NPS Form 10-900
United States Department of the Interior
National Park Service

OMB No. 1024-0018

977

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
DEC 04 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Grantham-Edwards-McComb House
Other names/site number: Edwards House CRS# N00407
Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 217 Park Avenue
City or town: New Castle State: Delaware County: New Castle
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria:

X A ___B X C ___D

DE State Historic Preservation Officer 10/07/2015

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. 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:) _____

for Edson M. Beall 1·19·16

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	x
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	x
District	
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
EARLY REPUBLIC: Federal
MID-19TH CENTURY: Vernacular
LATE-19th CENTURY: Colonial Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Stone, Brick, Stucco

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located at 217 Park Avenue, the Grantham-Edwards-McComb House is a two-and-a-half story, Federal Style brick dwelling, located in New Castle Hundred, New Castle County, Delaware. Built between 1804 and 1817 with a stone foundation and brick walls, the Period I block, is a central-stair-passage plan with a primary historic façade oriented towards the Delaware River.[1] Subsequent to the construction of the Period I dwelling, two additions were built using the same structural materials, one circa 1839 and the second circa 1877. They form the ell, which extends from the northwest elevation of the Period I block. The entire exterior of the dwelling has been covered with white stucco, giving it a uniform appearance. Framing

[1] The New Castle County Tax Assessment from 1803-1804 for Isaac Grantham reads "Brick house Brick Barn and C, C," whereas the 1816-1817 NCC Tax Assessment for Isaac Grantham reads "2 brick dwellings." Isaac Grantham owned another Georgian style brick dwelling located on Grantham Lane, less than a mile away from the Grantham-Edwards-McComb House. This house, surveyed by HABS in 1936, is known as the Grantham House, and is believed to have been constructed in the first half of the 18th century. The twelve over twelve double hung sash windows and belt course support an earlier construction date. The Grantham-Edwards-McComb house is of the Federal Style, built during a later period, and accounts for the second brick house which appears in the 1816-1817 NCC Tax Assessment.

members are visible in both the cellar and attic; most are hand hewn. Some of the framing members have been replaced while others are now reinforced by modern timber framing. The main block consists of five bays while the ell has eight on both longitudinal sides. The side gable roof of the main block is flanked by a single interior chimney on both ends. There are two dormers located on either side of the centrally placed chimney stack of the ell. When combined with the white stucco, the gray colored, modern asphalt shingles seen on both the main house and ell give it a cohesive appearance. The layout of the interior rooms within both sections creates a linear and organized circulation pattern throughout the dwelling. Interior features include classically inspired architectural finishes, original hardwood floorboards, lath and plaster walls, original fasteners, a cast iron stove plate located within the main block and a cooking fireplace in the ell.

Narrative Description

Location and Setting

The Grantham-Edwards-McComb house is currently located on a parcel of 1.29 acres within a mid-twentieth century housing development known as Llangollen Estates. The property is bounded on the northeast by Llangollen Park and a tributary of the Delaware River known as Army Creek. The original front elevation of the house faces the Delaware River, but the primary entrance to the house is now located on the southwest side, facing Park Avenue and Llangollen Estates. The property also includes a twentieth-century barn currently being used as a chicken coop, located north of the dwelling.

Southwest Elevation

The southwest elevation faces Park Avenue and is considered to be the modern-day primary facade. The primary driveway splits off into a circular drive located on the southeast side of the main block. Historically, the southeast elevation would have served as the primary façade, because it faces the Delaware River. The southwest elevation of the ell consists of eight bays, with shuttered, six-over-six, double-hung sash windows. The shutters on the first floor are double-paneled, while the shutters on the second floor are louvered. Visible on the gable end of the main house is a cellar window and a small attic window. The four southeastern-most bays of the ell make up the Period II addition. The northwestern-most bay of the Period II section consists of a four-paneled door with shaped transom lights, capped with a small entablature and shallow, levered, roof overhang. The four northwestern-most bays make up the Period III addition. A four-paneled door located at the southeastern-most bay of this section leads to the cellar stairs. Four pedimented gabled dormers line the roof of the ell. In the attic, the dormer window sills are clear cut and notched into the Period II rafters, evidence that the dormers were added during the Colonial Revival Period sometime between 1880 and 1955 (see photo 25).[2]

Northwest Elevation

The northwest elevation is comprised of the southwestern-most longitundal end of the Period I block and the gable end of the Period III ell. The Period I section consists of two bays. On the first floor of the Period I block, sits the entrance to a cellar bulkhead, a shuttered, six-over-six

[2]See McAlester, VirginiaMatty, *A Field Guide to American Houses*, for information on the Colonial Revival Period.

double-hung sash window, and a two paneled door. On the second floor sits two shuttered six-over-six double hung sash windows. All architectural elements are consistent with those seen on the southwest façade.

On the first floor of the Period III ell is a double louvered window and a modern lumber porch leading up to a four paneled door. On the third floor are two small attic windows: one single pane, and one four-paned, casement replacement.

Northeast Elevation

There are two cellar windows located within the Period III elevation, three windows on the first floor and three windows on the second floors. All of the windows in this section of the house are evenly spaced, with six-over-six lights, and a double-hung sash. Within the Period II addition of this elevation are three cellar windows; a four-paneled door and four windows on the first floor, as well as three windows and a six-paneled door on the third floor. All of the windows on this elevation are comprised of six-over-six lights, with a double-hung sash; except for one, one-over-one double hung sash window. The Period I section is comprised of two evenly spaced cellar windows. There is one double hung sash window on the first floor, and a single pane fixed window in the attic. All of the windows on the northeast elevation are without shutters.

Southeast Elevation

The southeast elevation features the Period I block of the house and is a central-stair-passage plan with hall-and-parlor rooms. The symmetrical fenestration is comprised of two floors, each with five bays, and interior chimneys on the gable ends. Each floor contains six-over-six, double hung sash windows; except for the centrally located entrance, which features a pedimented, six-paneled door with a transom light, pilasters, and a modern screen door. Only the second floor windows have shutters, which are louvered.

Interior

First Floor

The first floor interior of the Period I dwelling features an unheated central-stair-passage which leads to a hall room located on the southwest side and a smaller parlor room to the northeast. Under the stair was a door, since removed, that led to the cellar staircase. The hall room, currently being used as a bedroom, contains a large fireplace stack. The size of the firebox has been reduced over the years, and features an iron plate from a Dutch jamb stove.[3] Also within this room are classic revival style elements including the fireplace mantel, built-ins and moldings. The parlor room, also being used as a bedroom, features a very large fireplace stack with built-in closets on either side. A small hallway, running southeast to northwest, leads from the Period I section to the Period II, ell addition. In the hallway is a closet located to the southwest, and a small bathroom to the northeast. The hallway opens to a large living room. Evidence in the cellar and attic suggest this room was originally divided into a dining room,

[3] Henry C. Mercer, *The Bible in Iron : Pictured Stoves and Stoveplates of the Pennsylvania Germans ; Notes on Colonial Firebacks in the United States, the Ten-Plate Stove, Franklin's Fireplace and the Tile Stoves of the Moravians in Pennsylvania and North Carolina, Together with a List of Colonial Furnaces in the United States and Canada.* (Doylestown, Pa.: Bucks County Historical Society, 1961).

located in the southeast portion of the Period II addition, and a kitchen, located to the northwest. There is evidence in the cellar and attic which also suggests that a small chimney stack and staircase, leading from the cellar, to the attic, were located in the dining room. The kitchen section still contains the large cooking fireplace. A short hallway and two steps lead down to the Period III addition, which is comprised of a separate dining and kitchen space. On the southeast wall sits a staircase that leads down to the cellar, and up to the second floor. On the northwest partition wall is a built-in cabinet is located next to a door that leads into what historically was and currently is a kitchen. Below this room, in the basement, are the lower halves of the relieving arch columns, which once supported a cooking fireplace, which has since been removed.

Second Floor

The second floor of the Period I dwelling is accessible via the staircase within the central passage, and can also be accessed from a staircase located on the southeast wall of the Period III ell. This section is comprised of two main rooms, whose locations mirror those on the first floor. Both contain fireplaces that have been reworked and classical details dating to a renovation period. Leading up to the attic, in the room above the parlor, is a winder stair located in the north corner of the room. Located between the two rooms, and above the first floor foyer on the southeast wall of the central passage is a modern bathroom.

The room above the parlor provides access into the Period II ell. From this room, the exposed, exterior northwest brick wall of the Period I section reveals multiple additions made prior to the construction of the Period II ell: a roofline, signifying a kitchen addition, and joist pockets, indicating a porch addition. At some point, these were removed, and the Period II section was constructed. This section is comprised of three separate rooms: a living room, bathroom, and bedroom.

On the second floor, a long, linear passage runs the length of the Period II and III additions and connects the two spaces. It is located on the southwestern wall on the second floor. The Period I section is only accessible via the living room located in the southeastern-most section of the Period II ell.

Two small stairs, located in the passage, lead from the Period II to the Period III section. The Period III addition is comprised of a staircase, located on the southeast wall, which leads down to the first floor, and up to the attic. This section has been significantly reworked, and does not reflect the floor plan below. To the northwest of the staircase is a small room, which is open to the passage. This space contains access to the attic on the southeast side, and access to a closet on the northwest side. To the northwest of the closet space is an unfinished room formerly used as a bathroom, and a bedroom located directly above the modern kitchen on the first floor. Replacement floorboards in this room indicate that a fireplace and hearth was once located on the northwest wall.

Attic

The attic space is comprised of two separate sections. The Period I and II additions are accessible via the winder stair located in the room above the parlor, on the second floor. The Period I section features hand-hewn framing members, mortise and tenon joinery and two original

fireplace stacks. An entrance way on the northwest wall of Period I, leads to the Period II attic. Evidence in this space indicates that the roofing system was altered in order to add Colonial Style dormers. Cuts on the floor found within the Period II attic also indicate that a fireplace stack and staircase came up from the cellar, and ran through all three upper stories. The windows located on either side of the stack located on the northwest wall in the Period II section have been filled in, further confirming that the Period II and III sections were built at separate times.

A staircase leading from the second floor to the third is located above the first to second floor staircase on the southeast wall in the Period III section of the dwelling. A finished attic space has been separated into two rooms; one smaller, and one larger. There are two Colonial Revival dormers on the southwest wall, and two windows on the northwest gable end.

Cellar

The cellar, made accessible by the same system of staircases located in the Period III section of the ell, contains evidence of original construction, layout and subsequent periods of evolution. On the northwest wall of the Period I dwelling is a bulkhead. The room configuration in the cellar is similar to the first floor, except the original staircase has been removed. A brick wall divides the two rooms, however in the cellar the room below the hall is smaller. In the Period I cellar, the foundation is comprised of half stone and half brick; the stone portion being closest to the ground.

An entrance to the Period II cellar has been cut into the brick and stone foundation of the Period I dwelling; and like the second floor, a linear passage, runs the length of the southwest wall, and connects all three periods of construction. The Period II addition is split into three sections. A brick wall, dividing the central room from the northwestern-most room which contains the support arch for the kitchen fireplace, contains evidence of a stair on the northwestern side, and evidence of a small stack on the southeastern side. This evidence further indicates that the first floor of Period II addition was split into a dining room and service room with a kitchen fireplace. The Period III section, which contains the staircase, has an open floor plan, with the remnants of a relieving arch on the northwest wall. This portion of the basement was heavily whitewashed, indicating the space was historically part of a service wing that was used for food preparation and storage.

Statement of Integrity

The Grantham-Edwards-McComb dwelling has seen some structural and environmental changes over the past 200 years, but still possesses a high level of physical integrity and retains many of the features indicative of the Federal and Colonial Revival style. The house remains in its original place of construction, and therefore retains integrity of location. Furthermore, the primary elevation of the Period I block is still oriented towards the Delaware River, and River Road. Therefore, the dwelling also maintains integrity of setting. Integrity of design, materials, and workmanship also remain. The single-pile, central-stair-passage layout of the Period I block is still intact. Architectural evidence of spatial organization and function exists within the ell, and represents advances and changes in domestic technologies. Initially, a dining room and kitchen were added to the Period I block. Later, as a need for space increased, another dining room and kitchen addition was added, and the earlier addition was converted to a large living room.

Materials used in the dwelling's construction, including the stone foundation, brick walls, and hand-hewn framing members, are all indicative of both regional and national building traditions. The brick and stone used to construct the walls is a testament to the wealth of the original owner,[4] the skill of the masons who built and altered the dwelling, and the availability of local materials.

[4] Lanier, Gabrielle M., Herman, Bernard L.,,Center for American Places., *Everyday Architecture of the Mid-Atlantic : Looking at Buildings and Landscapes* (Baltimore: Johns Hopkins University Press, 1997).

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Agriculture
Architecture
Commerce
Transportation

Period of Significance
1804-1945

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Grantham-Edwards-McComb house is a highly significant historic dwelling that is eligible for listing on the National Register of Historic Places under Criterion A, and C.

The dwelling is significant under Criterion A, as it was associated with the historic theme of Agriculture. More specifically, the dwelling, at various times during the period of significance, was used as a Tenant Farm, during the historic period of Agricultural Tenancy in Delaware which occurred from 1730 to 1900. Also, the Grantham-Edwards-McComb house is an excellent representation of building patterns within the Mid-Atlantic Region, as well as local building patterns within the Delaware Valley, because of its association with the rural elite –a class of individuals who were among the wealthiest 20 percent of the taxable population, owned land, and were engaged in a market-based agricultural economy.[5]

The Grantham-Edwards-McComb house is also an excellent example of a Federal Style dwelling with mid-nineteenth century additions, and late-nineteenth century Colonial Revival updates, and therefore is significant under Criterion C. The period of significance begins in 1804[6], as this is the earliest point at which the main dwelling could have been constructed; and ends in 1945,[7] when the McComb and related Bush families sold the property.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Site History

When he died in 1760, Jacob Grantham left a substantial estate to his two surviving children, Isaac Grantham and Dorcas Grantham Jaquett; one that marked him as a member of Delaware's rural elite. Grantham inherited a large parcel of land that included a mill in addition to the house occupied by his father Jacob Grantham.[8] Jacob Grantham's house is a Georgian Style dwelling, has been given the historic name "Grantham House", and located on Grantham Lane in New Castle. A survey by HABS in 1936 found that it was built sometime in the early to mid-eighteenth century, as indicated by the "quite plain and heavy" features, horizontal

[5]Bernard Herman et al., *Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989).

[6] The New Castle County Tax Assessment (NCCTA) from 1803-1804 for Isaac Grantham reads "Brick house Brick Barn and C, C," whereas the 1816-1817 NCC Tax Assessment for Isaac Grantham reads "2 brick dwellings." Isaac Grantham owned another Georgian style brick dwelling located on Grantham Lane, less than a mile away from the Grantham-Edwards-McComb House. This house, surveyed by HABS in 1936, is known as the Grantham House, and is believed to have been constructed in the first half of the 18th century. The twelve over twelve double hung sash windows and belt course support a construction prior to 1780. The Grantham-Edwards-McComb house is of the Federal Style, built during a later period, and is more likely the second brick house that appears in the 1816-1817 tax assessment.

[7] New Castle County Recorder of Deeds (NCCRD), 1945, Book Q-49-11, purchased by Gordy Construction Company from John Danforth and Annette Mason Bush, Jr

[8] *Last Will and Testament of Jacob Grantham,* Dec 9 August 1760, Miscellaneous Record, Vol 1, Pg 147, New Castle County, Delaware. Delaware State Archives, Dover, DE.

divisions, eight-over-twelve-light and twelve-over-twelve-light sash windows.[9] The Grantham House, located less than a mile from the Grantham-Edwards-McComb house, is very similar in style and form to that dwelling, which was built by Isaac Grantham, sometime between 1804 and 1817.[10]

Like his father, Isaac Grantham belonged to the rural elite in northern Delaware. He acquired multiple pieces of property, including improved agricultural land, woodland, marshland, and a mill, all of which he bettered with the construction of two additional dwellings (one brick and one frame) and a brick barn. In 1817, the aggregate sum of his property was valued at $22,174. Grantham owned 700 acres of land, six slaves, and $806 in livestock. In the early nineteenth century, many of the rural elite treated their real estate as an investment, renting farms to tenants for income, and producing a landscape in which roughly one-half of all farms were tenant-occupied. Isaac was no exception to this pattern; however he also chose to use his property to help support some of his family members.

Isaac Grantham never married, and had no children of his own. Grantham's sister Dorcas Jaquett gave birth to six children during her first marriage to Thomas Jaquett and at least two more from her second marriage to Morton Morton: Grantham and Sarah Morton. Isaac took his role as uncle seriously. When he died in 1823, he distributed his property between the surviving nieces, nephews and their children. Even before that, he constructed a frame dwelling near his own, that was used to house his youngest niece, Sarah Morton. Sarah married Samuel Nivin in the late 1790s and by 1800 they lived in Christiana Bridge with one young child. By 1810, they had moved to the frame house, built by Isaac, with a family now grown to at least four children. When Isaac died in 1823, Sarah and Samuel inherited a significant share of his real estate, including the brick house occupied by Grantham. The Grantham-Edwards-McComb House was left to two of his Jaquett great-newphews: Thomas and Isaac Jaquett.[11] Isaac's Will mentioned that the house was in the tenancy of one Ebenezer Morton[12], who had occupied the property from at least 1816 to 1823. Thomas Jaquett lived in the house with his wife Kitty from 1823, until it was seized at Sheriff's Sale in 1829 to fulfill a debt of $3,000. The deed indicates that agricultural tenants still occupied some property.

Around 1830, Samuel McDowell bought the dwelling and lands in a Sheriff's Sale, only to have it seized 1836.[13] A farmer from Philadelphia, Pennsylvania, Edward Edwards, whose name appears on the 1868 Beers Map bought the property from New Castle Sheriff Elihu Jefferson for $11,050 in 1839. He added the Period II addition, which appears in part, to have functioned as a service wing containing a kitchen and dining room. The framing members in the Period II section were cut with a mechanical pit saw, placing the date of construction after 1830. Considering the financial state of Jaquett and McDowell, it is most likely that Edward Edwards added the Period II section, in an effort to replace the outdated kitchen wing that was once

[9] "Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey." Grantham House, 229 Grantham Lane, New Castle, New Castle County, DE. http://www.loc.gov/pictures/collection/hh/item/de0092/ (accessed June 10, 2014).
[10] See first footnote on previous page.
[11] *Last Will and Testament of Isaac Grantham,* recorded 4 August 1823, Book R-509, New Castle County, Delaware. Delaware State Archives, Dover, DE.
[12] The 1816-1817 New Castle County Tax Assessment for Isaac Grantham states he owned "two brick dwellings and one wooden do in the tenure of E. Morton and Sam Nivin" along with 700 acres of land, 340 of which were improved, with a total valuation of $22,174.
[13] NCCRD, 1839 Book C-5-35, purchased by Edward Edwards from Elihu Jefferson, Sheriff of New Castle.

attached to the northwest wall of the Period I dwelling. An 1860 agricultural census, which valued the farm at $25,000, indicates that Edwards raised milk cows that he used to produce butter; grew potatoes, corn, and wheat; and also had an orchard. [14] As a Quaker with abolitionist views, unlike Grantham, Edwards did not use slaves at his farm, but instead chose to use white farm laborers from Ireland. He and his wife Agnes Craft Edwards had at least ten children. Two of the youngest, Hannah and George, were present at the farm when the 1860 federal census was taken. In 1854, Hannah wed Jason Davis from Lancaster County, Pennsylvania.[15] Jason, also a farmer, owned Belmont Farm in Wilmington, which became their home after they married. The Edwards Family was of Welsh origin, and named the Grantham-Edwards-Mccomb House Llangollen Farm after a town located in Wales-this being the most likely source of the name for the suburban development and park adjacent to the dwelling.

In 1877, Edward Edwards sold Llangollen Farm to Henry S. McComb for $29,793.55,[16] at which it continued to be used as a working farm. It is unclear when or by whom the Period III section of the home was built, though architectural evidence suggests that it was constructed within the Edwards and McComb periods of ownership, sometime in the second half of the nineteenth century. Much is known about Colonel Henry S. McComb because he was a well-known, successful manufacturer and one of the originators of the Union Pacific Railroad.[17] Upon the death of McComb in 1881, his will stated that the "plantation" should go to his daughter Martha McComb Bush.[18] The Grantham-Edwards-McComb House stayed in their family until it was sold to Gordy Construction in 1945. The McComb and Bush families occupied the home during the Colonial Revival Period, and are believed to have added many of the revival style mantels, moldings and paneling found within the dwelling. They also added the pedimented dormers to the Period II and III additions.

Context—Dwellings of the Rural Elite

Built with a box-like form, the Period I block of the Grantham-Edwards-McComb House is typical of the earlier Colonial Style dwellings which were symbols of the upper class and agricultural success in the Mid-Atlantic region. These houses, known as dwellings of the rural elite, were often owned by the wealthiest people who owned multiple properties within a community. They were typically constructed as brick central-passage-houses, and given the best orientation toward public view. Essentially, these structures demonstrate the affluence of the owner. For example, durable materials like the brick used in the construction of the Grantham-Edwards-McComb House, were characteristically employed only by the wealthy, though it was not uncommon for these houses to fall into the hands of tenant farmers, like Ebenezer Morton. When Jacob Grantham referred to Isaac Grantham in his will, he specifically used the term

[14] New Castle County Agricultural Census. 1860. Edward Edwards. Archives. The Center for Historic Architecture and Design, University of Delaware.
[15] Curtis H. Hannum, *Genealogy of the Hannum Family, Descended from John and Margery Hannum, Settlers in Chester County, Pennsylvania, with Brief Notices of Other Families Allied with the Name, and Abstracts of Early Wills.* (West Chester, Pa.: H.F. Temple, 1911).
[16] NCCRD, 1877, Book Z-10-160, purchased by Henry S. McComb from Edward Edwards.
[17] Scharf, *History of Delaware, 1609-1888. Vol. II. Vol. II.*
[18] *Last Will and Testament of Henry S. McComb,* recorded 4 January 1883, New Castle County, Delaware. Delaware State Archives, Dover, DE.

"Heirs of his body lawfully," thereby bestowing his property not only to Isaac but also, Isaac's heirs, forever. His intention was to assure that the lands and associated improvements, including the house, would be handed down from one generation to the next-the notion of an "estate" being of intrinsic value to elite farmers like the Granthams. It is evident that Isaac Grantham saw his inheritance as an asset and over the years created an estate comprised of the two brick dwellings, multiple tenant houses, gardens, orchards, agricultural lands and the like. In doing so, he crafted a rural landscape that evoked the hierarchical order and characteristics which define this property type. Isaac Grantham also appeared to find worth in offering many of the dwellings to family members-a gesture typical of the rural elite, and one that illustrates the family values instilled by his father. In this region of the Delaware Valley, estates and the gentleman farmers who owned them promoted new concepts such as privatization of the countryside through forms of enclosure; the regulation of the rural economy through agricultural tenancy; the industrialization of farming through agricultural reform; and the capitalization of farming through machinery, buildings and livestock. Grantham, like many elite farmers, essentially made farming into a big business, and in doing so, removed himself from performing actual labor. Instead, he was able to pursue other gentlemanly interests, such as politics, where he acquired a senate seat in the late eighteenth century. Agricultural practices on the plantation then fell into the hands of tenants.[19]

Context—Agricultural Tenancy

A link has been established between the Grantham-Edwards-McComb house and Delaware's historic theme of agricultural tenancy through both primary and secondary sources starting with Isaac Grantham's Tax Assessment in 1816, which lists Ebenzer Morton and Samuel Nivin as tenants. Grantham's Will states that Morton lived in the house until at least 1823. A book, printed in 1844, reporting on Superior Court cases refers to a case against Isaac Grantham's terre-tenants; this being additional evidence supporting the idea that more than one agricultural tenant was present on the property from at least 1816 to the time of Grantham's death in 1823. Upon his death, Grantham's nephew Thomas Jaquett, who inherited the property, lost it in a Sheriff's Sale. The deed (1829) states the recovery was against the Jaquett nephews, their wives, and Terre Tenants.[20] A deed from Edwards to McComb (1877) also states that when Edward Edwards seized the property in 1839 the plot of land where the house was located still had agricultural tenants.[21] Edward Edwards was a farmer; however his name does not appear in the Delaware Agricultural Census until 1860, signifying that the property was in tenancy when the 1850 agricultural census was taken. It is unclear whether or not Henry S. McComb continued renting the farm to a tenant; however it is likely, because farming was not McComb's specialty. When he left the property to his daughter Martha McComb Bush in his Will, dated 1882, he referred the property as a Plantation, which indicates that the land was still being farmed. A 1945 aerial map of Grantham Lane depicts the Grantham-Edwards-McComb House surrounded by agricultural fields. In this aerial map, the landscape appears to have changed very little from the time when the 1868 Beers Map was created. Both maps depict a Lane running from River Road

[19] Herman et al., *Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-*
[20] NCCRD, 1829, Book W-4-230, purchased by Marcus E. Capelle, Sheriff, from Joseph Sawyer for the use of Samuel McDowell.
[21] NCCRD, 1877, Book Z-10-160, purchased by Henry S. McComb from Edward Edwards.

to the Grantham-Edwards-McComb House; and another Lane leading to a structure also once owned by Edwards.

The historic period of agricultural tenancy in Delaware occurred from approximately 1770 to 1900. For a property to qualify as a tenant farm, and it must 1) be associated with a tenant, and 2) have contained at least 10 acres of agricultural land. The Grantham-Edwards-McComb House and dwellings associated with it were occupied by tenants at various times, from about 1817 to 1877. The 1945 aerial map and 1868 Beers map depict a house near the Grantham-Edwards-McComb House-this most likely being the frame dwelling that Isaac Grantham built for his niece, and the dwelling that A.J. Smith rented from Edward Edwards.[22] When Ebenezer Morton occupied the Grantham-Edwards-McComb House, 1816 and 1823, the farms average size was equal to, if not larger than the 362 acres that Edward Edwards bought in a Sheriff's Sale in 1829. The size of this property was considerably larger than the average tenant farm in Delaware, which contained between 140 and 179 acres.[23]

Henry S. McComb

Henry S. McComb owned the Grantham-Edwards-McComb House from 1877 to 1882. McComb, a person significant at both the local and national level, was born in Wilmington on July 28, 1825. His father died when he was young, and in an effort to support his siblings, McComb first became employed as a currier at the *Delaware Journal*, and then later as a leather dealer in Wilmington. He bought the leather business from his employer, and at 25 became one of the most successful businessmen in Wilmington. As a leather dealer, McComb held Government contracts to manufacture tents, knapsacks, and other leather goods for the Union during the Civil War.[24] He also served as a Union field Officer and Colonel of the 5th Delaware Infantry Regiment. After the Civil War, Henry S. McComb became interested in the miles of war-torn railroad infrastructure. He was one of the original founders of the Union Pacific Railroad, and within twelve years after the civil war, he had left Wilmington, and bought three important Mississippi railway lines: the Mississippi Central; New Orleans, Jackson; and the Great Northern Railroad. In doing so, he was able to construct a line 600 miles long, headed North to the Cairo, Illinois. In 1870, he then bought six hundred acres of land along the route, and founded McComb City, Mississippi.[25] In 1880, he became a partner in the Delaware and Western Railroad, thereby making it a necessary line on the way to New York. McComb is significant because of his involvement in manufacturing supplies for the Union during the Civil War, and also because of his efforts to rehabilitate, reestablish, and improve the rail lines- many of which were destroyed during the war.

Architecture: Federal /Vernacular/ Colonial Revival

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[22] *Last Will and Testament of Edward Edwards,* 1875-1877, New Castle County, Delaware. Delaware State Archives, Dover, DE.

[23] Siders, Rebecca J., University of Delaware.,Center for Historic Architecture and Engineering.,. *Agricultural Tenancy in Central Delaware, 1770-1900+/- : A Historic Context.* Newark, Del.: Center for Historical Architecture and Engineering, College of Urban Affairs and Public Policy, University of Delaware, 1991.

[24] Scharf, J. Thomas. *History of Delaware, 1609-1888. Vol. II. Vol. II.* S.l.: s.n., 2009.

[25] Stover, John F.,Mississippi Historical Society.,. *Colonel Henry S. McComb : Mississippi Railroad Adventurer.* Jackson, Miss.: Mississippi Historical Society, 1955.

The Grantham-Edwards-McComb house is an excellent example of a Federal Style dwelling with mid-nineteenth century additions, and late-nineteenth century Colonial Revival updates. The Period I block is comprised of the single pile, central hall plan, with five bays on the exterior- both plan and fenestration being Federal in style. The attenuated, simple windows put emphasis on the verticality of the front facade –this being in stark contrast with Georgian Style dwellings which often feature horizontal divisions, such as water tables and belt courses. Other federal style features include the double-hung-sash windows which contain six-over-six lights, and a plain rectangular transom light above the door. Whereas many Federal Style house have fan lights above the door, earlier and simpler examples like the Grantham-Edwards-McComb house often feature rectangular transom lights. Many of the original floorboards in the house are extant and sit directly on top of the hand hewn floor joists –a manner of floor construction typically seen in eighteenth and nineteenth century masonry buildings.[26]

The Grantham-Edwards-McComb House is also comprised of vernacular mid-ninteenth century additions and alterations. Evidence on the exterior northwest wall of the main block suggests that, prior to the construction of the Period II ell, a smaller kitchen wing was located in the rear yard of the house. This kitchen wing was accessible via an original door, as was typical in houses located in the lower Delaware Valley.[27] Alterations to the hearths located within the rooms indicate changes in technology, heating methods, and comfort, as smaller fireboxes allowed for more heat.[28] There are at least two other farm houses located south of New Castle with a form similar to the Grantham-Edwards-McComb House. One, already discussed, is the Grantham House. Another house, located 4 miles South of New Castle, called the Alexander Porter Mansion Farm, was surveyed by HABS in 1936. This house, like the other two, features a main block with rear ell additions—all three structures are indicative of a building type and vernacular building trends which were popular in this region throughout the nineteenth century.

Architectural elements indicative of the Colonial Revival period (1880-1955) are also apparent. Seen throughout the exterior are revivalist architectural elements which include dormers, and door surrounds with pediments and pilasters. The Southwest elevation of the Period II section features two windows which are placed directly adjacent to one another—a feature commonly added by revivalists. Interior finishes such as fireplace surrounds, moldings, and narrow floor boards also date to the Colonial Revival period.[29]

Early on in its history, the Grantham-Edwards-McComb House was being utilized as a farm –a use which persisted into the middle of the twenty first century. The main house, first constructed by Isaac Grantham, has transformed, evolved and modernized in order to address the changing needs of its owners. Fortunately, the Grantham-Edwards-McComb House has retained much of its integrity, and as a result, now exemplifies the architectural styles which have defined it over the centuries.

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[26] Ibid.

[27] Lanier, Gabrielle M., Herman, Bernard L.,,Center for American Places., *Everyday Architecture of the Mid-Atlantic : Looking at Buildings and Landscapes* (Baltimore: Johns Hopkins University Press, 1997).

[28] Ibid.

[29] See McAlester, VirginiaMatty, *A Field Guide to American Houses*, for information on the Colonial Revival Period.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Hannum, Curtis H. *Genealogy of the Hannum Family, Descended from John and Margery Hannum, Settlers in Chester County, Pennsylvania. with Brief Notices of Other Families Allied with the Name, and Abstracts of Early Wills.* West Chester, Pa.: H.F. Temple, 1911.

Herman, Bernard, Gabrielle Lanier, Rebecca Siders, and Max Van Balgooy. *Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-*. Newark, Delaware: Center for Historic Architecture and Engineering, 1989.

Lanier, Gabrielle M., Herman, Bernard L.,,Center for American Places.,. *Everyday Architecture of the Mid-Atlantic : Looking at Buildings and Landscapes*. Baltimore: Johns Hopkins University Press, 1997.

Scharf, J. Thomas. *History of Delaware, 1609-1888. Vol. II. Vol. II.* S.l.: s.n., 2009.

Siders, Rebecca J., University of Delaware.,Center for Historic Architecture and Engineering.,. *Agricultural Tenancy in Central Delaware, 1770-1900+/- : A Historic Context*. Newark, Del.: Center for Historical Architecture and Engineering, College of Urban Affairs and Public Policy, University of Delaware, 1991.

Stover, John F.,Mississippi Historical Society.,. *Colonel Henry S. McComb : Mississippi Railroad Adventurer*. Jackson, Miss.: Mississippi Historical Society, 1955.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
__X__ University
____ Other
Name of repository: ___University of Delaware_____

Historic Resources Survey Number (if assigned): ___CRS#N00407_____

10. Geographical Data

Acreage of Property _1.29 Acres_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 39.648100 Longitude: -75.614171
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The proposed National Register boundary contains 1.29 acres, bounded by Park Avenue to the Southwest, New Castle County Tax Parcel #1003510031 to the Northwest; Parcel #1003510031, #1003510043 and #1003510044 to the Northeast; and Parcel #1003510045 and #1003510046 to the Southeast.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries describe the current tax parcel associated with the Grantham-Edwards-McComb House. This tax parcel of 1.29 acres is a remaining piece of the agricultural lands in which Isaac Grantham inherited from his father in 1760, and built the house upon in 1804. This house is the only extant historic resource that exists on this property today. Jacob Grantham in his will to Isaac never mentioned the exact acreage of the property, a tax assessment of Isaac's property in 1816 states that he owned 700 acres of land. As the land continued to change hands throughout the 19th, and early 20th centuries the parcel size continued to decrease. By 1931 only 282-acres of the tract was left. In 1945 the owners of the

property sold their land to Gordy Construction Company, who soon after started building and developing Llangollen Estates.

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11. Form Prepared By

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telephone: 302-831-8097
date: June 24, 2014

Additional Documentation

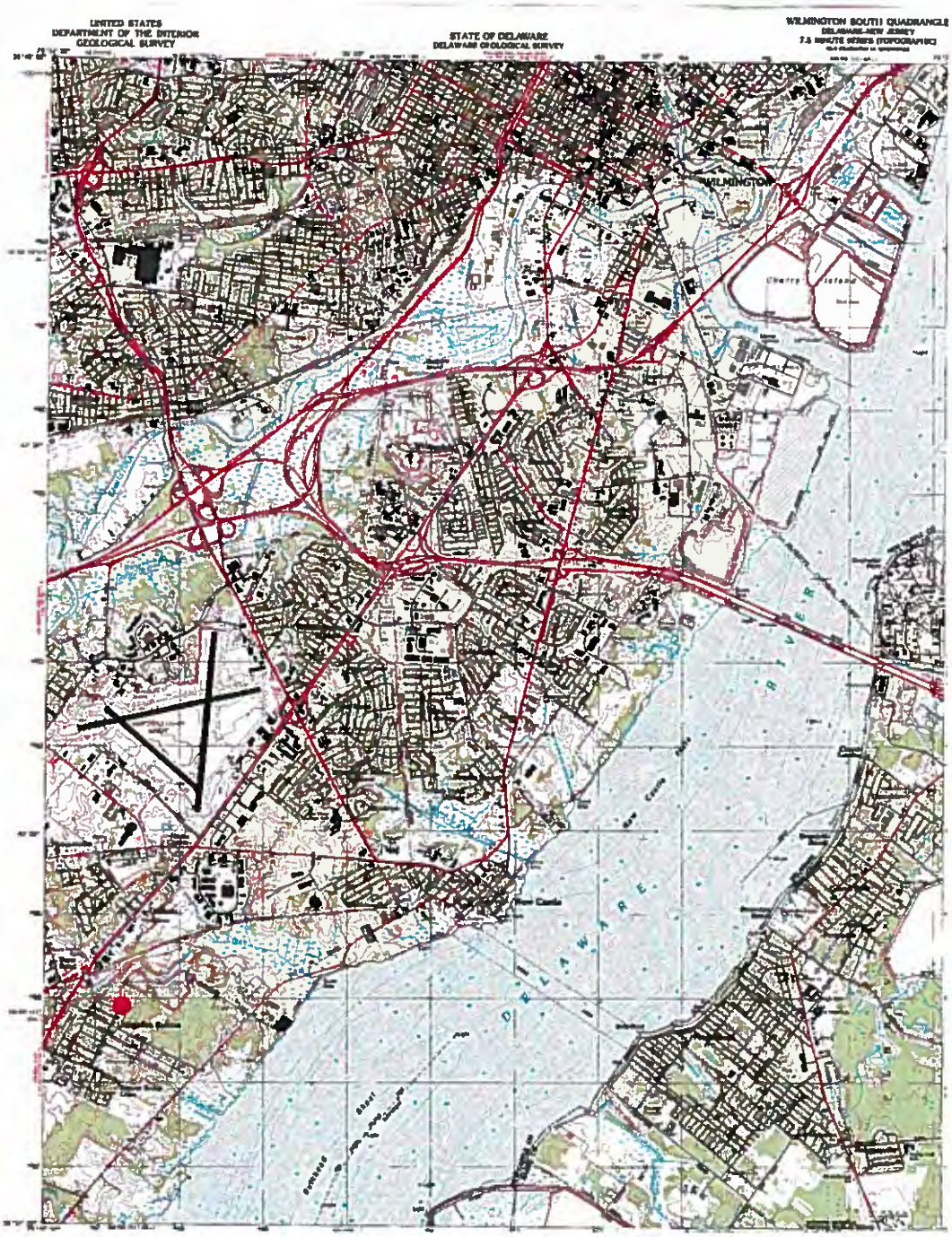
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

USGS 7.5 Minute Quad Map



Grantham-Edwards-McComb House
Name of Property

New Castle, Delaware
County and State

New Castle County Tax Parcel Map

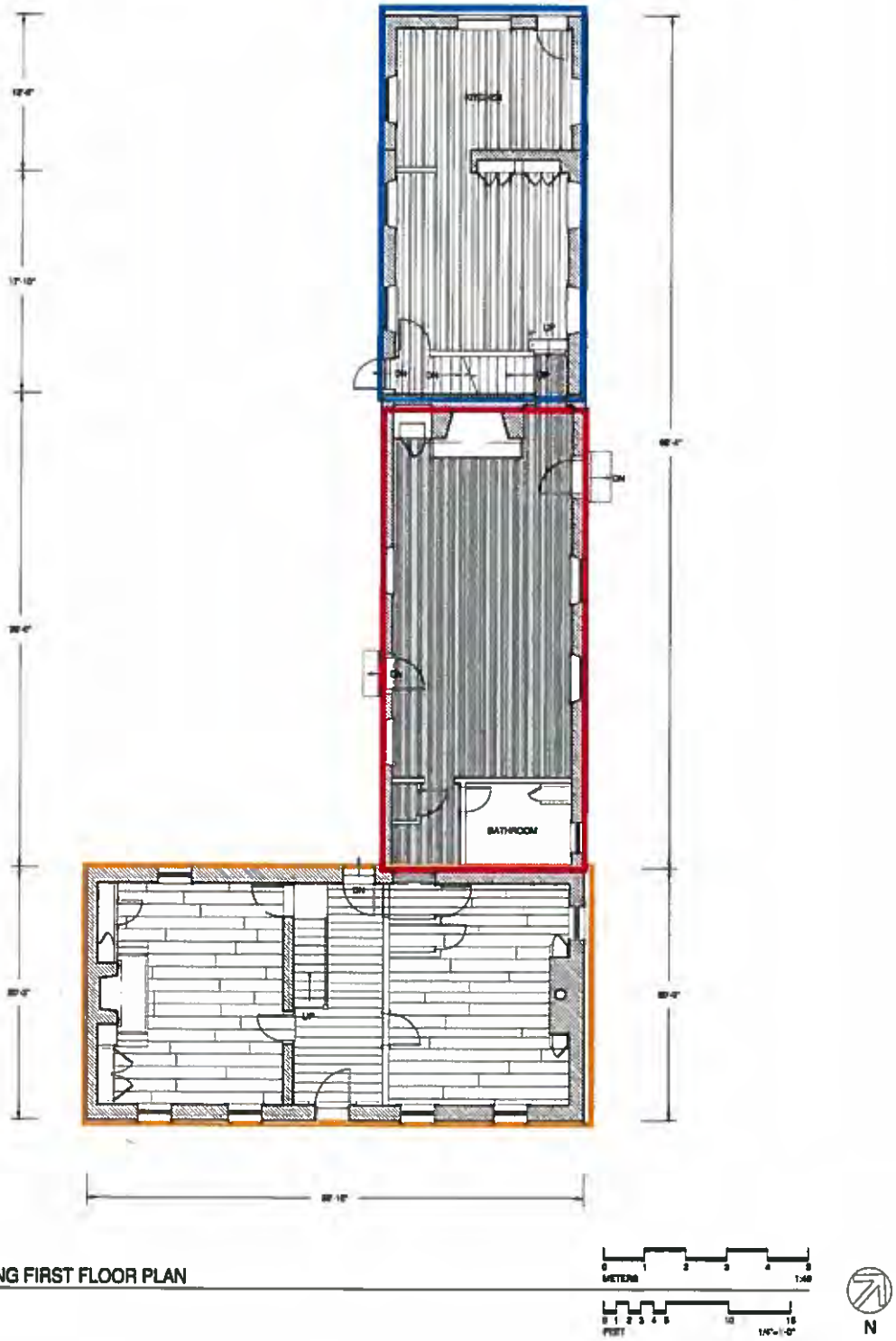
1945 Aerial Map New Castle

Grantham-Edwards-McComb House
Name of Property

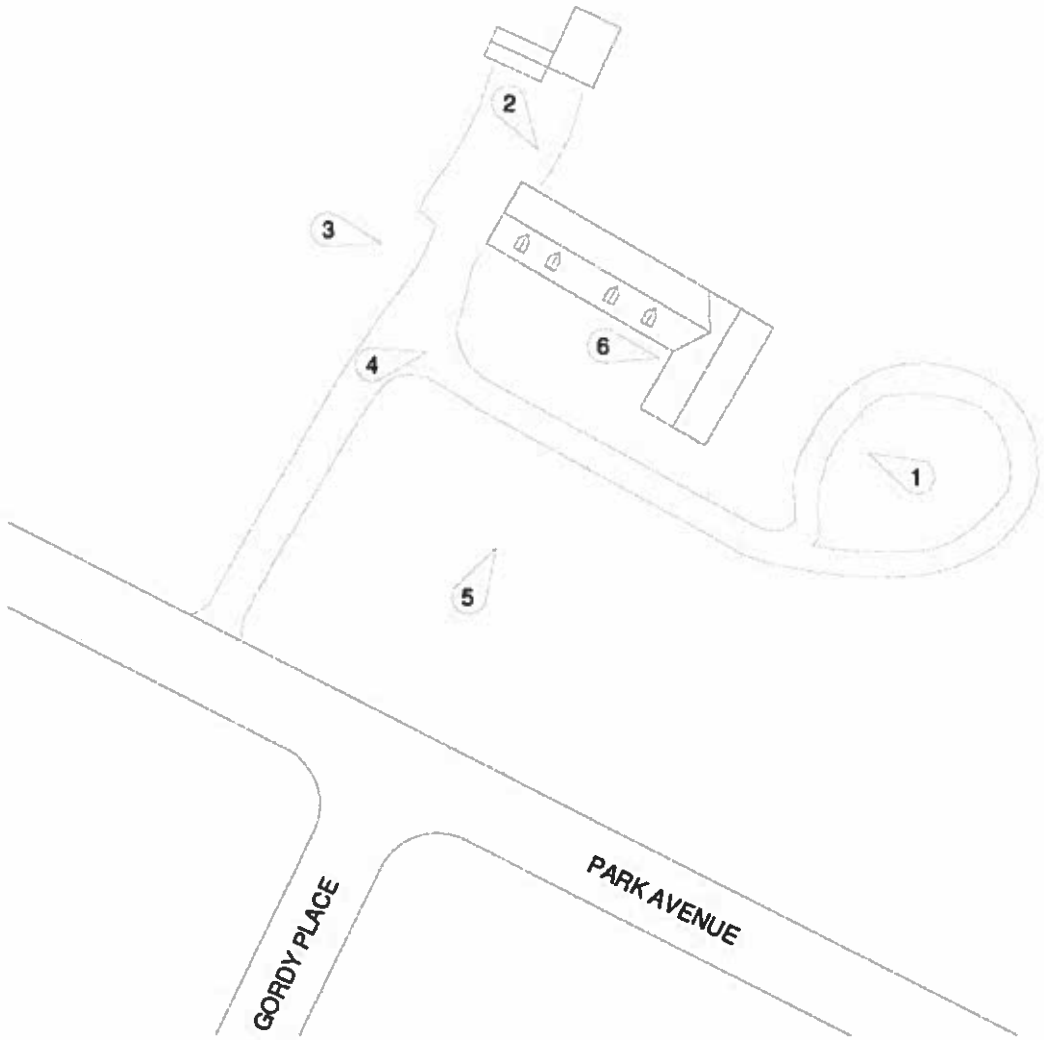
New Castle, Delaware
County and State

1868 Beers Map

First Floor Plan (Period I, Period II, Period III)



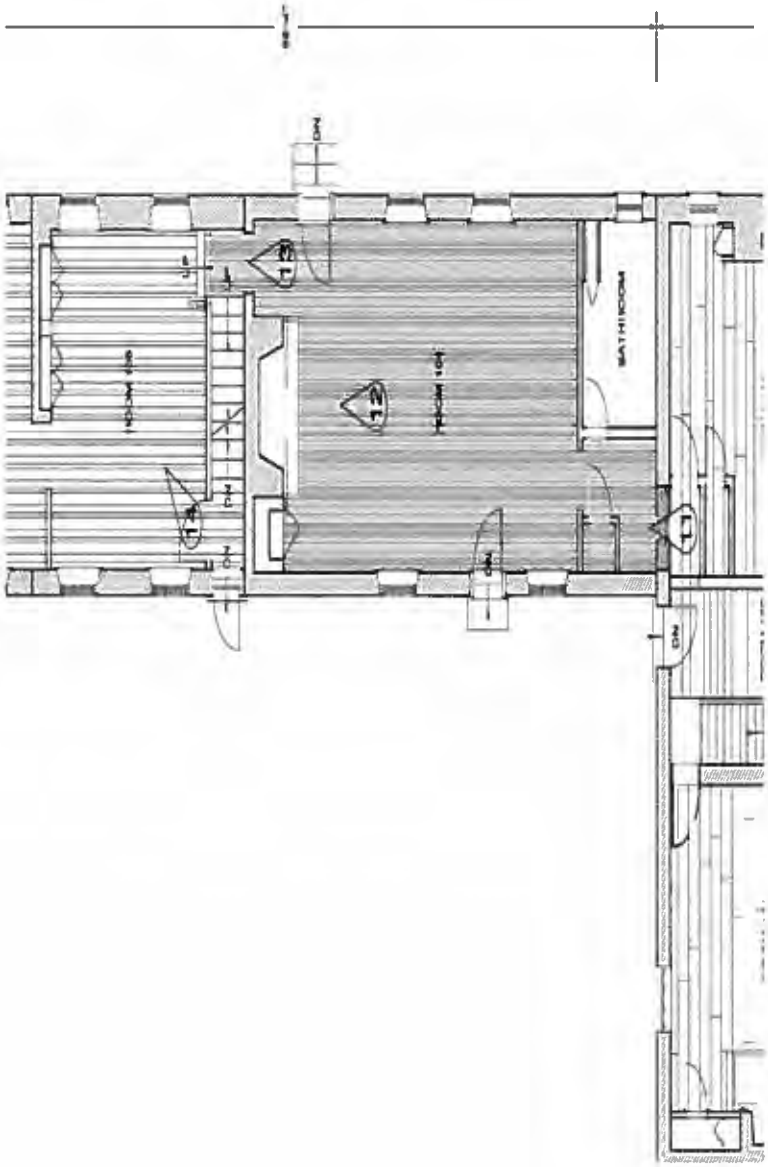
Site Plan with Photo Key



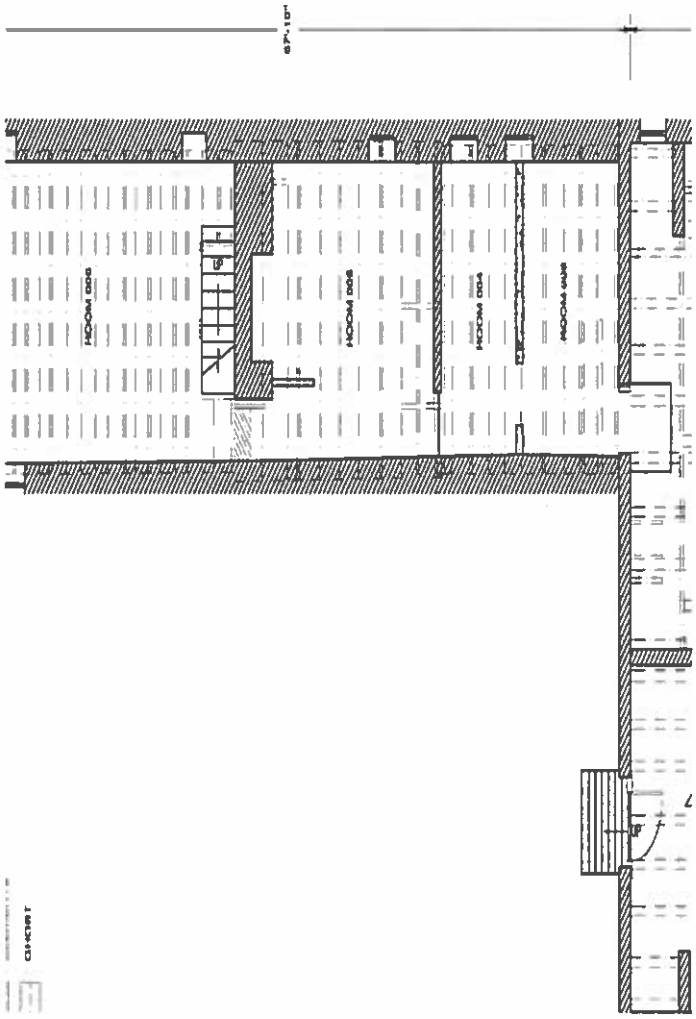
SITE PHOTO KEY

N

First Floor Photo Key



Cellar Floor Photo Key



Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Grantham-Edwards-McComb House

City or Vicinity: New Castle

County: New Castle State: Delaware

Photographer: Virginia Davidowski

Date Photographed: March-April 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 (DE_New Castle County_Grantham-Edwards-McComb House_0001)
View of southeast façade of main house, looking northwest.

Photo #2 (DE_New Castle County_Grantham-Edwards-McComb House_0002)
View of northeast elevation of house, looking south.

Photo #3 (DE_New Castle County_Grantham-Edwards-McComb House_0003)
View of northwest elevation of house, looking northeast.

Photo #4 (DE_New Castle County_Grantham-Edwards-McComb House_0004)
View of southwest and northwest elevations of house, looking east.

Photo #5 (DE_New Castle County_Grantham-Edwards-McComb House_0005)
View of southwest elevation of house, looking northeast.

Photo #6 (DE_New Castle County_Grantham-Edwards-McComb House_0006)
View of detail on northwest elevation of house, looking southeast.

Photo #7 (DE_New Castle County_Grantham-Edwards-McComb House_0007)

House interior, first floor, Period I, view of center hall, showing late-eighteenth century staircase leading to second story hallway and exterior door, looking west.

Photo #8 (DE_New Castle County_Grantham-Edwards-McComb House_0008)
House interior, first floor, Period I, view of parlor, showing late-eighteenth century fireplace, looking southwest.

Photo #9 (DE_New Castle County_Grantham-Edwards-McComb House_0009)
House interior, first floor, Period I, detail view of parlor, showing floor cut for previous hearth, looking southwest.

Photo # 10 (DE_New Castle County_Grantham-Edwards-McComb House_0010)
House interior, first floor, Period I, view of hall, showing late-eighteenth century stack and side cabinets, looking north.

Photo #11 (DE_New Castle County_Grantham-Edwards-McComb House_0011)
House interior, first floor, Period I, detail view of center hall, showing floor connection between Period I and Period II.

Photo #12 (DE_New Castle County_Grantham-Edwards-McComb House_0012)
House interior, first floor, Period II, view of room 104, showing nineteenth century stack, looking northwest.

Photo # 13 (DE_New Castle County_Grantham-Edwards-McComb House_0013)
House interior, first floor, Period II, view of room 104, showing hallway leading into Period III addition room, looking northwest.

Photo #14 (DE_New Castle County_Grantham-Edwards-McComb House_0014)
House interior, first floor, Period III, view of room 106, showing northwest and northeast walls with built-in cabinets on northwest wall, looking north.

Photo #15 (DE_New Castle County_Grantham-Edwards-McComb House_0015)
House interior, second floor, Period III, view of staircase, showing access to second floor in Period II and Period III sections, looking northeast.

Photo #16 (DE_New Castle County_Grantham-Edwards-McComb House_0016)
House interior, second floor, Period II, view of room 203, showing northwest wall, looking northwest.

Photo #17 (DE_New Castle County_Grantham-Edwards-McComb House_0017)
House interior, second floor, Period II, view of room 203, showing northeast wall, looking northeast.

Photo #18 (DE_New Castle County_Grantham-Edwards-McComb House_0018)

House interior, second floor, Period II, view of room 203, showing southeast wall, looking southeast.

Photo #19 (DE_New Castle County_Grantham-Edwards-McComb House_0019)
House interior, second floor, Period II, view of room 203, showing southeast and southwest walls, looking south.

Photo #20 (DE_New Castle County_Grantham-Edwards-McComb House_0020)
House interior, second floor, Period I, view of room 202, showing northwest and northeast walls with a winder stair to attic on the northeast wall, looking north.

Photo #21 (DE_New Castle County_Grantham-Edwards-McComb House_0021)
House interior, second floor, Period I, detail view of room 202, showing winder stair on northeast wall, looking north.

Photo #21 (DE_New Castle County_Grantham-Edwards-McComb House_0022)
House interior, attic, Period I, view of room 301, showing late-eighteenth century stack on southwest wall, looking southwest

Photo #23 (DE_New Castle County_Grantham-Edwards-McComb House_0023)
House interior, attic, Period I, view of room 301, showing reworked stack on northeast wall, looking east.

Photo #24 (DE_New Castle County_Grantham-Edwards-McComb House_0024)
House interior, attic, Period II, view of room 302, showing nineteenth century stack, looking northwest.

Photo #25 (DE_New Castle County_Grantham-Edwards-McComb House_0025)
House interior, attic, Period II, detail view, showing 19th century dormer, looking southwest.

Photo #26 (DE_New Castle County_Grantham-Edwards-McComb House_0026)
House interior, attic, Period III, view of room 303, showing northwest gable end wall, looking northwest.

Photo #27 (DE_New Castle County_Grantham-Edwards-McComb House_0027)
House interior, cellar, Period I, view of room 001, showing eighteenth century bulkhead on northwest wall, looking west.

Photo #28 (DE_New Castle County_Grantham-Edwards-McComb House_0028)
House interior, cellar, Period I, view of room 001, showing eighteenth century stack on southwest wall, looking west.

Photo #29 (DE_New Castle County_Grantham-Edwards-McComb House_0029)
House interior, cellar, Period I, view of room 002, showing northwest wall and entrance into Period II of the cellar, looking north.

Photo #30 (DE_New Castle County_Grantham-Edwards-McComb House_0030)
View of modern chicken coop, showing southwest elevation, looking northeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Starlight Sphere
Starlight Sphere

CHICKEN
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