

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	AUG 13 1979
DATE ENTERED	SEP 24 1979

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Carlton David Pepper Farm
AND/OR COMMON

2 LOCATION

S of Georgetown on SR 469
STREET & NUMBER County Road 469 SR 469 NOT FOR PUBLICATION
CITY, TOWN Georgetown VICINITY OF One CONGRESSIONAL DISTRICT
STATE Delaware CODE 10 COUNTY Sussex CODE 003

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Mrs. Helen McDowell Pepper
STREET & NUMBER 101 Tempsford Lane, Box 8591
CITY, TOWN Richmond VICINITY OF Virginia STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. The Sussex County Courthouse
STREET & NUMBER The Circle
CITY, TOWN Georgetown STATE Delaware

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Delaware Cultural Resource Survey (S-116)
DATE 1974 FEDERAL STATE COUNTY LOCAL
DEPOSITORY FOR SURVEY RECORDS Hall of Records
CITY, TOWN Dover STATE Delaware

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE (House)
<input checked="" type="checkbox"/> GOOD (House)	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (Farm Bldgs.)	<input checked="" type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR (Farm Bldgs.)	<input type="checkbox"/> UNEXPOSED		(Several/farm bldgs.) 1940's

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Carlton David Pepper House and Farm are located on County Road 469, one-eighth mile north of County Road 518. The house and all buildings, except the poultry house, sit on the east side of Road 469. The poultry house is directly across the road from the house. The structures are located on a 250-acre farm. During the nineteenth century, they were the center of a large plantation totaling about 1,000 acres and including four tenant houses.

The house in its present form is a two-story, single-pile, six-bay structure with a one-and-a-half-story wing on the east end of the two-story section, a one-story wing on the rear of the two-story section, a modern porch (Ca. 1865) just to the east of that, attached to the one-and-a-half-story wing, and a modern (Ca. 1935) kitchen wing of one story to the east of the one-and-a-half-story wing. The modern porch and kitchen are not significant to the architectural value of the house. Immediately south of the house is a brick, gable-roofed, milk house. To the northeast of the rear of the house are a privy and a woodshed.

The earliest portions of the house are the one-and-a-half-story section and the easternmost two-bay section of the main body of the house. Together they formed a late Federal-style central-chimney-plan house, of a type common to lower Delaware. The entire house is of frame construction with clapboard siding. The earliest portion of the house has brick nogging up to the second-floor level.

The mantel in the one-and-a-half-story section is extremely plain and possesses almost no decoration. The fireplace, which has been closed, is five feet wide. A slightly smaller fireplace backs up to it in the next room. An enclosed stairway rises to the half-story room from the southeast corner of the lower room in the one-and-a-half-story section. The four-panelled doors are extremely simple, as is panelling elsewhere in the older sections of the house. A small pantry closet is located in the fireplace wall.

The fireplace wall in the adjacent section contains two small cabinets and an enclosed stairway leading to the second floor. The mantel is somewhat more elaborate, indicating that the room may have been the parlor while the adjacent room was the kitchen. The kitchen contains a Thomas Ralph corner cupboard, said to be original to the house. Ralph, a well-known Sussex County, Delaware, cabinetmaker, left Sussex County in 1815. It is unlikely that the house was built prior to 1815, however.

Both enclosed stairways have two exposed steps. The second floor room does not have a fireplace. The room has another enclosed stairway leading to the attic, which has a small access door to the attic of the four-bay section.

At the rear of the house with access to the original parlor is a one-bay, one-story wing with two windows and an exterior board-and-batten door, which may be contemporary to or just slightly newer than the front section. It has a panelled end wall with a fireplace and a crude, simplified Federal mantel. The small access door leading from

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Carlton David Pepper Farm, an agricultural complex and grouping of domestic structures two miles southwest of Georgetown, is one of the finest and least altered examples of nineteenth-century rural Sussex County architecture in existence. The house dates from about 1820, although most of the present structure was built later in the first half of the nineteenth-century - probably in the early 1840's. The agricultural buildings immediately to the rear of the house date from the mid-nineteenth century to the early twentieth century, with the exception of a modern garage building built during the 1940's.

In the surrounding countryside, there is a whole series of nineteenth-century Pepper family houses, another of which has also been nominated to the National Register. The Peppers came to what is today Georgetown Hundred in the mid-eighteenth century from the Eastern Shore of Maryland. By the 1760's, various members of the family owned substantial acreage in what was then southwestern Broadkill Hundred and eastern Somerset County, Maryland. Between 1762 and 1764, for example, Joshua Pepper purchased 306 acres of land, some of which makes up the northwestern quadrant of the town of Georgetown today. The Pepper and Pettyjohn families were the primary sellers of land for the newly-created county seat in 1791. The family has been closely associated with the town ever since.

Eli Pepper, who is believed to have built the first section of the Carlton David Pepper Farmhouse, was among the earliest brickmakers in the vicinity of Georgetown and supplied the brick for the construction of the new Sussex County Courthouse in 1837, and for the Brick Hotel the year before. That fact doubtless explains why the two Pepper houses dating from the 1840's or before have nearly identical brick milk houses in their side yards, dating from a period when brick structures of any kind were rare in Sussex County.

The Carlton David Pepper Farm is therefore significant to the history of Sussex County agriculture in the sense that it concentrates in one spot an entire range of nineteenth- and early-twentieth-century agricultural architecture, from a log corncrib to a Victorian Gothic barn and an early poultry house.

The house and domestic outbuildings including the milk house, an outdoor privy, and a smoke house, are architecturally significant in their own right in the sense that they may be said to represent archetypes of a style of domestic rural construction that was the rule in the county for the next half-century. At the same time, the house is a transitional structure in every sense, displaying details characteristic

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Carlton David Pepper Farm

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the upstairs bedroom to the attic of the rear wing is grained to resemble mahogany on one side. There is a four-light casement window on the west side of the interior end chimney in the wing.

The newer four-bay section, adjacent to the older part of the house, probably dates from the 1840's. Its woodwork displays more elegance than the older portions. It contains a hallway with staircase next to the old section and a large parlor with finely panelled mantel of Greek Revival style. The second-floor bedroom over the 1840's parlor also contains a fireplace and Greek Revival mantel with center oval carving and original double four-panel closet doors on either side. A modern bathroom has been installed in one corner of the bedroom. A small bedroom containing an enclosed stairway to the attic is directly over the front part of the lower hall. A doorway has been cut from the upper hall to the bedroom in the older two-story section.

The lower hallway has a four-panelled front door with four-light transom overhead. A rear hall doorway, also four-panelled, has no transom. Both doorways have over-door hoods outside. The front over-door is a gable-roofed hood added in the 1940's by the present owner, at the time when a late Victorian porch was removed. The rear hood, and a second one over the door leading from the rear wing, are Victorian.

The windows are a mixture of six-over-six and two-over-two. The west gable end contains two four-light windows. The east gable end (of the original two-story section) contains one eight-light sash window. The gable end of the rear wing contains one four-light window. All windows on the lower floors are shuttered, with some panelled and some louvered. The gable roofs are surfaced in sawn shake shingles. A chimney in the east gable end was removed two years ago when it was in danger of collapse. Its fireplaces remain, however.

The agricultural buildings to the rear of the house are all of frame construction; with the exception of the log corncrib, all have either clapboard or board-and-batten siding and either shake-shingled or tinroofs. For an understanding of the locations of the buildings in relation to the house, see accompanying sketch.

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The domestic outbuildings include a late-nineteenth-century smokehouse or wood shed, a late nineteenth-century privy immediately to the rear of the house, and a brick, gable-roofed milk house at the southern side of the kitchen. The milk house is laid in common bond with five stretcher courses separating header courses. It is depressed below the ground about three feet with steps leading down to the floor level and stuccoed brick troughs running around three sides of the interior. The interior walls are plastered. The window openings contain louvered panels with sliding interior shutters set in tracks so that they can be lifted above the windows when not needed.

Other outbuildings to the rear of the domestic structures include a two-story Victorian Gothic gable-roofed barn of about 40 feet by 60 feet, a modern garage, a mid-nineteenth-century granary, two corncribs, and three small sheds. The owner of the property states that her late husband had all the agricultural outbuildings, except the barn, moved into a straight line to the rear of the modern garage (see diagram) in the late 1950's. The structures had formerly been located at random around the farmyard area. None was moved more than 50 yards and the original integrity was compromised only to the extent that they were moved and placed on concrete block piers.

Several of the structures have their original sawn shingle roofs while others, including the barn and the granary, have the shingles covered by raised seam tin roofs.

As a whole, the structures show the changes in lower Delaware agricultural buildings from the mid- to the late-nineteenth century. The most significant structures are the barn with its board-and-batten vertical siding and simple carpenter Gothic vergeboard, the mortised and tenoned, pegged braced frame granary, a log corncrib, and an extremely early (1916) Sussex County poultry house, dating from the period when the poultry business - now the county's leading agricultural enterprise - was in its infancy. The poultry house is located just southwest of State Road 469 across from the main house. It has a sawn shingle roof, weatherboard siding, and an unusual arrangement of window openings with knee-high openings for the chickens below on the southwest and southeast sides of the structure.

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of late-eighteenth-century architecture and early- to mid-nineteenth-century local vernacular styles.

While several of the agricultural structures to the rear of the house have been moved within the past 30 years, they were moved elsewhere in the farmyard to their present locations, thus preserving their essential integrity as elements in the farm complex. No structure was moved more than 50 yards.

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(11/78)

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HERITAGE CONSERVATION AND RECREATION SERVICE

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Carlton David Pepper Farm

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Verbal Boundary Description

The bounds are drawn to include the house, outbuildings and immediate yard. That portion of Road 469 lying within the bounds does not contribute to the significance of the nomination. The bounds form a rectangle 420 feet long by 180 feet wide. The western boundary line rests 15 feet west of the poultry house and parallel to the edge of Road 469. The southern boundary line conforms to a fence line on the southern edge of the yard. These bounds contain all of the architectural features that contribute to the significance of the property.

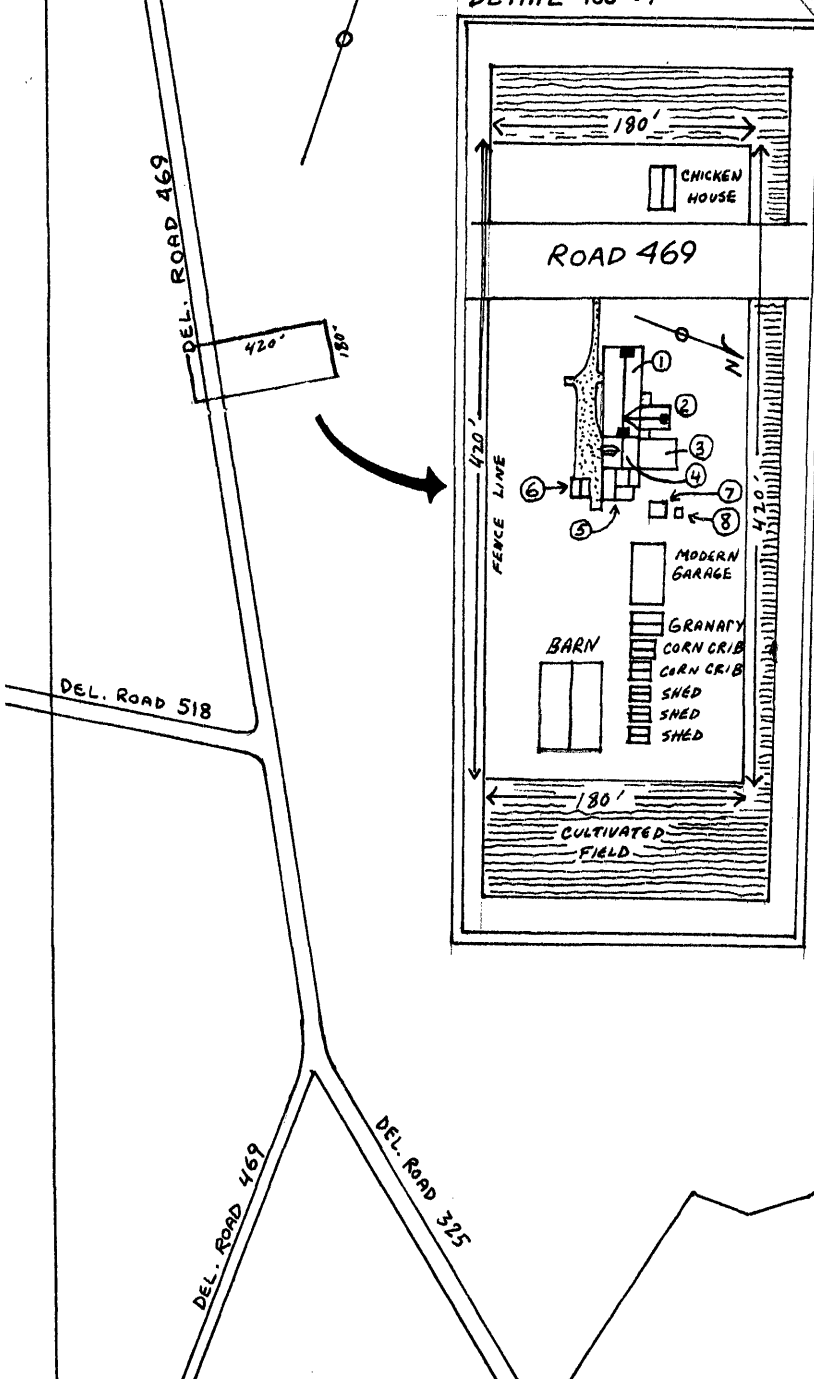
A PORTION OF THE
CARLTON DAVID PEPPER FARM ; S-116

NEAR GEORGETOWN, DELAWARE

SHOWING BOUNDARIES OF NATIONAL REGISTER SITE



DETAIL · 100' = 1"



- ① 1840'S SECTION
- ② ONE STORY WING
- ③ MODERN PORCH
- ④ ONE-AND-A-HALF STORY SECTION
- ⑤ 1930'S KITCHEN
- ⑥ BRICK MILK HOUSE
- ⑦ SMOKE HOUSE
- ⑧ PRIVY