National Park Service
Cultural Landscapes Inventory

2023



Westbrook-Bell Farm

Delaware Water Gap National Recreation Area

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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: Westbrook-Bell Farm

Resource Classification: Component Landscape

CLI Identification Number: 300082

Parent Landscape: 300023

Inventory Status: Complete

Park Information

Park Name: Delaware Water Gap National Recreation Area

Alpha Code: DEWA

Park Organization Code: 4320

Park District: DEWA

Region: Northeast

Restricted: Yes

Landscape Description:

Westbrook-Bell Farm is part of Delaware Water Gap National Recreation Area (NRA), which encompasses 67,210 acres along both sides of the Delaware River in New Jersey and Pennsylvania. Established in 1965, the park provides unique opportunities to experience tranquil landscapes, rich human history, and striking scenery along 40 miles of the longest free-flowing river east of the Mississippi. The park acquired the Westbrook-Bell Farm, located in Sussex County, New Jersey, in 1972 in conjunction with the since-cancelled Tocks Island Dam project.

The Westbrook-Bell Farm is situated on the western side of Old Mine Road, a 100 mile road system that connects Kingston, NY with the Delaware Water Gap. The 11.8-acre farm is perched on a terrace overlooking the Delaware River and Minisink Island. Dense woodlands that were formerly cultivated fields cover most of the cultural landscape, except along a gravel driveway that leads to a clearing near the center of the site, where the ca.1725 Westbrook-Bell House, two nineteenth century barns, and twentieth century privy are located. This open space is characterized by mown lawns dotted with specimen shade trees.

The historic Westbrook-Bell House is the oldest documented structure within Delaware Water Gap NRA. The one-and-one-half story stone house was built by Johannes Westbrook, a colonial settler of Dutch descent who moved to the Delaware River Valley from New York. Westbrook and several other Dutch settlers established a small agricultural community on the eastern bank of the Delaware River, near Minisink Island, sometimes referred to as “Minisink Village.” The farm remained in the Westbrook and, by marriage, Bell families, until the middle of the twentieth century, and through that period its acreage fluctuated as parcels were acquired and sold. By 1931 the farm included a cluster of at least six outbuildings around the house, but by 1972 only three remained, including the two extant barns.

The Westbrook-Bell House was used for park housing until 2007, and the house and farm have since sat vacant. The farm is accessible from the drive at Old Mine Road, but posted signs indicate that only emergency and authorized vehicles may enter the site. There are currently no interpretive features, and the house and barns are not publicly accessible. Two markers, placed in 1934 and 2003, are located at the historic drive’s entrance.

SIGNIFICANCE SUMMARY

The Westbrook-Bell Farm is part of the Old Mine Road Historic District, which stretches from the intersection with US 206 in the north to the Pahaquarry Copper Mine in the south. The farm is significant at the local level under National Register of Historic Places Criteria A and C in the areas of Agriculture, Exploration/Settlement, and Architecture. The farm's significance is derived from its association with the early agricultural practices of European settler-colonists and the evolution of American agriculture in the nineteenth and twentieth centuries; its role as one of the earliest European farmsteads in the Upper Delaware River Valley when it was an important frontier for European settlement in the eighteenth century; and for the Westbrook-Bell House, an example of early colonial Dutch domestic architecture. Under Criteria A and C, the period of significance is ca.1725-1965, beginning with construction of the house and ending when the Delaware Water Gap National Recreation Area was established.

The Westbrook-Bell Farm is also part of the Minisink Historic District (Minisink Archeological Site), a designated National Historic Landmark. The Westbrook-Bell House is significant at the national level under Criterion D in the area of Archaeology-Historic Aboriginal. The house, the oldest surviving standing structure at Minisink, has yielded and retains the potential to yield information on relations between Indians and early European settlers at Minisink, regional construction techniques, and 17th-century western European architectural styles and methods. Under Criterion D, the period of significance is 1500-1750.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The historic integrity of Westbrook-Bell Farm is evaluated by comparing landscape characteristics and features present during the period of significance, ca.1725–1965, with the existing conditions as assessed in 2023. Many landscape characteristics and features from the period of significance remain today. Natural systems and features are still evident in the terrace and ravine that transition to the bottomlands along the Delaware River. The level terrace was ideal for development of the still-extant farm complex, anchored by the Westbrook-Bell House, built in ca.1725 in the Dutch Colonial style. Close by are two original wood-frame outbuildings and the gravel entrance driveway from Old Mine Road, as well as remnants of wood fencing. Extant specimen trees and lawns evoke the character of those that existed during the historic period and contribute to the landscape's historic rural character.

Since 1965, some landscape characteristics and features at Westbrook-Bell Farm have changed. Historic features that are no longer extant include at least three outbuildings that were demolished between 1969-1984. One structure stood between the two extant historic barns, another stood east of extant Barn #2, and a third structure stood south of the Westbrook-Bell House, on the southern side of the historic entrance drive. One of the structures was a "tenant house" that was in ruins by 1967. The loss of foundation perennials, shrubs, and vines has changed the character of the house, and the nearby well is no longer clearly visible. Additionally, the discontinuation of agricultural land use following the end of the historic period has diminished the landscape's historic character. Historically cultivated fields have grown up in woods, resulting in more enclosure than existed during the historic period.

Condition:
The Westbrook-Bell Farm cultural landscape is in "Fair" condition. The property shows evidence of minor disturbances and deterioration related to deferred maintenance, exposure to elements, structural deterioration, and release to succession. The Westbrook-Bell House and its associated extant outbuildings demonstrate substantial deferred maintenance. Barn #1 and Barn #2 are experiencing apparent structural deterioration and could be lost in the coming years without adequate intervention. The surrounding successional forest should be monitored to prevent further incursions into the open areas that surround the farm's building and structures.

Landscape Hierarchy Description:

Westbrook-Bell Farm is categorized as a component landscape in the Cultural Resources Inventory System (CRIS). The Delaware Water Gap Landscape is identified as the parent landscape and contains more than sixty component landscapes. The list of component landscapes is under review by park and regional staff to prioritize the most important landscapes for future CLIs.

Landscape Type:

Historic Vernacular Landscape

Historic Site

Other Names:

Other Name:	Westbrook-Bell House	**Other Name Type:**	Both Current And Historic
Other Name:	Westbrook Farm	**Other Name Type:**	Historic
Other Name:	Bell Farm	**Other Name Type:**	Historic

Site Plan



Site plan, 2023. (OCLP)

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 09/26/2023

Completion Status Explanatory Narrative:

The DEWA CLIs were produced in the early stages of development of the CLI process. At that time limited information on the sites was collected, including condition assessments. In 1999 this information was entered into the CLAIMS database, but written park consensus for the CLIs was never completed. In the process of procuring the superintendent's sign-off on these CLIs in 2002, it was decided to reassess the condition of the park's CLI sites. Nancy J. Brown, CLI Coordinator, and John R. Wright, DEWA Chief, Visitor Services and Cultural Resource Management, jointly conducted the assessments done on 07/29/2002; Wright conducted those done on 09/03/2002. As a result of the reassessment, the condition has remained the same.

Historical research and existing conditions field documentation for this CLI was completed in January 2023 by James Mealey, Historical Landscape Architect at the Olmsted Center for Landscape Preservation in Boston, Massachusetts. The CLI has been developed in consultation with Jennifer Palmer, Cultural Resources Program Manager, Delaware Water Gap National Recreation Area. She can be contacted at the park by email (Jennifer_Palmer@nps.gov) and telephone (570-588-6021).

Concurrence Graphic Information:

Attachment File Path

CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Westbrook-Bell Farm
Delaware Gap National Recreation Area

Delaware Gap National Recreation Area concurs with the findings of the Cultural Landscape Inventory (CLI) for the Westbrook-Bell Farm, including the following specific components:

MANAGEMENT CATEGORY: Should 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 the Westbrook-Bell Farm is hereby approved and accepted.

DOYLE SAPP Digitally signed by DOYLE SAPP
Date: 2023.09.26 11:22:02 -04'00'

Superintendent, Delaware Gap National Recreation Area Date

Park concurrence was received on September 26, 2023.

Geographic Information

State and County:

State	County
New Jersey	Sussex County

Size (Acres): 11.8

Land Tract Number(s)

The Westbrook-Bell Farm CLI boundary coincides with Delaware Water Gap NRA property tract 10639, which encompasses 11.8 acres in Sussex County, New Jersey.

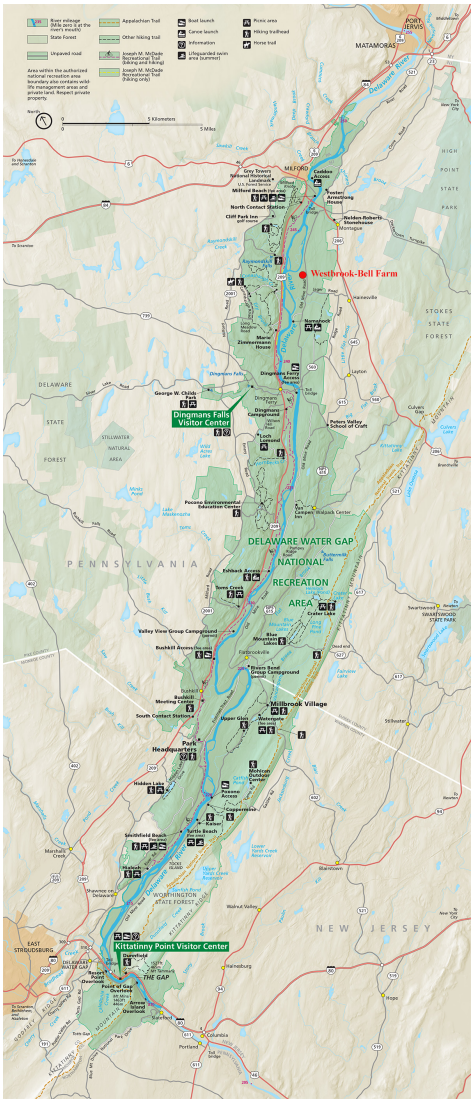
Boundary Description:

The limits of the Westbrook-Bell CLI project area encompass a roughly trapezoidal area defined by Old Mine Road to the east and the bank of the Delaware River to the west. Approximately 1,100 feet separate the road from the river. The northern and southern boundary segments run parallel to each other and are separated by approximately five hundred feet.

Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
	Point	41.2778958	-74.8253423	
	Point	41.2771607	-74.8269428	
	Point	41.2752324	-74.8230112	
	Point	41.2764992	-74.8225066	

Location Map:



The Westbrook-Bell Farm, identified with a red circle, is within the northern portion of Delaware Water Gap National Recreation Area. (National Park Service)

Regional Landscape Contexts:

Type of Context: Cultural

Description:

Cultural context describes the human overlay on the physical form of the landscape. The area surrounding Westbrook-Bell Farm is characterized by areas of dense woodland interspersed with agricultural fields. Old Mine Road, which runs along the site's eastern border, is a park road that is popular with visitors for its scenic views and historic sites and is also used by farmers, hunters, and local residents. Nearby population centers include Milford, Pennsylvania, Montague, New Jersey and Sandyston, New Jersey.

Type of Context: Physiographic

Description:

Physiographic context describes the large-scale physical landscape forms and patterns within which the component landscape sits. Westbrook-Bell Farm is located within the Appalachian Ridge and Valley physiographic province. It sits in the valley created by the Delaware River, located between Kittatinny Mountain to the east and the Pocono (Allegheny) Plateau to the west.

Type of Context: Political

Description:

The Westbrook-Bell property falls entirely within Delaware Water Gap National Recreation Area, to the east of the Delaware River, and is managed by the federal government. It is located entirely within Sandyston Township, Sussex County, New Jersey.

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Date: 09/26/2023

Management Category Explanatory Narrative:

The Westbrook-Bell Farm meets the “Should Be Preserved and Maintained” management category because the property meets National Register criteria and the property is compatible with the park’s legislated significance. The property is locally significant under Criteria A and C as part of the Old Mine Road Historic District. The Westbrook-Bell House is nationally significant under Criterion D as a “contributing standing structure” as part of the Minisink Historic District (Minisink Archeological Site), a designated National Historic Landmark.

The park’s enabling legislation was envisioned to provide “for public outdoor recreation use and enjoyment of the proposed Tocks Island Reservoir and lands adjacent hereto...and for the preservation of scenic, scientific, and historic features contributing public enjoyment of such lands and waters.” The original legislation assumed that the US Army Corps of Engineers would build and manage the reservoir and the NPS would administer the surrounding recreation area. However, the reservoir project was postponed indefinitely and all federal lands that had been acquired for the reservoir were transferred from the Army Corps to the National Park Service. The park was authorized in the Act of September 1, 1965 (P.L. 89-158, 79 Stat. 612) and established on June 7, 1977 (Federal Register (Vol. 42, No. 109). (GMP 1987: 1)

Management Agreements:

Type of Agreement: None

Management Agreement Expiration Date:

Management Agreement Explanatory Narrative:

Legal Interests:

Type of Interest: Fee Simple

Narrative:

Located in managed wilderness?: No

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

Adjacent lands are lands outside the cultural landscape boundary, including lands inside or outside the park. The woodlands and agricultural fields in the area surrounding Westbrook-Bell Farm contribute to the cultural landscape's historic rural setting, although the landscape was more extensively cleared during the historic period. Old Mine Road follows its historic route along the cultural landscape's eastern edge, and adjacent lands outside the CLI boundary were historically farmed by the Westbrook and Bell families. The Westbrook-Bell Farm was historically part of a small, eighteenth-century agricultural settlement that also included the nearby, extant Ennis House. The ruins of Fort Westbrook, a historic eighteenth-century stone structure originally the residence of Anthony Westbrook (brother to Johannes who built Westbrook-Bell). This structure was believed to be one of the original early eighteenth-century Minisink settlement houses that were still extant in the twentieth century (along with Westbrook-Bell, Ennis and Everitt houses). This structure was mostly dismantled by 1940. Both the fort and house are part of the locally significant Old Mine Road Historic District and the National Historic Landmark Minisink Historic District.

National Register Information

National Register of Historic Places

Documentation Status: SHPO Documented

Documentation Narrative Description:

The Westbrook-Bell Farm is part of Delaware Water Gap National Recreation Area (NRA), established in 1965. In 1978 the Delaware River within the NRA was designated a scenic and recreational river under the Wild and Scenic Rivers Act. Several park properties have been listed in the National Register of Historic Places through historic districts or individually. The park acquired the Westbrook-Bell Farm in 1972.

On December 3, 1980, the Westbrook-Bell Farm was included in National Register documentation for the Old Mine Road Historic District. Local-level significance for the 687-acre district was identified in the areas of Archeology (Historic), Agriculture, Architecture, Commerce, Exploration/Settlement, and Transportation. The period of significance was listed as 1600 to 1900-x, but no specific dates were given. The nomination form described the remote setting of the Westbrook-Bell House as conveying "…a sense of the stark and raw, yet civilized state of life that existed on the earliest American frontier."

On April 19, 1993, the Westbrook-Bell Farm was included in National Historic Landmark documentation for the Minisink Historic District (Minisink Archeological Site). National-level significance for the 1,320-acre district was identified in the area of Archeology (Historic-Aboriginal). The period of significance was listed as 1500 to 1750, though no explanation is given for the dates. Although no specific archeological sites were identified at the farm, the Westbrook-Bell House was listed as the only "contributing standing structure" within the district. The nomination form indicates that the Westbrook-Bell House, and the nearby remnants of Fort Westbrook, "have yielded and retain the potential to yield information on relations between Indians and early European settlers at Minisink, regional construction techniques, and 17th-century western European architectural styles and methods."

On February 25, 2020, in response to several Determination of Eligibility (DOE) requests initiated by the park, the New Jersey State Historic Preservation Office (SHPO) determined that Entertainment/Recreation was also an area of significance for the Old Mine Road Historic District, and ending the district's period of significance in 1965, "the year the Tocks Island Dam project was authorized by the US Congress" (Note: the correct date of this authorization is 1962, the park was established in 1965). Through this DOE effort, four additional features at Westbrook-Bell Farm were determined eligible for listing in the National Register: Barn #1, Barn #2, a privy, and the entrance drive.

In the same February 25, 2020 letter, the New Jersey SHPO also determined that the Westbrook-Bell Farm was individually eligible for listing in the National Register under Criteria A, C, and D in the areas of Agriculture, Archeology, Architecture, and Exploration/Settlement. The New Jersey SHPO determined the period of significance as c.1725-1965, beginning with construction of the house and ending with the establishment of the park.

According to research conducted for this CLI and the categories of National Register documentation outlined in the "CLI Professional Procedures Guide," the areas and periods of significance for the Westbrook-Bell Farm are adequately documented in previous approved National Register documentation. This documentation adequately describes the site's historic resources that contribute to its significance. Therefore, for purposes of the CLI, the Westbrook-Bell Farm is considered "SHPO-Documented."

Eligibility: Eligible -- SHPO Consensus Determination

Concurrence Eligibility Date: 02/25/2020

Concurrence Narrative:

Significance Level: National

Contributing: Contributing

Classification: District

Statement of Significance for National Register of Historic Places:

Old Mine Road Historic District:
The Old Mine Road Historic District is locally significant under National Register Criterion A in the areas of Agriculture, Commerce, Entertainment/Recreation, Exploration/Settlement, and Transportation, under Criterion C in the area of Architecture; and under Criterion D in the area of Archaeology-Historic Aboriginal. Old Mine Road was,
"during the eighteenth century, one of America's first and most important frontiers. As late as the mid-nineteenth century it held a secure, if unspectacular place in the American mainstream, as a producer and exporter of foodstuffs, timber, and other agricultural products. When, after the Civil War, it receded into a kind of backwater, between the booming industrial cities on the one hand, and the more efficient mechanized farms of the western prairies on the other, it continued to participate in the evolution of American civilization, if on a more local level of significance." (Bodle 1980: 2)

The period of significance for the Old Mine Road Historic District is ca.1600-1965. Consistent with the New Jersey SHPO's opinion from February 2020, the period's end date is the year the Delaware Water Gap National Recreation Area was established.

Minisink Historic District:
The Minisink Historic District (Minisink Archeological Site) is a designated National Historic Landmark. As stated in the National Historic Landmark Nomination Form for the district:
"Cultural resources located within this District have revealed and continue to possess the potential to further reveal information of major scientific importance relating to Munsee Indian people. Minisink properties further shed light upon historic contact period occupations in Munsee Country, a region stretching from southern New York across northern New Jersey to northeastern Pennsylvania. Minisink was the most important Munsee Indian community for much of the 17th- and 18th-century. (Kraft and Grumet 1993: 4)

"Today, Minisink remains one of the most extensive, best preserved and most intensively studied archeological locales in the Northeast. Archeological properties and a standing structure preserved within District boundaries contain information capable of providing further insights into written records documenting Minisink as a major center of an Indian social network stretching from the Connecticut Valley to Ohio Country, the most prominent and best documented Munsee Indian community of its era, and the single most important Indian community in the upper Delaware River valley during historic contact times. (Kraft and Grumet 1993: 4)

The period of significance for the Minisink Historic District is 1500-1750.

Westbrook-Bell Farm:
As part of the Old Mine Road Historic District, cultural landscape resources at Westbrook-Bell Farm are significant at the local level under Criterion A in the areas of Agriculture and Exploration/Settlement and Criterion C in the area of Architecture. The farm is also part of the Minisink Historic District, but only the

Westbrook-Bell House is nationally significant under Criterion D in the area of Archaeology-Historic Aboriginal. The property possesses two periods of significance. Under Criteria A and C the period is ca.1725-1965, beginning with construction of the house and ending when the Delaware Water Gap National Recreation Area was established. Under Criterion D, the period is 1500-1750.

CRITERION A

Agriculture:
The Westbrook-Bell Farm is locally significant under National Register Criterion A in the area of Agriculture for its association with the early agricultural practices of European settler-colonists and the evolution of American agriculture in the nineteenth and twentieth centuries. During the early eighteenth century, European immigrants were attracted to the fertile flat lands of the Delaware River terrace, which had long been cultivated by the Lenape people who preceded them. European emigrants typically established their farmsteads near roadways like Old Mine Road, retaining the land west of the road (toward the river) for fields and pasture. For a majority of the historic period, agriculture and homesteading were the primary land uses along Old Mine Road. Many farmsteads, like Westbrook-Bell Farm, included agricultural fields, open pastures, and fruit orchards.

The dispersed farming community of the Minisink Valley changed as the commercial viability of farming waned in the region toward the latter end of the nineteenth century, and visitors began to recognize the tourism potential in the bucolic agrarian and mountainous landscape. The use of Old Mine Road for scenic leisure driving rose with the popularity of the automobile in the early twentieth century, and the area transitioned to seasonal residential and recreational use by the end of the historic period. However, agricultural practices continued at Westbrook-Bell Farm until 1972 when the US Government acquired the site. (NPS 2023: 358)

Exploration/Settlement:
Westbrook-Bell Farm is locally significant under National Register Criterion A in the area of Exploration/Settlement as one of the earliest European farmsteads in the Upper Delaware River Valley, which was a considered an important frontier for European settlement in the eighteenth century. Westbrook-Bell Farm was part of the “Minisink Village,” a small agricultural community that was one of the first European settlements in the valley. Located on land that had been inhabited by the Minisink band of the Lenape for centuries before, the small community also included farmsteads belonging to the Van Kuykeendall, Westfall, and Courtright families. (Clemensen 1996: 18)

When European settlement began in the Upper Delaware River Valley in the late 1690s, relations with the Lenape were cordial. Extant records clearly show that Native Americans lived alongside Westbrook and their other European neighbors for many years at Minisink. Relations, however, gradually worsened as Minisink Indian people gradually were forced out of the area by settlers purchasing their last lands, cutting down the forests, slaughtering game, building dams and roads, and fencing in newly cleared farmlands. As more Europeans entered the upper part of the valley, the Native Americans tended to relocate toward the lower end of that area. Resentment heightened in 1737 when the Lenape were unwillingly deprived of a large segment of their territory in Pennsylvania as a result of the Walking Treaty. Bitterness further increased in July 1742 when the Lenape were ordered to move from the Walking Treaty area to the Wyoming Valley or Shamokim (Sunbury). Many Lenape then relocated to western Pennsylvania. (NHL 1993: 9; Clemensen 1996: 37)

The second half of the 18th century in the Upper Delaware River Valley was defined by conflict between European settlers and Native Americans. Conflict came to a head when the French and Indian War began in 1754. In December 1755, the New Jersey colonial government authorized four blockhouses along the Delaware in Sussex County and 250 men were enlisted to man those posts. In 1758 Native Americans began attacking European settlements on the New Jersey side of the Delaware River and in May of that year, a man working at “Minisink Village” in a field belonging to Anthony Westbrook was killed. With the British victory over France and allied Native Americans in 1763, the Lenape withdrew to the Wyoming Valley and westward, departing the Upper Delaware River Valley. (Clemensen 1996: 41)

The Westbrook-Bell House itself is one of the two remaining structures of “Minisink Village,” the first European settlement of Sussex County. The Westbrook-Bell House is an important link not only to the

earliest permanent European settlement of the Minisink region, but also to the history of the Westbrooks, a prominent Sussex County family.

CRITERION C

Architecture:
The Westbrook-Bell Farm is locally significant under National Register Criterion C in the area of Architecture for the Westbrook-Bell House, an example of early colonial Dutch domestic architecture. It is the oldest documented building within the Delaware Water Gap National Recreation Area and is architecturally and historically one of its most valuable resources. The ca.1725 one-and-one-half-story random-course masonry house measures 40 feet by 23 feet. It has a steeply pitched side-gable roof that is covered with wood shingles. A late eighteenth-century one-and-one-half-story random-course rear ell addition was added to the east corner of the house, creating an "L" shape. It measures 19 feet by 20 feet and has a gable roof covered with wood shingles. An interior end brick chimney emerges from the northwest roof slope. An early twentieth-century one-story frame shed addition is on the northwest elevation of the late eighteenth-century rear ell addition. It is covered with weatherboard siding and the roof is covered with asphalt shingles.

CRITERION D

Archeology (Historic-Aboriginal):
The Westbrook-Bell House is nationally significant under National Register Criterion D in the area of Archeology (Historic-Aboriginal) as part of the Minisink Historic District (Minisink Archeological Site), a designated National Historic Landmark that was the most important Munsee Indian community for much of the eighteenth and nineteenth centuries. The Westbrook-Bell House is the district's only above-ground "contributing standing structure." The significance of the house is outlined in the Nomination Form's "Historic Context Summary Statement," as follows:

"Archeological investigations [have] uncovered the intact foundations of colonial Fort Westbrook, a fortified house used for protection by early European settlers in the area. Both this site and the Westbrook-Bell House, the oldest surviving standing structure at Minisink, have yielded and retain the potential to yield information on relations between Indians and early European settlers at Minisink, regional construction techniques, and 17th-century western European architectural styles and methods. (Kraft and Grumet 1993: 24)

The Westbrook-Bell House is also described under one theme and two facets: "Theme I: Cultural Developments: Indigenous American Populations" and "Sub-Theme I.D.: Ethnohistory of Indigenous American Populations."

--Facet I.D.2: Establishing Intercultural Relations
Sub-Facet I.D.2.i: Trade Relationships
The Westbrook-Bell House and Fort Westbrook archeological site are locales associated with the earliest Europeans settling alongside and trading with Munsee Indian people at Minisink. Collectively, the Westbrook-Bell House and contributing Indian and European archeological sites preserved at Minisink have yielded and retain the potential to yield further information on changing patterns of trade relations between Indian people and European settlers at this strategic locale in the heart of Munsee Country during historic contact times. (Kraft and Grumet 1993: 26-27)

--Facet I.D.3: Varieties of Early conflict, conquest, or Accommodation
Sub-Facet I.D.3.d: Changing Settlement Types
The Westbrook-Bell House and Fort Westbrook also can furnish new information capable of shedding light on the effects of European colonization on Munsee Indian population movements, demographic profiles, and settlement type changes. (Kraft and Grumet 1993: 28)

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 1500 - CE 1750

Historic Context Theme	Subtheme	Facet	Other Facet
Peopling Places	Ethnohistory of Indigenous American Populations	Native Contributions To The Development Of The Nation's Cultures	

Time Period: CE 1725 - CE 1965

Historic Context Theme	Subtheme	Facet	Other Facet
Developing the American Economy	Native American Economy (pre-1776)	Trade/Barter	
Peopling Places	Colonial Exploration and Settlement	American Exploration and Settlement	
Expressing Cultural Values	Architecture	Colonial (1600-1730)	
Developing the American Economy	Agriculture	Small-Scale Commercial Agriculture (Crops, Orchards)	

Area of Significance:

Area of Significance Category: Agriculture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Archeology

Area of Significance Subcategory: Historic-Non-Aboriginal

Explanatory Narrative:

Area of Significance Category: Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Exploration - Settlement

Area of Significance Subcategory:

Explanatory Narrative:

NRIS Information:

NRIS Name:	Minisink Historic Landmark
NRIS ID:	93000608
Primary Certification Date:	04/19/1993
NRIS Name:	Old Mine Road Historic District
NRIS ID:	80000410
Primary Certification Date:	12/03/1980

State Register Documentation:

National Historic Landmarks:

National Historic Landmark?	Yes
Theme:	Indigenous American Populations
Contributing:	Contributing
NHL ID:	93000608
NHL URL:	
Date:	04/19/1993

Statement of Significance for National Historic Landmark:

World Heritage Site:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
BCE 5000	Inhabited	Paleoindian people arrive in the Upper Delaware River Valley, soon after the retreat of the ice covering of the Wisconsin Glaciation Age. (Clemensen 1996: 5)
CE 900	Inhabited	The Lenape inhabit the Upper Delaware River Valley by the Late Woodland period. The Minisink (or Minsi), one of three Lenape bands, settle in present-day northeast Pennsylvania and northwest New Jersey, with their center around Minisink Island in the Upper Delaware area. The Lenape practice agriculture along the Delaware River, growing corn, beans, squash, and probably sunflowers and tobacco. (Clemensen 1996: 7)
CE 1624	Colonized	Dutch settlement of the region begins when twenty-four settlers are sent by the Dutch West Indies Company, primarily to Fort Orange (Albany), New York. (Clemensen 1996: 13)
CE 1674	Land Transfer	The Dutch cede control of the New Netherland Colony to the English as a condition of the Treaty of Westminster, which ends the Third Anglo-Dutch War.
CE 1695 - 1700	Settled	The earliest European settlers in the Upper Delaware River Valley, individuals of Dutch, Walloon, and Huguenot ancestry, reach the upper portion of that area around Machackemack (Port Jervis, New York) in the late 1690s. (Clemensen 1996: 16)
CE 1697 - 1700	Established	William Tietsort, a blacksmith, moves to the Minisink area in 1697 at the request of the Lenape. On June 3, 1700, Tietsort receives a grant of 350 acres from the Lenape. (Clemensen 1996: 16)
CE 1704	Established	In 1704, New York colony grants twenty-three partners the “Minisink Patent” that covers 170 square miles on the New York and New Jersey boundary. (Clemensen 1996: 18)
CE 1713	Land Transfer	Thomas Stevenson, “an owner of New Jersey proprietor rights,” sells to Jacob Van Kuykendall and Uriah Westfall 500 acres of land, including Great Minisink Island and the “adjoining New Jersey mainland…” (Clemensen 1996: 18)
CE 1724 - 1725	Land Transfer	Jacob Kuykendall and Uriah Westfall (Westfalya) sell Anthony Westbrook 240 acres on Great Minisink Island and the adjoining New Jersey mainland. (Clemensen 1996: 18)
CE 1725	Platted	Within the tract conveyed by Kuykendall and Westfall (Westfalya), Anthony Westbrook has “three, five-acre parcels surveyed for himself, his brother Johannes, Jr., and Jan Courtright.” (Clemensen 1996: 18)
CE 1725 - 1730	Built	Westbrook-Bell House is built by Johannes Westbrook, Jr. on one of the 5-acre parcels surveyed in 1725. Westbrook also builds at least one barn in the vicinity of the house. (Bodle 1982: 4)

Year	Event	Major Event Narrative
CE 1730	Land Transfer	A deed dated December 28, 1730 from “Scyacop, Indian of Minissinck” conveys title to “100 acres of previously surveyed land at an around Westbrook’s house and barn for the sum of five pounds,” representing “the earliest known direct evidence of European settlement at Minisink.” The deed may have been intended to strengthen Johannes Westbrook, Jr.’s ownership of the land several years after he had settled there. (Kraft and Grumet 1993: 9)
CE 1730 - 1739	Developed	A line of farms develops along the Delaware River opposite Minisink Island. Jacob and Matthew Van Kuykendall, and Jurian Westfall live near the Westbrooks and [Jan] Courtright. Although this section is termed “Minisink Village,” it is mainly an agricultural area. (Clemensen 1996: 18)
CE 1730 - 1754	Built	Sometime after 1730, Fort Westbrook, a fortified stone residence, is built approximately 800 feet north of the Westbrook-Bell House. (Kraft and Grumet 1993: 9)
CE 1800	Land Transfer	Martin Westbrook and his wife Margaret sell to Abraham Westbrook “...all the just undivided half part or share of all the lands that he owns...in Sandyston.” (Badger 1970: 4)
CE 1800 - 1850	Built	During the early to mid-nineteenth century, several outbuildings are built at Westbrook-Bell Farm. These include two timber-frame barns southeast of the Westbrook-Bell House. (Marcopul 2020)
CE 1848	Land Transfer	Ann Westbrook sells 159.69 acres to Hugh B. Westbrook, Mary Carmer, and Eliza Westbrook for $1. Ann retains “the right to live in one room of the house, ‘...occupied by Martin Westbrook (the father-in-law of the said party of the first part) late of Sandyston.’” (Badger 1970: 4)
CE 1858	Land Transfer	Mary Carmer sells “1/3 part of 159 acres” to Eliza Westbrook for $1590. (Badger 1970: 4)
CE 1860 - 1869	Altered	Westbrook-Bell House is altered. The building’s large central chimney is removed and replaced by twin end chimneys. Large barge boards are applied to the gable ends, with returning eaves on the southeast end. A wooden summer kitchen is added at the building’s north corner. The alterations are overseen by Eliza Westbrook. (Badger 1970: 4)
CE 1886	Land Transfer	Eliza Westbrook sells to Clementina W. Bell (nee Westbrook), wife of Benton Bell, “159 acres and 44.39 acres” for $2,000. Eliza retains the right to live on the land. (Badger 1970: 4)
CE 1900 - 1931	Altered	Westbrook-Bell House is altered, including the removal of two brick chimneys that stood at each gable end of the house. The chimney at the east gable is replaced with a concrete block chimney. Additionally, electrical wires are run to the house’s southeastern facade. (Cybularz 2015: 2.11)
CE 1931	Built	By 1931, four large outbuildings stand east of the Westbrook-Bell House and one stands to the south. (National Park Service, 2023: 95)

Year	Event	Major Event Narrative
CE 1934	Memorialized	The Chinkchewunski Chapter of the Daughters of the American Revolution (DAR) and the Sussex County Historical Society erect a concrete marker and plaque at the entrance to the Westbrook-Bell property.
CE 1940 - 1945	Destroyed	Stone remnants of Fort Westbrook are scavenged by nearby residents. (Kraft and Grumet 1993: 9)
CE 1953	Land Transfer	Burson W. Bell sells “159 acres and 44.39 acres” to “Helen B. Velders & Albert H. (husband), Estella N. Wilson & Hugh (husband), Alice MaGill & Clifford (husband), B. Welding Bell and Lida (wife), George R Bell and Evelyn (wife).” (Badger 1970: 4)
CE 1957	Land Transfer	Helen B. Velders, et al. sell “19 acres and 9.8 acres” to Colin H. Browning & Ellenor (wife). (Badger 1970: 4)
CE 1962	Established	US Congress authorizes construction of the Tocks Island Dam. (US Army Corps of Engineers, 1975: vii,12)
CE 1965	Established	Delaware Water Gap National Recreation Area is established to provide “for public outdoor recreation and enjoyment of the proposed Tocks Island Reservoir and lands adjacent thereto…and for the preservation of the scenic, scientific, and historic features contributing to public enjoyment of such lands and waters.” (Public Law 89-158)
CE 1968	Memorialized	A metal historic marker is installed by Sussex County at entrance to Westbrook-Bell Farm at Old Mine Road. (NPS 2023: 117)
CE 1969 - 1970	Demolished	Two historic outbuildings are demolished at Westbrook-Bell Farm. One structure stands between the two extant historic barns, another stands east of extant Barn #2. One of the structures may have been a “tenant house” that was in ruins by 1967. (Cybularz 2015: 2.4)
CE 1970 - 1984	Demolished	A historic outbuilding located south of the Westbrook-Bell House, on the southern side of the entrance drive, is demolished sometime between 1970 and 1984.
CE 1972	Land Transfer	US Government acquires Westbrook-Bell Farm as part of the plan for the Tocks Island Dam and Reservoir. Westbrook-Bell Farm becomes administratively managed by the National Park Service as part of Delaware Water Gap National Recreation Area. (Cybularz 2015: 2.17)
CE 1975	Abandoned	The Delaware River Basin Commission votes to cancel the Tocks Island Dam project.
CE 1978 - 1984	Stabilized	The National Park Service undertakes stabilization work on the Westbrook-Bell House. (Cybularz 2015: 2.17)
CE 1984 - 2007	Inhabited	Westbrook-Bell House is used for park staff housing. (Cybularz 2015: 2.20–2.22)
CE 2003	Memorialized	The Sussex County Historic Marker program replaces an existing historic marker at the entrance to Westbrook-Bell Farm. (NPS 2023:167)

Physical History:

INTRODUCTION

The following section provides information on the physical development and evolution of the site, organized by time periods. The content included within this section is primarily excerpted from the A. Berle Clemensen's 1996, "Preliminary Historic Resource Study for Delaware Water Gap National Recreation Area."

EARLY HUMAN HABITATION OF THE UPPER DELAWARE VALLEY, ca.9000 BCE–900 CE

Prior to 15,000 years ago, a glacier covered the Upper Delaware River Valley, the area now occupied by the Delaware Water Gap National Recreation Area. The ice covering of the Wisconsin Glaciation Age, as this era was called, began to melt about 15,000 years ago and resulted in the revegetation of the Delaware Water Gap area with a tundra covering. Mammoths and mastodons inhabited the land during this era. About 13,000 years ago, the tundra began to be invaded by a preboreal forest characterized by dense spruce-fir and pine forests. As the forest coverage increased, the mammoth and mastodon population decreased and disappeared about 11,700 years ago. Beginning about 10,700 years ago, a true boreal forest, initially of pine-birch trees, began to be established and, with this event, the first Americans migrated to the area. These Paleoindians established the first of three occupation periods that occurred before the arrival of Europeans. (Clemensen 1996: 5)

The initial dense pine-birch boreal forests had a low biotic carrying capacity that was partly the result of cool temperatures and greater precipitation than the present day. Living in small groups, the Paleoindians led a nomadic life based upon seasonal movement to hunt, fish, and gather plants and plant seeds. These generalized hunters and gatherers camped in small open areas in the forest or lived in natural rock shelters and caves. In the hunt for caribou and other herding animals, they used a weapon with a distinct fluted projectile point that was shaped in such a way as to allow it to be bound to a wooden shaft. (Clemensen 1996: 5)

Around 7,000 years ago, modern climatic conditions were attained. The biotic community increased at that time with a concomitant expansion in the human population. This adaptation set the stage for a thousand-year transition from the late Archaic era to the beginning of the Woodland period. During the transition or Terminal Archaic phase which began some 4,000 years ago, peoples moved northward and brought with them the broadspear. The projectile point for this instrument had a crafted slender point with a fish-tail type stem. Tools, such as celts and adzes, have been found from this era by which canoes could be made. Thus, man began to travel by water as well as on foot. Stone bowls and flat-bottomed cooking pots appeared. They were carved from soft talc or soapstone. (Clemensen 1996: 6)

Like their Archaic predecessors, the population of the Early and Middle Woodland periods lived a life of hunting, fishing, and gathering. Their appearance about 3,000 years ago, however, portended a lifestyle change. Weapons became more sophisticated with the introduction of the bow and arrow. Thin projectile points were introduced from the north. Notched net sinkers gave evidence of continued fishing. True pottery of coil construction with coarse impressions emerged in the Early Woodland time. The earliest of these vessels were oval or elongated with a flat bottom and side handles. (Clemensen 1996: 6)

THE MINISINK OF THE LATE WOODLAND PERIOD, ca.900–1600

By the Late Woodland Period, the Upper Delaware Valley was the homeland of the Lenape. According to their legend, the Lenape originated west of the Mississippi and migrated eastward to the area of the Susquehanna, Delaware, Hudson, and Potomac Rivers with their center around the Delaware River. Here they split into three bands, the turtle (Unami), turkey (Unalachtigo), and wolf (Minisink). Each band was matriarchal. The Minisink or Minsi settled in present-day northeast Pennsylvania and northwest New Jersey with their center around Minisink Island in the Upper Delaware area. (Clemensen 1996: 7)

The Lenape of the Late Woodland period were part of wide-ranging trade and communication networks, including with downriver and coastal villages and tribes to the west. They lived in disbursed, single-unit houses in unfortified villages and farmed small plots along the river where they grew corn, beans, squash, and probably sunflowers and tobacco. Although agriculture supplemented their diet, hunting, fishing, and gathering still provided much of the Lenape's food. Bows and arrows were used to kill deer, elk, bear, turkey, and waterfowl, while smaller animals were trapped. Every part of an animal was used. The hide was tanned with animal brains for use as clothing. Sinew and gut were used for binding, claws and hooves for ornament, bone and anller for tools and weapons, and the fat was employed for body lotion and hair dressing. (Clemensen 1996: 7-8)

Fish provided a large part of the diet. Most fish were caught in braided nets which could be as large as 420-480 feet long. Stones were incorporated into the nets for sinkers and small sticks served as floats. Larger fish like sturgeon probably were speared. Freshwater mussels were also gathered in large numbers and dried. Treks were made eastward to gather shellfish along the Atlantic Coast. Wild plants, nuts, berries, fruit, roots, and tubers were gathered. (Clemensen. 1996: 7-8)

EARLY EUROPEAN COLONIZATION AND THE FRONTIER PERIOD, ca.1600–1790

Living in the remote Upper Delaware Valley meant that the Minisink peoples did not make contact with the first European explorers and settlers as early as the coastal, and lower Hudson and Delaware River dwelling, Native Americans. The Minisink, however, felt the effects of European civilization before meeting these men. European diseases, especially smallpox, preceded them in the Upper Delaware Valley. Epidemics, beginning in 1624, gradually reduced the Minisink population. At the same time, contact with other tribes to the east and south who traded with Europeans, brought the beginning of foreign products to the Upper Delaware. The Minisink received apple and peach trees from these contacts and planted them at their villages. (Clemensen 1996: 9)

The Westbrook Family Arrives:
The earliest European colonists in the Upper Delaware Valley, individuals of Dutch, Walloon, and Huguenot ancestry, reached the upper portion of that area around Machackemack (Port Jervis, New York) in the late 1690s. In 1704 New York granted twenty-three partners the massive "Minisink Patent" that covered 170 square miles on the New York and New Jersey boundary. On January 6, 1712, Solomon Davis of Kingston became the first European to acquire land south of present-day Port Jervis area. Not to be outdone, by 1713, an owner of New Jersey proprietor rights, Thomas Stevenson, began to sell land in the Upper Delaware Valley. On April 18 of that year, three brothers, Johannes, Claus, and Simon Westphalia, along with Tunia and Romora Quick and Cornelius Dutcher purchased 2,000 acres from Stevenson. (Clemensen 1996: 16-18)

In 1713 Stevenson sold 500 acres, which included the Great Minisink Island and adjoining New Jersey mainland, to Jacob Van Kuykendall and Uriah Westfall. In 1725, they in turn sold 240 acres to Anthony Westbrook who had three, five-acres parcels surveyed for himself, his brother Johannes, Jr., and Jan Courtright. Soon a line of farms developed along the Delaware River opposite Minisink Island as Jacob and Matthew Van Kuykendall, and Jurian Westfall lived near the Westbrooks and Courtright. Although this section has been termed "Minisink Village," it was nothing more than an agricultural area. (Clemensen 1996: 16-18)

Around 1725, Johannes Westbrook, Jr. built a one-and-one-half-story house with rubble stone masonry walls and a gable roof on the parcel his brother had surveyed for him. Westbrook positioned his house near the western edge of a terrace overlooking the Delaware River, beside a steep ravine. By the end of the eighteenth century, the original structure would be expanded with a rubble stone addition on its eastern side. By 1730, Johannes Westbrook had also built at least one barn on his farm, which included at least 100 acres as recorded in an "Indian Deed" conveying the property from "Scyacop, Indian of Minisink" to Johannes Westbrook. The 1730 deed was likely intended to solidify Westbook's claim to the land, on which he had already begun to build his farmstead. (Cybularz 2015: 2.4; NR 1993, Sec.7: 9)

The initial settlement in "Minisink Village" was marked by rapid growth, and by 1731 the area had come to require a school and a communal burial ground. The land for these community uses was donated by Jan Courtright, Anthony Westbrook, Jacob Van Kuykendall, Cornelius Westbrook, Abraham Van Campen, Garret Van Campen and Jacob Van Etten. (Kraft 1977: 40)

Native American Relationships:
When European settlement began in the Upper Delaware River Valley in the late 1690s, relations with the Lenape were cordial. Extant records clearly show that Native Americans continued to live alongside Westbrook and their other European neighbors for many years at Minisink. Relations, however, gradually worsened as Minisink Indian people gradually were forced out of the area by colonists purchasing their last lands, cutting down the forests, slaughtering game, building dams and roads, and fencing in newly cleared farmlands. Construction of Fort Westbrook, a fortified stone house built near Westbrook's home to shelter village residents in case of attack, occurred sometime after 1730. (Clemensen 1996: 9-10)

As more Europeans entered the upper part of the valley, the Native Americans tended to relocate toward the lower end of that area. Resentment heightened in 1737 when the Lenape were unwillingly

deprived of a large segment of their territory in Pennsylvania as a result of the Walking Purchase. Bitterness further increased in July 1742 when the Lenape were ordered to move from the Walking Treaty area to the Wyoming Valley or Shamokim (Sunbury). Many Lenape relocated to western Pennsylvania. (NPS 1993: 9; Clemensen 1996: 21-22,37)

Most Indian people finally moved away from Minisink entirely just before the Munsees and their Delaware and Shawnee allies went to war against their former British allies when hostilities between France and Great Britain again broke out at the beginning of the Seven Years War in 1754. In December 1755, the New Jersey colonial government authorized four blockhouses north and south of Fort Westbrook along both banks of the river in Sussex County and 250 men were enlisted to man those posts. In 1758 Native Americans began attacking European settlements on the New Jersey side of the Delaware River and in May of that year, a man working in a field belonging to Anthony Westbrook at “Minisink Village” was killed. With British victory over France and allied Native Americans in 1763, the Lenape withdrew to the Wyoming Valley and westward, departing the Upper Delaware Valley. After the Revolutionary War, nearly every Indian family remaining in the Delaware Valley finally was compelled to leave following the end of the war in 1783. (NPS 1993: 10; Clemensen 1996: 41)

By the end of the frontier period around 1790, the Upper Delaware River Valley still had a thinly scattered populace. In that year, Montague Township had 543 people, Sandyston Township contained a population of 519, and Walpack Township settlers numbered 496. Pahaquarry Township in what would become Warren County probably had around 100 inhabitants. A number of the wealthier residents owned enslaved people as indicated by the 1790 census that listed 439 individuals in Sussex County (including Warren County) as held in bondage. (Clemensen 1996: 20)

THE PIONEER PERIOD, ca.1790–1840

In this period witnessed a great change in the Upper Delaware Valley, although agriculture remained the dominant occupation. Between 1800 and 1825 there was a surge in the population on both sides of the Delaware River. Now, however, settlers migrated mainly from the southeastern part of Pennsylvania and not from New York. Some families arrived from New England. These people of English, German, Welsh, and Scotch-Irish ancestry bought unoccupied land or purchased parcels from the earlier land owners. Many of the new arrivals settled on the higher, poorer land overlooking the Delaware River. Villages developed to support the agricultural endeavors, and industry expanded beyond the grist and saw mills to include some manufacturing and quarrying. New approaches began to take hold in agriculture. In this era, communication routes also improved, and the seeds of a coming resort business were planted. (Clemensen 1996: 23)

Throughout this period, the farm and house that Johannes Westbrook, Jr. established in 1725 remained in the possession of his descendants, including Martin Westbrook, Abraham Westbrook, and Ann Westbrook. During the early part of the nineteenth century, at least two new timber-frame barns were built southeast of the Westbrook-Bell House. (Badger 1970: 4)

AGRICULTURAL MECHANIZATION AND THE RISE OF RECREATION, ca.1840–1930s

This period in the Upper Delaware Valley, as elsewhere, witnessed changes in farming practices. Agriculture became a capitalistic venture in which farming was transformed from hand labor to mechanization. Technology not only revolutionized farming implements, it also produced a far greater transportation network that, at first, centered around canals and railroads, and later employed internal combustion engine vehicles. At the same time, railroads brought competition from farm products in other areas of the nation, sparking changes in the region's agriculture. Western grain and beef cattle were increasingly shipped to the East with a resulting change in emphasis on the crops and animals raised in the Upper Delaware Valley and the region in general. For a time, Upper Delaware Valley farmers turned to dairy cattle to first produce butter and then whole milk for the growing population centers. Corn production expanded to support the growing dairy operation. (Clemensen 1996: 61)

Soon after the turn of the twentieth century, wealthy individuals, some of whom were associated with the theater and arts, mostly from New York and eastern New Jersey, began to purchase Upper Delaware Valley farms. Many of these farmsteads were converted to country homes. This situation resulted in more landscaping and less farm activity. (Clemensen 1996: 62)

After 1917, farm equipment became more motorized, and by 1945 nearly all horses disappeared from farm use. Around 1917, farmers began to purchase motorized farm trucks, and in the Upper Delaware Valley gasoline tractors came into use in 1919. Around 1920 mechanical milking machines became available and allowed farmers to expand their herds of dairy cattle. In the 1930s hay balers came into use, and by the late 1930s mechanical corn pickers appeared. (Clemensen 1996: 77)

Changes at Westbrook-Bell Farm:
This period also brought changes to the appearance of the Westbrook-Bell House. In the 1860s the building's large central chimney was removed and replaced by twin end chimneys (Figure 1). Large barge boards were applied to the building's gable ends, with returning eaves on the southeast end. A wooden summer kitchen was added at the ell created by the main block and addition. According to Westbrook family tradition, these alterations were overseen by Eliza Westbrook. In 1886, Eliza Westbrook sold to Clementina W. Bell (nee Westbrook), wife of Benton Bell, "159 acres and 44.39 acres" for $2,000. Eliza retained the right to live on the land. Further modifications took place during the first decades of the twentieth century, including the removal of the two brick chimneys that stood at each gable end of the house. The chimney at the east gable was replaced with a concrete block chimney. Additionally, electrical wires were run to the house's southeastern wall. (HABS 1967: 4; Cybularz, 2015: 2.11)

A historic photograph from ca.1900 indicates a well and pump was located just south of the house, and a clothes line was located to the north (see Figure 1). Stone steps appear to extend from the door on the southeast elevation and small outbuildings (possibly a doghouse) are positioned next the ravine. At this time vines grew on the house and lawns surrounded the building. A photograph from the 1930s shows fewer vines on the house, and the addition of shrubs and daylilies around the foundation (Figure 2).

By 1931 four large outbuildings stood southeast of the Westbrook-Bell House and one large outbuilding stood to the south of the house. In 1934, the Chinkchewunski Chapter of the Daughters of the American Revolution (DAR) and the Sussex County Historical Society erected a large concrete marker at the entrance to the Westbrook-Bell property. Throughout this period, Westbrook-Bell Farm remained in the ownership of Johannes Westbrook, Jr.'s descendants. (NPS 2023: 95)



Figure 1. A photograph showing the southeast elevation of the Westbrook-Bell House in ca.1900. Note the twin-end chimneys. (Library of Congress. HABS NJ, 19-HOPAT.V, 2-6)



Figure 2. A photograph showing the southwest and southeast elevations of the house in 1931-1937. Note the single chimney. (Library of Congress. HABS NJ, 19-HOPAT.V, 2-1)

THE GREAT DEPRESSION AND INCREASED COMPETITION, ca.1930s–1962

The depression of the 1930s caused an economic hardship on the Upper Delaware Valley farmers and accelerated the trend of a decreased farm population in most townships. Many farmers who held smaller acreages were forced from the land, while a number of those who managed to retain their property reverted almost to a subsistence lifestyle. Assessment records for the Pennsylvania townships indicated that the average farm acreage under cultivation declined with the farm population. Between 1920 and 1940, most farmers averaged between twenty and thirty acres in crop land. The farm numbers of Sussex and Warren Counties dropped during the 1920s, but they actually increased somewhat during the 1930s. Between 1930 and 1940, about twenty-five percent of Sussex and Warren County farmers rented the land that they cultivated. (Clemensen 1996: 78)

Despite these upheavals, Westbrook-Bell Farm remained in the ownership of Johannes Westbrook, Jr.'s descendants through this period. Aerial photographs dating to the 1930s show that the land surrounding the Westbrook-Bell House remained in agricultural use throughout this period, including cultivated fields and orchards. However, by the beginning of the 1960s, fields to the north of the Westbrook-Bell House began to show some woody successional growth.

TOCKS ISLAND DAM AND DELAWARE WATER GAP NRA, 1962–Present

Various proposals to harness the Delaware River for hydroelectric power occurred in the late nineteenth and early twentieth centuries. By the 1890s, with the increased use of electricity, a number of proposals began to appear to dam the river as a source of hydroelectric power. At the same time, city officials from Philadelphia and New York City began to formulate plans to dam the Delaware as a source of clean water for their growing populations. By the 1920s, the river's future concerned water supply, not hydroelectric power. Attempts by New Jersey, Pennsylvania, and New York in that decade to develop a tri-state compact for water apportionment failed to achieve an agreement. New Jersey rejected a compact on two occasions. In the early 1930s the US Army Corps of Engineers developed the first comprehensive water-resources plan for the Delaware River Basin that encompassed navigation, hydroelectric power, flood control, irrigation, and water supply. The report resulted in two requests for dams. The city of Philadelphia filed for federal funds to construct a dam and a newly created Electric Power Company of New Jersey applied for a permit to build three hydroelectric dams, of which one was to be located at Tocks Island. Nothing came of the Philadelphia request, while New York City, Philadelphia, and other city officials opposed the plan of the New Jersey power company because they coveted the river as a source of drinking water. By the later 1930s, several public entities began surveys of the Delaware River with the objective of reducing water pollution and developing a water supply. Two of the more active of these groups were the Interstate Commission on the Delaware River Basin (Incodel) formed by representatives of New York, Pennsylvania, and New Jersey, and the Philadelphia Water Bureau. The Philadelphia Water Bureau survey, however, did not begin until the end of the Second World War. This bureau rejected the Tocks Island site for a dam because of geological problems. Instead, it chose Walpack Bend plus two other sites near the Water Gap for dams, but, by the late 1940s, the bureau abandoned its dam-building plans. In the meantime, Incodel pressed forward with dam proposals, including a Walpack Bend dam, only to be defeated in the early 1950s by opposition in Pennsylvania. The US Army Corps of Engineers entered the picture once more following the severe flooding in August 1955 caused by Hurricanes Diane and Connie. (Clemensen 1996: 1-2)

In 1962 the US Congress authorized construction of the dam, approximately twenty miles south of Westbrook-Bell Farm. The proposed dam would have created a lake-sized reservoir roughly 40 miles long and a mile wide. This lake and the land surrounding it were to be organized as the Tocks Island National Recreation Area. Lands were acquired by condemnation and eminent domain, embittering local residents and launching environmental protests. After the Tocks Island Dam project was postponed, the lands acquired were transferred to the oversight of the National Park Service, which reorganized them to establish the Delaware Water Gap National Recreation Area on September 1, 1965. The legislation establishing the park articulated its purpose as providing "for public outdoor recreation use and enjoyment of the proposed Tocks Island Reservoir and lands adjacent thereto…and for the preservation of the scenic, scientific, and historic features contributing to public enjoyment of such lands and waters." In 1968 Sussex County commemorated the Westbrook-Bell House as the "oldest house still standing in Sussex County" with a marker next to the DAR monument. (US Army Corps of Engineers, 1975: vii,12; Public Law 89-158)

To offset some of the cost of the Tocks Island Dam project, the federal government rented some of the newly acquired properties for the short term. Some who had unwillingly sold their homes now saw their land and houses occupied by people from outside the valley. A few earnest voices against the dam in 1964 grew to an uproar by 1971. New studies challenged the wisdom of converting a beautiful river into a stagnant body of water. Decision-makers in the basin states recoiled at the studies' projected costs of expanding local infrastructure for a new recreation area that would attract so many millions to a previously quiet place. In 1975, the Delaware River Basin Commission, composed of the four basin-state governors and one federally-appointed commissioner, voted to shelve the Tocks Island Dam project. (Clemensen 1996: 1-2, GMP 1987: 1)

In 1978, the Middle Delaware River that flows through park became part of the National Wild and Scenic Rivers system (Public Law 95-625). This law served to provide protection against future damming (reversing this would require another act of Congress). That same year, all lands acquired by the Corps of Engineers were transferred to the National Park Service, seemingly ensuring the

Delaware River remained a free-flowing waterway. However, the Tocks Island project was not actually deauthorized until 2002. (Review comments, Palmer, 25 September 2023; Clemensen 1996: 1-2, GMP 1987: 1)

Changes at Westbrook-Bell Farm:
Although the reservoir plans had called for the preservation of the Westbrook-Bell House, the US Government acquired Westbrook-Bell Farm in 1972 for incorporation into Delaware Water Gap National Recreation Area. The government's acquisition marked the end of ownership by descendants of Johannes Westbrook, Jr., which had lasted nearly 250 years. Aerial photographs show that around 1969-1970, immediately before federal acquisition, two large outbuildings were demolished at Westbrook-Bell Farm: one between Barn #1 and Barn #2 and the other east of Barn #2. Sometime between 1970 and 1984, another outbuilding, located south of the Westbrook-Bell House on the south side of the entrance drive, was also demolished (Figure 3). (Cybularz 2015: 2.17)

A photograph from a Historic American Building Survey undertaken in 1967-1970 shows new spruce trees to the southeast of the house and a low section of post and rail fence at the door (Figure 4). Another photograph shows shrubs along the northwest elevation and possibly a path (Figure 5). By 1974 the shrubs and fence had been removed (Figure 6).

In the 1970s and 1980s, the National Park Service undertook stabilization work on the Westbrook-Bell House. The work performed included roof replacement, repointing of stone walls, septic system replacement, window repairs, electrical upgrades, and installation of new framing. Around 1984, following completion of major stabilization work, the Westbrook-Bell House began to be used as housing for park staff, a use that would continue until 2007. Sometime between 1985 and 1992, a row of white pines was planted along the southern edge of the entrance drive. (Cybularz 2015: 2.17)

Aerial photographs show that the formerly cultivated fields at Westbrook-Bell Farm, particularly the field immediately north of the entrance drive, began to grow up in woods during the 1970s and 1980s. The field south of the entrance drive maintained a relatively open character throughout this period, featuring several clusters of mature trees. However, by 2023 dense woods occupied the former fields on both sides of the drive.

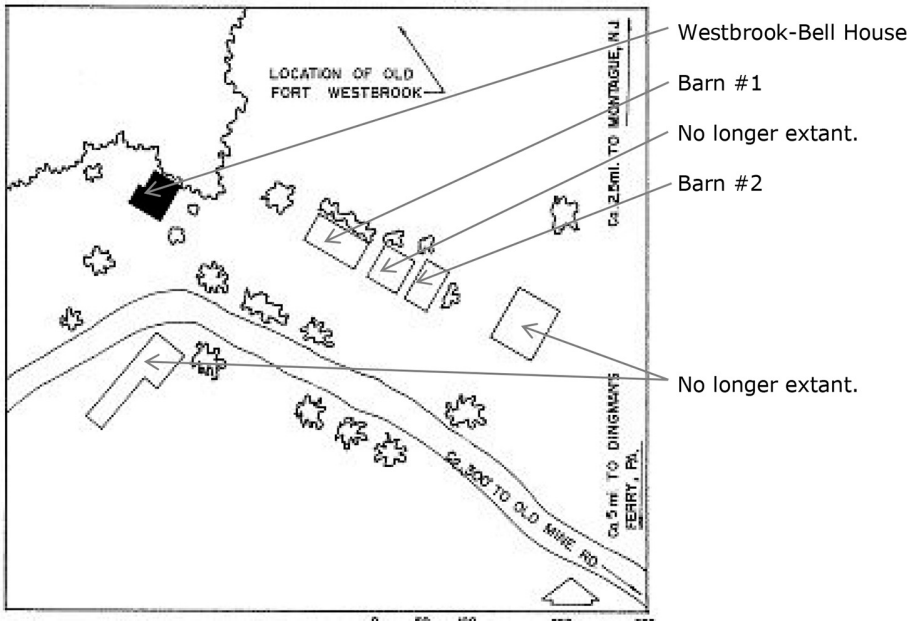


Figure 3. Site map of Westbrook-Bell Farm showing the arrangement of the house and outbuildings until 1967. By 1984 three outbuildings were removed. (HABS 1967, annotated in Cybularz 2015: 2.4)



Figure 4. The southwest and southeast elevations of the house, 1967. (Library of Congress. HABS NJ, 19-HOPAT.V, 2-2)



Figure 5. The northwest elevation of the house, 1967, showing the kitchen, the roof line and chimney of the addition, and the main block. (Library of Congress. HABS NJ, 19-HOPAT.V, 2-3)



Figure 6. Southwest and southeast elevations, 1974. (NR draft 1974)

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	No	Yes
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	No	Yes	Yes
Agriculture/Subsistence	Agricultural Field	Agricultural Field	Yes	No	No
Agriculture/Subsistence	Agricultural Outbuilding	Barn	Yes	No	No
Landscape	Natural Area	Forest	No	Yes	No
Domestic (Residential)	Institutional Housing	Institutional Housing	No	No	No

Public Access:

Public Access: Unrestricted

Public Access Narrative:

Park visitors can access Westbrook-Bell Farm from the drive that meets Old Mine Road at the site's eastern edge. A sign at the entrance to the drive indicates that only authorized vehicles may enter the site.

Associated Ethnographic Group

Ethnographic Group: The Seminole Nation of Okalahoma

Current: Yes

Historic Yes

Ethnographic Study Status: Yes-Unrestricted Information

Ethnographic Narrative:

Delaware Water Gap National Recreation Area has been working with their tribal partners to develop an Ethnographic Overview and Assessment, which is currently in draft form. The 1993 National Historic Landmark documentation for the Minisink Historic District identifies a Regional Historic Context: "Historic Contact Between Indians and Colonists in the North Atlantic Region, 1524-1783," and a Sub-Regional Historic Context, "Munsee Country." The documentation also identifies the theme, "Cultural Developments: Indigenous American Populations" and subtheme, "Ethnohistory of Indigenous American Populations," which are further discussed in various facets and subfacets. (Kraft and Grumet 1993: 24-28)

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The historic integrity of Westbrook-Bell Farm is evaluated by comparing landscape characteristics and features present during the period of significance, ca.1725–1965, with the existing conditions as assessed in 2023. Many landscape characteristics and features from the period of significance remain today. Natural systems and features are still evident in the terrace and ravine that transition to the bottomlands along the Delaware River. The level terrace was ideal for development of the still-extant farm complex, anchored by the Westbrook-Bell House, built in ca.1725 in the Dutch Colonial style. Close by are two original wood-frame outbuildings and the gravel entrance driveway from Old Mine Road, as well as remnants of wood fencing. Extant specimen trees and lawns evoke the character of those that existed during the historic period and contribute to the landscape's historic rural character.

Since 1965, some landscape characteristics and features at Westbrook-Bell Farm have changed. Historic features that are no longer extant include at least three outbuildings that were demolished between 1969-1984. One structure stood between the two extant historic barns, another stood east of extant Barn #2, and a third structure stood south of the Westbrook-Bell House, on the southern side of the historic entrance drive. One of the structures was a "tenant house" that was in ruins by 1967. The loss of foundation perennials, shrubs, and vines has changed the character of the house, and the nearby well is no longer clearly visible. Additionally, the discontinuation of agricultural land use following the end of the historic period has diminished the landscape's historic character. Historically cultivated fields have grown up in woods, resulting in more enclosure than existed during the historic period.

INTEGRITY

The National Register of Historic Places defines integrity 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 to retain integrity. The following evaluation is based on an ca.1725–1965 period of significance for Westbrook-Bell Farm. Overall, the property retains integrity of location, materials, workmanship, and association. Aspects of design, setting, and feeling have been diminished but are not lost.

Location:
Location is the place where the historic property was constructed or the place where the historic event occurred. Westbrook-Bell Farm remains in its original location on the eastern side of the Delaware River where Johannes Westbrook built his house and established his farm in ca.1725.
Evaluation: Retains integrity of location.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property. The property retains integrity of design in the architecture of the Westbrook-Bell House and the remaining wood-frame outbuildings, as well as the alignment and use of the historic entrance drive. The overall spatial relationships between these historic buildings and structures are intact. The property's overall design is diminished by the loss of three outbuildings and the transition of open fields to woodlands.
Evaluation: Diminished integrity of design.

Setting:
Setting is the physical environment of a historic property. Westbrook-Bell Farm retains integrity of setting through the farm buildings and the entrance drive that, along with lawns, remnant fencing, and specimen trees, enhance the rural setting. The site also retains integrity of setting in its relationship to Old Mine Road and the Delaware River. The farm's rural agricultural setting has been diminished by the transition of open fields into woodlands.
Evaluation: Diminished integrity of setting.

Materials:

Materials are the physical elements that were combined or deposited during a particular period and in a particular pattern or configuration to form a historic property. The property retains integrity of materials in the stone masonry and timber frame construction of the Westbrook-Bell House, the wood and stone construction of the extant barns and privy, and the gravel surfacing of the entrance road, and the wood fence. Lawn areas, and perennial plantings, and specimen trees also represent historic materials.
Evaluation: Retains integrity of materials.

Workmanship:
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Westbrook-Bell Farm retains integrity of workmanship primarily through the Dutch Colonial style stone house and the stone and timber construction of the barn and privy. The Westbrook-Bell House is a good example of the construction methods of eighteenth-century Dutch settlers, and the historic outbuildings demonstrate rural construction methods of the nineteenth and early twentieth centuries.
Evaluation: Retains integrity of workmanship.

Feeling:
Feeling is the property's expression of the aesthetic or historic sense of a particular period. The Westbrook-Bell Farm retains integrity of feeling through its remote and isolated qualities and the surviving historic features that evoke an eighteenth and nineteenth century farmstead. However, the loss of cultivated fields diminishes the feeling of a working farm.
Evaluation: Diminished integrity of feeling.

Association:
Association is the direct link between an important historic event or person and a historic property. Although Westbrook-Bell Farm has not been directly associated with the Westbrook or Bell families since the middle of the twentieth century, it retains association with early European colonization and historic agricultural practices. The house is clearly associated with the Dutch Colonial design style and was historically associated with the settlement of Minisink.
Evaluation: Retains integrity of association.

The next section presents an analysis of landscape characteristics and their associated features and corresponding Historic Structures Inventory (HSI, formerly 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 (ca.1725–1965), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource. If a feature is non-contributing, it is evaluated as "compatible" (visually congruent with the historic character of the landscape) or "incompatible" (visually incongruent with the historic character of the landscape).

Landscape Characteristic: **Natural Systems and Features**

Natural systems and features are the natural aspects that have influenced the development and physical form of the landscape, and can include geology, geomorphology, hydrology, ecology, climate, and native vegetation.

Historic Condition (to 1965):
During the historic period, natural systems and features were a major influence on the development of Westbrook-Bell Farm. Johannes Westbrook sited his farm on a terrace overlooking the Delaware River. The natural, flat topography of the terrace and its alluvial soils provided beneficial conditions for practicing agriculture, as the Lenape had done for centuries before European settlers arrived. Westbrook built his house adjacent to a steep north-south ravine that lead from the high-ground of the terrace to the low ground of the southeastern bank of the Delaware River, a distinctive natural feature that exemplifies the character of the Upper Delaware River Valley landscape. Westbrook and his descendants primarily kept the areas on the terrace that surrounded the house, ravine, and outbuilding areas open for agricultural use; however, by the end of the historic period woody succession had taken hold in some formerly cultivated areas.

Evaluation:
Natural systems and features continue to be a defining characteristic of the Westbrook-Bell Farm landscape, including the natural topography of the terrace on which the farm is located and the distinctive ravine directly north of the Westbrook-Bell House (Figure 7). However, since the end of the historic period, the agricultural landscape surrounding the Westbrook-Bell House and outbuildings has grown up into dense woods, resulting in enclosure that does not contribute to the landscape's historic character (Figure 8). Nevertheless, because the process of woody succession had begun in some areas of the landscape by the end of the historic period, the existing woods are compatible with the historic landscape.

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
Terrace	201593	Contributing					No
Ravine	201594	Contributing					No
Woods	201595	Noncontributing – Compatible					No

Landscape Characteristic Graphics:



Figure 7. The steep ravine (image left) beside which the Westbrook-Bell House (image right) is located, looking southeast. (OCLP 2023)



Figure 8. Dense woods on the northern side of the main entrance drive, where cultivated fields were historically located, looking north. (OCLP 2023)

Landscape Characteristic: **Spatial Organization**

Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces.

Historic Condition (to 1965):
During the historic period, the Westbrook-Bell House and surrounding outbuildings provided spatial definition to the adjacent landscape. By the early twentieth century, a cluster of at least five large outbuildings stood south and east of the Westbrook-Bell House, enclosing a roughly rectangular yard that the entrance drive passed through. Additionally, a clearing around the Westbrook-Bell House was defined by the steep ravine to the north, the terrace bank sloping down to the Delaware River to the west, agricultural fields to the south, and a spur from the entrance drive to the east.

Evaluation:
The Westbrook-Bell House, Barn #1, and Barn #2 continue to provide spatial definition to the surrounding landscape, although the loss of other historic outbuilding has diminished this characteristic (Figure 9). Barn #1 and Barn #2 stand at the northern edge of the yard, but other buildings here and along the southern edge of the yard are no longer extant. The area around the Westbrook-Bell House retains is historic spatial definition (Figure 10). The park mows the spaces surrounding the buildings, which preserves the yard's historic spatial organization. The growth of dense woods in former agricultural areas beyond the house and yard provides additional definition to these spaces, although the increased enclosure of the landscape does not reflect historic conditions.

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
Barnyard	201596	Contributing					No
Westbrook-Bell House Site	201597	Contributing					No

Landscape Characteristic Graphics:



Figure 9. Historic spatial organization at Westbrook-Bell Farm includes open areas defined around the Westbrook-Bell House (image left distance) and Barn #1 (center) and Barn #2 (right). Missing historic outbuildings have diminished the historic spatial relationships. View looking northwest. (OCLP 2023)



Figure 10. Historic spatial organization around the Westbrook-Bell House is defined by open areas around the building and the wooded steep ravine to the north. View looking northeast. (OCLP 2023)

Landscape Characteristic: Land Use

Land uses are the principal activities in a landscape that form, shape, and organize the landscape as a result of human interaction.

Historic Condition (to 1965):
During the historic period, land use within the Westbrook-Bell Farm landscape primarily consisted of residential uses concentrated within areas immediately surrounding the Westbrook-Bell House, and agricultural uses distributed throughout the remaining portions of the landscape. By the end of the historic period, agricultural fields were the predominant land use feature within the cultural landscape, occupying most areas beyond the house and yard, though some fields had been abandoned by this time. During the early historic period, wheat was the most important crop, followed by corn, rye, oats, and buckwheat. Other agricultural land use features included working yards around the barns and other outbuildings located east of the Westbrook-Bell House. In 1934 the installation of a historical marker at the eastern end of the entrance drive introduced commemoration as a historic land use at Westbrook-Bell Farm.

Evaluation:
Since the end of the historic period, agricultural and residential land uses have both declined at Westbrook-Bell Farm. Agricultural activities were discontinued after the US government acquired the property in 1972. Over time, agricultural land use features have been lost due to lack of maintenance and use. This is particularly evident with historically cultivated fields, which have become wooded due to forest succession.

Residential land use was perpetuated at Westbrook-Bell Farm in the decades following federal acquisition, as the Westbrook-Bell House served as a residence for park staff from ca.1984 until it was discontinued in 2007. Today, historic preservation, recreation, and commemoration are the primary land uses at Westbrook-Bell Farm, which park visitors can access via the historic entrance drive from Old Mine Road.

Landscape Characteristic: Vegetation

Vegetation includes deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous plants and plant communities, whether indigenous or introduced in the landscape.

Historic Condition (to 1965):
During the historic period, vegetation features at Westbrook-Bell Farm included cultivated field crops, pasture grass, and orchard trees. By the end of the historic period, several deciduous specimen trees also existed along the entrance drive and flanked the Westbrook-Bell House. A historic photograph from the 1930s shows perennials, shrubs, and vines along the house's foundation, as well as a large shrub next to the well.

Evaluation:
Since the end of the historic period, vegetation features associated with the landscape's former agricultural land use have been lost. Today, vegetation features at Westbrook-Bell Farm primarily include deciduous and evergreen specimen trees and lawns. Some existing specimen trees may date to the historic period, although historic aerial photos reveal that several historic specimen trees have been lost since 1965. Existing specimen trees, including a sugar maple (Acer saccharum) east of the Westbrook-Bell House and a black oak (Quercus velutina) west of the house, contribute to the landscape's historic rural character. Areas of open lawn south of the two extant historic barns and surrounding the Westbrook-Bell House evoke the landscape's historic agricultural and residential uses and also contribute to the landscape's historic character. A row of white pines (Pinus strobus) along the southern edge of the entrance drive appears to have been planted in the late 1980s or early 1990s (Figure 11).

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
Specimen Trees	201598	Contributing			Location	43891	No
Lawns	201599	Contributing			Location	43891	No
White Pine Row	201600	Noncontributing – Compatible			Location	43891	No

Landscape Characteristic Graphics:



Figure 11. View looking northwest at non-historic spruce trees along the southern side of the historic entrance drive. (OCLP 2023)

Landscape Characteristic: **Circulation**

Circulation refers to the spaces, features, and applied material finishes that constitute systems of movement in a landscape.

Historic Condition (to 1965):
During the historic period, the Westbrook-Bell House and surrounding outbuildings were reached by an entrance drive that ran northwesterly from Old Mine Road. The drive passed through a yard defined by several outbuildings before approaching the eastern side of the Westbrook-Bell House and turning southward to run parallel to the Delaware River, passing through agricultural fields. East of the Westbrook-Bell House, a spur off the entrance drive turned north to access several outbuildings, including Barn #1 and Barn #2. By the end of the historic period, the eastern end of drive featured a “y-shaped” configuration at its intersection with Old Mine Road.

Evaluation:
The 600-foot long historic entrance drive continues to provide access to the Westbrook-Bell House, Barn #1, and Barn #2 from Old Mine Road (see Figure 11). The eastern end retains the historic “Y”-shaped configuration, and a historic spur from the entrance drive leads north to Barn #1 and Barn #2. Most of the entrance drive is surfaced with crushed-stone and gravel, which reflects the drive’s historic condition, but has reverted to a two-track gravel/earthen/grass surface in areas closer to the house and barn. The driveway was described in a New Jersey Department of Environmental Protection, Historic Preservation Office, Base Form prepared by Louis Berger Associates in 2016. The road that continues past the house to the south still exists as an overgrown trace that shows some evidence of erosion. (Review comments, Palmer, 25 September 2023)

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
Westbrook-Bell Farm - Entrance Drive	201601	Contributing	082249		Location	31145	Yes

Landscape Characteristic: **Buildings and Structures**

Buildings are elements constructed primarily for sheltering any form of human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activity.

Historic Condition (to 1965):
During the historic period, the Westbrook-Bell House and several outbuildings stood in a cluster surrounded by fields, orchards, and other agricultural areas. The Westbrook-Bell House was built in ca.1725 by Johannes Westbrook. It was extensively remodeled several times throughout the historic period, including an addition on the northeast elevation in the eighteenth century, and a kitchen during the middle twentieth century. However, the modifications retained many of the features specific to eighteenth-century colonial Dutch architecture.

Historic photograph from ca.1900 shows a well and pump were located just south of the Westbrook-Bell House. Sometime in the early twentieth-century, a wooden privy was built west of the house, at the edge of the terrace bank that sloped down to the Delaware River. By the first half of the twentieth century, at least five substantial outbuildings stood east and south of the house, all facing the entrance driveway: one on the southern side and four on the northern side. Two of the outbuildings on the north side were barns that had been built in the first half of the nineteenth century. Additionally, by the middle of the twentieth century, two additional buildings were added to the north side of the entrance driveway.

Evaluation:
The Westbrook-Bell Farm retains several historic buildings and structures, including the Westbrook-Bell House and two wooden barns built in the early nineteenth century, Barn #1 and Barn #2, which stand east of the house. A privy also stands west of the house, at the edge of the bank that slopes down to the Delaware River. The buildings and structures all retain their historic character and contribute to the historic landscape. A well cover is still located south of the house but is mostly obscured and its integrity is not known.

The Westbrook-Bell House is a one and one-half story stone structure with frame gables (Figure 12). The front elevation of the building's main block faces southwest. There is a one and one-half story stone addition to the northeast, which is probably a slightly later addition, and a modern kitchen shed tacked within the angle of the addition. In general, the stone is loosely coursed, cut, and of mixed composition. The timber floor framing system is a combination of stripped logs and hand-hewn beams of substantial size.

Barn #1 stands closest to the Westbrook-Bell House, approximately 150 feet to the east (Figure 13). It is a 40-foot by 25-foot, side gable structure with unpainted vertical board and batten siding on a rubble fieldstone foundation. It has a shingle roof, and a pair of 2/2 sash swinging doors with strap hinges. The bottom edge of the structure's siding and its doors are rotting.

Barn #2 stands approximately 50 feet southeast of Barn #1 (see Figure 13). It is a 22-foot by 32-foot, unpainted, side gable barn with vertical plank siding and two hanging sliding doors on the east side with a loft opening above. The roof is corrugated metal over wood shingle. The south end of the structure if sagging and the north gable is kicking out.

The early-twentieth century privy northwest of the Westbrook-Bell House is 4-foot by 3.5 foot structure with a hinged batten door, small, fixed sash window, concrete foundation, and asphalt roof (Figure 14).

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
Westbrook-Bell House	201602	Contributing	009542		Location	31146	Yes
Westbrook-Bell Farm - Barn #1	201603	Contributing	082250		Location	31143	Yes
Westbrook-Bell Farm - Barn #2	201604	Contributing	082251		Location	31144	Yes
Westbrook-Bell Farm - Privy	201605	Contributing	082247				No
Well	201606	Undetermined			Location	100438	No

Landscape Characteristic Graphics:



Figure 12. The Westbrook-Bell House, looking north. (OCLP 2023)



Figure 13. View looking northeast at Barn #1 (image left) and Barn #2 (right), both built during the first half of the nineteenth century. (OCLP 2023)



Figure 14. A privy located northwest of the Westbrook-Bell House was constructed in the first half of the twentieth century. View looking west. (OCLP 2023)

Landscape Characteristic: Small Scale Features

Small-scale features are elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape.

Historic Condition (to 1965):
During the historic period, numerous small-scale features would have existed throughout the Westbrook-Bell landscape, primarily related to the agricultural uses of the site. However, specific documentation of these features has not been located.

In 1934 the Chinkchewunski Chapter of the Daughters of the American Revolution (DAR) and the Sussex County Historical Society erected a large concrete marker at the entrance to the Westbrook-Bell property. The marker, which features a brass plaque, commemorates the historical significance of Old Mine Road and other nearby historic features, including the Westbrook-Bell House, as artifacts of early colonial expansion in the Upper Delaware River Valley.

Evaluation:
In addition to the 1934 DAR marker, extant small-scale features at Westbrook-Bell Farm include a sign next to the DAR marker, waste receptacles placed by the park off the northeast corner of the house, and remnant fencing southeast of Barn #2 (Figures 15 and 16). The 2003 sign, which replaced an earlier non-historic sign placed in 1968, commemorates the Westbrook-Bell House as the “oldest house still standing in Sussex County” and recounts its construction and early history. The marker incorrectly identifies the year of the house’s construction as 1701. The steel waste receptacles are painted brown and set on concrete pads. A run of wood post and wire fencing forms a U-shape just southeast of Barn #2 (Figure 17). Additional research is recommended to discover the purpose and history of the fence.

The 1934 marker is evaluated as Managed as a Cultural Resource and is not eligible for listing in the National Register. Although the commemorative marker was erected by the DAR to acknowledge the site’s history, the marker itself is not eligible because the marker is significant only for its association with the event. (National Register Bulletin 15, 1997: 40) The marker and the waste receptacles do not contribute to the historic landscape, but are not overly intrusive and are evaluated as compatible. The fence has not been evaluated at this time, but may have been used to contain sheep or goats. (Review comments, Palmer, 25 September 2023)

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
Westbrook-Bell Farm - D.A.R. Marker	201607	Noncontributing - Managed as a Cultural Resource					No
Westbrook-Bell Farm – Sussex County Marker	201608	Noncontributing – Compatible					No
Waste Receptacles	201609	Noncontributing – Compatible					No
Post and Wire Fence	201610	Undetermined					No

Landscape Characteristic Graphics:



Figure 15. The historic 1934 D.A.R. Marker (image center) and the non-historic 2003 Sussex County Marker are located at the eastern end of the entrance drive. View looking west. (OCLP 2023)



Figure 16. Waste receptacles are located near the northeastern corner of the Westbrook-Bell House, view looking west. (OCLP 2023)



Figure 17. View of the wood and wire fence remnants southeast of Barn #2. (OCLP 2023)

Landscape Characteristic: Archeological Sites

Archeological sites are the locations of ruins, traces, or deposited artifacts in the landscape and are evidenced by the presence of either surface or subsurface features. Only sites identified in approved National Register documentation are identified in this report. In 1993 Westbrook-Bell Farm was included in the Minisink Historic District for its archeological significance. For more information, please contact park staff.

Condition

Assessment Interval (Years): 6

Next Assessment Due Date: 09/26/2029

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 09/26/2023

Condition Assessment Explanatory Narrative:

The Westbrook-Bell Farm cultural landscape is in “Fair” condition. The property shows evidence of minor disturbances and deterioration related to deferred maintenance, exposure to elements, structural deterioration, and release to succession. The Westbrook-Bell House and its associated extant outbuildings demonstrate substantial deferred maintenance. Barn #1 and Barn #2 are experiencing apparent structural deterioration and could be lost in the coming years without adequate intervention. The surrounding successional forest should be monitored to prevent further incursions into the open areas that surround the farm’s building and structures.

A “fair” condition assessment indicates the property 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 property to degrade to a poor condition.

Condition Assessment: Fair

Assessment Date: 09/04/2002

Condition Assessment Explanatory Narrative:

The original condition of Fair will remain. Westbrook-Bell house is part of the parks housing matrix and is currently occupied.

Condition Assessment: Fair

Assessment Date: 09/30/1999

Condition Assessment Explanatory Narrative:

Impacts

Type of Impact: Deferred Maintenance

Other Impact:

External or Internal: Internal

Impact Narrative: The Westbrook-Bell House, Barn #1, and Barn #2 demonstrate deferred maintenance affecting the structures' conditions. The entrance drive has also not received regular maintenance to preserve its surface.

Date Identified: 01/11/2023

Type of Impact: Exposure to Elements

Other Impact:

External or Internal: External

Impact Narrative: The exteriors of the Westbrook-Bell House, Barn #1, and Barn #2 all show effects from weathering.

Date Identified: 01/11/2023

Type of Impact: Release To Succession

Other Impact:

External or Internal: Internal

Impact Narrative: As most of the fields on the property have reverted to woodlands, care should be taken to prohibit the forest edge from encroaching into the open areas surrounding the buildings, structures, and driveway.

Date Identified: 01/11/2023

Type of Impact: Structural Deterioration

Other Impact:

External or Internal: Internal

Impact Narrative: Barn #1 and Barn #2 exhibit structural deterioration that may impact the stability of the structures.

Date Identified: 01/11/2023

Treatment

Stabilization Measures

Treatment Documents

Treatment Type: Undetermined

Treatment Completed: No

Document Type: General Management Plan

Title:

IRMA Link:

Narrative:

The 1987 General Management Plan (GMP) for Delaware Water Gap National Recreation Area identifies general treatment approaches for the Westbrook-Bell House, specifying preservation of the building's exterior and partial restoration of its interior to adapt the building for use as internal NPS housing. The GMP also establishes a general treatment approach for park cultural landscapes, stating:
"Cultural landscapes will be retained by keeping vegetation and agricultural use pattens near historic structures. Outbuildings, farm support structures, and fence rows will be kept wherever possible to maintain farmsteads and existing landscape configuration. Proposed treatment levels for related structures will depend on their physical condition and the potential need of a structure for agricultural purposes or adaptive uses, Based on the contribution of all features, individual structures could either by kept, or recorded and removed, with their component pieces being used for salvage materials to restore other historic properties." (GMP 1987: 33)

The 2022 Historic Buildings Strategy for Delaware Water Gap National Recreation Area assigns Westbrook-Bell Farm to Prioritization Category "A", which indicates that the resource is in "Good" or "Fair" condition and has "excellent" historic context/interpretive value.

Approved Treatment Costs

Cost Narrative:

Bibliography and Supplemental Information

Bibliography:

Citation Author	Citation Title	Year of Publication	Citation Publisher	Citation Type	Citation Location	Citation Number
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Bodle, Wayne K.	National Register of Historic Places Inventory – Nomination Form: Old Mine Road Historic District	1980				
Clemensen, A. Berle	Preliminary Historic Resource Study for Delaware Water Gap National Recreation Area	1996				
Cybularz, Rebecca M.	Historic Structure Assessment Report, Westbrook-Bell House	2015				
Kraft, Herbert C.	The Minisink Settlements: An Investigation into a Prehistoric and Early Historic Site in Sussex County, New Jersey	1977				
Kraft, Herbert C. and Robert S. Grumet	National Historic Landmark Nomination Form: Minisink Historic District	1993				

Lous Berger Associates	New Jersey Department of Environmental Protection Historic Preservation Office, Base Form: Westbrook-Bell House	2016				
Marcopul, Katherine J.	Updates to Determinations of Eligibility, Delaware Water Gap National Recreation Area, Historic Properties Management Plan (Letter addressed to superintendent Sula Jacobs)	2020				
National Park Service	Cultural Landscape Report for Old Mine Road North (Drafts 1A and 1B)	2023				
National Park Service	General Management Plan, Delaware Water Gap National Recreation Area	1987				
National Park Service	Historic Buildings Strategy for Delaware Water Gap National Recreation Area	2022				
National Park Service	National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation	1997				
n/a	National Register of Historic Places Inventory – Nomination Form: Bell, Benton, House, DRAFT	1974				

Shank, Wesley I.	Eighteenth-Century Architecture of the Upper Delaware River Valley of New Jersey and Pennsylvania	1972				
U.S. Army Corps of Engineers	A Comprehensive Study of the Tocks Island Lake Project and Alternatives	1975				