

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

=====

historic name: Windsor

other name/site number: Annondale, CRS# 12738

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2. Location

=====

street & number: 1060 Dutch Neck Road

not for publication: N/A

city/town: Port Penn, St. Georges Hundred

vicinity: X

state: DE county: New Castle

code: 003

zip code: 19730

=====

3. Classification

=====

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>1</u> | <u>4</u> | buildings |
| <u>0</u> | <u>0</u> | sites |
| <u>0</u> | <u>0</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>1</u> | <u>4</u> | Total |

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-

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National Register of Historic Places Continuation Sheet

Section number 4 Page 2

Windsor

In my opinion, the property ✓ meets/_____ does not meet
the National Register criteria.



Dennis Greenhouse
County Executive
New Castle County
Delaware



Date

=====
4. State/Federal Agency Certification
=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets _____ does not meet the National Register Criteria. _____ See continuation sheet.

Daniel P. [Signature] _____
Signature of certifying official Date 7/24/92

Division of Historical and Cultural Affairs
 State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. X See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

=====
5. National Park Service Certification
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I, hereby certify that this property is:

Entered in the
 National Register

- entered in the National Register _____
_____ See continuation sheet.
- determined eligible for the National Register _____
_____ See continuation sheet.
- determined not eligible for the National Register _____
- removed from the National Register _____
- other (explain): _____

Guy M. [Signature] 9/11/92

Signature of Keeper Date
of Action

=====
6. Function or Use
=====

Historic: Domestic Sub: single dwelling

Current : Domestic Sub: single dwelling

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7. Description
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Architectural Classification:

Early Republic, Federal

Other Description: _____

Materials: foundation brick roof wood
walls brick other asphalt
asbestos

Describe present and historic physical appearance. X See continuation sheet.

Windsor is located in St. Georges Hundred, New Castle County, northwest of Port Penn at 1060 Dutch Neck Road. A dwelling, a barn, a granary, sheds, and a chicken coop are located on a lot of approximately 302 acres. Built circa 1760, the dwelling is a five-bay, two-story brick building with interior brick chimneys at each gable end. A two-story, gable-roofed, frame wing abuts the rear of the house. The dwelling faces east towards Dutch Neck Road on a fifty foot rise at the end of a 1/2 mile dirt lane. To the west stand a late nineteenth-century barn, granary, and sheds. The farm buildings are considered non-contributing to the historic context defined by the nomination.

The house has overall dimensions of 45' x 19', is built on a center-passage plan over a full brick cellar, and is capped by a gable roof sheathed with composition shingle. The front (east) elevation is symmetrically fenestrated with a central door and laid in flemish bond accented with two-course belt course and a water table. A hipped-roof frame porch added in the late nineteenth century shelters the front entry and two windows. Repairs show that originally a smaller porch shielded the door. The secondary facades are English bond at the first floor changing to common bond at the second. All bricks bonds are laid with thick, tooled mortar joints.

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8. Statement of Significance
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Certifying official has considered the significance of this property in relation to other properties: Locally

Applicable National Register Criteria: A and C

Criteria Considerations (Exceptions) : _____

Areas of Significance: Architecture
Social history

Period(s) of Significance: 1760; 1770-1830 +/-

Significant Dates : N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

Windsor is eligible for listing on the National Register of Historic Places under Criterion A because it represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830) and under Criterion C as a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic context in the Delaware Comprehensive Historic Preservation Plan: Upper Peninsula Zone; 1770-1830 +/-; agriculture, settlement patterns and demographic change, and architecture, engineering, and decorative arts.

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks.

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9. Major Bibliographical References
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X See continuation sheet.

Previous documentation on file (NPS):

N/A preliminary determination of individual listing (36 CFR 67) has been requested.

N/A previously listed in the National Register

N/A previously determined eligible by the National Register

N/A designated a National Historic Landmark

N/A recorded by Historic American Buildings Survey # _____

N/A recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

X State historic preservation office

_ Other state agency

_ Federal agency

_ Local government

X University

_ Other -- Specify Repository: _____

=====
10. Geographical Data
=====

Acreage of Property: Approximately 3 acres

UTM References: Zone Easting Northing Zone Easting Northing

A 18 447180 4377400 B _ _ _
C _ _ _ D _ _ _

_ See continuation sheet.

Verbal Boundary Description: X See attached map.

The boudary for Windsor is shown on the accompanying New Castle County tax parcel map (taxt parcel number 13.4.3) and is outlied in bold black lines. The nominated property property is a roughly rectangular 300 by 700 foot plot situated approximately 1400 feet northwest of County Road 417

Boundary Justification: _ See continuation sheet.

The boundary includes the farmhouse, farm buildings and farmyard that have been associated historically with Windsor and maintain historic integrity. The lane to the public road and surrounding land which has developed are excluded.

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11. Form Prepared By
=====

Name/Title: Bernard L. Herman, Rebecca J. Siders, Max Van Balgooy

Organization: Center for Historic Architecture and Engineering

Street & Number: University of Delaware Telephone: (302) 451-8097

City or Town: Newark State: DE ZIP: 19716

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The recessed front entry opens to a stair passage 7' x 16' with an opposing rear door. In the southwest corner, a closed-string stair with two turned balusters per tread retains a raised panel door underneath leading down to the cellar. The board-and-batten rear door is mounted on wrought iron strap hinges. A raised panel door in the north wall of the entry opens into the 16' x 16' parlor. The north wall, with its center fireplace and cupboards on both sides, was remodeled in the 1980s. The parlor survives with its original moulded ceiling cornice, window casements, chair rail, baseboards, and raised panel wainscotting. To the south of the stair passage, a raised-panel door leads to the dining room 15' x 16'. The south chimney wall is finished with raised paneling and features a central fireplace and cupboards on either side. A door in the west wall leads to the rear wing.

The second floor survives with its original plan of four chambers and an entry. The north chamber above the parlor survives with its fireplace in the north wall. A chamber above the entry was modified into a bathroom. The south wall of the southeast room is clad in raised paneling and retains its original fireplace and closet. The room is further accented with molded chair rail and baseboard. The southwest room is an unheated chamber with a window in the west wall. A door in the west wall leads to the rear wing.

The rear wing is a two-story frame structure built in the mid-nineteenth century. A one-story shed porch abuts the south and north facades. The first floor consists of a kitchen and sitting room. A staircase in the northwest corner leads to the two bedrooms on the second floor.

Additional information concerning the sequence of construction and the original appearance of the house was revealed in the course of 1989 renovations to the rear of the main domestic block of Windsor. Examination of previously concealed fabric and archaeological testing strongly suggest that the brick house was erected as a freestanding structure unencumbered by wings and not as a wing to an earlier, now demolished dwelling. Evidence for this conclusion includes "thumb struck" mortar joints on the original exterior masonry surface and the existence of a brick tiled drain cut through by the first kitchen ell. Second, as originally conceptualized, Windsor was designed to incorporate a service ell behind the dining room. Thus, although the brick house was raised as a freestanding structure, it was envisioned as being completed by the addition of an ell. Third, the kitchen or service wing was built relatively soon after the completion of the main house and was approximately 17' 6" wide by 26' 2" long, constructed of either log or frame set on a shallow brick footing, floored with packed clay, and fitted with a roughly 8' x 4' brick chimney pile placed off center in the gable. The 6' x 2' 6" hearth inside the stack jambs was laid with cobbles. The entire wing was built over a 1½ foot deep leveled mound of packed clay and construction debris from the main house. Ceramic shards and other

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artifactual evidence suggest that the original kitchen was demolished
around 1830.

Contributing Buildings
dwelling

Noncontributing Buildings
barn
granary
sheds (2)

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Jacob Vandyke, builder of Windsor, was a member of central Delaware's rural elite. He had inherited the farm from his father in 1762, and by the time of his death ten years later, he had improved the Windsor tract with a new two story brick house appended to an older, smaller wood building.¹ Because little written documentary evidence describing Vandyke's life survives, his mansion house remains the best index to his social and economic aspirations. Its 1700 square feet and two-story height make it one of the largest houses built in rural Delaware during the last decades of the eighteenth century. The accomplished level of interior ornament in the form of paneled fireplace walls, turned baluster stair, and moulded trim effectively continued the exterior impression of the house.

The construction of a stair-passage plan brick house materially and symbolically linked Vandyke with the particular community of central Delaware's rural elite. After the Revolution, the elite farmers of rural Delaware's Upper Peninsula Zone turned their attention from plowing the soil to building new houses and outbuildings. Significant portions of farm income were invested in these new buildings, establishing a pattern of architectural renewal that would peak during the mid-nineteenth century. As capital expenditures, the new houses increased the property value of the farms. But the expenditures on brick, plank, and paint were also a testimony of the owner's status, for they also symbolized economic and social success.

When Windsor was built, the vast majority of dwellings throughout Delaware were of log or frame construction; a significantly lesser number were made of brick. The 1816 tax assessment for St. Georges Hundred reveals that only 5 percent of the taxable population owned brick houses. Ownership of brick houses was directly associated with wealth and prosperity. Of the owners of brick houses, 90 percent possessed more than a hundred acres of land; 93 percent were among the richest 20 percent of the population.

The construction of stair-passage plan dwellings, which first appeared locally in the second quarter of the eighteenth century, had come into general acceptance among the most affluent members of the society. The presence of a substantial interior passage physically distanced rooms and functioned to control and direct movement through the house. Rooms were no longer separated just by walls, but also by space, reflecting the owner's ability to afford specialized rooms and the luxury of privacy.

Although the addition of a stair-passage did not expand domestic activity to more than one or two rooms, it did redefine the former common room or hall with a more specific use and furnishing scheme, such as a dining room. This form, however, remained the property of the wealthy and was not adopted by other income groups. Vandyke's choice of housing, therefore, was not dictated simply by architectural fashions, but by social and economic aspirations. After Jacob Vandyke died, the property passed to his sister, Mary Forster.² In the 1780s, the land was partitioned into thirds, with equal shares given to Henry and Rachel Forster, Nicholas and

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Charlotte Vandyke, and David and Mary Stewart.

In 1789, Forster mortgaged the property to Kensey Johns, a prominent lawyer and judge, and the brother-in-law of Nicholas Vandyke IV.³ When Forster defaulted on his mortgage in 1796, the land was purchased by Nicholas Vandyke IV, who promptly sold it to Kensey Johns.⁴ In return, Johns leased the property to Vandyke for the use of his wife, widowed mother, and siblings for £40 on the condition that they do not "cultivate more than one third of the Clear Land which may be planted with Indian Corn and sown with Wheat."⁵

When Kensey Johns acquired the property, he was already an extensive landowner in St. Georges Hundred. In 1797 he was recorded as owning 1061 acres with four houses, kitchens, barns, a granary and one slave for a total assessment of \$4120.⁶ By 1816, he was assessed for \$33,900, making him the wealthiest landowner in St. Georges Hundred.⁷ Since he lived in the town of New Castle, it is not only likely that all his land in St. Georges Hundred, including Windsor, was tenanted, but also that those properties composed only a portion of his overall holdings. In 1831, Johns sold the adjacent property of 300 acres to Robert Lewis, William Platt, and John K. Kane for \$14,400.⁸

Windsor has integrity of location, design, materials, workmanship, and association.

Attachment A contains relevant historic and present day maps: Rea & Price's 1849 Map of the State of Delaware, Beers' 1868 Map of the State of Delaware, Hopkins' 1881 Map of New Castle County, present-day highway maps for New Castle and Kent counties.

Footnotes

1. NCPR, will of J. Henry Vandyke, 1762; NCRW, Book K, p.8, will of Jacob Vandyke, 1772.

2. NCPR, will of Jacob Vandyke, 1772.

3. NCRD, Book H, Volume 2, p. 285 (1798).

4. NCRD; Book S, Volume 2, p. 82 (1796); Book P, Volume 2, p. 394 (1796); Book P, Volume 2, p. 402 (1796).

5. Lease (1795), Box 5, Accession 1432, Papers of Mrs. Victor du Pont, Eleutherian Mills/Hagley Museum and Library.

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6. NCTA, St. Georges Hundred, 1797.

7. NCTA, St. Georges Hundred, 1816. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.

8. NCRD, Book N, Volume 4, p. 160 (1831). Rea and Price's 1849 map incorrectly identifies the house as belonging to Kensey Johns.

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Primary Sources

- KCCC. Kent County Court of Chancery, Dover, Delaware.
- KCOC. Kent County Orphans Court Records, Delaware State Archives, Dover, Delaware.
- KCPR. Kent County Probate Records, Delaware State Archives, Dover, Delaware.
- KCRD. Kent County Recorder of Deeds, Dover, Delaware.
- KCTA. Kent County Tax Assessments, Delaware State Archives, Dover, Delaware.
- NCOC. New Castle County Orphans Court Records, Delaware State Archives, Dover, Delaware.
- NCPR. New Castle County Probate Records, Delaware State Archives, Dover, Delaware.
- NCRD. New Castle County Recorder of Deeds, Wilmington, Delaware.
- NCRW. New Castle County Recorder of Wills, Wilmington, Delaware.
- NCTA. New Castle County Tax Assessments, Delaware State Archives, Dover, Delaware.

Secondary Sources

- Black, Samuel Henry. 1820. "An Essay, On the Intrinsic Value of Arable Land; With some General Remarks on the Science of Agriculture." American Farmer 2: 9-51.
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- Cunnington, C. Willett, and Cunnington, Phillis. 1964. Handbook of English Costume in the 18th Century. London: Faber and Faber.
- Delaware Register. 1838. "Rural Life." The Delaware Register and Farmers' Magazine (April) 1:3, p. 195-198.

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Munroe, John. 1979. History of Delaware. Newark, DE: University of Delaware Press.

Munroe, John. 1973. Louis McLane: Federalist and Jacksonian. New Brunswick, NJ: Rutgers University Press.

Pryor, Clifford. 1975. The Forest of Appoquinimink. Milford, DE: Shawnee Printing.

[Rush, Benjamin.] 1786. "An Account of the progress of Population, Agriculture, Manners, and Government in Pennsylvania, in a letter from a citizen of Pennsylvania, to his friend in England." Columbia Magazine 1:3, p. 117-122.

Scharf, Thomas J. 1888. History of Delaware, 1609-1888. Philadelphia: L. J. Richards & Company.

Spurrier, John. 1793. The Practical Farmer: Being A New and Compendious System of Husbandry, Adapted to the Different Soils and Climates of America. Wilmington, DE: Brynberg and Andrews.

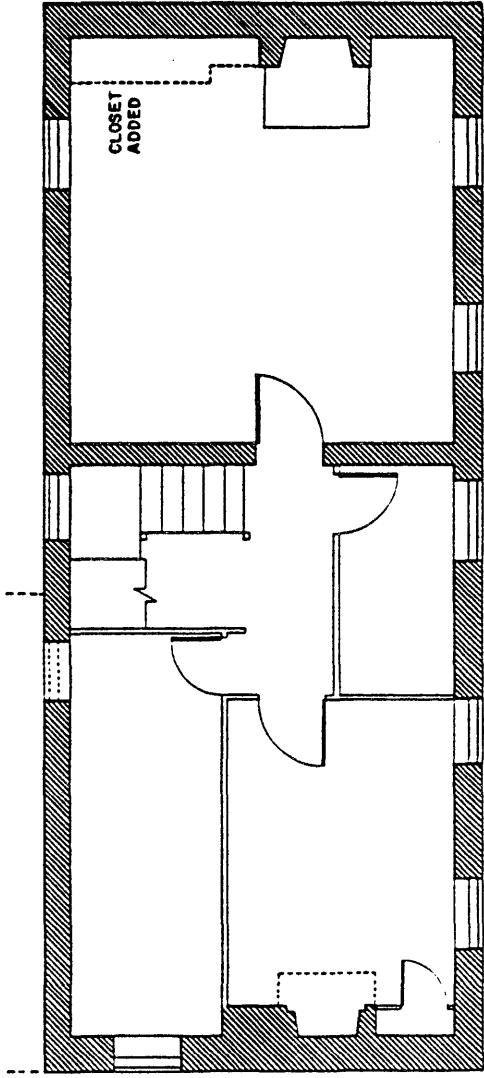
Sweeney, John. 1959. Grandeur on the Appoquinimink: The House of William Corbit at Odessa, Delaware. Newark, DE: University of Delaware Press.

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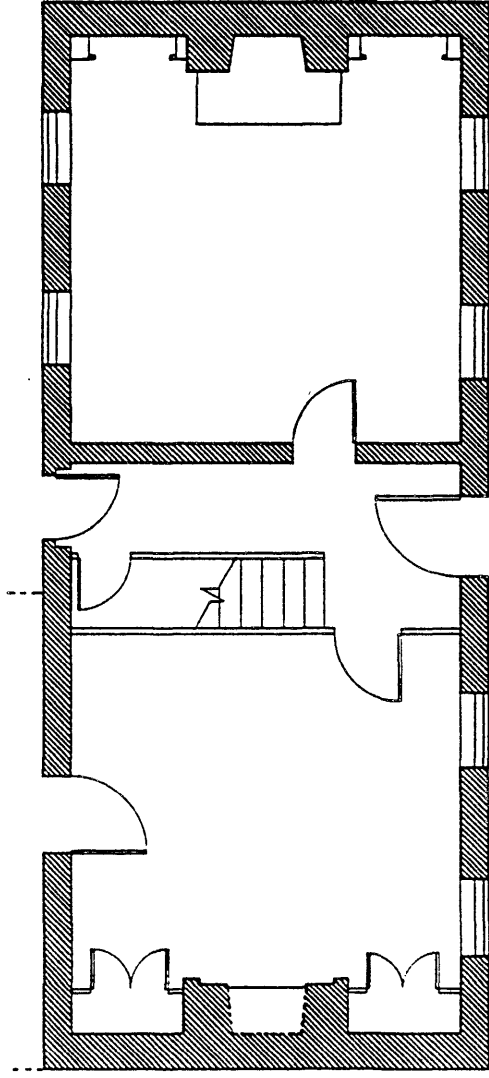
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approximately 1.3 miles northeast of its intersection with County Road 2,
and contains approximately 3 acres. Beginning at a point approximately
1250 feet northwest of County Road 417 and at the head of the farm lane,
proceed approximately 500 feet southwest. Turn 90 degrees northwest and
proceed approximately 300 feet before turning 90 degrees northeast and
proceeding approximately 700 feet. At this point turn 90 degrees southeast
and proceed approximately 300 feet before turning 90 degrees and proceeding
approximately 200 feet back to the starting point. The location of the
property is UTM reference point 18 447180 4377400.



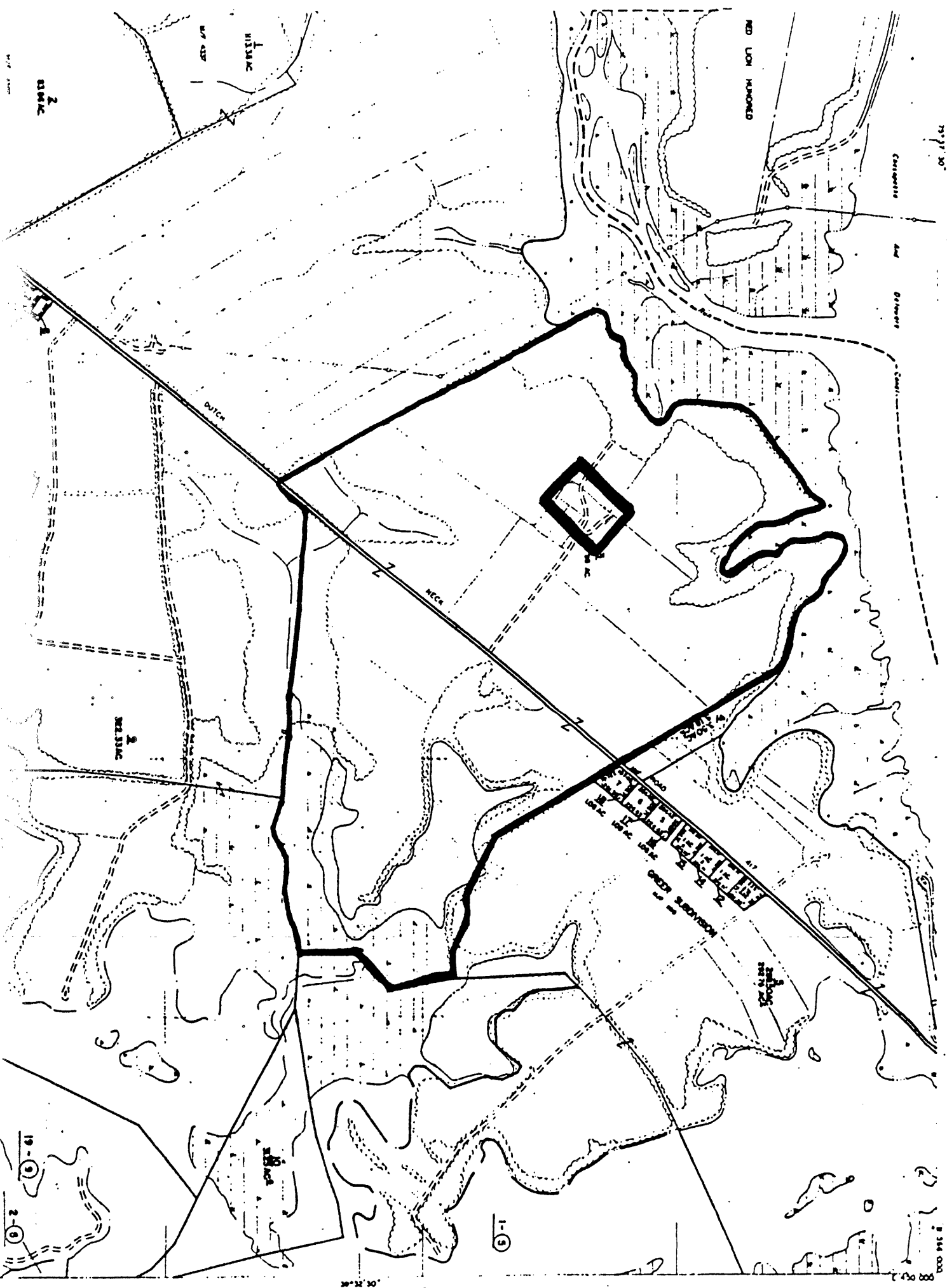
SECOND FLOOR PLAN



FIRST FLOOR PLAN

45 1/2'



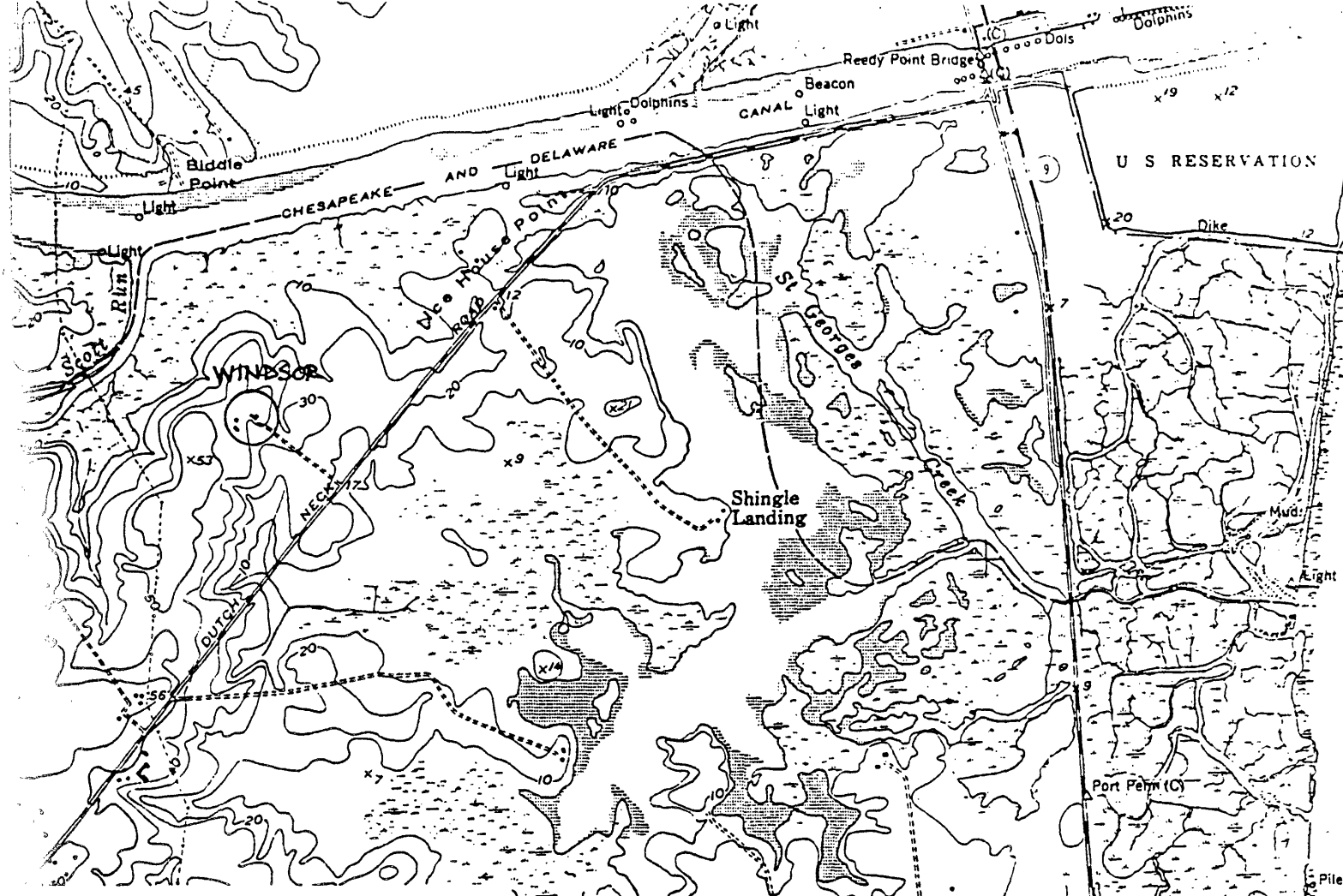


WINDSOR
TAX PARCEL 13.4.5

19-0
2-0

1-0

0 100 200 FEET



UNITED STATES GEOLOGICAL SURVEY
 SCALE: 1:24000

