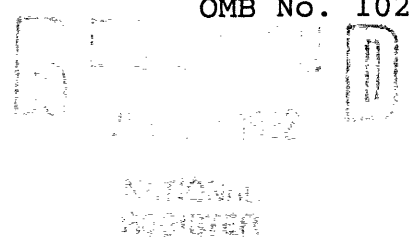


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property

=====

historic name: Savin-Wilson House

other name/site number: Dew Duck Inn Hunting Club, John B. Savin House
CRS# K-3967

=====

2. Location

=====

street & number: County Road 326, between State Road 12 and County Road
83

not for publication: N/A

city/town: Smyrna, Duck Creek Hundred

vicinity: X

state: DE county: Kent

code: 003

zip code: 19977

=====

3. Classification

=====

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>1</u> | <u>5</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>5</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 +/-

=====
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.

David M. [Signature]
Signature of certifying official

7/24/92
Date

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.

NA
Signature of commenting or other official

Date

State or Federal agency and bureau

=====
5. National Park Service Certification
=====

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): _____

Greg M. Lapsley 9/11/92

Signature of Keeper

Date of Action

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

Historic: Domestic Sub: single family

Current : Domestic Sub: single family

=====
7. Description
=====

Architectural Classification:

Early Republic/Federal

Other Description: _____

Materials: foundation Brick roof Asphalt
walls Brick other Wood
Weatherboard

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

The Savin-Wilson Farm is located in Duck Creek Hundred, Kent County, southeast of Smyrna on County Road 326, 3000 feet north of the Smyrna-Leipsic Road (State Road 12). The farm contains the Savin-Wilson House, a manufactured dwelling, three machine sheds, and a dog kennel on a 223 acre parcel of cultivated farmland. Only the Savin-Wilson House is eligible for listing.

Built about 1820, the main block of the dwelling is a two-story, five-bay, gable-roofed brick building with an interior brick chimney pile at either gable end. A one-story, gable-roofed frame kitchen wing abuts the south wall. The house faces roughly west toward the road and is located on a low rise at the end of a 1000 foot dirt road. In front and to the west of the house is a modern manufactured house. To the south and west of the house stand three large machinery and storage buildings and a dog kennel. Except for the earliest dwelling, all buildings are considered non-contributing.

The house has overall dimensions of 42' x 20' and is built on a central-passage plan. It stands on brick foundation above a cellar and is capped

=====
8. Statement of Significance
=====

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: c. 1820-1830

Significant Dates : _____

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.

The Savin-Wilson House 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.

=====
9. Major Bibliographical References
=====

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:

State historic preservation office

Other state agency

Federal agency

Local government

University

Other -- Specify Repository: _____

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

Acreeage of Property: Approximately 8 acres

JTM References: Zone Easting Northing Zone Easting Northing

| | | | | | | | |
|---|-----------|---------------|----------------|---|-----|-------|-------|
| A | <u>18</u> | <u>453780</u> | <u>4348500</u> | B | ___ | _____ | _____ |
| C | ___ | _____ | _____ | D | ___ | _____ | _____ |

___ See continuation sheet.

Verbal Boundary Description: See attached map.

The boundary for the Savin-Wilson House is shown on the accompanying Kent County tax parcel map (tax parcel 20-07) and is outlined in bold black lines. The nominated property is a roughly rectangular plot 300 by 100 feet containing approximately 8 acres. Beginning at a point on the east side of County Road 326 approximately 0.3 miles south of its intersection with County Road 326. Then, turn east and proceed approximately 1000 feet

Boundary Justification: ___ See continuation sheet.

The boundary includes the farmhouse and yard that have been associated historically with the David Wilson Thomas House and that maintain historic integrity.

=====
11. Form Prepared By
=====

Name/Title: Bernard L. Herman, Rebecca J. Siders and 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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NATIONAL REGISTER OF HISTORIC PLACES
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by a coursed, composition shingle roof. The front (north) elevation is laid in flemish bond with thick joints and is symmetrically fenestrated with double-hung windows and a central door. The facade is accented with a three-course belt course and a brick cornice. A modern cement porch with steps lies at the front entry. The secondary walls are laid in common bond.

The front door is set one foot inside a raised paneled recess with a five-light transom window. The door opens into a 7' x 17' passage with an opposing rear entry. In the southeast corner stands an open-string staircase with turned balusters. The closet underneath is fitted with a raised panel door.

To the north, a doorway (later widened) opens to a 14' x 18' parlor. The central fireplace in the north wall was encased in plaster board, concealing the opening and jamb cupboards. To the south, a paneled door opens to a 16' x 18' dining room trimmed with a moulded baseboard and cornice. Centered on the south wall is a fireplace finished with a wooden mantle composed of Doric pilasters supporting a moulded cornice and shelf. To the west of the fireplace is a built-in cupboard fitted with raised panel doors and shelves. A cupboard built into the western jamb is concealed underneath modern plasterboard.

The second floor is divided into four chambers and an entry and was extensively remodeled during the twentieth century.¹ The walls of the parlor chamber are sheathed in wood paneling, and on the north wall, the central fireplace is concealed by closets. The chamber above the entry was converted into a bathroom. The two chambers above the dining room, originally one large room, were partitioned in the twentieth century. Modern closets conceal the fireplace. The stairs continue up to the unfinished attic and the common rafter roof.

The kitchen wing was built in the late nineteenth century and replaces a building of similar size. It is furnished with a sitting room and modern kitchen.

Contributing Building
dwelling

Noncontributing Buildings
dwelling
machinery and storage buildings (3)
dog kennel

Footnotes

1. "Entry" is defined according to the Builder's Dictionary (1734) as "a Door, Gate, Passage, Etc. through which we arrive at any place."

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John Savin, the builder of this house, belonged to the self-described class of gentleman farmers or agriculturalists. Like many of the rural elite, John Savin was politically active in local affairs as evidenced by his duties as Duck Creek Hundred's constable in the 1790s.¹ When he died in 1833, his inventory recorded his economic and social interests.² The 22 cows, nine horses, 25 sheep, and 20 hogs show his interests in husbandry, while his 108 bushels of potatoes, 673 bushels of corn, and 20 bushels of wheat demonstrate his agricultural pursuits. Savin was also a progressive farmer, using such mechanical innovations as a wheat fan and a "pattent rake." Inside his house were luxury goods such as a mahogany desk, walnut dining table, a \$35 sideboard, a set of silver spoons, and a "Yankee clock." He was interested in education as evidenced by the selection of books in his bedchamber, including two volumes of Clark's Commentaries. His social and economic position was further advertised by his four-wheel carriage valued at \$225.

The best indication of Savin's wealth is his house. Its 1680 square feet and two-story height make it one of the largest homes built in rural Delaware during the federal period. On the inside, the elaborate moulding and raised paneling repeated the qualities of cost and taste. More significantly, the construction of a brick house with a stair-passage plan linked Savin with a particular community.

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.

At this time, the majority of dwellings 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 during the last third of the eighteenth century. 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.

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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. John Savin's choice of housing was not dictated simply by the current architectural fashions, but by his desire to be recognized as a member of the rural elite of Delaware.

After Savin's death, his real estate was divided among his wife and four youngest children. The four eldest children received a portion of his personal estate. In 1852, the Court of Chancery awarded Savin's son, Joseph, the land if he purchased the other heirs' shares.³ His death the following year forced the sale of the farm at auction to James H. Hoffecker and William P. Robinson for \$4,350.⁴ The property did remain linked to the Savin family, for James H. Hoffecker was the husband of Sarah Savin, Joseph's sister. The farm remained in the Hoffecker family until it was sold to Samuel Catts in the 1880s.⁵

The John Savin House 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. John Savin, constable, Account Book 1794-97, Historical Society of Delaware. Also, see John Savin Folder, Historical Society of Delaware. Savin's duties included road surveys as well as serving summons and other legal activities.
2. KCPR, inventory of John B. Savin, 1833.
3. KCCC, Chancery Partition, Book C, page 130, 1852.
4. KCOC, Book T, pp. 62, 93 (1854).
5. KCRD, Book K, Volume 6, p. 496 (1882).

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CONTINUATION SHEET

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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.
- K CPR. 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

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CONTINUATION SHEET

Section number 9 Page # 3
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Munroe, John. 1979. History of Delaware. Newark, DE: University of Delaware Press.

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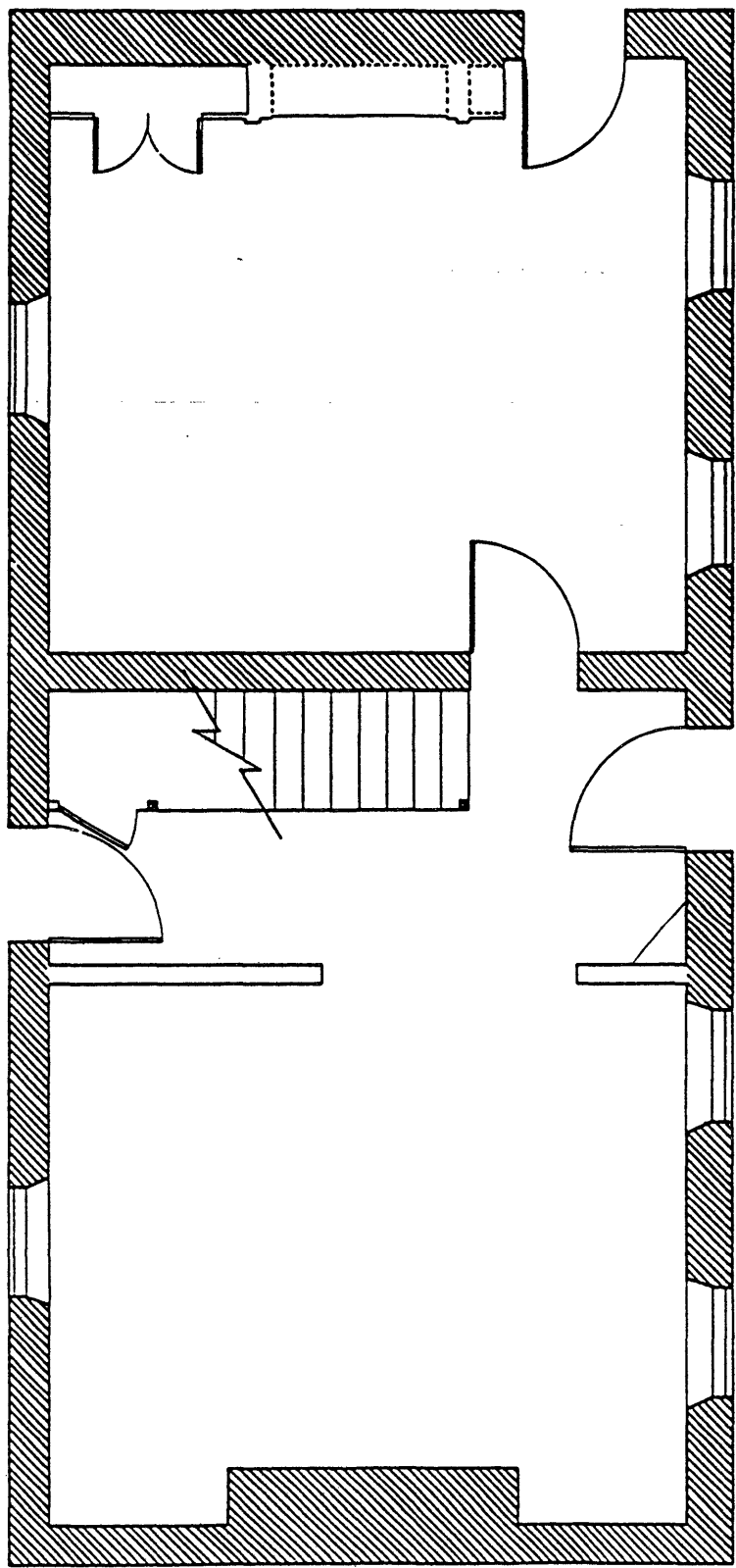
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to the rear of the farmyard before turning north and proceeding approxi-
mately 300 feet. The parcel boundary is completed by proceeding west
approximately 1000 feet to the starting point on the east side Road 326.
The location of the property is UTM reference point 18 4537800 4348500.

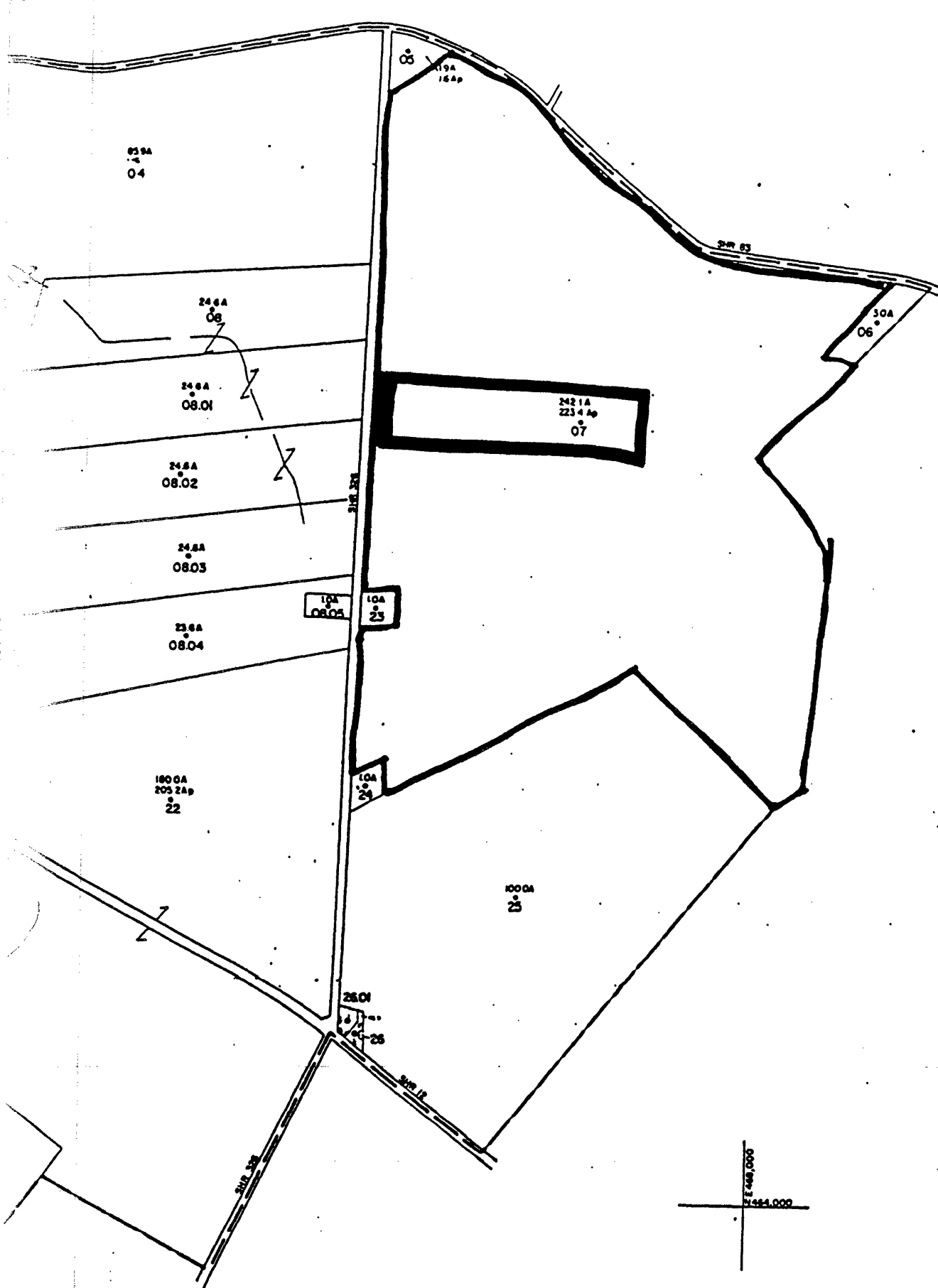


20 2

42 4

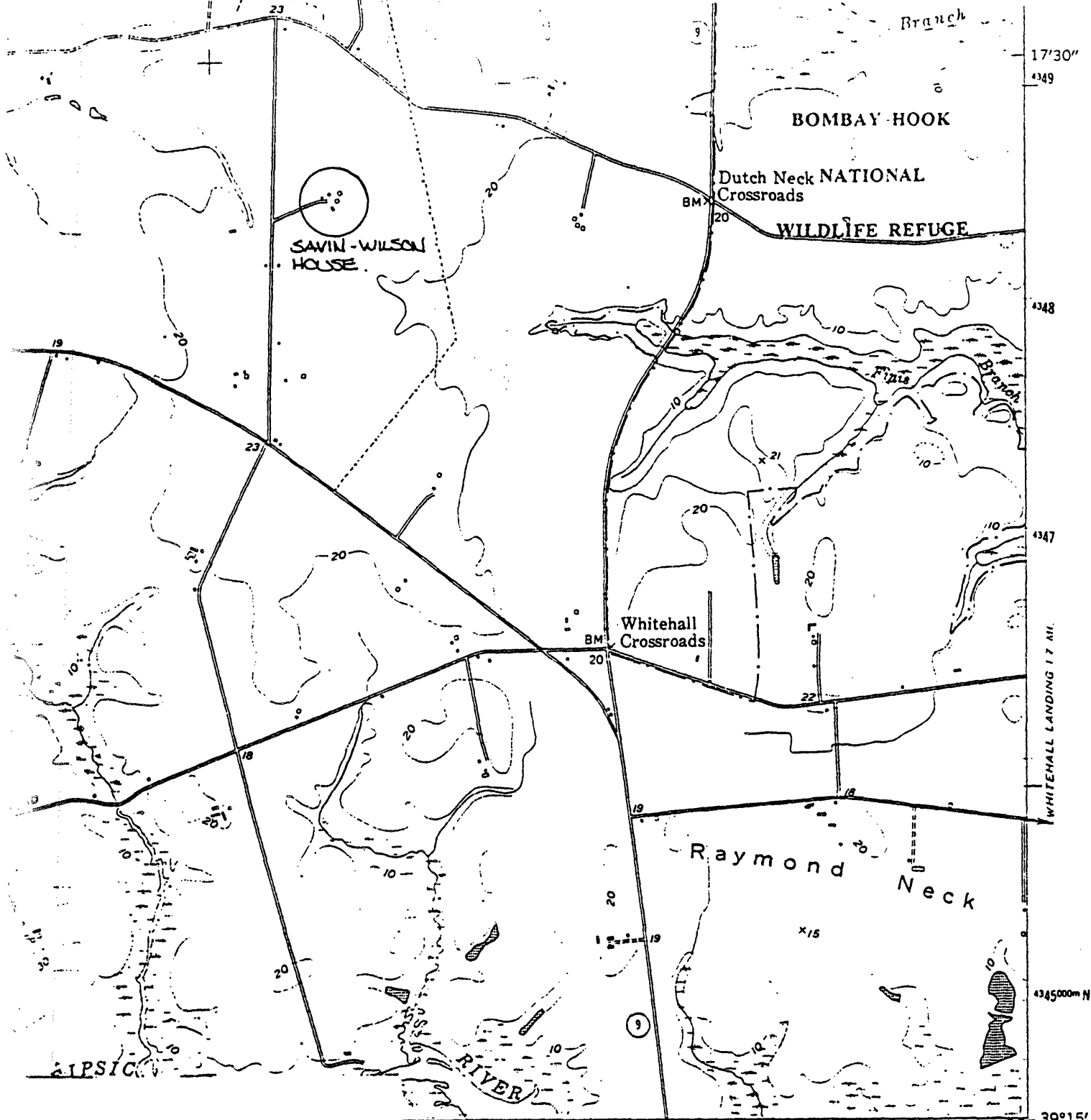
SAVIN-WILSON HOUSE (FIRST PERIOD)
 SMYRNA VICINITY, KENT COUNTY, DELAWARE





SAVIN-WILSON

1-20-07



UNITED STATES GEOLOGICAL SURVEY
 SCALE: 1:24000

INTERIOR GEOLOGICAL SURVEY RESTON VIRGINIA - 1982
 LEIPSIC 0.7 MI. LITTLE CREEK 7.6 MI. 456000m E. 75°30' 39°15'

ROAD CLASSIFICATION

| | | | |
|-------------|-------|-----------------|-----------|
| Heavy-duty | ————— | Light-duty | ————— |
| Medium-duty | ————— | Unimproved dirt | - - - - - |
| U. S. Route | | State Route | |

LOCATION

SMYRNA, DEL.
 N 3915—W 7530/7.5

Topography and woodland compiled by the Geological Survey from topographic maps and photographs taken 1981 and other source data checked. Map edited 1982

1956
 PHOTOREVISED 1982
 DMA 5862 I SE-SERIES V832

LITTLE CREEK
 5982 III NW

