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United States Department of the Interior
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Hopkins' Covered Bridge Farm

other name/site number: S-848

2. Location

street & number: Road 262 north side; east of Road 286

not for publication: N/A

city/town: Lewes, Lewes and Rehoboth Hundred

vicinity: X

state: DE county: Sussex code: 005

zip code: 19958

3. Classification

Ownership of Property: private

Category of Property: buildings

Number of Resources within Property:

Contributing	Noncontributing	
<u>3</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>0</u>	Total

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

Name of related multiple property listing: N/A

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.

Samuel W. [Signature] SHPO June 6, 1991
Signature of certifying official Date

DELAWARE 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. See continuation sheet.

N/A
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 ___ 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): _____

Patrick Andrus 8/2/91
Signature of Keeper Date of Action

6. Function or Use

Historic: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Agriculture/subsistence</u>	<u>animal facility</u>
<u>Agriculture/subsistence</u>	<u>storage</u>
Current : <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Agriculture/subsistence</u>	<u>animal facility</u>
<u>Agriculture/subsistence</u>	<u>storage</u>

7. Description

Architectural Classification:

other:
other:

Other Description: Vernacular Gothic
O'Neil Barn

Materials: foundation brick roof asphalt
walls asbestos other wood
concrete

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

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: Local

Applicable National Register Criteria: A&C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Agriculture
Architecture

Period(s) of Significance: ca. 1835 - 1940

Significant Dates : 1868 1936

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: unknown (dwelling)
O'Neil, Rodney (barn)

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

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The Hopkins' Covered Bridge Farm is located in the southwestern section of Lewes and Rehoboth Hundred, about two miles southeast of Cool Spring and about three miles southwest of Five Points. The farm is situated on the north side of Road 262, about 0.25 miles east of the intersection with Road 286 and about 0.7 miles west of the intersection with Roads 285 and 261. A dirt drive extends perpendicularly from Road 262 northward. The house is located west of this drive and back from the main road. The property is bounded on the north and east sides by corn fields, on the west side by the Hopkins' main residence, and on the south side by Road 262. To the rear (north) of the house is a cluster of five outbuildings dating to the 1920s and later. The land is relatively flat and is watered by Bundicks Branch. The surrounding land is agricultural or vacant but its location near the resorts of Lewes and Rehoboth Beach places the land in a precarious position as development extends westward from the ocean.

Behind the house and west of the drive are a concrete block milk house (1925), a frame dairy barn (1925 and 1936) with an attached frame and metal loafing shed and milk house (post-1960), a concrete silo (ca. 1938-39), and an implement shed (1985). The dirt drive arcs to the west behind the barns and silo. To the east of the drive is a large open yard and an old maple tree, behind which is a frame grain storage barn (1948). A large maple shades the southern exposure of the house. Beneath the maple is a large, old boxwood. In the early twentieth century, there were two maples in the front yard and one cedar hitching post in the center of the yard. There was once a dry well in the yard in front of the rear porch and a garden to the north of the house.

The Hopkins' Covered Bridge Farm house rests on a brick foundation. In its entirety, the house appears as a rectangular, two-story, five-bay, single-pile, center-hall passage, gable-roofed frame building with a rectangular, two-story, three-bay, single pile, center passage, gable-roofed frame ell or wing. The 16 x 37 foot main block dominates the 14 x 30 foot wing in all dimensions. The ridge of the roof of the ell is the height of the cornice of the main block.

Across the center three bays of the main block is a hipped-roof front porch supported by four plain posts and trimmed at the cornice line with a Gothic-inspired jigsawn ornamental frieze. This frieze is the house's most distinctive stylistic element and has been applied to the box cornice and partial return gable ends throughout the main block. Interior brick chimneys rise from the east and west ridge of the main block and from the northern ridge of the ell. Beneath the asbestos

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siding on the main block is the original narrow weatherboarding. The original, three-foot long hand-split shingles on the north and west exposures of the ell, and the narrow weatherboarding on the east exposure are extant below the asbestos siding. The house was painted light yellow and trimmed in white in the early twentieth century.

Throughout, the windows have 6/6 double-hung sash, though originally these were 2/2. There are two small windows in the east and west gables of the main block. The front door opening is capped by a single-light transom and the door has Second Empire molding with two rectangular panels on the bottom and two arched panels on the top. The doors of the ell were originally thick planks with two strap iron hinges. The front door of the ell is protected by a bracketed, gable-roofed hood. The enclosed shed roof porch addition on the ell has three sets of paired windows on the west elevation and a door and paired window on the north elevation. The western roof of the ell is pierced by three small dormers.

The front door of the main block opens into what was once a center passage and contains a straight stair with a large newel post and replacement turned balusters. There is very little trim in the two main rooms. The east room contains a large brick fireplace with a deep opening. The simple mantelpiece is composed of flat, unadorned stiles which support a jig-sawn frieze curved in the shape of a bracket viewed horizontally, above which is a bolection molding and a mantelshelf.

The main block is covered by a common rafter roof. The lapped weatherboarding is evident on the gable ends of the attic interior. The roof is pierced by a skylight trap door, not evident on the exterior. Red oak rafters reveal up-and-down saw marks. Bundicks Branch, just south of the Hopkins' Covered Bridge Farm, was once dammed up for an up-and-down saw mill. The lath were cut on a circular saw and cut nails were used throughout.

The front door of the ell opens into one large kitchen with a fireplace with a four-by-four foot opening on the north wall next to a corner stair. However, this room originally conformed to the hall-parlor plan with a straight stair south of the entrance. There was once a closet under this staircase and another closet in the corner where the stair is now situated. There was once a closet on the other side of the fireplace with shelves on the top and a flour barrel on the bottom. Little original trims remains. Visible below the rear wing are white oak joists retaining the bark. The low ceiling in the

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kitchen is about 6 1/2 feet high. In the late 1920s plumbing was installed. The outdoor privy was located between the house and the dairy through the area maintained as a garden and grape arbor. In the late 1930s an indoor privy was put in on the back porch. The house acquired public electricity sometime between 1934 and 1948.

The overall condition of the house is good. Modern additions on the exterior include asbestos siding with a scalloped edge, which was added in the late 1930s and can be dated through historic photographs; replacement louvered shutters and asphalt roofing; the enclosure of the rear porch; and the replacement of the front porch railing and the porch floor. The asbestos siding was installed by a local carpenter, Mr. Tom Wilson. He used Johns Mansville asbestos siding, and many bundles of these have been kept by the family for repair work. Many of the original shutters are still extant in storage. The rear wing has three new dormers on the southwest side (ca. 1987), and new (ca. 1960) first floor windows on the northeast side. A window was lengthened to create a door to the porch of the wing and the door opposite the main entrance was removed. A door was created to access the main block on the southwestern side of the southeastern elevation on both the first and second floors. However, the overall appearance of the house is consistent with its mid-nineteenth century construction.

Most of the interior fabric is intact. A corner stair was built in the rear wing in the 1930s, at which time a straight stair and wall south of it and perpendicular to the entrance were removed. The hearth, which originally extended four feet in front of the fireplace, was taken out when the flooring was replaced in the 1930s. In the main block, one partition wall creating a four-foot center passage was removed about 1934-36 so that there is no longer a separate entrance hall. About the same time, the five-inch plank floors were replaced with narrower hard wood flooring. The southern fireplace in this section has been walled over.

Three outbuildings are located to the north of the house:

1. Dairy Barn, 1925 and 1936

The oldest section of the barn is a frame, trussed rafter, two-story, gambrel roof building with exposed pointed rafter ends. The first floor exterior walls are rockfaced concrete block, known in the area as cement block. The upper level is covered with vertical beaded board siding and the roof with asphalt

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shingles. The lower level has a central aisle with two rows of wood frame stalls on exterior walls. Current use: Bantam chicken house.

The larger block of the barn was added to the rear of the original block in 1936. It is a masonry and frame, two-story building on a poured concrete foundation. It is distinguished from the 1925 barn by its bell-shaped roof created by its innovative flitch-arch construction technique, which was unique in Sussex County and termed an O'Neil Barn after the contractor. This technique employed no internal roof trusses beyond the rafter blades. The exterior walls are rockface concrete block below and shingle above. The blocks were from Beebe's concrete store in Lewes. A third of the load was dropped in the sand in transit from Lewes and damaged because of the nature of their construction. The lower level has a concrete floor with a central drive-thru and two rows of metal stanchions that accommodate about forty cows. Attached to the west end of this barn is a post-1960 loafing shed and milk house, which is a frame and metal shed with corrugated sides and roof.

One contributing building.

2. Milk House, 1925

The milk house is a small, concrete-block, one-story, gable-roof building with exposed rafters. The blocks were acquired from Beebe's concrete store in Lewes. The concrete floor dates to the period of an earlier power house which occupied this site. The interior of this building has been converted into a farm and family museum.

One contributing building.

3. Silo, ca. 1938-39

Built of three-foot tongue-and-groove, cement pressed staves. A Marietta manufacturing company silo, it was built on site by the Marietta company.

One contributing structure.

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There was once a nineteenth-century smokehouse and a nineteenth-century gable roof combination horse stable on the property in the vicinity of the 1925 barn. In 1985 a covered bridge was built over a nearby agricultural ditch by Mr. Alden S. Hopkins, Jr. Today the farm is identified by this structure which is outside the nominated area.

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Hopkins' Covered Bridge Farm is significant under criterion A as a property that exemplifies the conservative, slow-changing nature of farming in nineteenth-century and early twentieth-century Sussex County, and as a property that represents the gradual acceptance of agricultural reforms which culminated after about 1920 in dairy specialization. Covered Bridge Farm is significant under Criterion C because of the well-preserved nineteenth-century dwelling, because of the presence of a Rodney O'Neil-designed dairy barn, and because both the domestic and agricultural buildings exemplify the process of rebuilding that took place in Sussex County as the farmers made the transition from the nineteenth to the twentieth century.

In Scharf's History of Delaware of 1888, Lewes and Rehoboth Hundred was described as an area long under cultivation (Sharf, 1215). Lewes, founded in 1631, is only five miles to the east, and Rehoboth Bay is only four miles to the east down Bundick's Branch and Love Creek. The sand and clay soil, level surface, and moderate climate made the hundred suitable for farming. There were two main creeks, Lewes Creek and Love Creek, that provided farmers with routes to market and that were also dammed for grist and saw mills. As early as 1695 a mill for grinding wheat and Indian corn was built on Land Long Branch, a branch of Love Creek, known today as Bundicks Branch (Scharf, 1218).

Just north of Bundicks Branch is the tract of land on which the Hopkins' Covered Bridge Farm is located. It appears that the farm was once a part of a larger tract acquired between 1736-41 by John Mustard. On July 1, 1736, John Mustard and Patrick Trafer purchased 111-3/4 acres of land, a portion of the tract conveyed to Samuel Gray by patent out of the land office in Pennsylvania on March 26, 1684 (Deed Book G-7/181). On February 2, 1741, John Mustard purchased 332 acres of land, which were also part of the Gray tract (Deed Book G-7/337).

As was characteristic of this property and of others in the county, the land was kept in the family when John Mustard died. In his will of August 13, 1759, John Mustard bequeathed to his son David, upon reaching the age of 21, "the Land and Plantation I now live on with all the appurtenances thereunto..." (Will Book A91/21).

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However, according to tax assessment records for Sussex County, the property must have been divided among John Mustard's children, for in 1803, John Mustard, David's brother, was assessed for 170 acres of land, whereas David was assessed for himself and his horse (1803 Assessment Records, 45-46). John Mustard's 170 acres are listed in the tax assessment records through 1822. John Mustard was deceased by the time of the 1828 assessment, at which time his wife, Hester, was assessed for 270 acres of "land mansion farm" (1828 Assessment Records, 49).

When Hester Mustard died in 1833, although no mention of the transfer was made in her will, the land was again transferred to family members. Hester's daughter, Catherine, had married Thomas Walls in 1831. It is speculated that the couple moved onto the lower or southern section of the Mustard farm at this time. When Hester's will was probated in 1837, the couple received \$61.32 1/6. The ownership of the land is documented, however, in the assessment records for 1836. In that year, John Mustard's heirs were assessed for "264 acres of land the mansion farm of John Mustard." This assessment was updated in 1838 by the entry "deduct 264 acres to transfer to Thomas Walls." In 1838, therefore, Thomas Walls and his wife Catherine (Mustard) officially acquired the portion of the Mustard home farm which is now known as the Hopkins' Covered Bridge Farm.

Though speculation, it is consistent with both the building materials of the oldest extant section of the house and with family history that Thomas Walls and his new wife built themselves a fairly substantial house soon after they were married in 1831. The three-foot long cedar shingles and short (one-inch) cut nails with hand-worked flat points used to secure the shingles date to the period ca. 1810-40. At that time a house consisting of a symmetrical, two-story, three-bay, single-pile, center-passage main block covered in hand-split cedar shingles was constructed. There was also a small, one-room unit on the property, visible in historic photos though no longer extant, that was also covered in cedar shingles. It can not be said with any certainty whether this unit was attached to the main block or existed as a separate building. It is conceivable that it was attached on the east of the main block, which was subsequently covered with weatherboarding by Hopkins, possibly to hide the scars left by the former rear wing. Before the Walls' house was ready for occupancy, it is possible that Walls and his wife lived in the Mustard home farm or in the small, one-room unit.

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At the time of the 1830 population census, Thomas Walls was living in Broad Kill Hundred, which is to be expected since he had not yet married. He first appeared in the Lewes and Rehoboth Hundred Census Records in 1840, though his residency in that hundred may have begun just after the 1830 census. In 1849 Thomas Walls transferred 131 acres to George Mustard. Between 1848 and 1852 Walls's assessment for 130 acres of land went up 100% and referred to "acres land mansion." The explanation for this increase is unclear, though may be attributed to an across-the-board rise in assessments, or to some new construction on the property. Thomas Walls died intestate and in debt in 1867.

William Hopkins bought the property at a public auction on April 16, 1867, and acquired a deed to 160 acres of land on October 17th of the same year (Orphans' Court, AD/54; Deed Book 77/110). Soon after 1867, when Hopkins acquired the property, the one-room unit was moved across the farm lane east of the house and converted to a barn, and the current main block was added to the original Walls' house, which became a service wing. Under the ownership of the Hopkins family, a similar pattern of interfamily land transfers occurred. In 1868, William Hopkins was assessed for 140 acres. In the 1872 assessment, the 140 acres of land were transferred to Joseph H. Hopkins, William's son, who was a seaman and was 25 years old in 1872. In the combined 1876/1880 assessment, 87 acres of "land and house" were transferred back to William Hopkins. The assessment on the property changed little during these transactions. The intent of these land transfers is not clear but it was most likely the result of economic conditions caused by the success or failure of crops.

Dating the building precisely is problematical because of a lack of clear documentation. The evidence supports the idea that Walls built his house in the early 1830s, soon after his marriage. This date would apply to the large rear wing which is still extant. This wing contained a kitchen, a separate preparation room, as well as an independent set of stairs to the upper floor. When Hopkins purchased the property, the one-room unit was moved away, the former main block became the wing, and a new block was constructed in the Gothic style. The date of the front section is indicated by trim elements, such as the barge board, newel post, hand rail, and mantelpiece, which are from the Gothic period of ca. 1840-70. The date of "1884" whitewashed on the interior east gable of the attic near the chimney stack of the main block likely commemorated an as yet unknown event, perhaps left there by the farm hands living in the attic, rather than the date of

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construction. Population census records from 1870 provide further support for an earlier date for the main block. In 1870, three years after the Hopkins family moved into the house, census records indicate that there were twelve people in the Hopkins household--a number suggesting a substantial house size. The farm has stayed in the Hopkins family since 1867, during which time it was transferred to family members five times. It is presently owned by Alden S. Hopkins, Jr., the great-grandson of William Hopkins.

1830-1860

Although the period of Walls' ownership, roughly 1830-1860, was one which saw an agricultural revolution in the state, especially in New Castle County, Sussex County was less affected by the changes in transportation, farm drainage, fertilizers, and machinery. The railroad era only began after 1850 in southern Delaware but the railroad did not reach Lewes until 1869. Farm produce generally travelled by water or was driven on foot to Wilmington and Philadelphia (Michel, 4). At mid-century, few in southern Delaware participated in agricultural reforms. Almost no one sowed grass or clover and few grew hay.

In this environment of mid-century, where there were constraints of technology, transportation, and capital, the Walls' farming practices were fairly typical of the county. In 1850, Walls' number of improved acres was 65, compared to an average 100 acres for Lewes and Rehoboth Hundred and the state. Not surprisingly, the value of his farm was slightly lower than average--\$1000 compared to \$1350 for the hundred. There was little change in value since 1838, according to assessment records. Walls produced a slightly higher than the hundred's average amount of corn, which was the main crop in Sussex County. On 90% of the southern hundred farms, there were two or fewer cows (Michel, 5). Walls, however, had 3 cows. The value of Walls' livestock was about average for the hundred. Wall had a slightly higher than average number of swine in his hundred. The density of pigs in the state reached its greatest level in the four southern hundreds. The pig was of immeasurable importance to the Sussex County farmer. Walls' farm was characteristic of this trend. "The pig-corn husbandry of the southern intensive hundreds was as intelligent an adaptation to the limited potential of the region as was the capital intensive agriculture of the larger farm belt to its areas" (Michel, 26).

Agricultural census records for 1860 show that Walls was farming more land than he had in 1850 and was slightly above average for the

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hundred. Though the cash value of his farm had increased, it was still just below average for the hundred, and the value of his live stock was almost half that of the hundred. His main crop and that of the hundred was still Indian corn, of which he produced a slightly above-average amount. The most significant change for Walls in this ten year period was the drop from 11 to 5 swine--a loss of more than half. In his last tax assessment of 1864, Walls' livestock remained consistent in number and value with the 1860 census figures. Through the years of Walls' management, there was very little growth in his farm's productivity and Walls's died in debt. While the various components of his farm fluctuated above and below the norm, the agricultural pattern followed by Walls was typical of his region.

1865-1900

Like Walls' farming practices and much of Sussex County, the Hopkins were not dramatically affected by the changes in nineteenth-century farming practices. Though after the Civil War fruit and vegetable truck crops became more popular, peaches and strawberries were just becoming popular in eastern Sussex County (Reed, 384). The Census records of 1870 to 1880 show no such crops for the Hopkins' farm and there are only some orchard products recorded in these years for the hundred. Instead, swine and corn continued to be the staples, and Hopkins' productivity in these areas was well above average for the hundred in 1870. Though in that year the value of his farm was below average, his number of improved acres was average and the value of his livestock was well above average. The value of his farm produce was slightly under the average value. Compared with Walls's statistics, Hopkins produced significantly more corn per acre and owned more of the county's important livestock--swine and sheep. (Walls never owned the latter.)

By 1880, Hopkins was cultivating an above-average number of acres for the hundred, and the value of his farm, livestock, and produce were well above average. He was also paying an above-average amount of wages for farm labor--\$150 compared to \$111 for the hundred. Hopkins was among 52% of farmers in his hundred who owned their farms. Swine and poultry continued to be important for Hopkins, whereas sheep no longer appear in the census schedule for Hopkins by 1880 and seem to be less prevalent in the county as well. As in 1870, Hopkins' acres of corn production exceeded the average in the county. Peach and apple crops were raised in the hundred, but none appear in Hopkins' census statistics for 1880.

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A chapter of the State Grange was organized in nearby Rehoboth in 1882 (Scharf, 440). It might be expected that agricultural reforms would have subsequently followed. According to a pamphlet entitled Homes and Lands in Delaware published by the State Board of Immigration in 1884, agricultural improvements were slow in coming to Sussex County (Reed, 387). In that county the average cost of fertilizers purchased in 1889, per farm, was less than half that of the other two counties. Though average amounts of fertilizers per farm in 1900 increased nearly 50% in Sussex county, while Kent and New Castle counties remained stable, Sussex still lagged behind.

Though there is no specific data on the Hopkins' farm productivity for the last two decades of the nineteenth century, still in 1925 general farming was their focus. This was typical of Sussex County in 1900, where general farming remained dominant, though some farms became specialized in potatoes, tomatoes, or strawberries (Reed, 388-89). However, corn and wheat were still the staple crops in 1900 (Reed, 387). The appearance of truck and fruit crops was "the most notable change before 1900 in Delaware agriculture" (Reed, 388). In fact, Sussex County led the state in the value of its market garden products in 1890. Sometime after the census of 1880, William Hopkins must have followed this trend, for he was photographed loading watermelons to ship to Lewes, and in the early twentieth century there were still 3 to 4 acres of apple and pear orchards on the farm. Because Hopkins does not seem to have gone in for peach growing in a major way, his farm was not greatly affected by the peach yellows, a major peach disease of the 1890s.

1900-1940

There was no significant change in the county's farming practices in the early twentieth century. Corn and wheat continued to be the staple grain crops. Since 1900, the most dependable source of income in southern Delaware were the truck and cannery crops; strawberries and tomatoes were especially profitable (Reed, 394). Sheep raising continued to plummet and hogs were chiefly raised for home use. The raising of dairy cattle and poultry gradually gained in popularity in Sussex County, from about 1920 onward, especially after the development of the state highway program (Reed, 396-401).

It appears that the Hopkins' farm, under the management of Woolsey C., and, after 1935, of his son Alden S. Hopkins, Sr., was somewhat experimental, while generally typical of its county in terms of produce. Though its approximately 140 acres had been an average farm size in 1890 in the county, by 1925 this was considered an above-

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average size for the county. In 1925, the farm's acreage of corn and wheat, the state's staple grain crops, was above average for the county, as were the acreage of tomatoes and potatoes. By 1925 the Hopkins raised large garden "truck patches,"--reflective of the practices of the county. The Hopkins experimented with crop rotation of corn, soybean, and wheat, with clover sown in the spring. Alden S. Hopkins, Sr. experimented with different crops, such as cow peas, which were fairly popular in Sussex County and much less so in the rest of the state. The construction of the dairy barns in 1925 and 1936 marked a shift toward specialization.

Today, the property continues in operation as a large dairy farm of about 300 cows. During Alden S. Hopkins, Sr.'s ownership, he purchased the Mustard Home Farm from which the Hopkins' Covered Bridge Farm had been split in 1838. The Mustard Home Farm is owned by William Hopkins, Alden's brother. He leases his brothers' land in order to grow corn, the principal feed for the dairy herd. The herd is mostly on the Mustard Home Farm land. None of the buildings survive from any historic period on the original farm.

ARCHITECTURE

Hopkins' Covered Bridge Farm is a typical Sussex County nineteenth- and twentieth century complex whose continual growth is evidenced by its architecture. The original ca. 1830 rear wing suggests the status of its builder, Thomas Walls, who had married a Mustard and was living on property that had been in the Mustard family since the 1730s. The front section of ca. 1870 shows an awareness of national architectural styles and attests to the prosperity of its owner and builder, William Hopkins. The 1930s barn exhibits a method of construction that was innovative and unique in Sussex County. As an architectural whole, the complex is reflective of the social role and agricultural prosperity of its owners in their hundred. The complex demonstrates the rebuilding and transition that occurred between the nineteenth and twentieth centuries in order to adapt to modern ways of living and farming in the twentieth century.

Walls' attention must have been primarily on the building and financing of the house, for there was little growth in his farm's productivity during the years of his management. Though in 1864 his farm was valued at just below average for the hundred, he died in debt three years later. The house Walls built was a typical Sussex County farmhouse: a symmetrical, two-story block of large proportions for its time with hand-split cedar-shingle siding typical of the area.

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Under the Hopkins' ownership, the house grew in size and grandeur. Hopkins removed the ca. 1830 one-room block to the east side of the farm lane where it was converted into a barn. He then constructed a symmetrical, five-bay, single-pile, two-story block perpendicular to Walls' house. The central-passage parlor/dining room plan is imitative of the formal idiom typical of houses of the emerging agrarian class structure (Herman, 167). Interior detail is simple and minimal. Most of the attention was paid to the exterior, primarily to the Gothic-inspired jig-sawn applied trim. The house changed little under the Hopkins' continued ownership, with the exception of the opening up of the interior space by the removal of walls in the main block and in the ell in the 1930s, within the period of significance. These changes in plan created a larger family area in the main block and a larger kitchen in the wing.

In the twentieth century, large-scale building on the property occurred mainly in the construction of agricultural buildings, most notably the dairy barn, the milk house, and the silo. This emphasis on the agricultural buildings is reflective of the agricultural prosperity of the Hopkins and is indicative of the trend toward specialization after 1920 in Sussex County, specifically of dairy farming.

The earliest agricultural building was the dairy barn constructed on the property in 1925. At that time it was a free standing, two-story, 25' x 40' barn. The first floor was constructed of rockfaced concrete blocks, popular at the time, and known in the area as cement blocks. The 1925 barn is similar in its method of construction to the barn plans available from such sources as Sears's Book of Barns of 1918 and to the Louden Barn Plans published in 1917. These were trussed-rafter barns and were usually a double-angle, two-plane shape creating a gambrel-roof form. A local carpenter was hired to construct the barn but was fired when it came time to erect the roof. He had cut the rafter blades too short and the roof would not close up at the ridge. He was replaced by another local carpenter who was able to adjust the roof design to salvage the barn project.

When the Hopkins' required a larger dairy barn they contracted with Rodney O'Neil of Laurel. The new barn, actually a large 80' x 20' addition to the 1925 barn, was constructed as a flitch arch which created a continuous semi-circular form with no angles. Though a large open space similar to the trussed-rafter plan was achieved, O'Neil's method of construction was unique. This method resulted in a bow shape without any angles. The advantages of the unique system are

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its savings in the use of wood and the greater open space under the roof. Its disadvantage is that the roof system required a team of skilled craftsmen which only Rodney O'Neil could provide. There are approximately 10 such barns in Sussex County, all built by O'Neil and called O'Neil Barns. At this point, however, there is not sufficient information to make a statement about O'Neil's training and background. An article in the 1980-81 issue of the Del-Mar-Va Heartland by M. D. Reay provides some background information on O'Neil. The O'Neil barn prototype was located near Camden, New Jersey. O'Neil was supposed to have studied this barn, then constructed his first barn in 1924. O'Neil was active in the 1920s and 30s, and his last barn was constructed in 1938-39. He was also the architect of the U.S. Coast Guard Lifesaving Station in Lewes.

It has long been thought that the O'Neil Barns are a unique design (phone conversation between Stephen G. Del Sordo and Richard Carter, August 14, 1990). The recent discovery of an 1883 copy of Robert W. Shoppell's How to Build, Furnish and Decorate, published by the Co-operative Building Plan Association of New York City, shows a similar roof system as design #4 for a carriage house and stable. The unknown architect designed the building to save timber and provide greater open space. However, the design description refers to the "claims" of the architect which gives rise to the assumption that this is a new and revolutionary design. The use of "built-up" one by twelve inch boards with no supporting truss system is exactly that used by O'Neil in the 1920s and 1930s in Sussex County, Delaware. The fact that a design precedent exists for the dairy barn in no way detracts from the significance of the barn since it is a unique type of barn found only in a small area on the Delmarva Peninsula.

Together, the Hopkins' barns represent the ingenuity of local craftsmen to meet the needs of the burgeoning agricultural industry as it moved toward specialization. The silo next to the dairy barn was manufactured by the Marietta company. It was assembled on site from three-foot tongue-and-groove cement pressed staves. The milk house on the property dates to 1925, the year the first dairy barn was constructed. The building is largely of concrete block with a concrete floor. The blocks were acquired from Beebe's concrete store in Lewes. The extensive use of concrete for a building physically separated from the barn is indicative of the increasing concern for sanitation and hygiene in this period. Though the other agricultural buildings post-date the period of significance, they all served the dairy function of the Hopkins' farm.

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**HOPKINS' COVERED BRIDGE FARM
CHAIN OF OWNERSHIP**

Deed: G-7/181 Date: July 12, 1736
Grantor: James Campbell, Sussex County
Grantee: John Mustard, Weaver & Patrick Trafer, of same county
Consideration: 68 pounds
Tract: 110 3/4 acres

Deed: G-7/337 Date: February 2, 1741
Grantor: George Campbell, Sussex County, Cooper
Grantee: John Mustard, Sussex County, Weaver
Consideration: 60 pounds
Tract: 110 3/4 acres

Will: A91/21 Date: August 13, 1759
John Mustard to son David Mustard

Tax Assessment Records

*1836 record--1838 dated entry
264 acres transferred from John Mustard (brother of David) heirs
to Thomas Walls (husband of Catherine Mustard, daughter of John)

Deed: 77/110 Date: October 17, 1867
Grantor: John Walls, Admin. for Thomas Walls
Grantee: William Hopkins, Indian River Hundred
Consideration: \$2,550
Tract: 160 acres

Will: 17/260 Date: December 24, 1895
Nancy M. (widow) and heirs/wife estate

Deed: 143/185 Date: August 23, 1902
Woolsey C. Hopkins from heirs

Will: 30/297 Date: July 17, 1935
Alden S. Hopkins, Sr.

Deed: 691/151 Date: October 16, 1972
Hopkins Clover Leaf Farms, Inc.

Deed: 1263/296 Date: May 15, 1984
Alden S. Hopkins and Marilyn B. Hopkins (wife)

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COMPREHENSIVE PLANNING

Hopkins' Covered Bridge Farm relates to the following historic contexts in the Delaware Comprehensive Historic Preservation Plan: Industrialization and Early Urbanization, 1830-1880 +/-; and Urbanization and Early Suburbanization, 1880-1940 +/- . The farm relates to the principal historic context of agricultural in the coastal zone from 1830-1940, and to secondary historic contexts of architecture, transportation and communication, occupational organizations, and manufacturing. The farm relates to the functional and physical property types of center passage/single pile plans, barns, and silos; and to the associative property types of roads, railroads, canals, granges, mills, and canneries.

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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

— University

— Other -- Specify Repository: _____

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10. Geographical Data

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Acreage of Property: 1.0

UTM References: Zone Easting Northing Zone Easting Northing

A 18 480830 4285460 B _____

C _____ D _____

____ See continuation sheet.

Verbal Boundary Description: X See continuation sheet.

Boundary Justification: X See continuation sheet.

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11. Form Prepared By

=====

Name/Title: Susan Brizzolara, Research Assistant

Organization: Bureau of Archaeology and Historic Preservation Date: August 1990

Street & Number: 15 The Green Telephone: 302-739-5685

City or Town: Dover State: DE ZIP: 19901

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- Sussex County Recorder of Deeds, Deed Book G-7, Page 181. (John Mustard, 1736.)
- Sussex County Record of Deeds, Deed Book G-7, page 337. (John Mustard, 1741.)

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Sussex County Recorder of Deeds, Deed Book 77, Page 110. (William Hopkins, 1867.)

Sussex County Register of Wills, Will Record A91, Page 21. (John Mustard, 1759.)

Sussex County Register of Wills, Will Record A91, Page 19. (Hetty Mustard, 1833.)

Sussex County Tax Assessments, 1836-1880.

U.S. Census of Agriculture, 1850-1925.

U.S. Census of Population, 1820-1870.

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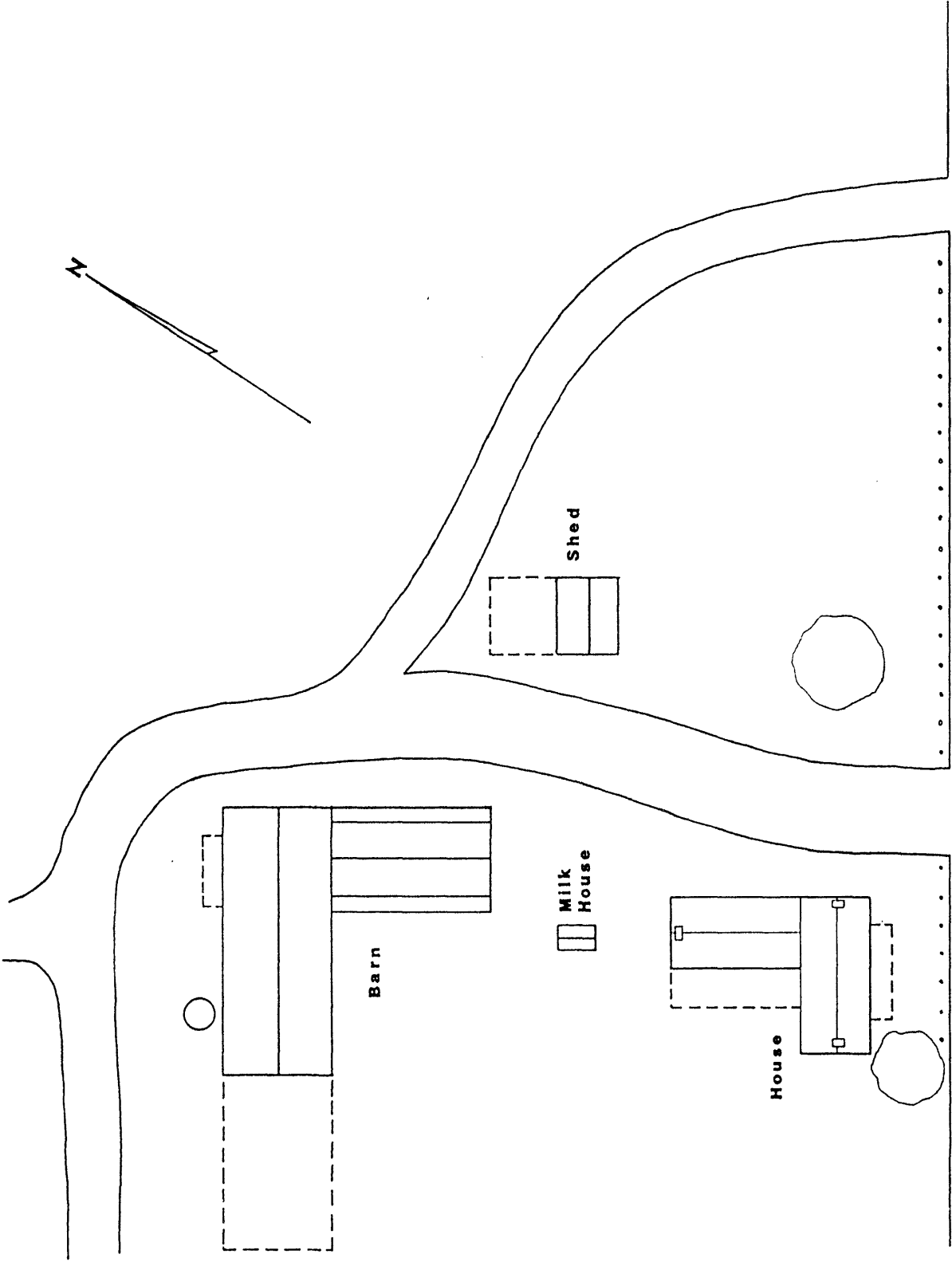
BOUNDARIES

VERBAL

The bounds of this nominated property begin at the intersection of Road 262 and the east edge of the inner farm lane, which lies about 30 feet east of the east wall of the house. The bounds proceeds about 200 feet in a northwesterly direction from Road 262 then curves to the west between the barn to the south and the shed and corn fields to the north. The bounds continues about 120 feet along the northerly side of the curving farm lane to a point twenty feet west of the west end of the sheds attached to the barn. The bounds then proceeds 200 feet southeasterly in a straight line until it intersects the property line along Road 262 as defined by the legal parcel description, then proceeds northeasterly about 120 feet until it intersects the point of beginning. This boundary excludes the noncontributing loafing shed/milk house. The boundary is illustrated by the attached sketch map of the Hopkins' Covered Bridge Farm Complex.

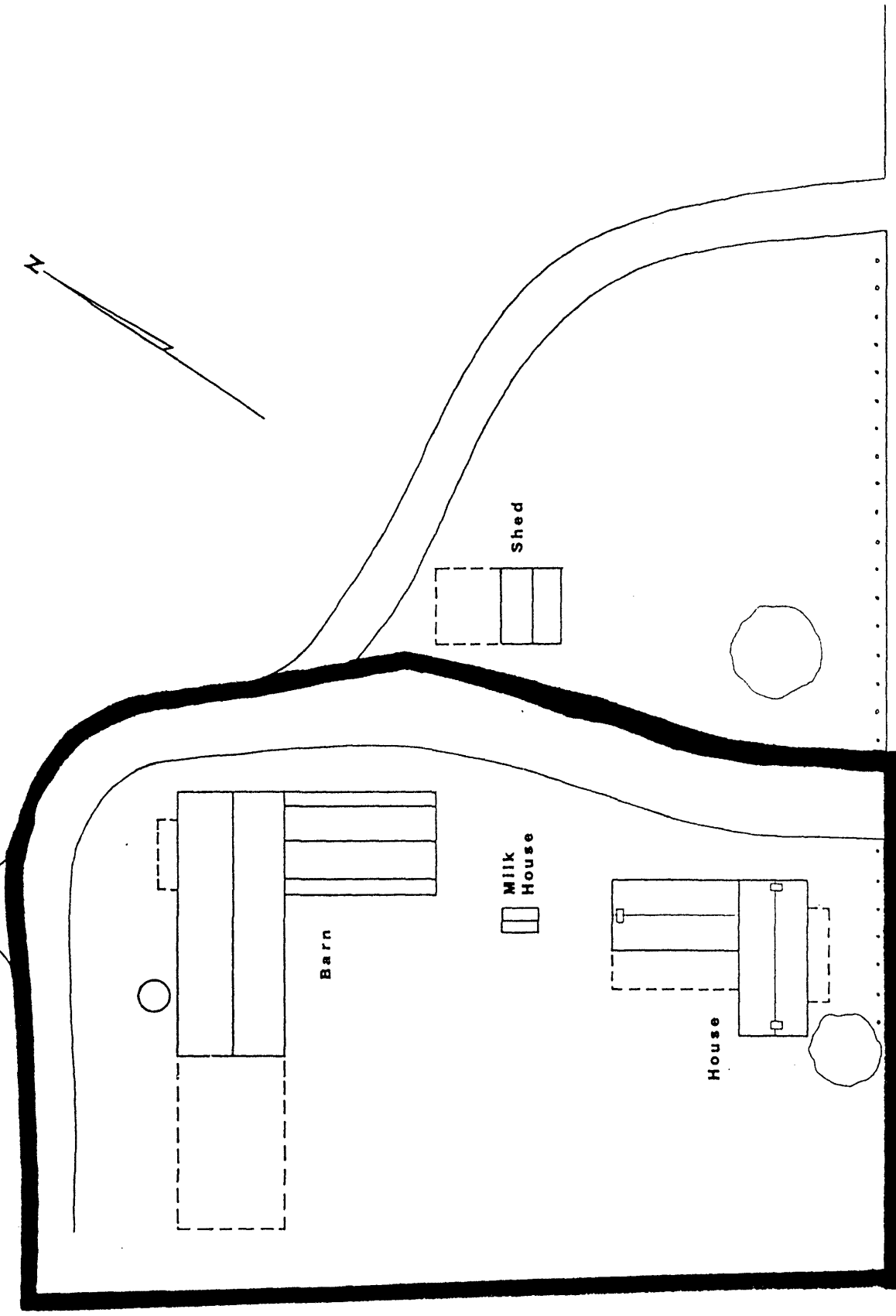
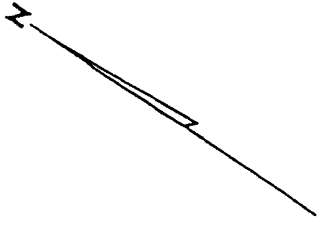
JUSTIFICATION

The property owners are not certain as to where on Tax Parcel Map 3-34-10, parcels 53, 54, or 55, their respective buildings are located. The farm location is not clearly marked on the map. Therefore, the bounds of this nomination begins at the intersection of Road 262 and the east edge of the inner farm lane, then proceeds as described above to include all that land always associated with the house and farm buildings and which continues to include the buildings at the present time.



HOPKINS'
COVERED BRIDGE FARM
 Road 262
 Lewes & Rehoboth Hundred, Lewes
 Sussex County, Delaware
 Prepared by Steven H. Moffson

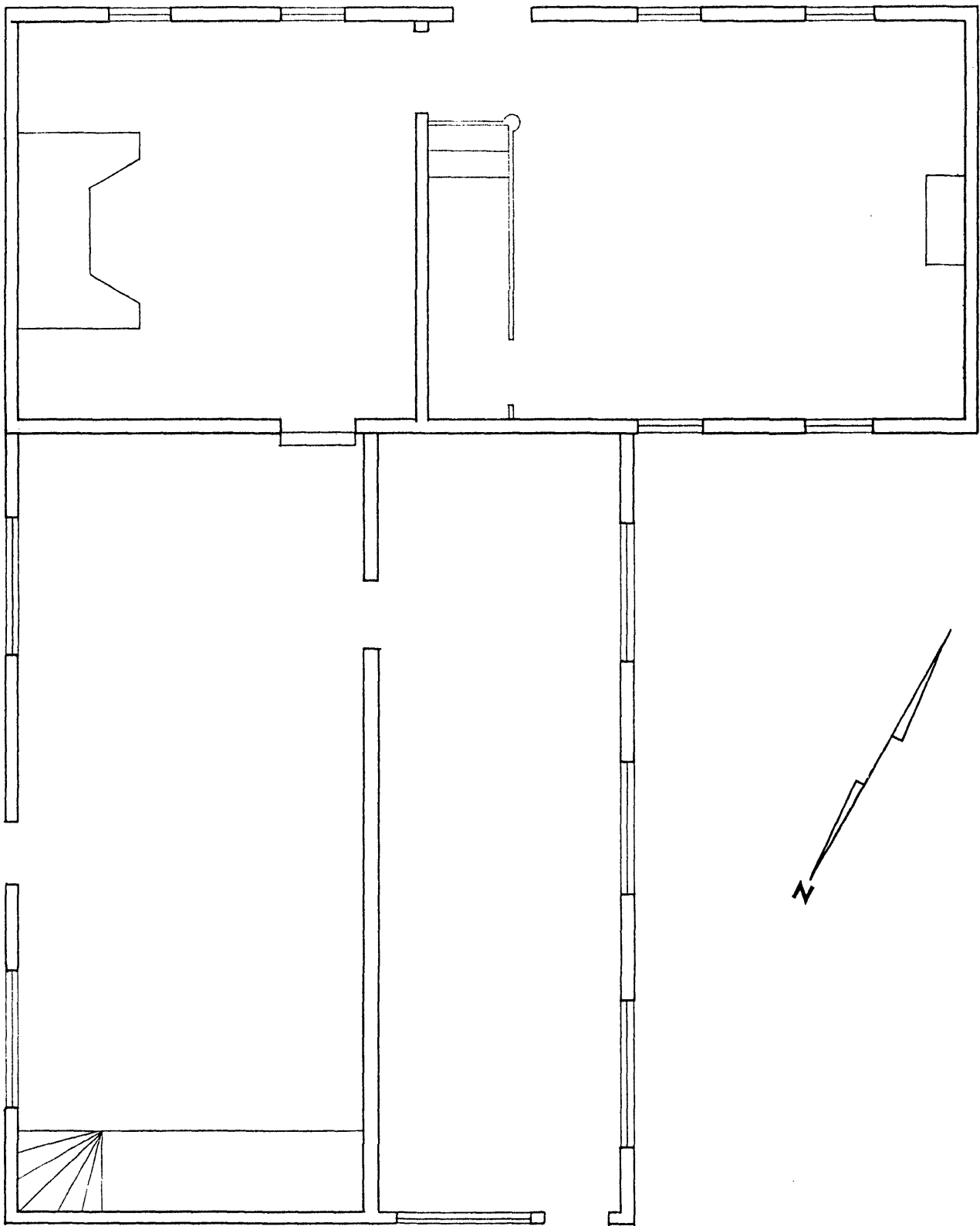
Scale: 0 5 15 25 50 feet



█ = Boundaries per section 10, page 1

HOPKINS'
COVERED BRIDGE FARM
Road 262
Lewes & Rehoboth Hundred, Lewes
Sussex County, Delaware
Prepared by Steven H. Moffson

Scale: 0 5 15 25 50 feet



HOPKINS'
COVERED BRIDGE FARM

Road 262

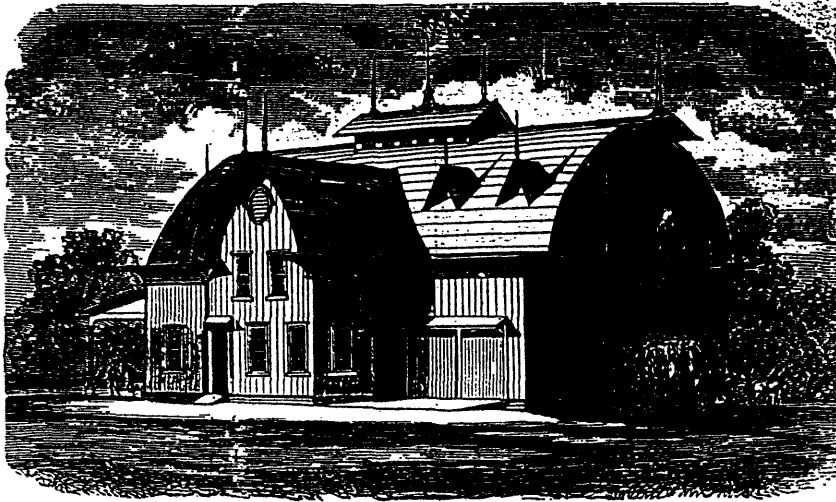
Lewes & Rehoboth Hundred, Lewes
Sussex County, Delaware

Prepared by Steven H. Moffson

Scale: 0 5 10 feet

BARN AND OUTHOUSES.

No. 4. Carriage House and Stable.



PERSPECTIVE ELEVATION

CARRIAGE HOUSE AND STABLE.

It will be seen by reference to the floor plan that the accommodation for both horses and carriages is quite liberal, it being for fourteen of the former and twelve of the latter. The wall of the carriage-house on two opposite sides, consisting entirely of doors, admits of carriages entering and being removed on either side, and is a feature not generally provided, but one very convenient. The arrangement of the four box stalls around a central hay rack, which is supplied with hay from the loft, appears to be an economical and convenient arrangement, and the provision for lighting and ventilating all the stalls and apartments is apparently thorough and complete. The partitions between the animals and the carriages and harness are close; all others are no higher than necessary. Hence there is a free circulation of air throughout, and there is a liberal egress ventilator on the side of the roof which connects with the stable. Pleasant rooms for grooms and coachmen are provided in the second story of the projection in the front, all well lighted and ventilated. The storage for both hay and grain is in the loft. The former is fed from the loft; the latter is drawn through tubes to the feeding passages.

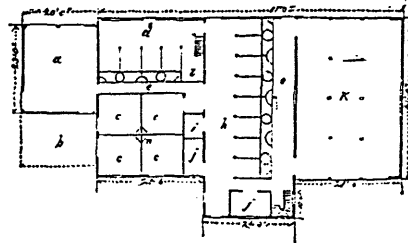
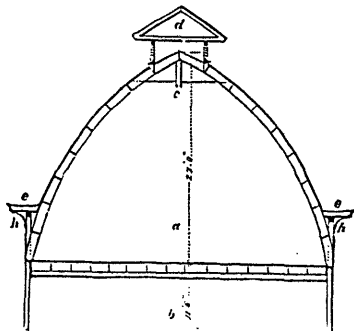
One of the most striking peculiarities of this structure is the mode of framing, by which all wall-posts above the loft floor, wall and purlin plates, girders, braces and purlin posts are dispensed with. There are ten pairs of principal rafters in the roof, which are segmental in form, and are "built up" of common boards, one by twelve inches, by sixteen feet in length. The boards are cut into eight feet lengths, and several thicknesses are firmly secured together, breaking joints. These rafters are placed in pairs eight feet apart, longitudinally of the building, and lighter intermediate ones are

sprung in place and secured by a simple and efficient process. The roof is sheathed and shingled in the ordinary manner, or it may be covered with any other roofing material. The architect claims that there is great economy in framing barn and stable roofs in this manner, as all long, heavy and expensive timbers are dispensed with. This appears to us very important, especially in districts where building timber has become scarce. He also claims great economy and convenience in storing and removing hay and grain, where no transverse timbers are used, as is the case in this new and original mode of constructing roofs.

This peculiar mode of framing buildings for storing hay and grain is certainly very convenient where the power fork is used, which has of late become as necessary as any other labor-saving machinery, as girders and collar beams materially obstruct the operation of the power fork, whether in storing or in removing hay and grain in the sheaf from mows. It will be seen that the hay is taken from the vehicle, standing at one end of the building, and is raised perpendicularly until the grapple attaches itself to a car, on a railway, near the ridge of the roof, which extends the entire length of the building; and the hay may be discharged at any given point in its length. Bags of grain are raised and deposited in the same manner, by the same apparatus; the hoisting being performed by a horse.

The large door which is shown open in the gable, is hung like a sash, and slides down outside of the building—a convenient and safe arrangement. The architectural effect of the deep cove beneath the cornice is good, and it is not expensive.

The architect claims that gutters constructed as shown in Transverse Section, are not liable to become clogged with leaves, as the wind removes them. This plan of building was designed for a level site, but with slight modification it might be adapted to any site.



This is a substantial building than most of housing all the stock those who may not v a barn of any size an building to put up a portion of his stock.

As seen in the El There are three disti by eighty feet, and o length from north to

The basement fl finished for the purp into five divisions, having strong, wood hogs to move; and if is eaten up. B, is th manure, instead of a small cistern, C, fr root cellar, capable c



Hopkins' Covered Bridge Farm
Historic photo
Removed wing converted to barn/storage



Hopkins' Covered Bridge Farm
Historic photo
ca. 1938-39



Hopkins' Covered Bridge Farm
Historic photo
ca. 1940



Hopkins' Covered Bridge Farm
Historic photo
Original porch posts and jigsawn brackets



Hopkins' Covered Bridge Farm

Historic photo

View from S showing O'Neil barn before shed addition