National Park Service
Cultural Landscapes Inventory

2017



Beaver Valley

First State National Historical Park

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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name: Beaver Valley

Resource Classification: Cultural Landscape

CLI Identification Number: 976052

Parent Landscape: 976052

Inventory Status: Complete

Park Information

Park Name: First State National Historical Park

Alpha Code: FRST

Park Organization Code: 4542

Park District: FRST

Region: Northeast

Restricted: Yes

Landscape Description:

Beaver Valley is a National Park Service unit of First State National Historical Park which encompasses resources associated with settlement of the Delaware region, the role that Delaware played in the establishment of the nation, and the preservation of the cultural landscape of the Brandywine Valley. In addition to Beaver Valley, the park includes several noncontiguous sites within Delaware: Fort Christina and Old Swedes Church in Wilmington; New Castle Green, Court House, and Sheriff's House in New Castle; the Green in Dover and John Dickinson Plantation in Dover; and the Ryves Holt House in Lewes.

Formerly known as the Woodlawn Tract, the 1,105-acre Beaver Valley property is located approximately five miles north of the Wilmington city limits and twenty-seven miles southwest of Philadelphia, straddling the boundary of New Castle County, Delaware and Concord and Birmingham Townships in Pennsylvania. Beaver Valley features rolling agricultural fields and pasture, forested hillsides, and stream valleys characteristic of the cultural landscape of the larger Brandywine Valley of northern Delaware and southern Pennsylvania. Dotted with farmsteads and laced with winding roads, the property reveals evidence of eighteenth-century English Quaker settlement and the vision of nineteenth-century Quaker industrialist, William Poole Bancroft, to preserve Beaver Valley as future parkland.

Beaver Valley Road, Ramsey Road, Beaver Dam Road, Brandywine Creek Road, Woodlawn Road, Creek Road, Smith Bridge Road, and Thompson Bridge Road comprise the primary transportation routes in Beaver Valley. An extensive pedestrian and bridle trail system based on former farm roads and twentieth-century constructed trails links fields, farms, and woodland. Sixteen residences and farmsteads, with accompanying agricultural structures, are located within the boundaries. The earliest extant farmhouse was built circa 1740, the latest by 1914. In addition, extensive stone ruins from nineteenth-century mills and factories are located near Beaver Creek. Some land in Beaver Valley is divided into leases held by the National Park Service with individuals and commercial agricultural companies.

To the west of Beaver Valley is the area known as "Chateau Country" featuring public gardens, Winterthur and Mt. Cuba, which were former estates of the du Pont and Copeland families respectively. The early twentieth-century du Pont estate, Granogue, borders the western edge of Brandywine Creek and is visible from upland area farms on Ramsey Road and Thompson Bridge Road. To the south of Beaver Valley is Brandywine Creek State Park,

established in 1965 from former du Pont family agricultural land. Immediately north and east of the park the landscape is very similar to the rolling agricultural land of Beaver Valley. Concord Pike to the east, however, is lined with commercial development. Densely platted subdivisions are located to the east of Concord Pike.

HISTORICAL OVERVIEW

The history of the landscape of Beaver Valley within First State National Historical Park mirrors the development of the greater Brandywine Valley. In the early eighteenth century, first and second generation Quaker immigrants established farms and mills along Beaver Valley Creek and Brandywine Creek within what is now the Beaver Valley tract, moving outward from the creeks' banks. They cleared land and eventually built stone farmhouses similar in size, materials, layout, and ornamentation to those of their forbearers in England and Ireland. Many farmers prospered, diversifying their income through grist and saw mills, harnessing the power of Beaver Creek. They also amassed land and divided it, enabling many of their grown children to settle on adjacent farms of their own, as Quaker theology strongly encouraged. Rough roads were cut through the forests and along the creeks, linking mills and farms to each other and the markets beyond. Early nineteenth-century petitions were made to improve roads as farmers and millers gained a foothold.

Concurrent advances in milling technology spurred rapid development of mills along Beaver Creek, though the flow of the creek was not always consistent and storm floods regularly damaged mill infrastructure. By the 1830s woolen mills, fulling mills for cloth finishing, paper mills, and clover mills for preparing clover seed for planting, were powered by Beaver Creek through mill ponds, races, and dams. The machinery and form of these new factories was fairly flexible, for in response to changing market conditions the mills changed production.

As the density of mills and factories along Beaver Creek increased, a hamlet developed at the intersection of present day Beaver Valley Road and Beaver Dam Road. Named Chandler's Hollow, and later Beaver Valley, the village contained a general store, post office, blacksmith, and wheelwright shop. South of Chandler's Hollow, farmers cultivated the best agricultural land in the valley and constructed stone farmhouses similar to their northern neighbors. In addition to subsistence and local trade crops, they grew grain primarily for export. Yet by the mid-nineteenth century the agricultural economy was changing. The smaller size of second and third generation inherited land holdings, coupled with depleted soil fertility, competition from wheat growers in the new western territories, and improving transportation networks, prompted Beaver Valley farmers to gradually make changes in production. The export grain economy decreased in importance as farmers focused on intensively cultivated market and processed crops to supply burgeoning urban markets. Fruit cultivation increased and butter became the primary cash crop. Spring houses, always important for protecting drinking water and cold storage on the farm, became critical to commercial butter production. The economy of Beaver Valley was growing again. Houses of wood frame construction were built to accommodate increased labor requirements demanded by the dairy industry and to diversify landholder's incomes. The relative prosperity, however, did not last long.

By the second half of the nineteenth century, water powered mills along Beaver Creek were becoming outdated. Even where water was replaced by newer sources of power, they were too small to compete. Further south along the banks of the Brandywine, the enormous industrial factories were booming. Without locally grown wheat, custom grist mills had no market. By the early twentieth century, the mills and factories were shuttered and fell into ruin. With little local industry, the small businesses of Beaver Valley had few customers and they too closed. Advances in technology were also impacting agriculture, namely a greater understanding of bacteria and the importance of sanitation that led to new regulations on the dairy industry. Eighteenth and nineteenth century bank barns and spring houses, once considered models of productive design, were deemed unsanitary and outmoded. Farmers in Beaver Valley, with their small land holdings and herds, could not compete with larger commercial farmers especially when faced with required facility improvements. Indeed, in the late 1920s, the Woodlawn Trustees built a dairy barn with the latest equipment and breeds to show area farmers how to run a successful modern dairy, but it rarely made a profit.

In the late nineteenth century, wealthy industrialists began to buy land surrounding the future First State National Historical Park. With the declining agricultural market, land was relatively inexpensive and allowed the newly elite to reflect their status through expansive estates of rolling farmland and picturesque creek bottoms. One of these was Quaker industrialist William Bancroft. To achieve his vision of well-organized communities with parkland and adequate housing for all, Bancroft began acquiring land in the Brandywine Hundred not to live upon, but to preserve. In Beaver Valley, he leased his holdings back to former owners when possible as farms and residences. Bancroft formed the Woodlawn Company in 1901, and later the Woodlawn Trustees, Inc., to manage the leaseholds and to develop property to create income with which to acquire more property to hold for future use as public parkland. In time the

Trustees allowed the public to use Beaver Valley as parkland, building trails, parking lots, and picnic areas among the farm fields and houses.

Bancroft was not alone in his appreciation of the Brandywine Valley's beauty. At the turn of the twentieth century, inspiration for both art and conservation were found in its gentle hillsides of fields, pastures, and woodlands. On this landscape lay the romanticized evidence of centuries of agrarian life, one embraced by many of the Brandywine's elite families making their fortunes from harnessing water power. The artists of the Brandywine School celebrated the cultural landscape of the Brandywine Valley in painting and illustration. The Bancrofts and other prominent families became their patrons, supporting artistic efforts that were consistent with their own aesthetic appreciation of the landscape, and to conserve the land that inspired the art.

When Bancroft established the Woodlawn Company he drew upon English proto-types of private companies formed with the goal of progressive community development with parkland, affordable housing, and well-designed transportation networks for the common worker. Great effort and funds were spent during William Bancroft's lifetime to acquire the farms that today comprise the Beaver Valley Unit of First State National Historical Park. Later, after his death, the land was preserved with little change, for more than one hundred years. Within the larger goal of creating what we might, today, call livable communities, Beaver Valley was preserved for the qualities characterizing the pastoral cultural landscape of the Brandywine.

SIGNIFICANCE SUMMARY

The Beaver Valley area of First State National Historical Park is significant under National Register of Historic Places criteria A, C, and D. Under Criterion A in the areas of Community Planning and Development and Conservation, Beaver Valley is nationally significant through the work of William Bancroft, a Quaker industrialist and early leader in the development of Wilmington, Delaware and the Brandywine Valley. The preservation of Beaver Valley as public parkland is the result of William Poole Bancroft's prescient planning efforts for the region. Under Criterion A in the area of Exploration/Settlement, Beaver Valley is also nationally significant for its association with the eighteenth-century agricultural and industrial development of William Penn's land grant by families, of primarily English Quaker descent. Early settlement patterns are revealed through stone farmhouses and stone mill ruins, agricultural and milling land use patterns and spatial organization, and extant stone boundary markers. Under Criterion A and Criterion C in the areas of Politics/Government and Engineering, Beaver Valley is nationally significant for the two regularly spaced stone markers that demarcate the boundary between the proprietaries that would become the states of Delaware and Pennsylvania surveyed in the eighteenth century. Lastly, Beaver Valley is significant under Criterion D in the area of Archaeology-Prehistoric for the Rock Shelter Site, which has yielded information about early peoples dating to the Paleo Indian Woodland Period (3000 BCE – 1600 CE).

The period of significance for Beaver Valley is 1681 to 1928, beginning when William Penn acquired the Pennsylvania patent that included the land of Beaver Valley, and ending with the death of William Bancroft, who was responsible for the preservation of the land that would eventually become the Beaver Valley Unit of First State National Historical Park.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The physical integrity of Beaver Valley is evaluated by comparing the landscape characteristics and features present during the period of significance (1681-1928) with those of the existing landscape. Though the landscape has evolved over time, many of the historic landscape characteristics and features of Beaver Valley are intact and help to maintain the agricultural character of the area. The existing boundaries of the Beaver Valley area substantially reflect the boundaries of the tracts acquired by William Bancroft in the early twentieth century for preservation as public parkland. Five farmsteads date to the eighteenth century and two date to the early nineteenth century. The farm dwellings retain their original locations and central blocks, though many have been altered and have lost support structures. Many farms reflect their early Quaker history through architecture, property boundaries, and spatial organization. Existing vehicular roads retain their original eighteenth and nineteenth-century routes with minor changes. Though successional growth encroaches on historic fields and pastures, the agricultural legacy of the landscape can be understood through patterns of field and forest. Beaver Valley's nineteenth-century industrial history is revealed in stone mill foundations and dams, in the traces of races and mill ponds near Beaver Creek, and in the remnant feldspar quarry near Ramsey Road. Existing trails are a combination of eighteenth and nineteenth-century farm roads, and twentieth century hiking trails created by the Woodlawn Trustees to promote recreational use. They reveal the history of the property as an early experiment in efforts to conserve private land for public use.

While Beaver Valley retains historic characteristics and features, many changes have occurred. Successional and invasive growth threatens some farm fields, while some eighteenth and nineteenth-century farmsteads have lost agricultural support structures. The loss of industrial structures has diminished the property's integrity, although remnant ruins evoke this past use. Overall, Beaver Valley retains enough of its historic fabric to retain integrity of location, design, setting, materials, workmanship, feeling, and association as outlined in the National Register.

The condition of the Beaver Valley landscape is "Fair." The condition assessment is based on the loss of historic character and features that have taken place since the site's period of significance. The changes have been brought on by deferred maintenance to existing historic properties, the loss of structures and landscape elements related to the eighteenth and nineteenth-century milling and agricultural landscape, and the intrusion of invasive and successional vegetation on historic farm fields. The agricultural use, the preservation of historic buildings, structures and ruins, and the contrast between the open and wooded areas of the landscape all contribute its Brandywine Valley watershed character.

Landscape Hierarchy Description:

First State National Historical Park contains seven sites; Beaver Valley five miles north of Wilmington; Fort Christina and Old Swedes Church in Wilmington; the Green in New Castle, the Court House, and the Sheriff's House in New Castle; the Green in Dover, and John Dickinson Plantation in Dover; and the Ryves Holt House in Lewes. For the purposes of the Cultural Landscapes Inventory Program, the park contains three noncontiguous landscapes: Beaver Valley, the Green in New Castle, and The Green in Dover.

Landscape Type:

Historic Vernacular Landscape

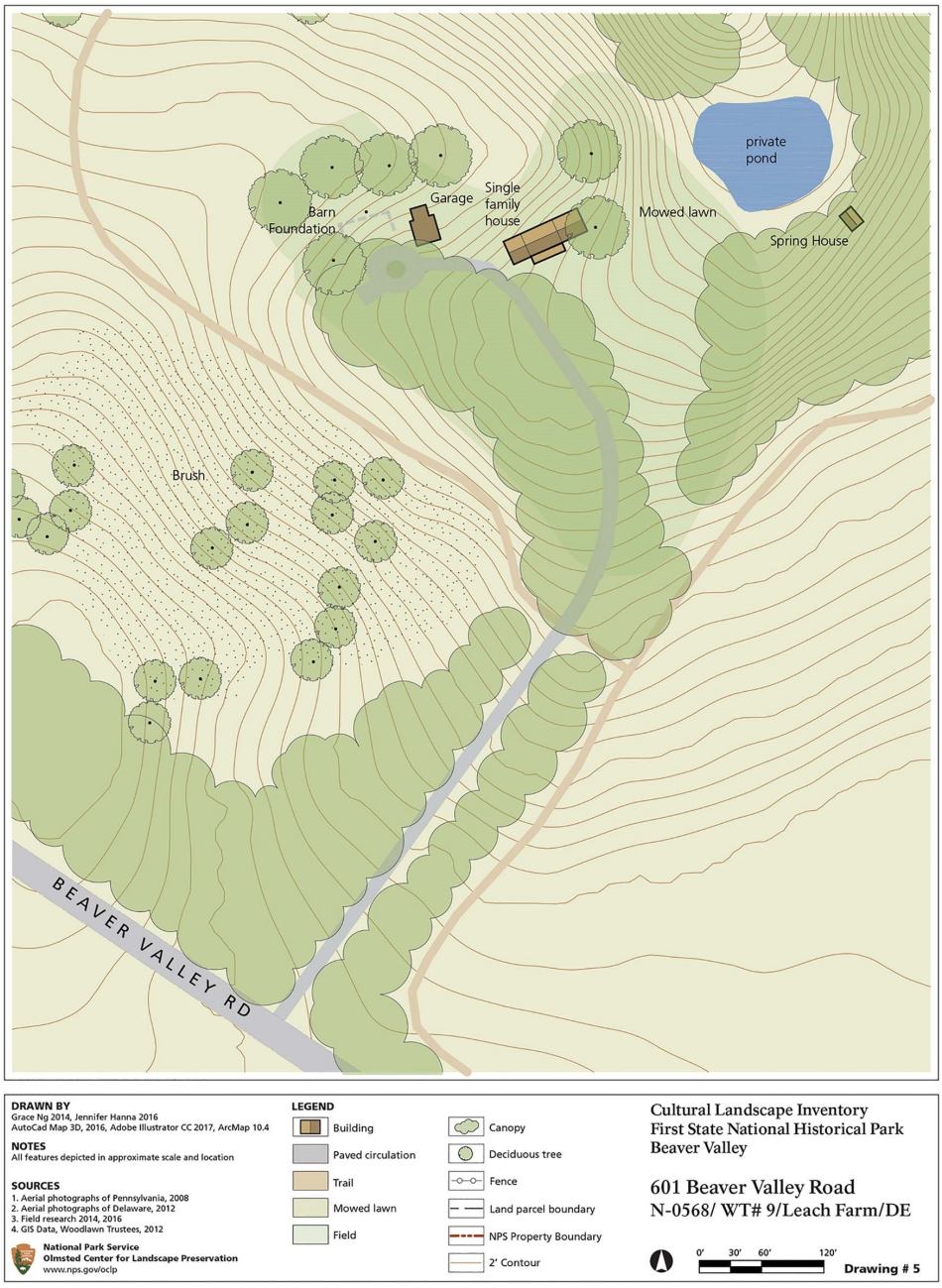
Other Names:

Other Name:	Beaver Valley	**Other Name Type:**	Both Current And Historic
Other Name:	The Woodlawn Tract	**Other Name Type:**	Both Current And Historic
Other Name:	Chandler's Hollow	**Other Name Type:**	Historic

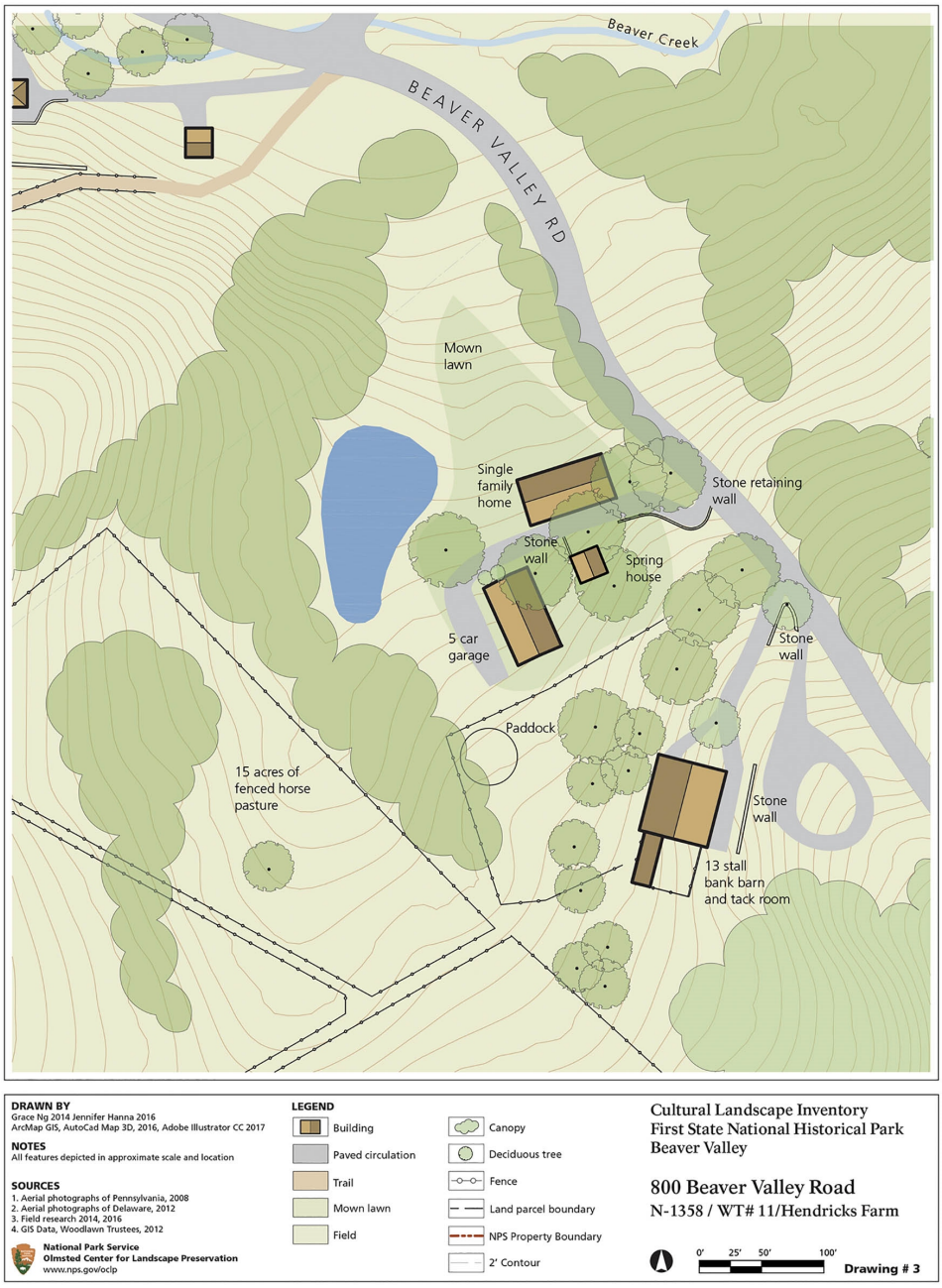
Site Plan



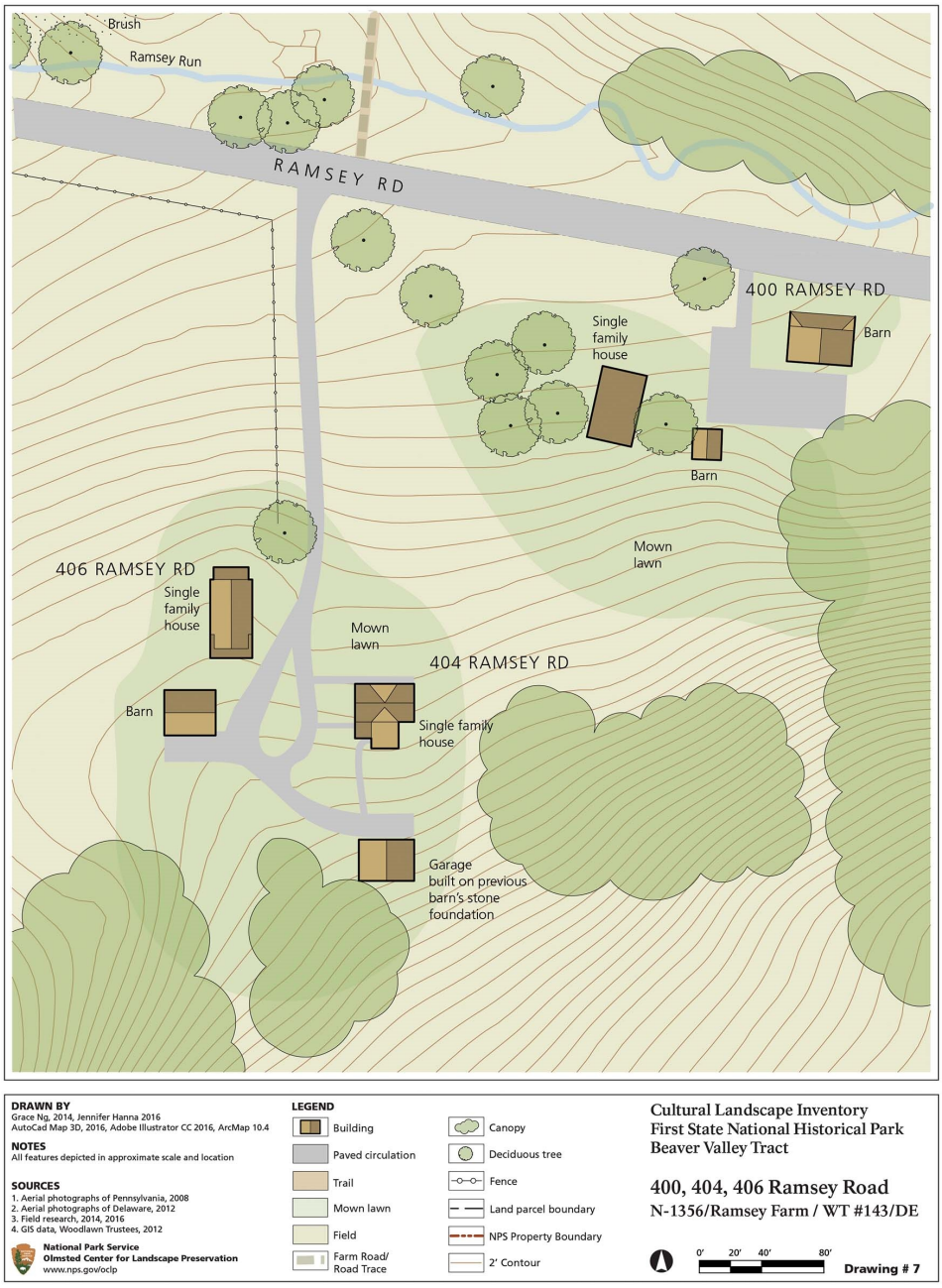
Site Plan, 701 Beaver Valley Road. (OCLP 2017)



Site Plan, 601 Beaver Valley Road. (OCLP 2017)



Site Plan 800 Beaver Valley Road. (OCLP 2017)



Site Plan, 400, 404, 406 Ramsey Road. (OCLP 2017)



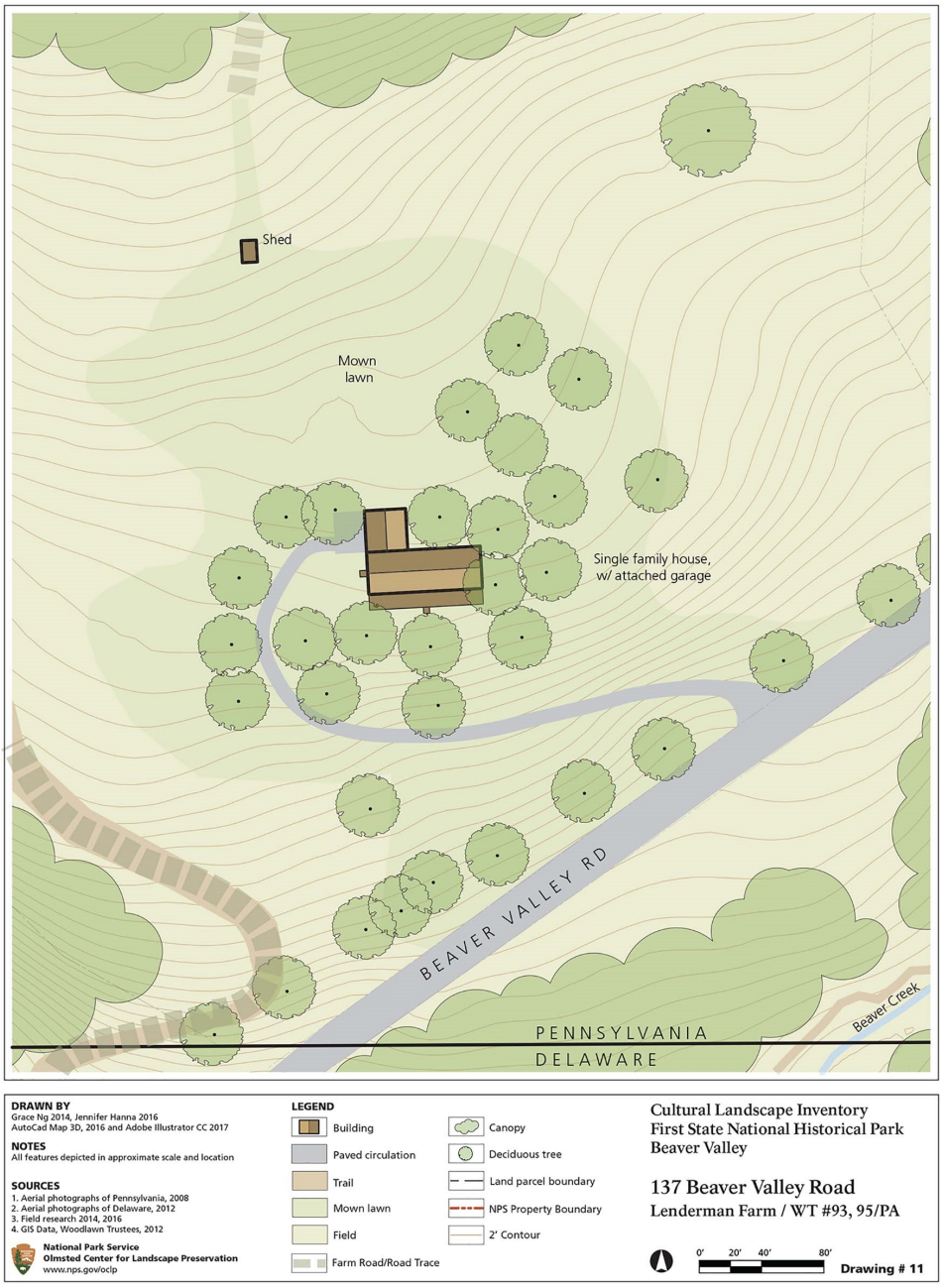
Site Plan, 100 Ramsey Road. (OCLP 2017)



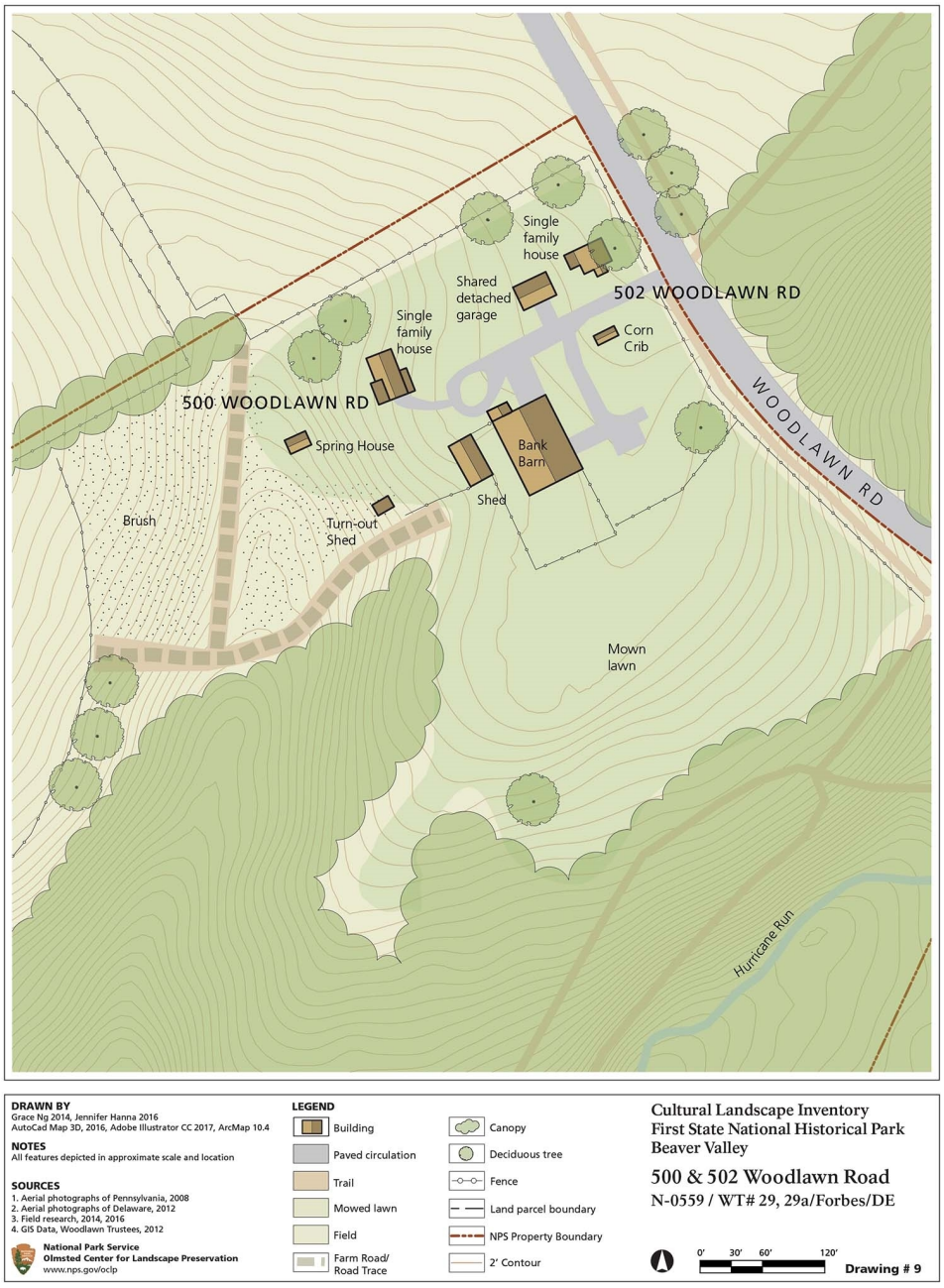
Site Plan 810 Beaver Valley. (OCLP, 2017)



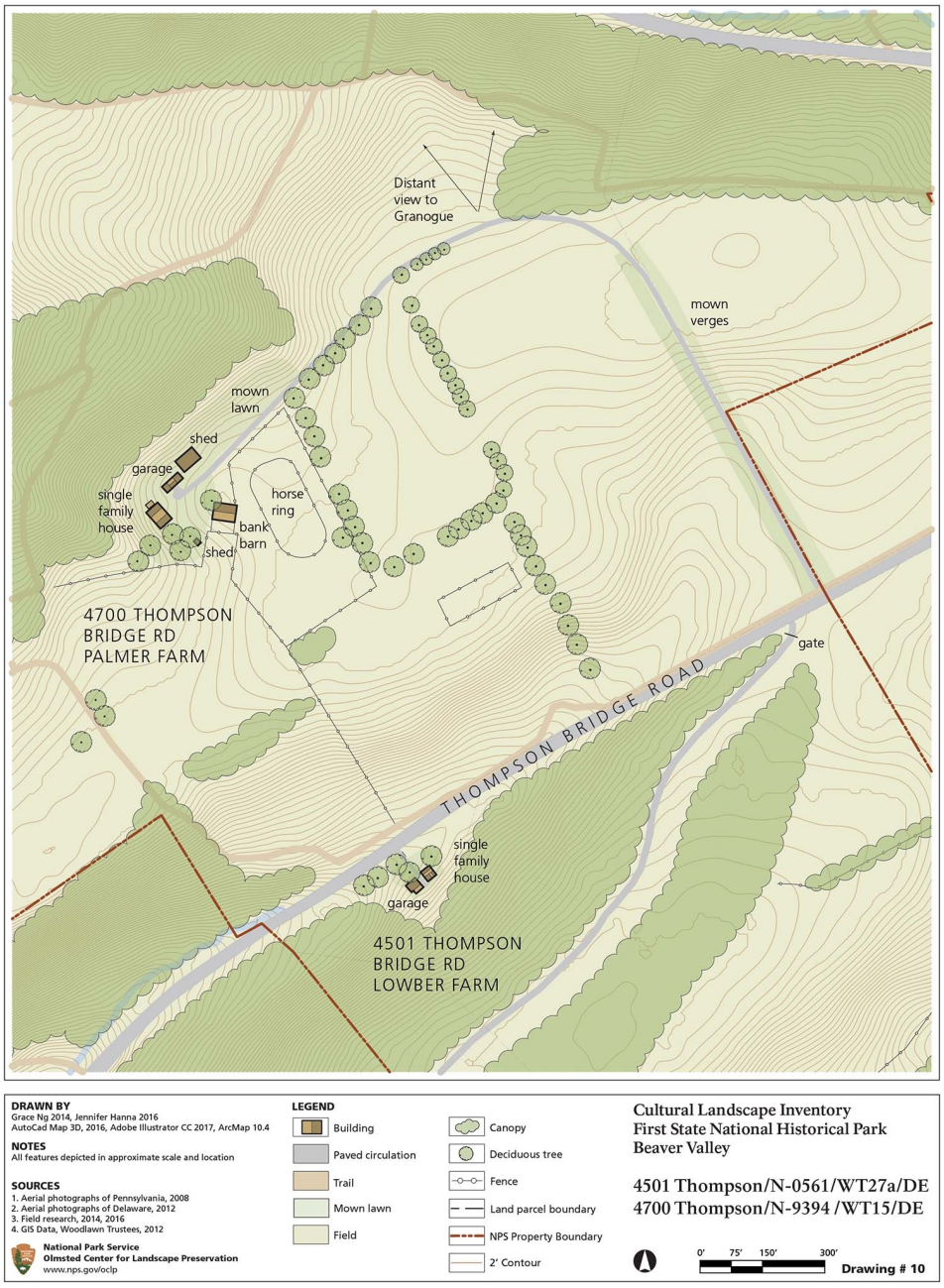
Site Plan, 405 Ramsey Road. (OCLP 2017)



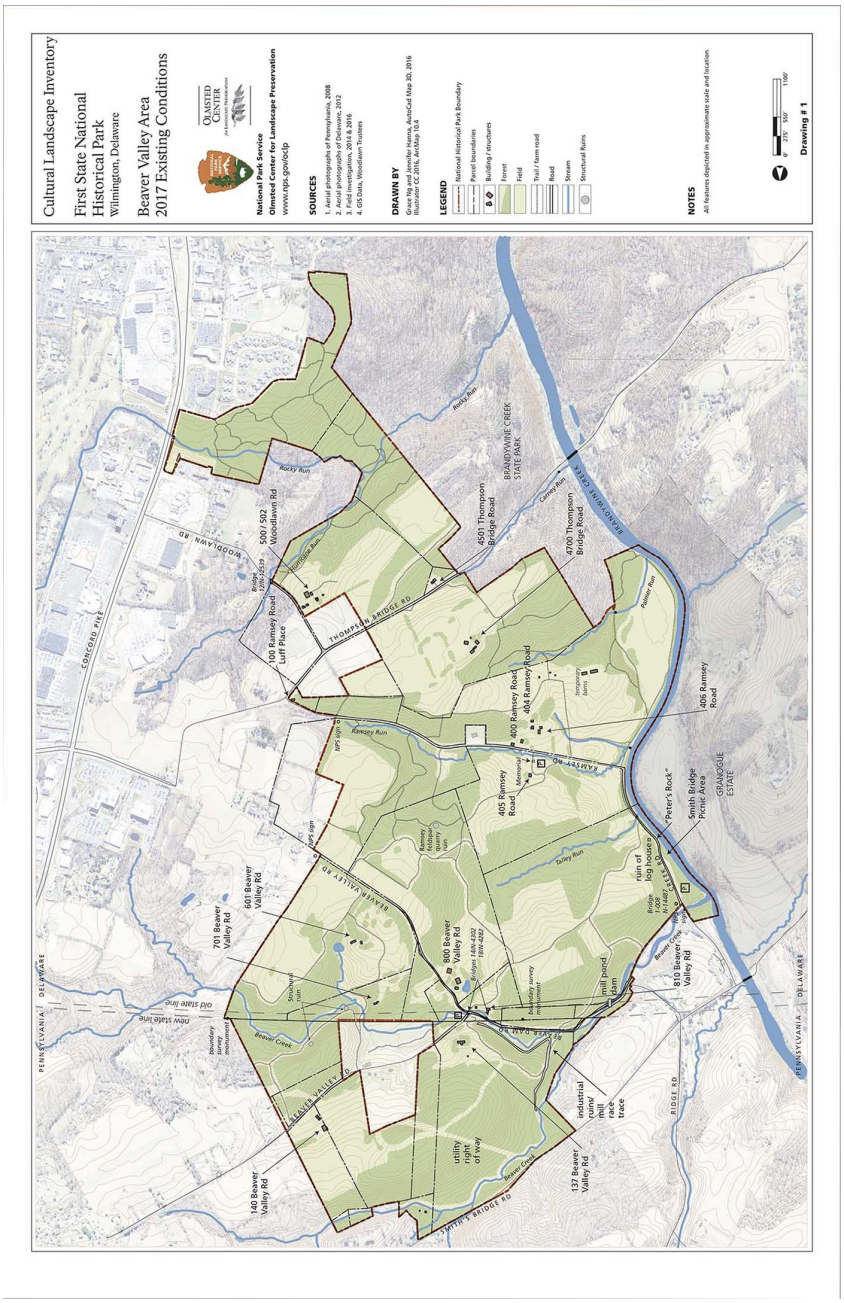
Site Plan, 137 Beaver Valley Road. (OCLP 2017)



Site Plan, 500 & 502 Woodlawn Road. (OCLP 2017)



Site Plan, 4501 & 4700 Thompson Bridge Road. (OCLP 2017)



Site Plan, Beaver Valley. (OCLP 2017)



Site Plan, 140 Beaver Valley Road. (OCLP 2017)

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 07/19/2017

Completion Status Explanatory Narrative:

Grace Ng, Student Conservation Association Intern, and Eliot Foulds, Historical Landscape Architect, both with the Olmsted Center for Landscape Preservation, conducted two site visits to Beaver Valley in First State National Historical Park in the summer of 2014. Jennifer Hanna, Historical Landscape Architect, Olmsted Center for Landscape Preservation, and Eliot Foulds made a three day site visit to Beaver Valley in November 2015. During the three visits the teams conducted a field inventory in Beaver Valley and undertook archival research at the Delaware Public Archives in Dover and at the Hagley Museum and Archives in Wilmington. In addition the team met with representatives from the Woodlawn Trustees, a tenant farmer and longtime resident of Beaver Valley, and the Superintendent of First State National Historical Park, Ethan McKinley. Superintendent McKinley is the primary contact for the park. He can be reached by email at ethan_mckinley@nps.gov, by telephone at 302-478-2769 in Beaver Valley, or by cell phone at 215-341-0032.

Concurrence Graphic Information:

Attachment File Path

Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

September 22, 2017

Jeff Killion, CLI Coordinator
National Park Service
Olmsted Center for Landscape Preservation
15 State Street, 6th Floor
Boston MA 02109

RE: Beaver Valley Unit, First State National Historical Park CLI

Dear Mr. Killion:

Based on a review of the documentation received and additional information in our files, the PA SHPO concurs with the National Park Service categorization of the landscape resources and features in the Beaver Valley Unit of the First State National Historical Park as either contributing, non-contributing, or undetermined as identified in the Cultural Landscapes Inventory (CLI, 2017), with the caveats noted below. In addition, we offer the comments below specifically regarding the Pennsylvania portion of the Beaver Valley Unit.

The PA SHPO supports National Register eligibility of the Pennsylvania portion of the unit for areas of significance including Government and Engineering (for the listed state line markers and survey arc) and for Planning and Conservation for the efforts of industrialist and philanthropist William Bancroft and the Woodlawn Company (later Woodlawn Trustees) to promote the well-being of residents of the Brandywine Valley through the preservation of open space for public benefit.

The period of significance for the Bancroft-Woodlawn era should extend beyond Bancroft's death in 1928, as the Woodlawn Company had been involved in Bancroft's Beaver Valley area holdings since 1912 and continued Bancroft's mission (as the Trustees) into the 21st century. We propose a period for the Bancroft-Woodlawn era that extends from 1906 until at least 1970. Their ongoing efforts to create and maintain open space mirror other conservation efforts in the area, including the formation of the Brandywine Conservancy (established in 1967 and responsible for placing important early conservation easements on properties in the Brandywine Valley) and the 1965 Brandywine Creek State Park (just south of the Beaver Valley Unit and carved from du Pont family farmland, later augmented by lands from Bancroft's Woodlawn Trustees). Bancroft and the Woodlawn Company/Trustees were leaders in landscape conservation and their continued stewardship complements other private efforts in the Brandywine watershed later in the 20th century.

An extended period of significance and broadened view for the Planning and Conservation themes may result in the reclassification of the following resources from Non-contributing (compatible) or Undetermined to Contributing (see page 82 of CLI):

- Lines of Stones along Roadways and Parking Areas
- Mill Race/Mill Pond/Mill Dam Traces
- Structural Ruins

It may be appropriate to include trails created by the Woodlawn Company/Trustees for public use as an inventoried landscape feature with a Contributing status.

Commonwealth Keystone Building | 400 North Street | 2nd Floor | Harrisburg, PA 17120 | 717.783.8947

Pennsylvania SHPO concurrence letter, September 22, 2017 (8 pages).

We call your particular attention to the Landscape Description, National Register Information and the Statement of Significance, and Analysis and Evaluation Summary in the enclosed CLI.

Based on the CLI, we seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of resources and features identified in this CLI:

- Beaver Valley is nationally significant under National Register Criterion A in the areas of Community Planning and Development, and Conservation for the work of Quaker industrialist William Bancroft. The preservation of Beaver Valley culminated Bancroft's desire to protect the beauty of the Brandywine River Valley to provide permanent recreational opportunities for the residents of Wilmington as part of his broader effort to create socially-progressive, well-planned communities.
- Beaver Valley is nationally significant under Criterion A in the area of Exploration/Settlement as represented in at least two farmsteads constructed in the eighteenth and early nineteenth-centuries. Evolving settlement patterns reflecting changing agricultural and industrial development are revealed in patterns of field and forest, farmhouses, outbuildings, and quarry and mill ruins.
- Beaver Valley is nationally significant under Criterion A and C in the areas of Politics/Government and Engineering for the two nineteenth-century stones that mark the eighteenth-century arced boundary between Delaware and Pennsylvania.
- The period of significance for Beaver Valley is 1681-1928. It begins with the year that William Penn acquired the Pennsylvania patent that included the land of Beaver Valley, and ends with the year of the William Bancroft's death, who made possible the preservation of the land that would eventually become the Beaver Valley unit of First State National Historical Park.
- The categorization of contributing and non-contributing landscape characteristics and features (see attached list).

If you concur with these findings, we ask that you please sign on the space provided and return this letter to Jeff Killion, CLI Coordinator (Address: National Park Service, Olmsted Center for Landscape Preservation, 15 State Street, 6th Floor, Boston, MA 02109). We would appreciate your response at your earliest convenience. Thank you for your attention to this inventory. Should you have any questions, please feel free to contact Mr. Killion at 617-223-5053 or jeff_killion@nps.gov.

Sincerely,

Robert J. Krumenaker
Acting Associate Regional Director
Resource Stewardship and Science
National Park Service, Northeast Region

Enclosure

cc:
Superintendent, First State National Historical Park

I concur with the National Park Service categorizations of the landscape resources and features at Beaver Valley, as contributing, non-contributing, and undetermined.

_____ _____
Pennsylvania State Historic Preservation Officer Date

We do not support eligibility in the areas of Exploration and Settlement for the *Pennsylvania* portion of the unit. While the landscape readily conveys the Bancroft-Woodlawn era and areas of significance, as a district it no longer sufficiently reflects the earlier industrial and agricultural uses of the landscape to be considered important for the Exploration or Settlement eras. Individual resources or smaller complexes may be considered eligible for those themes, but not a large landscape district. All resources that pre-date 1906 and are currently identified in the CLI as "contributing" to the unit would retain that classification under the Planning and Conservation themes as they were part of the landscape intentionally acquired and managed by Bancroft-Woodlawn, and continued to be a valued part of that landscape.

Archeological sites that are potentially individually eligible may be identified through future investigations.

The PA SHPO would support a larger National Register district that includes the Beaver Valley Unit and additional lands related to the Bancroft-Woodlawn efforts, eligible under the themes of Planning and Conservation.

If you have any questions regarding our comments, please contact April Frantz (afrantz@pa.gov; 717-783-9922) or Emma Diehl (emdiehl@pa.gov; 717-787-9121). Thank you for the opportunity to review and comment on the CLI for the Beaver Valley Unit. We are pleased that this recently-designated acreage will now supplement and enhance other protected landscapes in the lovely Brandywine Valley.

Sincerely,

Andrea L. MacDonald, Director
State Historic Preservation Office

ALM/aef

United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
United States Custom House
200 Chestnut Street
Philadelphia, PA 19106

IN REPLY REFER TO:

A.1.2 (NER-RSS)

JUN 2 7 2017

Andrea MacDonald, Bureau Director
Deputy State Historic Preservation Officer
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120

Dear Ms. MacDonald:

Enclosed you will find a copy of the Cultural Landscapes Inventory (CLI) for Beaver Valley at First State National Historical Park. We seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of previously unevaluated resources identified in this CLI for listing in the National Register of Historic Places. The report has been prepared by a team of historical landscape architects with the National Park Service (NPS) Olmsted Center for Landscape Preservation. The CLI program and the enclosed report continue the NPS efforts to update our cultural resource inventories.

Through the CLI program, the NPS is currently in the midst of a nationwide effort to inventory its cultural landscapes. The CLI is conducted in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). It is an inventory of baseline information for all historically significant cultural landscapes within the national park system, and it examines multiple landscape features that contribute to the significance of historic properties. The CLI process includes gathering information from existing secondary sources and conducting on-site reconnaissance of the existing landscape. The information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the property's overall significance. For landscapes found potentially eligible for the National Register of Historic Places, the evaluation describes their character-defining features and assesses the landscape's overall historical integrity. It also raises questions about the landscape that needs further study.

It is important to note that the CLI reports are not intended as comprehensive inventory reports for any one property, although for some properties they provide fuller documentation than for others. For example, the reports do not include a full architectural description of structures, but

6

Archeological Sites
Mill Race/Mill Pond/Mill Traces
Structural Ruins

document structures as elements of the overall landscape, and similarly documents other characteristics such as vegetation, spatial organization, and views and vistas. The CLI is one component of the NPS inventory effort that also includes cultural resource inventories for historic structures, archeological sites, ethnographic resources, and museum objects. For example, the NPS List of Classified Structures inventory includes structural features of cultural landscapes, but the CLI takes a more encompassing approach to the properties, inventorying all above-ground features in each park in which the NPS has a legal or mandated interest.

Previous Historic Property Evaluation:

First State National Historical Park was established as First State National Monument on March 25, 2013. The park was established as a National Historical Park on December 19, 2014. Historical units of the national park system, such as National Historical Parks, are automatically listed on the National Register of Historic Places by law as required by the National Historic Preservation Act of 1966. As such, all physical components of the park are considered "listed" in the National Register whether or not they are identified in a National Register nomination. Park wide documentation of resources has yet to be completed.

The Beaver Valley (Woodlawn) unit of First State National Historical Park straddles Delaware and Pennsylvania, encompassing land in New Castle County, Delaware and the Concord and Birmingham Townships in Pennsylvania. Several historic resources in Beaver Valley have been individually documented in the National Register. On February 18, 1975, the stone markers delineating the boundaries between Delaware, Pennsylvania, and Maryland were identified as significant in the areas of Politics/Government and Engineering for the eighteenth century. The regularly-spaced boundary stones along the northern boundary of Delaware and southeastern boundary of Pennsylvania mark an arc of a twelve mile circle measured from a radius point in New Castle, forming the only arc-shaped state boundary in the United States. Beaver Valley contains two of the stone markers (#14½ and #15).

Research and documentation is underway for the "Bancroft-Woodlawn Trustees District," a potential National Register-eligible rural historic district focused on land owned by the Trustees. This district may potentially span the Pennsylvania-Delaware line, although the boundary and the areas and periods of significance have not yet been determined (April Frantz, PA SHPO to Jeff Killion, OCLP, email, 7 October 2016).

Current Findings:

The enclosed CLI for Beaver Valley fully evaluates the cultural landscape, particularly the associated landscape characteristics and features, and finds that the site's landscape retains integrity in the areas of Community Planning and Development, Conservation, Exploration/Settlement, Politics/Government, and Engineering. As noted previously, two of the property's features compiled on the attached list have been listed in the National Register. The CLI identifies eight additional features related to circulation, buildings and structures, and views and vistas that also contribute to the significance and historic character of the site's landscape.

NPS Cultural Landscapes Inventory – Beaver Valley (Pennsylvania Lands)
First State National Historical Park
List of Contributing, Non-Contributing, and Undetermined Landscape Features
June 2017

Contributing Landscape Characteristics & Associated Features

The following landscape characteristics and associated features contribute to the property's historic character, though not all are considered countable resources according to the National Register of Historic Places. Features marked with a (*) were listed in the National Register on February 18, 1975.

Circulation
Beaver Valley Road
Beaver Dam Road
Smith Bridge Road
Residential Driveways

Buildings and Structures
House, 137 Beaver Valley Road
House, 140 Beaver Valley Road
Barn, 140 Beaver Valley Road

Views and Vistas
Typical Views of Fields and Forests

Small-Scale Features
* Delaware-Pennsylvania Arc Boundary Monument 14½
* Delaware-Pennsylvania Arc Boundary Monument 15

Non-Contributing Landscape Characteristics & Associated Features

Buildings and Structures
Turn-out Sheds, 140 Beaver Valley Road

Small-Scale Features
Lines of Stones along Roadways and Parking Areas
NPS Signage

Undetermined Landscape Characteristics & Associated Features

Circulation
Network of Farm Roads

Buildings and Structures
Shed, 137 Beaver Valley Road

CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Beaver Valley (Woodlawn Tract)
First State National Historical Park

First State National Historical Park concurs with the findings of the Cultural Landscape Inventory (CLI) for Beaver Valley, including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Fair

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for Beaver Valley is hereby approved and accepted.

Superintendent, First State National Historical Park — July 19, 2017 — Date

Park concurrence form, July 19, 2017.

individual buildings or structures and not as potentially contributing to a historic district, which is the purpose of the current study. As the properties in question appear to meet the integrity criteria of Location, Design, Setting, Feeling and Association, we recommend that the four farms as well as the bridges (listed below) categorized within your report as "not eligible" be properly evaluated as they may still contribute to the district:

- Forbes Farm, 500-502 Woodlawn Rd
- Lowber Farm, 4501 Thompson Bridge Rd
- Highfield Farm, 810 Beaver Valley Rd
- Luff Place, 100 Ramsey road
- Bridge 1-008/N-14487
- Bridge 12/N-12539
- Bridge 14/N-4302
- Bridge 18/N-04282

It is noted within the report that for the purposes of the CLI, Beaver Valley is considered "Entered-Inadequately Documented" and further indicates that future research should be conducted. Our office is interested in the next steps for park wide documentation of resources yet to be completed as well as the process of determining the status of those resources listed and categorized in the CLI as Undetermined Landscape Characteristics & Associated Features:

Circulation

- Beaver Valley Road
- Beaver Dam Creek Road
- Creek Road
- Ramsey Road
- Thompson Bridge Road
- Woodlawn/Forbes Road
- Residential Driveways
- Network of Farm Roads

Buildings and Structures

- Barns, 400 Ramsey Road
- Barn, 406 Ramsey Road
- Sheds, 500 Woodlawn Road
- Corn Crib, 500 Woodlawn Road
- House, 502 Woodlawn Road
- House, 502 Woodlawn Road
- Bridge, Woodlawn Road over Rocky Run (#12N-12539)
- Bridge, Woodlawn Road over Rocky Run (#14/N-4302)
- Bridge, Woodlawn Road over Rocky Run (#18/N-4282)

Archaeological Sites

- Structural Ruins
- Ruin of Log House near Peter's Rock

Letter to Mr. Killion
Page 3

Lastly, further explanation is needed regarding statements within the cover letter (p2, paragraph 2) and the report (p.21) "Historical units of the national park system, such as National Historic Parks, are automatically listed on the National Register of Historic Places by law as required by the National Historic Preservation Act of 1966. As such, all physical components of the park are considered "listed" in the National Register whether or not they are identified in a National Register Nomination."

Should you have any questions, or prefer to discuss this further in a conference call, please contact me at 302-736-7433 or at Kara.Briggs@state.de.us.

Sincerely,

Kara A. Briggs
Architectural Historian

CC: Gwenyth A. Davis, Deputy SHPO, Division of Historical & Cultural Affairs
Madeline Dunn, National Register Coordinator

United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
United States Custom House
200 Chestnut Street
Philadelphia, PA 19106

IN REPLY REFER TO:

A.1.2 (NER-RSS)

JUN 2 7 2017

Timothy A. Slavin, Director
State Historic Preservation Officer
Delaware Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19901

Dear Mr. Slavin:

Enclosed you will find a copy of the Cultural Landscapes Inventory (CLI) for Beaver Valley at First State National Historical Park. We seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of previously unevaluated resources identified in this CLI for listing in the National Register of Historic Places. The report has been prepared by a team of historical landscape architects with the National Park Service (NPS) Olmsted Center for Landscape Preservation. The CLI program and the enclosed report continue the NPS efforts to update our cultural resource inventories.

Through the CLI program, the NPS is currently in the midst of a nationwide effort to inventory its cultural landscapes. The CLI is conducted in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). It is an inventory of baseline information for all historically significant cultural landscapes within the national park system, and it examines multiple landscape features that contribute to the significance of historic properties. The CLI process includes gathering information from existing secondary sources and conducting on-site reconnaissance of the existing landscape. The information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the property's overall significance. For landscapes found potentially eligible for the National Register of Historic Places, the evaluation describes their character-defining features and assesses the landscape's overall historical integrity. It also raises questions about the landscape that needs further study.

It is important to note that the CLI reports are not intended as comprehensive inventory reports for any one property, although for some properties they provide fuller documentation than for others. For example, the reports do not include a full architectural description of structures, but document structures as elements of the overall landscape, and similarly documents other

characteristics such as vegetation, spatial organization, and views and vistas. The CLI is one component of the NPS inventory effort that also includes cultural resource inventories for historic structures, archeological sites, ethnographic resources, and museum objects. For example, the NPS List of Classified Structures inventory includes structural features of cultural landscapes, but the CLI takes a more encompassing approach to the properties, inventorying all above-ground features in each park in which the NPS has a legal or mandated interest.

Previous Historic Property Evaluation:

First State National Historical Park was established as First State National Monument on March 25, 2013. The park was established as a National Historical Park on December 19, 2014. Historical units of the national park system, such as National Historical Parks, are automatically listed on the National Register of Historic Places by law as required by the National Historic Preservation Act of 1966. As such, all physical components of the park are considered "listed" in the National Register whether or not they are identified in a National Register nomination. Park wide documentation of resources has yet to be completed.

The Beaver Valley (Woodlawn) unit of First State National Historical Park straddles Delaware and Pennsylvania, encompassing land in New Castle County, Delaware and the Concord and Birmingham Townships in Pennsylvania. Several historic resources located in Beaver Valley have been individually documented in the National Register. On February 18, 1975, the stone markers delineating the boundaries between Delaware, Pennsylvania, and Maryland were identified as significant in the areas of Politics/Government and Engineering for the eighteenth century. The regularly-spaced boundary stones along the northern boundary of Delaware and southeastern boundary of Pennsylvania mark an arc of a twelve mile circle measured from a radius point in New Castle, forming the only arc-shaped state boundary in the United States. Beaver Valley contains two of the stone markers (#14½ and #15). On September 1, 1978, the Beaver Valley Rock Shelter Site was identified as significant in the area of Archeology-Prehistoric as Delaware's only rock shelter providing tangible evidence of prehistoric occupation. Due to the sensitivity of this feature, the location of the site has been redacted from the National Register documentation form.

In 1983 and 2010 the State of Delaware completed survey forms for several resources in Delaware's Brandywine Hundred area. However, in October 2016 representatives from the Delaware State Historic Preservation Office said that the 1983 and 2010 survey forms were not official and did not necessarily reflect the State's current understanding of the cultural resources in the Park (Gwen Davis, DE SHPO to Jeff Killion OCLP, telephone call, 7 October 2016). The 1983 survey forms, completed by the Delaware Bureau of Archeology and Preservation, evaluated farmsteads in the valley using following categories: settlement and development, cultural, historic & ethnic issues, built environment, material culture, and not eligible. Six farms were identified as locally significant under the category "built environment" on January 13, 1987 including Hendricks Farm (800 Beaver Valley Road; N-1358); Twaddell Farm (701 Beaver Valley Road, N-1357); Leach Farm (601 Beaver Valley Road; N-568); Ramsey Farm (405 Ramsey Road); Ramsey Farm (400,404,406 Ramsey Road); and Palmer Farm (4700 Thompson Bridge Road). Four farms evaluated as "not eligible" on January 13, 1987 included: Forbes Farm (500-502 Woodlawn Road); Lowber Farm (4501 Thompson Bridge Road); Highfield Farm

(810 Beaver Valley Road); and Luff Place (100 Ramsey Road). The 2010 survey form, completed by the Delaware State Historic Preservation Office, evaluated Bridge 1-008/N-14487 (built 1960-61) on Creek Road across Beaver Creek as "not eligible" on April 20, 2010. No survey forms have been located for three other bridges within the boundaries of Beaver Valley: across Rocky Run (Bridge 12/N-12539, built 1800s), and across Beaver Creek (Bridge 14/N-04302, c.1910 and Bridge 18/N-04282, c.1890).

Research and documentation is underway for the "Bancroft-Woodlawn Trustees District," a potential National Register-eligible rural historic district focused on land owned by the Trustees. This district may potentially span the Pennsylvania-Delaware line, although the boundary and the areas and periods of significance have not yet been determined (April Frantz, PA SHPO to Jeff Killion, OCLP, email, 7 October 2016).

Current Findings:

The enclosed CLI for Beaver Valley fully evaluates the cultural landscape, particularly the associated landscape characteristics and features, and finds that the site's landscape retains integrity in the areas of Community Planning and Development, Conservation, Exploration/Settlement, Politics/Government, Engineering, and Prehistoric Archeology. As noted previously, three of the property's features compiled on the attached list have been listed in the National Register. The CLI identifies thirty-seven additional features related to land use, topography, circulation, buildings and structures, and views and vistas that also contribute to the significance and historic character of the property's landscape.

We call your particular attention to the Landscape Description, National Register Information and the Statement of Significance, and Analysis and Evaluation Summary in the enclosed CLI.

Based on the CLI, we seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of resources and features identified in this CLI:

- Beaver Valley is nationally significant under National Register Criterion A in the areas of Community Planning and Development, and Conservation for the work of Quaker industrialist William Bancroft. The preservation of Beaver Valley culminated Bancroft's desire to protect the beauty of the Brandywine River Valley to provide permanent recreational opportunities for the residents of Wilmington as part of his broader effort to create socially-progressive, well-planned communities.
- Beaver Valley is nationally significant under Criterion A in the area of Exploration/Settlement as represented in at least five farmsteads constructed in the eighteenth and early nineteenth-centuries. Evolving settlement patterns reflecting changing agricultural and industrial development are revealed in patterns of field and forest, farmhouses, outbuildings, and quarry and mill ruins.
- Beaver Valley is nationally significant under Criterion A and C in the areas of Politics/Government and Engineering for the two nineteenth-century stones that mark the eighteenth-century arced boundary between Delaware and Pennsylvania.
- Beaver Valley is significant under National Register Criterion D in the area of pre-contact period Archeology. Archeological excavations conducted to date on the site of

the Beaver Valley Rock Shelter have yielded information about the land use patterns of early peoples dating to the Paleo Indian Woodland Period.

- The period of significance for Beaver Valley is 1681-1928. It begins with the year that William Penn acquired the Pennsylvania patent that included the land of Beaver Valley, and ends with the year of the William Bancroft's death, who made possible the preservation of the land that would eventually become the Beaver Valley unit of First State National Historical Park.
- The categorization of contributing and non-contributing landscape characteristics and features (see attached list).

If you concur with these findings, we ask that you please sign on the space provided and return this letter to Jeff Killion, CLI Coordinator (Address: National Park Service, Olmsted Center for Landscape Preservation, 15 State Street, 6th Floor, Boston, MA 02109). We would appreciate your response at your earliest convenience. Thank you for your attention to this inventory. Should you have any questions, please feel free to contact Mr. Killion at 617-223-5053 or jeff_killion@nps.gov.

Sincerely,

Robert J. Krumenaker
Acting Associate Regional Director
Resource Stewardship and Science
National Park Service, Northeast Region

Enclosure

cc:
Superintendent, First State National Historical Park

I concur with the National Park Service categorizations of the landscape resources and features at Beaver Valley, as contributing, non-contributing, and undetermined.

_____ _____

Delaware State Historic Preservation Officer Date

State of Delaware
Historical and Cultural Affairs

21 The Green
Dover, DE 19901-3611

Phone: (302) 736.7400 Fax: (302) 739.5660

September 27, 2017

Jeff Killion, CLI Coordinator
National Park Service, Olmstead Center for Landscape Preservation
15 State Street, 6th Floor
Boston, MA 02109

RE: Cultural Landscapes Inventory for Beaver Valley at First State National Historic Park

Dear Mr. Killion:

Thank you for your letter and information, received in this office August 14, 2017, seeking a reconfirmation of agreement on previously evaluated resources and concurrence on the status of previously unevaluated resources identified in this Cultural Landscapes Inventory (CLI) for listing in the National Register of Historic Places. The information collected within the report is well researched and our office concurs with your list of resources identified within this CLI as Eligible for listing in the National Register of Historic Places. However, our office is in need of some additional information.

Our office concurs with your determination that Beaver Valley is potentially eligible for listing in the National Register under multiple criteria. For example, Criterion A is represented with a local level of significance by the categories of Community Planning and Development and Conservation which enables the work of William Bancroft to be emphasized. Beaver Valley may also be nationally significant under Criterion A in the area of Exploration/Settlement if appropriate documentation with comparative analyses is presented. Another possibility is Criterion A and C in the areas of Politics/Government and Engineering referencing the two stone markers that demarcate the 18th century arced boundary between Delaware and Pennsylvania as well as Criterion A in the area of Archaeology-Prehistoric for the Rock Shelter Site, if properly documented.

This report identifies a variety of resources reflective of a broad period of significance beginning in 1681and ending in 1928. Perhaps, the 250-year history of this rural district should be summarized within the report to explain the property's significance, but should focus more on the story of Bancroft and his acquisition and preservation of the land.

Further evaluation is needed with regard to those historic properties referenced within the report as "not eligible." Our office appreciates that the CLI reports are not intended as comprehensive inventory reports for any one property. However, as our office indicated in previous communications, references to eligibility in the Cultural Resource Survey (CRS) forms relating to properties named in the report do not constitute official determinations of eligibility, nor necessarily reflect the state's current understanding of the cultural resources in the Park. Additionally, at the time initial surveys were made, these resources were assessed as

SAVING DELAWARE HISTORY

Delaware SHPO concurrence letter, September 27, 2017 (10 pages).

NPS Cultural Landscapes Inventory – Beaver Valley (Delaware Lands)
First State National Historical Park
List of Contributing, Non-Contributing, and Undetermined Landscape Features
June 2017

Contributing Landscape Characteristics & Associated Features

The following landscape characteristics and associated features contribute to the property's historic character, though not all are considered countable resources according to the National Register of Historic Places. Features marked with a (*) were listed in the National Register on February 18, 1975. Feature marked with a (#) was listed in the National Register on September 1, 1978.

Land Use
Feldspar/Mica Quarry Remnants

Topography
Peter's Rock

Buildings and Structures
House, 810 Beaver Valley Road
Springhouse, 810 Beaver Valley Road
Stone Walls, 810 Beaver Valley Road
House, 800 Beaver Valley Road
Bank Barn, 800 Beaver Valley Road
Springhouse, 800 Beaver Valley Road
Stone Walls, 800 Beaver Valley Road
House, 701 Beaver Valley Road
Well, 701 Beaver Valley Road
House, 601 Beaver Valley Road
Barn Foundation, 601 Beaver Valley Road
Springhouse, 601 Beaver Valley Road
House, 100 Ramsey Road
Stone Walls, 100 Ramsey Road
House, 400 Ramsey Road
House, 404 Ramsey Road
Barn Foundation, incorporated into existing garage, 404 Ramsey Road
House, 405 Ramsey Road
Barn Foundation, 405 Ramsey Road
House, 406 Ramsey Road
House, 500 Woodlawn Road
Bank Barn, 500 Woodlawn Road
Springhouse, 500 Woodlawn Road
House, 4501 Thompson Bridge Road
House, 4700 Thompson Bridge Road

Bank Barn, 4700 Thompson Bridge Road
Mill Pond Dam

Views and Vistas
Typical Views of Fields and Forests

Small-Scale Features
* Delaware-Pennsylvania Arc Boundary Monument 14½
* Delaware-Pennsylvania Arc Boundary Monument 15

Archeological Sites
Beaver Valley Rock Shelter Site

Non-Contributing Landscape Characteristics & Associated Features

Land Use
Picnic Area

Circulation
Parking Areas

Buildings and Structures
Garage, 810 Beaver Valley Road
Fence, 810 Beaver Valley Road
Garage, 800 Beaver Valley Road
Paddock, 800 Beaver Valley Road
Split Rail Fencing, 800 Beaver Valley Road
Garage, 601 Beaver Valley Road
Garage, 100 Ramsey Road
Board Fences, 100 Ramsey Road
Garage, 404 Ramsey Road
Garage, 502 Woodlawn Road
Garage, 4501 Thompson Bridge Road
Sheds, 4700 Thompson Bridge Road
Garage, 4700 Thompson Bridge Road
Bridge, Brandywine Creek Road over Beaver Creek (#1-008/N-1487)

Small-Scale Features
Memorial Monument
NPS Signage
Gate (near intersection of Beaver Valley and Beaver Dam Roads)
Gate (south of Thompson Bridge Road, near 4501 Thompson Bridge Road
Lines of Stones along Roadways and Parking Areas

7

Undetermined Landscape Characteristics & Associated Features

Circulation

Beaver Valley Road
Beaver Dam Road
Creek Road
Ramsey Road
Thompson Bridge Road
Woodlawn/Forbes Road
Residential Driveways
Network of Farm Roads

Buildings and Structures

Barns, 400 Ramsey Road
Barn, 406 Ramsey Road
Sheds, 500 Woodlawn Road
Corn Crib, 500 Woodlawn Road
House, 502 Woodlawn Road
Bridge, Woodlawn Road over Rocky Run (#12N-12539)
Bridge, Beaver Valley Road over Beaver Creek (#14/N-4302)
Bridge, Beaver Valley Road over Beaver Creek (#18/N-4282)

Archeological Sites

Structural Ruins
Ruin of Log House near Peter's Rock

Geographic Information

State and County:

State	County
Pennsylvania	Delaware County
Delaware	New Castle County
Delaware	New Castle

Size (Acres): 1105.13

Land Tract Number(s)

01-101 (215.00 acres)
01-104 (890.13 acres)

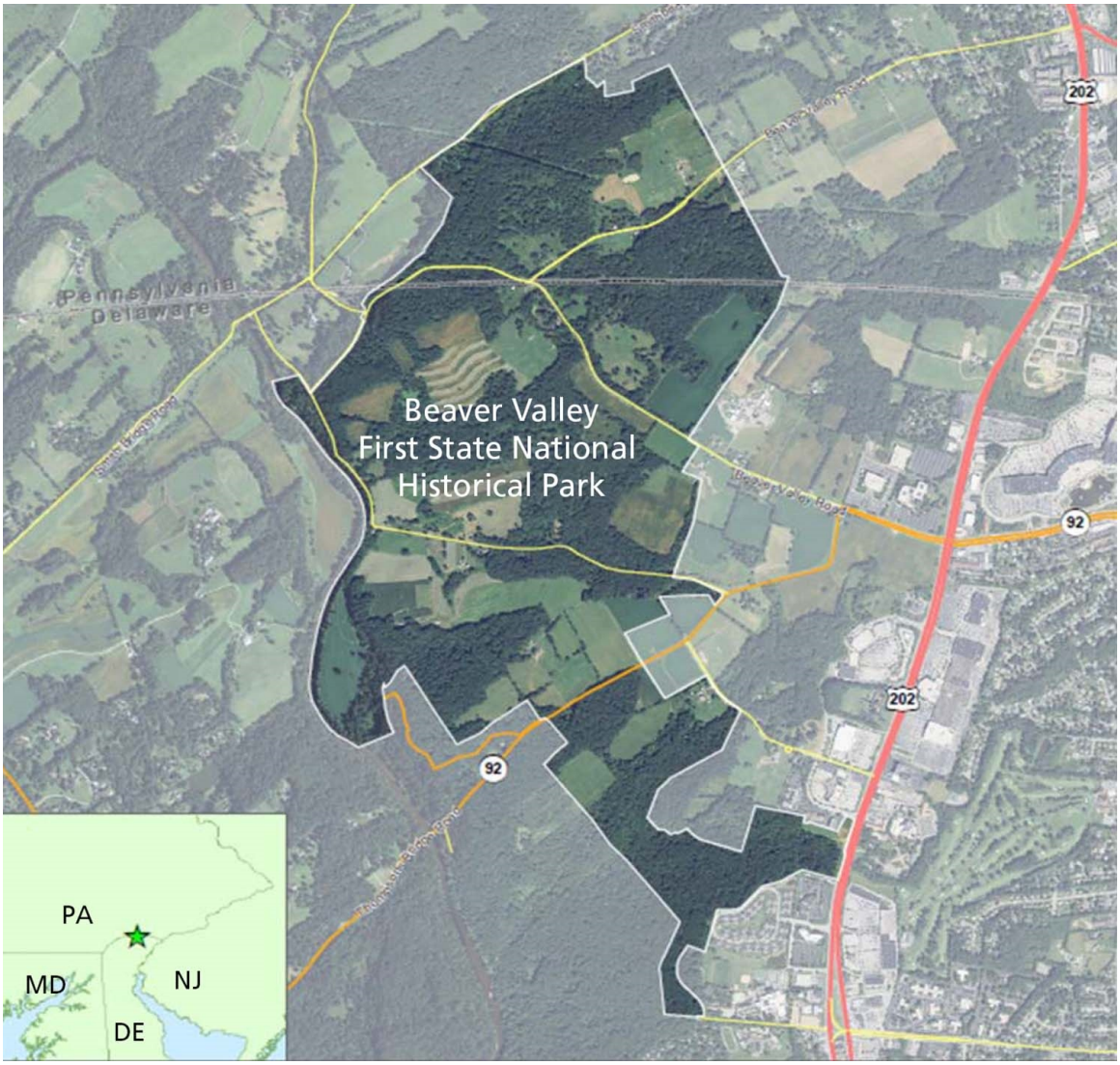
Boundary Description:

Beaver Valley is an irregular-shaped unit within First State National Historical Park, located astride the Delaware-Pennsylvania border. The park is located in the Brandywine Hundred which is a legal division of New Castle County in Delaware, and in Concord and Birmingham Townships in Delaware County, Pennsylvania. The park unit is bounded to the northwest by Beaver Dam Road and further north by Smith Bridge Road, to the west by Brandywine Creek, and to the east by lands partially owned by The Woodlawn Trustees. The unit shares its southern border with Brandywine Creek State Park. The 1,105-acre property includes thirty-two land parcels and two parcels held as private inholdings.

Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
		39.847811	-75.563022	
		39.847466	-75.556316	
		39.839311	-75.551774	
		39.832933	-75.557125	
		39.827191	-75.557513	
		39.826411	-75.555188	
		39.82613	-75.558455	
		39.825416	-75.560919	
		39.822208	-75.558608	
		39.823475	-75.556069	
		39.821902	-75.554313	
		39.817288	-75.565727	
		39.815033	-75.549927	
		39.80865	-75.558283	
		39.808397	-75.559477	
		39.818094	-75.565983	
		39.820252	-75.573955	
		39.823269	-75.576413	
		39.83603	-75.577411	
		39.836577	-75.576563	
		39.834944	-75.57575	
		39.837036	-75.573522	
		39.842208	-75.569283	
		39.843941	-75.569977	
		39.847672	-75.562933	

Location Map:



The Beaver Valley Unit of First State National Historical Park is located in both Pennsylvania and Delaware. (Request for Proposals, Master Lease within First State National Historical Park, August 2016)

Regional Landscape Contexts:

Type of Context: Physiographic

Description:

Beaver Valley is located within the Piedmont Region of Delaware and Pennsylvania. The landscape is comprised of rolling hills of agricultural fields and steep wooded slopes. Brandywine Creek forms the western boundary of the property and six named tributaries of Brandywine Creek run approximately east to west across the landscape: Beaver Creek, Talley Run, Ramsey Run, Palmer Run, Hurricane Run, and Rocky Run. The Wissahickon formation is the primary geologic formation of bedrock underlying Beaver Valley. Outcroppings of granitic pegmatite and amphibolite featuring feldspar, quartz, and mica punctuate the hillsides. These resources were quarried west of the Ramsey House at 405 Ramsey Road between 1850 and 1910 approximately.

Type of Context: Cultural

Description:

Beaver Valley was used by members of the Lenni-Lenape tribe during the Paleolithic Woodland I Period (3000 BCE – 1000 CE). A rock shelter, which archaeological evidence suggests dates from the Woodland I Period, is located near Beaver Creek. The cultural landscape of Beaver Valley is characteristic of the Brandywine Valley, reflecting its English Quaker eighteenth and nineteenth-century agricultural and industrial origins through extant farms and mill ruins, and illustrating the regions early settlement patterns. Beaver Valley is surrounded by numerous historic sites and districts (see Regional Landscape Context graphic).

Type of Context: Political

Description:

The Beaver Valley Park Unit of First State National Historical Park is located within the states of Delaware and Pennsylvania. It is bordered to the south by Brandywine Creek State Park, to the west by privately held farmland and residential tracts, including the private estate of Granogue. To the east, between the boundary of Beaver Valley and Route 202, are agricultural and residential properties owned by the Woodlawn Trustees, including the Hy-Point Dairy. Route 202 is a highway lined with strip mall development.

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 07/19/2017

Management Category Explanatory Narrative:

The Beaver Valley Unit of First State National Historical Park meets criteria for the “Must Be Preserved and Maintained” management category because the preservation of the property is specifically legislated. According to Presidential Proclamation 8944 of March 25, 2013, which established First State National Monument:
"Sites within the State of Delaware encompass nationally significant objects related to the settlement of the Delaware region by the Swedes, Finns, Dutch, and English, the role that Delaware played in the establishment of the Nation, and the preservation of the cultural landscape of the Brandywine Valley. A national monument that includes certain property in New Castle, Dover, and the Brandywine Valley, Delaware (with contiguous acreage in the Township of Chadd’s Ford, Pennsylvania) will allow the National Park Service and its partners to protect and manage these objects of historic interest and interpret for the public the resources and values associated with them."

The National Monument encompassed approximately 1,108 acres and included Beaver Valley (Woodlawn), New Castle Green, and Dover Green. An Act of December 19, 2014 (P.L. 113-291, Section 3033) re-designated the monument as First State National Historical Park to include the former national monument and, upon acquisition, additional historic sites: Fort Christina, Old Swedes Church, John Dickinson Plantation, and Ryves Holt House.

Management Agreements:

Type of Agreement: Lease

Management Agreement Expiration Date:

Management Agreement Explanatory Narrative:

There is currently a single master lease between the Park and a property manager and 18 subleases with individuals. The Park holds a master lease with a property manager that in turn holds agricultural and residential subleases.

Legal Interests:

Type of Interest: Fee Simple

Narrative: The National Park Service owns the 1,105 acres of Beaver Valley (Woodlawn Tract) in fee simple, and holds agricultural and residential leases with private individuals on tracts of farmland and farmhouses within the park unit. There are also two inholdings.

Located in managed wilderness?: Unknown

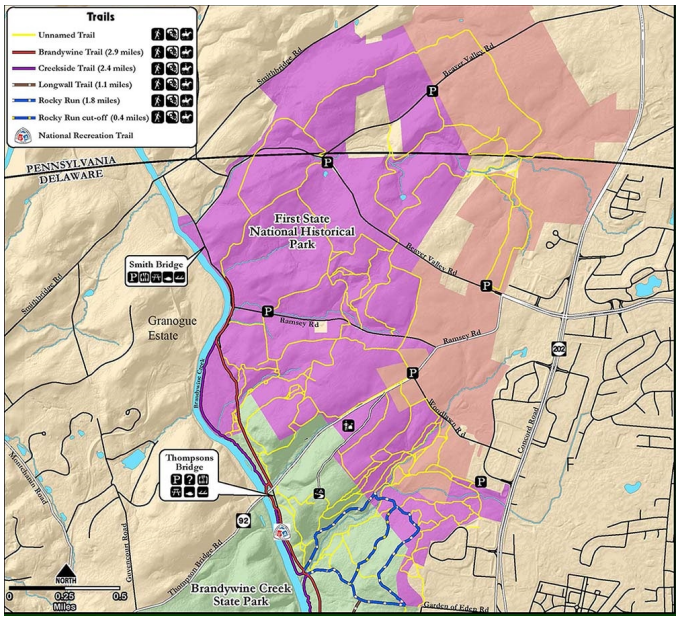
Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

Adjacent lands are lands beyond the cultural landscape boundary, either inside or outside of the park boundaries, which contribute to the significance of the site. Adjacent lands contribute to the integrity and significance of the Beaver Valley cultural landscape. The Beaver Valley Park Unit is set within a landscape characteristic of the Brandywine Creek watershed. Views from within the park encompass the early twentieth-century Granogue Estate, representative of the “Chateau Country” era. To the south, the cultural landscape of Brandywine Creek State Park, once agricultural lands of the du Pont family, is similar to that of Beaver Valley. The landscape north and east of Beaver Valley also reflects eighteenth and nineteenth-century Brandywine Valley history.

Adjacent Lands Graphic:



Adjacent Lands Map. Map of lands adjacent to the Beaver Valley tract, including Brandywine State Park and lands owned by the Woodlawn Trustees. (First State National Historical Park)

National Register Information

National Register of Historic Places

Documentation Status: Entered Inadequately Documented

Documentation Narrative Description:

First State National Historical Park was established as First State National Monument on March 25, 2013. The park was established as a National Historical Park on December 19, 2014. Historical units of the national park system, such as National Historical Parks, are automatically listed on the National Register of Historic Places by law as required by the National Historic Preservation Act of 1966. As such, all physical components of the park are considered "listed" in the National Register whether or not they are identified in a National Register nomination. Park wide documentation of resources has yet to be completed.

The Beaver Valley Park Unit of First State NHP straddles Delaware and Pennsylvania, encompassing land in New Castle County, Delaware and the Concord and Birmingham Townships in Pennsylvania. Several historic resources in Beaver Valley have been individually documented in the National Register. On February 18, 1975, the stone markers delineating the boundaries between Delaware, Pennsylvania, and Maryland were identified as significant in the areas of Politics/Government and Engineering for the eighteenth century. The regularly-spaced boundary stones along the northern boundary of Delaware and southeastern boundary of Pennsylvania mark an arc of a twelve mile circle measured from a radius point in New Castle, forming the only arc-shaped state boundary in the United States. Beaver Valley contains two of the stone markers (N-3663 & 7NC-B-2). On September 1, 1978, the Beaver Valley Rock Shelter Site was identified as significant in the area of Archeology-Prehistoric as Delaware's only rock shelter providing tangible evidence of prehistoric occupation. Due to the sensitivity of this feature, the location of the site has been redacted from the National Register documentation form.

In 1983 and 2010 the State of Delaware completed survey forms for several resources in Delaware's Brandywine Hundred area. However, in October 2016 representatives from the Delaware State Historic Preservation Office said that the 1983 and 2010 survey forms were not official and did not necessarily reflect the State's current understanding of the cultural resources in the Park (Gwen Davis, DE SHPO to Jeff Killion OCLP, telephone call, 7 October 2016). The 1983 survey forms, completed by the Delaware Bureau of Archeology and Preservation, evaluated farmsteads in the valley using following categories: settlement and development, cultural, historic & ethnic issues, built environment, material culture, and not eligible. Six farms were identified as locally significant under the category "built environment" on January 13, 1987 including Hendricks Farm (800 Beaver Valley Road; N-1358); Twaddell Farm (701 Beaver Valley Road, N-1357); Leach Farm (601 Beaver Valley Road; N-568); Ramsey Farm (405 Ramsey Road); Ramsey Farm (400,404,406 Ramsey Road); and Palmer Farm (4700 Thompson Bridge Road). Four farms evaluated as "not eligible" on January 13, 1987 included: Forbes Farm (500-502 Woodlawn Road); Lowber Farm (4501 Thompson Bridge Road); Highfield Farm (810 Beaver Valley Road); and Luff Place (100 Ramsey Road). The 2010 survey form, completed by the Delaware State Historic Preservation Office, evaluated Bridge 1-008/N-14487 (built 1960-61) on Creek Road across Beaver Creek as "not eligible" on April 20, 2010. No survey forms have been located for three other bridges within the boundaries of Beaver Valley: across Rocky Run (Bridge 12/N-12539, built 1800s), and across Beaver Creek (Bridge 14/N-04302, c.1910 and Bridge 18/N-04282, c.1890).

Research and documentation is underway for the "Bancroft-Woodlawn Trustees District," a potential National Register-eligible rural historic district focused on land owned by the Trustees. This district may potentially span the Pennsylvania-Delaware line, although the boundary and the areas and periods of significance have not yet been determined (April Frantz, PA SHPO to Jeff Killion, OCLP, email, 7 October 2016). Two additional historic districts are under consideration in the vicinity of the Pennsylvania portion of the Beaver Valley Park Unit. A district under the name "Twin Bridges Historic District" (formerly known as Bissell/Hill Girt/Beverly District) located to the northwest is currently under review. A district under the named "Beaver Valley Historic District" located to the northeast would overlap with the "Bancroft-Woodlawn Trustees District" but pursue different areas and periods of significance (April Frantz, PA SHPO to Jeff Killion, OCLP, email, 7 October 2016, citing Letter, McDonald to Wise, 6 November 2014).

According to research conducted for this CLI and the categories of National Register documentation outlined in the "CLI Professional Procedures Guide," the major resources that contribute to the significance of Beaver Valley have not been listed in the National Register, or determined eligible for listing through consultations with the Delaware and Pennsylvania SHPOs. Therefore, for purposes of the CLI, Beaver Valley is considered "Entered-Inadequately Documented."

Eligible -- SHPO Consensus Determination

Eligibility:

Concurrence Eligibility Date: 09/22/2017

Concurrence Narrative:

Review comments from the Pennsylvania SHPO were received on September 22, 2017. To date, no review comments have been received from the Delaware SHPO, despite repeated requests.

Significance Level: National

Contributing: Individual

Classification: District

Statement of Significance for National Register of Historic Places:

Beaver Valley is nationally significant under National Register Criterion A in the areas of Community Planning and Development, and Conservation for the work of Quaker industrialist William Bancroft. The preservation of Beaver Valley culminated Bancroft's desire to protect the beauty of the Brandywine River Valley to provide permanent recreational opportunities for the residents of Wilmington as part of his broader effort to create socially-progressive, well-planned communities. Beaver Valley is also nationally significant under Criterion A in the area of Exploration/Settlement as represented in at least seven farmsteads constructed in the eighteenth and early nineteenth-centuries. Evolving settlement patterns reflecting changing agricultural and industrial development are revealed in patterns of field and forest, farmhouses, outbuildings, and quarry and mill ruins. Beaver Valley is nationally significant under Criterion A and C in the areas of Politics/Government and Engineering for the two nineteenth-century stones that mark the eighteenth-century arced boundary between Delaware and Pennsylvania. Lastly, Beaver Valley is significant under National Register Criterion D in the area of pre-contact period Archeology. Archeological excavations conducted to date on the site of the Beaver Valley Rock Shelter have yielded information about the land use patterns of early peoples dating to the Paleo Indian Woodland Period.

The period of significance for Beaver Valley is 1681 to 1928. It begins with the year that William Penn acquired the Pennsylvania patent that included the land of Beaver Valley, and ends with the year of the death of William Bancroft who made possible the preservation of the land that would eventually become the Beaver Valley Park Unit of First State National Historical Park.

CRITERION A

Community Planning and Development, and Conservation:
Beaver Valley is significant under Criterion A in the areas of Community Planning and Development and Conservation through the work of William Poole Bancroft, a Quaker industrialist and early leader in the development of Wilmington, Delaware and the Brandywine Valley. The preservation of Beaver Valley as public parkland is the result of William Bancroft's prescient planning efforts for the region. Beginning in 1906, Bancroft began to purchase property in the Brandywine Valley, five miles outside Wilmington city limits, to hold in reserve for the health and well-being of the public. Heir to the Bancroft textile mills on the Brandywine River, Bancroft eventually amassed over 1,300 acres, of which Beaver Valley comprises approximately 1,100 acres that remain essentially the same as when he purchased them. Over a twenty-year period, Bancroft preserved this rural landscape as part of an altruistic planning effort that also included affordable housing in the City of Wilmington and a system of parks and parkways, on which Frederick Law Olmsted consulted, that linked neighborhoods to green spaces. Bancroft's work was continued through the twentieth century through the company he founded in 1919, the Woodlawn Trustees, Inc. The goals of the Woodlawn Trustees were to hold the majority of the undeveloped land in trust for permanent green space and to sell the most developable land to fund the work that Bancroft had

outlined for the corporation, affordable housing and the acquisition of land for parkland and open space. Bancroft's physical implementation of a social and humanitarian movement of affordable housing, wise community planning, and acquisition of parklands was an important development in the emerging fields of planning and land preservation in the United States.

William Poole Bancroft (1835-1928) was the son of the founder of Bancroft Mills, and eventually its vice president. With the fortune generated by the mills, he was able to implement progressive community planning theories in Wilmington, and to guarantee continuance of this vision through unusual business structures, including a not-for-profit trust based upon progressive development models in England. The traditions of public service characteristic of Bancroft's Quaker faith were reinforced by his father's socially progressive development of Bancroft Mills, where workforce amenity provisions such as wages in currency instead of script and garden allotments were provided. Contact with Quaker industrialists in England inspired William Bancroft to bring to Wilmington concepts derived from planning experiments being undertaken near Liverpool and in the English Midlands. Chocolatiers Joseph Rowntree and George Cadbury, and soap manufacturer William Lever, created communities on the rural landscape designed to provide an uplifting environment for the factory workforce. Like Bancroft, these men were inspired in part by their faith; Cadbury and Rowntree were Quakers and Lever was a Congregationalist. Documentary evidence reveals that Bancroft communicated with George Cadbury and Joseph Rowntree. Bancroft's planning developments in Wilmington demonstrate his particular affinity for experimentation with "social engineering" including the development business structures that supported social welfare causes, community design that allowed for a mingling of economic classes in nonconventional ways, and land preservation tied to long range planning (Widell 2012: 18-21).

Bancroft believed strongly in the importance of protecting parkland as part of his more broadly based community improvement efforts, specifically in conserving the beauty of the Brandywine Creek valley for public enjoyment. According to the records of the Woodlawn Trustees, Bancroft would take guests to a rock high above the east side of bend in the Brandywine, likely Peter's Rock, where he would show them the view both up and down stream. His concern was the protection of the pastoral beauty of the river valley and its protection from the abuse of over-use. Indeed Bancroft "felt rather a special debt or obligation to the people of Wilmington and vicinity, all of whom he considered his neighbors. This feeling was partly due to his love of the Brandywine Creek Valley which had been despoiled in the Kentmere Rockford area, south of Beaver Valley, by the Bancroft Mills" (Ayers to Bancroft, 1920).

In early efforts to establish a park system in Wilmington, Bancroft worked directly with Frederick Law Olmsted in 1883, who suggested appropriate lands to acquire within the Wilmington area, made plans for Kentmere Parkway, and unofficially planned Rockford Park on Bancroft's blueprint. In the early twentieth century Bancroft hired New York City architect Charles Leavitt to create a masterplan for the area, though it was never implemented. By the time of his death in 1928, Bancroft had donated about two hundred acres to the city of Wilmington for public parkland and had been a member of the park commission for forty years. In addition, Bancroft and the Woodlawn Trustees had purchased more than 1,300 acres, including the land of Beaver Valley, in anticipation of creating parkland that would benefit the citizens of Wilmington in future decades (Widell 2012: 10).

William Bancroft was not alone in his belief in the importance of conserving undeveloped lands and outdoor space for the public good. The idea that conserving land was an important to the advancement of society was gaining ground at the turn of the twentieth century. Public and scholarly interest in the relationship between human health and the outdoors, and the innate importance of wild and scenic places, was reflected both in popular culture and governmental legislation. From the establishment of California's Yosemite National Park in 1890 to the founding one year later of Trustees of Public Reservations in Massachusetts, efforts to conserve lands for the public benefit were growing.

Concurrently in the Brandywine Valley watershed, the Brandywine School, an artist's colony founded by Howard Pyle in Chadds Ford, was capturing the pastoral hilly landscape of eighteenth-century farmsteads and nineteenth-century fieldstone milling enterprises through painting. Howard Pyle (1854-1911), known today as the "Father of American Illustration" began the colony in a mill, which was later converted to a school, in 1898. His student, N.C. Wyeth, joined him there in 1902 and built his family home nearby in 1911. Pyle encouraged students to paint outdoors within the historical sites and picturesque landscapes to inspire, frame and induce accuracy in their art. N.C. Wyeth's son, artist Andrew Wyeth (1917-2009), built

his home and studio nearby. He too celebrated the Brandywine landscape in his art. In fact, for more than seventy years, the Kuerner Farm, an early nineteenth-century farmstead similar to those in Beaver Valley, was a major source of Wyeth's inspiration. Hundreds of his paintings and drawings depict elements of this farmstead. William Bancroft would have been keenly aware of the work of Wyeth and the Brandywine School. Indeed in 1905 his younger brother, Samuel Bancroft, constructed homes and studios for four of Pyle's most promising and successful students, Wyeth, Schoonover, Dunn, and Ashley. After Samuel Bancroft's death in 1915, his children donated his collection of pre-Raphaelite artwork to the Wilmington Society of Fine Arts, and also conveyed lands and endowment to establish the Delaware Art Museum.

The Brandywine Hundred land that William Bancroft identified as appropriate for preservation for public parks in his larger community planning effort for Wilmington was very similar to that celebrated in the art of the Brandywine school. Beaver Valley's landscape of rolling hills of field and meadow cut with steep wooded creek valleys and dotted with eighteenth and nineteenth century farmsteads and mills was created through centuries of use by farmers and millers, many of whom who shared Bancroft's Quaker beliefs. Following Bancroft's death in 1928, the Woodlawn Trustees preserved and maintained this landscape relatively unchanged for almost one hundred years until its transfer to the National Park Service in 2013.

Exploration/Settlement:
Beaver Valley is significant under Criterion A in the area of Exploration/Settlement for its association with the eighteenth-century agricultural and industrial development of William Penn's land grant by families, of primarily English Quaker descent. Early settlement patterns are revealed through stone farmhouses and stone mill ruins, agricultural and milling land use patterns and spatial organization, and in two regularly spaced boundary stones that mark the 1701 boundary arc between Delaware and Maryland, the only circular state boundary in the United States. Beaver Valley was originally part of Rockland Manor, a vast 4,120-acre tract created by William Penn in 1681. Two thousand acres of the Rockland tract, including all of Beaver Valley, were sold to the Pennsylvania Land Company in 1699. In 1701, William Penn commissioned surveyors Thomas Pierce and Issac Taylor to demarcate a twelve-mile radius arc between what is now New Castle County, Delaware and Chester County, Pennsylvania. This was done to clarify the boundaries between the "Upper Counties of Bucks, Chester and Philadelphia" and the "Lower Counties of New Castle, Kent and Sussex" of the Pennsylvania patent. Charles Mason and Jeremiah Dixon surveyed the border again in 1763.

Recently emigrated Quaker families purchased much of the land comprising Beaver Valley and began development near creeks. By the early eighteenth century, settlers had constructed the first mill on Beaver Creek, establishing an industrial corridor in the creek watershed that would remain active for two hundred years. By the early nineteenth century larger scale industry dominated the valley, including a paper factory, two woolen mills, and a cloth finishing or fulling mill. By the second half of the nineteenth century, however, the enormous scale of the power and cloth industries to the south upset the market balance and the relatively small mills of Beaver Valley could not compete. Mills ceased operation and fell into ruin in the early twentieth century. Though no standing mills remain, remnants of milling infrastructure, including stone foundations and dams, and earthworks of mill races and impoundment ponds, are located within Beaver Creek's former industrial corridor.

In the early eighteenth century, mixed husbandry dominated before lands were made arable and transportation routes firmly established. By the mid eighteenth century, second and third generation Quaker farmers had shifted to grains, and by the mid nineteenth century they transitioned towards dairying and intensively cultivated market crops. The farmsteads constructed in the eighteenth and first half of the nineteenth century include those at 137, 140, 601, 701, 800, and 810 Beaver Valley Road, 100 and 405 Ramsey Road, and 4700 Thompson Bridge Road. The farmsteads at 4501 Thompson Bridge Road, 500 and 502 Woodlawn Road, and 400, 404, and 406 Ramsey Road likely date to the nineteenth and early twentieth century.

The physical evolution of the structures, land use, spatial organization including tract boundaries, and circulation associated with these farms reflect economic and demographic changes occurring within the Brandywine Valley. In addition, as early eighteenth-century Quaker land holdings were divided among subsequent generations and general population increased, farms became smaller. In the early nineteenth century, decreased land fertility from years of cultivating grains led to low yields. By mid-century railroad transportation made grains from western lands more competitive while providing an opportunity for local

farms to cultivate perishable fruits and vegetables for the local marketplace. Dairying became common and butter production a primary cash crop. In the early twentieth century those activities too were eclipsed by change driven by technology and changing demographics. Farmers and small scale industrialists throughout the Brandywine Valley began selling their land to wealthy individuals who acquired the land to enjoy the rural setting that featured convenient access to major eastern cities. In Beaver Valley, the purchaser was William Bancroft and the Woodlawn Trustees, who acquired the farms and former mills, not for personal use but for public parkland.

CRITERION A AND CRITERION C

Politics/Government and Engineering:
Beaver Valley is significant under Criterion A and Criterion C in the areas of Politics/Government and Engineering for two of the stone markers that demarcate the boundary between the proprietaries that would become the states of Delaware and Pennsylvania surveyed in the eighteenth century. This boundary line crosses eighteenth and early nineteenth-century farmsteads at 810 Beaver Valley Road and 701 Beaver Valley Road. According to the 1975 National Register nomination for the markers, "When Charles Mason and Jeremiah Dixon completed their boundary survey between the [disputed] Penn and Calvert proprietaries, their report represented the most sophisticated mathematical work ever accomplished on the North American continent to that date." The survey line was resurveyed by W.C. Hodgkins of the US Coast and Geodetic Survey and demarcated with the existing stone markers between 1892 and 1893.

CRITERION D

Archaeology-Prehistoric:
Beaver Valley is significant under Criterion D in the area of Archaeology-Prehistoric for the Rock Shelter Site. As stated in the 1978 National Register documentation for the Rock Shelter, "The Beaver Valley Site is the only rock shelter in Delaware at which some excavation has been recently conducted. Several artifacts (ceramics and lithic) of the Woodland Period were recovered during the 1948 excavations. The site's significance lies in the fact that it is the only rock shelter in Delaware providing conclusive proof of prehistoric use" (Thomas 1978).

National Register Significance Criteria:

A - Associated with events significant to broad patterns of our history

C - Embodies distinctive construction, work of master, or high artistic values

D - Has yielded, or is likely to yield, information important to prehistory or history

National Register Criteria Consideration:

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1883 - CE 1928

Historic Context Theme	Subtheme	Facet	Other Facet
Transforming the Environment	Conservation of Natural Resources	Scenic Preservation	

Time Period: BCE 3000 - CE 1600

Historic Context Theme	Subtheme	Facet	Other Facet
Peopling Places	Prehistoric Archeology: Topical Facets	Prehistoric Architecture/Shelter/Housing	

Time Period: CE 1681 - CE 1928

Historic Context Theme	Subtheme	Facet	Other Facet
Peopling Places	Colonial Exploration and Settlement	English Exploration And Settlement	

Time Period: CE 1701 - CE 1893

Historic Context Theme	Subtheme	Facet	Other Facet
Developing the American Economy	Expansion of the Colonies and the United States, 1763 -1898	Scientific And Topographic Surveys	

Time Period: CE 1768 - CE 1893

Historic Context Theme	Subtheme	Facet	Other Facet
Expanding Science and Technology	Technology (Engineering and Invention)	Measurement, Observation, And Control (Surveying, Cartography, Etc.)	

Time Period: CE 1883 - CE 1925

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Landscape Architecture	Regional Planning	

Area of Significance:

Area of Significance Category: Conservation

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Community Planning and Development

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Exploration - Settlement

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Politics - Government

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Engineering

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Archeology

Area of Significance Subcategory: Prehistoric

Explanatory Narrative:

NRIS Information:

State Register Documentation:

Identification Number:	D00101.157
Name:	Delaware: Boundary Line: DE-PA, Boundary Monument 14 1/2
Listed Date:	02/18/1975
Narrative:	The date given is the Primary Certification Date. The date of State Register listing is unknown
Identification Number:	D00101.158
Name:	Delaware: “Boundary Line: DE-PA, Boundary Monument 15
Listed Date:	02/18/1975
Narrative:	The date given is the date of Primary Certification. The date of State Register listing is unknown

National Historic Landmarks:

National Historic Landmark? No

Theme:

Contributing:

NHL ID:

NHL URL:

Date:

Statement of Significance for National Historic Landmark:

World Heritage Site:

World Heritage Site? No

Category:

WHS ID:

WHS URL:

Date:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
CE 1681	Land Transfer	William Penn acquires approximately 45,000 square miles from Charles II, including what would become the Beaver Valley Unit of First State National Historical Park.
CE 1684	Purchased/Sold	William Cloud records a deed for one hundred and fifty acres along the east branch of Buck Run (present day Beaver Creek).
CE 1696	Purchased/Sold	Nicholas Newlin acquires four hundred acres of land lying east and west of the Great Road, modern Route 202, and on both the north and south sides of Beaver Valley Road.
CE 1699	Purchased/Sold	Penn sells approximately 2,000 acres of the Brandywine Hundred to the Pennsylvania Land Company.
CE 1712	Built	Around 1712, Joseph Robinson and his wife Elizabeth Harlan (Harland) Robinson, both Quakers, began constructing a mill on Buck Run (Beaver Creek), possibly the first in Beaver Valley.
CE 1712 - 1723	Purchased/Sold	William Hicklen patents one hundred and eighty acres of land.
CE 1712	Purchased/Sold	Robert and Sarah Green purchase one hundred and fifty acres of land that had been patented by William Cloud in 1684 north of the present day Beaver Valley Road.
CE 1730	Built	House at 800 Beaver Valley Road is built around 1730.
CE 1740	Built	House at 137 Beaver Valley Road is built around 1740.
CE 1744	Land Transfer	Robinson mill acquired by John Gibson.
CE 1752	Built	House at 701 Beaver Valley Road constructed, most likely by members of the Hicklen family.
CE 1767	Built	House at 140 Beaver Valley Road is constructed around 1767.
CE 1780 - 1800	Built	House at 601 Beaver Valley Road likely is constructed between 1780 and 1800.
CE 1790 - 1830	Built	House at 4700 Thompson Bridge Road is constructed between 1780 and 1830 according to survey records from Delaware Department of Historical and Cultural Affairs.
CE 1808	Land Transfer	Mill on Beaver Creek (likely belonging to descendants of John Gibson) is acquired by John Farra.
CE 1808	Built	Peter Hatton builds a fulling-mill, as well as a wheelwright shop, on fifty acres of land between the Farra Mill and the property owned by the Green family, along what is now Beaver Dam Road, c.1808.
CE 1809 - 1813	Built	Concord Pike/Great Road is built, approximately between 1809 and 1813.
CE 1814	Built	Residents of the Brandywine Hundred petition for the improvement of Smith’s Bridge Road, also called the Birmingham Road.
CE 1816	Built	House at 810 Beaver Valley Road is built by Jehu Chandler around 1816.

Year	Event	Major Event Narrative
CE 1817	Built	John Farra constructs a woolen factory on Beaver Creek, c.1817.
CE 1824	Damaged	Woolen Factory on Beaver Creek is severely damaged by fire.
CE 1825	Built	Lewis Sacriste builds a woolen factory, south of Beaver Valley Road in Delaware east of the farmhouse at present day 601 Beaver Valley Road, around 1825.
CE 1830	Built	Burned woolen factory of John Farra is rebuilt as a paper mill, c.1830.
CE 1833	Built	House at 405 Ramsey Road constructed by c.1833 according to a study conducted by the Center for Historic Architecture and Engineering at the University of Delaware.
CE 1837	Purchased/Sold	Charles du Pont purchases Sacriste's woolen factory, operating it as a paper mill.
CE 1840 - 1850	Built	House at 500 Woodlawn Road is built between 1840 and 1850, according to the Delaware Division of Historic and Cultural Affairs.
CE 1843	Destroyed	Charles du Pont's paper mill is destroyed by flood.
CE 1847	Built	A petition for Brandywine Creek Road (Creek Road) is made, c.1847.
CE 1849	Built	Ramsey Road exists by 1849, perhaps earlier due to development at 405 Ramsey Road.
CE 1850	Built	100 Ramsey Road is built c.1850, according to survey by Delaware Division of Historic and Cultural Affairs.
CE 1850 - 1910	Mined	Feldspar/mica quarried from the Ramsey Quarry on Ramsey Road, from c.1850 to c.1910.
CE 1868	Built	Forbes Road, now called Woodlawn Road, in place by c.1868.
CE 1880 - 1890	Built	404 Ramsey Road is constructed "probably circa 1880-1890," according to survey by Delaware Division of Historic and Cultural Affairs.
CE 1881	Built	Thompson Bridge Road is constructed by 1881.
CE 1881 - 1914	Built	Building at 406 Ramsey Road is constructed between 1881 and 1914.
CE 1892 - 1893	Built	Monument 14 ½ and Monument 15 are placed along Delaware-Pennsylvania Boundary Arc.
CE 1901	Established	William Bancroft established the Woodlawn Company (renamed Woodlawn Trustees, Inc. in 1919) to strategically purchase acreage surrounding Wilmington for both development and preservation.
CE 1905	Built	Building at 4501 Thompson Bridge Road constructed c.1905, according to property tax assessment.
CE 1907	Purchased/Sold	4700 Thompson Bridge Road is purchased by the Woodlawn Company from the Palmer family, c.1907.
CE 1907	Purchased/Sold	800 Beaver Valley Road is acquired from the Hendrick family by the Woodlawn Company, c.1907.
CE 1907	Purchased/Sold	601 Beaver Valley Road is purchased by the Woodlawn Company from the Leach family, c.1907.

Year	Event	Major Event Narrative
CE 1907	Purchased/Sold	100 Ramsey Road is purchased by the Woodlawn Company from the Luff family, c.1907.
CE 1907	Purchased/Sold	4501 Thompson Bridge Road is purchased by the Woodlawn Company from the Lowber family.
CE 1907	Purchased/Sold	502 Woodlawn Road [Forbes Road] is purchased by the Woodlawn Company from the Forbes family, c.1907.
CE 1917	Purchased/Sold	701 Beaver Valley Road is purchased by the Woodlawn Company from the Twaddell family, c.1917.
CE 1939	Purchased/Sold	810 Beaver Valley Road is purchased by the Woodlawn Trustees from the Highfield family, c.1939.
CE 1947	Purchased/Sold	137 Beaver Valley Road is purchased by the Woodlawn Trustees from the Linderman family, c.1947.
CE 1968	Purchased/Sold	140 Beaver Valley Road purchased by the Woodlawn Trust from the Derickson family, c.1968.
CE 1983	Purchased/Sold	405 Ramsey Road is purchased by the Woodlawn Trustees from the Ramsey family, c.1983.
CE 1983	Purchased/Sold	404 Ramsey Road is purchased by the Woodlawn Trustees from the Ramsey Family, c.1983.
CE 2012	Land Transfer	The Woodlawn Trustees donate lands of Beaver Valley – 1,100-acres of farm fields, pasture, and woodland with fifteen houses, four barns, and thirteen outbuildings – to the Rockford Woodlawn Fund, an organization affiliated with the Woodlawn Trustees.
CE 2012	Purchased/Sold	The Rockford Woodlawn Fund sells the property to the Mount Cuba Foundation, a private foundation, for approximately twenty million dollars.
CE 2013	Land Transfer	The Mount Cuba Foundation transfers the land to the Conservation Fund.
CE 2013	Land Transfer	The Conservation Fund transfers the land to the National Park Service for incorporation into First State National Monument.
CE 2014	Established	First State National Monument is re-designated as First State National Historical Park.

Physical History:

INTRODUCTION

The following section provides information on the physical development and evolution of the site, organized by time periods.

For the purposes of the CLI, the name Beaver Valley refers to the lands of the Beaver Valley Park Unit within First State National Historical Park. During the nineteenth and early twentieth centuries, a hamlet at the intersection of Beaver Valley and Beaver Dam Roads was also named Beaver Valley. Brandywine Hundred refers to the 4,120-acre Rockland Manor, part of the province chartered to William Penn in 1681. In the late seventeenth century, Hundreds were established as a system of tax districts and later used as a basis for representation in the Delaware General Assembly. Today, the Brandywine Hundred is an unincorporated subdivision of New Castle County, Delaware. The Brandywine, a tributary of the Christina River, was historically called both a river and a creek and both names are used today. Within the CLI, the names “the Brandywine” and “Brandywine Creek” are used. The “Brandywine River Valley” encompasses the watershed of the Brandywine in Pennsylvania and Delaware.

PRECOLONIAL PERIOD TO 1637

The earliest archaeological evidence of human habitation in northern Delaware dates to the Paleo-Indian cultural period (12,000 BCE – 6500 CE). As the Wisconsin glacial ice sheet receded, the cold wet climate characteristic of the early Paleo-Indian period moderated. With the drying and warming climate, the patchwork of grasslands, and deciduous and boreal forests dominated by spruce and pine, became increasingly mixed with hardwoods, particularly oak. The Archaic Period (6500 BCE – 3000 CE) was wet and warm in the mid-Atlantic with oak-hemlock forests covering the landscape. During this time, early peoples hunted game and gathered resources in a mobile society. Beginning around the Woodland I period (3000 BCE – 1000 CE), rising sea levels caused by the warming environment began to stabilize and the climate became drier. Riverine areas, including that of Beaver Valley, stabilized and supported seasonally predictable populations of fish, resulting in increased human population. These people adopted a cyclical lifeways characterized by repeated and seasonal reuse of campsites and small village sites along waterways (Coleman et al. 1985: 7). The oak and pine forests evolved into mixed vegetation of grassland, oak, and hickory forests, supporting smaller game. During the Woodland II period (1000 BCE – 1600 CE) small, more permanent, settlements developed adjacent to major streams and rivers. By approximately 900 CE, horticulture began to play a more prominent role in subsistence patterns across the Mid-Atlantic region (Versar, Inc. 2011: 4-3).

During the Woodland period the Lenni-Lenape, a loose affiliation of matrilineal kinship bands considered part of the Algonquin language group, lived within floodplains of major streams and tributaries over a large portion of the Mid-Atlantic region, including the Brandywine. The Lenni-Lenape constructed large, oval-shaped long houses of wood and practiced hunting, gathering, fishing, and limited subsistence agriculture. Archaeological investigation suggests that the Beaver Valley Rock Shelter Site, located on the lands of the Beaver Valley Unit and listed on the National Register of Historic Places, dates to the Woodland I period (Thomas 1978: 1). Possibly used for short term shelter by the Lenape, the cave is 24 feet wide by 5 feet high and extends back more than 15 feet (Grettler 1988: 39).

The native population habitation was supported in the Brandywine Creek watershed by the watershed ’s underlying physiographic feature within the larger Piedmont Plateau. The Piedmont lies just above the fall line separating it from the relatively flat Coastal Plain region to the south. The elevation of Brandywine Creek drops steeply over the relatively short distance of five miles, from approximately 160 feet above sea level in what is now Chadds Ford, Pennsylvania to just a few feet above sea level in present-day Wilmington, Delaware. This steep descent created the fast currents that supported habitat for shad and other fish, a primary food source of the Lenape. Beginning in the seventeenth-century the creek’s fast moving currents powered industry, helping to support successive waves of European settlement (Ames et al. 1989: 32-34).

COLONIAL PERIOD: 1637 TO 1783

At the time of first contact with Europeans, Beaver Valley was thickly forested except where tribes had cleared small fields and burned brush to grow subsistence crops, including corn, pumpkins, and beans (Levy 1992: 126). In some places the land was marshy and deeply incised by the tributaries of the Brandywine. Overland travel was difficult along the rutted foot paths of Lenape, and the rushing water of Brandywine Creek could be forded only where shallow. The Christina River, however, was navigable at least as far inland as the outlet of Brandywine Creek in present day Wilmington, Delaware.

Perhaps inspired by the lucrative colonization endeavors of their global rivals, a group of German, Swedish, and Dutch stockholders formed the New Sweden Company in 1637 to establish trading settlements in North America. The company's first expedition set sail and landed near present-day Wilmington, Delaware in early spring of 1638. There they quickly began construction on Fort Christina at the mouth of the Brandywine. Over the next seventeen years, a few hundred Swedes, Finns, and Dutch settled the area, occupying small farms and settlements along both banks of the Delaware River. Small Lenape communities traded native animal skins, corn, and other provisions with the settlers. The settlers augmented this trade and subsistence economy through whaling (Grettler 1988: 15).

By 1656, Sweden had lost its fledgling colony to the Dutch. Led by Peter Stuyvesant, the Dutch government took over the New Swedish colony, incorporating it into "New Netherland." Although conquered, the Swedes continued to live in relative independence, retaining the right to establish their own courts, speak the Swedish language, and worship as they wished (NPS 2008: 31).

However, the Dutch did not hold New Netherland for long. During the Second Anglo-Dutch War (1665-67) the English gained control and drove the Dutch out. The Duke of York, judging he had won the land in battle, added the former New Netherland to his English proprietorship of New York. Except for a brief time during the Third Anglo-Dutch War (1672-74) when the Dutch regained control of the area, the entire Delaware Valley was held by the English until the colonists declared independence in 1776. By the late seventeenth century the Delaware Valley, including Beaver Valley to the west, was settled by a diverse population of Swedes, Dutch, English, and native Lenape (NPS 2008: 33).

In 1681, seven years after the English took control of the Delaware Valley, Charles II granted approximately 45,000 square miles of land to William Penn (1644-1718) as repayment for a loan of sixteen thousand pounds made to the Crown by William Penn's father, an admiral in the Royal Navy. The land was called Penn's Woods or Pennsylvania. The grant encompassed lands between the 39th and 42nd degrees north latitude and from the Delaware River westward for five degrees of longitude. The English king, not wanting to encroach upon land owned by his brother, the Duke of York, determined that the southern boundary of Pennsylvania would be twelve miles from New Castle, a small settlement on the Delaware River founded in the mid-seventeenth century by the Dutch (NPS 2008: 34).

Penn's agents, arriving shortly after the grant, soon realized that the new province of Pennsylvania did not include a guaranteed right-of-way to the Atlantic Ocean. Fearing that the lands of Pennsylvania might become landlocked over time, Penn petitioned the British Crown to extend his patent to include the west side of the Delaware River. The land encompassed by a twelve-mile arc around New Castle was critical to Penn so that he could control the riverbank as far south as possible to provide for future port facilities. Therefore Penn petitioned the Duke of York to add the "Lower Counties" of New Castle, Kent, and Sussex (the future state of Delaware) to his patent. Both petitions were granted in 1682.

As a result of the addition of the lands of the "Lower Counties" of New Castle, Kent, and Sussex to the Pennsylvania patent, Pennsylvania had two colonial assemblies. One was for the "Upper Counties," originally Bucks, Chester, and Philadelphia. The other assembly represented the "Lower Counties on the Delaware," New Castle, Kent, and Sussex. In order to clarify boundaries, in 1701

Isaac Taylor of West Chester County and Thomas Pierson of New Castle County were appointed to survey and mark the boundary arc from the Delaware River westward for 120 degrees or two-thirds of a semicircle (Wiley 1894: 47). (Figure 1). The twelve-mile circle runs directly through Beaver Valley, crossing a farm located at present day 810 Beaver Valley Road. The survey line was later resurveyed in the 1760s, and again in the 1890s when it was demarcated with stone markers, or merestones, between 1892 and 1893. The merestones are listed in the National Register of Historic Places (Heite 1975: 3).

When William Penn arrived in Pennsylvania on October 29, 1682 his shipmate, Richard Townsend, described the landscape:

We found it a wilderness; the chief inhabitants were Indians, and some Swedes; who received us in a friendly manner: and though there was a great number of us¡-provisions were found for us, by the Swedes and Indians, at very reasonable rates, as well as brought from diverse other parts, that were inhabited before (Proud 1797: 229).

Although the English charter granted to William Penn ownership of Pennsylvania in fee simple, he believed it morally necessary, and perhaps politically advantageous, to come to equitable terms with its native inhabitants. Both in person and through agents, Penn negotiated a series of treaties with the Lenape, forbidding European settlement on land until clear title was secured. In exchange for land, Penn and his agents traded such goods as kettles, tools, clothing, cloth, and shell beads.

In 1684, Penn signed an important treaty with the Lenape. The agreement included, directly or indirectly, the transfer of the entire Brandywine Valley from the Fort Christina settlement at its mouth, northward to its source. Penn acquired the land from the Lenape, but reserved one mile on either side of the length of the Brandywine, including lands within present day Beaver Valley, for Lenape use (Schutt 2013: 212). This reservation included the Lenape seasonal village, Quenonemysing, located at a large bend of Brandywine Creek just north of Beaver Valley, near the Delaware-Pennsylvania border. During Penn's tenure, the relationship between the Lenape and the English was relatively peaceful. Similarities between Quaker and Lenape ideology helped to bridge differences in land use. For unlike the Dutch and Swedish colonial settlers who engaged in extensive trade with the Lenape, the English generated income primarily through land sales for settlement. In time, however, the European settlers encroached upon the Lenape's Brandywine Creek reservation. Understanding and tolerance gave way to mistrust and eventually the unwilling removal of many of the Lenape from their homeland (NPS 2008: 49).

Within the Pennsylvania province chartered to Penn in 1681 was a 4,120-acre tract Penn originally called "Rockland Manor." The tract lay between the Brandywine Creek and the Delaware River from present-day Wilmington, Delaware north to the present day boundary of Delaware and Pennsylvania. (Figures 2, 3). Early in Penn's proprietorship a system of tax districts, or "Hundreds," was established in the counties of the Pennsylvania proprietorship. Rockland Manor became known as the "Brandywine Hundred" within New Castle County and included what is now the Beaver Valley Park Unit of First State National Historical Park. (Figure 4). In 1699, Penn sold 2,000 acres of the Brandywine Hundred to the Pennsylvania Land Company, which in turn sold the land to settlers, predominantly Quakers, who had begun to settle in the area in the late seventeenth century.

The Religious Society of Friends, commonly known as Quakers, was founded in England in 1652. Its members broke away from the Church of England to follow what they believed were the practices of the early Christian church. As a Quaker, William Penn encouraged settlement of Pennsylvania by other Quakers through advertisements in England, Ireland, Scotland, Wales, Germany, and Holland. Many Quakers that settled in the Brandywine Hundred came from rural northwest England and Wales where they lived in relative poverty in simple stone houses on widely dispersed farms, engaging in subsistence farming and raising livestock (Levy 1992: 25-33). The Quakers differed from the wider culture of the Colonies by their "testimonies," or shared values. Three of these testimonies -- a belief in peace, in equality of all people, and in the moral obligation to protect and provide for children in childhood and adulthood -- led to strong currents of pacifism, antislavery, and familial focus in their sect, which in turn impacted the development of the physical landscape of the Brandywine Hundred. Over the next one hundred years, the Brandywine Valley became more densely settled with Quakers

than any other rural area in the United States (HABS 2002: 15).

In the years immediately following Penn's grant, many land tracts in Beaver Valley were acquired for investment rather than settlement. In 1684 William Cloud recorded a deed for one hundred and fifty acres along the east branch of Buck Run (present day Beaver Creek), but most likely did not settle on the tract. Quaker Nicholas Newlin, acquired four hundred acres of land lying east and west of the Great Road, modem Route 202, and on both the north and south sides of Beaver Valley Road in 1696. Four years later he added another four hundred acres to his holdings. By the early eighteenth century, small scale agriculture and industry had begun. In 1701 George Harlan, a Quaker who owned land on the east side of Brandywine Creek north of Beaver Valley across from the Lenape village Quenonemysing, purchased and farmed two hundred acres encompassing the village, despite the Lenape reservation set aside by Penn (Weslager 1953: 52). Around 1712, Joseph Robinson married Elizabeth Harlan (Harland), both Quakers, and began constructing a mill on Buck Run, possibly the first in Beaver Valley. A year later Robinson was issued a deed for one hundred fifty-nine acres, including the mill site. (Figure 5). When William Hicklen patented one hundred and eighty acres of land north of what is now the southern leg of Beaver Valley Road in 1723, most if not all land in Beaver Valley had been surveyed and purchased for agriculture, industry, and speculative sale. (Figure 6).

As the eighteenth century progressed settlers in Beaver Valley increased and improved their acreage. Through purchase and inheritance, land ownership became concentrated within a few extended families of Quaker lineage. Thomas and Margaret Green and their two sons arrived in Pennsylvania from Wiltshire, England in 1684. In 1712, their son Robert and his wife Sarah purchased the one hundred and fifty acres that had been patented by William Cloud in 1684 north of the present day northern leg of Beaver Valley Road. In 1724 Sarah transferred their property to Robert Jr., their son, and his wife Rachel. When Robert Green Jr. died in 1789 the extended Green family owned approximately four hundred and sixty one acres east of the intersection of Beaver Valley Road and Beaver Dam Road, between Beaver Valley Road and the Birmingham Road, now Smith's Bridge Road, divided amongst Robert Green Jr., his brother, and their sons into six contiguous single-family farms. These included the extant, circa 1760 farmhouse at 140 Beaver Valley Road, and the circa 1780 stone house and saw mill (now in ruins) south of the northern branch of Beaver Valley Road. A real estate advertisement from 1818 describes this miller's house and saw mill in detail (Michel & Rizzo 2014: 2-15; Cope and Ashmead 1904: 52).
...Containing one hundred acres of Land, sixty of which is first rate woodland; the remainder arable land of a good quality, a part of it has been limed and well set with grass, and divided into four fields with water in each -- adjoining lands of Moses Bullock, John Hicklen, the above described tract and public road. A good and sufficient stream of water runs through it, on which is erected a geared sawmill, with a fall of twenty-four feet, and in an excellent neighborhood for country work. There are on the premises a two story Stone House, frame stable cellared under, and frame wheelwright shop, with a variety of fruit trees (as quoted in Michel & Rizzo 2014: 17).

Early settlers' pattern of land acquisition and subdivision to subsequent generations was repeated throughout the eighteenth century within Beaver Valley. In 1722 the Hicklen family, a Quaker family of Irish decent, purchased one hundred and eighty acres of arable uplands immediately south of the Green family. In 1725 William Hicklen and his wife Dinah built a one-room plan, two story plank house, located at 502 Beaver Valley Road, east of the boundary of First State National Historical Park (Thompson 1992: 5). This property is listed on the National Register of Historic Places. As in the Green family, William and Dinah Hicklen acquired land to enable their grown children to establish their own farms. By 1760, the extended Hicklen family owned two hundred and sixty two acres. When the son of William and Dinah Hicklen died in 1801, he divided the acreage among his sons, including two substantial stone farmhouses those at present day 601 Beaver Valley Road and 701 Beaver Valley Road, and perhaps a third at 800 Beaver Valley Road (Grettler 1988: 188-189).

The Hicklen, Green, Harlan, and Robinson families were characteristic of Quaker settlers in the Beaver Valley area during the eighteenth century. Agriculture and milling supported both local development in Beaver Valley and the growing population center of Philadelphia. The early seventeenth-century land purchases of these families bordered creeks, for creeks provided a source of irrigation for fields, a power source for mills, and transportation routes. Lands with rich soils and

relatively flat terrain for agriculture were cleared and settled next. Even where land was tillable, abundant rocks and trees had to be removed. Farmers girdled trees, clearing approximately ten acres in a year. Settlers continued the practice of burning grass and understory growth, as the Lenape had done previously (Ashmead 1884: 208). Downed trees were milled into timbers for log houses, stables, barns, and outbuildings, and field stone was used to construct fences as well as houses, barns, and outbuildings (Shaffer et al. 2012: 37). Farming involved mixed husbandry, pigs, sheep, and cattle mainly, combined with the cultivation of grains, primarily wheat and rye. Farmers also grew flax to make linen for family use. In seventeenth-century Beaver Valley, most agriculture was "extensive," as crop fields were not rotated nor fertilized with manure or lime. When soils became exhausted, new fields were cleared for cultivation. Soil conservation and crop rotation were not generally adopted by farmers in the Brandywine Hundred until the nineteenth century because they lacked adequate labor to clear areas for rotation. In addition, a strong market demand for grains discouraged farmers from planting crops that would replenish fields (Shaffer et al. 2012: 59). The Chester-gneiss soils of the valley were rich but once tilled eroded quite easily. By the second half of the nineteenth century, loss of top soil decreased grain production in the region, as did competition from the bread-belt of the western territories.

Newly established agriculture and milling families required adequate transportation routes. Farmers processed their grains at local mills and flour was shipped to Philadelphia for export to the West Indies, other American colonies, and Europe. In 1712 local settlers petitioned for a road to connect the valley with Naamans Creek and Philadelphia. At least a portion of Beaver Valley Road was likely constructed. As surveyors described,
We Laid out a Road from the Divition Line of this County and New Castle County near Brandiwine Creek to the great Road in Nathaniel Newlin's Land that goes to namans creek mill as followeth viz -- Beginning at a white oak marked with five notches Standing in the above said Divition Line of the Counties near Brandiwine over against Swithen Chandlers Plantation and from thence Crossing the Land of Joseph Robinson by a Course of marked trees to the Place where the sd Robinson is Building a Mill thence crossing Bever Creek to a marked Spanish oak thence crossing the same Creek a Second time to another Marked Spanish oak thence Crossing the same Creek a third time to a marked White oak in Thomas Green's Land thence Crossing the sd Green's Land by marked Trees to a Chestnut on Nathaniel Newlin's Land notched with five notches thence Crossing the sd Newlin's Land by a line of marked trees to the head of a Spring in the Same Land thence Crossing the Same Land by marked trees to a Marked Hickery by the above sd Namans Creek road (quoted in Michel & Rizzo 2014: 16; Grettler 1988: 18; Scharf 1888: 904).

A formal petition to improve Beaver Valley Road was presented in 1751, and the road was resurveyed three times in the 1790s (Michel & Rizzo 2014: 16; Grettler 1988: 18).

Excluding farm fields, pastures, orchards and woodland, the typical farmstead of the Brandywine Hundred was a little less than half an acre and was comprised of a domestic structure as well as six to eight outbuildings. Farmhouses were usually located on high, well-drained soil, close to a fresh water source that was either a spring or brook, and were typically constructed of log, wood plank, or stone. Support buildings could include detached kitchens, corn cribs, stables, meat or smokehouses, barns, and tenant houses. Domestic-oriented outbuildings and gardens were located close to the house, while agricultural buildings were closer to fields. Gardens often contained the draw-well and were fenced to keep out wandering animals (Shaffer et al. 2012: 57).

Farmhouses of the period averaged sixteen to twenty feet square. Typical construction was one room deep, or single pile, and of either one or two stories high. The ground-floor room was accessed directly from the outside, with windows on either side of the entrance as well as a window in the gable opposite the chimney. In two-story structures, the second floor was usually accessed by a staircase in the corner adjacent to the hearth (Shaffer et al. 2012: 58). In Beaver Valley, central blocks of remaining seventeenth-century homes average slightly larger, between sixteen and eighteen feet by thirty feet, and are of one-and-a-half or two-stories high (Michel & Rizzo 2014: 24).

During the period of colonial settlement, the development of the Brandywine Hundred and more specifically Beaver Valley, was shaped by both natural and cultural forces. Many of the early Quaker settlers prospered within their close-knit community. They increased land holdings, intermarried, built

substantial houses in the vernacular styles of their former British homeland, constructed mills, engaged in husbandry and agriculture, and were able to endow their sons with nearby farms of their own. Indeed, a distinctive hallmark of Quaker belief was parents' responsibility for protecting the "grace" of their children, not only caring for them while young but settling them in morally protected situations when grown. Acquiring land to establish their children on farms of their own was not only economically advisable, it was a religious imperative (Levy 1992: 15). The soils they tilled, though easily erodible, were rich. These yeomen cleared Beaver Valley of most woodland except for the steepest hillsides and stream valleys. The market for wheat and rye was good and woodland clearing yielded lumber.

Though not consistent, the strong currents of Beaver Creek also provided energy for industry. Yet as the nineteenth century began the economic climate of Beaver Valley was changing. The cost of land was increasing, as was agricultural competition from newly settled lands of the western territories. First generation landholders who had acquired large tracts subdivided their lands among their children and grandchildren (those that remained within the Quaker faith). The size of the single-family farm decreased and the crops grown changed in response to smaller tract size, loss of topsoil, and regional market conditions. The extensive agriculture practiced in growing grains gave way to smaller scale cultivation of market and processed crops such as butter. Further south, large scale industry on the Brandywine took hold. Mill and factory work provided stimulus for immigration which in turn increased regional population, creating a market for Beaver Valley's processed agricultural goods. Eventually, however, competition from large scale industry and agriculture would contribute to the demise of Beaver Valley's small scale enterprises.

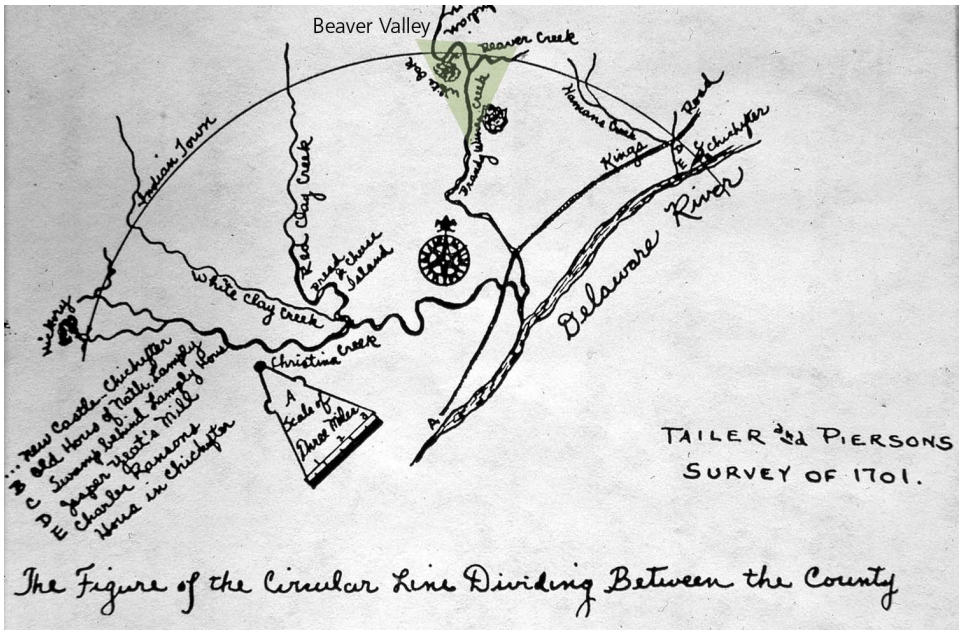


Figure 1. The 1701 Taylor & Piersons Survey of the Circular Arc. (Delaware Public Archives)



Figure 2. The 1687 Thomas Holme Map of Rockland Manor. The approximate location of Beaver Valley, First State National Historical Park, is shown in green and image lower left. (Delaware Public Archives)

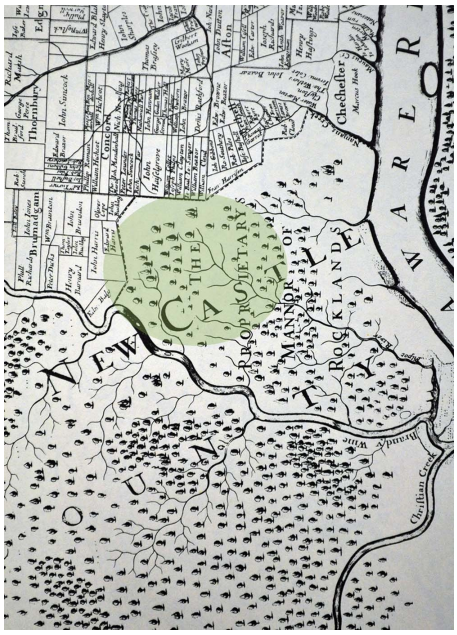


Figure 3. Detail of the 1687 THomas Holme Map of Rockland Manor. The approximate location of Beaver Valley, First State National Historical Park, is in green. (Delaware Public Archives)

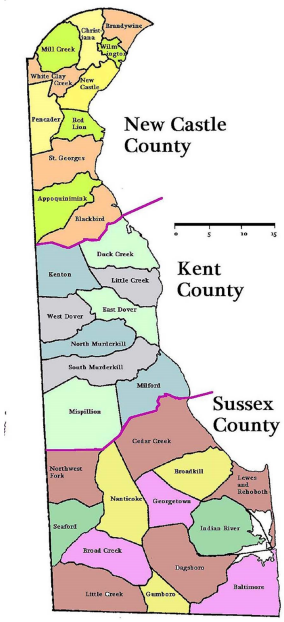


Figure 4. Map of the Delaware Hundreds. The Brandywine Hundred is at the top of the map. (mchistory.blogspot.com)

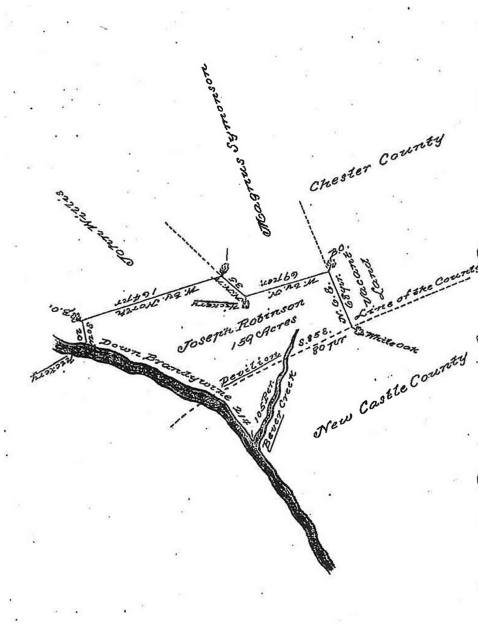


Figure 5. A 1713 survey of Joseph Robinson's land by Isaac Taylor. (Chester County [Pennslyvania] Archives and Record Services)

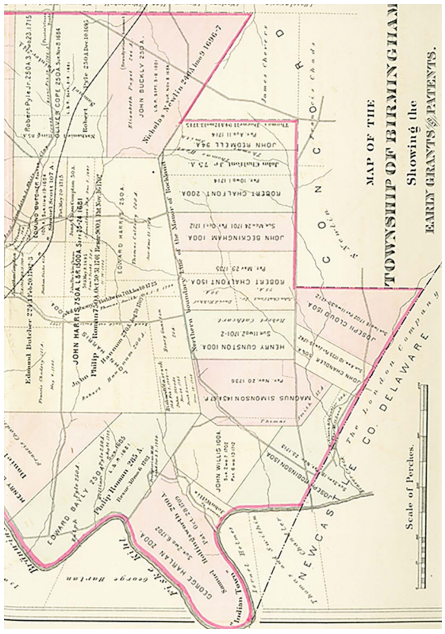


Figure 6. A 1882 Atlas of Early Land Grants of Birmingham Township, Pennsylvania, Ashmead. (Historical Archives for Delaware County, Pennsylvania)

GROWTH AND DECLINE OF AGRICULTURE AND INDUSTRY IN BEAVER VALLEY: 1777 – 1882

The Revolutionary War:
In the late summer of 1777 what was then the largest land battle of the Revolutionary War occurred in the Brandywine Valley. British and Hessian forces fought General George Washington's American Colonists and local militia. Washington wished to protect the Quaker mills, forges, and furnaces of

the northern Brandywine for use by Continental forces. General William Howe, commander of the British forces, recognized the value of the agricultural resources of the Brandywine for feeding his large army. He marched his troops through the Brandywine Valley enroute to Philadelphia. Surviving journals and letters of Quaker farmers of the time describe both armies buying and seizing agricultural goods. Quaker pacifists put their homes to use as military hospitals for both sides during the battle (Wiley 1894: 56; Lemon 1972: 5). (Figure 7).

Philadelphia was the objective of General Howe in 1777. Approaching the city from the Chesapeake, the British landed at Elkton, Maryland. Washington intended to block the British march to Philadelphia through fortification and defense of the Brandywine. Brandywine Creek was an important strategic barrier, since whoever controlled the Brandywine Creek crossings controlled overland access to Philadelphia. It was the last natural line of defense before the Schuylkill River, which could be forded at so many points that it was practically indefensible. In contrast the Brandywine, with its fast flowing currents, was fordable at a comparatively small number of places (Misencik 2014: 64). Washington and his men explored Brandywine Creek, noting fording locations where the British might attempt to cross. The northern boundary of Beaver Valley project area lies south of where “Gibson’s Ford” is shown on Jacob Broom’s 1777 Map. Gibson’s Ford was located in proximity to present day Smith’s Bridge. (Figure 8).

On the morning of September 9, 1777 Washington placed his troops along Brandywine Creek to guard the main fords. By placing detachments of troops at Pyle's Ford and Wistar’s Ford, Washington hoped to force a fight at Chadds Ford, which was advantageous, offering safe passage across the Brandywine on the main road linking Baltimore and Philadelphia. He discounted the possibility of being flanked, assuming that Howe would rely upon his greater troop strength and superior artillery to press for a direct attack (Misencik 2014: 66).

General Howe moved his British and Hessian troops so it would appear as though they were attempting to cross at Chadds Ford. Meanwhile he sent General George Cornwallis with a strong force to cross the Brandywine to the north at Jeffries Ford. Cornwallis surprised the right flank of the Colonial forces, drove it back, and compelled retreat. On Sept 26, 1777, General Howe successfully occupied Philadelphia and captured the forts below the city.

With cold weather rapidly approaching, Washington moved his army into winter quarters at Valley Forge, a defensible location in the hills west of Philadelphia. For the next six months, Washington and his troops camped and trained at Valley Forge. Despite casualties of the long, hard winter, the Colonial government was able to regain control of Philadelphia in June 1778.

The British blockade of the Delaware and Chesapeake Bays was one of the most significant impacts of the Revolutionary War on the intertwined economies of agriculture and industry in the Brandywine Valley. The blockade forced regional manufacturers and farmers to shift from international trade to land-based regional trade in the Philadelphia - Delaware - Baltimore corridor. The emergence of this trade network facilitated the growth and diversification of the manufacturing and agricultural economy throughout the Brandywine Valley (McCormick Taylor 2005: Section IV, 22).

Growth of the Post-Revolutionary War Economy:
In northern Delaware, much of this agricultural and industrial growth was localized to the Piedmont region, where commercial activity surged from 1790 through 1810. In the post-war economy, Wilmington emerged as northern Delaware’s most important and diverse urban manufacturing community. A 1791 report of Wilmington’s industries stated that the city had “12 flour mills, 6 saw mills, 1 paper mill,1 slitting mill [metal cutting], and 1 snuff mill” (Shaffer et al. 2012: 61). Within the Brandywine Hundred, paper, gunpowder, and textile mills were added to the existing grain-processing mills. Quite different from earlier “custom mills,” the mills of this period were larger and more commercialized (Munroe 1954: 28-29). In 1750 Oliver Canby built one of the first flour mills in the area on Brandywine Creek (Zebley 1940: 176). Around 1780 Oliver Evans created a new system of flour milling that revolutionized the milling industry through technology, automating the milling process so that it required less labor. Expansion was rapid and by 1790 Wilmington had become the most important flour-milling center in the nation. By 1793, flour and corn mills were dominant along the Brandywine and at least fifty mills were grinding wheat and corn. In addition, there were eight

forges, a furnace, two slitting mills, four paper mills, three linseed oil mills, seven fulling mills, a snuff mill, and a tilt hammer (Hagley Museum 1957: 1). The population also continued to grow. According to the 1782 Census of Delaware, there were 1,374 people residing in the Brandywine Hundred; by 1800 the population had increased to 2,184 people. In 2010 there were 77,182 people within the Brandywine Census County Division.

The Brandywine Creek's course over a geological fall-line made the creek a good location for powder mills, grist mills, and sawmills. Rapid change in water elevation, and the resulting release of energy, created strong power to run waterwheels. Millers and millwrights dammed tributaries to create pools, directing water through raceways and flumes to spill onto the waterwheels powering mills. Beaver Creek, a tributary of Brandywine Creek flowing through First State National Historical Park from east to west, was the primary power source in Beaver Valley.

Mills and factories lined the northern bank of Beaver Creek for more than one hundred and fifty years. One of the first mills in the valley was constructed around 1712 by Quaker settlers, Joseph and Elizabeth Robinson, west of the present day intersection of Beaver Dam Road and Beaver Valley Road (Michel & Rizzo 2014: 39-42). Property was acquired by John Gibson in 1744 from the Robinson's (Chester County Archives, Deed Book Q: 361). Gibson's descendants sold a mill to John Farra in 1808. Farra repaired rebuilt the mill and at Farra's death it was purchased by Lewis Smith, who conveyed the mill to Marshall Brinton. Brinton, a Quaker descended from seventeenth-century Quakers settlers in northern Birmingham Township, added a story to the mill and improved the machinery. The grist mill, then known as the Beaver Valley Mills, was owned by Joseph Brinton in 1882 until around 1900 when it closed (Ashmead 1884: 318).

Nearby, also north of Beaver Dam Road, John Farra constructed a woolen factory about 1817. In 1824 the factory burned and remained in ruins until 1830 when it was rebuilt as a paper-mill. Farra operated the paper mill until his death in 1832 when he was succeeded by his son, Daniel. In 1851 the mill was again destroyed by fire and the site was acquired by Frank Tempest, Daniel Farra's son-in-law, who rebuilt the mill and added an engine that could use either water or steam power. Tempest operated the mill until 1901, when it was sold to Edwin Garrett. It was later purchased by H.W. Mason who had L.A. Mayer and his two sons operate it (Ashmead 1884: 318-319). Operation of the former Farra mill site ceased in 1930 (Zebley 1940: 95).

By 1808, Peter Hatton built a fulling-mill on fifty acres of land between the Farra Mill and the property owned by the Green family, along what is now Beaver Dam Road, as well as a wheelwright shop (Birmingham Township Tax Records, 1808-1810). Fulling mills were factories that finished cloth to make it more durable. In 1817 Hatton added a woolen factory where he manufactured "flannels, satinets, cloth, etc."(Ashmead 1884: 318). In an 1824 survey of the manufacturers in Delaware County the factory is described as having "one pair of stocks, two carding engines…and employs nine hands" (Committee of the Delaware County, 1826). By 1843, when the woolen factory and its dam were damaged in a major flood, the property was owned by Philip Hizer. By the 1880s the fulling mill was in ruins and the woolen factory standing but no longer in use, its mill race diverted to power Tempest's paper factory to the west. (Figure 9). A woolen factory, located south of Beaver Valley Road in Delaware east of the farmhouse at present day 601 Beaver Valley Road, was constructed by Lewis Sacriste around 1825 when he acquired the property from Joshua Hicklen. Charles du Pont purchased the mill in 1837, operating it as a paper mill until it was destroyed in the 1843 flood. The mill was not rebuilt.

A saw mill, likely constructed by the Green family in the 1780s, was located northeast of du Pont's mill. Reece Perkins owned the saw mill at the time of the 1843 flood (Delaware County Institute of Science 1911: 54). Later the mill was acquired by Daniel Farra, owner of the paper mill to the north, then by Samuel Talley, and then by William Hinkson. The mill ceased operation by the early twentieth century.

Two other mills were also important to the residents of Beaver Valley, though just outside First State boundaries. North of Beaver Dam road, straddling what is now the western park boundary, was an ironworks constructed by William Twaddell in the last quarter of the eighteenth century. In the early nineteenth century the factory was converted to a powder mill and known as the "Cannon Powder

Mills," comprised in 1831 of two powder mills and four drying-houses. The Cannon Powder Mills were converted to a paper mill later in the nineteenth century. The mill ceased operation by the early twentieth century (Ashmead 1884: 318-319). Smith Mill, powered by the Brandywine and located near the intersection of Smith's Bridge Road and Creek Road, was the largest of the Beaver Valley grist mills. Purchased by William Talley in the nineteenth century, the mill continued to produce flour into the twentieth century (Grettler et al. 1988: 26). Evidence of the milling industry, earthworks, stone walls, mill dams, foundations, and races and mill pond traces, remain in the landscape both north of Beaver Dam Road and north of the southern leg of Beaver Valley Road (Ashmead 1884: 340; Michel & Rizzo 2014: 41). (Figure 10).

Chandler's Hollow:
By the mid-nineteenth century the milling industry supported a small but thriving agricultural and trade community named Chandler's Hollow. (Figure 11). Later in the nineteenth century the area became known as Beaver Valley, from which the Beaver Valley of First State National Historical Park gets its name. These mills employed a limited work force, responding to dynamic local and regional demands for products and services. By the mid nineteenth century there were at least six mills or factories and five mill ponds operating in Chandler's Hollow, which was the most densely populated area of what is now First State. The village, located near the junction of Beaver Valley Road and Beaver Dam Road, included among its buildings two blacksmith shops, two wheelwright shops, a general store and post office, and a shoemaker.

Chandler's Hollow was named after the Chandler family, who held land on the north side of Beaver Creek adjacent to the Robinson holdings as early as 1742 (1882 Map of Early Land Grants). Between 1812 and 1814 Joshua Hicklen sold Amor Chandler, a fellow member of the Society of Friends, twenty-three acres of land located on the west side of Beaver Valley Road, across from Farra's factory. In 1812, Amor Chandler Sr. sold two parcels of the land, approximately seven and a half acres, to his son Jehu Chandler. By 1816, Jehu Chandler had established a blacksmith shop and built a small stone dwelling and frame barn, that at present day 810 Beaver Valley Road. The blacksmith shop is no longer extant. Amor Chandler Jr., his brother, owned eighty-five acres including a twenty-five acre woodlot and sixty improved acres with a frame barn and a stone dwelling, the home at present day 800 Beaver Valley Road. Amor Chandler Jr. opened a general store and post office soon after, which operated into the twentieth century. The farm at 800 Beaver Valley Road remained in the Chandler family at least until 1868, but by 1881 was owned by the Day family. By 1849, nearby farms at present-day 701 and 601 Beaver Valley Road, constructed by members of the Hicklen family in the eighteenth century were owned by the Tally family and C.I. Du Pont, respectively. Charles Du Pont owned and operated a paper mill to the east of his farmhouse until it was destroyed in the flood of 1843. By 1868 the farm at 601 Beaver Valley Road was owned by Charles Leach and remained so into the twentieth century. By 1868, the farm at 701 Beaver Valley Road had passed to T. Cockerill and was still owned by him in 1881. By the 1880s, Frank Tempest had built a home across Beaver Dam Road from his mill. The buildings described above remain as standing structures or are evidenced through ruins in the landscape (Grettler et al. 1988: 26; Michel & Rizzo 17-21). (Figure 12).

South of Chandler's Hollow/Beaver Valley lay the best agricultural land. Most of the farmhouses in this area date to the nineteenth century. In the early nineteenth century the Smith family acquired lands including the farm at present day 405 Ramsey Road and likely constructed the existing rubble stone dwelling. The Smith and Talley families owned the farm until 1856 when the property passed through four owners before being acquired by Hugh Ramsey in 1869 (Herman 1995: 12). As many prosperous farmers did, the Ramsey's augmented their income by engaging in non-agricultural pursuits. The Ramseys operated a mica or feldspar quarry on their property. Mica was used for making heat resistant glass. By the 1849 the farm at present day 4700 Thompson Bridge Road, which had been constructed in the late eighteenth century or early nineteenth century, was owned by the Palmer family. John Palmer, the progenitor of the Palmer family in this area, first purchased land near Beaver Valley in 1688 (Ashmead 1884: 501). The home at 4700 Thompson Bridge Road remained in the Palmer family through the nineteenth century. The farm at 100 Ramsey Road was likely constructed in the mid-nineteenth century. By 1869 the property was owned by the Graves family who retained ownership until at least 1881. The farm at 500 Woodlawn Road, likely constructed in the early nineteenth century though perhaps earlier, was owned by M. Journey by the

mid-nineteenth century until at least 1868. In 1881 the property was owned by D.L. Pierson. (Figures 13, 14).

Regional Development in the Nineteenth Century:
Regionally the expansion of the milling and agricultural industries was linked with improved transportation systems, facilitating trade with the markets of Wilmington and Philadelphia. By the early nineteenth century the new state of Delaware recognized the need for improved transportation routes, but with limited financial resources they encouraged the chartering of private companies to sponsor the construction of several new roads. These were largely funded through the collection of tolls. A number of turnpikes radiated out from Wilmington, connecting the countryside with the city's ports and industries. These included the Newport and Gap Turnpike (1808), Great Road or Concord Pike (1809-13), New Castle and Frenchtown Pike (1809-14), Kennett Pike (1812-13), New Castle and Wilmington Pike (1813), Philadelphia Pike (1813-23), and the Christiana and Wilmington Pike (1821) (Amott 2006: 5).

In Beaver Valley, the primary connection to Wilmington and Philadelphia was to the east via the Great Road/Concord Pike, now designated Route 202. In addition to the turnpikes, residents of Beaver Valley petitioned the government for road construction and improvement as settlement and trade increased through the nineteenth century. Petitions were official requests for road construction or improvements, and were usually accompanied by surveys. As discussed earlier, both the northern and southern legs of Beaver Valley Road were constructed in the eighteenth century. In 1814, residents of the Brandywine Hundred petitioned for the improvement of eighteenth-century Birmingham Road now known as Smith's Bridge Road, which traversed Jacob Smith's lands. The 1814 survey depicts the proposed road starting at what was the Smith's Ford across the Brandywine and heading in a northeasterly direction, crossing the Delaware-Pennsylvania boundary and then turning southeasterly. A petition for Creek Road was made in 1847. Creek Road wound down the eastern bank of the Brandywine Creek, hugging the steep contours of the landscape and curving around "Peter's Rock", a landmark at the time (Zebley 1940: 96). Just south of Ramsey Run, Creek Road crossed the Brandywine at a point called Hollingworth's Ford, later known as Ely's Ford (1881 Hopkins Map). Creek Road then continued down the western bank of Brandywine Creek. (Figure 15). Ramsey Road was in place by 1849 and may be earlier due to the farm development at present-day 405 Ramsey Road. (Figure 16).

These early roads were the first stage in an internal transportation network that was dramatically improved with the completion of the Philadelphia, Wilmington, and Baltimore Railroad in 1839. Competing with the Chesapeake and Delaware Canal, which was begun in 1809 but not completed until 1829, the Philadelphia, Wilmington, and Baltimore Railroad soon handled the bulk of transportation and shipping across Delaware. After its completion, a number of other railroads were quickly completed connecting northern Delaware to Pittsburgh and the Ohio River Valley. Forbes Road, now called Woodlawn Road, was in place by 1868 (see Figure 11). By 1881 Thompson Bridge Road had been constructed and the road system within Beaver Valley was complete. Thompson Bridge Road runs southwesterly from its intersection with Ramsey Road, crosses Creek Road and Brandywine Creek. The road's name reflects the destination of the road which was the I.P. Thompson farm on the western side of the Brandywine. (Figure 17). Beaver Valley residences and mills were now connected to each other and on to the turnpikes and the larger markets of the Philadelphia-Wilmington corridor.

The Civil War:
Though Civil War military battles were not fought within the Brandywine Hundred, Quaker theology and industry influenced the political climate. A border state, Delaware remained with the Union throughout the war. At the outbreak of conflict, census records identify 90,589 "white people," 1798 people as "slaves," and 19,829 people as "free blacks" statewide (US Census Records, 1860). The population of enslaved people in Delaware had been decreasing for more than fifty years. Quakers and abolitionists helped some to freedom through the informal Underground Railroad, while others were freed by their owners or escaped bondage on their own. The home constructed by William and Dinah Hicklen circa 1722 just outside the border of First State National Historical Park has been speculated to have been part of the Underground Railroad. Mordecai and Esther Hayes owned the property from 1821 to 1841 and they were known to be among the first Quaker agents on the branch

of the Underground Railroad expanding in Chester County (Thompson 1992: 22). In 1863, President Abraham Lincoln published the Emancipation Proclamation freeing all the slaves in the Confederate States. However, since Delaware was not part of the Confederacy, the slaves in the state were not freed until after the Civil War. Freedom for Delaware's slaves was only obtained through the passage of the Thirteenth Amendment to the U.S. Constitution, which made slavery illegal throughout the nation.

The Civil War created a demand for domestic agricultural and industrial products to support the military effort. Manufacturers of northern Delaware responded and supplied many products for the Union forces. The Du Pont Company, for instance, manufactured Union gunpowder for rifles and cannons. The local textile industry also grew in prominence, both within Beaver Valley and regionally. The largest and most successful of the textile manufacturers during this time was the Joseph Bancroft and Sons Company which had begun the manufacture of textiles in 1831 on Brandywine Creek, south of Beaver Valley. Through the development of specialized technology and products, the Bancroft firm grew to be one of the largest textile finishing manufacturers in the United States (Schooler 1984: 3). The wealth generated from this enterprise supported the benevolent works and progressive ideas of Quaker industrialist William Bancroft and the initial funding of the Woodlawn Trust. The work of the Woodlawn Trust would lead to the eventual preservation of Beaver Valley, and ultimately to the establishment of First State National Historical Park.

The Post-Civil War Economy:
Following the Civil War, between 1870 and 1900, Delaware's economy shifted away from agriculture toward larger scale industry and manufacturing. During this post-war period, the percentage of people employed in agriculture declined from thirty nine and a half percent to twenty-six percent, while the percentage in industry and manufacturing rose from twenty-three and a half percent to more than thirty-one percent. The number of individuals involved in trades also increased, from eight and a half percent of the total state population to fourteen percent. Paralleling these shifts, the proportionate value of manufactured products compared to agricultural products increased. The wealth generated by increased industrial production was concentrated in the Piedmont region, near Wilmington as the state's industrial and commercial center. As cities grew, farmers concentrated on market crops such as tomatoes, apples, potatoes, strawberries and other intensively cultivated fruits and vegetables, deemphasizing grains (De Cunzo and Catts 1990: 28). Marginal areas that had been abandoned during the focus on grain cultivation were brought back under cultivation. By the end of the nineteenth century, New Castle County farmers were cultivating more than ninety percent of the county's total acreage (De Cunzo and Catts 1990: 67-70).

In the second half of the nineteenth century, many farms in New Castle County came to be worked by tenants. Tenancy took many forms, but often tenants or farm laborers would work land owned by other individual in exchange for cash rent, housing and/or a portion of the crop yield. Tenancy had begun in the late eighteenth century, but following the crop failures and economic crises of the late nineteenth century, the practice became much more common in the region. Within the Brandywine Hundred, large tracts of land became owned by wealthy landowners who were either unable or unwilling to cultivate the land themselves. The corresponding rise of an agricultural class-system altered the landscape to reflect the ideas, values, and beliefs of the landed elite. By examining the layout of farms of this period, studies have demonstrated that while the size of the average farm in northern New Castle County shrank to seventy-nine acres during this period, farmhouses and outbuildings virtually doubled in size. This was especially true for long tenured families, whose remodeled homes and barns advertised "the new values of the agricultural reform movement." The improvement of main residences was coupled with another wave of building, the construction of tenant or farm laborer housing (Shaffer et al. 2012: 70-74).

The changes in economic markets and land ownership patterns altered the landscape of Beaver Valley as well. By the mid-nineteenth century the farming economy in Beaver Valley had three components. The first, self-sufficiency or farming to provide for one's own family, was practiced by most. Cloth production was one exception to this rule as few farmers in the valley raised sheep or grew flax by 1850. (Jensen 1986: 86-89). Farmers grew enough wheat, oats, potatoes, and hay for the maintenance of their families and livestock. Additional production, which varied by farm, allowed for local trade, the second type of economy. Bartering within local and extended familial networks

was strengthened by shared Quaker lineage. Small scale commercial farming was the third agricultural economy in the valley (Michel & Rizzo 2014: 34).

During the nineteenth century, the agricultural economy impacted the landscape of Beaver Valley. As urban populations expanded and competition from grain growers in the west amplified, local farmers increased production of processed agricultural products, primarily butter. By 1840, the Brandywine Valley was among three principal butter producing regions in the United States. By 1880 Concord Township in Delaware County, Pennsylvania was producing more than an estimated one-hundred-and-twenty-thousand pounds of butter, up from an estimated forty-six thousand pounds in 1840 (Michel & Rizzo 2014: 36; Jensen 1986: 79-93). Beaver Valley's relatively steep hillsides with depleted soil fertility from years of growing grain were suited to hay production and cattle grazing. In addition, large eighteenth-century farms had been divided through subsequent decades into parcels of relatively modest size, too small to support grain production (Michel & Rizzo 2014: 39). Dairies and market gardening made economic sense. Fruit production, including apples and strawberries, increased dramatically. Dairying and market crops required intensive labor that was provided both by family members and by hired help.

To meet the need for additional housing and to increase income from lands, come farmers constructed relatively inexpensive balloon frame houses. Between 1880 and 1914 houses of this type were constructed within the valley at 400, 404, and 406 Ramsey Road, 4501 Thompson's Bridge Road, and 502 Woodlawn Road. In addition to these extant dwellings, some tenant houses may have been removed during the early decades of Woodlawn Trustee ownership of the Beaver Valley lands.

Milling too was feeling the impact of the changing economy. While industry was generally expanding in northern Delaware, local flour milling and textile manufacture were in significant decline (Brown 1958: 26). In 1860, thirty flour mills were operating in New Castle County, with fourteen flour mills clustered at tidewater along Brandywine Creek. Most had closed by the turn of the century. By 1934, though the land of the former paper factory was still owned by the Beaver Valley Paper Company, all the mills and factories in Beaver Valley had ceased to operate and the general store and blacksmiths shops had closed (Ashmead 1884: 318). In addition to changing market demands, the evolving technology of steam and electric power was making mills powered by water obsolete. (Figure 18).

As local milling and grain agriculture gave way to market gardening and large scale industry further south, suburban residential development spread outward from the major cities. With the development of inter-urban rail travel and the private automobile, land outside of cities became attractive for residential, non-agricultural use. By 1914, about twenty-five percent of the land that is now First State National Historical Park was forested, with about seventy-five percent under cultivation (1914 Matschatt & Knopf Map). An analysis of 1930s aerial photographs reveal that by 1930, given the increase in residential use, forested land expanded to about forty percent. In the following decades, suburban populations continued to rise. Between 1920 and 1960, the population of New Castle County grew four hundred and fifty-six percent (Hoffecker 2004: 60). The broad based movement from the family farm and mill to the industrial city, coupled with the pull of the profitable suburban residential development projects focused attention on the need to preserve land for public parks, both in Brandywine Valley and throughout urban America.

In summary, settlement of Beaver Valley began in the early eighteenth century with the construction of a grist mill near the confluence of Brandywine Creek and Beaver Creek. Custom grain and saw mills were followed by a wave of larger cloth and paper factories spurred by advancing technologies in mill design. Within sixty years, the first generation of Quaker families had amassed large landholdings, many with simple, single-pile stone farmhouses quite similar to those of their former homeland in England, Wales, and Ireland (1798 Window Tax for Birmingham Township). By the mid-nineteenth century, in response to weakening soil fertility, smaller farm size as a result of inheritance and rising land prices, and the forces of supply and demand, farmers gradually shifted production from grain for export to intensively cultivated and processed market crops. Dairying and the production of butter became the focus of the export economy in Beaver Valley. As with industry, however, advancing technology and competition from larger enterprises put pressure on family

scaled-farms and mills. By 1930 the mills had ceased operation and many farmers had sold their land to wealthy industrialists, abandoning farming or continuing as tenants.

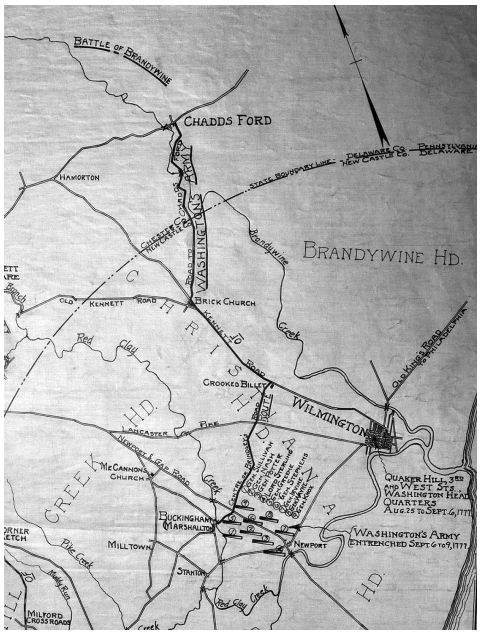


Figure 7. The 1777 Price & Price Map of General Washington's Army. (Public Archives of Delaware)

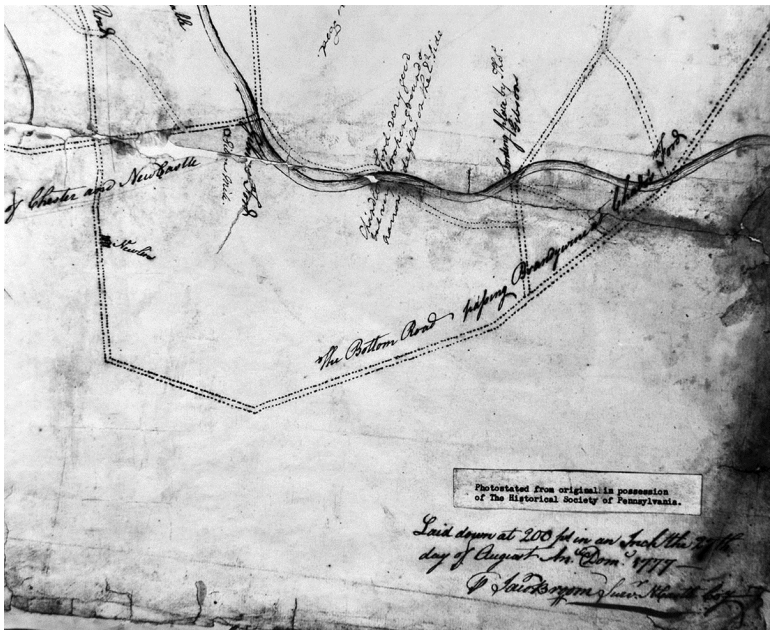


Figure 8. Detail of the 1777 Jacob Broom Map with George Washington's Annotations. (Public Archives of Delaware)

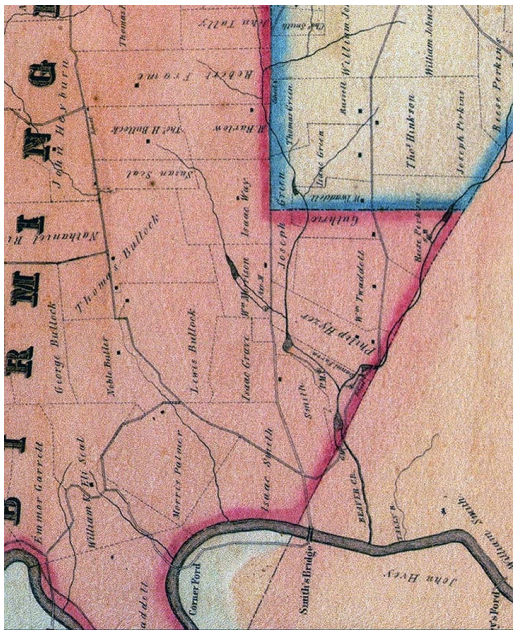


Figure 9. Detail of the 1848 Ash Map of Birmingham Township, Pennsylvania. (Historical Archives of Delaware County, delawarecountyhistory.com)

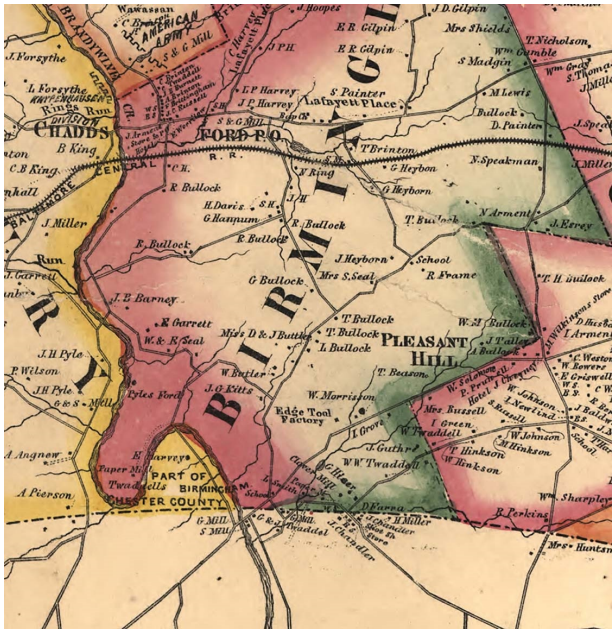


Figure 10. Detail of the 1860 Kennedy Map of Chester County, Pennsylvania. (Historical Archives for Delaware County, Pennsylvania, delawarecountyhistory.com)

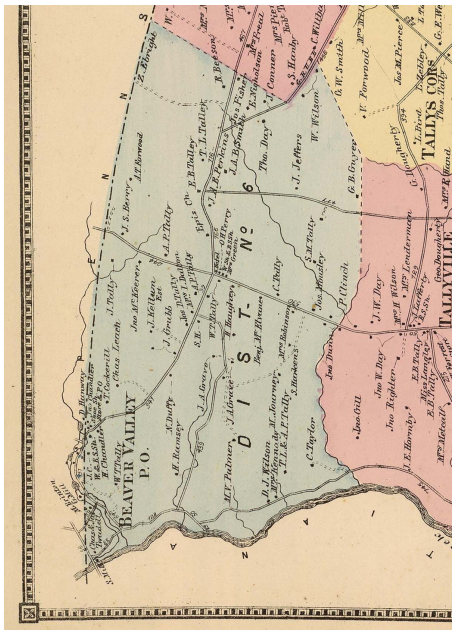


Figure 11. Detail of the 1868 Pomeroy & Beers Map. (Public Archives of Delaware)

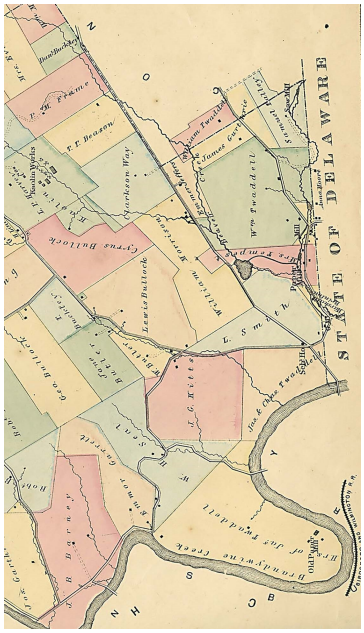


Figure 12. The 1870 Atlas of Birmingham Township, Pennsylvania. (Historical Archives for Delaware County, delawarecountyhistory.com)

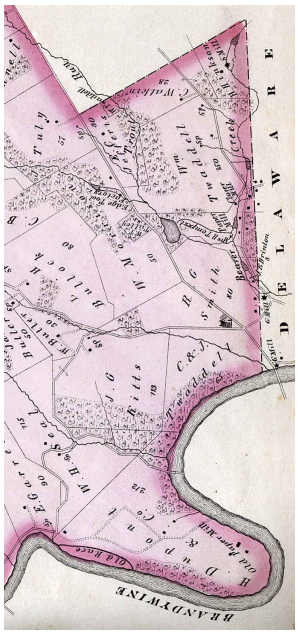


Figure 13. Detail of the 1875 Atlas of Birmingham Township, Pennsylvania. (Histoircal Archives for Delaware County, delawarecountyhistory.com)

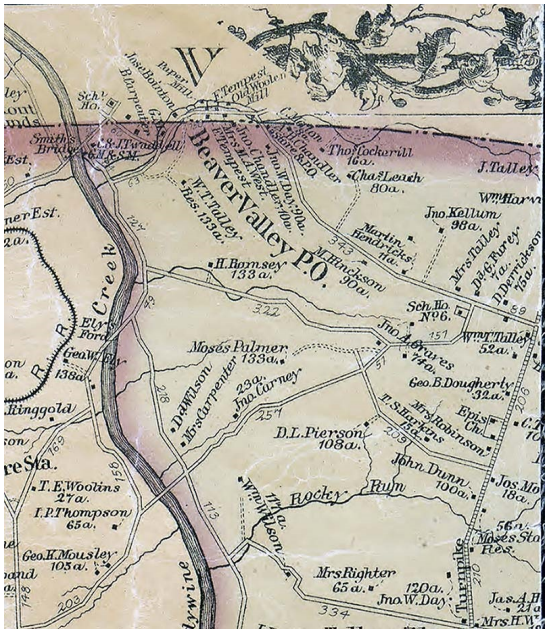


Figure 14. Detail of the 1881 Atlas of New Castle County, Delaware. (Public Archives of Delaware)

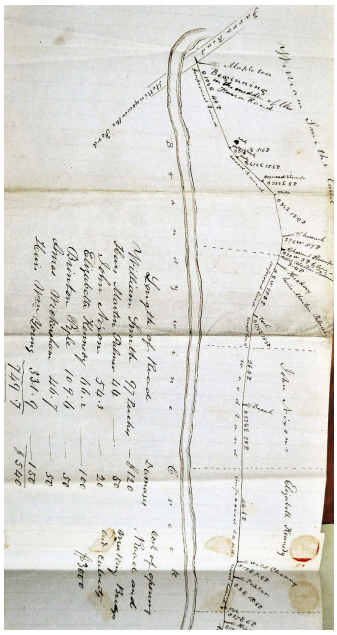


Figure 15. The 1847 Petition for a portion of Creek Road. (Public Archives of Delaware)

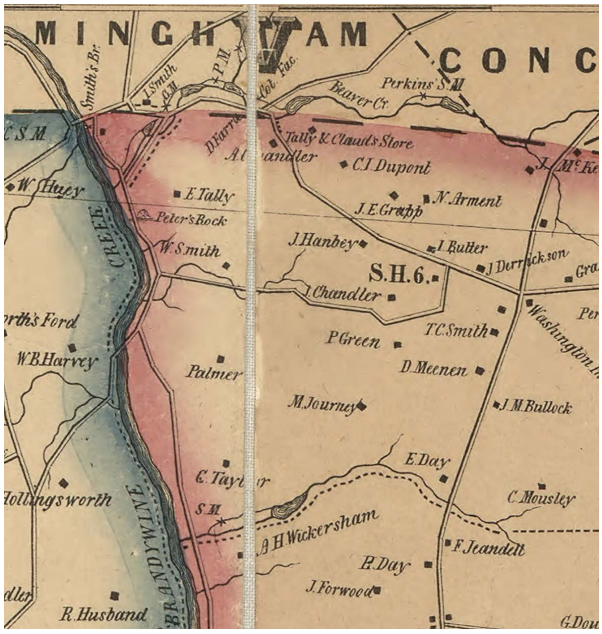


Figure 16. Detail of the 1849 Rea & Price Map. (Public Archives of Delaware)

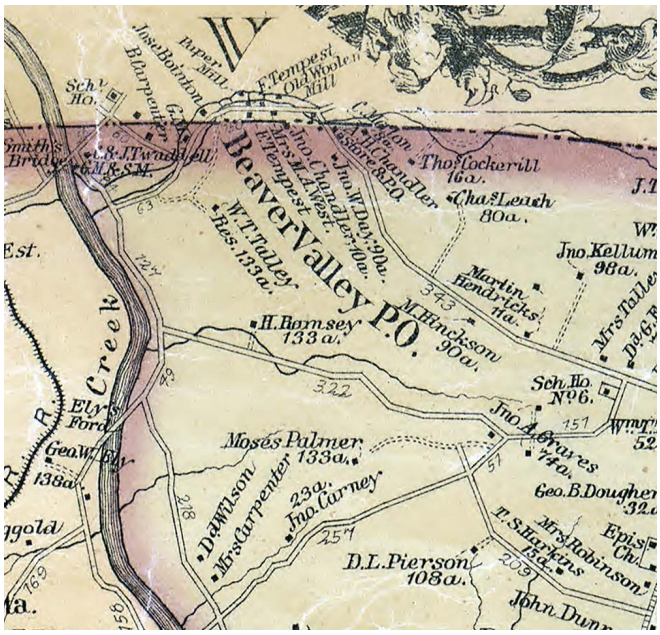


Figure 17. Note the road system in this detail of the 1881 Hopkins Map. (Public Archives of Delaware)

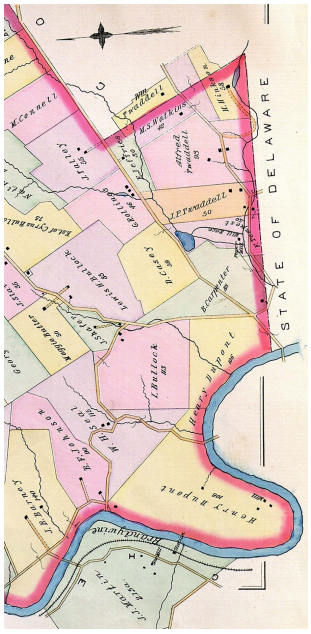


Figure 18. Detail of the 1892 Map of Birmingham Township, Pennsylvania. (Historical Archives for Delaware County, delawarecountyhistory.com)

PRESERVATION OF BEAVER VALLEY, 1882 - 2017

William Bancroft and the Preservation of the Woodlawn Tract:
The preservation of the Beaver Valley area as public parkland was the result of local Quaker industrialist William Poole Bancroft's prescient planning efforts for the region. (Figure 19). Beginning

in 1906, Bancroft began to purchase property in the Brandywine Valley from farmers and small-scale industrialists to hold in reserve for the health and well-being of the public. Heir to the Bancroft textile mills on the Brandywine, Bancroft eventually amassed over 1,300 acres, including the 1,100 that would become the Beaver Valley tract of First State National Historical Park. Over a twenty year period, Bancroft preserved this rural landscape as part of an altruistic planning effort that also included affordable housing in the City of Wilmington and a system of parks and parkways. His work was continued in the twentieth century through the company he founded in 1919, the Woodlawn Trustees, a not-for-profit trust corporation based upon prototypes in England. The goals of the Woodlawn Trustees, Inc. were to hold the majority of the undeveloped land in trust for permanent green space and to sell the most developable land to fund the work that Bancroft had outlined for the corporation -- affordable housing and the acquisition of land for parkland and open space (Widell 2012: 1-20).

Bancroft's physical implementation of a social and humanitarian movement of affordable housing and acquisition of parklands was an important development in the emerging fields of community planning and land preservation in the United States. There were many factors that contributed to Bancroft's efforts to preserve the lands of Beaver Valley. With a tradition of public service that stemmed from his Quaker theology and was instilled by his father's progressive policies at Bancroft Mills, William Bancroft brought to Wilmington progressive planning models. To Bancroft, access to public open space and parkland for the working class was critical in building successful communities. Importantly, at the time of his acquisition, a network of transportation systems connected Beaver Valley with the large population centers. Even if Wilmington's existing population did not require large scale park development, Bancroft believed future population growth would need the open space Beaver Valley provided. Bancroft also valued the aesthetic and natural value of Beaver Valley. He was not alone in his appreciation. In the second half of the nineteenth century, a local class of land-holding elite, many of whom placed an aesthetic value on productive and pastoral landscapes, emerged in concert with artistic movements which celebrated the Brandywine Valley landscape. Finally, steep hillsides and flood prone stream valleys created the Brandywine's characteristic picturesque views and vistas, but made intensive residential development expensive and therefore less profitable.

William Bancroft's father, Joseph Bancroft (1803-1874), was a spinner from the Midlands of Great Britain, a center of Quaker life and the Industrial Revolution. He immigrated to Delaware in 1824. After serving as a superintendent of a cotton mill near Rockland, he opened his own mill in 1831 near Wilmington on Brandywine Creek (about eight miles south of the Delaware/Pennsylvania boundary in Beaver Valley). At the time, Bancroft's "Rockford" mill site was considered to have the best waterpower in the state. The senior Bancroft's goal was to establish a cotton mill capable of spinning cambric muslin equal to that produced in Great Britain. By 1889, the mill was described as the largest textile finishing enterprise in the United States. Unlike the mills of New England which produced cheap, course cloth, the Bancroft Mills specialized in finishes for cotton and was the first in the United States to employ mercerizing, a treatment to increase a fabric's strength, luster, and affinity for dye. It was this niche in the cotton mill industry which would make the Joseph Bancroft & Sons Company (Bancroft Mills) the longest lasting and most prosperous textile milling business in the Brandywine Valley, and ultimately support William Bancroft's philanthropic efforts to purchase and preserve land for parks (Widell 2012: 12).

Joseph Bancroft had strong beliefs about how best to improve the quality of life for his workers in a mill village. He paid his employees in cash instead of company store script, to promote independence and responsibility. He also provided garden plots near workers' homes to encourage workers to grow their own food. Improving the quality of life and labor would become a hallmark of Bancroft's management (Campbell 1968: 11-12). Improving the lives of his mill workers, and other working class people, through progressive community planning would also be a passion of Joseph's son, William Poole Bancroft. The traditions of public service characteristic of Bancroft's Quaker faith were reinforced by his father's socially progressive development of Bancroft Mills.

Though William Bancroft's philanthropic work was limited to Wilmington and its environs, he was engaged nationally and internationally in movements of his day. He subscribed to major Quaker publications in both the United States and Britain that regularly reported on the work in community

planning and social engineering of English Quaker industrials George Cadbury and Joseph Rowntree. Though in contact with Quaker industrialists in England, William Bancroft was inspired to bring to Wilmington concepts derived from planning experiments being undertaken near Liverpool and in the English Midlands. Chocolatiers Rowntree and Cadbury, and soap manufacturer William Lever, created communities on the rural landscape designed to provide an uplifting environment for the factory workforce. Like Bancroft, these men were inspired in part by their faith. Cadbury and Rowntree were Quakers and Lever was a Congregationalist. Documentary evidence reveals that Bancroft communicated with George Cadbury and Joseph Rowntree. Bancroft's planning developments in Wilmington demonstrate his particular affinity for experimentation with "social engineering," including the development business structures that supported social welfare causes, community design which allowed for a mingling of economic classes in nonconventional ways, and land preservation tied to long range planning (Widell 2012: 16-20).

Growth of Conservation and the Brandywine School of Art:
William Bancroft was not alone in his belief in the importance of conserving undeveloped lands and outdoor space for the public good. The idea that conserving land was an important to the advancement of society was gaining ground at the turn of the twentieth century. Public and scholarly interest in the relationship between human health and the outdoors, and the innate importance of wild and scenic places was reflected both in popular culture and governmental legislation. From the establishment of California's Yosemite National Park in 1890 to the founding one year later of Trustees of Public Reservations in Massachusetts, efforts to conserve lands for the public benefit were growing.

In the Brandywine Valley watershed, the Brandywine School, an artist's colony founded by Howard Pyle in Chadds Ford, was capturing the pastoral hilly landscape of eighteenth-century farmsteads and nineteenth century fieldstone milling enterprises through painting. Howard Pyle (1854-1911), known today as the "Father of American Illustration" began the colony in a mill, which was later converted to a school, in 1898. His student, N.C. Wyeth, joined him there in 1902 and built his family home nearby in 1911. Pyle encouraged students to paint outdoors within the historical sites and picturesque landscapes to inspire, frame, and induce accuracy in their art. N.C. Wyeth's son, artist Andrew Wyeth (1917-2009), built his home and studio nearby. He too, celebrated the Brandywine landscape in his art. In fact, for more than seventy years, the Kuerner Farm, an early nineteenth-century farmstead similar to those in Beaver Valley, was a major source of Wyeth's inspiration. Hundreds of his paintings and drawings depict elements of this farmstead. William Bancroft would have been keenly aware of the work of Wyeth and the Brandywine School. Indeed in 1905, his younger brother, Samuel Bancroft, constructed homes and studios for four of Pyle's most promising and successful students, Wyeth, Schoonover, Dunn, and Ashley (Athan 1978: 2). After Samuel Bancroft's death in 1915, his children donated his collection of pre-Raphaelite artwork to the Wilmington Society of Fine Arts, and also conveyed lands and endowment to establish the Delaware Art Museum (Schooler 1984: 4). The same year, William Bancroft would engage Charles Leavitt to begin the first design for a public park on what is now the Beaver Valley tract (see below).

Like his brother Samuel, William Bancroft's philanthropic ambition was grounded in his appreciation of the beauty of the Brandywine Valley coupled with the Quaker tenant of civic virtue. On occasion, he would take visitors to stand high on a rock above the east side of a bend in the Brandywine, most likely that known as Peter's Rock in mid-nineteenth century, where he would share the view of the agricultural landscape dotted with stone farmsteads, historic mills, and stands of old growth forests (Rhodes 1972: 24). To Bancroft, these pastoral landscapes were worth preserving, both for their innate beauty and for the healthful benefit they would give to those who walk their paths.

Bancroft realized, with others, that a comprehensive plan was needed to develop the region. In 1883 Bancroft helped to form the Wilmington Board of Park Commissioners, with the purpose of planning for the development and management of public park land in and around the city of Wilmington. He served as President of the Commission from 1904 to 1923. In that role, Bancroft was instrumental in the creation of the Wilmington park system, including Brandywine Park, Rockford Park, and others. In 1883 the Commission wrote to landscape architect Frederick Law Olmsted requesting that he "come and examine the land in the vicinity of Wilmington, with reference to its eligibility for park purposes and [determine] what expenses would attend such examination and a written report

thereon" (Carr 2013: 183). Following his visit to the area that December, Olmsted recommended the purchase of land along Brandywine Creek. Though it was not acted upon at the time, Olmsted's report served as an impetus to the founding of the Wilmington Park System.

The Woodlawn Company:
Believing that Wilmington's growth would head north along Brandywine Creek, Bancroft began buying land, including the properties surrounding Beaver Creek, in the early 1900s. (Figure 20). In 1901 Bancroft founded The Woodlawn Company (now known as the Woodlawn Trust) to strategically purchase acreage surrounding Wilmington for both development and preservation. Bancroft and the Woodlawn Company sold or developed certain tracts as commercial and residential property. The income generated from the sale and development of such tracts was used to purchase other tracts, which internal regional and urban planning efforts had identified as appropriate for preservation as parks or for the development of affordable housing. Bancroft and the Woodlawn Company began to survey and purchase lands within the Brandywine Hundred, and within Beaver Valley specifically, in 1906. Through the Woodlawn Company, and as an individual, Bancroft approached landowners and offered to purchase their properties at market rates and sometimes rent them back. (Figure 21). On February 15, 1912 at the Woodlawn Company Director's annual meeting, Bancroft urged the Board to purchase the lands in the Brandywine Hundred that he had purchased over the preceding years. Soon after, the Board agreed to buy 1,392 acres within the area of Beaver Valley, divided into twenty properties, for the sum of $148,000 and the issuing of seven hundred shares of stock (Beck 1922: 1 & 5). These lands offered both the potential profits of subdivision development and the opportunity to preserve land for public parks. (Figures 22, 23).

Over the next fifty years, Woodlawn would continue to purchase farms and lease them back to the former owners or others with the thought that one day some of their holdings would become a public park. Bancroft shared his vision for the Beaver Valley lands with local farmers at a meeting of the West Brandywine Grange in 1909:
My thought is that the hills along the creek, some of the valleys running up from the creek, and a few of the finest view points on the hills should be owned by the city and kept open for the public: and that the land further back from the creek, being largely in one ownership, may be laid out with roads on good grades and leading to the good building sites, which will have easy communication with Wilmington, so as to make a very attractive and desirable resident [sic] district. (Speech, February 18, 1909, from Hagley Museum, Woodlawn Archives)

As Bancroft pointed out, lands to the west of the Brandywine Hundred were being "bought up by rich people as country seats." In contrast Bancroft wished to "develop, after reserving what it is desirable should be parks, as a residence [sic] district for people of moderate or small means" (Bancroft journal entry, October 21, 1915, Hagley Museum, Woodlawn Archives).

In 1915, Bancroft contacted Charles W. Leavitt, an American landscape architect, urban planner, and engineer, about developing a master plan for suburban residential development on approximately 3,500 acres north of Wilmington, including the entire 1,100 acres of present day Beaver Valley project area. Leavitt developed the master plan with input from Bancroft. (Figure 24). Much of the Beaver Valley portion of the property was set aside as a park with an intricate curvilinear circulation system of planted boulevards, major roads, and minor roads that meandered through woodlands and open fields. Surrounding this preserved parkland was a large residential suburban development. Levitt described his plan in a forty-page report"
The scheme which has been prepared, to serve successfully a mixed purchasing contingent, shows the larger part of the development for the use of the purchaser of small means, retaining the lesser portion of the land area for wealthier buyers. A very large ratio of park area to population seems especially desirable, owing to the fact that quite a good-sized portion of the property is of such a nature as to be more suitable for parking [sic] than for residential purposes. These parks will be beneficial both socially and financially, providing recreation and at the same time enhancing the value of the land nearby (Leavitt 1917).

The Woodlawn Company did not own all of the land upon which Leavitt's plans were based. The idea of developing the area of the Brandywine Hundred into mixed use development was revisited many times over the following decades. In 1925 three years before his death, Bancroft hired Leavitt

to revisit portions of the master plan in light of the changing infrastructure of the era -- the loss of the electric trolley car and the rise of the automobile and motor bus. These revised plans were not acted upon either, though many mixed use developments on and to the east of Concord Pike eventually were built. (Figure 25).

In 1919 Woodlawn Company became the Woodlawn Trustees, Inc. to ensure the continuance of the work of Bancroft after his passing. The stock was held by various charitable and education institutions. Corporate income was generated through real estate development overseen by the Trustees and their actors. This income was then used to create parks and residential developments, including low income housing, to enhance the functionality and amenities of the area through proper town planning (Rhodes 1972: 1).

With the acquisition of the lands of Beaver Valley from Bancroft in 1912, the Woodlawn Company became a landlord to working tenant farmers. In 1915 Woodlawn hired a teacher from the agriculture department of West Chester Normal School, Arthur Smedley, as their Farm Lands Manager. Smedley quickly set up a modern sanitary dairy, with new barns and a registered herd, at four farms near Thompson Bridge to show area farmers clean milk production. The dairy was operated sporadically through 1930, though it rarely made a profit. In 1981, Woodlawn donated approximately five hundred acres between Thompson Bridge Road and Rockland, including this former dairy, as an addition to Brandywine Creek State Park.

The operation of the tenant properties on the Brandywine Hundred, like the dairy, proved costly. For example in 1928, the average loss of the eighteen properties that were not part of the dairy was about one percent of their valuation (Letter, Crambe to Rhodes, 10 December 1985). In addition, many of the farms were in poor condition and needed repairs. Even before the Great Depression, many of the farm tenants abandoned farming as a sustainable way of life. In an effort to increase rental income, Woodlawn decided to modernize select farmsteads and rent them out as "country homes" beginning in 1935 (Beck 1971: 5). After initial work by an architect and general contractor, it was decided that subsequent jobs would be planned and carried out by the Woodlawn staff with assistance from the tenants. From 1935 to 1962, one modernization job a year was undertaken (Blume 2006: 5). By the early 1970s, Woodlawn's Brandywine holdings included 1,961 acres of undeveloped land in Delaware and 358 acres in Pennsylvania. Twenty-four houses were rented in Delaware and six in Pennsylvania, with only four operated as farms (Rhodes 1972: 8).

From the 1930s forward, residential uses prevailed on most of the farms while marginal agricultural lands reverted to woodland. The majority of cultivated lands were leased to commercial farmers, such as the Hy-Point Dairy, located to the east of the Beaver Valley tract boundaries. Woodlawn developed bridle and hiking trails through the property, mowed meadows for picnic and camping sites, built parking lots, and retained private leases on the farm houses, buildings, and agricultural fields (Rhodes 1972: 21). At the same time, local groups were promoting conservation of land surrounding the property. In 1965, Brandywine Creek State Park, just south of Beaver Valley, was created from nineteenth-century farmland of the du Pont family. The Brandywine Conservancy, nonprofit a land trust, was founded in 1967 to protect the watershed of the Brandywine. According to longtime Woodlawn Trustees employee, C.A. Beck, quick development of the Brandywine Hundred lands, including Beaver Valley was not a goal:
Speaking of the Brandywine Hundred lands, it abounds in natural beauty. There are large wooded areas, covering many acres. The parts along the Brandywine, and through the valleys and ravines of its tributaries, as well as other portions, will make ideal parkland. Beaver Valley, which touches the State line, the Rocky Run ravine, which is nearer Wilmington and the views from some of the hilltops are especially fine. I might say that there is no effort being made and no desire on the part of the Trustees to unduly hasten the development of the Brandywine Hundred land, but rather to make the best possible use of it until such time as it shall be needed to take care of some of the City's population (Beck 1922: 12-13).

Transfer to the National Park Service:
In 2012 the Woodlawn Trustees donated the lands of Beaver Valley, 1,100 acres of farm fields, pasture, and woodland with fifteen houses, four barns, and thirteen outbuildings to the Rockford Woodlawn Fund, an organization affiliated with the Woodlawn Trustees. The Rockford Woodlawn

Fund then sold the property to the Mount Cuba Foundation, a private foundation, for approximately twenty million dollars. The Mount Cuba Foundation transferred the land to the Conservation Fund which in turn transferred the land to the National Park Service for incorporation into First State National Monument in 2013 (Starkey 2014: 1). In December 2014, First State National Monument became First State National Historical Park.

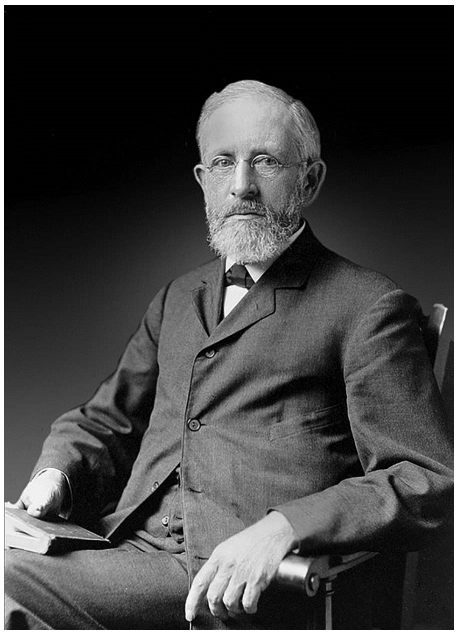


Figure 19. Photograph of William Bancroft, c.1906. (Hagley Museum and Library)

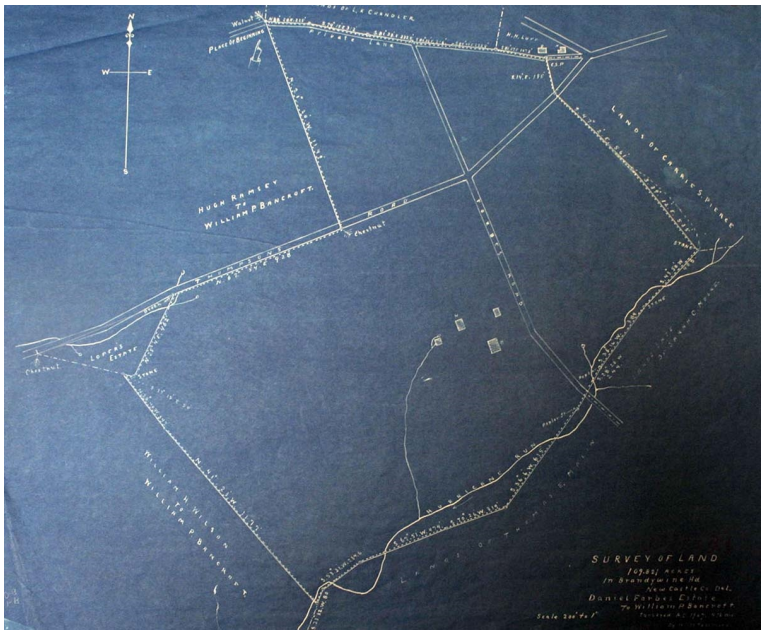


Figure 20. Detail of the 1907 Survey of Land, the Forbes Estate. (Hagley Museum and Library)

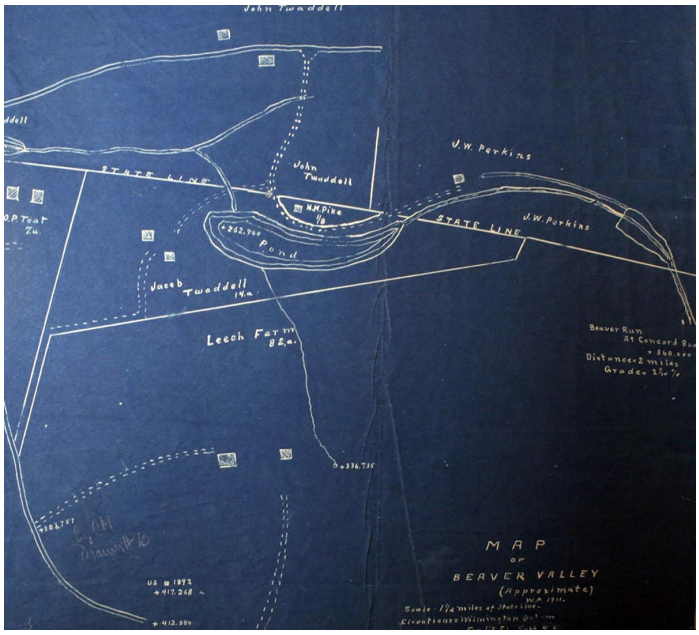


Figure 21. Detail of the 1911 Map of Beaver Valley. (Hagley Museum and Library)



Figure 22. The 1914 Topographic Map of a Part of the Brandywine Hundred (Hagley Museum and Archives)



Figure 23. Detail of the 1914 Topographic Map of a Part of the Brandywine Hundred. (Hagley Museum and Library)

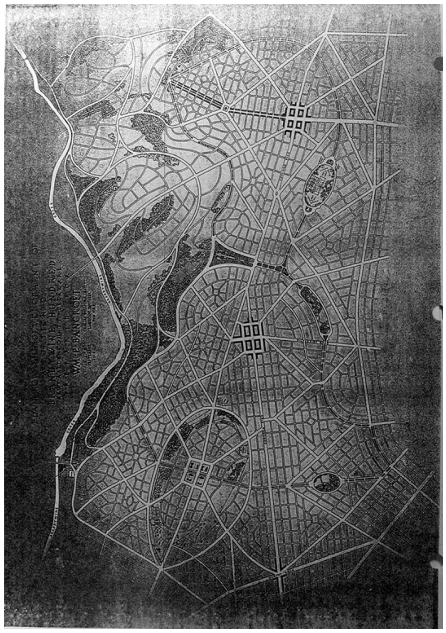


Figure 24. The 1915 Leavitt Master Plan. (Hagley Museum and Archives)

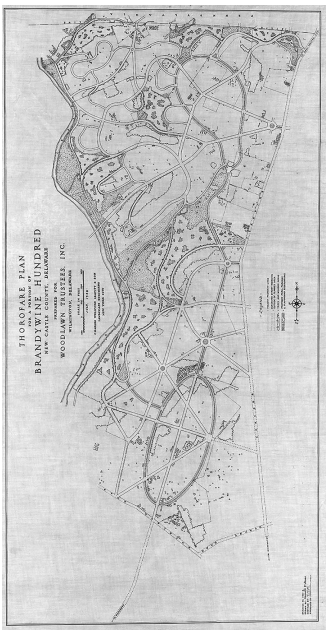


Figure 25. The 1928 Leavitt Revised Master Plan. (Hagley Museum and Library)

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Agriculture/Subsistence	Agricultural Field	Agricultural Field	Yes	No	Yes
Agriculture/Subsistence	Agricultural Field	Agricultural Field	No	Yes	No
Agriculture/Subsistence	Agricultural Outbuilding	Barn	Yes	Yes	No
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	No	Yes	Yes
Industrial/Processing/Extraction	Manufacturing Facility (Mill)	Manufacturing Facility (Mill) - Other	Yes	No	No
Domestic (Residential)	Single Family Dwelling	Single Family Dwelling-Other	Yes	Yes	No
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	Yes	No
Commerce/Trade	Trade	Trade	Yes	No	No
Agriculture/Subsistence	Woodlot/Forest (Managed)	Woodlot/Forest (Managed)	Yes	No	No

Public Access:

Public Access: Other Restrictions

Public Access Narrative:

Currently there is unrestricted access to the landscape of Beaver Valley. However, there is no public access to the interior of the buildings, and visitors are asked to remain on trails in the vicinity of leased homes.

Associated Ethnographic Group

Ethnographic Study Status: No Survey Conducted

Ethnographic Narrative:

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Landscape characteristics identified within Beaver Valley include natural systems and features, land use, spatial organization, circulation, topography, vegetation, buildings and structures, views and vistas, and small-scale features. Many characteristics have associated features that contribute to the site's overall significance and integrity, as well as features that do not contribute. The features that contribute were present during the period of significance, 1681 to 1928. Considered as a whole, the contributing characteristics and features convey the cultural landscape that was identified and preserved by William Bancroft in his progressive community planning efforts for Wilmington at the turn of the twentieth century.

The physical integrity of Beaver Valley is evaluated by comparing the landscape characteristics and features present during the period of significance, 1681-1928, with current conditions. Though conditions have evolved, many of the historic landscape characteristics and features of Beaver Valley are intact and help maintain its Brandywine Valley character. The existing boundaries generally reflect the boundaries of the tracts acquired by William Bancroft in the early twentieth century for preservation as public parkland. Existing roads retain eighteenth and nineteenth-century routes with some modifications, while several traces of early farm and milling roads have been incorporated into a hiking and bridle trail system developed by the Woodlawn Trustees. The fieldstone farm dwellings constructed by Quaker families in the mid-eighteenth century to early nineteenth centuries retain their original locations, materials, and vernacular design, though there have been later alterations. They stand in contrast with smaller late nineteenth-century balloon frame structures that reflect the social and economic changes in the valley. Many farmsteads also retain outbuildings such as barns, springhouses, wells, and stone walls. Set within a mosaic of fields, woods, and pastures, these farmhouses and their support structures reflect the evolution of Beaver Valley's agricultural past. Although successional growth impinges on some historic fields and grazing land, many other fields reflect their early twentieth-century configurations, with several retaining their early nineteenth-century tract boundaries. Beaver Valley's industrial past is evidenced through stone mill foundations and dams, earthwork traces of mill races and a quarry, and impoundment ponds along Beaver Creek. Lastly, two stone markers in the Beaver Valley property still identify a portion of the old arc-shaped boundary between Delaware and Pennsylvania.

While Beaver Valley retains historic characteristics and features dating to its period of significance, the integrity of the landscape has been impacted. The ability of the landscape to convey its agricultural past is impinged by the loss of some agricultural support structures associated with the farmsteads. Successional and invasive vegetation at the edges of farm fields is changing the spatial organization, land use, and vegetation characteristics within the valley. The loss of milling structures is partially mitigated through the extensive ruins remaining in the eighteenth and nineteenth century industrial corridor along Beaver Creek.

INTEGRITY

Integrity is defined by the National Register of Historic Places as the ability of a property to convey its significance through physical resources. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Retention of these qualities is necessary for a property to convey its significance; however, not all seven aspects must be present for a property to retain integrity. The following evaluation is based on a 1681-1928 period of significance.

The landscape of Beaver Valley is illustrative of the cultural landscape of the greater Brandywine Valley watershed. In Beaver Valley, as in Brandywine Valley, historic farmsteads and mill ruins are set within a landscape of rolling pasture, steep wooded slopes, and picturesque creek valleys. William Bancroft and the Woodlawn Trustees valued and preserved this landscape in the early twentieth century because of these characteristics and features. When considered in aggregate, enough remains of the historic cultural landscape of Beaver Valley to retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Location:
Beaver Valley includes buildings, roads, stone walls, mill ruins, survey monuments, and the open landscape of farm fields and pasture land that remain in their same locations as in the historic period of significance. The boundaries of the Beaver Valley area mostly correspond with tracts acquired for preservation by William

Bancroft.

Design:
Throughout the historic period of significance, ownership and management of land changed in response to evolving economic and social conditions. This evolution is revealed through the design of buildings and structures. The mid-eighteenth-century Quaker farmsteads generally retain their original materials, workmanship, and location despite later modifications. The loss of nineteenth-century mills and several agricultural structures during the twentieth century, and some significant alterations to existing historic structures, has somewhat diminished design integrity. The road system reflects its original layout, though with minor modifications and changes in pavement. Historic stone walls still function as designed, and the stone survey monuments continue to mark the old boundary between Delaware and Pennsylvania.

Setting:
Beaver Valley retains the rural, agricultural setting that was present throughout the period of significance, though some notable changes exist. Although the landscape was more open during the eighteenth and nineteenth centuries, with steep wooded slopes and marshy creek bottoms, the field and forest pattern amongst farmsteads and winding roads remains intact. The loss of milling structures along the Beaver Creek industrial corridor has decreased the industrial setting of Beaver Valley's heritage. However, due to the efforts of William Bancroft and the Woodlawn Trustees to conserve the property, there are very few structures within the boundaries of Beaver Valley that post-date the period of significance.

Materials:
Materials relating to the agricultural development of the property have been retained in the fabric of historic homes and structures within Beaver Valley. Though there are no standing mill structures, fieldstone ruins and remnant earthworks related to industry help to reveal the landscape's industrial history. Numerous historic stone walls and the two stone survey monuments also remain extant.

Workmanship:
Workmanship in Beaver Valley is conveyed through the preservation of dwellings constructed by Quakers from the mid-eighteenth through the early twentieth centuries. Limited evidence of workmanship related to nineteenth century industry is evident in the earthwork and field stone milling remains.

Feeling:
Beaver Valley retains historic landscape characteristics that evoke the feeling of the early twentieth-century Brandywine Valley, with limited contemporary intrusion. The historic feeling is generated by the pastoral agricultural hilltops and beautiful views of creek valleys that inspired William Bancroft to initially consider Beaver Valley as park land. The feeling of an industrial landscape within the Beaver Creek corridor has been substantially lost, although ruins of this past use remain through stone foundations and traces of waterways and quarries.

Association:
Eighteenth and nineteenth-century farms, agricultural fields, industrial ruins, and existing nineteenth century boundary stones marking an eighteenth century boundary link this landscape with its eighteenth and nineteenth century development. The association with William Bancroft and the Woodlawn Trustees has been retained as the landscape appearance is similar to when first purchased by Bancroft and held by the Trustees.

Landscape Characteristic:

This section presents an analysis of landscape characteristics and their associated features and corresponding List of Classified Structures names and numbers, if applicable. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period (1681-1928), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource. As the Beaver Valley Unit spans the states of Delaware and Pennsylvania, feature evaluations in the tables are organized by their location.

Landscape Characteristic: Natural Systems and Features

Historic and Existing Conditions:
Beaver Valley is located within the watershed of Brandywine Creek, which forms the western boundary of the park unit. Six named tributaries cross the property from east to west. Beaver Creek, sometimes called Buck Run in the eighteenth and nineteenth centuries, is the largest of the tributaries. Talley Run, Ramsey Run, Palmer Run, Palmer Run, Rocky Run, and Hurricane Run are the other named creeks.

Prior to European settlement, Beaver Valley was almost entirely covered by forest. During the seventeenth, eighteenth, and nineteenth centuries, the hilly terrain gradually became cleared for cultivation and grazing. Areas of steep topography remained in woodland comprised primarily of chestnut, oak, and beech hardwoods. As agriculture declined and residential use increased in the late nineteenth and early twentieth centuries, woodland cover expanded. Today, sixty percent of the property is covered in mixed woodland species and thirty-nine percent is comprised of fields of corn and soybeans, and meadows grazed and cut for hay. Approximately one hundred acres contain small isolated areas of wetlands including canopy shrub or herbaceous wetlands known as wet meadows. Farmhouses and associated support buildings are set on one to three acres of mown lawn. The woods, fields, pastures, wetlands, and waterways contribute to the historic character of the Beaver Valley tract.

Landscape Characteristic: Spatial Organization

Historic Condition (to 1928):
Early eighteenth-century development of Beaver Valley occurred along the Brandywine and its tributaries, primarily Beaver Creek. From the early eighteenth to the early twentieth centuries, there were clusters of water powered mills and factories within the watershed of Beaver Creek. As in their former homeland, eighteenth-century Quakers tended to settle on broadly dispersed contiguous farms, in contrast to the more tightly spaced villages of New England (Levy 1992: 128). Most dwellings were placed on high ground, near potable spring water and away from threats of flood. Agricultural support structures also tended to be placed out of flood zones. This practice held true in Beaver Valley. One exception, where commercial access may have overridden typical siting, was Chandler's Hollow where dwellings were clustered at the intersection of Beaver Valley and Beaver Dam Roads near Beaver Creek. By the early nineteenth century, most arable land was cleared, creating a landscape of open rolling hills and steep wooded slopes, crossed by an industrial corridor along Beaver Creek.

Early circulation routes through Beaver Valley followed the Brandywine, Beaver, and Ramsey Creek valleys. In the second half of the nineteenth century, during the second wave of residential construction, houses were built closer to roads and tended to be smaller in size, often on land already developed as farmsteads. Farm support structures such as barns were clustered around the main house. Fences and windrows defined farm fields and dirt farm tracks connected farm fields, farmsteads, and mill sites.

Post-Historic and Existing Conditions:
The current spatial organization of Beaver Valley is similar to historic conditions. The relationship between early circulation patterns and historic farmsteads is revealed through extant farmhouses and the current road and trail systems. Though the mill structures have been lost, the clustering of remnant mill features along Beaver Creek reveals its history as an industrial corridor. The use of the land, a combination of agricultural field, pasture, and woodland associated with individual farmsteads has remained, though the size and location of farm fields has evolved in response to changes in production and land ownership. Riparian growth on Beaver Creek has increased as farm and industrial use of the landscape has decreased. The general spatial organization of field and forest, however, remains. Finally, the loss of historic agricultural support structures on early farmsteads has impacted the spatial organization of the individual family farm.

Landscape Characteristic: Land Use

Historic Condition (to 1928):
In decades following European settlement, Beaver Valley was inhabited by Lenni-Lenape for temporary settlement, limited subsistence agriculture, and hunting and gathering. From the early eighteenth century to the early twentieth century, Beaver Creek was used for industry. Custom mills were constructed north of Beaver Creek, followed by larger scale cloth and paper factories. This industry supported a small hamlet at the intersection of present day Beaver Creek and Beaver Dam Roads, with services including a wheelwright, shoemaker, general store, post office, and blacksmith.

In the eighteenth and nineteenth centuries, agricultural practices in Beaver Valley were centered on the family farm, with small fields and structures made of plank, stone, and log. Settlers also practiced subsistence agriculture throughout the period of significance, with varied production for trade and export. Many of the earliest farmers engaged in husbandry, primarily sheep and pigs. Grains and corn for animal fodder gained prominence in the mid to late eighteenth century. By the last half of the nineteenth century, dairying and market crop cultivation were common, with butter the primary cash crop.

In addition, mica or feldspar was quarried between approximately 1850 and 1910 east of the farm at 405 Ramsey Road. This use declined when both industry and agriculture also declined. With land acquisitions by William Bancroft and the Woodlawn Company (later the Woodlawn Trustees Inc.) beginning in the early twentieth century, public recreational use and land preservation was added to existing agricultural, feldspar quarrying, and milling uses.

Post-Historic and Existing Conditions:
Today Beaver Valley is primarily an agricultural landscape with woodlands, open meadow, pasture, and farm fields dotted with historic farm houses. The property is no longer used for milling or quarrying, though visible remnants of these uses remain in the landscape. (Figure 26). Recreational uses of trails, a picnic area, and parking areas are overlaid on the agricultural and forested landscape. (Figure 27). Therefore, Beaver Valley has agricultural, recreational, and residential uses. Beginning shortly after the period of significance, farm fields began to be rented to larger commercial agricultural enterprises. This use continues today through rental to Hy-Point Dairy.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
DELAWARE	181895						No
Feldspar/Mica Quarry Remnants	181897	Contributing					No
Picnic Area	181899	Noncontributing – Compatible					No
PENNSYLVANIA	181901						No
n/a	181903						No

Landscape Characteristic Graphics:



Figure 26. Remnant of the nineteenth-century feldspar/mica quarry near 405 Ramsey Road, view north. (Olmsted Center for Landscape Preservation--OCLP--2016)

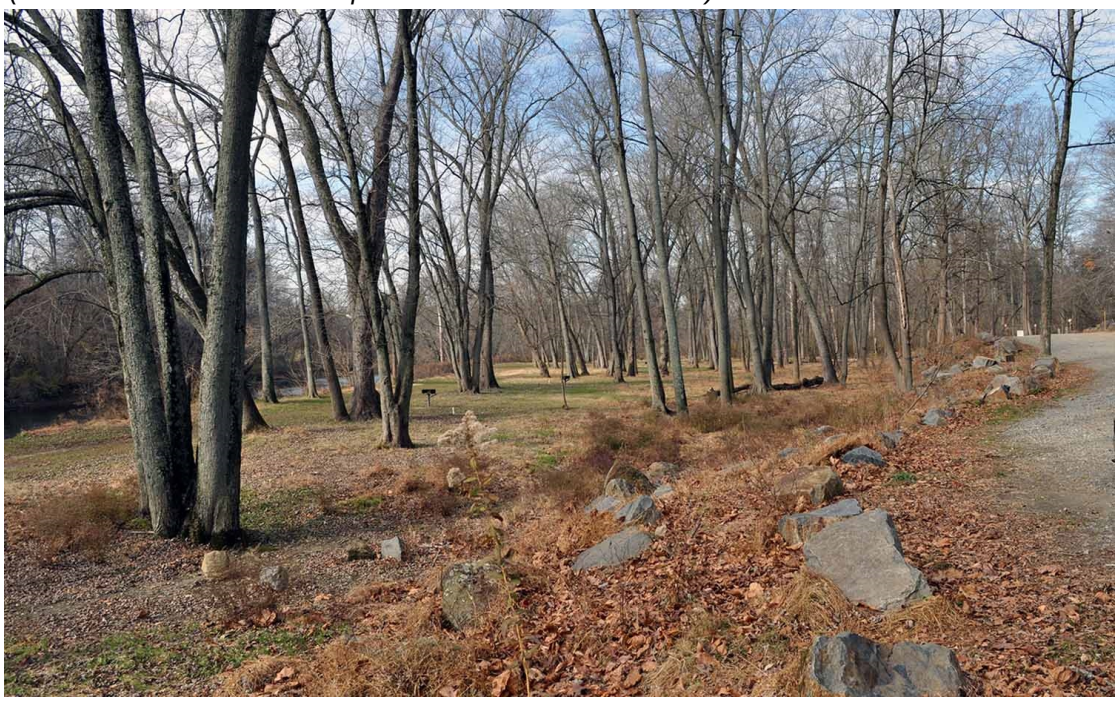


Figure 27. The Smith Bridge picnic area and parking lot along the Brandywine Creek, view north. (OCLP 2016)

Landscape Characteristic: Topography

Historic Condition (to 1928):
The topography of Beaver Valley has shaped land development since the time of the Lenni-Lenape. The watershed of the Brandywine Creek was conducive to native population use, and later industrial development, because of its underlying topographic feature within the larger Piedmont Plateau. The Piedmont Plateau lies just above the fall line that separates it from the relatively flat Coastal Plain region to the south. Because of this fall line the elevation of Brandywine Creek drops steeply over the relatively short distance of five miles, from approximately 160 feet above sea level in Chadds Ford, Pennsylvania to just a few feet above sea level in Wilmington, Delaware. This steep descent creates fast moving currents, which supported seasonal populations of shad during the time of the Lenape and provided power to large-scale industry in the nineteenth century. First small custom mills and then larger paper and fabric mills were located on Beaver Creek. As these mills evolved surrounding topography was altered through race, dam, and pond construction.

Topography was also altered by mining. The Wissahickon formation is the primary geologic formation underlying much of Beaver Valley. Outcroppings of granitic pegmatite and amphibolite that feature feldspar, quartz, and mica punctuate the landscape in the area of Ramsey Road. These resources were quarried in this area beginning around 1850 into the early twentieth century.

Beaver Valley's steep hillsides were not conducive to agriculture, so they remained wooded, even when agricultural land production in the region was at its height. In the twentieth century, William Bancroft and the Woodlawn Trustees considered preserving Beaver Valley for public recreation as steep topography allowed picturesque vistas and made residential subdivision costly. Indeed one stone outcropping, identified as "Peter's Rock" on an 1849 map, located north of the intersection of Ramsey and Creek Roads, was said to be where Bancroft took visitors to impress upon them the beauty of the views along the Brandywine.

Post-Historic and Existing Conditions:
Most of Beaver Valley retains its historic topography characterized by steep wooded hillsides and rolling open hills crossed roughly east to west by tributaries of Brandywine Creek. The steep hillsides, slopes greater than twenty-five percent, are located primarily in the northern and western portions of the park. Earthworks associated with nineteenth-century industry are located near Beaver and Brandywine Creeks. Changes in circulation, including alignment alterations to roads and construction of new trails and parking areas, have produced minor manipulations to topography. Peter's Rock remains, as do the remnants of the feldspar quarry activity. (Figure 28).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
DELAWARE	181905						No
Peter's Rock	181907	Contributing					No
PENNSYLVANIA	181909						No
n/a	181911						No

Landscape Characteristic Graphics:



Figure 28. "Peter's Rock" on Creek Road, view north. (OCLP 2016)

Landscape Characteristic: Vegetation

Historic Condition (to 1928):
At the time of European settlement, Beaver Valley was primarily wooded, except where native populations grew subsistence crops in small fields. By the late eighteenth century much of Beaver Valley was cleared for agricultural and industry. During the late eighteenth and early nineteenth centuries, even riparian vegetation along Beaver Creek was cleared to allow for industrial development, though marshy wetlands remained. Fields were grazed by livestock or planted in crops, primarily grain and corn for animal fodder. As the nineteenth century progressed, grain production decreased and dairying gained prominence. So too did market crops, such as apples and other orchard fruits. In the late nineteenth century and early twentieth centuries, agriculture and industry gave way to residential use and some farm fields reverted to woodland, increasing invasive vegetation. As residents became established, ornamental and vegetable gardens were planted around farmhouses. This practice continues today.

Post-Historic and Existing Conditions:
Existing forests at Beaver Valley are primarily examples of mature Piedmont Upland and include Northern Piedmont chestnut oak, Piedmont Mesic oak beech, and Piedmont Basic Mesic hardwood. In areas where former fields are no longer used for agriculture, growth of invasive plants such as buckthorn and bittersweet is increasing. More than one hundred acres of the property contain small and isolated areas of wetlands including herbaceous wetlands known as wet meadows. Though orchards were historically located within Beaver Valley, no remnant historic orchards have been found to date. Ornamental vegetation is located on all of the farms of Beaver Valley, but further research is necessary to determine the origin of this cultivated vegetation. In addition, certain historic tree specimens within farm fields and within rows near residences contribute to the picturesque nature of the agricultural landscape, appreciated by Bancroft in his preservation of Beaver Valley.

Landscape Characteristic: Circulation

Historic Condition (to 1928):
The first circulation patterns at Beaver Valley were likely comprised of footpaths worn by native populations between areas of seasonal use. Whether existing circulation features follow routes established before European contact is difficult to determine. However, routes of both eras typically followed ridgelines and creek bottoms.

Roads associated with early development in Beaver Valley served two purposes. The first was to link the valley with larger markets near Philadelphia and Wilmington, and second to connect farmsteads, fields, and mills within the valley. One of the first roads in Beaver Valley is documented through the 1712 petition for Beaver Valley Road, and a 1751 petition requesting that road's improvement. In 1814, residents of the Brandywine Hundred petitioned for the improvement of Smith's Bridge Road, also called the Birmingham Road, which passed through Jacob Smith's lands near the intersection with present day Creek Road. A petition for Brandywine Creek Road (now Creek Road) was made in 1847. Creek Road, which encompasses a portion of present-day Beaver Dam Road, originated at Farra's Mill just north of Beaver Creek and wound down the eastern bank of Brandywine Creek, hugging the steep contours of the landscape. Just south of Ramsey Run, Creek Road crossed the Brandywine at a point called Hollingworth's Ford, later known as Ely's Ford. Creek Road then continued down the western bank of Brandywine Creek. Ramsey Road existed by 1849, perhaps earlier due to development at 405 Ramsey Road.

By 1860, most roads within Beaver Valley had been established with the exception of Thompson Bridge Road, which was constructed by 1881, and Forbes Road. Thompson Bridge Road ran southwesterly from its intersection with Ramsey Road, then crossed Creek Road and Brandywine Creek. The road's name reflected the destination of the road, the I.P. Thompson farm on the western side of the Brandywine. Forbes Road, later named Woodlawn Road, was most likely constructed in association with the development of the farmsteads in this area in the mid- to late-nineteenth century. Driveways linking farmsteads to the main roadways were also associated with pre-twentieth century farmsteads. Historically there were also many minor farm roads or paths, linking farm building clusters to fields and farmsteads to other farmsteads.

Post-Historic and Existing Conditions:
After the Woodlawn Trustees acquired the lands of Beaver Valley, many of the small-scale farm paths or roads were incorporated into the public walking and bridle trail system developed by the Trustees. Further research is necessary to date the trails with more specificity. Four surface parking lots, one on Ramsey Road, two on Beaver Valley Road, and one on Creek Road were constructed by the Woodlawn Trustees in the twentieth century and support public recreational use in the park. Driveways continue to connect farmsteads to the roadways.

Although road alignments have been slightly altered through time, including at the intersection of Beaver Dam Road and Beaver Valley Road, and along the eastern end of Ramsey Road, the roads remain in their original locations and contribute to the historic character of the property. However, as they are not owned by the National Park Service, they are evaluated in this CLI as "Undetermined." Many of the roads and driveways that would have historically been unpaved have been asphalted. Forbes Road was renamed Woodlawn Road. Beaver Valley Road is a two lane road approximately eighteen feet in width with no paved shoulders. Creek, Ramsey, and Beaver Dam Roads are two lane roads with no paved shoulders, and approximately eighteen feet wide. Thompson Bridge Road is a two lane roadway with ten-foot wide travel lanes and one-foot wide paved shoulders.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
DELAWARE	181913						No
Beaver Valley Road	181915	Undetermined					No
Beaver Dam Road	181917	Undetermined					No
Creek Road	181919	Undetermined					No
Ramsey Road	181921	Undetermined					No
Thompson Bridge Road	181923	Undetermined					No
Woodlawn/Forbes Road	181925	Undetermined					No
Residential Driveways	181927	Undetermined					No
Network of Farm Roads	181929	Undetermined					No
Parking Areas	181931	Noncontributing – Compatible					No
PENNSYLVANIA	181933						No
Beaver Valley Road	181935	Undetermined					No
Beaver Dam Road	181937	Undetermined					No
Smith Bridge Road	181939	Undetermined					No
Residential Driveways	181941	Undetermined					No
Network of Farm Roads	181943	Undetermined					No

Landscape Characteristic: Buildings and Structures

Historic Condition (to 1928):
Evidence of buildings constructed prior to the mid-eighteenth century is scarce. Although some extant buildings may incorporate structures or building elements reused from earlier periods, further research is necessary to document this practice. The 1798 Window Tax Record from Birmingham Township, Pennsylvania provides a partial understanding of building form and materials within eighteenth-century Beaver Valley. In addition to buildings of brick, plank, timber frame, and stone construction, log structures were common during this time.

NOTE: Figures 29 through 62 referenced below in the characteristic description are available as a .pdf file in the CLI database.

Residential Structures.
The earliest documented extant residential structures within Beaver Valley date to the mid-eighteenth century. Four are of field stone construction, similar in form and materials to those in the Brandywine Hundred and throughout Southeastern Pennsylvania and Northern Delaware. Their vernacular, single-pile, hall-parlor plan designs reflect in part those of their former homeland of England, Ireland, and Wales (Michel & Rizzo 2014: 22). The other extant eighteenth-century dwelling is of brick. Within the Brandywine Hundred in the second half of the eighteenth century, residential farmhouses measured around sixteen to twenty feet on a side. The ground-floor room

was accessed directly from the outside, with windows on either side of the entrance as well as a window in the gable opposite the chimney. In two story structures the second floor was usually accessed by a staircase in the corner adjacent to the hearth. Three houses in Beaver Valley were constructed in the early nineteenth century, and they too were of field stone construction. The remaining houses in Beaver Valley were constructed in the late nineteenth to early twentieth centuries. These wood balloon frame houses were designed in a vernacular Queen Anne or Colonial Revival style, reflecting in part construction associated with land tenancy. It may be that extant wooden structures were the most substantial of those built in the nineteenth century, or their survival may be related more directly to land ownership patterns. All dwellings within Beaver Valley were eventually altered and expanded during or after the period of significance. Further analysis is necessary to understand the evolution of the individual structures.

Agricultural Structures.
In the eighteenth and nineteenth centuries, agriculture shaped the landscape of the Brandywine Hundred and Beaver Valley. The average farmstead in northern Delaware during this period featured a domestic structure and six to eight outbuildings. Agricultural support buildings could include detached kitchens, corn cribs, stables, meat or smokehouses, barns, springhouses, and tenant houses. Domestic-oriented outbuildings were located in proximity to the house, while agricultural buildings were closer to fields (Shaffer et al. 2012: 51-60). Barns were one of the primary types of agricultural building. During the late eighteenth and early nineteenth centuries, the growing butter trade required a place to store and process milk into butter. This capacity was usually met by a springhouse, which ranged between 300 and 500 square feet in size. Usually built into the bank of a hill, springhouses typically contained several separate work and storage spaces.

Milling and Industrial Structures.
Historic photographs and archival research suggest that eighteenth and nineteenth century mills in Beaver Valley were of fieldstone, log, timber and wood frame, and possibly brick construction. Mills were located along Beaver Creek, in the area of Chandler's Hollow, beginning in the early eighteenth century. In the mid-nineteenth century, there were at least five mills and factories operating near Chandler's Hollow. Accompanying the mills were races, which were wooden and earthen structures used to direct water onto waterwheels to utilize energy of rushing creek water, and dams that created ponds at strategic locations along the creeks to control water speed and storage.

Commercial Structures.
Concurrent with the development of Chandler's Hollow as a center of milling, was the construction of a number of buildings, primarily of wood frame and log construction, used for commercial activity including a post office, shoe shop, and blacksmith shop.

Bridges.
Bridges and fords were used to cross Brandywine Creek and its tributaries during the historic period. Future research should be conducted to determine the history of the bridges and fords in Beaver Valley.

Post-Historic and Existing Conditions:
Residential Structures.
Field stone foundations from houses that are no longer extent have been located in three places in Beaver Valley. Remnants of a late nineteenth century/early twentieth century log house are located near the top of Peter's Rock, but this building does not appear on any historic maps found thus far. Remnants of the mill house and mill in the location of a documented eighteenth and nineteenth-century mill is located to the east of the house at 701 Beaver Valley Road. A foundation from the house of the nineteenth-century Tempest family is located across Beaver Dam Road south from the nineteenth-century Tempest factory site. Further research is necessary to identify the origins and dates of these ruins with accuracy. Extant residential structures are described below.

Agricultural Structures.
Four standing barns likely dating to the nineteenth century can be found in Beaver Valley, as well as numerous stone barn foundations. Barns are currently used for storage and horse boarding. There

are also three extant historic stone springhouses of indeterminate dates. Extant agricultural structures are described below.

Milling and Industrial Structures.
There are no extant mills in Beaver Valley. However, remnants of field stone foundations, walls and mill dams, and earthen race and pond traces are located in the former mill sites. From west to east along Beaver Creek, these mill sites include (dates approximate): the Robinson Mill (early eighteenth century), the Gibson/Farra/Tempest Paper Mill (eighteenth century to early twentieth century), the Hatton/Hizer woolen factory/clover mill (circa 1807-early twentieth century), mill remnants just east of the intersection of Beaver Valley and Beaver Dam roads (unknown), the DuPont woolen Mill (1827-1843), and the Green/Perkins saw mill (1780-nineteenth century). Though identification and analysis of these ruins is ongoing and further research is necessary to attribute these ruins to specific milling enterprises, they convey the industrial history of the Beaver Creek corridor within Beaver Valley. Remnants of mill structures are described below.

Commercial Structures.
Commercial structures associated with Chandler's Hollow are no longer extant.

Bridges.
There are four extant vehicular bridges within the boundary of the Beaver Valley, which may date from the late nineteenth to the mid-twentieth century. To date, no fords have been found within Beaver Valley that date to the period of significance. Extant bridges are described below.

Garages and Sheds.
There are several garages and sheds associated with the use of the property by tenants of the Woodlawn Trustees. Most likely, these structures were constructed between 1930 and 1977 and do not contribute to the significance of the Beaver Valley park unit. Extant garages and shed are described below.

A summary of extant buildings and structures associated with farmsteads in Beaver Valley, and accompanying site plans, is as follows:

810 Beaver Valley Road, New Castle County, DE. (Drawing #2)
This property is on land that was part of the tract first patented by William Hicklen in 1722. It was held by the Hicklen family until 1814 when Joshua Hicklen sold Amor Chandler twenty-three acres of land located on the west side of Beaver Valley Road, across from John Farra's factory. Around 1814, Amor Chandler Sr. sold two parcels of the land, approximately seven and a half acres, to his son Jehu Chandler. Between 1816 and 1827, Jehu Chandler established a blacksmith shop and built a small stone dwelling and frame barn within what came to be named Chandler's Hollow (Grettler 1988: 187). The farm at 810 Beaver Valley Road remained in the Chandler family until 1888. The property was acquired by the Highfield family in 1889. They held it until 1939 when it was acquired by the Woodlawn Trustees (Grettler 1988: 188-189). Existing tract boundaries appear to align approximately with those recorded on the 1914 Topographic Map of a Portion of the Brandywine Hundred (1914 Topographic Map).
-- Existing Conditions: The current single family house is two-and-one-half stories with a center chimney, of field stone construction, and clad with stucco and aluminum siding. The property has a banked field stone springhouse with a pyramid roof and boxed cornice, exact construction date unknown. A two-bay, wood frame one-and-one-half story garage with gable roof, boxed cornice, and asphalt shingles constructed in the twentieth century is located to the north of the main residence. In contrast to most other eighteenth and early nineteenth century properties in Beaver Valley, the house is sited close to the road, which may be a reflection of the commercial nature of Jehu Chandler's enterprises. North of the house within the boundaries of the parcel, is a Paleolithic period rock shelter, listed on the National Register of Historic Places. Historically much of the parcel was cleared and farmed. Today fifty percent of the parcel is forested and about one half acre is maintained as mown lawn. The construction date/s of the existing free standing and retaining stone walls are unknown, but are integral to the construction of the house and appear to date to the nineteenth century. The property is currently leased on one acre. (Figures 29, 30, 31).

800 Beaver Valley Road, New Castle County, DE. (Drawing #3)
According to property assessors records for New Castle County this property dates to 1730, though survey records from the Delaware Department of Historical and Cultural Affairs (DHC) suggest the building may date to “1800 or possibly earlier.” Like the farm at 701 Beaver Valley Road, this farm is located within the two hundred and sixty two acres acquired by William Hicklen in 1699 and 1722. William Hicklen Sr. transferred property to his son, William Hicklen Jr. in 1735. When William Hicklen Jr. died in 1801 he divided his holdings among his sons, leaving the approximately one hundred acres, including the home at 800 Beaver Valley Road, to John Hicklen. By the time of the publication of the Rea & Price Map in 1849, the property was owned by A. Chandler. The Chandler family retained ownership of the property until at least 1868. By 1888 the house and ninety acres was owned by the Day family. The approximately eighty-five-acre property was acquired from the Hendricks family by the Woodlawn Company circa 1907. The existing boundaries of the current tract align from those of 1914 (1914 Topographic Map).
-- Existing Conditions: The residence is a two-and-one-half story, vernacular field stone building with a gable roof, simple boxed cornice, gable end chimneys, symmetrical layout, and six-over-six sash in the central block. To the south of the house is a paddock and a two-story banked barn with pegged construction, dovetailed rafters, and one-half hewn timbers. The property also includes a one-story, field stone springhouse with a gable roof and boxed cornice of unknown construction date. A one-and-one-half story, five bay, wood frame garage is located on the property, exact construction date unknown, but likely dates to the second half of the twentieth century. The property contains approximately one acre of mown lawn around the main dwelling. There are numerous stone walls on site that likely date to the historic period, as well as split rail fences and a pond. The property is leased in two separate leases: the first lease comprises the house and two acres of land, the second lease is for the barn on two acres and a fifteen-acre pasture. (Figures 32, 33, 34, 35).

701 Beaver Valley Road, New Castle County, DE. (Drawing #4)
The house at 701 Beaver Valley Road was constructed in 1752 according to a date stone in the façade of the building, most likely by members of the Hicklen family. Like the farm at 810 Beaver Valley Road, this farm is located within the two hundred and sixty two acres acquired by William Hicklen in 1699 and 1722. William Hicklen Sr. sold the property to his son, William Hicklen Jr. in 1735. At his death in 1801, William Hicklen Jr. left the home at present day 701 Beaver Valley Road to his son, John Hicklen. In 1836, Amor Chandler was assessed for eighty acres of land, one-half of a stone house, a barn and a store house. His sister, Rachel, was assessed for the other half of the stone house (Grettler 1988: 185-188). The 1849 Rea and Price Map labels the shared structure as “Talley & Claude Store,” suggesting that the building was at least partially used as a commercial enterprise. According to a 1837 list of store owners within the Brandywine Hundred, Welsey Talley was operating a store. According to the 1868 Pomeroy & Beers Map of New Castle County, the property was owned by T. Cockerill, who owned the sixteen-acre parcel until at least 1888. By 1914 the property was owned by Twaddell family, who also owned farms north of Beaver Valley Road (1914 Topographic Map). The land was acquired from Jacob Twaddell by the Woodlawn Company circa 1917. Existing tract boundaries appear to align with those of 1914 (1914 Topographic Map).
-- Existing Conditions: The original block of the house is two stories and three bays wide with a circa 1940 wood frame one-and-one-half story addition. Of uncoursed fieldstone construction, the house is banked into the hill to allow for at grade entry on the east elevation. Two quarter round windows adorn the gables of the original block. A long driveway leads from Beaver Valley Road to the home and the house sits on a high point overlooking a small valley. In the early twentieth century much of the landscape was cleared, except for a swath of trees at the banks of Beaver Creek. Historically the sixteen-acre parcel contained an orchard, a mill pond and dam east of the house, and an outbuilding, likely a barn. There are no extant outbuildings. A fieldstone well structure, exact date of construction unknown but with stonework of similar appearance to the house, is located within the courtyard formed by the ell of the house. The property is currently leased on four acres. (Figures 36, 37, 38).

601 Beaver Valley Road, New Castle County, DE. (Drawing #5)
According to survey records of the Delaware Department of Historical and Cultural Affairs (DHC), the residence at 601 Beaver Valley Road was likely constructed circa 1780 to 1800. Like 701 and 800 Beaver Valley Road, this property was part of the early-eighteenth-century land holdings of William Hicklen Sr. In 1801 William Hicklen Jr., conveyed approximately ninety acres, likely

including this home, to his son Joshua Hicklen. In 1837, Charles du Pont acquired a woolen mill to the east of the residence. He operated the mill until 1843 when it was destroyed by a flood. It is unclear when du Pont acquired the home at 601 Beaver Valley, but by the time of the publication of the 1849 Rea & Price Map, he is identified as the owner. By 1868 the property had been acquired by Charles Leach. The Leach family owned the 80.7-acre tract until it was purchased by Bancroft and the Woodlawn Company in the early twentieth century. Existing tract boundaries align with those of 1914 (1914 Topographic Map).
-- Existing Conditions: The central block of the main residence is three bays wide with symmetrical fenestration, and two and one-half stories with a partially raised basement. Of uncoursed field stone construction, the façade is partially clad in stucco and has an exterior gable end chimney. Wings extend from both east and west facades of the central block, and a porch extends the length of the front façade. The existing garage, exact construction date unknown, is of stone construction similar to that of the main home, and one and one half stories high and two bays wide. A stone wall, likely the foundation of a former barn, extends west from the garage façade. A springhouse, of unknown construction date but likely to the nineteenth century, is located near a pond on site. A long private paved drive, lined with narrow mown verges, links the property to Beaver Valley Road. About half of the parcel is forested and approximately three acres are mown lawn. Orchards were identified on the property in 1914, but no extant orchards have been found on the parcel to date. The property is currently leased on five acres. (Figures 39, 40, 41).

100 Ramsey Road, New Castle County, DE. (Drawing #6)
A survey from the Delaware Department of Historical and Cultural Affairs (DCA) suggests this home dates to circa 1850, though further research is necessary to construction date with greater accuracy. A building is shown in this location as early as 1868 when it was identified as the property of J.A. Graves (1868 Pomeroy & Beers Map). Graves owned the property as part of a seventy-four acre land holding until at least 1881 (1881 Hopkins Map). The 1.7-acre parcel was purchased from the Luff family by the Woodlawn Company in 1907. A road trace extends westward from the existing drive. This was part of the original drive to 4700 Thompson Bridge Road, used before Thompson Bridge Road was built. According to the 1914 survey, the tract was cleared of woods. Today, the tract is ninety percent forested. The current tract boundaries align with those of 1914 (1914 Topographic Map).
-- Existing Conditions: The structure has a stone foundation with steep gable roof with cross gable addition and shed roofed extension. One brick interior chimney is located in the northwest gable end. The fenestration with six over six double hung sash is symmetrical in the north and east facades. A one story, balloon frame, wood clad garage with a concrete foundation, date unknown, is located to the east of the residence. Stylistically this garage appears to date from the 1930s or 1940s. Currently the 1.6-acre parcel contains 0.13 acres of mown lawn. Historic stone retaining walls, exact construction dates unknown, are located near the front entrance to the home. The house is leased on 0.5 acres. (Figure 42).

400 Ramsey Road, New Castle County, DE. (Drawing #7)
This house was likely constructed in the late nineteenth or early twentieth centuries. It is located on the original tract of land owned by the Ramsey family in 1914.
-- Existing Conditions: The two story, four square styled residence has a hipped roof with gable roofed extension from the south façade. A porch extends across the font façade with symmetrical fenestration with one over one sash and a parged foundation. The property contains two barns of unknown construction dates. One features wood frame construction. The barns are leased separately and used for agricultural purposes. Another barn has a gable roof and wood frame construction. The house is leased on one acre. (Figure 43).

404 Ramsey Road, New Castle County, DE. (Drawing #7)
According to a Delaware Department of Historical and Cultural Affairs (DHC) survey, the house at 404 Ramsey Road was constructed “probably circa 1880-1890.” Further research is necessary to determine the exact date. Assessor records for New Castle County state the structure was built in 1890. According to the 1881 Map of New Castle County, the property was owned by H. Ramsey, though it is difficult to determine whether the house shown on the map is the same as the existing house.
-- Existing Conditions: The Queen Anne vernacular styled single family residence is two and one

half stories with three bays. Of wood frame construction, the building is clad in aluminum siding except for gable pediments that are clad in fish scale shingles. The roof is gable with cross gable in center front and cross gable on rear wing. A porch extends across the north façade. A two bay wood frame garage is set upon the stone foundation of a former bank barn. Three properties, 404, 406, and 400 Ramsey Road, share an eighty-seven-acre parcel south of Ramsey Road. The parcel contains about two and a half acres of mown lawn. Within the parcel is a thirteen-acre farm used as a corn maze and pumpkin patch. The house is leased on 1.5 acres. This house is located on the original tract of land owned by the Ramsey family in 1914. The property was acquired by the Woodlawn Trustees in 1983. (Figures 44, 45).

405 Ramsey Road, New Castle County, DE. (Drawing #8)
The house at 405 Ramsey Road was constructed prior to 1833 according to a study conducted by the Center for Historic Architecture and Engineering at the University of Delaware in 1995 by Bernie L. Herman and colleagues. Preliminary findings indicate that the property on which the house stands was one of several acquired by William and Isaac Smith from Curtis and Mary Talley around 1816. However, it is unclear whether the dwelling was extant at that time. Material evidence in the construction of the house, including exposed framing elements, hand-headed cut nails, and Federal period woodwork, suggest an early nineteenth century construction date. The building was constructed as a thirty- by nineteen-foot rubble stone dwelling built facing south at the base of an earthen embankment. The banked building stood three stories high on the southern face. Between 1830 and 1835 a roughly parged two-story rubble stone addition was made to northern façade of the original block, extending the building sixteen feet. The Smith and Talley families owned the farm until 1856 when the property passed through four owners before being acquired by Hugh Ramsey in 1869. A large fieldstone barn foundation is located south of the house of unknown date, but likely of the nineteenth century. Outcroppings of granitic pegmatite and amphibolite that feature feldspar, quartz and mica punctuate the landscape. These resources were quarried on the property between approximately 1850 and 1910, and a remnant quarry is located on the property (see Land Use section).
-- Existing Conditions: The property was purchased by the Woodlawn Trustees in 1983. The Ramsey family currently leases the parcel from the National Park Service for agriculture. The ratio of open field to woodland is similar to that of the early twentieth century. Current tract boundaries align with those of 1914 (1914 Topographic Map). (Figures 46, 47, 48).

406 Ramsey Road, New Castle County, DE. (Drawing #7)
The residence at 406 Ramsey Road is a one story bungalow style likely constructed sometime between late nineteenth or early twentieth centuries. The tax assessor records state the structure was built in 1930. Further research is necessary to date the structure, though its appearance suggests it may be a Sears and Roebuck mail order or prefabricated house.
-- Existing Conditions: The building is clad in aluminum siding and has a concrete foundation. A barn is located near the bungalow. It has wood frame construction and is clad in wooden board and batten siding with a field stone foundation, but its construction date is unclear. The barn and house are located on the original tract of land owned by the Ramsey family in 1914. A house, possibly this one, is identified simply with an “H” on the “1914 Topographic Map of a Part of the Brandywine Hundred.” The house and barn are leased on 1.5 acres. (Figure 49).

500 Woodlawn Road, New Castle County, DE. (Drawing #9)
According to Delaware Department of Historical and Cultural Affairs (DHC), the main residence at 500 Woodlawn Road was constructed sometime between 1840 and 1850, with a major wing addition added between 1880 and 1900. Further research is necessary to date this building with accuracy. By publication of the 1849 Rea and Price Map, the farm with at least one building was owned by M. Journey until at least 1860s. By publication of the 1881 Map of New Castle County, the one hundred and eight acre property was owned by D.L. Pierson. By 1900 when the one hundred eight acres was acquired by the Woodlawn Company, the property was owned by the Forbes family. Because the boundary of First State National Historical Park impinges on the 1914 tract boundaries, the existing tract boundaries do not retain alignment with the 1914 tract boundaries of Forbes Farm.
-- Existing Conditions: The main residence is constructed of stucco clad stone, two and one half story high. The central block of the building is three bays wide with symmetrical fenestration with six

over six sash, though many additions have been appended to the structure. A large two bay addition extends from the south gable end. The farm includes a one story, whitewashed fieldstone springhouse, exact date unknown, with banked construction and a gable roof. A large banked barn with a fieldstone foundation is southeast of the main house and likely dates to the nineteenth century. Horse stalls are located in the basement of the barn. There are also three sheds of wood frame construction, dates unknown, and a corn crib, date unknown. Together with 502 Woodlawn Road the parcel is sixty-six acres with three acres of mown lawn. The residence is leased on two acres. (Figures 50, 51).

502 Woodlawn Road, New Castle County, DE. (Drawing #9)
The construction date of the house at 502 Woodlawn Road has not been firmly established, however the dwelling does not appear on the "1914 Topographic Map of a Part of the Brandywine Hundred," nor on earlier maps. Further research is necessarily to establish its construction date. The property was acquired circa 1907 from the Forbes family as part of the sixty-six acre farm at 500 Woodlawn Road.
-- Existing Conditions: The two story, two bay wide, vernacular house is likely of balloon frame construction. The structure is clad in aluminum siding, and has a gable end entrance oriented toward the farm entrance road, not Woodlawn Road. The construction date of the one story garage to the west of the house is likely after the historic period. Current tract boundaries align with those of 1914. The house is currently leased on 0.5 acres. (Figures 52, 53).

4501 Thompson Bridge Road, New Castle County, DE. (Drawing #10)
According to property tax assessments, the building at 4501 Thompson Bridge Road was constructed circa 1905. A Delaware Department of Historical and Cultural Affairs (DHC) architectural survey suggests "possibly circa 1900." Further research is necessary to determine the building's construction date and whether it was built as a tenant house. The existing paved drive which extends from Thompson Bridge Road south of the house is a nineteenth century drive which once led to a house in what is now Brandywine Creek State Park. According to the 1914 Topographic Map, the property was entirely cleared of trees. The 2.7-acre property was acquired by the Woodlawn Company in 1907 from the Lowber family.
-- Existing Conditions: The two-and-one-half story house is three bays wide with wood balloon frame construction and a concrete block and field stone foundation. A garage of wood frame construction clad in aluminum siding with a stone foundation was constructed on the property as well. Today, forest has encroached and covers fifty percent of the parcel. (Figure 54).

4700 Thompson Bridge Road, New Castle County, DE. (Drawing #10)
According to the property assessor records, this home was constructed circa 1790 and is located on approximately one hundred and seven acres. Survey records from Delaware Department of Historical and Cultural Affairs (DHC) state the dwelling is circa 1780-1830. At the time of the publication of the 1849 Rea and Price Map the property was owned by Charles Palmer. It remained in the Palmer family until acquired by the Woodlawn Company circa 1907.
-- Existing Conditions: The main residence is of field stone construction with a string course. The central block is two and one half stories and three bays wide, symmetrical fenestration with six over six sash. A one-and-one-half story field stone wing addition extends from the west of the house. A horse ring and a banked timber-frame barn with stone foundation and pegged construction, date unknown but likely nineteenth century, is located to east of the house. There are also three sheds on the property. One is a one story, of frame construction, two bays wide with shed extension. Survey forms from the DHC suggest that it was built around 1950. A second three bay wide shed with a flat roof was constructed circa 1970 according to a DHC survey. The third shed is of frame construction, date unknown. The parcel is ninety-six acres with approximately two acres maintained as mown lawn. The forest canopy has spread compared to historic conditions, but the landscape still appears to be active farm land. Current tract boundaries do not completely align with those of 1914 (1914 Topographic Map). The current lease is for a farm complex including the house on one acre, the barns on one acre, and eighteen acres of pasture. (Figures 55, 56, 57, 58)

137 Beaver Valley Road, Birmingham Township, Delaware County, PA. (Drawing #11)
The property was part of the original one hundred and fifty acres patented by Joseph Robinson in 1713 who constructed a mill on his tract (Survey of lands of William Robinson by Issac Taylor,

1713, as included in Michel & Rizzo). In the 1783 tax assessment for Birmingham Township, Peter Hatton Jr., a Quaker, is listed as the owner of the property. In 1798 the property is described in the Birmingham Township Window Tax Assessment as a fourteen by thirty-foot brick two story house owned by Peter Hatton. A one story ten by twelve foot stone kitchen is also listed. This kitchen is not extant. By 1807 Hatton had constructed a fulling mill and by 1817 he or his descendants owned a woolen mill on the property. By 1828, Hatton is listed as a weaver. Stone and earthwork mill remnants near the intersection of Beaver Valley Road and Beaver Dam Road may be related to Hatton's milling establishments. According to the 1848 Ash Map of Delaware County the property was owned by Philip Hizer who had purchased the mill from Hatton. By 1870 the property had been acquired by the Twaddell family (1870 Hopkins Atlas). In 1911, the house on fifty-one acres remained in the Twaddell family, but by 1934 the fifty acre property and home had been acquired by the Linderman family (1911 and 1934 Atlases). The Woodlawn Trust acquired the fifty-acre property from the Linderman family circa 1947. The current tract boundaries do not appear to align with those at acquisition by the Woodlawn Trustees. A small clapboard and stucco clad shed is located to the north of the house, but its construction date is unknown. The current home is leased on three acres.
-- Existing Conditions: According current property tax assessments the farm at 137 Beaver Valley Road was constructed circa 1740. Further research is necessary to confirm this date. The dwelling is the only extant residence constructed of brick within First State National Historical Park. The structure is a side-gabled, hall-parlor form house with a gable end frame addition and a shed-roofed, one-story porch extending across the main block. A two story attached two bay garage extends from the north facade of the building. A small shed of unknown construction date is located north of the main structure. The current parcel is seventy-three acres with approximately three acres maintained as mown lawn. (Figures 59, 60).

140 Beaver Valley Road, Birmingham Township, Delaware County, PA. (Drawing #12)
According to property tax assessor's records for Delaware County, the house at 140 Beaver Valley Road was constructed in 1767. Further research is needed to determine its history. The property was part of the one hundred and fifty acres acquired in 1712 by Quakers, Sarah and Thomas Green from lands Joseph Cloud patented in 1684. The home was likely constructed by members of the Green family who, by the death in 1779 of Robert Green Sr., owned all the lands from the intersection of Beaver Valley Road and Beaver Dam Roads, between Beaver Valley Road and Smith Bridge Road. In 1819, the Orphan's Court divided a portion of the Green property into four lots for four surviving sons. The portion of the property on which this house lies was acquired by William Green (no known family relation) in 1820 from one of the sons of Robert Green Jr., likely Thomas Green (Michel & Rizzo 2014: 15-22). The 1829 tax assessment for Birmingham County lists William Green as owning twenty acres with a house and barn, one cow and one horse. By 1848, the property was owned by an individual named Guthrie on approximately forty acres, which included lands both north and south of Beaver Valley Road (1848 Ash Map). Guthrie owned the property until at least 1870 (1870 Hopkins Atlas). By 1875 the forty-two-acre property was owned by C. Watkins and remained so until at least 1892 (1875 Everts & Stewart Map and 1892 Atlas). By 1911 the forty-two-acre property was owned by Nathan P. Richardson (1911 Atlas). In 1968, the same property was purchased by the Woodlawn Trust from Viola and Joseph Derickson, who had owned the property as early as 1934. Existing tract boundaries date to at least as early as 1934.
-- Existing Conditions: The dwelling at 140 Beaver Valley Road was likely constructed as a two-story, side gabled, hall-parlor house. Of stone construction, the home was organized symmetrically around a central entrance with gable-end, interior chimneys. A later, two-story, stucco clad addition extends from the north façade of the building. A brick third addition raised the front block of the house from a two story to three story dwelling. A wood frame screen porch extends the length of the front façade of the building. This property currently provides horse boarding in a fourteen barn stall. The parcel is on nineteen acres with 0.8 acres maintained as mowed lawn. The current property lines correspond to those of the tract owned by the Guthrie Family on the 1848 Ash Map, though it is difficult to say with certainty that they are exactly the same. The bank barn likely dates to the nineteenth century due to the foundation's construction materials and techniques. However the existing barn could be located upon the foundation of earlier barns. The 1911 Birmingham Township map is the first map to show a barn in the location of the existing barn. However, earlier tax inventories list a barn on the property. For instance, the 1829 tax inventory for William Green listed a barn. Further research is necessary to date with accuracy. Three modern turnout sheds are

also located on the property. The house and barns are currently leased on twenty-eight acres. (Figure 61).

Mill Pond Dam.
The Mill Pond Dam crosses Beaver Creek near Beaver Dam Road in the northeastern section of the park. Once part of a milling operation, the structure consists of a rubble stone and earthen dam approximately three feet in height and two feet wide capped with a concrete slab about two inches thick. Historically water from Beaver Creek was impounded behind the dam and diverted into a channel or race to power a mill. Further research is necessary to date the mill pond dam with accuracy. (Figure 62).

Bridge, Woodlawn Road over Rocky Run (#12/N-12539).
State Highway Bridge 12 on Woodlawn Road is a small, single span steel girder bridge, with a span length of four feet ten inches. The structure consists of nine steel beams supported on stone abutments. The stone wing walls are in U-shaped configuration. The deck is 21 feet wide and carries two lanes of vehicular traffic. The spandrel wall is topped with a 2-foot-4 inch concrete cap which acts as a parapet along with a steel guard rail. The age of the bridge is unknown, though a bridge is shown on the 1914 survey map of the Brandywine Hundred. Woodlawn Road, previously known as Forbes Road, was in place by 1860.

Bridge, Beaver Valley Road over Beaver Creek (#14/N-4302).
The bridge on Beaver Valley Road over Beaver Creek, identified as N-4302 by the Delaware Division of Historical and Cultural Affairs (DHC) was constructed on concrete circa 1910. Further research is necessary to confirm whether the bridge described herein has been replaced.

Bridge, Beaver Valley Road over Beaver Creek (#18/N-4282). (Drawing #2)
The steel bridge on Beaver Valley Road over Beaver Creek, identified by the Delaware Division of Historical and Cultural Affairs was constructed circa 1890. Further research is necessary to confirm whether the bridge described herein has been replaced.

Bridge, Brandywine Creek Road over Beaver Creek (#1-008/N14487).
The bridge on Brandywine Creek Road over Beaver Creek is a single span, steel girder bridge with concrete wing-walls and parapets, with a length of 43.5 feet and a width of 21 feet. A metal guardrail is installed along the length of the bridge. The bridge carries a travel lane in either direction. The bridge was constructed circa 1960-61 at the intersection of Beaver Dam Road and Creek Road.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
DELAWARE	181945						No
House, 810 Beaver Valley Road	181947	Contributing					No
Springhouse, 810 Beaver Valley Road	181949	Contributing					No
Garage, 810 Beaver Valley Road	181951	Noncontributing – Compatible					No
Stone Walls, 810 Beaver Valley Road	181953	Contributing					No
Fence, 810 Beaver Valley Road	181955	Noncontributing – Compatible					No

House, 800 Beaver Valley Road	181957	Contributing					No
Bank Barn, 800 Beaver Valley Road	181959	Contributing					No
Springhouse, 800 Beaver Valley Road	181961	Contributing					No
Garage, 800 Beaver Valley Road	181963	Noncontributing – Compatible					No
Stone Walls, 800 Beaver Valley Road	181965	Contributing					No
Paddock, 800 Beaver Valley Road	181967	Noncontributing – Compatible					No
Split Rail Fencing, 800 Beaver Valley Road	181969	Noncontributing – Compatible					No
House, 701 Beaver Valley Road	181971	Contributing					No
Well, 701 Beaver Valley Road	181973	Contributing					No
House, 601 Beaver Valley Road	181975	Contributing					No
Garage, 601 Beaver Valley Road	181977	Noncontributing – Compatible					No
Barn Foundation, 601 Beaver Valley Road	181979	Contributing					No
Springhouse, 601 Beaver Valley Road	181981	Contributing					No
House, 100 Ramsey Road	181983	Contributing					No
Garage, 100 Ramsey Road	181985	Noncontributing – Compatible					No
Stone Walls, 100 Ramsey Road	181987	Contributing					No
Board Fences, 100 Ramsey Road	181989	Noncontributing – Compatible					No
House, 400 Ramsey Road	181991	Contributing					No
Barns, 400 Ramsey Road	181993	Undetermined					No
House, 404 Ramsey Road	181995	Contributing					No
Garage, 404 Ramsey Road	181997	Noncontributing – Compatible					No
Barn Foundation, incorporated into existing garage, 404 Ramsey Road	181999	Contributing					No
House, 405 Ramsey Road	182001	Contributing					No
Barn Foundation, 405 Ramsey Road	182003	Contributing					No
House, 406 Ramsey Road	182005	Contributing					No
Barn, 406 Ramsey Road	182007	Undetermined					No

House, 500 Woodlawn Road	182009	Contributing					No
Bank Barn, 500 Woodlawn Road	182011	Contributing					No
Springhouse, 500 Woodlawn Road	182013	Contributing					No
Sheds, 500 Woodlawn Road	182015	Undetermined					No
Corn Crib, 500 Woodlawn Road	182017	Undetermined					No
House, 502 Woodlawn Road	182019	Undetermined					No
Garage, 502 Woodlawn Road	182021	Noncontributing – Compatible					No
House, 4501 Thompson Bridge Road	182023	Contributing					No
Garage, 4501 Thompson Bridge Road	182025	Noncontributing – Compatible					No
House, 4700 Thompson Bridge Road	182027	Contributing					No
Bank Barn, 4700 Thompson Bridge Road	182029	Contributing					No
Sheds, 4700 Thompson Bridge Road	182031	Noncontributing – Compatible					No
Garage, 4700 Thompson Bridge Road	182033	Noncontributing – Compatible					No
Mill Pond Dam	182035	Contributing					No
Bridge, Woodlawn Road over Rocky Run (#12N-12539)	182037	Undetermined					No
Bridge, Beaver Valley Road over Beaver Creek (#14/N-4302)	182039	Undetermined					No
Bridge, Beaver Valley Road over Beaver Creek (#18/N-4282)	182041	Undetermined					No
Bridge, Brandywine Creek Road over Beaver Creek (#1-008/N-1487)	182043	Noncontributing – Compatible					No
PENNSYLVANIA	182045						No
House, 137 Beaver Valley Road	182047	Contributing					No
Shed, 137 Beaver Valley Road	182049	Undetermined					No
House, 140 Beaver Valley Road	182051	Contributing					No
Barn, 140 Beaver Valley Road	182053	Contributing					No

Turn-out Sheds, 140 Beaver Valley Road	182055	Noncontributing – Compatible					No

Landscape Characteristic: Views and Vistas

Historic Condition (to 1928):
In the early decades of European settlement the landscape of Beaver Valley was primarily wooded, except for pockets of cleared land around farmsteads where truncated views would have been possible. By the Revolutionary War, however, much of the tree cover would have been removed, save for the steep hillsides in the northern and western portions of the property, allowing for views from farmsteads across fields and down into creek valleys. By the twentieth century when William Bancroft considered the property for land preservation, tree cover was increasing due to the decline in agriculture and milling in the Brandywine Valley. One reason Bancroft felt the Beaver Valley landscape was suitable as parkland were the expansive pastoral views available from hilltops. Indeed, Bancroft was said to have stood on Peter's Rock to share the view upstream and down, to help convince others of the beauty of the landscape and its worthiness for preservation.

Post-Historic and Existing Conditions:
Today, successional woodland growth and invasive vegetation blocks some of the expansive views that were available during the eighteenth and nineteenth-centuries. In addition, contemporary development has occurred in areas adjacent to Beaver Valley impacting the views to areas outside of the park boundaries. Successional growth blocks views of this contemporary development in some areas. (Figures 63, 64).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
DELAWARE	182057						No
Typical Views of Fields and Forests	182059	Contributing					No
PENNSYLVANIA	182061						No
Typical Views of Fields and Forests	182063	Contributing					No

Landscape Characteristic Graphics:



Figure 63. View looking southwest across a field at trails and farm roads on the farm at 405 Ramsey Road, Delaware. (OCLP 2016)



Figure 64. View looking north-northwest toward Granogue Estate from the farm at 4700 Thompson Bridge Road, Delaware. (OCLP 2016)

Landscape Characteristic: Small Scale Features

Historic Condition (to 1928):
No small-scale features have been identified to date that fall within the period of significance except for the Pennsylvania-Delaware Arc Boundary Survey Markers. In 1892 W.C. Hodgkins, Office of the US Coast and Geodetic Survey, was contracted by a joint commission to re-survey and mark the Delaware-Pennsylvania boundary. Hodgkins extended the northern boundary of Maryland eastward across the top of the "Wedge" to the 12-mile Circle (see Figure 17). This created the "Top of the Wedge Line." Hodgkins then marked the 12-mile Circle every half-mile, including the initial point and a terminal point, with a total of 46 monuments. The initial and terminal stones were made of dark gneiss of the Wilmington Complex, bearing the names of the commissioners representing Pennsylvania and Delaware. The remaining stones were pyramidal frustums of gray gneiss monuments, 10 inches square at the top and projecting from 2-30 inches above the ground. The half-mile stones bear a "1/2" on their west side, while the mile stones bear a "P" on the north face, a "D" on the south face, the mile number from the initial stone on the west face, and the date 1892 on the east face (Schenck 2007: 1). Daniel Farra was appointed surveyor on the part of the Delaware and Benjamin H. Smith was the surveyor on the part of Pennsylvania (Pennsylvania-Delaware Boundary 1894).

Post-Historic and Existing Conditions:
In addition to the two boundary stones, the most visible small-scale features within Beaver Valley are the lines of stones that border several roadways, trails, and parking lots. These stones were placed during the management of the Woodlawn Trustees to control vehicular circulation and access. In addition, the National Park Service has placed entrance signs along roadways at the boundary of the Beaver Valley Tract, as well as a number of metal gates. There is also a small memorial plaque near the parking lot at 405 Ramsey Road, Delaware. (Figures 65, 66, 67, 68).
Delaware-Pennsylvania Arc Boundary Monument 14 ½.
Located on Beaver Dam Road, off south side, west of Beaver Valley Road (Rd 221). (DE CR Survey #D00101.157)

Delaware-Pennsylvania Arc Boundary Monument 15.
Located on Beaver Valley Road (Rd 221), off southwest side, north side of tributary to Brandywine Creek. (DE CR Survey #D00101.158)

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
DELAWARE	182065						No
Delaware-Pennsylvania Arc Boundary Monument 14½	182067	Contributing					No
Delaware-Pennsylvania Arc Boundary Monument 15	182069	Contributing					No
Memorial Monument	182071	Noncontributing – Incompatible					No
NPS Signage	182073	Noncontributing – Compatible					No
Gate (near intersection of Beaver Valley and Beaver Dam Roads)	182075	Noncontributing – Compatible					No
Gate (south of Thompson Bridge Road, near 4501 Thompson Bridge Road)	182077	Noncontributing – Compatible					No
Lines of Stones along Roadways and Parking Areas	182079	Noncontributing – Compatible					No
PENNSYLVANIA	182081						No
Delaware-Pennsylvania Arc Boundary Monument 14 ½	182083	Contributing					No
Delaware-Pennsylvania Arc Boundary Monument 15	182085	Contributing					No
Lines of Stones along Roadways and Parking Areas	182087	Noncontributing – Compatible					No
NPS Signage	182089	Noncontributing – Compatible					No

Landscape Characteristic Graphics:



Figure 65. The Delaware-Pennsylvania Survey Monument on Beaver Dam Road. (OCLP 2016)



Figure 66. View looking northwest and stone boulders at the parking area near 405 Ramsey Road, Delaware. The boulders are typical of those placed by the Woodlawn Trustees to control vehicular traffic. (OCLP 2016)



Figure 67. View looking west at a National Park Service sign on Thompson Bridge Road, Delaware. (OCLP 2016)



Figure 68. A memorial marker near the parking lot at 405 Ramsey Road, Delaware. (OCLP 2016)

Landscape Characteristic: Archeological Sites

For the purposes of the CLI, an archeological site includes the location of ruins, traces, or deposited artifacts in the landscape, and are evidenced by the presence of either surface or subsurface features. The Beaver Valley Rock Shelter Site located has been identified as significant as Delaware's only rock shelter that provides documented evidence of prehistoric use in the National Register of Historic Places. Due to the sensitivity of this feature, the location of the site has been redacted. The Beaver Valley tract includes structural stone ruins along the Beaver Creek corridor and possibly related to industrial use of the property. Several features were located during field work for preparation of this CLI, but the ruins have not been fully researched or documented. Therefore, for the purposes of this CLI they are evaluated as "Undetermined." (Figures 69, 70, 71, 72).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
DELAWARE	182091						No
Beaver Valley Rock Shelter Site	182093	Contributing					No
Structural Ruins	182095	Undetermined					No
Ruin of Log House near Peter's Rock	182097	Undetermined					No
PENNSYLVANIA	182099						No
Mill Race/Mill Pond/Mill Dam Traces	182101	Undetermined					No
Structural Ruins	182103	Undetermined					No

Landscape Characteristic Graphics:



Figure 69. Industrial ruin, mill pond, or foundation trace, Pennsylvania. (OCLP 2016)



Figure 70. View looking east at cabin ruins near "Peter's Rock," Delaware. (OCLP 2016)



Figure 71. Structural ruins near Beaver Dam Road, Pennsylvania. (OCLP 2016)



Figure 72. Structural ruins, east of 601 Beaver Valley Road, and approximately 1000 feet south of the property at 140 Beaver Valley Road. (ASTM Phase One Environmental Site Assessment 2012)

Condition

Assessment Interval (Years): 9

Next Assessment Due Date: 07/19/2026

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 07/19/2017

Condition Assessment Explanatory Narrative:

The condition of the Beaver Valley landscape is “Fair.” The condition assessment is based on the loss of historic character and features that have taken place since the site’s period of significance. The changes have been brought on by deferred maintenance to existing historic properties, the loss of structures and landscape elements related to the eighteenth and nineteenth-century milling and agricultural landscape, and the intrusion of invasive and successional vegetation on historic farm fields. The agricultural use, the preservation of historic buildings, structures and ruins, and the contrast between the open and wooded areas of the landscape all contribute its Brandywine Valley watershed character.

A condition assessment of “Fair” indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the inventory unit to degrade to a poor condition.

Impacts

Type of Impact: Deferred Maintenance

Other Impact: n/a

External or Internal: Both Internal and External

Impact Narrative: Some historic structures within the Beaver Valley Unit suffer from deferred maintenance and/or neglect and therefore some structures are in poor condition. This deferred maintenance occurred prior to the acquisition of the property by the NPS and continues.

Date Identified: 08/24/2017

Type of Impact: Release To Succession

Other Impact: n/a

External or Internal: Both Internal and External

Impact Narrative: Some farm fields that were historically used for agriculture are filling in with successional vegetation.

Date Identified: 08/24/2017

Type of Impact: Vegetation/Invasive Plants

Other Impact: n/a

External or Internal: Both Internal and External

Impact Narrative: Many areas that have been disturbed but are not actively maintained suffer from the growth of invasive vegetation.

Date Identified: 08/24/2017

Treatment

Stabilization Measures

Treatment Documents

Treatment Type: Undetermined

Treatment Completed: No

Title:

IRMA Link:

Narrative:

There are currently no documents that provide an approved landscape treatment for First State National Historical Park.

Approved Treatment Costs

Cost Narrative:

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Delaware Public Archives

Supplemental Information:

Supplemental Information Title: 1687 Thomas Holme Map of Rockland Manor

Supplemental Information Narrative:

Delaware Public Archives

Supplemental Information:

Supplemental Information Title: 1777 Jacob Broom Map with George Washington Annotations

Supplemental Information Narrative:

Delaware Public Archives

Supplemental Information:

Supplemental Information Title: 1785 Map Chester County, Pennsylvania

Supplemental Information Narrative:

Unknown Publisher

Supplemental Information:

Supplemental Information Title: 1820 Roads of Newcastle County Map

Supplemental Information Narrative:

Surveyed and Printed, by Henry Heald, Roads of New Castle County. 1820.

Supplemental Information:

Supplemental Information Title: 1848 Ash Map of Delaware County, Birmingham Township

Supplemental Information Narrative:

J. W. Ash Publisher, www.delawarecountyhistory.com

Supplemental Information:

Supplemental Information Title: 1849 Rea & Price Map of New Castle County Delaware

Supplemental Information Narrative:

Samuel Rea and Jacob Price, contributors; Publisher Smith & Wistar 1849 Philadelphia

Supplemental Information:

Supplemental Information Title: 1868 Pomeroy & Beers Map of Brandywine

Supplemental Information Narrative:

Pomeroy & Beers Publisher

Supplemental Information:

Supplemental Information Title: 1862 Map of Early Settlements of Delaware County, Pennsylvania

Supplemental Information Narrative:

Benjamin H. Smith History of Delaware County, R.L. Barnes, Philadelphia for the Delaware County Institute of Science

Supplemental Information:

Supplemental Information Title: 1870 Atlas of Delaware County, Birmingham Township, Pennsylvania

Supplemental Information Narrative:

George M. Hopkins Publisher, www.delawarecountyhistory.com

Supplemental Information:

Supplemental Information Title: 1875 Map of Birmingham Township, Pennsylvania

Supplemental Information Narrative:

Combination Map of Delaware County, Pennsylvania, Publishers, Everts & Stewart, Library of Congress

Supplemental Information:

Supplemental Information Title: 1881 Map of New Castle County, Delaware

Supplemental Information Narrative:

G.M Hopkins & Co, contributor; Publisher G.W. Hopkins and Company 1881

Supplemental Information:

Supplemental Information Title: 1882 Atlas of early land grants and Patents of Birmingham Township

Supplemental Information Narrative:

Benjamin H. Smith Atlas of early Land Grants and Patents published in Philadelphia by Henry B. Ashmead

Supplemental Information:

Supplemental Information Title: 1892 Atlas of Delaware County, Birmingham Township, Pennsylvania

Supplemental Information Narrative:

Farm Line and Borough Atlas of Delaware County, Pennsylvania Compiled from Dr. Ash`s map of actual surveys, official records, and private plans by William S. Miller, St. J. Ogier, William S. McDonald and Forestry Bureau. Published by E. W. Smith and Company 17 & 19 South Sixth Street, Philadelphia, 1892

Supplemental Information:

Supplemental Information Title: 1911 Atlas of Delaware County, Birmingham Township, Pennsylvania

Supplemental Information Narrative:

www.delawarecountyhistory.com

Supplemental Information:

Supplemental Information Title: 1914 Topographic Map of a Park of the Brandywine Hundred, New Castle County, Delaware

Supplemental Information Narrative:

Tracing Revised 1915 and 1934, Hagley Museum and Library

Supplemental Information:

Supplemental Information Title: 1934 Atlas of Delaware County, Birmingham Township, Pennsylvania

Supplemental Information Narrative:

www.delawarecountyhistory.com

Landscape Documents:

File Name	Date	Attachment Type
uncategorized image		Other Report

Source