

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Green Meadow

other name/site number: CRS# N-6240

2. Location

street & number: Thomas Landing Road (State Road 440)

not for publication: N/A

city/town: Odessa, Appoquinimink Hundred

vicinity: X

state: DE county: New Castle

code: 003

zip code: 19709

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
<u>2</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>1</u>	objects
<u>2</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.

Daniel R. Hoff 7/24/92
Signature of certifying official 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.

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:

<input checked="" type="checkbox"/> entered in the National Register _____ See continuation sheet.	<u> Patrick Andrus </u>	<u> 9/11/92 </u>
<input type="checkbox"/> determined eligible for the National Register _____ See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

Signature of Keeper Date
of Action

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

Historic: Domestic Sub: single family
Domestic secondary structure

Current : Domestic Sub: single family
Domestic secondary structure

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

Architectural Classification:

Early Republic/Federal

Other Description: _____

Materials: foundation Brick roof Asphalt
walls Brick other Wood

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

Green Meadow is located in Appoquinimink Hundred, New Castle County, east of Odessa at the eastern end of Thomas Landing Road (Route 440) east of Odessa. A dwelling, granary, smokehouse, sheds, and barn are located on 546 acres of cultivated farmland, woods, and marsh.

The house is a two-story, five-bay brick dwelling approximately 50' x 19' with interior brick chimneys at both gable ends. A two-story, gable-roofed brick and frame wing 43' x 19' abuts the rear wall. To the west stands a stone barn dated 1809 that is considered a contributing structure, and a granary, sheds, workshop, and gasoline pump, all considered non-contributing to the historic context described in the nomination. A second contributing outbuilding is the brick smokehouse located to the east of the house.

The house was constructed in three distinct periods. The first construction period consisted of two phases built before 1789. The first phase (circa 1740-1755), which survives only in terms of reused raised panel doors in the present service wing, was of frame construction of unknown dimensions, plan, and elevation. The second phase involved the construction of a two-story brick wing before 1789. The new wing, which relegated the old house to a secondary kitchen/service function, overlooked the road leading westward up from the landing. In plan, the second phase of the

=====
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: 1789-1830 +/-

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.

Green Meadow 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
=====

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
=====

Acreeage of Property: Approximately 8 acres

UTM References: Zone Easting Northing Zone Easting Northing

A 18 447180 4366480 B _____

C _____ D _____

____ See continuation sheet.

Verbal Boundary Description: X See attached map.

The boundary for Green Meadow is shown on the accompanying New Castle County tax parcel map (tax parcel number 14.3.13) and is outlined in bold black lines. The nominated property is a roughly rectangular 600 by 1000 foot plot situated on the north side of County Road 440 where it terminates at Thomas Landing on Hangmans Run and contains approximately 8 acres. Beginning at a point County Road 440 where it terminates at Thomas Landing, proceed approximately 1000 feet along the north side of the public road. Turn north and proceed north approximately 600 feet before turning east and

Boundary Justification: ____ See continuation sheet.

The boundary includes the farmhouse, secondary structure, farm buildings, farmyard and landing 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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 4 Page 2

Green Meadow, N-6240

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



Dennis Greenhouse
County Executive
New Castle County
Delaware

7/11/85
Date

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page # 2

=====
first period house comprised a hall-parlor core with the hall or common room located in the east end of the block and the parlor in the west end; attached to this core was the older frame dwelling. The hall incorporated the main chimney pile, a boxed winder stair in the northeast corner, and the entries from the exterior. Unlike the majority of eighteenth-century hall-parlor houses in the Upper Peninsula, Green Meadow did not possess opposed entries. While the house was finished with a three-bay central door arrangement on the front (south) elevation, the entry in the rear (north) wall appears to have been set adjacent to the chimney pile. Thus, the north fenestration suggests an earlier L-shaped configuration reflecting the late eighteenth-century appearance of the house when it was described as brick and frame.

The second period of the house dates to circa 1825 when the mid-eighteenth-century dwelling was extensively remodeled into a single-pile, stair-passage plan. The remodeling was accomplished by demolishing the west parlor chimney pile and removing the original partition between the hall and parlor. Once this material had been removed, a two-story brick parlor wing was added to the west gable and a new center stair passage inserted against the east elevation of the original west gable. Today the front (south) elevation is symmetrically fenestrated, with a five-bay arrangement including four windows and a centrally-placed door with a transom window on the ground floor. The exterior is covered with stucco, which appears to be contemporary with an addition made shortly after the remodeling of the house at the end of the first quarter of the nineteenth century. Visible under the stucco is a two-brick thick projecting belt course that horizontally divides the first and second floors. The south door surround with its plain blocked corners and the cornice with its oversize dentils date to the remodeling period.

The interior finishing of Green Meadow also reflects the nineteenth-century reworking of the house. The west parlor is fitted out with a highly stylized Greek Revival mantel and four-panel door with applied quirked and flattened cyma fillets; the entry contains an open-string stair with two stick balusters per tread and boldly turned newel posts tenoned into a plain handrail; the east dining room is finished with a plainly blocked and moulded late federal period mantel, chimney cupboards, vertical beaded board-lined storage closet, and (opposite the chimney wall) a corner dresser with four shelves over two deep drawers. Door and window surrounds throughout the ground floor are composed of stock mouldings with blocked corners.

The third major period is represented by the brick and frame ell projecting northward from the northeast corner of the first period core of the house. The construction of the ell necessitated the demolition of the earliest frame dwelling. The wing is attached to the north side of the main block of the house and is equally divided by a central chimney into brick and frame sections. The brick section abuts the main block and contains a modern kitchen on the first floor with an enclosed stairway to the cellar

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page # 3

=====
and second floor. The second floor contains a bathroom and bedroom,
although originally it consisted of a single chamber.

A door on the first floor of the brick section opens into the first floor
of the frame section. The room presently serves as a storage area,
although it originally served as a kitchen and survives with its original
stone fireplace hearth, closets, and enclosed stairway. The stairs lead up
to a large chamber and a smaller storage room. The second floor does not
connect to the adjacent brick section. The only surviving first period
trim remaining in the house is found in the north wing, where two raised
panel doors have been reused.

Contributing Buildings

dwelling
barn
smokehouse

Noncontributing Buildings

granary
sheds
workshop

Noncontributing Objects

gasoline pump

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page # 2

=====
The earliest reference to the property appears in 1725, when John Grant deeded 250 acres on the south side of Appoquinimink Creek to Daniel Corbit, Sr.¹ Upon Corbit's death in 1755, he willed "my plantation where I now live...excepting that part called Middle Neck" to his son Daniel, Jr.² When Daniel, Jr., died, his children (Joseph, Abigail, Lydia, Mary Ann, Jemima, Daniel III, and John Corbit) were placed under the custody of the New Castle County Orphans Court. Thomas Lea, another wealthy landowner, was appointed their guardian. John Crawford, Abner Alston, and James Moore were requested by the court to visit the plantation, describe the condition of the property and its improvements, and provide an estimated annual income valuation.³ In 1789, they recorded

350 acres, about 125 acres cleared about 70 acres woodland, the remainder thereof March with two Dwelling Houses thereon, the Mansion house part thereof brick and part Frame--the brick part wants a new roof--a Barn with two shed stable adjoining thereonto a new Corn House a Chair House and a stable which wants weatherboarding. An old orchard upon the decline and also a young orchard. A small Peach Orchard. A paled in Garden which wants repairing, the other dwelling is a small Log Building in tolerable Good Repair.⁴

The "Mansion house", now the kitchen wing of the present house, was most likely built by Daniel Corbit, Jr., the father of the orphaned children.

Daniel Corbit was among the elite of rural Delaware. The presence of a second dwelling indicates that he rented land to tenants, and the chair house shows he owned a luxury such as a riding gig or coach. The best evidence of Corbit's wealth and status is his brick house, which symbolically linked him with a particular social and economic class of farmers and landowners. After the American Revolution, the majority of rural dwellings throughout central 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.

By 1800, Joseph Corbit, the eventual heir of the farm, had left Delaware to become a house carpenter in Philadelphia and sold the property to Alexander McFarlan, a farmer in Appoquinimink Hundred, for £1800.⁵ McFarlan soon sold the farm to Samuel Thomas, a merchant in Odessa, for \$10,000.⁶ When Samuel Thomas acquired Green Meadow, he was well on the way to becoming a major landholder and merchant in Delaware. Although his origins are unknown, he married Rachel Wilson, the only daughter of David and Mary Wilson, thus connecting him with one of the leading families in Odessa.⁷ In 1798, Thomas received his first property from his father-in-law, David Wilson: a gift of two acres on the road leading from Cantwell's Bridge to

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page # 3

=====
Middletown "in consideration of the natural love and affection which he hath and bareth to the said Rachel and for the advancement and promotion of said Samuel Thomas and Rachel his wife."⁸

By 1804, he had acquired two more town lots with houses, livestock, and 45 ounces of plate.⁹ Thomas purchased Green Meadow in 1806, and by 1816 he had acquired a total of twelve properties (both in Cantwell's Bridge and in the surrounding countryside), including his mansion in Cantwell's Bridge (CRS# N-1513). His estate was valued at \$16,850, placing him at or very near to the top of the top wealth decile for the vicinity.¹⁰ Most of his estate was tenanted but he also profited from his store and merchant mill. His brick merchant mill on Drawyers Creek ground local wheat into flour for export.¹¹

In 1816, Green Meadow was tenanted by Joseph Townsend and John Allston. The farm included 235 improved acres with a brick dwelling, two log dwellings, a stone barn, and stable.¹² The large stone barn still stands, prominently marked "S.T. 1809".

In 1829, Thomas died and his estate was divided among his children. His sons Edward and Charles inherited Green Meadow and his eldest son, David Wilson Thomas, received the rest of his land in Appoquinimink Hundred (see CRS# N-6237).¹³ After the deaths of David and Edward Thomas in the 1860s, the property changed ownership several times until 1951, when it returned to the hands of the Corbit family.¹⁴

Green Meadow 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. NCRD; Book U, Volume 2, p. 138 (1800); Book G, p. 529 (1725).
2. Ibid.
3. NCOC, Book G, Volume 1, p. 93 (1789).
4. NCOC, Book G, Volume 1, p. 121.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page # 4

=====

5. NCRD, Book U, Volume 2, p. 138 (1800).
6. NCRD, Book E, Volume 3, p. 26.
7. Sweeney, 1959, 129; Bushman, 1982, 28-9.
8. NCRD, Book S, Volume 2, p. 532 (1798).
9. NCTA, Appoquinimink Hundred, 1804. In 1800, Thomas received two acres adjacent to the Friends Meeting House lot from David Wilson (NCRD, Book T, Volume 2, p. 293). In 1804, he purchased 2 acres with a storehouse at the foot of Cantwell's Bridge on the south side of Appoquinimink Creek from Mary Bradford (NCRD, Book A, Volume 3, p. 487).
10. NCTA, St. Georges and Appoquinimink hundreds, 1804. Statistical analysis by the Center for Historic Architecture and Engineering, University of Delaware.
11. A description of the mill can be found in NCTA, St. Georges Hundred, 1816, and NCOC, Book), Volume 1, p. 291 (1832). Evidence of Thomas' purchase of local grain can be found in a receipt of Nathaniel McGill in NCPR, administration of Thomas Rothwell III.
12. NCTA, Appoquinimink Hundred, 1816.
13. CRS# N-6237 (the David Wilson Thomas House) is also included in this multiple property nomination.
14. NCRD, Book R, Volume 51, p. 257 (1951).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page # 2

=====
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.
- Bordley, J. B. 1801. Essays and Notes on Husbandry and Rural Affairs. Philadelphia: Budd and Bartram for Thomas Dobson.
- Bushman, Claudia. 1982. "The Wilson Family in Delaware and Indiana." Delaware History 20: 28-9.
- 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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page # 3
=====

Ferguson, David. 1981. "Architectural Survey Site Designated Number 1 Stellar Farm near Taylor's Bridge." Unpublished paper.

Herman, Bernard L. 1987. Architecture and Rural Life in Central Delaware, 1700-1900. Knoxville, TN: University of Tennessee Press.

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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page # 2

=====

proceeding 1000 feet back to the shoreline of Hangmans Run. The parcel is completed by extending the line along the shore of Hangmans Run to the starting point at Thomas Landing and County Road 440. The location of the property is UTM reference point 18 447180 4366480.

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92001132 Date Listed: 9-11-92

Green Meadow New Castle DE
Property Name: County: State:

Dwellings of the Rural Elite in Central Delaware MPS

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus
Signature of the Keeper

9/16/92
Date of Action




=====
Amended Items in Nomination:

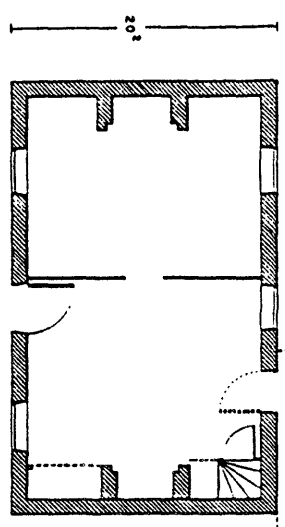
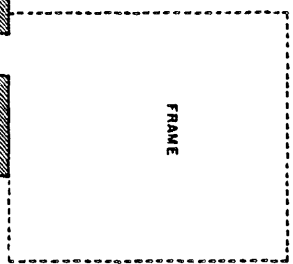
The number of contributing buildings was clarified through a phone call to the Delaware SHPO. There are three contributing buildings. The nomination is officially amended to include this clarification.

DISTRIBUTION:

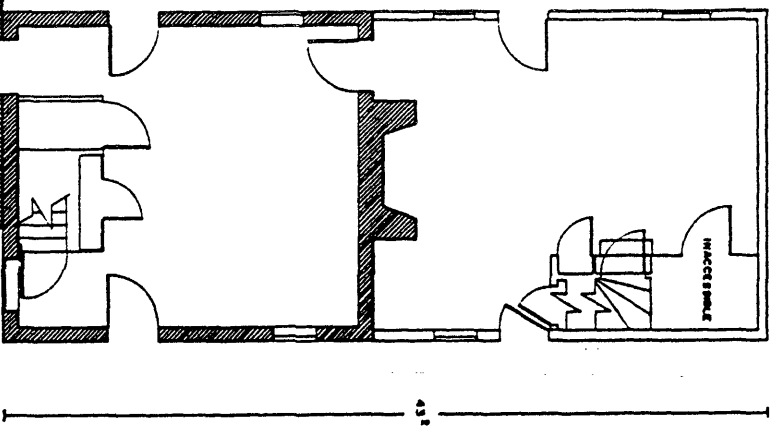
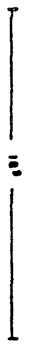
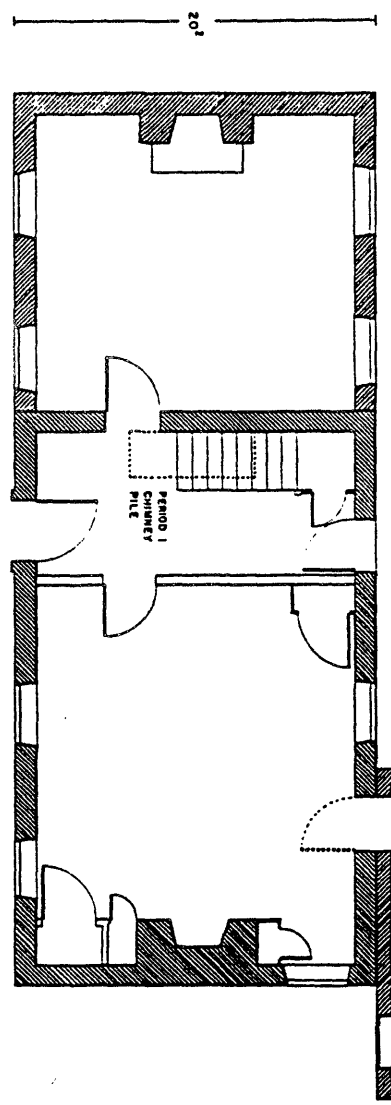
- National Register property file
- Nominating Authority (without nomination attachment)

KEY

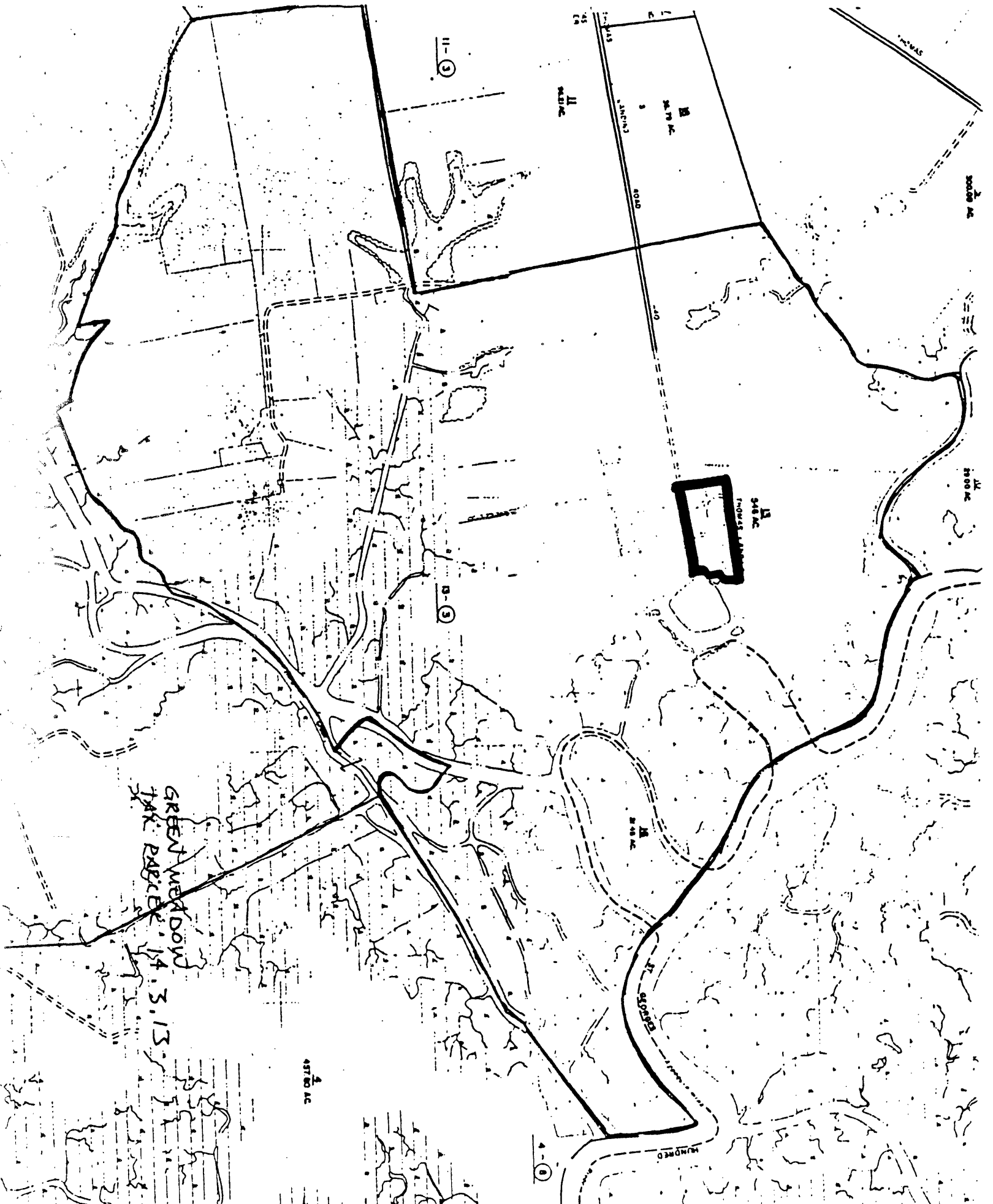
-  PERIOD I BRICK
-  PERIOD II AND III BRICK
-  PERIOD III FRAME



PERIOD I FLOOR PLAN



GREENMEADOW
 ODESSA VICINITY, NEW CASTLE COUNTY, DELAWARE



GREEN WOODWAY
TAX PARCEL 14.3.13

4870 AC

ST. GEORGE

HUNDRED



11
348 AC
TOWNSHIP

11
347 AC

11
346 AC

11-3

12-3

13-3

14-3

15-3

16-3

17-3

18-3

19-3

20-3

21-3

22-3

23-3

24-3

25-3

26-3

27-3

28-3

29-3

30-3

31-3

32-3

33-3

34-3

35-3

36-3

37-3

38-3

39-3

40-3

41-3

42-3

43-3

44-3

45-3

46-3

47-3

48-3

49-3

50-3

51-3

52-3

53-3

54-3

55-3

56-3

57-3

58-3

59-3

60-3

61-3

62-3

63-3

64-3

65-3

66-3

67-3

68-3

69-3

70-3

71-3

72-3

73-3

74-3

75-3

76-3

77-3

78-3

79-3

80-3

81-3

82-3

83-3

84-3

85-3

86-3

87-3

88-3

89-3

90-3

91-3

92-3

93-3

94-3

95-3

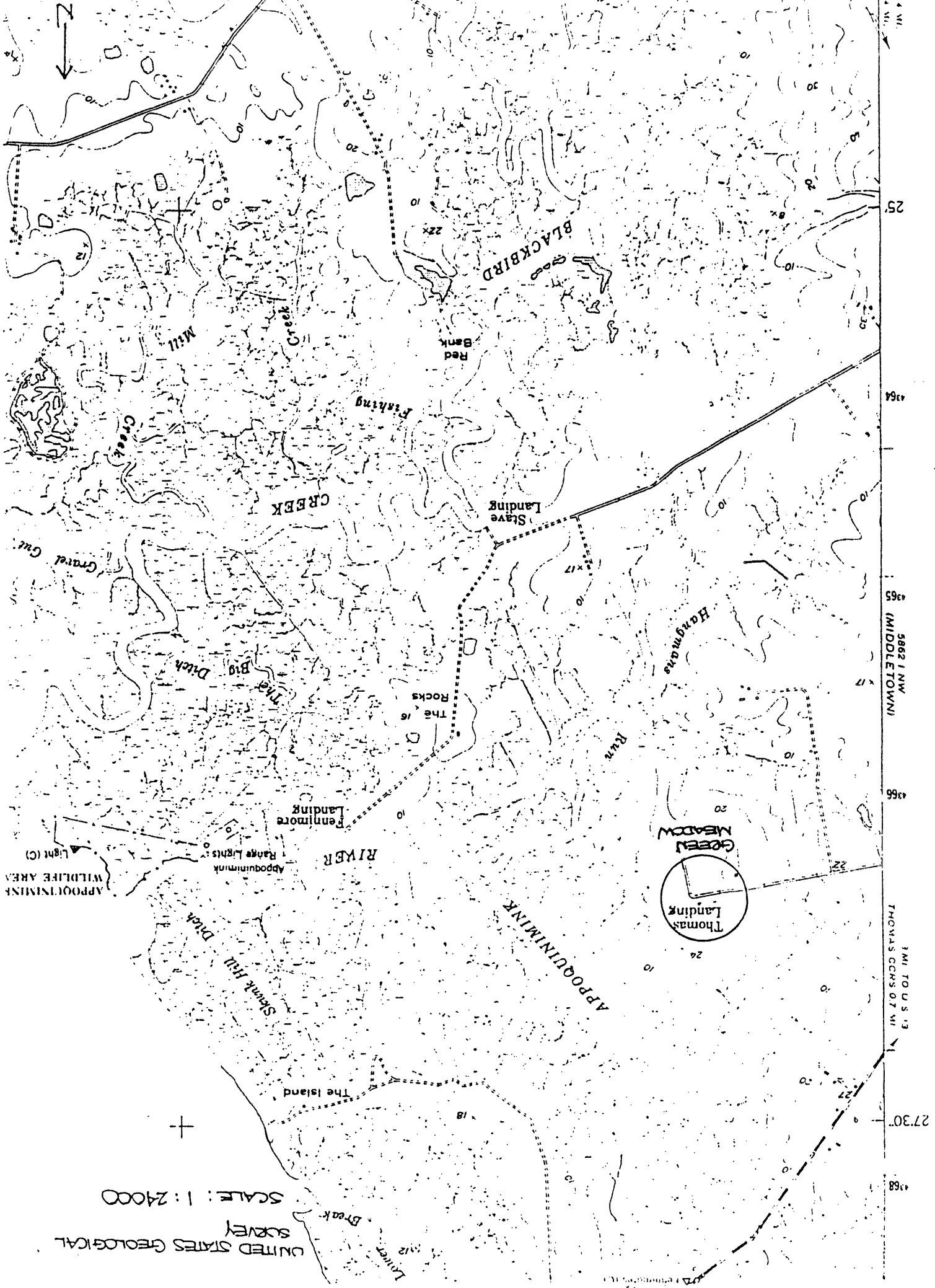
96-3

97-3

98-3

99-3

100-3



UNITED STATES GEOLOGICAL SURVEY
SCALE: 1:24000

4368
2730
4366
4365
4364
25
4
1 MI TO U.S. 13
THOMAS CROSS 0.7 MI

APPOQUINIMINK WILDLIFE AREA
Light (C)

Appoquinimink
Range Lights
Pennington Landing

Gravel Gulch

Mill

