Architectural Investigations of the Route 896 Corridor Summit Bridge to SR 4 New Castle County, Delaware

Martha H. Bowers
East Orange, New Jersey

Delaware Department of Transportation
U.S. Department of Transportation
Federal Highway Administration

DELDOT ARCHAEOLOGICAL SERIES 53

John T. Davis
Director
Division of Highways
1987
ARCHITECTURAL INVESTIGATIONS
OF THE ROUTE 896 CORRIDOR,
SUMMIT BRIDGE TO ROUTE 4,
NEW CASTLE COUNTY, DELAWARE

DELDOT PROJECT 79-108-01
DELAWARE ARCHAEOLOGY SERIES NO. 53
FHWA FEDERAL AID PROJECT F-1033(2)

BY

Martha H. Bowers

THE CULTURAL RESOURCE GROUP
LOUIS BERGER & ASSOCIATES, INC.
East Orange, New Jersey

Submitted to

U.S. DEPARTMENT OF TRANSPORTATION
Federal Highway Administration

and

DELAWARE DEPARTMENT OF STATE
Division of Historical and Cultural Affairs
Bureau of Archaeology and Historic Preservation

Prepared For

DELAWARE DEPARTMENT OF TRANSPORTATION
Division of Highways
Location and Environmental Studies Office

John T. Davis
Director
Division of Highways

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ABSTRACT

In January, 1987, an architectural survey and assessment was conducted along that portion of State Route 896 lying between Summit Bridge and State Route 4 in Pencader Hundred, New Castle County, Delaware. The work was undertaken by the Cultural Resource Group of Louis Berger & Associates, Inc. for the Delaware Department of Transportation (DelDOT), and the Federal Highway Administration (FHWA). The purpose of the survey was to provide information for compliance with Section 106 of the National Historic Preservation Act in consultation with the State Historic Preservation Office (SHPO) and the Bureau of Archaeology and Historic Preservation (BAHP). A program of documentary research and field investigation was employed to inventory eleven properties on Route 896 ranging in date from the late 18th to early 20th centuries, most of which were once associated with agricultural activities. Of these properties, six have been evaluated as meeting the standards of integrity and architectural importance necessary for eligibility for the National Register of Historic Places. Properties on Route 896 that have been previously listed in the National Register are the Aikens Tavern Historic District and the New Castle and Frenchtown Railroad right-of-way.
The Hermitage (N-3990)

Description: The property known as the Hermitage is an agricultural complex of over 40 buildings situated on the north side of U.S. Route 40 east of Pencader Cemetery in Glasgow (Plate 28). Cultivated fields lie adjacent to the farmstead on the east and west. Some 250 feet to the north of the farmstead is a large office complex associated with the DuPont Glasgow Plant, which corporation has since 1966 been the owner and operator of the farmstead.

The core of the farmstead is sited approximately 450 feet back from the highway, approached by a long unpaved drive lined with mature coniferous and deciduous trees. The drive forks directly in front of the farmhouse, and the fork is marked with a pair of mature holly trees.

The farmhouse, built in the second quarter of the 19th century, is the oldest structure in the complex. Directly west of this house are two tenant houses appearing to date from the late 19th and early 20th centuries. The principal agricultural outbuildings are located in two ranges consisting chiefly of dairy barns and associated structures lying north and northeast of the farmhouse. Northwest of the farmhouse, are two parallel ranges of machine sheds and other structures, many of which have been erected under DuPont or moved by the corporation from other properties in its possession. The current function of the complex as a whole is to farm the undeveloped tracts owned by Dupont and to provide maintenance for the expansive grounds of the corporation's Glasgow Plant.
The farmhouse is constructed of brick, clad with roughcast stucco and painted yellow, on a full, slightly raised brick basement (Plates 29 and 30). The massing consists of a 2-1/2 story, side gable single-pile main block with a full-height projecting rectangular pavilion at center rear and a two-story gabled roofed ell to which has been added a one-story slant-roofed frame kitchen unit. The standing-seam metal roofs have molded cornices with partial returns. Stuccoed brick chimney stacks are located within each gable end.

The farmhouse facade is symmetrically divided into three bays with center entrance and small "eyebrow" windows at attic level. Window openings have wood lintels and sills; the lintels on the facade feature square, unmolded corner blocks. In addition, facade windows have shutters on the first story, and louvered shutters on the second and attic stories. Most windows in the brick portions are fitted with 6/6 wooden double hung sash. The main entrance has a paneled door set within a broad, flat surround. A wooden veranda with Tuscan Doric columns is built across the west and south elevations, extended as a porte-cochere off the east side. The entire west side of the porch has been fully enclosed, but the original columns remain.

The interior of the main block is arranged according to the Georgian I-house plan, with a single room to either side of a wide stairhall. On the main floor, however, the east wall of the stairhall has been completely removed, and the brick bearing wall
PLATE 29: The Hermitage, John Frazer House, View to Northwest
on the second floor is now supported on a large boxed and paneled beam. The mantel of the fireplace on the east wall is five feet high, made of flat, unmolded wooden members and ornamented only by two stylized scroll brackets beneath the mantel shelf. The fireplace opening has been largely filled in and faced with 2" x 2" terra cotta tiles. Similar treatment has been accorded the dining room fireplace on the west gable end wall, which is smaller than that of the parlor and has a simple mantel with applied flat molding strips. Other interior woodwork found on both floors includes 6-inch molded baseboards, wide molded window and doorway surrounds with bull-eye corner blocks, and a broad open staircase with slender turned newel posts and spindle balusters (Plates 31 and 32). The attic level is fully finished as a series of small, simply-appointed rooms.

Of the rear extensions, the gable-roofed ell has been completely remodeled as a recreation room and the kitchen relocated to the frame section on the east. The original purpose of the rectangular pavilion at the center rear of the main block is not entirely clear; it contains a single room on each floor, the upper two fitted out as bathrooms.

As mentioned above, the numerous outbuildings on the farmstead are for the most part organized in linear ranges, each range distinguished to a greater or lesser degree by an identifiable period of construction and/or function. Directly west of the farmhouse is a short range consisting of two tenant dwellings. The westernmost is a turn-of-the-century, 2-1/2 story
PLATE 31: The Hermitage, John Frazer House, Doorway and Portion of Stair, Second Floor
frame house on a high cast concrete block foundation, massed as front gable unit with full-height wing to the west and clad with artificial shingles. Between this and the farmhouse is an early 20th century one-story bungalow with narrow clapboards and low hipped roof beneath which is subsumed a broad screened porch. To the northeast of the bungalow is a third dwelling unit, a hipped-roofed frame structure containing an apartment above a two-car garage.

The westernmost subarea of the Hermitage complex (functioning primarily for machine and grain storage) consists of two rows of structures oriented to face on another across a broad drive, terminating at the west in a cluster of round corrugated metal grain bins and a grain elevator (Plate 33). The southern row is composed of a variety of gable- and slant-roofed detached frame structures including several poultry houses, machine sheds, and a mobile home of almost antique vintage. According to the principal tenant, most of these structures were moved to their present locations by the DuPont corporation. The north row of structures features two large front-gable frame buildings (one of which may have once been a barn or stable) connected by low corrugated-metal roofed sheds, one of which shelters a row of grain bins.

The north subarea of the farmstead consists of two ranges of structures flanking the lane leading to the DuPont Glasgow Plant. On the west side of the lane is a very long side-gable single story structure clad entirely in corrugated sheet metal on cinder block and concrete slab foundations; this structure is used as a
maintenance and repair shop. On the east side of the lane are three gambrel-roofed diary barns from the first quarter of this century (Plates 34 and 35). The northernmost two have wood shingle roofs, drop siding, 9-light single sash hinged at the bottom, double-leaf sliding ground floor and hayloft doors, and concrete milking floor with pipe stanchions and rows of metal columns which support I-beams carrying the lofts. The third, by far largest, dairy barn is 20 bays long, with a standing-seam gambrel roof, shed dormers, timber-framed loft level clad in drop siding, and ground level of cast concrete block, the textured outer face of which has a red-brown glaze. The same material is utilized in the two tall silos and small gable-roofed structures attached to either side of the main barn structure, the ground floor of which features a concrete floor, metal columns and I-beams, and pipe stanchions.

The east subarea of the farmstead consists of two barns, connected by a long machine shed open on the south side. The easternmost barn is a wood frame structure with composition shingle gambrel roof, drop siding and concrete floor. The west barn is a gable-roofed structure, the walls of which are painted brick with timber framing above (Plate 36). The concrete floor of the lower level is accessed from the north end, as the floor at the south end is below grade. This barn is a modified bank type, the upper level reached by an earthen ramp leading to a gable-roofed bridge that encloses the entrance to the drive floor on the west side.
PLATE 34: The Hermitage, Main Dairy Barn, View to Northeast
PLATE 36: The Hemitage, Bank Barn with Attached Machine Shed, View to Northwest
Most of the structures in the Hermitage complex are in good to excellent condition, although many, including the barns, are no longer in use.

**Historical Discussion:** The history of this property has been traced to 1783, when William Thompson, a farmer in Pencader Hundred, acquired a "plantation and premises" of approximately 137 acres from John Bowen (NCC Deeds E3/218). The tract remained in the Thompson family until 1836, when Daniel and Letitia Thompson sold it to John Frazer, then of New Castle Hundred (NCC Deeds, E5/130). Frazer, who named the property the Hermitage (Beers 1868) is presumed to have been responsible for construction of the 2-1/2 story brick dwelling present on the farmstead today.

John Frazer died "on his farm" in 1887 (Runk 1899:342), leaving a $3,000 debt that remained unsettled until his farm was sold to Theodore Crawford at a Sheriff's sale in 1894 (NCC Deeds L16/59). In 1896-7, the farm passed through several owners before being acquired by William D. Howell of St. Georges Hundred (NCC Deeds N17/325). The farm may have been operated by tenants, as William and his wife, Sallie, were listed in Mill Creek Hundred at the time they sold the farm to Mary J. Howell in 1905 (NCC Deeds E20/57). The following year, the Howells conveyed the Hermitage to Edwin Armstrong of Pencader Hundred (NCC Deeds A21/77) who sold it to William H. Armstrong in 1911 (NCC Deeds E23/371). In 1915, the farm was sold to John Wirt Willis, who in 1913 had acquired over 260 acres adjacent to the Frazer farm from
heirs of the 19th century Clark estate to the north (NCC Deeds H25/583; L24/75). Under Willis' ownership, the Hermitage farm appears to have been substantially developed as a large dairy operation, with construction of new dairy barns, renovation of existing structures and remodeling of the Frazer farmhouse. In 1942, when Willis sold his Pencader Hundred holdings to Peter and Elizabeth Zeitler, the property included a "large mansion house, tenant houses, large dairy barn, other barns, sheds, dwelling houses and other improvements" (NCC Deeds G43/491). Under the Zeitlers, the farm (at this time over 500 acres) was incorporated as Zeitler Farms, Inc., from which it was sold in 1966 to the DuPont Corporation.

**Evaluation:** The farmstead known as the Hermitage is locally significant under National Register Criterion C. The Frazer house embodies distinctive characteristics of the Georgian I-house form which was a dominant theme in the rural domestic architectural tradition of northern and middle Delaware from its introduction in the later 18th century through the extensive rebuilding of the agricultural landscape that began in the second quarter of the 19th century (Glassie 1972:37; Herman 1987:145-46). Essentially vernacular in concept, the house does not display obvious attributes of popular style, although the attic-level "eyebrow" windows suggest the influence of the Greek Revival on the builder. The early 20th century remodeling of the house resulted, on the exterior, in construction of an expansive columned porch that while somewhat elaborate against the relative simplicity of the facade was a common feature of the Colonial Revival idiom.
The associated agricultural complex derives its character and significance under Criterion C through its development as a large scale dairy operation in the first decades of the 20th century. The great expansion of the dairy industry, a major theme in northern and middle Delaware's late 19th and early 20th century agricultural history, is illustrated by the substantial new barns and silos erected at the Hermitage in order to partake of this development. These structures provide excellent example of a form of agricultural "rebuilding" that occurred in order to adapt traditional mixed (grain and livestock) farms to the operational and sanitary requirements of large scale commercial dairying in the early 20th century.

In addition to the architectural elements, certain landscape features contribute to the significance of the Hermitage. The long (450') unpaved drive from U.S. 40 is carefully ornamented with a line of mature conifers on the west and mature deciduous trees on the east. At a wye directly before the house, this allee terminates in a pair of mature holly trees that flank the walk to the front entrance of the farmhouse. The formality of this designed landscape provides an effective introduction to the symmetry of the farmhouse facade and the neoclassical columned veranda.

**District School #56 (N-3881)**

**Description:** School #56 is located on the west side of Route 896, at a slight curve in the highway approximately 1/2 mile
CONCLUSIONS

This study has focused on the investigation of 11 properties in or near the Route 896 project corridor, in order to make a preliminary evaluation of their historic architectural importance. As a result of this study, six of the 11 properties have been identified as meeting one or more criteria for eligibility for the National Register of Historic Places (Table 1). Two properties (Aikens Tavern Historic District and the New Castle and Frenchtown Railroad) are already listed in the National Register.

School No. 56 has been evaluated as significant both as an example of rural school architecture, and for its association with the continuum of rural public education in Glasgow and Pencader Hundred. The Evan Lynch house has been evaluated as of potential National Register eligibility for its association with the entrepreneurial activity that characterized Glasgow's nineteenth century history as a crossroads community and service center for the nearby agricultural population.

The other four properties of potential National Register eligibility are Bellvue, the Hermitage, Cann Farmstead, and the Williams-Boulden house. Although each has its own particular character and history, they have certain aspects in common. For example, the John Frazer house (at the Hermitage), the Cann house and the Williams-Boulden house represent variations on a common, and important, vernacular form -- the I-house. Of these three,
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<th>Property</th>
<th>Status</th>
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<tr>
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<td>Cann Farmstead (N-3997)</td>
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<td>Frame House (N-3980)</td>
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<td>Evan Lynch House (N-3976)</td>
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<tr>
<td>Hermitage (N-3990)</td>
<td>Meets NR Criterion C</td>
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<tr>
<td>Aikens Tavern Historic District (N-3875)</td>
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<td>School No. 56 (N-3881)</td>
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<td>Clarksdale Tenant House #3</td>
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<tr>
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<tr>
<td>Clarksdale Tenant House #4</td>
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United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property
   historic name  The Hermitage
   other names/site number  Frazer, John, House/N-3990

2. Location
   street & number U.S. Route 40, east of Delaware Route 896
   city, town Newark
   state Delaware code DEL
city, town  Newark  code  003
   state Delaware code DEL
county New Castle code  003  zip code 19702

3. Classification
   Ownership of Property
   ☑ private
   ☐ public-local
   ☐ public-State
   ☐ public-Federal
   ☐ public-local
   ☐ public-State
   ☐ public-Federal
   ☐ public-local
   ☐ public-State
   ☐ public-Federal

   Category of Property
   ☑ building(s)
   ☑ district(s)
   ☑ site
   ☑ building(s)
   ☑ district(s)
   ☑ site
   ☑ building(s)
   ☑ district(s)
   ☑ site

   Number of Resources within Property
   Contributing  4
   Noncontributing  2
   buildings
   sites
   structures
   objects
   Total 30 13

   Name of related multiple property listing: 

   Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

   As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
   ☑ 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 ☑ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

   Signature of certifying official __________________________  Date __________
   State or Federal agency and bureau __________________________

   In my opinion, the property ☑ meets ☐ does not meet the National Register criteria. ☐ 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:
   ☐ entered in the National Register.
   ☐ determined eligible for the National Register.
   ☐ determined not eligible for the National Register.
   ☐ removed from the National Register.
   ☐ other, (explain:)

   Signature of the Keeper __________________________  Date of Action __________

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The property known as the Hermitage is an agricultural complex of over 30 buildings situated on the north side of U.S. Route 40 east of Fencader Cemetery in Glasgow. Cultivated fields lie adjacent to the complex on the east and west. Some 250 feet to the north is a large office complex associated with the DuPont Glasgow Site, which corporation has since 1966 been the owner and operator of the farmstead.

The core of the farmstead is sited approximately 450' back from the highway, approached by a long unpaved drive lined with mature coniferous and deciduous trees. The drive forks directly in front of the farmhouse, and the fork is marked with a pair of mature holly trees.

The farmhouse, built in the second quarter of the 19th century, is the oldest structure in the complex. Directly west of this house are two tenant houses appearing to date from the late 19th and early 20th centuries. The principal agricultural outbuildings are located in two ranges consisting chiefly of dairy barns and associated structures lying northeast of the farmhouse. Northwest of the farmhouse, are two parallel ranges of machine sheds and other structures that have been erected under DuPont or moved by the corporation from other properties in its possession. The current function of the complex as a whole is to farm the undeveloped tracts owned by DuPont and to provide maintenance for the expansive grounds of the corporation's Glasgow Plant.

The farmhouse is constructed of brick, clad with roughcast stucco and painted yellow, on a full, slightly raised brick basement. The massing consists of a 2½ story, side gable single-pile main block with a full-height projecting rectangular pavilion at center rear and a two-story gabled roofed ell to which has been added a 1-story slant-roofed frame kitchen unit. The standing-seam metal roofs have molded cornices with partial returns. Stuccoed brick chimney stacks are located within each gable end.
The farmhouse facade is symmetrically divided into three bays with center entrance and small "eyebrow" windows at attic level. Window openings have wood lintels and sills; the lintels on the facade feature square, unmolded corner blocks. In addition, facade windows have shutters on the first story, and louvred shutters on the second and attic stories. Most windows in the brick portions are fitted with 6/6 wooden double hung sash. The main entrance has a paneled door set within a broad, flat surround. A wooden veranda with Tuscan Doric columns is built across the west and south elevations, extended as a porte-cochere off the east side. The entire west side of the porch has been fully enclosed, but the original columns remain.

The interior of the main block is arranged according to the Georgian I house plan, with a single room to either side of a wide stairhall. On the main floor, however, the east wall of the stairhall has been completely removed, and the brick bearing wall on the second floor is now supported on a large boxed and paneled beam. The mantel of the fireplace on the east wall is five feet high, made of flat, unmolded wooden members and ornamented only by two stylized scroll brackets beneath the mantel shelf. The fireplace opening has been largely filled in and faced with 2" x 2" terra cotta tiles. Similar treatment has been accorded the dining room fireplace on the west gable end wall, which is smaller than that of the parlor and has a simple mantel with applied flat molding strips. Other interior woodwork found on both floors includes 6" molded baseboards, wide molded window and doorway surrounds with bull-eye corner blocks, and a broad open staircase with slender turned newel posts and spindle balusters. The attic level is fully finished as a series of small, simply-appointed rooms.

Of the rear extensions, the gable-roofed ell has been completely remodeled as a recreation room and the kitchen relocated to the frame section on the east. The original purpose of the rectangular pavilion at the center rear of the main block is not entirely clear; it contains a single room on each floor, the upper two fitted out as bathrooms.
As mentioned above, the numerous outbuildings on the farmstead are for the most part organized in linear ranges, each range distinguished to a greater or lesser degree by an identifiable period of construction and/or function. Directly west of the farmhouse is a short "range" consisting of two tenant dwellings. The westernmost is a turn-of-the-century, 2½ story frame house on a high cast concrete block foundation, massed as front gable unit with full-height wing to the west and clad with asbestos shingles. Between this and the farmhouse is an early 20th century 1-story bungalow with narrow clapboards and low hipped roof beneath which is subsumed a broad screened porch. To the northeast of the bungalow is a third dwelling unit, a hipped-roofed frame structure containing an apartment above a two-car garage.

The westernmost subarea of the Hermitage complex (functioning primarily for machine and grain storage) consists of two rows of structures oriented to face on another across a broad drive, terminating at the west in a cluster of round corrugated metal grain bins and a grain elevator. The southern row is composed of a variety of gable- and slant-roofed detached frame structures including several poultry houses, machine sheds, and a mobile home of almost antique vintage. According to the principal tenant, most of these structures were moved to their present locations by the DuPont corporation. The north row of structures features two large front-gable frame buildings (one of which may have once been a barn or stable) connected by low corrugated-metal roofed sheds, one of which shelters a row of grain bins.

The north subarea of the farmstead consists of two ranges of structures flanking the lane leading to the DuPont Glasgow Plant. On the west side of the lane is a very long side-gable single story structure clad entirely in corrugated sheet metal on cinder block and concrete slab foundations; this structure is used as a maintenance and repair shop. On the east side of the lane are three gambrel-roofed dairy barns from the first quarter of this century. The northernmost two have wood shingle roofs, drop siding, 9-light single sash hinged at the bottom, double-leaf sliding ground floor and hayloft doors, and concrete milking floor with pipe stanchions and rows of metal columns which support I-beams carrying the lofts. The third, by far largest, dairy barn is 20 bays long, with a standing-seam gambrel roof, shed dormers, timber-framed loft level clad in drop siding, and ground level of cast concrete block, the textured outer face of which has a red-brown glaze. The same material is utilized in the two tall silos and small gable-roofed structures attached to either side of the main barn structure, the ground floor of which features a concrete floor, metal columns and I-beams, and pipe stanchions.
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Most of the structures in the Hermitage complex are in good to excellent condition, although many, including the barns, are no longer in use.
The farmstead known as the Hermitage is locally significant under National Register Criterion C. The Frazer house embodies distinctive characteristics of the Georgian I house form which was a dominant theme in the rural domestic architectural tradition of northern and middle Delaware from its introduction in the late 18th century through the extensive rebuilding of the agricultural landscape that began in the second quarter of the 19th century (Glassie 1972:37; Herman, in press: 145-46). Essentially vernacular in concept, the house does not display obvious attributes of popular style, although the attic-level "eyebrow" windows suggest the influence of the Greek Revival on the builder. The early 20th century remodeling of the house resulted, on the exterior, in construction of an expansive columned porch that while somewhat elaborate against the relative simplicity of the facade was a common feature in this "Colonial Revival" period.

The associated agricultural complex derives its character and significance under Criterion C through its development as a large-scale dairy operation in the first decades of the 20th century. The great expansion of the dairy industry, a major theme in northern and middle Delaware's late 19th and early 20th century agricultural history, is illustrated by the substantial new barns and silos erected at the Hermitage in order to partake of this development. These structures provide excellent example of a form of agricultural "rebuilding" that occurred in order to adapt traditional mixed (grain and livestock) farms to the operational and sanitary requirements of large scale commercial dairying in the early 20th century.
In addition to the architectural elements, certain landscape features contribute to the significance of the Hermitage. The long (450') unpaved drive from U.S. 40 is carefully ornamented with a line of mature conifers on the west and mature deciduous trees on the east. At a wye directly before the house, this allee terminates in a pair of mature holly trees that flank the walk to the front entrance of the farmhouse. The formality of this designed landscape provides an effective introduction to the symmetry of the farmhouse facade and the neoclassical columned veranda.

The history of this property has been traced to 1783, when William Thompson, a farmer in Pencader Hundred, acquired a "plantation and premises" of approximately 137 acres from John Bowen (NCC Deeds E3/218). The tract remained in the Thompson family until 1836, when Daniel and Letitia Thompson sold it to John Frazer, then of New Castle Hundred (NCC Deeds, E5/130). Frazer, who named the property the Hermitage (Beers 1868) is presumed to have been responsible for construction of the 2½ story brick dwelling present on the farmstead today.

John Frazer died "on his farm" in 1887 (Runk 1899:342), leaving a $3000 debt that remained unsettled until his farm was sold to Theodore Crawford at a Sheriff's sale in 1894 (NCC Deeds L16/59). In 1896-7, the farm passed through several owners before being acquired by William D. Howell of St. Georges Hundred (NCC Deeds N17/325). The farm may have been operated by tenants, as William and his wife, Sallie, were listed in Mill Creek Hundred at the time they sold the farm to Mary J. Howell in 1905 (NCC Deeds E20/57). The following year, the Howells conveyed the Hermitage to Edwin Armstrong of Pencader Hundred (NCC Deeds A21/77) who sold it to William H. Armstrong in 1911 (NCC Deeds E23/371). In 1915, the farm was sold to John Wirt Willis, who in 1913 had acquired over 260 acres adjacent to the Frazer farm from heirs of the 19th century Clark estate to the north (NCC Deeds H25/583; L24/75). Under Willis' ownership, the Hermitage farm appears to have been substantially developed as a large dairy operation, with construction of new dairy barns, renovation of existing structures and remodeling of the Frazer farmhouse. In 1942, when Willis sold his Pencader Hundred holdings to Peter and Elizabeth Zeitler, the property included a "large mansion house, tenant houses, large dairy barn, other barns, sheds, dwelling houses and other improvements" (NCC Deeds G43/491). Under the Zeitlers, the farm (at this time over 500 acres) was incorporated as Zeitler Farms, Inc., from which it was sold in 1966 to the DuPont corporation.
Discussion of Contributing/Non-Contributing Features:

The Hermitage complex contains over 40 buildings and structures, many of which are physically connected to one another in ranges. A number have been moved from their original locations on other properties now owned by DuPont, but apart from the group near Route 40, exactly which ones is not known, even by the principal tenants. Of the buildings and structures in the complex, relatively few could be described as of "substantial size and scale"; however, the existence of a large number of relatively small structures is one of the dominant characteristics of the farmstead. This is further enhanced by the consistent use of certain materials (concrete foundations, standing seam metal roofs, wooden drop, beaded or vertical plank siding), the lavish use of "barn red" paint, and the conscious rectilinearity of their arrangement. As a result, there are few structures that clearly make no contribution to the character of this complex. The majority of structures may be said to occupy a "middle ground" in which their collective contribution far outweighs their contributions as individual objects in the landscape.

Buildings and structures that may be considered key elements are the Frazer house (1), main dairy barn with attached silos and milk room (29,30,31), the two dairy barns to the north (24,25), and the bank barn (33). The landscaped driveway is considered a key contributing site. Other features of "substantial size and scale" include the two tenant houses (2,3), the apartment/garage (4), and the easternmost barn (35). Obviously non-contributing elements include the house and outbuildings near Route 40 (39-42), the DuPont-built maintenance building (22) and machine shed (26), and the modern grain elevator and bins (17).

See accompanying sketch plan entitled "The Hermitage, N-3990, Site Plan", to which the numbers cited above refer.
New Castle County Deeds, Wills and Orphans' Court Records, Hall of Records, Dover.
Glassie, Henry
Herman, Bernard L.
University of Tennessee Press.

10. Geographical Data
Acreage of property 50.44 acres

UTM References
A 14[.8] 143.6[15.4] 4.3[.4] 5.0
Zone Easting Northing
C 14[.8] 143.6[12.7] 143.6[10.7] 0
E 18 436 2[.2] 4.8 4.5 0

Verbal Boundary Description
The boundary of the Hermitage is shown on the accompanying sketch map entitled "N-3990, The Hermitage", and on the accompanying reproduction of an aerial view entitled "The Hermitage".

Boundary Justification
The boundary proposed for the Hermitage encloses an area that is of a size to preserve the Frazer house, the associated agricultural complex, a portion of the immediate setting, and any potential archaeological resources that may be associated with historic activity areas of the farmstead. On the north, a lane adjacent to a storage lot marking the effective edge of the DuPont Glasgow Plant is located approximately 250 feet north of the northernmost structure in the complex. Boundaries on east and west are located 200 feet from the eastern- and western-

11. Form Prepared By
Name/Title H.H. Bowers, Architectural Historian
Street & Number 100 Haled St.
City or Town East Orange
State New Jersey Zip Code 07019
most structural elements in the complex and 200 feet to either side of the outermost landscape features of the Frazer house "front yard". The southern boundary is located at the north edge of U.S. Route 40, to contain the entry to the drive, marked by low curved concrete and stone walls, and the full length of the tree-lined "allee". These boundaries therefore include all contributing features and exclude no features that contribute to the property's importance.
1. John Frazer House: center-hall I house of brick, with wrap-around veranda and several rear extensions.
2. Tenant house: hipped-roofed frame bungalow, brick foundation, narrow clapboarding, front porch beneath main roof.
5. Shed: very small side-gable frame structure on concrete slab, clad with narrow beaded boarding.
7. Shop: two-level frame structure, square plan, front-gable orientation, clad in drop siding; square windows recessed deeply from exterior wall surface; concrete slab.
8. Shed: lean-to frame shed with standing-seam metal roof, drop siding, sliding wooden door, concrete floor.
10. Trailer: metal-sheathed mobile home.
14. Concrete Foundation for Silo
15. Grain Bin: corrugated metal bin with standing-seam metal roof, rounded ends, on concrete slab; frame unit across north side with beaded board siding and concrete block footings.
17. Grain bins/elevator: modern grain elevator and storage bins.
18. Shed with Grain Bins: five metal grain bins on a concrete slab beneath a long side-gable roof; metal walls.
22. Maintenance Building: five-door shed or shop with corrugated sheet metal doors, roof and walls, concrete block and concrete slab footings/floor.
23. Garage/shop: concrete block structure with standing-seam metal gable roof, two levels on interior; appears to have originally been a dairy barn as it still contains stanchions.
24. Dairy Barn: frame structure with interior I-beams and metal column supports, concrete floor, metal milking stanchions; gambrel roof with wood shingles; drop siding.
27. Garage/shed: frame lean-to shed with drop siding, two sliding doors, metal roof.
29. Silos: a pair of glazed clay tile silos on conglomerate concrete bases.
30. Main Dairy Barn: over 20 bays long, standing-seam gambrel roof; ground level is glazed concrete block, with framed loft level clad in drop siding.
The Hermitage (N-3990)
Inventory of Structures, continued.

32. Silo: silo on concrete base, of glazed tile.
33. Bank Barn: gable-roofed timber-framed barn with brick ground level, vertical board siding; board-and-batten lean-to on east side, built-up earth ramp and bridge on west; concrete floor.
35. Barn/Stable: gambrel-roofed frame barn with drop siding, concrete slab floor.
37. Shed: concrete block structure set below grade; door in north end, no windows.
38. Electrical/Utility Shed: square one-room hipped roofed structure with drop siding.
40. Shed: dilapidated frame shed.
41. Garage: two-car frame garage, clapboarded, wood sliding doors.
42. House: frame side-gambrel "Dutch Colonial" on concrete block foundation.
43. "Gazebo": frame structure with hipped roof, concrete floor, screened between posts, swing hung from ceiling.