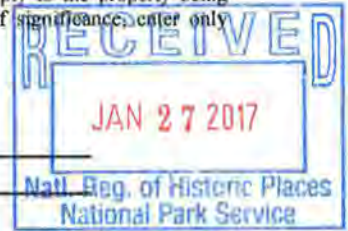


United States Department of the Interior  
National Park Service

56727

# 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.



### 1. Name of Property

Historic name: Cox-Phillips-Mitchell Agricultural Complex

Other names/site number: Delaware CRS # N04085

Name of related multiple property listing:

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

### 2. Location

Street & number: 1651 and 1655 Old Wilmington Rd

City or town: Hockessin State: DE County: New Castle

Not For Publication:  Vicinity:

### 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   X   local

Applicable National Register Criteria:

  X   A    B    C    D

	DE SHPO	1/23/2017
Signature of certifying official/Title:		Date
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <u>  </u> meets <u>  </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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

Cox-Phillips-Mitchell Agricultural Complex
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Name of multiple listing (if applicable)

**National Register of Historic Places  
Continuation Sheet**

Section number   3   Page   1  

Certified Local Government Agency Certification

In my opinion, the COX-PHILLIPS-MITCHELL AGRICULTURAL COMPLEX   meets /   does not meet the National Register criteria.



Thomas P. Gordon  
County Executive  
New Castle County, Delaware



Date

Cox-Phillips-Mitchell Agricultural Complex  
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**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:)

*Jon Edson H. Beall*  
Signature of the Keeper

3.13.17  
Date of Action

**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

Cox-Phillips-Mitchell Agricultural Complex  
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**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

AGRICULTURE: Agricultural Outbuilding: Bank Barn

AGRICULTURE: Agricultural Outbuilding: Stable / Granary

AGRICULTURE: Agricultural Outbuilding: Chicken Coop / Piggery

AGRICULTURE: Agricultural Outbuilding: Corncrib/Granary

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

AGRICULTURE: Agricultural Outbuilding: Bank Barn

AGRICULTURE: Agricultural Outbuilding: Stable / Granary

AGRICULTURE: Agricultural Outbuilding: Chicken Coop / Piggery

AGRICULTURE: Agricultural Outbuilding: Corncrib/Granary

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MID-19<sup>th</sup> CENTURY: Vernacular

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone, Stucco, Vertical board siding

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Cox-Phillips-Mitchell Agricultural Complex is an agricultural complex located north of Hockessin, Mill Creek Hundred, New Castle County, Delaware and sits on an 8.39-acre parcel of land on Old Wilmington Road. Begun circa 1726 and expanded over the next two-and-a-half centuries, the complex currently functions as a private residence and includes a dwelling, stable/granary, bank barn, chicken coop/piggery, corncrib/granary, and equipment shed. The dwelling sits near the front of the property on the crest of a hill with the current elevation facing Old Wilmington Road to the southwest. The outbuildings are situated behind the dwelling slightly uphill to the north and are arranged in an arc around the dwelling. The parcel of land is bordered by Old Wilmington Road to the south, Ridgeview Drive to the north and west, and is surrounded by twentieth century residential subdivisions. The property possesses a high level of integrity for location, setting, feeling, design, materials, and workmanship dating to its mid-nineteenth and early-twentieth-century construction Periods.

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## Narrative Description

The Cox-Phillips-Mitchell Agricultural Complex, named for builder and the families with the longest occupancy on the site, is located in Hockessin Vicinity, Mill Creek Hundred, New Castle County, Delaware. Mill Creek Hundred occupies the southernmost edge of the Piedmont region in Delaware, which features rocky outcrops and a hilly terrain. The Cox-Phillips-Mitchell Agricultural Complex is sited on top of a hillcrest, facing Old Wilmington Road, an historic east-west road that provided access from Wilmington west into Pennsylvania. This section of Mill Creek Hundred once consisted of farmsteads and agricultural land, but is now the site of many twentieth-century subdivisions. The Cox-Phillips-Mitchell parcel consists of 8.39-acres, and retains the feeling of a historic farm site. Six buildings are present on the site, with five contributing and one non-contributing resource. The contributing buildings include a bank barn, stable/granary, chicken coop/piggery, and a corncrib/granary, while a modern machine shed located at the rear of the property is the non-contributing resource.

The Cox-Phillips-Mitchell House, initially built in 1726, with at least three additional construction phases, is a two-and-a-half story, L-shaped, brick, stucco-covered stone, and frame structure. The main block of the house rests on a stone foundation, with a full height cellar. The front entry to the house has been reoriented from the southeast elevation to the southwest façade, though the current primary entry is located on the northwest side of the structure.

The southwest elevation of the dwelling, which is the current façade, fronts Old Wilmington Road and is a combination of the Period I (1726) and Period II (1760-1820) sections of the building. Together, they form a painted brick and stone, four-bay, two-and-a-half story structure. The southeastern two openings are on the gable end of the Period I, 1726 building, while the southwestern two bays are located on the Period II addition. A full-width, one-story porch spans the entire elevation, and has five Doric columns on brick piers supporting the structure. At the first level, two doors, located in the two middle bays, lead into separate rooms of the house and demarcate the Period I and II building phases. Flanking the doors, one one-over-one, and one six-over-six, double-hung, sash replacement windows make up the remaining bays of the first story. The windows on the first floor between the Period I and II buildings are at different heights reflecting the internal difference in the floor heights. On the second story two one-over-one, and two six-over-six, double-hung sash windows with simple white trim are placed over the openings on the first floor. The windows in the Period I portion are half a window height higher than the Period II windows. Only the Period I section is two-and-a-half-stories in height. The attic level is also two bays, and features two smaller, one-over-one windows double-hung sash windows with simple white trim. The Period I structure is gable-ended, while the Period II addition is orientated on longitudinally, running northwest to southeast.

The northwestern elevation, which is adjacent to the driveway and now features the principal entry, is visually divided into five-bays, and shows three different building phases. The southwestern Period II portion of the building is a stucco-covered, stone, two-bay, gable-ended

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addition. The windows on the first floor are double-hung, six-over-six, with simple trim. The windows are placed widely apart, to accommodate a large fireplace that once existed on the first floor. At the attic story, two unaligned, non-matching windows are placed above the first-story windows. The southwestern most attic window is a six-over-six, double hung sash window, with simple trim, while the second window is a smaller two-over-two, double hung sash window with simple trim. The northwestern and southeastern walls of this Period II addition rise to different heights, resulting in a roofline that is asymmetrical as viewed from the northwest. To the north of the Period II addition is a later Period III addition that is three-bay, two-and-half-story, stucco covered stone. The Period III addition is recessed several feet, and the bays on this portion of the elevation reflect a longitudinal roofline. Visually, the northern section of the Period III addition reads as a once separate, two-bay structure, attached to the Period II portion of the dwelling by a one-bay connector. This is supported by the difference in roof and window heights, and the interrupted fenestration pattern between the two portions. This clear demarcation of a separate house, is confirmed by the existence of two addresses for the property (1651, and 1655 Old Wilmington Road). In fact the Period III addition was used for at least 90 years as a separate tenant house for the farm. The northern, two-bay portion of this addition features the highest roofline of the entire building, and runs in a longitudinal direction, unlike the gable-ended Period II addition. The current main entry is located in the northernmost bay, and a six-over-six double-hung sash window with simple trim is located to the south. A one-story shed roofed porch extends over the doorway, but not the window. On the second floor, two six-over-six, double-hung sash windows align over the first floor openings. To the south of the two-bay portion, and north of the Period II addition, is the connector section. The three windows in this portion are at irregular heights, corresponding to interior stairways that result in the windows existing at "half" heights. The first window is located at ground level, while the second is at one-and-a-half story level, and the third is at two-and-a-half-story level. All three windows are two-over-two, double-hung, sash windows, with simple trim. To the northwest, a two-bay, single-story, Period IV addition is wood-framed and features vertical board siding.

The rear northeast elevation of the dwelling is comprised of the Period III addition and the Period IV shed. The Period III addition is stone and stucco, two-and-a-half story, gable-end ell, attached to the Period I and II structures. Only one bay is visible on the first floor, a six-over-six double-hung sash window. The second bay, a doorway, is covered by the shed addition. On the first and second floor the openings are spaced far apart to accommodate a large hearth. The two bays on the second floor are also six-over-six double-hung sash windows. At the attic level, there are two, two-over-two, double-hung, sash windows. This elevation has an off-centered gable and a large, centered plank door.

The brick and stone, southeast elevation is seven-bays, two-and-a-half-story, and is a mixture of Period I, III, and IV building phases. The Period I historic façade is a four-bay, now two-and-a-half-story brick structure. It features a brick water-table and belt-course, one-over-one light, double hung sash windows, and a central door, and a door to the northeast, leading to the kitchen. Additionally, there is an extra, irregularly spaced and sized bay (likely added later) at the northeastern end of the Period I section. The central door on the Period I section now has an enclosed one-story porch. The roof of which extends along the face of this elevation to the seam between the Period I and III building phases. This structure forms an open porch along the rest of

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its length. A partially buried basement window is visible at the southwestern end of this section. A bulkhead door to the basement is located on the third regular bay from the southwest. Three symmetrically placed one-over-one double-hung sash windows are on the second story. At the attic level two later gabled dormer windows are located between the spaces above the three regular bays. The Period III section of this elevation is a stucco covered stone, two-bay, two-and-a-half story addition. The Period III addition has a door and a small screened in porch on the first story of the northernmost bay. Six-over-six double-hung sash windows are hung in the openings on the first and second floor. The rooflines for both Periods are of the same height, and both run longitudinally northeast to southwest, but the pitch of the roof is different between the building phases. A one-story, Period IV shed addition exists to the northeast of the stone addition. It is constructed of vertical wooden planks, and features one modern eight-over-eight, double-hung sash window and a wooden plank door at its northern end.

The interior of the Period I house features three rooms on the first floor. The first is a main living space to the southwest, and has a reworked fireplace. The second room is a dining space that is partitioned from the main living space, by a wall with pocket doors. This middle room includes a built-in corner cabinet from the Period II remodeling of the dwelling. The third room in the Period I section of the house is a kitchen, accessed from a doorway leading from the dining space. A small hallway leads from the kitchen to the Period II addition and contains a closet, bathroom, and doorway to the basement. The Period II addition occupies two rooms to the west of the Period I portion. The Period II addition is at a lower floor height from the original portion of the house. The Period II addition is now one-large space, although evidence for a partition wall is visible in the floor, and ceiling. A large fireplace once existed to heat these two rooms, however it has been reworked and removed. This room retains a large amount of original fabric, including splayed windows and built in cabinetry. The Period III section of the house is located to the northeast of the Periods I and II portions, accessed through a hallway from the north room of the Period II section. This hallway leads from this doorway, past stairs to the basement and upper floors, into a large living space. This room also retains original fabric including a fireplace, built in closets, and splayed windows. The splayed window casings, are curved stone surrounds, found in stone houses. This construction technique is a regional vernacular technique found in northern Delaware in the Piedmont region, but not elsewhere in the state. A partition divides the Period III addition from a small space to the east, which features a doorway to the Period IV frame kitchen addition. This modern kitchen has a doorway on the north wall that leads to a large unfinished garage and storage space. One eight-over-eight, double-hung sash window exists closest to the Period III addition, and one large wooden rolling door located at the northeastern portion exists.

A set of stairs in the rear hallway of the Period I house leads to a large basement room, partitioned off from a smaller room to the north. The large room is accessible both from the stairs and from a bulkhead door in the east wall, and has a doorway on its north wall that leads to the smaller room. A fireplace-supporting arch is located in the south wall of the large room, a doorway in the west wall leads to the basement for the Period II portion of the building. The Period II basement is comprised of one large room, which spans the entire addition and has a fireplace support arch in the west wall. A hole cutout in the middle of the floor leads to a subterranean 18<sup>th</sup>-century root cellar. An enclosed stone stairs, and a barrel-vaulted stone room,



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with evidence of large hinges still exist in the space today. A doorway in the north wall of the Period II basement provides entry into the Period III basement. It is also comprised of a single room with another fireplace relieving arch in the north wall, and a staircase to the first floor.

The second floor of the Period I section of the dwelling is accessed via a straight staircase in the northwest corner of the main Period I first floor living space. This stairway has been reworked; the 1726 house construction would utilize a winder staircase next to the fireplace. The current stairway leads to a hallway that spans the length of the Period I section along the western wall. A bedroom is located at the southern end of the hallway, spanning the width of the house. Two small rooms are also located on this floor. A boarded up doorway blocks the passage from the Period I section of the house to the Period III. The Period II second floor can be accessed by a doorway along the western wall at the southern end of the hallway. The second floor of the Period II addition is lower than the Period I section, and contains two rooms, which both feature historic built-in closets on their west walls. In the northern room in the Period II structure an enclosed winder stair leads to the third story attic space. A doorway in the north wall of the Period II addition opens into a hallway for the Period III addition. This hallway passes a stair leading to the first and third floors. In the Period III addition there are two bedrooms and a small modern bathroom.

The third floor of the house is split into two sections that are no longer connected. On the third floor of the Period I attic there are exposed rafters, and wide floorboards. At the north end of the hallway, a boarded up doorway once led to the Period III third floor. The Period II attic has two rooms, a small unfinished room with exposed rafters, was built over the abutting Period I roof structure. Brick, lathe and plaster, and the framing systems are all visible. Another finished and enclosed room is located within this space. The Period III portion of the third floor also contains one finished room at the northeastern end, containing a date stone "WCC 1726," on the northeastern wall of the original gable end of the Period I structure.

The house on the Cox-Phillips-Mitchell agricultural complex has seen several major additional building phases beyond its initial 1726 construction date. The Periods II and III portions of the house date to the mid-19<sup>th</sup> century and the interior finishing, trim, cabinets, and plan all date from this Period. As such, the house retains a high level of integrity for design, materials, and workmanship for the Period dating to 1850. In addition, the house retains its original location and is still surrounded by its associated outbuildings and 8 acres of property, giving it relatively high integrity of location, setting and feeling.

### Outbuildings

#### Stable/Granary (1804-1816)

The combination granary and stable is a two-story, frame building, with a one-and-a-half story frame shed roof addition to the northwest. The entire structure sits on a stone foundation. The southwestern elevation has two doors on the lower level, each opening into a separate room, and has a fixed six-light window on the upper floor. On the southeastern elevation there are two window openings on the second story, these windows are fixed six-light windows. The

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northwestern elevation features one small six-over-six, double-hung sash window on the first floor. It is located towards the northern end of the structure. On the northeastern elevation, a large set of barn doors open into the second floor granary. An additional small door to the north of the barn doors opens into the lofted crawlspace on the shed addition.

The interior of both first floor rooms of the granary and stable are rectangular in plan, have fieldstone walls, and have a mixture of cut, hewn, and in-the-round timbers joists. The second floor of the southeastern section is a large lofted space with exposed wooden framing, a metal roof, and a granary/hay storage bin in the northwest corner. The interior of the second floor of the shed addition is a small crawlspace with exposed wood framing and a metal roof.

The granary and stable retain a high level of integrity. It remains in its original location and is surrounded by the other related agricultural buildings on the property. In addition, it is still largely made up of its original materials and nothing has been done to affect the apparent nature of its workmanship and design. Thus, the combination granary and stable retains its integrity relating to location, design, setting, materials, workmanship and feeling.

#### Bank Barn (circa 1760 with multiple later additions)

The large dairy barn, originally built circa 1760, and significantly expanded and renovated up through the mid-twentieth century, consists of four main sections, two floors, an additional milk house, and silos. The original 1760 section of the barn is the large central core with a northeast-southwest running roofline. Located on the southeast and southwest walls are small building additions with northwest-southeast running rooflines. A small shed roof addition is located along the southwestern wall. There are six-over-six, double-hung sash windows at the roof peaks on all of the projecting gable ends of the combined structure. Sliding barn doors are located on the northeastern, northwest, southwest elevations of the building, and a row of windows opening onto the first floor on both the northeast, northwest and southwest walls. A small shed roof and yard projects off of the southwestern end of the building. Two silos are located near the northeast corner of the barn, both of which is accessible from inside the structure. The milk house consists of a small, one story, hollow-tile structure attached to the southwestern end of the barn, and features two small, four-light windows on its southwestern wall, and a partially hipped roof, and one-over-one window to the southeast.

The first floor of the dairy barn has one expansive central milking room with fieldstone walls, and large fieldstone columns, and is divided by half-height concrete partition walls. The northwestern room is subdivided by wooden and metal stanchions for milking, while the southeastern room is a large open utilitarian space. A massive summer beam spans the northeast-southwest length of the northwestern room, and joists, are either rough-hewn or logs-in-the-round. The southwestern shed addition contains closet space on the east wall, and a doorway that leads into the milk house on the southwestern. Along the northwestern wall of the historic core, a doorway to a stair provides access to the second floor. The second floor of the dairy barn is a large lofted space with a mixture of exposed structural framing bents and wooden partition walls. The framing combines collared principal rafters, clasped purlins, all supported with angling struts. In the historic core of the barn, some untreated riven clapboards are still

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visible. A variety of framing members on this level show numbered carpenter marks at their joints. A centered door on the upper level on the southeastern wall overlooks the side yard next to the barn, and there is one trap door in the floor at this end of the space.

The dairy barn demonstrates a high level of integrity. Its location, setting, and feeling remain consistent with its history, and its materials, workmanship and design have not been significantly changed. As such, it retains its integrity relating to location, design, setting, materials, workmanship, and feeling.

#### Corncrib/Granary (pre-1850)

The combination corncrib granary is a one-and-a-half story, red-painted frame structure, which rests on large wooden sills, on stone piers. The two gable-ends and two elevation ends are almost identical to one another. The gable ends feature two entries into the corncribs, with a center pass-through large enough to accommodate a wagon or truck. On the half story, a door centered under the gable provides access to the loft space above. Along the elevation sides, wooden slats run mostly uninterrupted from sill to eave. Neither longitudinal elevation has doors to the crib or loft spaces.

The interior consists of the large open passageway, and two corncribs. Both corncribs are heavily framed, showing architectural details like carpenter's marks on the framing members, mortised and tenoned with large wooden trenails. The crib slats on the interior run horizontally, and both cribs have an interior door entry. The loft space cannot be entered from the interior.

The combination corncrib and granary remains largely unaltered, and survives in fair condition.

#### Chicken Coop/Piggery (late nineteenth-early twentieth century)

The piggery is a two-story, stone and wood building with a metal shed roof. The first story is comprised of three fieldstone walls on the northwest, northeast, and southeast elevations while the southwestern elevation is open. A small yard paved with stones extends from the inside of the first story out towards the southwest, and spans the width of the building. A modern wooden stair leads up to a door on the southeast elevation to the second floor, providing access to the chicken coop space. Two six-over-six light double-hung sash windows exist on the southwest elevation. The interior of the second story is comprised of one room, lightly finished with floorboards and whitewash.

The piggery and chicken coop retain significant historic features and survives in good condition.

#### Equipment Shed (circa 1960)

The equipment shed is a mid-to-late 20<sup>th</sup> century addition to the complex, and is the only non-contributing structure on the property. The post-in-ground frame-structure is covered in corrugated metal on the roof and three sides, with the fourth being left open. The structure is

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framed with dimensional lumber, and is painted red to match the other extant structures. While the equipment shed is representative of mid-20<sup>th</sup> century outbuildings, its construction date post-dates the Period of significance and is not eligible for consideration.

All of the smaller agricultural outbuildings retain the same high levels of integrity as the barn on the property. They remain in original locations surrounded by an agricultural setting. Unaffected by physical changes, they show their original materials and construction design. Thus, they retain a high level of integrity relating to location, design, setting, materials, workmanship, and feeling.

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### 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.)

- 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

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**Areas of Significance**

(Enter categories from instructions.)

Agriculture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1789 – 1960  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cox-Phillips-Mitchell Agricultural Complex is eligible for listing on the National Register of Historic Places under criterion A as an excellent example of the practice of remodeling agricultural complexes in Delaware during the nineteenth and early twentieth century. The Cox-Phillips-Mitchell Agricultural Complex is significant at the local level for its representation of these changes as they occurred specifically in Mill Creek Hundred. The period of significance begins in 1789, when William Phillips II inherited the property from his father, and ends in 1960.

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

The Cox-Phillips-Mitchell Agricultural Complex is eligible for listing on the National Register under criterion A as an excellent example of the practice of remodeling agricultural complexes in Delaware during the nineteenth and early twentieth century. In the first half of the nineteenth century, a variety of social and economic factors combined to transform the agricultural landscape of northern Delaware, including the agricultural reform movement, an increase in population, rising prices of farmland, and improvements in transportation. This transformation took the form of changes in building materials, architectural styles, construction methods, and spatial arrangements, affecting both dwellings and agricultural buildings and aimed at increasing agricultural production and farm efficiency. Expansions of house plans and new types of agricultural outbuildings, such as dairy barns, also accompanied and followed this trend. During the second half of the nineteenth century and early twentieth century, farmers in the Delaware Piedmont turned to dairying on a commercial scale, resulting in further changes to their barns and farm complexes. They built larger barns, specifically designed to support milking operations, and modified them over time to meet the ever-changing state regulations. Supporting agricultural outbuildings for equipment and crop storage also changed in this period to accommodate changes in machinery and the scale of production.<sup>1</sup> Both the dwelling and the bank barn at Cox-Phillips-Mitchell represent multiple periods of construction and adaptation, while the various other buildings demonstrate experimentation with efficiency.

William Cox initially purchased the 350-acre farm in 1721 and constructed the Period I brick section of the dwelling with his wife Catherine in 1726.<sup>2</sup> The two-and-a-half-story, three-bay, brick dwelling followed a three-room plan typical of Delaware Valley Quakers in the eighteenth century. A large multi-purpose room, or hall, occupied the western side of the

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<sup>1</sup> Sheppard dissertation, p. 119, 279. Gabrielle Lanier and Bernard Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes*, (Baltimore, MD: Johns Hopkins, 1997), 180-181.

<sup>2</sup> New Castle County Recorder of Deeds (NCCRD), 1721, Book G-1-226, purchase by William Cox from Penn trustees.

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dwelling, while two smaller parlors occupied the eastern side. A central hallway with a stair connected the two sides of the dwelling. Most of this plan has been obliterated by later renovations, but evidence survives in the basement to reconstruct the plan. Significantly, this house served as the meeting place for the Hockessin Friends from 1730 to 1737, when they were granted permission to establish a separate meeting house, on land provided by William Cox and his neighbor John Dixon. The Coxes occupied the property until 1753, when they sold it to John and Rebecca Dixon, and relocated to Cane Creek Meeting in Orange County, North Carolina.<sup>3</sup>

The Dixons held the property until John's death circa 1766, at which time William Phillips (a cooper) purchased the property at public auction from Dixon's estate.<sup>4</sup> Phillips and his descendants owned the property from 1766 until 1830. Either the Dixons or William Phillips I constructed the Period II one-and-a-half-story stone addition off the rear of the dwelling, providing dedicated service space for the house, including a cellar with an unusual subterranean vault for storage. Construction of a service wing was common in this time period, when farmers began to separate service activities from other aspects of family life. Although the stone wing is not mentioned in the tax assessments between 1803 and 1828, physical evidence from the cellar in the form of hewn floor joists and a massive stone relieving arch support a pre-1830 construction date. His son, William Phillips II, was valued among the top 1 percent of landowners in the 1816 Tax Assessment. Of the top assessed properties in Mill Creek Hundred, only four property owners were valued higher than William Phillips II. His property and personal tax was valued at \$2816.<sup>5</sup> In his will, William Phillips II (1823) specifically mentioned the vault and directed that his widow should have access to it, along with a portion of the house and the kitchen garden, supporting the argument that the stone wing is extant prior to his death in 1823.

William Phillips I is most likely responsible for the first iteration of the bank barn also, circa 1760. The frame bank barn sits on a stone foundation, with the stable in the lower level. It had a slightly unusual five-bay plan, with wagon entrances in the second and fourth bays, rather than the central aisle. Hewn structural timbers and sawn braces and studs were combined in a variety of ways to frame the six bents; remnants of riven siding are visible on one of the wagon bays. Bank barns represented an early attempt to reorganize farming activity in more efficient way, placing livestock in the lower level with easy access from the exterior on the downhill side of the building and with the open side generally oriented south and east to maximize the environmental benefits for insulation. The upper story, accessed by a ramp on the uphill side, served a variety of purposes, including grain processing and storage, hay storage, and equipment storage. Barns like this one continued to be built into the last quarter of the nineteenth century, but the Phillips barn is one of the earliest surviving bank barns in the New Castle County. The barn allowed the family to expand farm operations and perform more efficient types of work and

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<sup>3</sup> NCCRD, 24 May 1766, Book Y-1-145, Rebecca Dixon to William Phillips, references the 1753 purchase by John and Rebecca Dixon from William and Catherine Cox.

<sup>4</sup> NCCRD, 24 May 1766, Book Y-1-145, Rebecca Dixon to William Phillips.

<sup>5</sup> New Castle County Tax Assessment (NCCTA), 1816, Mill Creek Hundred, William Phillips.



Cox-Phillips-Mitchell Agricultural Complex

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acted as an excellent precursor to more advances made in the years following the Phillips' ownership of the property.<sup>67</sup>

After the death of William Phillips II, the property was owned by several of his children until 1830, when Jacob Heald purchased the 229-acre parcel.<sup>8</sup> Heald owned the farm until 1856 and was responsible for the Period III expansion of the dwelling house.<sup>9</sup> He built a new wing on the northeast gable, apparently relocating the service wing from the rear to the side of the dwelling. He also expanded the rear wing by raising it to the same height as the main block and squaring off the western corner with a small addition; on the interior, the large kitchen fireplace was removed and the spaces were converted to living areas rather than work space. On the first floor of the Period I block, he altered partition walls and updated the window and door trim with more fashionable Greek Revival styles. The expanded form of the house as it currently stands reflects a much larger and more complicated dwelling and lifestyle than that of the Cox or Phillips families, with multiple staircases and six or seven rooms on the first floor alone. It demonstrates the ways in which farmers adapted their living spaces along with their farm management techniques as part of the agricultural reform movement.

Jacob Heald sold the farm to Howard Flinn in 1856; Flinn owned it until 1868, when John Mitchell purchased the property. Mitchell and his descendants occupied the property from 1868 until the present. Mitchell was most likely responsible for the first phase of expansion of the bank barn, roughly doubling its size in length and extending the forebay proportionally. As the family shifted into commercial dairying in the late nineteenth century, they needed space for larger herds of cattle, as well as more modernized milking areas. Upgrades to the barn continued in the twentieth century with a concrete floor and manure drain, as well as metal stanchions to replace the earlier wooden ones, and the construction of a milk house to process and store the milk before pickup.

Other outbuildings on the farm also represent changes in both farming practices and crops. The granary/stable dates to the mid-nineteenth century and is typical of the experimental combination outbuildings encouraged by the agricultural reform movement. The chicken coop/piggery is a small-scale multi-purpose early twentieth-century building intended to support both the family diet and to provide a small supplement to the family economy through the sale of eggs and pork products. The corncrib/granary is a later version of a combination grain-storage space, likely built in the mid-nineteenth century and modified in the twentieth century with upper hatches to facilitate offloading corn from taller wagons. Finally, the machine shed at the north

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<sup>6</sup> Czerwinski, Wanda S et al. *Threatened Resources Documented in Delaware, 1992-1993*. Center for Historic Architecture and Engineering, College of Urban Affairs and Public Policy, University of Delaware, Newark, Delaware, July 1993.

<sup>7</sup> National Register of Historic Places Nomination. *Agricultural Buildings and Complexes in Mill Creek Hundred, 1800-1840*. Center for Historic Architecture and Engineering, College of Urban Affairs and Public Policy, University of Delaware, Newark, Delaware. November, 1986.

<sup>8</sup> Deed of Sale, 23 April 1830, New Castle County, Delaware, Deed Book L4, page 198, New Castle County Recorder of Deeds, Delaware.

<sup>9</sup> Czerwinski, Wanda S et al. *Threatened Resources Documented in Delaware, 1992-1993*. Center for Historic Architecture and Engineering, College of Urban Affairs and Public Policy, University of Delaware, Newark, Delaware, July 1993.

Cox-Phillips-Mitchell Agricultural Complex  
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end of the complex documents the need for larger buildings to protect the bigger farm equipment such as tractors, plows, and harvesters that could not fit under the roof of most nineteenth-century sheds.

As the Cox-Phillips-Mitchell Agricultural Complex progressed through the ownership of these Quaker families it was transformed from a farm with a modest brick house and frame barn to an efficient and highly developed agricultural complex that reflected the ideals of the agricultural reform movement and the modernization of farming in Delaware. The property offers an excellent example of a Delaware farm that was established in the eighteenth century and then updated and expanded throughout the nineteenth and early twentieth centuries.

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Name of Property

New Castle County, DE  
County and State

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## 9. Major Bibliographical References

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

### Primary Sources

New Castle County Recorder of Deeds, Dover, Delaware, Land records.

New Castle County Tax Assessment, Dover, Delaware.

Federal Manuscript Agricultural Census, 1850-1880

Federal Manuscript Population Censuses, 1800-1940

### Secondary Sources

Czerwinski, Wanda S et al. *Threatened Resources Documented in Delaware, 1992-1993*. Center for Historic Architecture and Engineering, College of Urban Affairs and Public Policy, University of Delaware, Newark, Delaware, July 1993.

Lanier, Gabrielle and Bernard Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes*, Baltimore, MD: Johns Hopkins, 1997.

National Register of Historic Places Nomination. *Agricultural Buildings and Complexes in Mill Creek Hundred, 1800-1840*. Center for Historic Architecture and Engineering, College of Urban Affairs and Public Policy, University of Delaware, Newark, Delaware. November, 1986.

Sheppard, Rebecca, *Making the Farm Pay: Persistence and Adaptation in the Evolution of Delaware's Agricultural Landscape, 1780--2005*. Ph.D. dissertation, University of Delaware, United States – Delaware, 72.

Weslager, C.A. *140 Years Along the Old Public Road*. Historic Red Clay Valley, Inc. Wilmington, Delaware, 1960.

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### **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 # HABS DE-294

recorded by Historic American Engineering Record # \_\_\_\_\_

recorded by Historic American Landscape Survey # \_\_\_\_\_

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**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):**  N04085

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**10. Geographical Data**

**Acreege of Property**  8.39

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 39.79609 Longitude: -75.69712

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The proposed National Register boundary contains 8.39 acres, bounded by Old Wilmington Road and New Castle County tax parcel #0800340007 to the southwest, Farmstead Court and tax parcel #0800720098 to the southeast, Ridgeview Drive to the Northwest and tax parcels #0800340010 and #0800340009 in the northeast.

**Boundary Justification** (Explain why the boundaries were selected.)

These boundaries describe the current tax parcel associated with the Cox-Phillips-Mitchell House. This tax parcel of 8.39-acres is the last remaining property associated with the larger 350-acre farmstead purchased by William Cox in 1721.

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**11. Form Prepared By**

name/title: Catherine Morrissey, Rebecca J. Sheppard, Alexander Till  
organization: Center for Historic Architecture and Design, University of Delaware  
street & number: 331 Alison Hall  
city or town: Newark state: DE zip code: 19716  
[e-mail rjshep@udel.edu](mailto:rjshep@udel.edu), [cmorriss@udel.edu](mailto:cmorriss@udel.edu)  
telephone: 302-831-8097  
date: February 5, 2016

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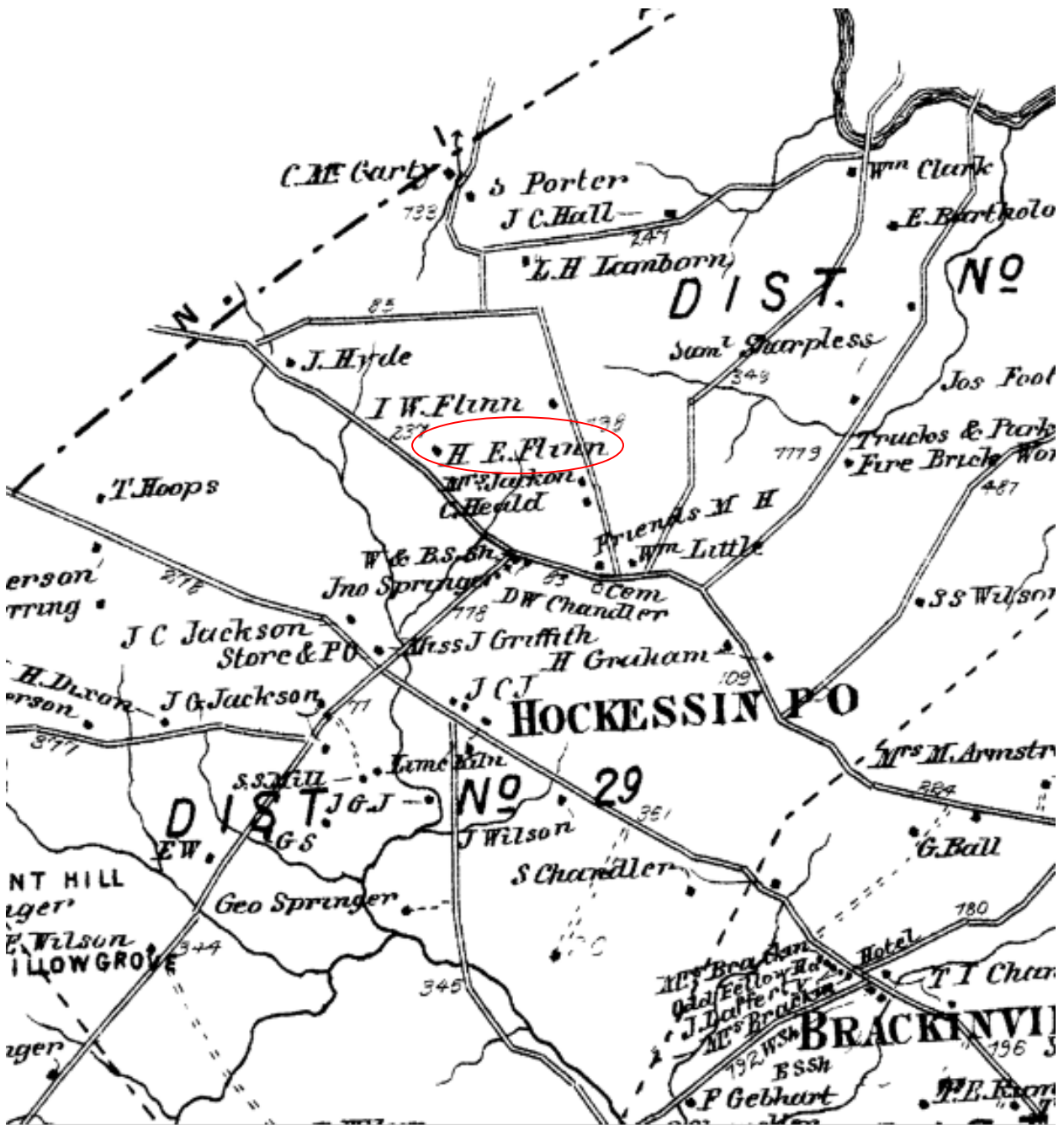
**Additional Documentation**

Geographic Zone:	Piedmont	
Time period(s):	1770 – 1830	Early Industrialization
	1830 – 1880	Industrialization and Early Urbanization
	1880 – 1940	Urbanization to Early Suburbanization
Historic Theme(s)	Agriculture	

Cox-Phillips-Mitchell Agricultural Complex  
Name of Property

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County and State

1868 Pomeroy and Beers Atlas of the State of Delaware – Brandywine Hundred



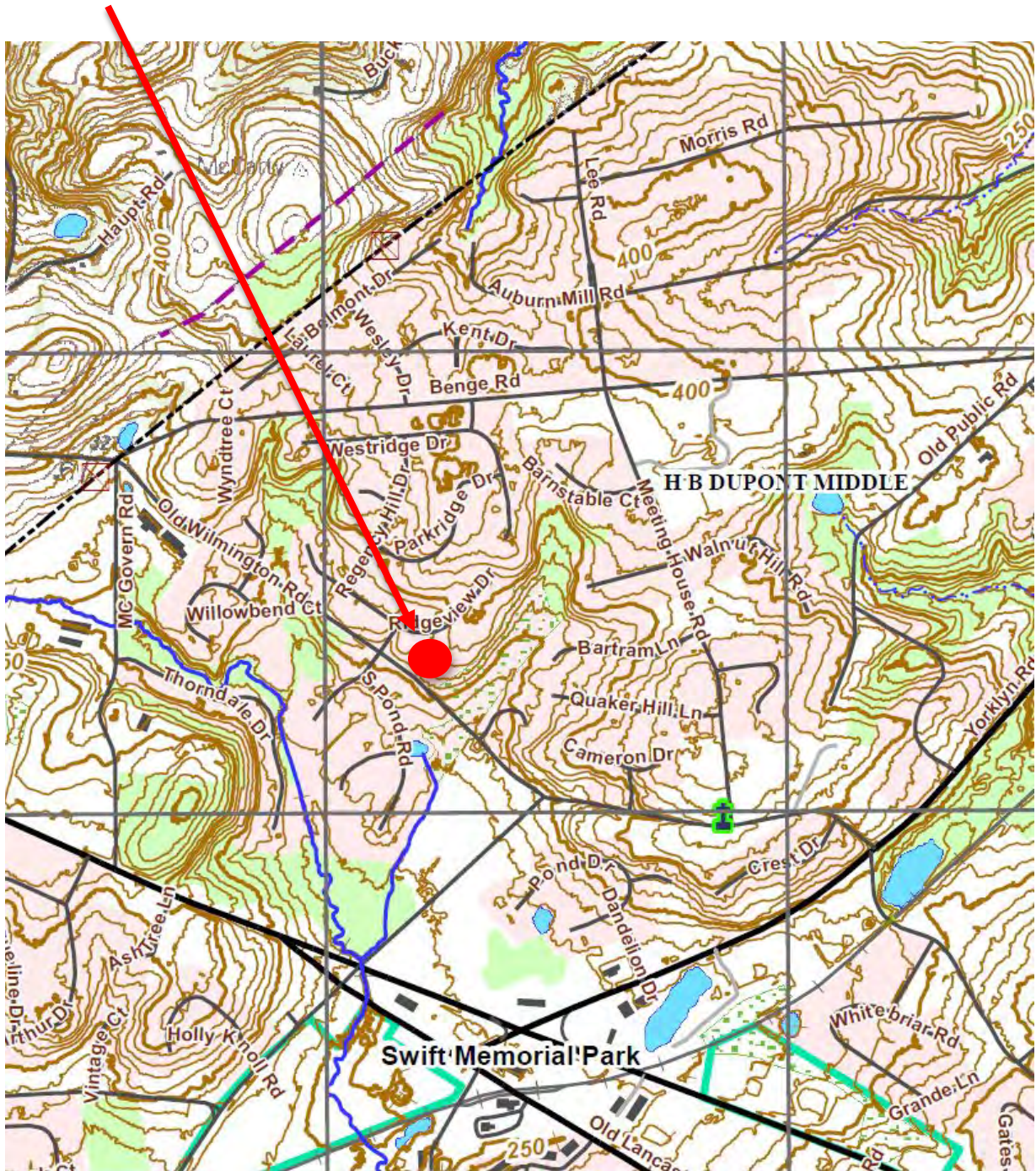


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### USGS Quad Map – Wilmington North Quadrangle Delaware-Pennsylvania 1993

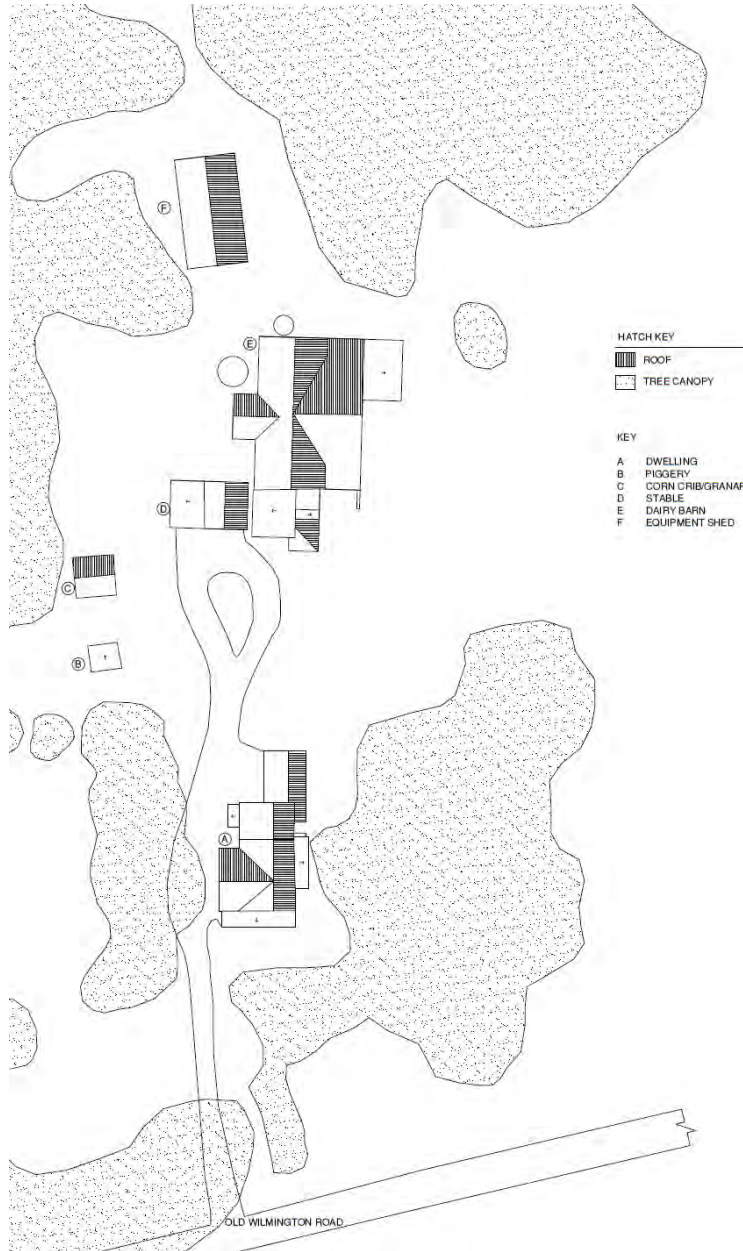
#### Cox-Phillips- Mitchell House





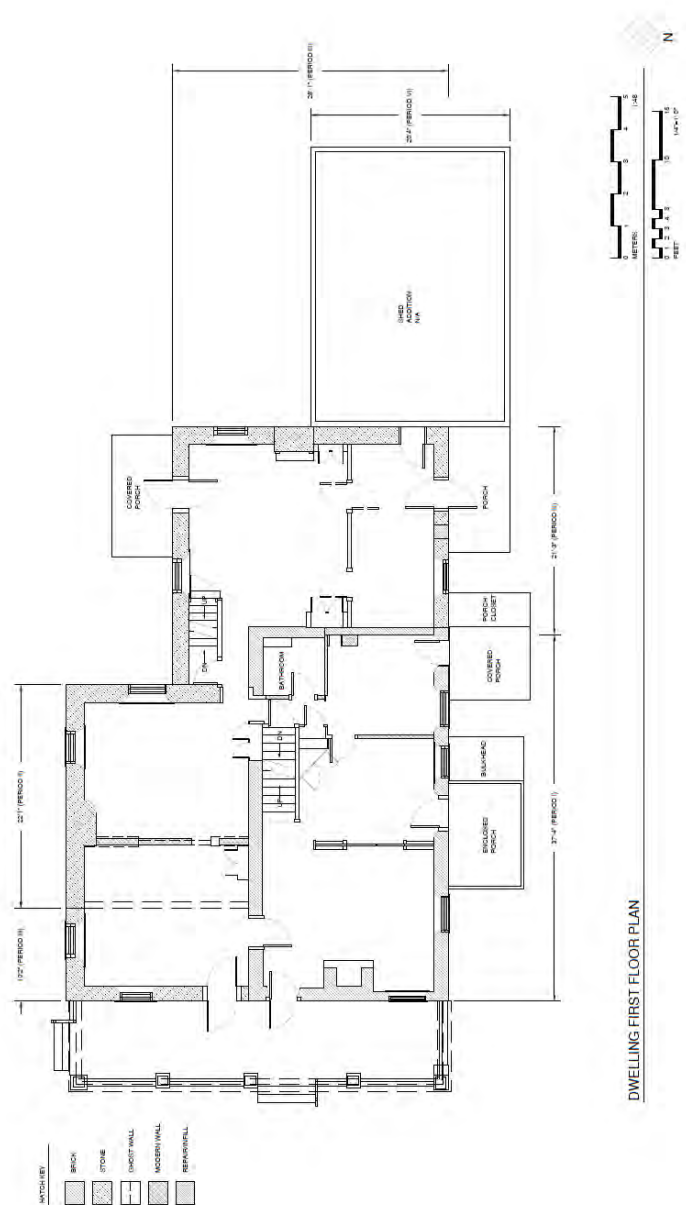
Cox-Phillips-Mitchell Agricultural Complex  
Name of Property  
**Site Plan**

New Castle County, DE  
County and State



Cox-Phillips-Mitchell Agricultural Complex  
 Name of Property  
**First Floor Plan**

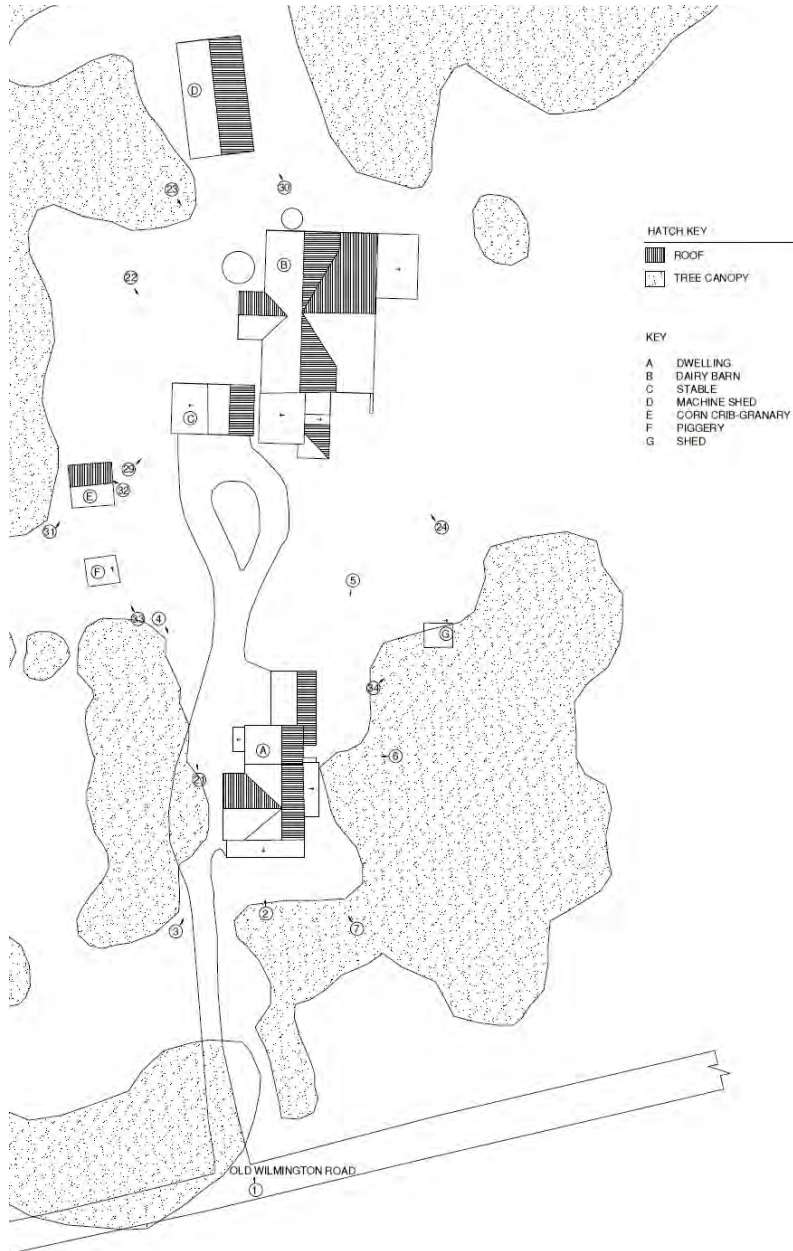
New Castle County, DE  
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Cox-Phillips-Mitchell Agricultural Complex  
Name of Property

New Castle County, DE  
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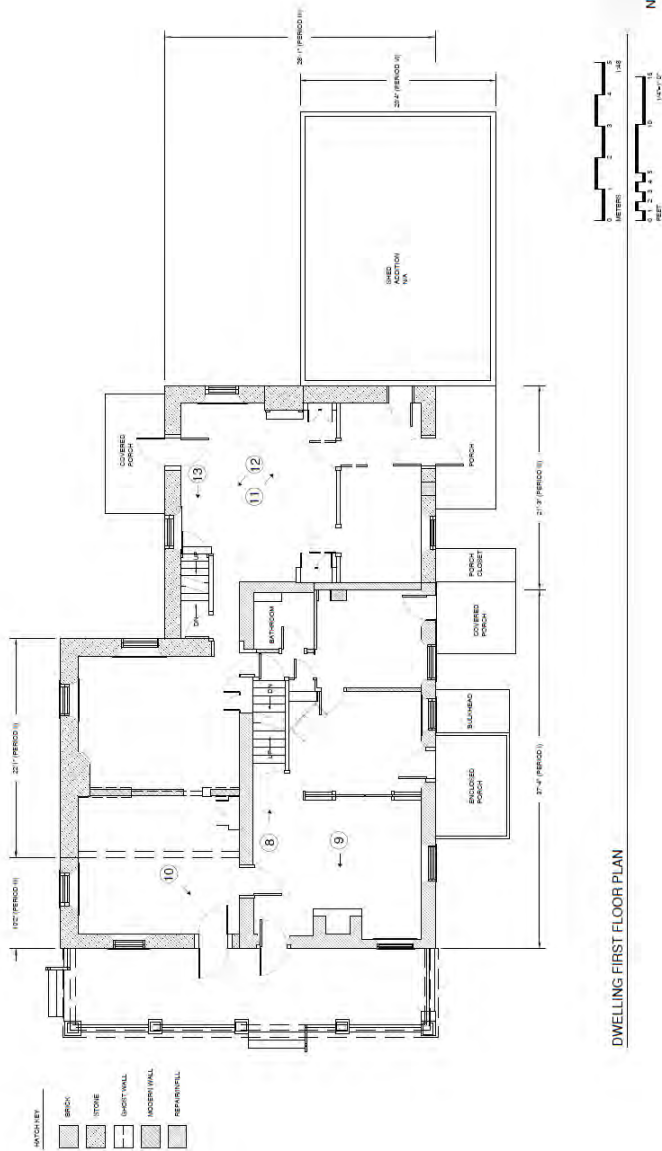
**Site Plan Photo Key**



Cox-Phillips-Mitchell Agricultural Complex  
 Name of Property

New Castle County, DE  
 County and State

**First Floor Photo Key**



Cox-Phillips-Mitchell Agricultural Complex

Name of Property

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### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Cox-Phillips-Mitchell Agricultural Complex

City or Vicinity: Hockessin Vicinity

County: New Castle

State: Delaware

Photographer: Alexander Till and Michael J. Emmons, Jr.

Date Photographed: March – April 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

01 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0001  
Environmental view of southwest façade of house (A), looking northeast.

02 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0002)  
View of southwest façade of house (A), looking northeast.

03 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0003)  
Perspective view of northwest and southwest elevations of house (A), looking east.

04 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0004)  
Perspective view of northwest and northeast elevations of house (A), looking south.

05 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0005)  
Perspective view of northeast and southeast elevations of house (A), looking west.

06 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0006)  
View of southeast elevation of house (A), looking northwest.

07 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0007)  
Perspective view of southwest and southeast elevations of house (A), looking north.

08 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0008)  
House (A) interior, first floor, Period I, view of room 101, showing mid-nineteenth century staircase leading to second story hallway, looking northeast.

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09 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0009)

House (A), interior, first floor, Period I, room 101, view of southwest wall with fireplace, looking, southwest.

10 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0010)

House (A) interior, first floor, Period IV, room 107, view of southwest and southeast walls, showing Greek Revival style trim.

11 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0011)

House (A) interior, first floor, Period III, room 108, view of southeast and northeast walls, looking east.

12 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0012)

House (A) interior, first floor, Period III, room 108, view of northwest and southwest walls, looking west.

13 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0013)

House (A) interior, first floor, Period III, room 108, showing hallway to room 106 and stairway, looking southwest.

14 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0014)

House (A) interior, attic, showing Period I roof framing system, looking south.

15 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0015)

House (A) interior, attic, view of now-enclosed Period 1 date stone from 1726, looking south.

16 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0016)

House (A) interior, basement, room 001, view of northeast and northwest walls, showing stairs, looking north.

17 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0017)

House (A) interior, basement, room 003, view of southwest wall, relieving arch on northwest wall, and floor opening to subterranean vault, looking west.

18 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0018)

House (A) interior, basement, room 003, looking down stairs to subterranean vault, looking northeast.

19 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0019)

House (A) interior, basement, view of arched vault beneath room 003.

20 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0020)

House (A) interior, basement, room 004, view of relieving arch on northeast wall, looking northeast.

21 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0021)

Environmental view showing driveway and outbuildings, looking northeast.

Cox-Phillips-Mitchell Agricultural Complex

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22 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0022)

Perspective view, showing dairy barn (B), stable (C), and house (A), looking south-southwest.

23 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0023)

Perspective view of dairy barn (B) and stable (C), showing northwest and southwest elevations of dairy barn (B), looking south.

24 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0024)

Perspective view of dairy barn (B) and stable (C), looking north.

25 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0025)

View of interior of dairy barn (B), lower level, southeast room, showing log joists, looking southwest.

26 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0026)

View of interior of dairy barn (B), lower level, looking east.

27 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0027)

View of interior of dairy barn (B), upper level threshing floor, looking northeast.

28 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0028)

View of interior of dairy barn (B), upper level threshing floor, showing riven clapboards, looking south.

29 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0029)

Perspective view of stable (C), showing northwest and southwest elevations, looking east.

30 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0030)

Perspective view of machine shed (D), showing southwest and southeast elevations, looking north-northeast.

31 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0031)

Perspective view of corncrib-granary (E), showing northwest and southwest elevations, looking east.

32 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0032)

View of corncrib (E), northeast crib, looking north.

33 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0033)

Perspective view of piggery (F), showing southwest and southeast elevations, looking north.

34 of 34 DE\_New Castle County\_Cox-Phillips-Mitchell House\_0034)

Perspective view of shed (G), showing northwest and southwest elevations, looking east.

Cox-Phillips-Mitchell Agricultural Complex  
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**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 100 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





Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Environmental view of southwest facade of house looking northeast



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
View of southwest facade of house looking northeast



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of northwest and southwest elevations of house looking east



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of northwest and northeast elevations of house looking south



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of northeast and southeast elevations of house looking west



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
View of southeast elevation of house looking northwest



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of southwest and southeast elevations of house looking north



Cox-Phillips-Mitchell Agricultural Complex, New Castle County, DE  
Interior, first floor, Period I, view of room with staircase to second floor hallway, looking northeast





Cox-Phillips-Mitchell Agricultural Complex\_ New Castle County\_ DE  
Interior, first floor, Period I, showing mid-nineteenth century staircase leading to  
second story hallway looking northeast



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Interior, first floor, Period I, view of southwest wall with fireplace looking southwest



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
interior, first floor, Period IV, view of southwest and southeast walls showing Greek  
Revival trim



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Interior, first floor, Period III, view of southeast and northeast walls



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Interior, first floor, Period III, hallway and staircase looking southwest



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Attic interior showing Period I roof framing system, looking south



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Attic interior showing the now-enclosed Period I date stone dated 1726 looking south



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Basement interior view of northeast and northwest walls showing stairs looking north





Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Basement interior view of southwest wall, relieving arch on northwest wall, and floor  
opening to subterranean vault looking west



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Basement interior looking down the stairs into the subterranean vault looking northeast



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Basement interior showing arched vault



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Basement interior showing relieving arch on northeast wall looking northeast



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Environmental view showing driveway and outbuildings looking northeast



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view showing dairy barn, stable, and house looking southwest



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective View of dairy barn, stable, showing northwest and southwest elevations of  
dairy barn looking south



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of dairy barn and stable looking north





Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Dairy barn interior, lower level, southeast room showing log joists looking southwest



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Dairy barn interior lower level looking east



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Dairy barn interior upper level - threshing floor looking northeast



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Dairy barn interior upper level-threshing floor, riven clapboards looking south



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of stable showing northwest and southwest elevations looking east  
29 of 34



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of machine shed showing southwest and southeast elevations looking  
northeast



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of corncrib and granary showing northwest and southwest elevations



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Corncrib looking north





Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of piggery showing southwest and southeast elevations looking north



Cox-Phillips-Mitchell Agricultural Complex\_New Castle County\_DE  
Perspective view of shed showing northwest and southwest elevations looking east













































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received:  Date of Pending List:  Date of 16th Day:  Date of 45th Day:  Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept  Return  Reject  Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone \_\_\_\_\_ Date \_\_\_\_\_

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

State of Delaware  
Historical and Cultural Affairs

21 The Green  
Dover, DE 19901-3611

Phone: (302) 736.7400

Fax: (302) 739-7400



January 23, 2017

Ms. Stephanie Toothman, Keeper of the National Register  
National Park Service  
National Register of Historic Places  
1201 Eye Street NW (2280)  
Washington, D.C. 20005

Dear Ms. Toothman:

Enclosed please find the following nomination for listing in the National Register of Historic Places:

- Cox-Phillips-Mitchell Agricultural Complex – New Castle County, DE

If there are any questions regarding this document, please contact Madeline E. Dunn, National Register Coordinator-Historian for the Delaware State Historic Preservation Office at 302-736-7417 or [madeline.dunn@state.de.us](mailto:madeline.dunn@state.de.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Slavin".

Timothy A. Slavin, State Historic Preservation Officer  
and Director Delaware Division of Historical and Cultural Affairs

