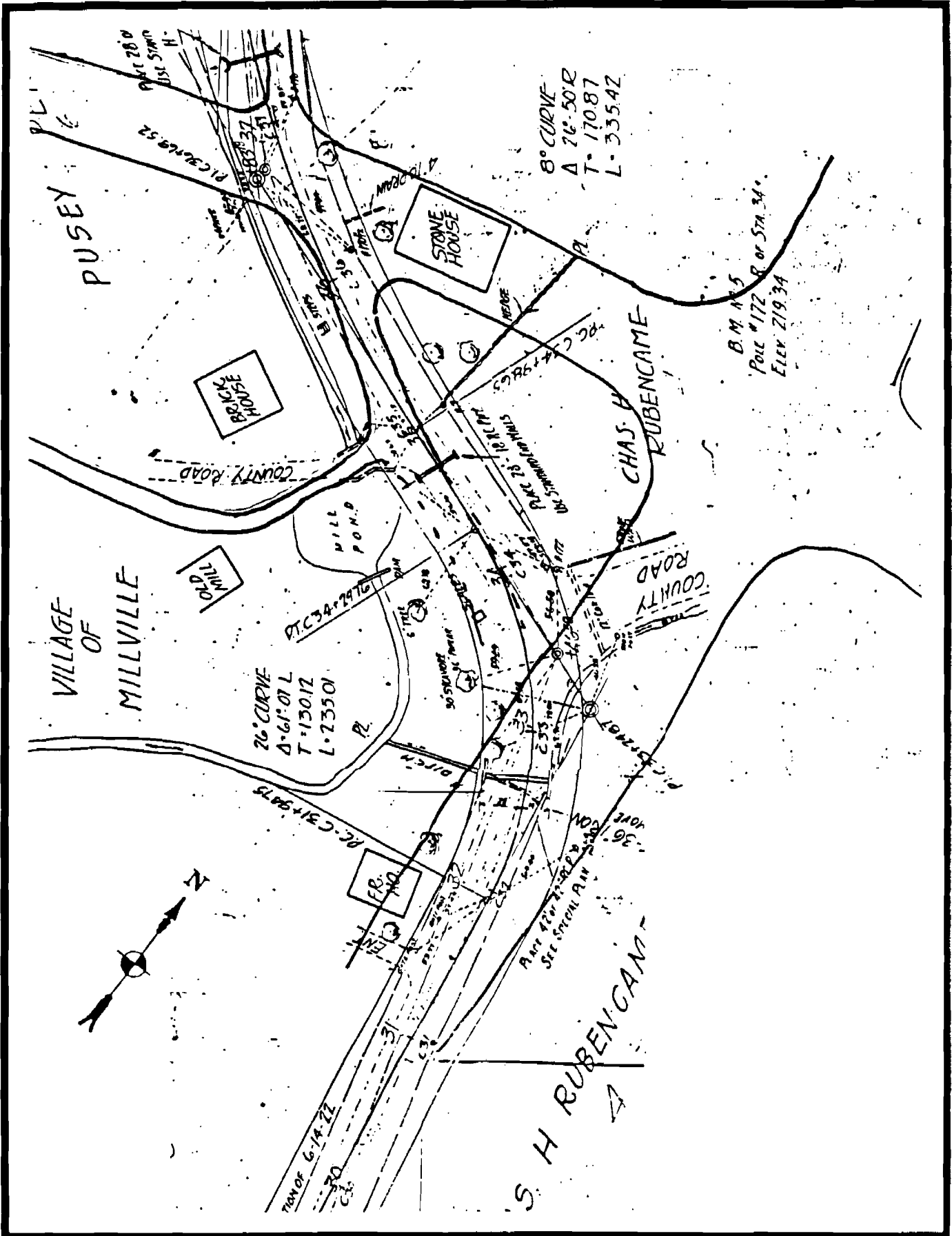


FIGURE 12: Relocation of the Milltown Intersection, 1964
 (1964 Alignment Shown as Bold Line
 Superimposed on 1922 Plan)

SOURCE: Delaware Department of Transportation

1773, Pennock sold his remaining half-interest to William and James Marshall, millers in Brandywine Hundred (NCC Deeds B2/105; W3/203). The Marshalls retained ownership until 1777, when they sold their interest in the property to Caleb Harlan, thereby making Harlan sole owner. (NCC Deeds W3/203).

In April 1815, Caleb Harlan conveyed the then 20-acre mill lot, including "mill, millstones and every other appurtanances" to his three sons, Caleb, Jr., John and Joshua (NCC Deeds W3/203). That year, the "old mill" was torn down for erection of the existing stone mill structure, as noted by Scharf (1888:924) and substantiated by the date stone in the west gable end.

Caleb Harlan, Jr. died intestate in 1820, and his estate was not settled until 1841, at which time his one-third share of the mill (then containing 12 acres with both grist and saw mills) was acquired by his brother Joshua (NCC Deeds H5/129). In 1852, Joshua Harlan and Dr. Caleb Harlan (the latter the son and heir of John Harlan) sold all interest in the 9 acres of the mill property, including mill, headrace and mill dam, to Abram Chandler (NCC Deeds I6/419). Abram Chandler, listed in the deed as a miller of Mill Creek Hundred, conveyed the mill property later that same year to Samuel Chandler (relation unknown), then of New Castle town and later of Christiana Hundred, who retained ownership until 1863, when he sold it back to Abram Chandler (NCC Deeds M6/30; T7/214).

Under Abram Chandler, the mill continued to operate, being described by Sharf (1888:924) as "operated by water power" with

grinding done "by burr", mostly of the "custom" variety (i.e., for local or home consumption). In addition, Abram Chandler was probably responsible for construction of the large brick dwelling above the mill. The house was in place by 1871, as evidenced by the inscription "Sept. 1871 W. Chandler" which according to the 1972 CRS form for this property is scratched on the window glass in one of the rooms.

Abram Chandler died about 1905, and in February of that year, his executor, William Chandler, sold the mill property (still containing 9 acres) to Edward Cranston of nearby Marshallton (NCC Deeds E20/377). By June of that year, Cranston had conveyed 6.98 acres of the property, including the "brick dwelling house, mill and other buildings" to Pusey Pennock of Mill Creek Hundred (NCC Deeds I20/263). The property was sold again in 1934 by Pennock's widow and other heirs to Harry Brinton (NCC Deeds D39/488). In 1945, the Brintons sold a 1.05-acre tract, containing the stone mill structure, to William Larmore, Jr. (NCC Deeds A48/272).

Evaluation: The Harlan-Chandler Mill Complex is locally significant under National Register Criteria A and C (Appendix B). Under Criterion A, the complex is associated with what was once a small but locally important "central place", which assisted, through its mills, the agricultural economy of the surrounding farm community. The mill, mill house and segments of old Limestone Road and old Milltown Road constitute the last recognizable vestiges of the crossroads hamlet of Milltown, which owed its mid-18th century origins, its name and much of its

longevity, to the existence of good water power and the entrepreneurs who built and operated saw and grist mills here until well after the Civil War.

Under Criterion C, the Chandler House is architecturally significant as a well preserved example of later 19th century domestic architecture in Mill Creek Hundred, employing a locally characteristic vernacular form and mass (center hall I-house with ell) in combination with stylistic features from both the Greek Revival and Italianate styles. The house has a high level of exterior integrity, preserving slate shingles, eaves brackets, 2/2 sash and interesting concave porch roof. The ornamental iron work is not original, but is not an unpleasantly detracting element. The garage and stable associated with the house were built in the 1930s and thus outside the period of significance for the complex.

The Harlan Mill, also evaluated under Criterion C, has experienced significant loss of physical and mechanical integrity in its conversion to residential use; however, it retains integrity of location and setting, in so far as it preserves the visual relationship to Mill Creek, the mill house, and old Milltown Road. The mill's direct association with the hamlet of Milltown, (indeed, a major factor in the hamlet's continued existence through the 19th century) is the principal aspect of its contribution to this historic crossroads complex.

As Herman (1982) has noted, the Piedmont region of north Delaware constitutes a distinctive area of vernacular building

traditions that were strongly influenced by those of southeastern Pennsylvania. Most of the architectural evidence of this shared tradition has been derived through studies of dwellings and major agricultural structures such as barns (Del Sordo 1982). Although the examination of industrial structures in the context of regional vernacular patterns has not been extensively pursued, Del Sordo (1982), through his study of 18th century gristmills in Chester County, has suggested that such patterns can, and potentially do, exist. Del Sordo has identified certain features characteristic of gristmills built after 1750 in Chester County: a rectangular plan; the location of the waterwheel and principal grinding machinery within the structure at one end, which thus required the race to pass through the mill; and the presence of a fireplace or stove marking the location of an enclosed office in one corner. Although the Harlan-Chandler Mill has been gutted and extensively remodelled, it still suggests that it was originally built in the context of this southeastern Pennsylvania tradition. The mill's rectilinear form and immense corner chimney are the most obvious clues; however, the rebuilt east wall marks the location where the race once entered the structure to turn the wheel located within the southeast corner. The mill's construction date of 1815 occurred only 20 years after publication of Oliver Evans' Young Millwright and Miller's Guide, which Del Sordo has identified as an important vehicle for dissemination of what was essentially an "already established regional tradition" of mill construction. That this "region" included northern

Delaware is surely suggested by the Harlan brothers' gristmill. As such, the mill meets Criterion C as illustrating a type and period of construction important in the rural economic history of the region. However, its loss of integrity diminishes its potential for eligibility for the National Register as an individual structure, although as noted above it constitutes a contributing element in a complex meeting National Register Criteria.

The Delaware Comprehensive Historic Preservation Plan places Milltown in the Pennsylvania Piedmont Geographic Zone, which comprises most of New Castle County above the fall line. The Harlan-Chandler Mill Complex discussed below contains property types associated with three historic contexts for this zone: "Economic and Cultural Trends 1770-1830", "Economic and Cultural Trends 1830-1880", and "Landscape 1830-1880". During the period 1770-1830, gristmills present in limited quantities earlier in the 18th century, increased in number in response to the continuing need of farmers for facilities to process wheat and corn. In the period 1830-1880, industrialization, focused primarily on the Brandywine River, resulted in new technologies for grinding grain on a large scale; however, some rural millers were able to sustain their trade through custom grinding. The former Harlan-Chandler Mill, erected in 1815 and in operation until the 1890s represents one of the property types associated with Economic and Cultural Trends in these two periods in the historical development of the Pennsylvania Piedmont Zone. In discussing property types associated with historic contexts for this region in

the 1770-1830 period, the Delaware State Plan for historic resources notes that "while millseats and mills...are in evidence throughout are Pennsylvania Piedmont Zone, most possess little mechanical integrity." This is the case not only for the Harlan Mill, but also for two others in the vicinity. As noted on the CRS form for Harlan Mill, a former mill known as the Berry House, on Upper Pike Creek Road, survives only as a partial ruin. Another former millseat on St. James Church Road exists only as a site, although an associated tenant house is reported extant. The overall attrition of mills, mechanically as well as structurally, renders relatively intact examples such as Dayett's Mill in northern Pencader Hundred, extremely important.

The Chandler House, built ca. 1870, illustrates a property type associated with the Landscape of the Pennsylvania Piedmont Zone in the period 1830-1880, as manifested by Architecture and Building. A wide range of eclectic Victorian fashions characterized domestic building in this period, to some extent influenced by the increasing urbanization of the region. The Chandler House, a traditional Georgian I-house type with Greek Revival and Italianate details, provides an appropriate illustration of the evolution of rural domestic architecture in this period of historical development in north Delaware.