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Olmsted Center for Landscape Preservation

Quinn Evans

Cultural Landscape Report for Brandywine Valley First State National Historical Park

Final Parts I and II

November 2024

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Cultural Landscape Report for Brandywine Valley

First State National Historical Park

Wilmington, Delaware and

Chadds Ford, Pennsylvania

Site History

Existing Conditions

Analysis and Evaluation

Treatment

This report was prepared for the National Park Service, First State National Historical Park.

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Cover Photo: View from 4700 Thompson Bridge Road property, looking west, 2022 (Quinn Evans)

Title Page: Canoes on the Brandywine, 2010 (Hagley Museum and Library)

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Foreword

Nearly twelve years ago, First State National Historical Park was established, in part, to conserve and interpret the nationally significant cultural landscape of the Brandywine Valley. This vision is rooted in the ideals of industrialist and philanthropist William Poole Bancroft, who, over a century ago, recognized the importance of preserving this beautiful area for public enjoyment and well-being. Bancroft understood that the character of the Brandywine Valley is embodied in its working landscape—in the historic Quaker farmhouses, cultivated fields bordered by hedgerows, and even in the hidden stone remnants of nineteenth-century industry nestled in wooded creek valleys.

Over the past two years, a dedicated team of landscape architects, historians, GIS specialists, and cultural resource experts have collaborated on this Cultural Landscape Report for the Brandywine Valley unit, ensuring that all aspects of the valley's cultural landscape are carefully considered. This report documents the history and significance of the cultural landscape of the Brandywine Valley unit and helps us understand the relationship of the twenty-one farmsteads and hundreds of acres of cultivated fields and forest to the story of this land. In addition, the report highlights the role of sustainable agriculture and residential use in preserving this landscape and recommends measures for enhancing its historic integrity to improve visitors' experiences.

The completion of this cultural landscape report marks a significant milestone. As one of the first management documents developed for the Brandywine Valley unit of First State National Historical Park, the report lays a strong foundation for protecting the park's historic character. This report will shape our stewardship and maintenance strategies, enhance our understanding of what needs to be accomplished, and guide our funding requests. Most importantly, it will help us engage our visitors more fully by enabling a richer understanding of this remarkable cultural landscape.

Joshua Boles
Superintendent
First State National Historical Park

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Acknowledgements

Quinn Evans would like to acknowledge several individuals for their assistance and collaboration in the preparation of the Cultural Landscape Report of the First State National Historical Park Brandywine Valley unit. The report was produced through collaboration among Quinn Evans, park staff, the Olmsted Center for Landscape Preservation, the National Park Service Northeast Archeological Resources Program, the Tribal Historic Preservation Officers of the Delaware Tribe of Indians and the Delaware Nation, the Pennsylvania and Delaware State Historic Preservation Offices, and the Woodlawn Trustees Inc. In addition, this document builds upon the strong foundation provided by the *Cultural Landscape Inventory for the Beaver Valley First State National Historical Park*.

Quinn Evans gratefully acknowledge the generous assistance, collaboration, historical insight, and attention to detail from staff of the Olmsted Center for Landscape Preservation, particularly Jennifer Hanna, Historical Landscape Architect (subject matter expert and co-author of 14 of the 21 farmstead tables), Bob Page, Director, and Kelsey Little, GIS Specialist.

We gratefully acknowledge the staff of First State National Historical Park for their active cooperation, knowledge of the park, and support, especially: Joshua Boles, Superintendent; Sonja Bookout, Resource Manager; Martina Meyers, Chief Ranger and Visitor Resource Protection; Alan McLoughlin, Supervisory Facility Operations; and Lorin Diaz, Park Ranger for Interpretation and Education.

We would also like to acknowledge Archeologist David Gadsby of the National Park Service Northeast Archeological Resources Program for his guidance and knowledge of the archeology within the landscape.

Acknowledgement is gratefully given to the Delaware Tribe of Indians and the Delaware Nation Tribal Historic Preservation Offices, with special thanks to Susan Bachor, Delaware Tribe of Indians Historic Preservation Officer, and Katelyn Lucas, Delaware Nation Historic Preservation Officer for sharing their tribal knowledge of the landscape.

Quinn Evans acknowledges the Pennsylvania and Delaware State Historic Preservation Offices, specifically Elizabeth Rairigh, Pennsylvania State Historic Preservation Office Division Manager Preservation Services and National Register Coordinator, and Sarah Carr, Delaware State Historic Preservation Office Cultural Preservation Specialist and Archeologist, for their assistance with research and during the treatment workshop.

We acknowledge Rich Pryzwara, President and Chief Executive Officer of the Woodlawn Trustees Inc. and Brian Pomije, Director of Property Management and Relocation at Patterson-Schwartz Real Estate for providing recent history documentation and photographs of the surrounding mills and farmsteads.

To the individuals who grew up within the Brandywine Valley, specifically Sheri Phalan and Stewart Ramsey, we appreciate the time, information, and photographs provided to Quinn Evans as part of the oral interviews performed for this report.

Quinn Evans would also like to acknowledge the staff at the Hagley Museum and Library, the Delaware County Historical Society, and the Concord Township Historical Society for providing accessto and guidance through their archival materials. Thank you.



Photo source: Quinn Evans, 2022

Chapter 1
Introduction

PROJECT PURPOSE AND SCOPE
PROJECT AREA
METHODOLOGY
SUMMARY OF FINDINGS
RECOMMENDATIONS FOR FUTURE RESEARCH

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This Cultural Landscape Report for the Brandywine Valley of First State National Historical Park presents historical documentation, existing condition assessment, analysis of historical significance and integrity, and treatment recommendations for the overall cultural landscape as well as design concepts for the site at 405 Ramsey Road. The report provides direction for effective vegetation management; identifies improvements for public access and accessibility; informs protection of contributing landscape characteristics and features; and serves as a resource to enhance interpretation benefiting park visitors and the general public. The contents are intended for use by the National Park Service and its partners in guiding management and development of landscape treatments according to *The United States Secretary of the Interior's Standards for the Treatment of Historic Properties*.

First State National Monument was established by President Barack Obama with Presidential Proclamation 8977 on March 25, 2013, to "...preserve and protect the objects of historic interest associated with the early settlement of Delaware, the role of Delaware as the first State to ratify the Constitution, and the establishment and conservation of Woodlawn."[1] On December 19, 2014, Public Law 113-291 (128 Stat. 3775) redesignated the monument as First State National Historical Park.[2] The park's foundation document includes a purpose statement that establishes understanding of what is most important about the park:

> First State National Historical Park works in partnership to preserve and interpret the nationally significant cultural and historic resources associated with early settlement of the Delaware Valley by the Dutch, Swedish, Finnish, and English; Delaware's role in the establishment of the nation; and as the first State to ratify the Constitution. First State National Historical Park works in partnership to conserve and interpret the natural and cultural landscape of the Brandywine Valley consistent with William Poole Bancroft's vision of an open space accessible to the public for their health and well-being.[3]

The 1,359.18-acre Brandywine Valley unit of First State National Historical Park is located in the Beaver Valley area north of Wilmington, Delaware. It is significant as an "integral component and legacy of Quaker industrialist William Poole Bancroft's vision for open park lands and the conservation of green space as part of his larger philanthropic community planning experiment in the City of Wilmington that drew upon national and international currents of the early twentieth century social and industrial reform."[4]

The area consists of farmsteads, traces of a hamlet, remnants of former mills and quarries, and conservation lands situated on rolling hills of open fields and wooded areas along the Brandywine River on either side of the arced boundary between northern Delaware and southern Pennsylvania (Figure 1.1). Fences,



Figure 1.1. Location of Brandywine Valley Cultural Landscape Report area (Quinn Evans 2023, Maxar aerial imagery, 10/3/2020).

fencerow vegetation, and narrow, winding roads weave patterns across the valley and an extensive network of trails is used by pedestrians, bikers, and equestrians. Brandywine Creek is used for floating/paddling, swimming, and fishing. The National Park Service leases most of the residences, barns, and agricultural fields to continue occupation and support preservation of the landscape's historic character.

The landscape is the homeland of the Delaware Tribe of Indians and the Delaware Nation, both federally recognized Lenape tribal nations. European immigrants became solidly established within the Lenape homeland in 1681 when William Penn was granted a 4,120-acre land patent, leading to settlement in the area primarily by British Quaker descendants and devastation and dispossession to the Lenape people, culture, and land. In 1907, William Poole Bancroft purchased a large portion of the property to preserve the beauty of the Brandywine Valley for future generations.[5] Bancroft established the Woodland Trustees to manage the land, which they did until gifting it to the National Park Service in 2013.

PROJECT PURPOSE AND SCOPE

The purpose of this Cultural Landscape Report is to investigate, document, evaluate, and provide treatment guidance for the physical landscape associated with the Brandywine Valley, a unit of First State National Historical Park. The report is intended to serve as a high-level planning document that provides broad guidance to inform future work. Cultural landscape rehabilitation enhances visitor experience, interpretation, and education, and protects resources for future generations. The work presented explores how the environmental and social history of the landscape influenced historical development and how the current landscape condition can inform a future vision for the landscape that enhances understanding of its significance and looks forward to embrace compatible change.

The Cultural Landscape Report addresses the entire Brandywine Valley unit landscape and is organized in two parts. Part 1 contains documentation of the historic development of the landscape, evaluation of historical significance and existing landscape condition, and analysis of landscape integrity with identification of contributing features. Part 2 identifies rehabilitation as the landscape treatment approach, which is applied according to *The United States Secretary of the Interior's Standards for the Treatment of Historic Landscapes*. Recommendations for treatment of the cultural landscape that are consistent with the landscape's significance, condition, and use are presented. Treatment recommendations provide for effective vegetation management, improve public access and accessibility, protect contributing landscape characteristics and features, inform leading guidelines, and provide insight for historical interpretation.

PROJECT AREA

The Brandywine Valley unit (formerly known as the Woodlawn Tract, then Beaver Valley) is a unit of First State National Historical Park, located at the Delaware/ Pennsylvania border about five miles north of Wilmington, Delaware (Figure 1.1). The park is located in the Brandywine Hundred, a legal division of New Castle County in Delaware, and in Concord and Chadd's Ford Townships in Delaware County, Pennsylvania. Boundaries are defined on the west by Brandywine Creek, northwest by Beaver Dam Road, farther north by Smith Bridge Road, east by land currently owned by nonprofit real estate company the Woodlawn Trustees as well as Hy-Point Dairy, and south by Brandywine Creek State Park.

The unit includes 32 land parcels owned by the National Park Service; 675 acres are leased, of which approximately 641.5 acres are in agricultural use; residential properties are subleased through a master lease agreement (see Figure 1.2).

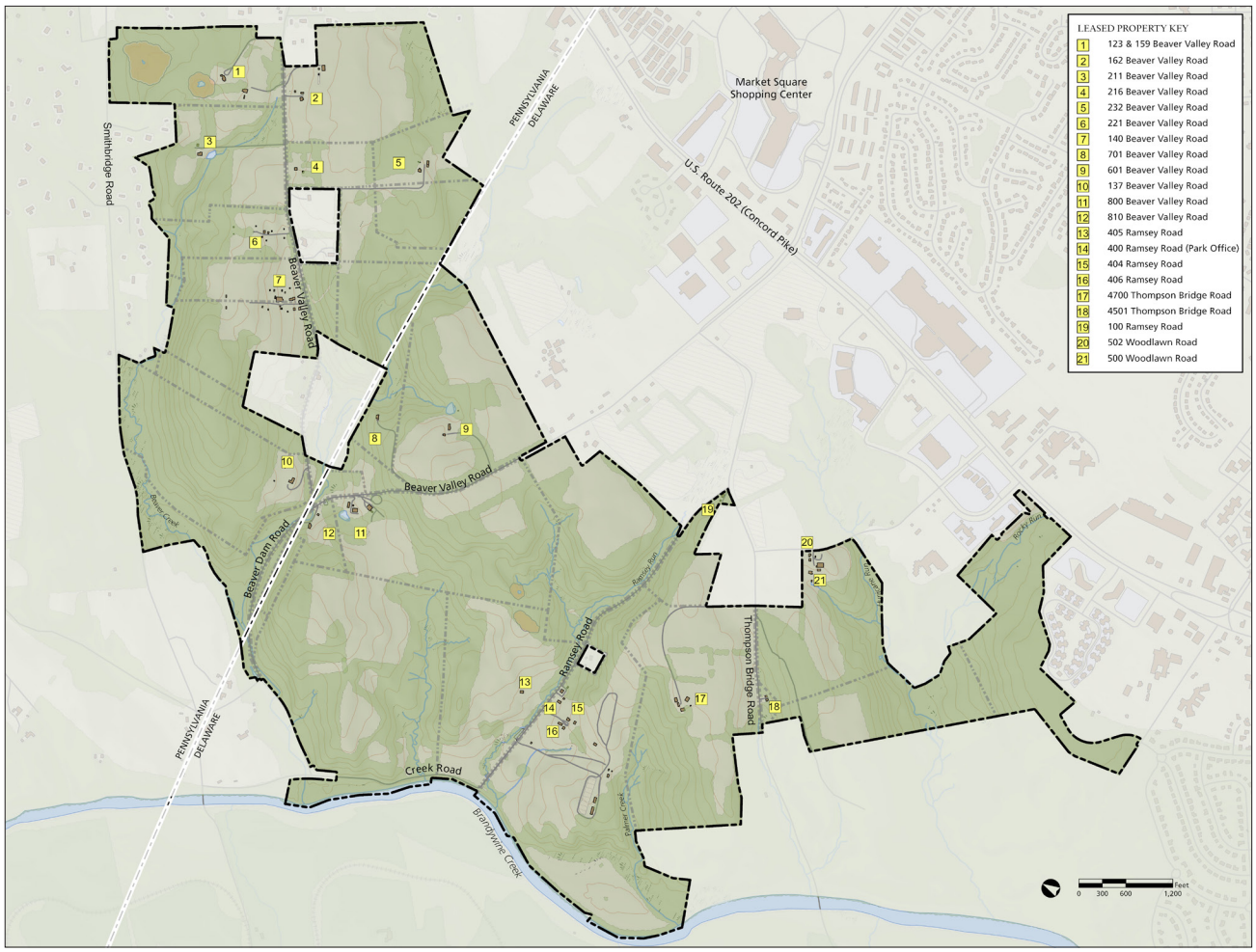


Figure 1.2. Brandywine Valley unit leased farmstead properties and 32 land parcels (Quinn Evans 2023).

METHODOLOGY

The project follows a cultural landscape approach adhering to *A Guide to Cultural Landscape Reports: Contents, Process and Techniques* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.*[6] While this Cultural Landscape Report project was initiated in Fall 2022, the stage for it was set in 2017 with finalization of the *Cultural Landscape Inventory: Beaver Valley, First State National Historical Park* completed by the National Park Service and the Olmsted Center for Landscape Preservation. The 2017 Cultural Landscape Inventory contains valuable documentation of the history, significance, and condition of properties under National Park Service management at the time, using sources available prior to 2017. It does not address additional property added to the park in 2021. Research and evaluation conducted for this Cultural Landscape Report expands articulation of landscape significance for the Brandywine Valley. Physical investigation, documentation, and analysis updates existing condition and analysis of properties under National Park Service management in 2017 and documents for the first time parcels added since 2017. Treatment of the landscape is grounded in research, evaluation, field investigation, and analysis of landscape characteristics and features to create a foundation for decision

making. Quinn Evans led landscape treatment planning collaboratively, and incorporated guidance from National Park Service and Olmsted Center for Landscape Preservation staff, the Delaware Tribe of Indians, the Delaware Nation, State Historic Preservation offices of Delaware and Pennsylvania, the Woodlawn Trustees, and other stakeholders.

HISTORIC RESEARCH METHODOLOGY

Research for this report was completed at a thorough level of investigation and included a review of primary and secondary source materials. Primary source materials included archival records from the collections of the Hagley Museum and Library, the Delaware County Historical Society, the Concord Township Historical Society, and the First State National Historical Park Archives. Secondary sources provided critical information used in this report's production. The contents of the 2017 *Cultural Landscape Inventory for Beaver Valley* (now named the Brandywine Valley) by the Olmsted Center for Landscape Preservation are incorporated directly into this Cultural Landscape Report, with refinements and updates made based on new information. Other National Park Service Reports consulted include *A Historic Saga of Settlement and National Building First State National Historical Park Historic Resource Study*, *Natural Resource Condition Assessment First State National Historical Park (Non-Sensitive Version)*, and *First State National Historical Park Botanical Inventory and Assessment*. All sources used are cited in the bibliography.

Documentary evidence depicting the historical physical characteristics of the landscape includes historic aerials, survey maps, topographic maps, and atlases.

Minimal detailed information pertaining to the historic evolution and chronological development of the specific farmsteads within the Brandywine Valley unit was found; these properties were historically under private residential ownership, where meticulous records are not typically maintained.

Guidance from the Tribal Historic Preservation Officers of the Delaware Tribe of Indians and Delaware Nation was sought through remote meetings, correspondence, and reviews of report drafts. These focused on the purpose of the report, concerns, suggestions for appropriate sources to consult related to tribal history and contemporary connections to the Brandywine Valley unit, and requests for revisions. Sources shared by tribal members were incorporated into the report, mainly in the site history chapter.

To inform the more recent history of the Brandywine Valley unit, the project team conducted interviews via e-mail with Pamela Rugen and Shari Phalan, who experienced the landscape between 1965 and 2014. Pamela Rugen lived at the Greenbrier Farm (4700 Thompson Bridge Road) between 1965 and 2014 and Shari Phalan used the trails within the Brandywine Valley unit since 1995.

Definition:
A farmstead is a cluster of farm buildings and landscape features, in addition to adjacent and visible fields and woods, associated with the historic property.

On November 20, 2023, the project team conducted a virtual interview with Stewart Ramsey, who lived at 406 Ramsey Road from approximately 1964 to 1973 and at 405 Ramsey Road from approximately 1974 to 1984. Information related to the Ramsey family, the sale of the property to the Woodlawn Trustees, and the events that took place at the properties during these times was recorded and historic photographs were shared.

Historic period plans illustrate physical conditions documented at key moments in time including 1870, 1914, and 2013. They were developed using historic maps and atlases georeferenced using ArcGIS software. A list is provided in each drawing that indicates features drawn from those sources.

Concurrent with this report, an Archeological Overview and Assessment for First State National Historical Park is being prepared by the Department of Anthropology at the University of Delaware. The Archeological Overview and Assessment will complete thorough research of the entire First State National Historical Park, focusing mainly on the Brandywine Valley unit and the Sheriff's House on New Castle Green, to summarize and document existing knowledge of the project area's archeological resources and to make management recommendations. Pertinent information related to the Brandywine Valley unit is integrated into this Cultural Landscape Report.

EXISTING CONDITIONS DOCUMENTATION METHODOLOGY

Staff from Quinn Evans, the National Park Service Olmsted Center for Landscape Preservation, and First State National Historical Park conducted field investigations in November 2022 using a combination of photographs, annotated base maps, and global positioning system data collection. Prior to that, the Olmsted Center for Landscape Preservation provided geographic information system data for use by the consultant team, including base documentation and draft drawings. The geographic information system data was refined, verified, and updated based on field investigations and research findings. As part of the field investigations, project team members met with National Park Service staff on site to observe, record, and discuss landscape conditions during the week of November 14–18.

The Quinn Evans team recorded cultural landscape conditions at two scales: At a broad scale addressing the entire park, landscape characteristics including natural systems, spatial organization, land use, circulation, constructed water features, views, vegetation, buildings and structures; small-scale features were documented using a combination of survey notes, photography, submeter global positioning system, and a video recording made while driving all the roads in the park. At a more detailed scale addressing 21 individual farmsteads, documentation focused on recording features and landscape characteristics at each farmstead.[7] These

were recorded using field notes and geolocated photographs of visible landscape features. Locations of key features were recorded using a submeter global positioning system.

Sonja Bookout, MS, Resource Manager, National Park Service First State National Historical Park, Jennifer Hanna, PLA, Historical Landscape Architect, Olmsted Center for Landscape Preservation, and Kelsey Little, Geographic Information System Specialist, Olmsted Center for Landscape Preservation, joined the Quinn Evans team during the week of November 14–18, 2022, and also conducted a field reconnaissance of potential archeological sites. Sonja Bookout collected additional potential cultural resources sites using global positioning system in January and February 2023.

Existing condition drawings of farmsteads display existing parcel boundaries provided by the National Park Service and are scaled to present a useful level of detail. In some cases, this does not include the entire property associated with a historic farmstead. Accompanying narrative describes current conditions associated with landscape characteristics and farmsteads.

LANDSCAPE TREATMENT METHODOLOGY

Landscape treatment recommendations were developed through careful consideration of the findings of Part 1, management objectives and issues, and goals for the future use and condition of the Brandywine Valley. A framework for treatment was developed using *The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Cultural Landscapes*.

A collaborative approach led by Quinn Evans incorporated guidance from National Park Service and Olmsted Center for Landscape Preservation staff, the Delaware Tribe of Indians, the Delaware Nation, State Historic Preservation Offices of Delaware and Pennsylvania, the Woodlawn Trustees, and other stakeholders. Two virtual treatment workshops were facilitated by Quinn Evans in January 2024 during which participants worked together to determine the desired future condition for the park landscape. Drafts of Part 2 were reviewed by the National Park Service and Tribal Historic Preservation Officers in March and July/August 2024. Substantial guidance was provided by the park and the Olmsted Center for Landscape Preservation, directing organization of the contents to ensure ease of use by the park. The resulting Part 2 contains Chapter 5: Brandywine Valley Unit Treatment, Chapter 6: Chandler's Hollow Landscape Treatment Plan, and Chapter 7: 405 Ramsey Road Landscape Treatment Plan.

SUMMARY OF FINDINGS

INTRODUCTION

Part 2 treatment recommendations are built upon the baseline information presented in Part 1, and Part 1 of this report includes four chapters. Part 2 of the Cultural Landscape Report is also split into four chapters.

Chapter 1 presents the introduction to the report including the project purpose and scope, project area, methodology, summary of findings, and recommendations for future research.

SITE HISTORY

Chapter 2 presents the site history of the Brandywine Valley unit from 12,000 BCE to 2023 as well as descriptions of the landscape in 1870, 1914, and 2013 with accompanying historic conditions maps. Four main periods of landscape development are used to organize the contents of the site history chapter. Documentary evidence depicting the historic physical characteristics of the landscape is limited and the lack of ample documentation directly affects the content and presentation of the site history. The best documentation of the physical characteristics of the landscape located to date is presented in historic maps dated 1870 in Pennsylvania and 1914 in Delaware. This evidence is used to organize the periods of development presented, resulting in the selection of 1870 as the end date for the initial period of 10,000 BCE to 1870 CE and 1914 as the end for the next period of 1871 to 1914. The physical condition of the landscape was fairly consistent from 1914 until the National Park Service became the major land owner in 2013. Therefore, the third period is identified as 1915 to 2013. The final period of 2014 to 2023 focuses on changes made since the National Historical Park was established.

The region, including the Brandywine Valley unit of the First State National Historical Park, is part of the homeland of the Delaware Tribe of Indians and the Delaware Nation, both federally recognized Lenape tribal nations originally from this region. Their homeland, also referred to as Lenapehoking, historically included the areas currently called New Jersey, Delaware, eastern Pennsylvania, and parts of New York, Maryland, and Connecticut. The Lenape were the first people to inhabit Lenapehoking since time immemorial (approximately 10,000 BCE based on archeological investigations) and still hold continued contemporary connections to the Lenapehoking into the present day.

The Lenape held land cooperatively and villages were built unpalisaded, reflecting good relationships between the Lenape.[8] The villages were located along the floodplain of the Delaware and Hudson river valleys, near streams and rivers, and

were likely settled for long periods of time in the same locations.[9] In the decades following European arrival, the area continued to be inhabited by the Lenape, whose homes, gardens, and other activities endured through the 1680s.[10]

European settlement began in the seventeenth century. In 1681 a 45,000 square mile land patent was given to William Penn. Subsequently, primarily British Quaker settlement occurred on Penn's land.

Initially, the Lenape established business relationships with European settlers focused on profitable trade and Lenape direction of European movements across the landscape. This relationship deteriorated as the quantity and greed of European settlers increased and pressure for land cessions grew.

Europeans utilized treaties to fraudulently dispossess Lenape people of millions of acres of land. The terms of the treaties were not honored by the Europeans. In one land cession example, the 1737 Walking Purchase, the Lenape were defrauded of over one million acres of primarily agricultural and hunting territory spanning from central Bucks County, Pennsylvania, to the Poconos.[11] By the late 1700s, European settler encroachment, disease, and economic shifts generated violent dispossession of Lenape lifeways, religious practices, community ties, traditional knowledge, and resources. After displacement from their homeland, the Lenape suffered genocidal violence and racist attacks by Pennsylvania settlers in the Conestoga Massacre (December 1763) and Gnadenhütten Massacres (March 1782).[12]

In the eighteenth- and nineteenth-century European agriculture and industry became established with William Penn's land patent and the subsequent settlement of the area by primarily British Quaker descendants.

The Brandywine Valley unit also includes the 12-mile arcing Delaware/Pennsylvania boundary, a portion of the original 1763 boundary that surrounded the original New Castle settlement and the 1892 resurveyed boundary. This settlement is shown through extant farms and mill structural remnants as well as two boundary markers from the 12-mile arc, which together illustrate the region's early settlement patterns.

Beginning in 1900, Quaker industrialist William Bancroft began purchasing land within the Brandywine Valley to support his mission of creating an urban bridge between Wilmington, Delaware, and Philadelphia, Pennsylvania, that would provide for future residential expansion of Wilmington and preserve the landscape for future generations. Seven years later, Bancroft made a large purchase of six farmsteads within the Brandywine Valley unit. After creating his first master plan for the Brandywine Valley in 1917, Bancroft understood his plan would not be realized within his lifetime. He created the Woodlawn Company in 1901, later renamed the Woodlawn Trustees, Inc. (hereafter referred to as the Woodlawn Trustees) in 1919 to steward these aims into the future. Two additional

master plans for the Brandywine Valley area were created by the Woodlawn Trustees in 1946 and 1973. The Woodlawn Trustees continued to amass land through 1986 within the Brandywine Valley to further Bancroft's mission and worked to conserve the acquired land for its future use.

In 2013 and continuing into the present, Bancroft's and the Woodlawn Trustees' work culminated in the creation of the Brandywine Valley unit as a part of the National Park Service's First State National Historical Park. Seven additional properties in Concord Township, Pennsylvania, were added to the National Historical Park in 2021.

EXISTING CONDITIONS

Chapter 3 of this report describes the existing condition of the Brandywine Valley unit, including the landscape context, National Park Service operations and management, and landscape characteristics and features. The Brandywine Valley unit's rolling hills, creeks, and streams are overlaid with a patchwork of open fields and enclosed wooded areas spreading across the landscape, creating a pattern that typifies the rural character of the valley. Roads and trails define edges and opportunities for park visitors to enter, pass through, and view the landscape. Structural remnants of historic industrial mills along with mill race traces are along the creek corridors. Small farmsteads composed of groups of buildings closely associated with agricultural and domestic landscape features are distributed throughout the valley. These recognizable farmsteads typically include a farmhouse, driveway, barn, spring house, sheds, garage, shade trees, tree lines, ornamental plants near the residence, fences, fields, fencerows, and woods. Each farmstead is unique and yet also a tangible representation of the valley's historic character. The farmsteads are managed through lease agreements between the National Park Service and private individuals.

ANALYSIS AND EVALUATION

Chapter 4 of this report presents the analysis and evaluation of the park unit, including National Register status, a statement of landscape significance, evaluation of landscape integrity, analysis of landscape characteristics and features, landscape characteristics and features summary, and farmstead evaluations.

The Brandywine Valley unit of the First State National Historical Park is nationally significant under the National Register of Historic Places Criteria A, C, and D. Under Criterion A, the park unit is significant in the area of Exploration and Settlement for its association with eighteenth- and early nineteenth-century agricultural and industrial development. Early settlement patterns are evident on the landscape through the farmsteads and associated structures, patterns of

field and forest, and quarry and mill structural remnants. Additionally under Criterion A, the park unit is significant in the area of Community Planning and Development and Conservation for its relationship to Quaker industrialist William Poole Bancroft and his vision of a socially progressive and well-planned community integrated with natural open spaces and recreational opportunities that preserved the area's beauty for future generations.

Under both Criteria A and C, the Brandywine Valley unit is significant in the areas of Politics/Government and Engineering for its relationship to Delaware's role as the first state to ratify the US Constitution and its inclusion of the arced survey boundary demarcating the division between the states of Pennsylvania and Delaware. The Brandywine Valley unit is further significant under Criterion D for its potential to yield information related to Lenape culture prior to European exploration in the form of archeological sites such as the Beaver Valley rock shelter, which dates to the Paleo-Indian Woodland Period. Criterion D significance also extends to the valley's ability to inform about early industrial development in the east and a variety of post contact topics.

Lastly, the Brandywine Valley unit is recommended as significant at the local/state level for its association with the themes of Agriculture and Industry as a Rural Historic Landscape District and Conservation as a representation of the Woodlawn Trustees' work in the Brandywine Valley unit area from 1928 to 1973.

The period of significance at the national level for the Brandywine Valley unit begins in 1681 with the acquisition of the Pennsylvania patent (including land within the Brandywine Valley unit) by William Penn and ends in 1928 with the death of William Bancroft. A period of significance at the state/local level is recommended to begin in 1928 with the alterations made by the Woodlawn Trustees to Bancroft's master plan and to extend into 1973, related to the Woodlawn Trustees' conservation of land within the current boundary of the Brandywine Valley unit.

The Brandywine Valley unit of the First State National Historical Park retains integrity and conveys its historical significance through its location, setting, design, materials, workmanship, feeling, and association.

TREATMENT

Chapter 5 presents a treatment framework that documents National Park Service regulations, National Park Service maintenance responsibilities, and a treatment philosophy to guide the treatment and goals.

The Brandywine Valley unit of the First State National Historical Park features broad patterns of open fields, woods, rolling topography, waterways, pastoral views, and farmsteads that evidence the historic residential and agricultural land

uses, and the eighteenth-century Quaker values of landscape conservation. Creeks lined with structural remnants of mills and dams, stone farmhouses perched on hillsides, and rows of twisted trunks of hedgerow trees cutting lines against the horizon embody the character of the Brandywine Valley unit. The National Park Service preserves this historic character through the perpetuation of sustainable agriculture through agricultural leases and protection of historic buildings through leasing houses as residences. At a broad scale, rehabilitation is the recommended treatment approach to guide the preservation of the characteristics and features of the Brandywine Valley unit that convey historic significance while balancing contemporary needs associated with sustainable agricultural use, private residential leasing, and meaningful visitor experience.

Rehabilitation meets the Brandywine Valley unit treatment goals, which encompass effectively managing vegetation to preserve landscape integrity, improving public access through circulation and view management, preserving contributing landscape features, providing guidelines for appropriate change, and leveraging the cultural landscape for place-based historical interpretation.

Chapter 5 consists of general treatment recommendations and goals for the Brandywine Valley unit's significant large-scale patterns of vegetation and open space, including preserving significant characteristics, revealing historic patterns, and improving visitor experience. Chapter 5 additionally recommends treatments for specific conditions at farmsteads that were noted during documentation and analysis. These recommendations are not comprehensive for the 21 farmsteads, but are the basis for future development of comprehensive treatment for all farmsteads.

Chapter 6 contains the landscape Treatment Plan for Chandler's Hollow, the remnant of a small hamlet in the Brandywine Valley unit. Its central location, concentration of resources associated with agriculture, settlement, industry, and state boundary stories as well as existing trails presents opportunities for visitors to connect with multiple themes of historical significance in one location. The treatment recommendations address goals that include preserving contributing features, improving access to and views of industrial sites, and increasing wayfinding, circulation safety, and opportunities for interpretation of historic mill-related features and state boundary markers.

Chapter 7 presents a specific Treatment Plan for 405 Ramsey Road, which includes goals and recommendations for new potential public visitation programming. The farmstead's central location, extant house and other farm features, panoramic views, connections to trails, and close proximity to the park headquarters make it an ideal location for a visitor contact station. The plan emphasizes rehabilitation of the landscape, house, and barn foundation to preserve historic significance and highlight aspects of the landscape that present opportunities for interpretation and educational use.

RECOMMENDATIONS FOR FUTURE RESEARCH

First State National Historic Park is a new unit of the National Park Service and comprehensive documentation of the resources within the park is a work in progress. The current cultural landscape report is a substantial step forward in this work; however, much additional research and planning is necessary. Research questions identified while preparing this report are listed in this section.

RECOMMENDATIONS FOR RESEARCH

- Continue collaboration with the Delaware Tribe of Indians and Delaware Nation regarding the understanding of the history of the land and tribal concerns.
- Determine if there are aspects of the landscape that qualify as a Traditional Cultural Place associated with the Delaware Tribe of Indians and the Delaware Nation.
- If tribes consider it appropriate, identify places inhabited by Indigenous people prior to European contact.
- If tribes consider it appropriate, work with their representatives to document the ways that Indigenous people managed land in the area.
- Conduct research to more fully illuminate the condition of the Brandywine Valley unit landscape prior to 1875.
- Complete National Register documentation and prepare a formal National Register nomination for the cultural landscape of the Brandywine Valley unit.
- Develop a comprehensive history of the mills within the Brandywine Valley unit including ownership, use, and sources of milling materials.
- Conduct historic deed research for both Delaware and Pennsylvania properties. Develop a complete chain of title for properties within the Brandywine Valley unit.
- Expand on documentation included in this report to develop complete detailed history of the residential and farmstead structural remnants and a comprehensive history of structures that are no longer extant within the Brandywine Valley unit.
- Develop a comprehensive history of the house at 406 Ramsey Road.
- Conduct research and document any historic Black settlements in area of the Brandywine Valley unit.
- Conduct research to determine if Harriet Tubman's route from Wilmington to Philadelphia led through the Brandywine Valley.

- Conduct research to determine when the quarry near 123 Beaver Valley Road operated, who owned it, and what minerals were mined.
- Conduct research to determine if there was a quarry near Palmer Run and Brandywine Creek and document associated details related to ownership, dates of operation, and minerals extracted.
- Conduct further research and comparative analysis to determine if the significance of the work done by the Woodlawn Trustees within the Brandywine Valley rises to the level of national significance for Criterion A based on the National Register of Historic Places criteria.
- Conduct research to determine if any of the landowners within the Delaware portion of the Brandywine Valley unit employed enslaved labor.
- Conduct research to determine when John Newlin lost ownership of land in Concord Township, which was eventually sold in a sheriff's sale for the present-day farms at 162 and 216 Beaver Valley Road.
- Conduct investigations to determine if there is a connection between the Woodlawn Trustees creating the wildlife refuge/wildflower and bird sanctuary and the passage of the Migratory Bird Conservation Act.
- Reach out to former land owners to locate photographs illustrating historic conditions at the 21 leased farmsteads and across the entire Brandywine Valley unit.
- Conduct research to determine when and why the area along Brandywine Creek between Smith Bridge Road and Rocky Run was initiated as an important recreation location for the Latino community members.
- Conduct research to determine where the dairy farms that received modern sanitary dairy operations through Arthur Smedley and the Woodlawn Trustees are located.
- Conduct investigations to determine why and how the Woodlawn Trustees chose specific locations for designated campgrounds; document the types of camping that occurred and if there are any remnants of campsites present today.
- Consult with formal representatives of Tribes as part of planning and decision-making on NPS-administered properties, including planning and assessments of archeological and/or ethnographic resources and interpretation of Lenape histories.
- Complete an Archeological Overview and Assessment with recommendations for archeological sites for the Brandywine Valley unit.

- Prepare a Vegetation Management and Monitoring Plan for the Brandywine Valley unit. The park is collecting long-term data to inform management decisions and has a vegetation monitoring protocol, with one year of data, to assess current condition of vegetation. Assess condition of existing plant communities and incorporate best management practices and treatment recommendations for long-term plant community health with consideration of changing climate conditions and effects of invasive plants. Develop weekly, monthly, seasonal, and cyclic management tasks as necessary. Develop tracking protocols for documenting concerns and identifying required actions. If possible, incorporate recommendations and best practices for habitat conservation and connectivity to adjacent habitat beyond the park boundary.
- Prepare a Long Range Interpretive Plan for the Brandywine Valley unit.
- Prepare a Wayfinding Plan to address visitor orientation.
- Prepare a Historic Structure Report for the house and barn foundation at 405 Ramsey Road. Include documentation of the historic condition of the missing corn crib, chicken coop, and commercial butter churn.
- Conduct further planning and design for the 405 Ramsey Road property to determine a program for use and inform future use and design for the property.
- Prepare a Traffic, Transportation, and Site Access Study to address pedestrian and vehicle safety and traffic calming measures, throughout the unit, and regulatory signage associated with street crossings at 405 Ramsey Road and Chandler's Hollow.
- Conduct an Ethnographic Overview for the Brandywine Valley unit to improve understanding and provide context for relationships between Indigenous tribes and the landscape.
- Consider developing a ranger-led public tour program at Chandler's Hollow.
- Develop Best Management Practices for management of agricultural open fields in the Brandywine Valley unit.
- As part of the current development of a Trails Plan for the Brandywine Valley unit, incorporate best management practices for trail maintenance and align recommendations with trail-related recommendations included in this Cultural Landscape Report.

ENDNOTES

1 Presidential Proclamation 8944- Establishment of the First State National Monument by the President of the United States of America (The White House, Office of the Press Secretary, March 25, 2013), 3.

2 Public Law 113-291, 128 Stat. 3775, Sec. 3033. First State National Historical Park (16 USC 410rrr).

3 National Park Service, *First State National Historical Park Foundation Document* (Washington, DC: US Department of the Interior, 2022), 5.

4 National Park Service, *First State National Historical Park Foundation Document* (Washington, DC: US Department of the Interior, 2022), 5-6.

5 National Park Service, *First State National Historical Park Foundation Document* (Washington, DC: US Department of the Interior, 2022), 5 and 7.

6 Robert R. Page, Cathy A. Gilbert and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington, DC: National Park Service, 1998).

7 A farmstead is defined for this report as a cluster of farm buildings and landscape features, in addition to adjacent and visible fields and woods, associated with a history property.

8 Jean R. Soderlund, *Lenape Country: Delaware Valley Society Before William Penn* (Philadelphia, PA: University of Pennsylvania Press, 2014), 5.

9 Brice Obermeyer, *Delaware Tribe in a Cherokee Nation* (Lincoln, NE: University of Nebraska Press, 2009), 35-42.

10 National Park Service, *Beaver Valley CLI*, 112-13; Amy Schutt, *People of the River Valley: The Odyssey of the Delaware Indians* (Philadelphia, PA: University of Pennsylvania Press, 2013), 212.

11 Soderlund, *Lenape Country, 177-195*.

12 Jess Kung, "How a Graphic Novel Resurected A Forgotten Chapter in American History," *NPR*, last modified February 26, 2020; History.com Editors, "Gnadenhütten Massacre," *History*, last modified July 11, 2023.



Photo source: Hagley Museum and Library, 1921–22.

Chapter 2
Site History

GEOLOGICAL OVERVIEW
12,000 BCE–1700 CE
1700–1870
1870–1914
1914–2013
2013–PRESENT (2023)

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This chapter presents an overview of the physical evolution of the Brandywine Valley unit within First State National Historical Park. It includes a chronological account of the landscape condition from the initial formation of the physical landscape to today, organized according to four time periods that correlate with events that have affected the landscape. The period from 10,000 BCE–1870 covers the Lenape occupation to the beginning of late nineteenth century agriculture and industry. The period from 1871–1914 covers the decline of agriculture and industry in the area to William Bancroft's initial purchases of local farms. The period from 1915–2013 begins with Bancroft's initial land planning efforts and ends with the creation of First State National Monument. The period from 2014–present covers the early years of the monument, its establishment as First State National Historical Park, and the 2021 addition of 254 acres to the park unit. For each period, a narrative summary and supporting illustrations highlight important historical events and modifications to the landscape.

The 2017 *Beaver Valley Cultural Landscape Inventory* served as a substantial source of historic information related to parcels that were part of the First State National Historical Park in 2017. Additional research focused on the work and conservation efforts of the Woodlawn Trustees between 1928 to 2013, the continuing importance of the landscape to the Delaware Tribe of Indians and the Delaware Nation, and additional land parcels added to the Brandywine Valley unit in 2021.

The Brandywine Valley, including the Brandywine Valley unit of First State National Historical Park, is part of the homeland of the Delaware Tribe of Indians and the Delaware Nation, both federally recognized Lenape tribal nations originally from this region.[1] Oral tradition of the Lenape people says they have been in their homeland since time immemorial.[2] The Lenape were the first Indigenous Nation to enter into a treaty with the United States of America on September 17, 1778.[3]

The Brandywine Valley consists generally of northern Delaware and southeastern Pennsylvania. European settlement started with a land patent given to William Penn despite ongoing protests being made by the Lenape people whose lands were being wrongfully taken from them. The settlement of primarily Quaker families led to the area's agricultural and industrial development in the eighteenth and nineteenth centuries. Quaker settlement patterns are reflected by extant farmsteads and industrial structural remnants.

The Brandywine Valley unit includes a portion of the 12-mile arc boundary between Delaware and Pennsylvania established in 1763. This boundary is evident in the Brandywine Valley unit landscape through two stone markers demarcating the surveyed line.

Beginning in 1900, Quaker industrialist William Bancroft began purchasing land within the Brandywine Valley to support his mission of creating an urban bridge between Wilmington, Delaware, and Philadelphia, Pennsylvania, to provide for Wilmington's anticipated residential expansion and preserve the landscape for future generations. Bancroft knew the realization of his vision would take longer than his lifetime. In response, he created the Woodlawn Trustees to steward his vision into the future. The Woodlawn Trustees continued to amass land within the Brandywine Valley to further Bancroft's mission and worked to conserve the acquired land for its future use. The culmination of Bancroft's and the Woodlawn Trustees' work led to external conservation organizations purchasing and donating the property to the National Park Service which created the Brandywine Valley unit of First State National Historical Park.

GEOLOGICAL OVERVIEW

Northern New Castle County, Delaware, together with portions of southwestern Pennsylvania, lies within the physiographic province called the Appalachian Piedmont Plateau, which is geologically composed of hard crystalline rocks. The Appalachian Piedmont is part of the Appalachian Mountain system that formed as a result of tectonic activity consisting of frequent, deep earthquakes during the Paleozoic Era between 543 and 245 million years ago. Since then, the mountain system has continued to erode, exposing its geologic roots. The mineralogy of this area was formed by an early tectonic event between 470 and 440 million years ago called the Taconic orogeny. In its geologic past, Delaware was beneath a deep ocean that separated the North American continental margin from a chain of offshore volcanos. During the Taconic orogeny, the continental margin and the chain of volcanos converged in a tectonic collision that caused sediment to be pushed upward into a massive mountain range, burying the old ocean sediment and metamorphosing it through intense heat. Over the course of geologic time, the mountain range eroded and the buried metamorphic rocks were exposed.[4]

The exposed rock within the Appalachian Piedmont was broken and fractured within deeply buried rocks that healed to create layered and segmented veins of materials such as quartz and feldspar.[5] As a result, the primary geologic formation under the Brandywine Valley unit is the Wissahickon Formation (or Wissahickon Schist). Areas closer to Concord Pike/Route 202 are within the Bryn Mawr Formation and the Brandywine Blue Gneiss Formation. The Wissahickon Formation dates from the geological Cambrian to Ordovician periods.[6]

Today the Wissahickon Formation includes "a range of lithological subgroups from sandy to fine-textured sequences and [is] often interlayered with small to large, dark colored amphibolites or the more ubiquitous lenses of light-colored granitic pegmatite."[7] These amphibolites are believed by geologists to relate to the ancient volcanic activity in the area. The coarse-grained granitic pegmatites, which formed from slowly cooled molten igneous rock that solidified below ground, are more readily observable in this area.[8] The Bryn Mawr Formation is described as "reddish-brown to yellowish-brown silty quartz sand to sandy silt that interfingers with medium to coarse clayey sand with gravel," and the Brandywine Blue Gneiss is described as "medium to coarse grained granulites and gneisses composed of plagioclase, quartz, orthopyroxene, clinopyrexene, brown-green hornblende, magnetite, and ilmenite."[9]

12,000 BCE–1700 CE

LENAPE HOMELAND — LENAPEHOKING

The Lenape people indigenous to this region are ancestors of the present-day Delaware Nation and Delaware Tribe of Indians. Terminology related to descendancy is avoided when speaking about the Lenape, the Delaware Nation, and the Delaware Tribe of Indians because it implies that the present Lenape tribal nations are somehow distanced or separated from their ancestors and the Lenape people of their homeland region, instead of the ongoing sovereign Lenape people and nations today. Additionally, there are three other federally recognized Lenape nations whose ancestors were within this region: the Stockbridge Munsee Community in Wisconsin, the Delaware Nation at Moraviantown in Canada, and the Munsee Delaware Nation in Canada. Their homeland, also referred to as Lenapehoking, historically included the areas currently called New Jersey, Delaware, eastern Pennsylvania, and parts of New York, Maryland, and Connecticut.[10] While the name "Delaware" is now used interchangeably with Lenape and is used by many of today's federally recognized Lenape nations in their own official titles, "Delaware" is actually a European term. The Lenape became collectively referred to as the Delaware by European colonists because they lived along the Delaware River, which Europeans named after their first governor of the Province of Virginia in 1610: Sir Thomas West, third Baron De La Warr.[11]

The Lenape people living throughout the Delaware and Hudson River valleys are part of the larger Algonquian language family. The Lenape peoples' oral traditions locates them as some of the oldest people of this region, and so are often referred to as the "grandfathers" to many other Algonquian language speaking peoples.[12] Within Lenapehoking, two closely related Lenape language dialects

were spoken: Munsee and Unami. The Munsee dialect was spoken in villages along the upper Delaware and Hudson rivers, and the Unami dialect was spoken approximately along the lower Delaware River.[13] Rebecca Dobb's diagram of the Unami and Munsee dialect speaking peoples location during the seventeenth century indicates the southern Unami dialect was spoken within the area of the Brandywine Valley unit (Figure 2.1).

Today's Delaware Nation and Delaware Tribe of Indians are primarily Unami speakers, but they also include citizens who descend from Munsee speakers because these communities often mixed and merged as they were forced out of their homelands.[14]

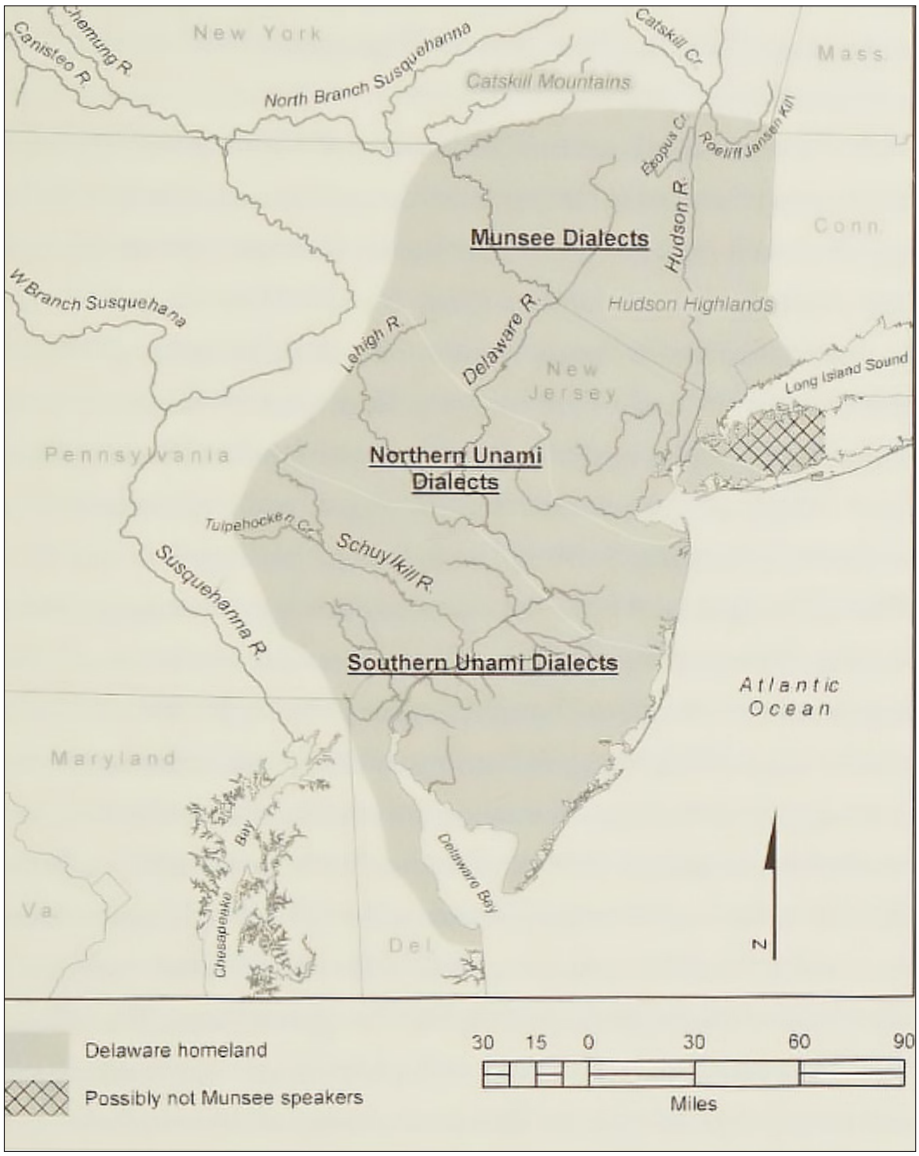


Figure 2.1. Rebecca Dobbs's representation of the seventeenth-century Delaware Nation territory and distribution of Munsee and Unami dialects, n.d. (Obermeyer, *Delaware Tribe in a Cherokee Nation*).

PALEO-INDIAN ARCHEOLOGICAL PERIOD (12,000 BCE–6500 BCE)

The oral tradition of the Lenape people recounts they have been in their homeland since time immemorial. According to archeological documentation, starting around 10,000 BCE to 8000 BCE until 6500 BCE, Indigenous people hunted large animals, or megafauna, in this area.[15] Although edible plants were probably fewer than today, Indigenous people were knowledgable about gathering places and ripening times of plants and animals that were important sources of food, medicine, and materials for shelter, clothing, and other needs.[16] Although evidence of Indigenous occupation dates back to 10,000 BCE, no major archeological Paleo-Indian sites have been identified within the Brandywine Valley unit.[17]

During this period (12,000 BCE–10,000 BCE), landmasses of the current states of Delaware and eastern Pennsylvania likely extended 60 to 80 miles east of the present ocean shorelines with a broad exposed continental shelf cut by deep river channels. As the Wisconsin glacier and the Laurentide ice sheet receded north of the headwaters of the Delaware River, the meltwaters traveled in large volumes through the rivers and flowed to the ocean, causing the sea level to rise. Weather and environmental conditions were likely cool and moist. The landscape varied considerably but likely consisted of grasslands with areas of open spruce or pine. Additional vegetation may have included low-growing lichens, mosses, grasses, sedges, and other cold-enduring trees like dwarf birch and arctic willow. Within the more interior woodland regions, it is likely that stands of pine, birch, and spruce existed, with occasional oak or beech trees, and undergrowth of herbaceous plants and brush. Megafauna such as mammoths, mastodon, moose-elk, musk-oxen, ground sloth, peccary, horses, caribou, white-tailed deer, and giant beaver were likely abundant throughout Delaware and eastern Pennsylvania. Small mammals included voles, lemmings, mice, and ground squirrels.[18]

ARCHAIC ARCHEOLOGICAL PERIOD (6500 BCE–3000 BCE)

Due to warming climates and increased precipitation, mesic forests of mainly hemlock and oak expanded throughout Delaware and eastern Pennsylvania. Species of megafauna became extinct. Indigenous people within the area changed their hunting tactics to focus more on smaller game like deer, caribou, turkeys, and waterfowl like cranes, duck, and geese. It is also suspected that Indigenous groups used freshwater fish and shellfish. Regional water tables rose around 6500 BCE, creating swamps; new plants emerged, presenting opportunities for use by Indigenous peoples. Indigenous hunting groups began establishing small settlements, some near newly formed freshwater swamps.[19]

WOODLAND I ARCHEOLOGICAL PERIOD (3000 BCE–1000 CE)

Around 3000 BCE to 1000 CE, the climate oscillated between warm/dry and cool/wet conditions. The hemlock and oak mesic forests decreased while hickory and pine increased and grasslands spread. Sea levels gradually stabilized and riverine and estuary environments provided habitats and spawning areas for aquatic species like shellfish and anadramous fish. Animals dominant during this time include deer and turkey along with squirrel, rabbits, ducks, and geese.[20]

According to archeological documentation, Indigenous people established larger stationary settlements with reliable resources along freshwater and saltwater estuarine and riverine areas. Additionally, Indigenous people traded resources with communities in the Ohio–Mississippi River Valleys and upper New York region.[21]

The archeological documentation during this period coincides with Lenape tradition. The Lenape lived in established communities in the Northeast region for centuries prior to the arrival of Europeans. Beginning during this period, the Lenape held land cooperatively as a community instead of individually

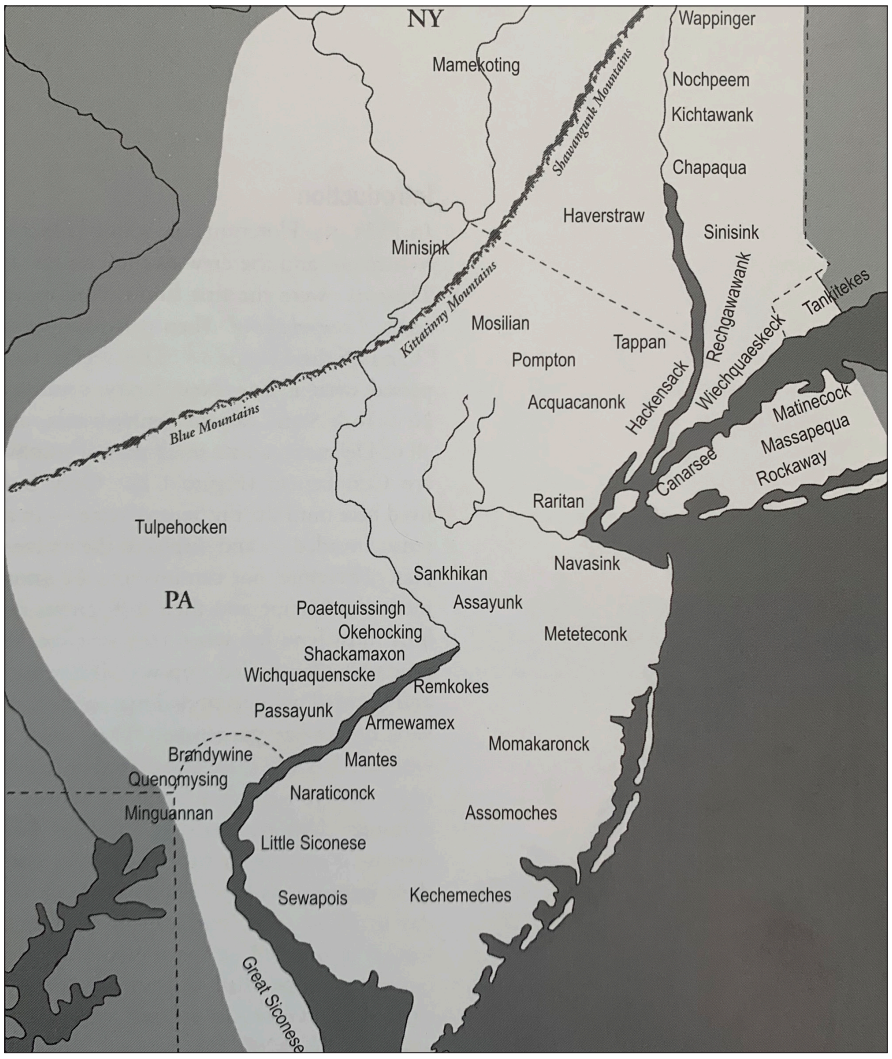


Figure 2.2. Herbert Kraft's representation of Lenapehoking with the locations of villages recorded by early European settlers, n.d. (Kraft, *The Lenape-Delaware Indian Heritage 10,000 BC to AD 2000*).

and villages were built unpalisaded, reflecting good relationships between the Lenape and their propensity to avoid wars.[22] The villages were located along the floodplain of the Delaware and Hudson river valleys, near streams and rivers, and were likely settled for long periods of time in the same locations.[23] Along these streams and rivers, the Lenape used seines or gill nets to fish.[24] Using seventeenth-century European settler accounts, Herbert Kraft prepared a diagram interpreting locations of Lenape villages that illustrates three villages within the proximity of the current Brandywine Valley unit, including Brandywine, Quenqmysing, and Passayunk (Figure 2.2).[25]

WOODLAND II ARCHEOLOGICAL PERIOD (1000 CE–1650)

The environmental setting during this period is understood to be similar to the environment first encountered by Europeans arriving in Delaware and eastern Pennsylvania during the 1600s.[26] The landscape consisted of dense forests of white, red, black, bur, and pin oak as well as chestnut. The nuts provided food for animals and people.[27] People were knowledgable about locations and habitats of plants and animals and they used edible plants, roots, and tubers, fruits, berries, mushrooms, birds' eggs, snails, nuts, and other resources. Game hunted included white-tailed deer, elk, black bear, beaver, otter, marten, weasel, porcupine, turkey, skunk, and waterfowl such as geese, ducks, cranes, and herons. Fresh, salt, and anadromous fish species were important food sources including shellfish, crayfish, eels, bass, bluegill, bullhead, perch, pickerel, pike, and sunfish. Frogs, turtles, and snakes were also consumed.[28]

According to archeological documentation, between 1000 CE and 1650 larger, permanently occupied villages were more common.[29] The Lenape continued to hold land cooperatively as in the previous Woodland I archeological period. Though archeological documentation states some villages were protected by palisades, most were not and reflected continued good relationships between Lenape.[30] During this time period, Lenape homes were built from trees with a structural frame of tree branches designed to create a rectangular or oval shape and covered with large sheets of bark or mats made from reeds depending on the season. Within the southern area of Lenapehoking, the Lenape lived in single-family houses, and multifamily houses were utilized in the northern territory.[31]

Archeological documentation suggests agricultural practices may have begun initially focusing on corn, maize, beans, and squash. Farming supplemented wild plant and animal foods. As settlements became larger, food storage facilities grew in importance.[32]

Lenape agricultural activities included cultivation, hunting, gathering, and fishing. Cultivation consisted of corn and other crops in arable fields near Lenape towns. The Lenape hunted deer, bear, beaver, and other animals in a larger

region surrounding the village. These hunting regions were bounded by natural landmarks like waterways, rock outcroppings, and hills and could measure up to 200 square miles.[33] Each Lenape matrilineage within a village had their own territory within the hunting region and "during the winter months the villagers would disperse as each lineage would break up into smaller family foraging groups" to make better use of the hunting territory.[34] The Lenape would also gather wood and berries, catch fish in nearby creeks and rivers, and go shellfishing at the shoreline.[35]

The Lenape fished during this period from spring to early fall along the river banks and shorelines in the Delaware and Hudson River Valleys using fishing and eel weirs, basket weirs, seines or gill nets, and poison made from crushed green walnuts.[36] Fishing weirs were made from upright wooden stakes interwoven with brush and thrust into the beds of waters to trap fish and crustaceans on one side of the weir as the water level dropped with the tides (Figure 2.3). As the fishing weirs were made of organic materials, they would eventually weaken with rot and be swept away or buried by sediment and silt. No known wooden fishing weirs have been documented within Brandywine Creek. In *Along the Brandywine*, the author



Figure 2.3. John White's engraving depiction of "The manner of their fishing," which shows individuals in a canoe in the center and individuals fishing with spears and a fishing weir at the top left, circa 1585 (Kraft, *The Lenape-Delaware Indian Heritage 10,000 BC to AD 2000,* 129).

Frank Zebley indicates there were many eel weirs along the Brandywine Creek between Peter's Rock and Thompson Bridge Road that were built by the Lenape, though their exact locations have not been identified.

EUROPEAN SETTLEMENT AND DEVELOPMENT

EUROPEAN SETTLEMENT IN THE BRANDYWINE VALLEY

When Europeans arrived in the Brandywine Valley, forests were interspersed with open areas, Lenape farms, and marshes surrounding tributaries of Brandywine Creek. In the decades following European arrival, the Brandywine Valley continued to be inhabited by the Lenape, whose homes, gardens, and other activities endured through the 1680s.[37] The relationship between the Lenape and European settlers was initially based on a business of regular profitable trade. Between 1615 and 1681, increasing pressure from settlers to obtain Lenape land ultimately led to a series of agreements interpreted differently by the signatories. Although the Lenape made land cession agreements with the European settlers, they did not intend to transfer all rights to the land and anticipated remaining in their villages while retaining free access to farm, hunt, fish, and gather on the land.[38] The treaties also stipulated that the Lenape reserved the right to direct locations and timing of European use of and travel through the land. Although their legal frameworks and governments remained separate, the Lenape viewed the Swedish and Finnish settlements as another community in their Lenapehoking and instituted a policy that allowed travel across the lands regardless of ownership. The Lenape viewed them as "people with whom they intermarried, exchanged goods, and defended against common enemies."[39] This policy was accepted by the Quaker Society of Friends and remained in place until William Penn's charter in 1681.

Written accounts of Lenape history during the seventeenth century are largely based on Dutch explorer and trader reports. Beginning when the Dutch first arrived on North America's shores in the early 1600s, relationships between the Dutch and the Lenape focused mainly on the fur trade. In the late 1620s to early 1630s, the Susquehannocks and the Lenape were at war over land ownership and control of the North American fur trade. European accounts of the Lenape at this time depict people in flight from their burning communities as they are pushed from their homes on the west bank of the Lenapewhittuck (Delaware) River. The war between the Susquehannocks and Lenape ended by 1638 with a declaration of peace, confirmation of Lenape sovereignty, and a close alliance between the two nations.[40] After the peace declaration, the Lenape returned to the west bank of the Delaware River and built new towns.[41]

The relationship between the Dutch and the Lenape changed in 1631 when Dutch investors established the settlement of Swanendael (Zwaanendael), also known as the Valley of the Swans, near Cape Henlopen at the present location of Lewes, Delaware. The right to use the land was purchased from the southernmost Lenape community, the Sickoneysincks, with the understanding that a trading post would be constructed. When the Dutch settlers built a plantation colony instead, the Sickoneysincks killed the residents of the colony, destroyed the settlement, and demanded that agricultural goods be obtained only through trade. After 1631, the Lenape imposed strict limits on European settlements within Lenapehoking and reverted back to their prior trading practices with the Dutch.[42] Between 1631 and 1674, violence between the Lenape and European settlers was sporadic and mainly consisted of mourning wars, which were reprisals for the deaths of Lenape family members from disease, murder by settlers, or encroachment on Lenape land.[43]

In 1637, a group of German, Dutch, and Swedish stockholders formed the New Sweden Company to establish trading settlements in North America. Company representatives first landed in the spring of 1638 near present-day Wilmington, Delaware, and began construction of Fort Christina at the mouth of the Christina River. Over the next 17 years, Swedish, Finnish, and Dutch settlers constructed small settlements and farms along both banks of the Delaware River. These settlers traded European cloth, guns, and other metal goods with the Lenape for animal skins, corn, and other provisions while also engaging in whaling.[44] From the Lenape, the Swedish and Finnish settlements learned to grow tobacco and Indian corn while the Lenape adopted some European crops and livestock husbandry.[45]

Between the 1630s and the 1650s, the Lenape suffered from epidemics of smallpox and other diseases brought to the region by European settlers. Despite their decreased population, the Lenape held control of Lenapehoking in 1650 and retained their autonomy, traditional ways of life, and economic cycle of hunting, agriculture, fishing, and gathering, while incorporating European goods and technology.[46]

As the number of European settlers grew, further pressure in the form of land encroachment was placed on the Lenape. The land of the Delaware Valley, which includes the current region of eastern Pennsylvania and the surrounding states of New Jersey, Maryland, and Delaware, was fought over multiple times by the Dutch, Swedish, and the English between 1656 and 1674. In 1656 the New Swedish Colony was incorporated into New Netherland. Through the Second and Third Anglo-Dutch Wars between 1665–67 and 1672–74, respectively, the Delaware Valley came under control of the English Duke of York and was incorporated into his proprietorship of New York.[47] When the settlements within the Delaware Valley shifted from Dutch to English control, the Lenape were

pressured to leave portions of Lenapehoking and cede more land, as new English settlements were established and more English immigrants came to the area.[48]

In 1681, William Penn (1644–1718) made a request to King Charles II for vacant land on which to build a Quaker (also known as the Religious Society of Friends) commonwealth. Not long after, King Charles II created a Royal Charter that granted Penn approximately 45,000 square miles of land between 40° latitude running north 3° latitude and from the west bank of the Delaware River westward to a vaguely defined 5° longitude, which was called Penn's Woods or "Pensilvania" to honor Penn's father.[49] To not encroach upon the land owned by the Duke of York, King Charles II determined the southeastern corner boundary of the Royal Charter to be a "Circle drawn at twelve miles distance from New Castle Northward and Westward unto the beginning of the fortieth degree of Northern Latitude" (Figure 2.4).[50] This land was seen by King Charles II as a repayment of a 16,000-pound loan made to the Crown by William Penn's father, who was an admiral in the Royal Navy.[51]

Upon arriving, Penn's agents noticed that the land grant did not include a guaranteed right-of-way to the Atlantic Ocean. Fearing the tract would become landlocked over time, Penn petitioned King Charles II to extend his patent to include land west of the Delaware River. Penn also petitioned the Duke of York to add the counties of New Castle, Kent, and Sussex, minus the New Castle settlement, to his patent. Both the petition to the Crown and to the Duke of York were granted to Penn in 1682.[52] That same year, Penn created three counties east of Brandywine Creek, including Bucks County, Philadelphia County, and Chester County.[53] It wasn't until September 26, 1789, that the eastern portion of Chester County was split to create Delaware County, Pennsylvania.[54]

During his tenure within the region, William Penn encouraged fellow Quakers to emigrate to Pennsylvania through advertisements in England, Ireland, Scotland,

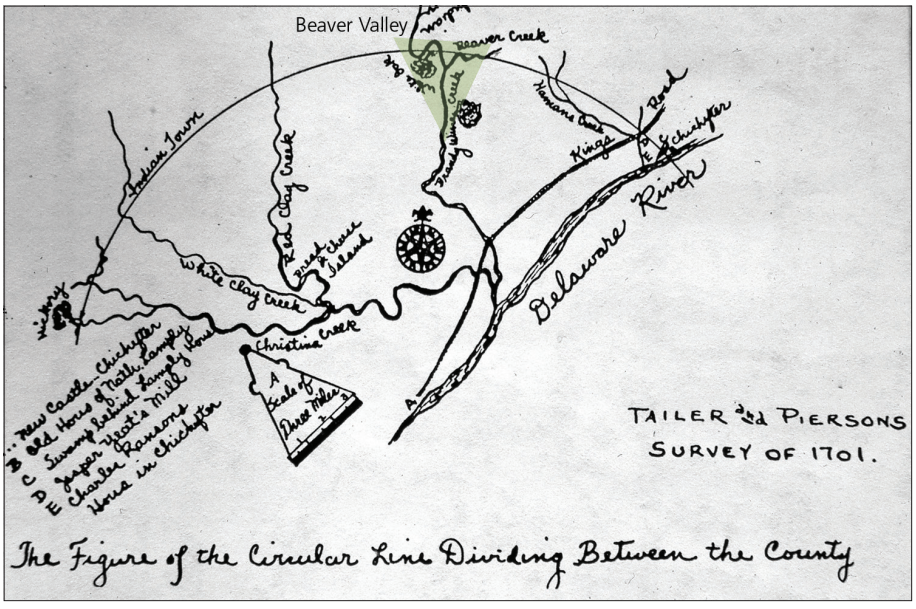


Figure 2.4. Survey of the 12-mile arc boundary between Delaware and Pennsylvania that was conducted by Tailer (a mispelling of Isaac Taylor) and Pierson. The general area of the arc within the Brandywine Valley unit is labeled with a green triangle, 1701 (Delaware Public Archives).

Wales, Germany, and Holland. The Quaker movement was founded in England in 1652 when members of the Church of England broke away to follow the practices of the early Christian church.[55] The Quakers' shared belief in peace, what they considered equality of all people, and the moral obligation to protect and provide for children in childhood and adulthood impacted the development of the Brandywine Valley's cultural and physical landscape. Many Quakers who settled in the Brandywine Hundred came from rural northwest England and Wales, where they engaged in subsistence farming and husbandry on dispersed and relatively impoverished farms. The Quakers translated their homeland farming patterns to the new world landscape. Over time, extended families of Quaker lineage increased land holdings through purchase and inheritance in order to subdivide and provide land for their children in the future. These early settlement patterns of land acquisition and generational subdivision continued throughout the area well into and beyond the eighteenth century.[56]

Despite being granted ownership of the land by the Charles II, Penn realized the importance of establishing an agreement with the Lenape inhabitants. Penn promised peace and religious freedom to the Lenape, and in 1683, the Lenape leader Tamanend and additional tribal representatives signed a treaty of peace and friendship with Penn.[57] He and his agents negotiated a number of other treaties with the Lenape forbidding Euro-American settlement until a clear title was obtained. In exchange for the land, trades were conducted for goods like kettles, tools, cloth, clothing, and shell beads.[58] In 1684, Penn signed a treaty with the Lenape people that included the transfer of land from the settlement of Fort Christina at the mouth of Christina River northward to the source of the Brandywine except one mile on either side of the length of the Brandywine that was reserved for the Lenape.[59]

Penn's Quaker ideology of religious and cultural tolerance helped to reduce disparities related to land use.[60] The Lenape shared similar beliefs in peaceful conflict resolutions, religious freedom, and respect for people of diverse backgrounds, which may have aided in relationships with European settlers.[61] While Dutch and Swedish colonial settlers traded with the Lenape, the English sold land to generate income. Many of the tracts within the Brandywine Valley were first acquired as investments rather than for settlement. In the early eighteenth century, Euro-American settlement expanded and use of the landscape for agriculture and industry began as the area grew, encroaching on Lenape land. Eventually, Euro-American demand for land forced the removal of many of the Lenape occupants from their homeland.[62]

A 4,120-acre tract of the land granted to Penn in 1681 was originally named Rockland Manor. This tract of land was located between Brandywine Creek and the Delaware River from the present-day Delaware/Pennsylvania boundary south to present-day Wilmington. Through a system of tax districts called "Hundreds,"



Figure 2.5. Thomas Holmes map detail showing the extents of Rockland Manor, labeled as the Propriet Manor of Rocklands, 1687 (Delaware Public Archives).

in 1690 the land within Rockland Manor that was south of the Delaware/Pennsylvania boundary became known as the Brandywine Hundred within the northeastern section of New Castle County (Figure 2.5). The Brandywine Hundred is defined by the Pennsylvania/Delaware state line, the Delaware River, and Brandywine Creek except for lands within the city of Wilmington. Three years after creating Rockland Manor, Penn returned to England and his sons and other agents (further referred to as the Penns) in the Brandywine Valley began to sell land to pay off creditors.[63] In 1699, 2,000 acres of Brandywine Hundred land was sold by the Penns, even though they had no legal claim to the land, to the Pennsylvania Land Company and then sold again to predominantly Quaker individuals who had begun settling the area in the late seventeenth century.[64] The land was not the Penns to sell; it belonged to the Lenape.[65]

1700–1870

As the encroachment of settlers and acquisition of Lenape lands within the Brandywine Valley continued into the 1700s, the Lenape protested the land cessions. One objection began in 1725 on one of Nathaniel Newlin's original properties in Newlin Township, Chester County, Pennsylvania, outside of the current Brandywine Valley unit boundary. In the summer of 1725, Lenape Chief Checochinican attended a Pennsylvania Provincial Assembly in Philadelphia, where he protested land sales in the area. He is quoted saying, "when William Penn came to this country . . . he reconveyed back a certain tract of land upon the Brandywine for a mile on each side of the creek" for his people. Although the

document confirming this agreement was destroyed when a cabin burned, the Lenape people remembered the agreement and he protested the encroachment of settlers on Lenape lands as well as the damming of the Brandywine Creek which obstructed their natural resources.

Lenape Chief Checochinican's complaints were not addressed so the Lenape people attended the next Assembly in the spring of 1726. Pennsylvania commissioners eventually forced Nathanial Newlin to sign a document declaring neither he nor his heirs would disturb the Lenape in their possessions or claims. But in 1729, Chief Checochinican sent a letter of complaint to the Governor stating that Newlin broke this promise and continued selling lands. Nothing came of the Chief's complains in 1729 as after Newlin's death that same year, his lands were divided among his children and occupied.[66]

In 1737, the Penns persuaded the Lenape to part with their land by presenting them with a falsified unsigned draft deed, stating their ancestors had signed the document 50 years before. The Penns stated that the deed included as much land "as could be covered in a day-and-a-half's walk."[67] The Lenape believed this deed to be true and agreed to have the Penns enter their land and have the area walked off. In order to acquire as much land as possible, the Penns hired three of the fastest runners they could find and had a straight path through the land cleared. Though only one of the "walkers" was able to finish, he traveled 55 miles, which led to the acquisition of 1,200 square miles of Lenape land in Pennsylvania by the Penns (Figure 2.6). The Lenape protested the terms of the "walk"and the deed, later known as the Walking Purchase, and continue to protest into the present day through a 2004 lawsuit filed by the Delaware Nation against the Commonwealth of Pennsylvania in the U.S. District Court for the Eastern District of Pennsylvania.[68] Lenape chief Lappawinsoe expressed his frustration by saying:

> [the white runners] should have walkt along by the River Delaware or the next Indian path to it… should have walkt for a few Miles and then have sat down and smoakt a Pipe, and now and then have shot a Squirrel, and not have kept up the Run, Run all day.[69]

In the mid-eighteenth century, after misleading treaty agreements, almost two centuries of European encroachment, and the threat of military force, many Lenape were forced to move from their homeland to join villages along the Susquehanna, Allegheny, and Ohio rivers.[70]

Following dishonest dislocation of the Lenape, Quaker development of the Brandywine Valley occurred mainly along Brandywine Creek and its tributaries in the early eighteenth century.[71] Quaker settlers created a prosperous, close-knit community where they increased landholdings, intermarried, built houses and mills, engaged in agriculture and animal husbandry, and provided a farming legacy for their children with nearby farmland ownership.



Figure 2.6. Map depicting lands relinquished to William Penn by the Lenape and the approximate boundaries of the Walking Purchase lands, n.d. (Delaware Tribe of Indians).

Indeed, a distinctive hallmark of Quaker belief was parents' responsibility for protecting the "grace" of their children, not only caring for them while young but settling them in morally protected situations when grown. Acquiring land to establish their children on farms of their own was not only economically advisable, it was a religious imperative.[72]

As they had in their homeland, Quakers during the eighteenth century tended to settle on expansive, contiguous farms. This was in contrast to the tightly spaced villages found throughout New England. Most dwellings were constructed near potable spring water and on high ground to avoid the threat of floods. Agricultural outbuildings also tended to be placed outside of flood zones.[73] Farming typically involved mixed husbandry of mainly cattle, sheep, and pigs, along with cultivation of flax for family linens, barley, wheat, corn, and hay.[74]

The farm landscapes contained a mix of cultivated fields, pastures, orchards, and woodland arranged to take best advantage of the natural topography, soil, hydrology, and geology. The core of each farmstead included an intentionally arranged cluster of buildings, circulation routes, and domestic landscape that likely included shade trees, ornamental understory trees, shrubs, herbaceous plants, and lawn. Buildings in this core included farmhouses, outhouses, barns, sheds, spring houses, and other outbuildings.

Eighteenth- and nineteenth-century area farmhouses were constructed in the vernacular styles of the period. These include the I-house, three-bay house,

four-over-four house, five-bay house, upright and wing house, single pen house, gable-front house, New England center chimney house, and the Continental Pennsylvania German house. Below are brief descriptions of the styles and examples within the Brandywine Valley unit:

- The vernacular I-house-style typically refers to a three-bay-wide by one-room-deep house that is two stories high with a central hall. Variations typically seen on a vernacular I-house include two bays wide instead of three and an ell addition.[75] An example of this style in the Brandywine Valley unit is at present-day 232 Beaver Valley Road.

- The three-bay house style is three bays wide and one or two rooms deep, with a central or off-center door.[76] An example of the three-bay house style within the Brandywine Valley unit is the Ramsey house at 405 Ramsey Road. The Ramsey house is three bays wide by two rooms deep with a central entry.

- Four-over-four house vernacular style is also known as the Pennsylvania German Double-Door Farmhouse and is mainly found in areas settled by Pennsylvania Dutch. Houses of this style are typically two stories high, two rooms deep, with a side-gable roof and either a single or double side-by-side central front door on a four-bay front facade.[77] An example of the four-over-four house style within the Brandywine Valley unit is the house at present-day 601 Beaver Valley Road.

- Five-bay house vernacular style typically contains a symmetrical window fenestration with a central front door leading into a central hall. The style's exterior decorative elements often include a Gothic Revival style front-facing gable, a front porch with turned posts, and a bracketed cornice. The layout of the five-bay house style is similar to but slightly larger than an I-house.[78] No examples of this style have been found within the Brandywine Valley unit landscape.

- Upright and wing house vernacular style is also known as a Gable Front and Wing. This style traditionally consists of a two-story front-facing gable and two-story wing. Entry into the house is located in the wing portion with a covered front porch.[79] An example of upright and wing house style within the Brandywine Valley unit is the residence at 100 Ramsey Road.

- A single-pen house consists of one or two stories with a one-room floor plan. These were generally very small houses. The roof consists of a steep side gable with a fireplace and chimney on the sidewall.[80] A likely example of this style within the Brandywine Valley unit is the Thomas Green house structural remnant. Further research is needed to confirm the style of this house structural remnant.

- Gable-front house style is a vernacular version of the Greek Revival style that is typically two stories high with a front-facing gable and two to three rooms deep. A full-width front porch or a small entrance portico is common with a front door usually not centered on the front facade.[81] An example of the gable-front house style within the Brandywine Valley unit is at the present-day 500 Woodlawn Road residence.

- New England center chimney house style consists of three or five bays on the front facade with a central entry and a steep side-gable roof featuring a massive central chimney.[82] No examples of this style have been found within the Brandywine Valley unit landscape.

- Continental Pennsylvania German house consists of an asymmetrical exterior facade with an off-center roof-ridge chimney, a roof kick, and three interior rooms. This house style is mainly associated with Pennsylvania Germans.[83] No examples of this style have been found within the Brandywine Valley unit landscape.

Area farmsteads had a combination of agricultural support buildings that may have included a detached kitchen, corn cribs, stables, meat or smokehouses, a privy, barns, spring houses, and tenant houses. Outbuildings related to domestic life were located near the farmhouse while outbuildings with a more agricultural function were closer to fields.[84] Livestock during this time period were normally let loose to graze and forage for themselves, and fences such as split-rail or worm fencing were placed around agricultural fields.[85] Farmsteads developed between the 1730s and the 1780s typically included relatively small log barns, though not all farmsteads had barns.[86] During the early and mid-eighteenth century, these barns were typically one-story English barns used more for threshing and grain storage than for housing livestock. The English barn typically consists of a:

> . . .one-story barn that is not backed and has three bays, one for livestock, a central threshing floor, and a hay mow or granary. The central door is located under the eaves and leads to the threshing floor. The English Barn is almost always of timber post and beam framing. . ..[87]

No examples of English barns survive within the Brandywine Valley unit boundary. Beginning around 1770, one-story English barns were replaced with variations of the English Lake District and Pennsylvania barns that provided shelter for animals as well as interior spaces for milking and storage of hay and feed. The English Lake District barn consists:

> . . .usually of stone construction. Pent roofs which shelter the entrance door are sometimes employed. The barn name is derived from an assumed association with barns found in the northwestern section of England known as the Lake District. . . .English Lake District barns are not always banked and may have only a ramp to the upper level.[88]

An example of the English Lake District barn within the Brandywine Valley unit is at the present-day 140 Beaver Valley Road farmstead, although it has been modified with additions to the west and south elevations. The Pennsylvania barn reflects the influence of Germanic culture in the area and is:

> . . .marked with a pronounced overhanging forebay. . .. the cantilevered forebay provided some protection from weather and a large second floor storage area. These barns are built into a natural or created bank so that wagons can access the top floor of the barn using a ramp. Animals' pens are located in the bottom story of the barn with the upper level used for threshing and grain storage. Overtime, many Pennsylvania Bank barns were altered with the enclosure of the forebay to create more interior space and accommodate changes in barn use. . . in the early 20th century.[89]

An example of the Pennsylvania barn within the Brandywine Valley unit is at the present-day 123 Beaver Valley Road farmstead. By the end of the eighteenth century, the English Lake District and Pennsylvania barns were no longer used for threshing, and newer uses including livestock shelter, milking, and hay and feed storage continued for the next 75 years.[90]

During the eighteenth century, farmstead spring houses were constructed of logs over a spring or a running stream and were smaller, as they were used to store rather than process milk.[91] No examples of log spring houses survive on the Brandywine Valley unit landscape. Before spring houses became common in the 1760s, farmers may have stored butter and milk in cellars.[92]

Settlers cleared abundant rocks and trees from areas of relatively flat terrain, as the soil was rich for farming. They likely milled the trees into timbers for building houses and outbuildings. Finnish settlers in particular also followed the example of the Lenape by burning grasses and understory vegetation.[93] Soils on cleared lands became easily exhausted, as crop rotation was not practiced in the eighteenth century due to the lack of labor needed to clear areas for rotation; the strong market demand for grain also deterred many farmers from planting other crops. Additionally, fertilization with manure or lime was not practiced since new fields would be cleared for cultivation when the soils were exhausted.[94]

In the early eighteenth century, settlers expanded outside of cultivation into industrial milling of woollen cloth, fulling or cloth finishing, paper, and clover. Around 1712, possibly one of the first mills near Beaver Creek was constructed by Quakers Joseph Robinson and Elizabeth Harlan (Harland) Robinson, though the type of mill is currently unknown. The location of this mill is suspected to be outside of the Brandywine Valley unit boundary.

Farming settlements and emerging industries within the Brandywine Valley began connecting to the nearby metropolises of Philadelphia to the northeast and Wilmington to the south with early farm roads, which also provided links between local farmsteads, fields, and mills. In 1712, the local settlers around Beaver Creek

petitioned the local governing body for the establishment of a road, likely portions of the present-day Beaver Valley Road, to connect the area with Naamans Creek and Philadelphia (see Drawing 2.1 1870 Period Plan Overview Brandywine Valley for road location). As surveyors described,

> "We Laid out a Road from the Divition line of this County and New Castle County near Brandiwine Creek to the great Road in Nathaniel Newlin's Land that goes to namans creek mill as followeth viz --Beginning at a white oak marked with five notches Standing in the above said Divition Line of the Counties near Brandiwine over against Swithen Chandlers Plantation and from thence Crossing the Land of Joseph Rbinson by a Course of marked trees to the Place where the sd Robinson is Building a Mill thence crossing Bever Creek to a marked Spanish oak thence crossing the same Creek a Second time to another Marked Spanish oak thence Crossing the same Creek a third time to a marked White oak in Thomas Green's Land thence Crossing the sd Green's land by marked Trees to a Chestnut on Nathaniel Newlin's Land notched with five notches thence Crossing the sd Newlin's Land by a line of marked trees to the head of a Spring in the Same Land thence Crossing the Same Land by marked trees to a Marked Hickory by the above sd Namans Creek road."[95]

A few years later, present-day Smith Bridge Road, historically known as Birmingham Road, was surveyed and established (see Drawing 2.1 1870 Period Plan Overview Brandywine Valley for road location). A petition for road improvements to Beaver Valley Road was presented in 1751 to the local governing body, likely by the local settlers.[96]

DELAWARE STATE BOUNDARY DEFINITION

A year after the Dutch settlement of Zwaanendael was founded, King Charles I issued the Maryland charter granting land between Virginia and the 40th parallel to Lord Baltimore. The description of the 40th parallel was vague in the Maryland charter. The British did not recognize the settlement of Zwaanendael as a valid claim, and whether the settlement preceded the Royal Charter's issuing to Maryland was a point of contention. The Royal Charter for Pennsylvania, granted to William Penn in 1681, was also vague in defining the location of the 40th parallel. At the same time, Penn was also granted land from the Duke of York for the town of New Castle as well as land on the west shore of Delaware Bay, claimed by right of English conquest from the Dutch. Lord Baltimore was ordered by King Charles II to create a division between the states but because of the charters' ambiguity and geographical misconceptions a boundary line could not be drawn to match both charters.[97]

In an effort to define the boundary, William Penn hired Isaac Taylor from Chester County and Thomas Pierson from New Castle County to survey the boundary in 1701. The planned survey boundary was to be "a 120-degree arc (one-third of a circle) beginning on the west bank of the Delaware River with a radius running twelve miles from New Castle and starting from the Horse Dyke, a Dutch-built

levee at the north edge of town."[98] Taylor and Pierson set a meridian going north from the Horse Dyke to an "S" curve in the Brandywine Creek, which was later found to be about 2,000 feet too long, and marked the east and west measured line with blazes cut into trees. The land division set between Pennsylvania and Maryland was "to extend northward from the middle point of an east–west line drawn from the Atlantic Ocean to the Chesapeake Bay, to a point twelve miles west from the New Castle court house cupola, where the northerly tangent line would meet."[99]

In 1732, an agreement was reached that identified the southern boundary of Delaware as Cape Henlopen; however, the map included with the agreement showed the Cape at Fenwick Island 15 miles north of its actual location. Disputes over the Pennsylvania and Maryland boundary led to King Charles II ordering a temporary line to be drawn approximately 15.5 miles south of Philadelphia to the Susquehanna River and then 14.75 miles south of Philadelphia from the river to the west. Maryland was ordered to accept the southern Delaware boundary 18 years later, and in 1751 the southern boundary of Delaware was marked every five miles with crown stone monuments. Also in 1750–51, surveyors William Parsons and John Watson from Pennsylvania and John Emory and Thomas Jones from Maryland ran the western boundary line of Delaware, known as the trans-peninsular line. The southern and western boundaries were further disputed due to the definition of the line's middle point being unclear. English astronomers Charles Mason and Jeremiah Dixon were brought in to settle the debate by mathematical means in 1763. Mason and Dixon accepted the 1751 boundary, and after finding the middle point, they placed a marker at its location. Mason and Dixon then set the western boundary line of Delaware from the first crown stone monument placed on the southern boundary north to the boundary of the 12-mile circle around the town of New Castle. The point on the survey lines between the Maryland–Pennsylvania boundary and the western boundary set for Delaware left an 800-acre triangular piece of land.[100]

In 1768, Mason and Dixon completed the survey for the northern boundary of Delaware with an arced boundary that marked the division between Pennsylvania and Delaware. They did so using an astronomical tall case clock and a six-foot telescope mounted to a pendulum for their measurements. As Mason and Dixon were contracted through the Penns and the Calverts, they did not alter the existing arced boundary that intersected with the western boundary of Delaware but only measured where the two boundaries intersected.[101]

REVOLUTIONARY WAR

The events of the Revolutionary War impacted the Brandywine Valley's cultural and economic development. The area also saw military action; a battle occurred on land within the Brandywine Valley during the late summer of 1777. Under

the leadership of General George Washington, the American colonists and local militia fought against British and Hessian forces to protect the Quaker mills, forges, and furnaces within the northern Brandywine Valley for use by Continental forces. Both armies bought and seized agricultural goods during the Revolutionary War and Quaker pacifists allowed the armies to use their homes as military hospitals during the battle.[102] No houses within the Brandywine Valley unit are known to have been used during the Battle of the Brandywine. Though General Howe saw the agricultural resources as an advantage, his main objective was to reach Philadelphia; the Brandywine Creek was the last natural line of defense before the Schuylkill River, which was indefensible. The Brandywine Creek was explored by General Washington and his men, who noted fording locations where the British might try to cross. One such fording location lies north of the Brandywine Valley unit boundary at the present-day Smith Bridge Road, Gibson's Ford.[103]

The Treaty of Fort Pitt, signed on September 17, 1778, by Lenape leaders and the United States, was the first treaty to be signed by a Native Nation and the new American Nation. The treaty included six articles: one, it mutually forgave any previous offenses between the United States and the Delaware Nation; two, each party pledged to assist the other in case of war; three, the United States was granted free passage to forts or towns of their enemies; four, no punishment between the United States and the Delaware Nation would be inflicted without an impartial trial and criminal fugitives would not be protected; five, an United States agent was appointed to trade with the Delaware Nation; and six, the United States guaranteed all territorial rights as bounded by former treaties and the Delaware Nation would have a representative in Congress on certain conditions.[104]

The interests of the settlers who became Revolutionary War militia members often undermined or challenged federal policies concerning Indigenous nations at this time. Federal commissioners negotiated the Delaware Nation's neutrality through the Treaty of Fort Pitt. Still, later that same year, members of the Eighth Pennsylvania regiment assassinated Koquethagechton, the pro-United States leader of the Lenape, persuading the Delaware Nation into an alliance with the British.[105]

The Treaty of Fort Pitt quickly broke down due to the colonists' lack of cultural awareness in negotiating with the Lenape. To the United States, a treaty was the final act in negotiation, while the Lenape viewed the treaty signing as the beginning of a continuously cultivated alliance. Ultimately, the United States could not keep its treaty promises to the Lenape. With the aim of salvaging their alliance, a Lenape delegation asked the United States Continental Congress to uphold the treaty promises. It became clear to the Lenape that the partnership with the United States had dissolved, leading to more Lenape joining the British.

The United States saw this action as breaking the Treaty of Fort Pitt and made no diplomatic attempt to repair the relationship with the Lenape.[106]

British naval blockades of the Delaware and Chesapeake Bays during the Revolutionary War impacted the Brandywine Valley's agricultural and industrial economy. The blockades halted trade with foreign markets and compelled regional manufacturers and farmers to trade along the Philadelphia–Delaware–Baltimore corridor. This regional trading cleared the way for the growth and diversification of the manufacturing and agricultural economy.[107]

LATE EIGHTEENTH- TO NINETEENTH-CENTURY GROWTH OF AGRICULTURE AND INDUSTRY IN THE BRANDYWINE VALLEY

By the late eighteenth century, the landscape within the Brandywine Valley unit area was primarily wooded, with pockets of cleared land around farmsteads and industrial sites such as mills. Sometime before or during the Revolutionary War, large amounts of tree cover were removed in the northern and western areas of the Brandywine Valley unit, except for on steep hillsides. The removal of woodlands allowed views to extend from farmsteads across fields and into creek valleys. Livestock grazing and cultivation of crops, consisting primarily of grains for animal feed, took place on cleared lands around farmsteads. Areas of steep topography would have remained wooded with dominant species of chestnut (*Castanea*), oak (*Quercus*), and beech (*Fagus*) hardwoods. Vegetation along Beaver Creek was cleared mainly for industrial development of mills.[108]

Beginning around 1780, farmers began to fence their pastures to control livestock instead of allowing livestock to roam freely. Typically, they used stone, board, worm, split-rail, or picket fencing. Farmstead structures generally included a farmhouse, a detached or summer kitchen, tenant houses, barn, spring house, ice house, root cellar, smoke house, wagon house, machine shed, corn crib, and/or butcher house. Tenant houses at this time were smaller structures, simpler in decoration than the farmhouse. Barns were mainly constructed of either log or wood framing, although some were constructed of stone; as the years went on, stone became the preferred material for barn construction.[109] As roads improved, prosperous farmers began acquiring horse-drawn carriages and wagons that were housed in wagon houses. Wagon houses were normally placed near the house and the farm lane. Machinery sheds were usually distinguished from wagon houses by a lower level of detail and finishes. The use of corn cribs rose during this time as the need for storage space increased, and corn cribs were often combined with machinery sheds.[110] Few corn cribs in the southeastern Pennsylvania region can be dated to before circa 1870 and only one corn crib is known within the Brandywine Valley unit area, at 500/502 Woodlawn Road. The date of the corn crib at 500/502 Woodlawn Road is unknown.

At the beginning of the nineteenth century, the economic climate of the Brandywine Valley was changing. With the British blockades, agricultural and industrial growth in northern Delaware was localized in the Piedmont area, with surges of commercial activity taking place between 1790 and 1810. The cost of land was increasing and agricultural competition from outside the area was growing. First-generation Quaker settlers who had acquired large tracts of land were subdividing their landholdings among their children and grandchildren, creating smaller single-family farms. Most arable land had been cleared by this time, creating a landscape of steep, wooded slopes mixed with open, rolling hills and intersected by an industrial corridor along Beaver Creek.[111]

In the early nineteenth century, the Brandywine Valley became one of the principal butter producing regions in the United States.[112] The spring house was a key site for dairy work.[113] During the rising butter trade, spring houses in the area grew in size to about 300–500 square feet to provide the space required for butter production. These larger spring houses, meant to provide a cool space and fresh water, were typically built into the bank of a hill, constructed of stone, and contained two or three separated work and storage spaces. Stone-lined channels or tanks were carefully engineered to take full advantage of running or spring water. This construction enabled milk and other perishable food items to remain cool. Shelves were arranged so that milk pans could be set on them and cream could rise. Churning, salting, and working of butter also took place in or near the spring house.[114] Examples of this type of spring house within the Brandywine Valley unit are at present-day 162 and 601 Beaver Valley Road and 500 Woodlawn Road.

The spring house at the present-day 810 Beaver Valley Road farmstead is slightly different from the other examples within the Brandywine Valley unit, as it is two stories high with exterior access to both stories. The second story of a spring house was used as storage, for dairy processing, or sometimes even residential quarters.[115] Some spring houses also had an overhanging roof that projected out about 7 or 8 feet to provide a covered outdoor workspace adjacent to the structure.[116] The spring house at the present-day 601 Beaver Valley Road farmstead is an example within the Brandywine Valley unit that includes an outdoor workspace at the front facade, although it is more of a recessed area than an overhang.

In the post-Revolutionary War industrial economy, Wilmington emerged as

> ...northern Delaware's most important and diverse urban manufacturing community. A 1791 report of Wilmington's industries stated that the city had "12 flour mills, 6 saw mills, 1 paper mill, 1 slitting mill [metal cutting], and 1 snuff mill." Within the Brandywine Hundred, paper, gunpoweder, and textile mills were adding to the existing grain-processing mills. Quite different from earlier "custom mills," the mills of this period were larger and more commercialized. In 1750 Oliver Canby built one of the first flour mills in the area on Brandywine Creek [outside of the Brandywine Valley unit boundary].[117]

The Brandywine Creek's location on a geological fall-line was advantageous for powder, grist, and saw mills due to the rapid change in water elevation that created powerful waterwheels. Millers and millwrights often "dammed tributaries to create pools, directing water through raceways and flumes to spill onto the waterwheels powering [the] mills."[118] The Brandywine Creek tributary Beaver Creek, which runs through the Brandywine Valley unit, was one such tributary that became a primary source of power for mills.

Sometime around 1780, Oliver Evans created a new system of flour milling that automated the milling process to require less labor. This new system revolutionized milling technology and fostered rapid expansion of the flour milling industry in Wilmington. By 1790, Wilmington was the most important flour-milling center in the nation. Three years later, flour and corn mills became dominant along the Brandywine Creek; at least 50 mills ground wheat and corn. Additional types of industry along the Brandywine Creek included forges, a furnace, iron slitting mills, paper mills, linseed oil mills, fulling mills, a tobacco snuff mill, and a tilt hammer.[119] A paper mill would create paper from wood pulp or other vegetable pulps and cotton or linen rags.[120] A fulling mill consolidates and thickens the structure of woolen fabric from an open, loose texture to a closed and tight-knit fabric by cleaning and beating the cloth.[121]

From 1790 through 1810, agriculture and industry grew within northern Delaware but when economic hardships arose in the 1830s, many farmers may have hired part-time labor to help around the farmstead. Any part-time laborers or migrants that lived at the farmstead were usually housed in barns, tenant houses, or sheds.[122] By 1850, farming practices in the Brandywine Valley had shifted to focus more on small-scale commercial farming and self-sufficiency by only growing enough wheat, oats, potatoes, and hay for the farmers' families and livestock. Any excess crop production allowed farmers to participate in the local trade economy, and many Quaker farmers bartered within their family networks.[123]

As agricultural use depleted nutrients in the topsoil, grain crops became less successful. Soil conservation and crop rotation were not adopted in the area until the nineteenth century; farms utilizing these practices rotated corn, oats, wheat, and mown grass that would be followed by several years of pasture use. To help maintain soil fertility, clover was planted over pasture areas to balance nitrogen in the soil.[124] Grain production also became strained due the expansion of railways, which created competition from the Midwest region, also known as the bread belt of the United States.[125]

In the late nineteenth century, active use of fields reduced and woodland cover expanded.[126]As agriculture began to decline, residential construction expanded in the area south of Beaver Creek. Houses tended to be smaller in size and were built closer to roads on previously developed farmsteads while farm support structures were now clustered closer to the main house than the fields. Farm fields were

defined by fences and dirt farm tracks still connected the farmsteads and the mill sites.

Industry along Beaver Creek, including small custom mills, larger paper and fulling mills, and factories, continued to operate during the nineteenth century. As these mills evolved, the surrounding topography was altered by the construction of races, which were wooden and earthen structures used to direct water to the mill waterwheels and from dams that created ponds along the creek to control water storage and speed.[127] Within the Brandywine Valley landscape, a clover mill and paper mill were located along Beaver Creek at the north side of Beaver Dam Road, northeast of the intersection of Beaver Valley Road and Beaver Dam Road.

Some area farmers became prosperous by diversifying into industries outside of agriculture. The geological composition of the Brandywine Valley area included granitic pegmatite and amphibolite outcroppings that featured feldspar, quartz, mica, garnet, and beryl (also known as aquamarine). This mineral composition made for many mining operations that began around 1850 and continued into the early twentieth century.[128]One such farm family in the Brandywine Valley unit was the Ramseys, who began a quarry operation on their property. An additional quarry is within the Brandywine Valley unit boundaries near 123 Beaver Valley Road. The quarry name is unknown, however; park staff have named it Beaver Valley Quarry as further research is necessary to identify its historic name. When this quarry began operations is also unknown, though it is estimated to have begun after 1850 as it does not appear on the property in the Delaware County 1850 tax rolls. Based on the common minerals found in Delaware County, the Beaver Valley quarry might have been mined for feldspar, quartz, and mica. Mining operations altered topography and vegetation.

Roads during this time were improving and expanding. In 1814, residents of the Brandywine Hundred surveyed and petitioned the Justices of the Court of General Sessions of the Peace in New Castle County, Delaware, to extend Birmingham Road (present-day Smith Bridge Road) between Brandywine Creek and the Delaware and Pennsylvania boundary, which passed through Jacob Smith's land. Another petition was made in 1846 for the improvement to Brandywine Creek Road, which encompasses a portion of the present-day Beaver Dam Road. This road originated at Farra's Mill north of Beaver Creek and wound down the eastern bank of Brandywine Creek. Ramsey Road was likely constructed sometime between 1833, with the construction of the house at 405 Ramsey Road, and 1849 when it appears on the 1849 *Reas and Price Map*. The majority of roads within the Brandywine Valley unit were established by 1860, with two exceptions: Thompson Bridge Road, constructed in 1881, and Forbes Road, later renamed Woodlawn Road, likely constructed in the mid- to late nineteenth century as farmsteads developed (see Drawing 2.1 1870 Period Plan Overview Brandywine Valley for road locations).[129]

CHANDLER'S HOLLOW

With their proximity to Wilmington and Philadelphia, the primarily Quaker farms and farmsteads of the Brandywine Hundred area had a suburban relationship to the cities. This suburban relationship supported the development of hamlets and villages in the area rather than large towns. Chandler's Hollow emerged in the early nineteenth century as the only local hamlet within what is now the Brandywine Valley unit. Located on Beaver Creek near the intersection of Beaver Valley Road and Beaver Dam Road, Chandler's Hollow included approximately a dozen houses and businesses. By the mid-nineteenth century, the milling industry supported the small but thriving agricultural and trade community. The hamlet received its name from the Chandler family, who owned land on the north side of Beaver Creek as early as 1742 and were members of the Religious Society of Friends. The community's name changed in the nineteenth century, and according to the Pomeroy and Beers 1868 *Map of Brandywine Hundred, New Castle County*, the hamlet was known as Beaver Valley by 1868. The mills within Chandler's Hollow produced products and services that responded to local and regional demands while employing a limited workforce. One such mill was located north of the farmhouse at present-day 601 Beaver Valley Road and east of 701 Beaver Valley Road. This mill, owned by Charles de Pont, operated as a paper mill until a flood in 1843 destroyed it. Another mill, located on the south side of Beaver Creek and northwest of the Beaver Valley Road/Beaver Dam Road intersection, was built in 1811 by John Farra as the Sunnydale Paper Mill and created paper. The paper mill burned down in 1850 and was then rebuilt by John Farra's son, Daniel Farra. The rebuilt mill continued operating as a paper mill into the early twentieth century under the ownership of Daniel Farra's son-in-law Francis Tempest (1860–1901) and Edwin Garrett (1901–1930).[130] Remnants of the Tempest paper mill and the du Pont paper mill exist in the Brandywine Valley unit landscape today (see Drawing 2.2 1870 Period Plan Northern Section Brandywine Valley and Drawing 3.5 Existing Conditions Northern Section Brandywine Valley). There was also likely a single-person operated paper mill a short distance south of Chandler's Hollow, though this paper mill does not appear on historical maps. The dates of operation for the mill are unclear.[131] By the mid-nineteenth century, at least six mills or factories and five mill ponds were operating in Chandler's Hollow.

A school was located on the south side of Beaver Valley Road and south of the Sunnydale Paper Mill by 1848 (Figure 2.7).[132] Information on the exact location of the school, when it opened, or when it closed is unclear, but a school is not identified on 1870 *Birmingham Township Atlas*. Quaker Amor Chandler opened the first store in Chandler's Hollow prior to 1835. Multiple other merchants came along starting in 1835:

> Charles and Martin Palmer were in trade. Lewis Talley followed later and with some partners manufactured shoes in connection with the store. John Chandler was also in trade, and since 1876, A. H. Chandler has been a mer-



Figure 2.7. An 1848 map of the area of Chandler's Hollow within Birmingham Township, Pennsylvania, showing the location of a school south of Beaver Valley Road and south of a mill on Daniel Farra's property (LOC).

chant here. These merchants have also been postmasters of the Beaver Valley office.[133]

Details of the Beaver Valley post office are unclear prior to 1868. According to the 1868 Pomeroy and Beers *Map of Brandywine Hundred, New Castle County*, the post office is located south of a shoe store east of the Beaver Valley and Beaver Dam Road intersection. By the 1880s, Chandler's Hollow businesses consisted of two blacksmith shops, two wheelwright shops, a general store, a shoemaker, and a post office.[134] Remnants of some houses within Chandler's Hollow exist on the landscape, though remnants of Chandler's Hollow businesses have yet to be identified.

CIVIL WAR

Civil War military battles were not fought within the Brandywine Valley unit, but Quaker theology and industry influenced the area's political climate. Many of Delaware's singularly owned large houses on extensive areas of land in the country, also know as estates, prior to and during the Civil War depended on enslaved labor for their large-scale agricultural production, similar to the neighboring states of Maryland and Virginia. There are no known instances of estates located within the Brandywine Valley unit boundary. Delaware's difference was in its large Quaker population, similar to Pennsylvania, where slavery had been outlawed in 1780. Some Quakers and abolitionists in Delaware helped some enslaved people to freedom through the Underground Railroad. Other enslaved individuals were freed by their owners or escaped on their own.[135] There are no known associations to the Underground Railroad within the boundary of

the Brandywine Valley unit. This was most likely due to the steep topography providing broad views of the surrounding area, making escaping unseen more difficult, and the elitist views of the surround area estates' not welcoming African American settlement.[136] One such Brandywine Valley estate originally included an 1839 Greek Revival house and 445 acres of land, known today as the Winterthur Museum, Garden, and Library, that was owned by Jacques Antoine Bidermann and Evelina Gabrielle du Pont.[137] According to the 1840 *United States Federal Census*, the Winterthur estate may have utilized African American slave labor.

The Civil War created a demand for domestic agricultural and industrial products to support the effort. Northern Delaware manufacturers responded by supplying products for the Union forces; for instance, the Du Pont company manufactured gunpowder for Union rifles and cannons. Both within the Brandywine Valley and regionally, the textile industry grew. One of the largest and most successful textile manufacturers in the area at this time was Joseph Bancroft and Sons Company, which began in 1831 along the Brandywine Creek under the ownership of Joseph Bancroft, William Bancroft's father.[138]

BRANDYWINE VALLEY LANDSCAPE: 1870

The following description and historic period plans (Drawing 2.1–Drawing 2.4) draw upon primary and secondary source material introduced in the previous section to infer the landscape condition and character-defining features of the area within the Brandywine Valley unit in 1870.

In 1870 the rolling hills of the Brandywine Valley unit consisted of broadly dispersed and primarily Quaker-owned farmsteads with agricultural fields, pastures, and woodland areas. At the northern portion of the Brandywine Valley unit near the intersection of Beaver Valley and Beaver Creek Roads lay the small hamlet of Beaver Valley (see Drawings 2.2 and 2.3). This settlement contained several businesses and mills with mill ponds, mill dams, and raceways on the north and south banks of Beaver Creek.

Brandywine Creek flowed to the west of the Brandywine Valley unit. Its branching tributaries Beaver Creek, Rocky Run, Palmer Run, Ramsey Run, and Hurricane Run, runs and numerous unnamed springs, stretched across the landscape (see Drawings 2.2, 2.3, and 2.4 for locations). Tributaries and springs provided water to the Brandywine Valley unit farmsteads along with hydrologic power to the area mills. Rich soils supported a diversity of native plant communities as well as agriculture. Native geology presented opportunities for mining.

The steeply sloped hillsides were forested near waterways. The remaining gently rolling landscape consisted of agricultural fields defined by fences, fencerows, and the associated farmsteads. By 1870, cultivated grains had decreased to

accommodate the crops needed for dairy and butter production and the main crops planted included barley, wheat, corn, and hay. Farmers also rotated corn, oats, and wheat, followed by use for pasture. A typical area farmstead grew wheat for bread to feed the farm's residents and oats, hay, and corn to feed horses, sheep, and cattle. Clover was used for pasture and played a role in maintaining soil fertility as a nitrogen-fixing legume. Successional vegetation areas in 1870 are assumed to be at the periphery of woodlands. No documentation on wetlands has been identified during this historic period.

Dirt farm tracks connected the farmsteads and mills within the Brandywine Valley unit by 1870. Concord Pike, east of the Brandywine Valley unit, provided connections to Wilmington, Delaware, and Philadelphia, Pennsylvania. Additional roads present by 1870 include Beaver Valley Road, Beaver Dam Road, Brandywine Creek Road, Ramsey Road, Smithbridge Road, and Woodlawn Road.

The topography, spatial organization, and the pattern of fields and forests within the Brandywine Valley unit created expansive views to and from area farms. Within the farmstead-to-farmstead views were patterns of cultivated agricultural fields and pastures with patches of woodlands and views of farmhouses, agricultural outbuildings, and livestock.

By 1870, farmstead structures within the Brandywine Valley unit consisted of a farmhouse and agricultural support buildings. The vernacular-style farmhouses within the Brandywine Valley unit included the I-house, three-bay house, four-over-four house, and potentially other vernacular house types. Farmhouses tended to be closer to circulation routes, while barns and other agricultural outbuildings were built closer to the fields. The typical barn types were the Pennsylvania barn and the English Lake District barn, as they accommodated the mixed farming and husbandry of this time with separated areas for grain and livestock. Additional agricultural support buildings included corn cribs, spring houses, ice houses, root cellars, smokehouses, wagon houses, machine sheds, pig pens, butcher houses, outdoor bake ovens, and summer kitchens. Ice houses, root cellars, smokehouses, wagon houses, machine sheds, pig pens, butcher houses, outdoor bake ovens, and summer kitchens likely existed during this historic period.

Small-scale features present on the Brandywine Valley unit landscape in 1870 include fencing and property survey markers. Fences related to farmsteads in the Brandywine Valley would have included stone, board, worm, and picket fences. Property survey markers were placed at corners of property boundaries as physical demarcations of the property extents.

CHRONOLOGY: 1681–1870

1681	William Penn, a Quaker, acquires approximately 45,000 square miles of land from King Charles II. Part of this land would become the Brandywine Valley unit of the First State National Historical Park.
	4,120-acre tract of land granted to William Penn is named Rockland Manor.
1683	Lenape leader Tamanend and additional tribal representatives sign a treaty of peace and friendship with William Penn.[139]
1684	William Cloud purchases and records a deed for 150 acres of land along the east branch of Buck Run, present-day Beaver Creek.
1690	Delaware is divided into townships, referred to as hundreds, and the Brandywine Hundred in New Castle County is created.
1696	Nicholas Newlin, a Quaker, purchases 400 acres of land to the east and west of Route 202 (historically called the Great Road) and to the north and south of Beaver Valley Road.
1699	William Penn sells approximately 2,000 acres of land within the Brandywine Hundred to the Pennsylvania Land Company.
1702	Two adjoining parcels of land in Concord Township, Pennsylvania, are patented to Nathaniel Newlin, one consisting of 200 acres and the other of 614 acres, on June 2, 1702 (Figure 2.8).[140]
c. 1712	Quakers Joseph Robinson and Elizabeth Harlan (Harland) Robinson, his wife, begin construction of a mill on Buck Run (Beaver Creek).
1712	Beaver Valley Road is surveyed and established.
	Originally patented to William Cloud in 1684, 150 acres of land are sold to Quakers Thomas and Sarah Green on the north side of present-day Beaver Valley Road (140 Beaver Valley Road).[141] Joseph Cloud is listed as the original land patent owner on the Birmingham Township Early Land Grants and Patents map on November 30, 1712 (Figure 2.9).
1713	The property at 137 Beaver Valley Road is included in the original 150 acres of land patented by Joseph Robinson.[142]
1716	Nathaniel Newlin sells off 214 acres of his 614-acre parcel in Concord Township, Pennsylvania, along with the west adjoining 200-acre parcel, to John Newlin on May 23, 1716.[143] Both Nathaniel and John Newlin are Quakers.
1722	On March 13, 1722, 180 acres of land patents are sold to William Hicklen, a Quaker. The present-day farms at 701, 800, and 810 Beaver Valley Road are a part of the land patent.[144]
c. 1730–1800	The house at 800 Beaver Valley Road is built sometime between circa 1730 and 1800.[145]
1735	William Hicklen Sr. transfers property (including the land of present-day farms at 601, 701, and 800 Beaver Valley Road) to his son William Hicklen Jr. in 1735.[146]

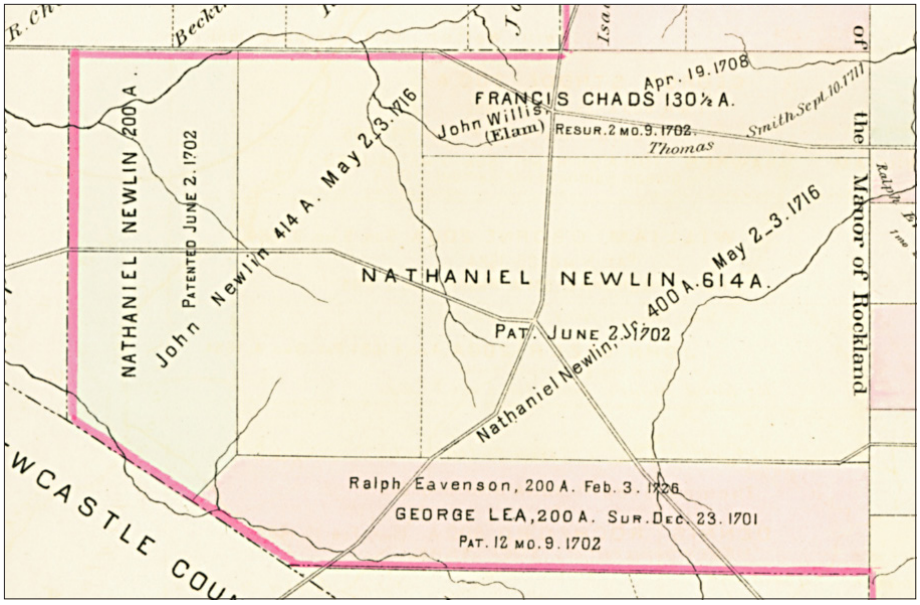


Figure 2.8. Excerpt from 1882 Concord Township, Pennsylvania, map illustrating the early land grants and patents for the area of the Brandywine Valley unit to Nathaniel Newlin in 1702 and John Newlin in 1716. The colors blue, pink, and yellow used to easily distinguish between the different land patent boundaries (Delaware County Historical Society).

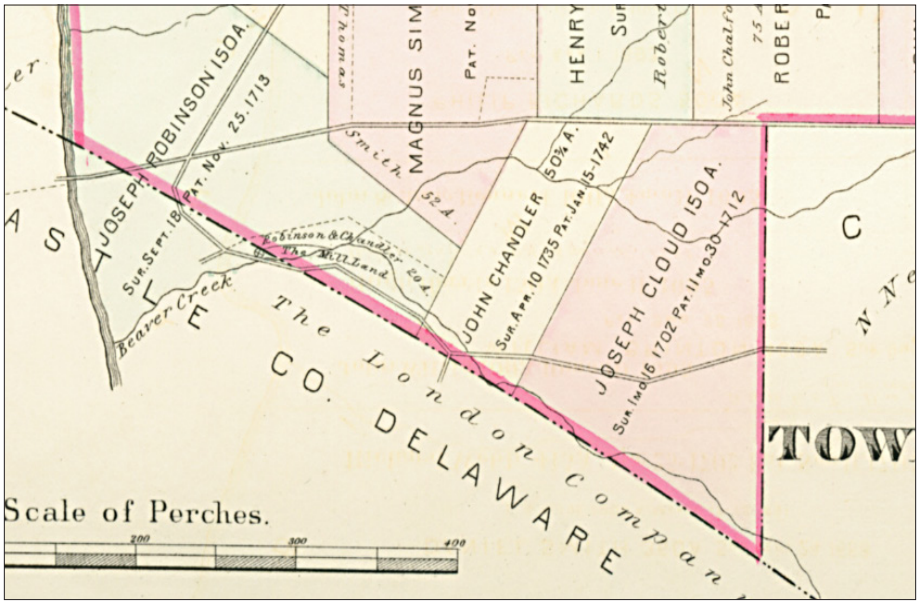


Figure 2.9. Excerpt from 1882 Birmingham Township, Pennsylvania, map illustrating the early land grants and patents for the area of the Brandywine Valley unit to Joseph Cloud in 1712 and John Chandler in 1742. Map dated 1882 with colors blue, pink, and yellow used to easily distinguish between the different land patent boundaries (Delaware County Historical Society).

c. 1740	The four-over-four-style house at 137 Beaver Valley Road is built.[147]
1742	John Chandler receives a land patent for 50.75 acres in Birmingham Township, Pennsylvania, which includes present-day 137 Beaver Valley Road, on January 15, 1742.
1744	John Gibson acquires the Robinson mill. The presence of the Robinson mill's remnants on property is unknown.
1752	The three-bay-style house at 701 Beaver Valley Road is built, potentially by members of the Hicklen family.[148]
c. 1767	The four-over-four house at 140 Beaver Valley Road is built.[149]
c. 1770–1815	Daniel Green, a Quaker, owns property including present-day farms at 123, 211, 221 Beaver Valley Road.[150]

Sept. 17, 1778	The Lenape sign the first US–Native American treaty at Fort Pitt called the Treaty of Fort Pitt.
1778	In direct conflict with the terms of the treaty, members of the Eighth Pennsylvania regiment assassinate Koquethagechton, leader of the Lenape. As a result, the Lenape abandon their relationship with the US and join an alliance with the British.
1780–1800	The four-over-four-style house at 601 Beaver Valley Road is built sometime between 1780 and 1800.[151]
c. 1780–1830	The Three Bay style house at 4700 Thompson Bridge Road is built between circa 1780 and 1830.[152]
1783	The property at 137 Beaver Valley Road is owned by Peter Hatton Jr., a Quaker, according to the Birmingham Township tax assessment.[153]
c. 1789	Robert Green, a Quaker, owns the properties including present-day farms at 162, 216, and 232 Beaver Valley Road until 1789. The date on which Robert Green first purchased the property is unknown.[154]
c. 1790	The Daniel Green house, located east of the present-day driveway leading to the barn at 123 Beaver Valley Road, is built circa 1790 along with a log cabin for Joseph Bishop, farm laborer, and a stone spring house.[155] The log cabin and spring house are no longer present and the house is currently a structural remnant on the property. Further research is needed to identify the style of the Daniel Green house structural remnant.
1798	The structures at 137 Beaver Valley Road are described in the Birmingham Township Window Tax Assessment as a 14' x 30' brick two-story house and a one-story 10' x 12' stone kitchen (no longer extant). The property is owned by Peter Hatton.[156]
1801	Upon William Hicklen Jr.'s death in 1801, his land holdings are divided among his sons, with the property at 601, 701, and 800 Beaver Valley Road transferring to John Hicklen.[157]
1807	Peter Hatton constructs a fulling mill at 137 Beaver Valley Road.[158] It is unknown whether remnants of this fulling mill currently exist on the landscape.
1808	A mill on the north side of Beaver Creek, potentially owned by descendants of John Gibson, is transferred to John Farra. The type of mill is unclear.
c. 1808	A fulling mill and wheelwright shop are built by Peter Hatton on 50 acres of land along the present-day Beaver Dam Road near the present-day 137 and 810 Beaver Valley Road farmsteads. At the time, the land is between Farra's Mill and property owned by the Green family.
1809	The Thomas Green house located at the present-day 221 Beaver Valley Road is built in 1809, presumably in the vernacular single-pen style. The house is currently a structural remnant on the property and no other residential structure is associated with the present-day 221 Beaver Valley Road.

1809–13	Concord Pike/Great Road/Route 202 is built sometime between 1809 and 1813.
c. 1810	The Isaac Green House and barn located at 211 Beaver Valley Road are built circa 1810, the house in the vernacular Three Bay style. Sale of the land in 1815 notes a house and barn on the property, built prior to the sale.[159]
1814	Residents of the Brandywine Hundred surveyed and petitioned the Justices of the Court of General Sessions of the Peace in New Castle County, Delaware, to extend Birmingham Road (present-day Smith Bridge Road) between Brandywine Creek and the Delaware and Pennsylvania boundary. Joshua Hicklen sells 23 acres of land on the west side of Beaver Valley Road (810 Beaver Valley Road), across from John Farra's factory, to Amor Chandler.[160]
c. 1814	Amor Chandler Sr. sells two parcels of his land to his son Jehu Chandler, totalling approximately 7.5 acres (currently 810 Beaver Valley Road).[161]
1815	A dam and pond on Beaver Creek are shown on a land survey map of Daniel Green's property, produced by the Orphans' Court in 1815 (currently 221 Beaver Valley Road). No other information is provided on the use of the dam and pond (Figure 2.10). The dam and pond are shown on the 1848 *Ash Map of Concord Township* but is not depicted on the 1870 *Concord Township Atlas*.

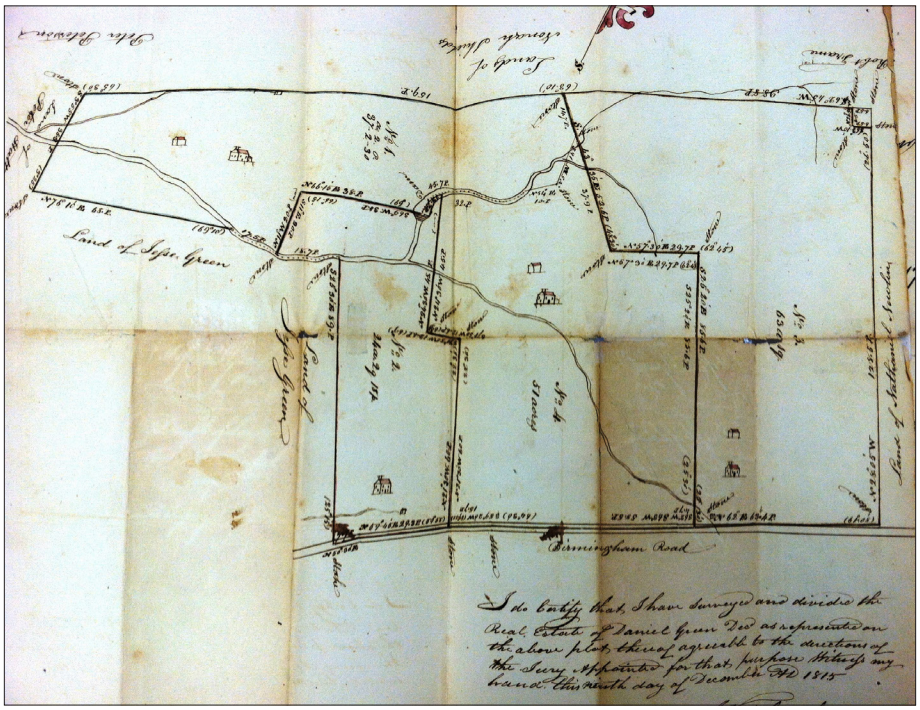


Figure 2.10. Orphans' Court document in Concord Township, Pennsylvania, showing the division of Daniel Green's land with a dam and pond at the northeast corner of Lot No. 2, 1815 (Concord Township Historical Society).

1815	After the death of Daniel Green, his property is divided into four lots and given to his sons, Thomas Green (present-day 221 Beaver Valley Road), Isaac Green (including the land of present-day farms at 159 and 211 Beaver Valley Road), Daniel Green Jr. (the land of present-day farm at 123 Beaver Valley Road), and Joseph Green (including land north of present-day 159, 211, and 221 Beaver Valley Road and west of present-day 123 Beaver Valley Road outside of the Brandywine Valley unit boundary).[162]
c. 1816	Jehu Chandler builds a house at 810 Beaver Valley Road.
	The property associated with 405 Ramsey Road is included in the property acquisition by William and Isaac Smith from Curtis and Mary Talley around 1816. It is unclear if a dwelling is present at this time.[163]
1816–1827	Jehu Chandler establishes a blacksmith shop and builds a small stone dwelling and farm barn on the current property of 810 Beaver Valley Road, within Chandler's Hollow.[164]
c. 1817	A woolen factory is constructed on Beaver Creek by John Farra. Whether remnants of the John Farra woolen factory exist in the Brandywine Valley unit landscape is unknown.
	Peter Hatton or his descendants own a woolen mill at 137 Beaver Valley Road by 1817.[165]
1819	Daniel Green Jr. loses the property at 123 Beaver Valley Road, a total of 63 acres, to pay off a debt and the property reverts to a sheriff's sale. The property is purchased by John and Jane Mancill for $1,937.[166]
1820	William Green (no known relation to Robert Green Sr. or Daniel Green) acquires the four-over-four-style house and 20 acres of land at the present-day 140 Beaver Valley Road, likely from Thomas Green, Daniel Green's son.[167]
1824	A fire severely damages John Farra's woolen factory on Beaver Creek.
	The Mancills remain at 123 Beaver Valley Road for five years until it is sold to Andrew Hance in 1824. [168]
c. 1825	A woolen factory is built by Lewis Sacriste south of Beaver Valley Road. The factory is within the state of Delaware and east of the farmhouse at the present-day address of 601 Beaver Valley Road.
1829	The property at 211 Beaver Valley Road is noted to have a stone and log house, a stone spring house, frame barn, wagon house, and other outbuildings.[169]
	William Green owns the property at the present-day 140 Beaver Valley Road with a house, barn, cow, and horse.[170]
1830	Moses Bullock sells 34 acres of the property associated with 232 Beaver Valley Road to Reece Perkins.[171]
c. 1830	John Farra's woolen factory, burned by fire in 1824, is rebuilt as a paper mill by his son, Daniel Farra.

1832	Andrew Hance sells 50 acres of the property at 123 Beaver Valley Road to James McCay.
c. 1833	The three bay house at 405 Ramsey Road is constructed by 1833.[172]
1834	James McCay sells the 50 acres associated with 123 Beaver Valley Road to Charles Palmer.[173]
1835	Charles Palmer sells the 50 acres associated with 123 Beaver Valley Road to Samuel Russell, who owns the property until at least 1875.[174]
	Moses Bullock purchases 34 acres of the property at 232 Beaver Valley Road at a sheriff's sale.[175]
1836–1849	Amor Chandler is assessed in 1836 for 80 acres of land, one half of a stone house (the other half accessed to his sister Rachel), a barn, and a store house. The store house at 701 Beaver Valley Road was potentially run by Wesley Talley and is labeled on the 1849 Rea and Price map as "Talley & Claude Store," suggesting its use as a commercial enterprise.[176]
1837	Lewis Sacriste's woolen factory is purchased by Charles du Pont and operated as a paper mill near the present-day farmstead at 601 Beaver Valley Road.[177] The factory is an adapted woolen mill built circa 1825.
1838	Thomas Hinkson purchases 90 acres of land (associated with present-day farmsteads at 162 and 216 Beaver Valley Road, originally part of John Newlin's land) from a sheriff's sale. Hinkson owns the land until at least 1850.[178]
c. 1840	The Three Bay style Isaac Green House, located at 211 Beaver Valley Road, is rebuilt.[179]
	The vernacular I-house-style Hinkson house and a spring house, located at 162 Beaver Valley Road, are built circa 1840.[180]
1842	At the death of Isaac Green, Isaac Green Jr. takes over the farmstead at 159 and 211 Beaver Valley Road and continues to farm the land until 1891.[181]
1843	A flood destroys the Charles du Pont paper mill, located east of du Pont's farmhouse at present-day 601 Beaver Valley Road.[182]
1844	Thomas Green sells the property associated with 221 Beaver Valley Road to William Twaddell, who owns it until at least 1875.[183]
c. 1845	The vernacular Gable Front style residence at 500 Woodlawn Road is constructed sometime between 1840 and 1850.[184]
1846	A petition for Brandywine Creek Road, also known as Creek Road, is made. The historic alignment of Creek Road is slightly altered from its present-day configurations.
1848	Philip Hizer owns the property at 137 Beaver Valley Road along with the Hatton's milling establishment, according to the 1848 Ash Map of Delaware County.[185]

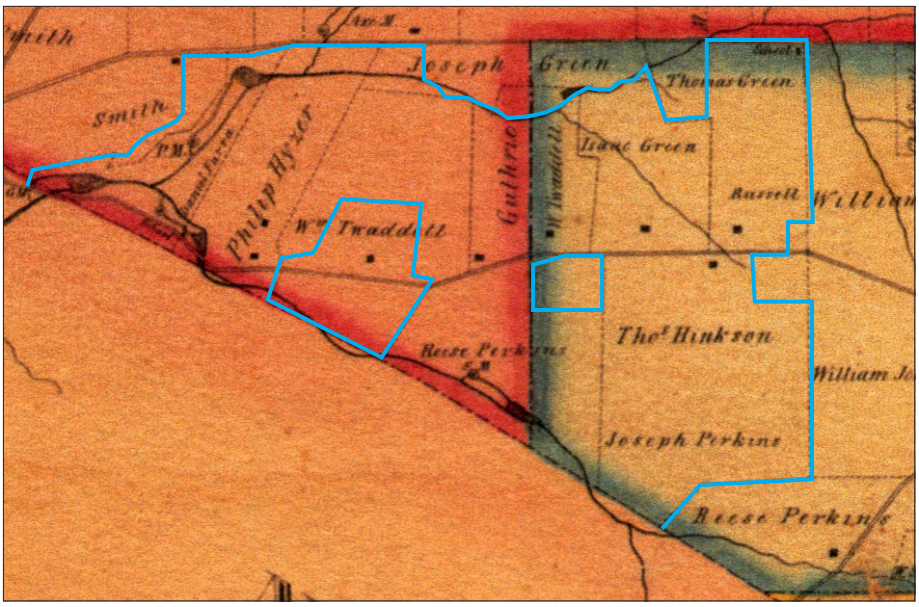


Figure 2.11. Concord Township and Birmingham Township, Pennsylvania, map detail showing the land ownership for the Pennsylvania area of the Brandywine Valley unit, 1848 (Delaware County Historical Society). An approximate visualization of the Brandywine Valley unit boundary is marked with a blue line.

1848 Reece Perkins sells the property at 232 Beaver Valley Road to his son, Joseph Perkins, who lives on this land configuration until at least 1850.[186]

c. 1848 The vernacular I-house-style Joseph Perkins house, located at 232 Beaver Valley Road, is built circa 1848.[187]

The property at 140 Beaver Valley Road is owned by an individual named Guthrie who also owned land south of Beaver Valley Road. Guthrie owned the land until at least 1870 (Figure 2.11).[188]

By 1848, the property at 162 and 216 Beaver Valley Road is owned by Thomas Hinkson, according to the 1848 Ash Map of Concord Township.

The property at 221 Beaver Valley Road is owned by William Twaddell in 1848, according to the 1848 Ash map of Concord Township.[189]

c. 1849 Ramsey Road is present and was possibly developed earlier due to the construction of 405 Ramsey Road in circa 1833.

According to the 1849 Rea and Price map, present-day 800 Beaver Valley Road is owned by A. Chandler.[190] Sometime between 1801 and 1849, ownership of the present-day 800 Beaver Valley road changed from John Hicklen to A. Chandler.

According to the 1849 Rea and Price map, present-day 601 Beaver Valley Road is owned by Charles du Pont.[191] Sometime between 1801 and 1849, ownership of present-day 601 Beaver Valley Road changed from John Hicklen to Charles du Pont.

The 1849 Rea and Price map depicts the farmstead at present-day 500 Woodlawn Road with at least one building and owned by M. Journey until at least 1860s.[192]

The property at 4700 Thompson Bridge Road is owned by Charles Palmer (Figure 2.12).[193]



Figure 2.12. Excerpt from Rea and Price map illustrating land ownership for the Delaware area of the Brandywine Valley unit, 1849 (Delaware Public Archives). An approximate visualization of the Brandywine Valley unit boundary is marked with a blue line.

c. 1850 — Structures at 100 Ramsey Road are built.[194]

The vernacular Front Gable style residence at 100 Ramsey Road is built.[195]

The Ramsey Quarry, located on Ramsey Road in Delaware, quarries feldspar and mica between circa 1850 and circa 1910.[196]

1850 — A tenant house is at 162 Beaver Valley Road in addition to the Hinkson house. Robert Edgeworth, a farm laborer, lives in the tenant house with his wife and four sons, all of whom had emigrated from England except for the youngest son, who was born in the United States.[197] The location of the tenant house on the property is unclear.

1862 — Birmingham Road changed to Smith Bridge Road by 1862.[198]

c. 1868 — Forbes Road, present-day Woodlawn Road, is developed and built. The present-day location of Woodlawn Road mostly aligns with the historic configuration.

701 Beaver Valley Road is owned by T. Cockerill by 1868 until at least 1888 (Figure 2.13).[199] The current state of the commercial business previously on this property is unknown.

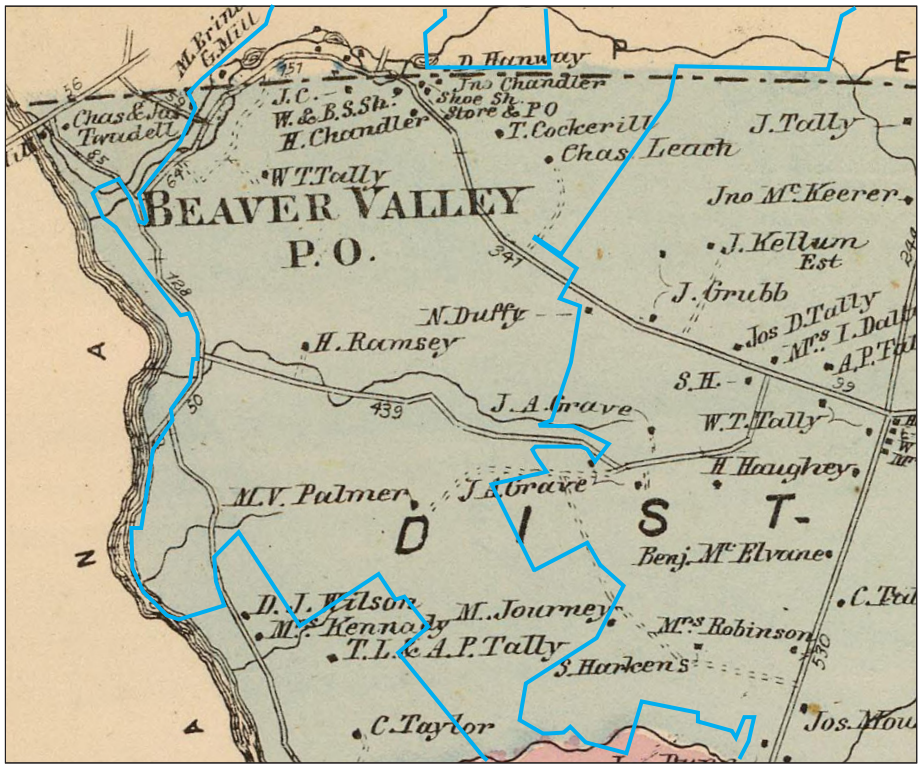


Figure 2.13. Pomeroy and Beers map detail showing the land ownership for the Delaware area of the Brandywine Valley unit, 1868 (Delaware Public Archives). An approximate visualization of the Brandywine Valley unit boundary represented by a light blue line.

c. 1868

According to the Pomeroy and Beers 1868 *Map of Brandywine Hundred, New Castle County*, the area locally known as Chandler's Hollow is named Beaver Valley by 1868. Commercial business in Beaver Valley includes a wheelwright and blacksmith's shop, a store and post office, and a shoe store. Mills within proximity to Beaver Valley Road and Beaver Dam Road include the M. Brinton grist mill, the Tempest paper mill, and a fulling mill.[200]

1868

601 Beaver Valley Road is owned by Charles Leach.[201]

According to the 1868 Pomeroy and Beers Map, 100 Ramsey Road is owned by J. A. Graves.[202]

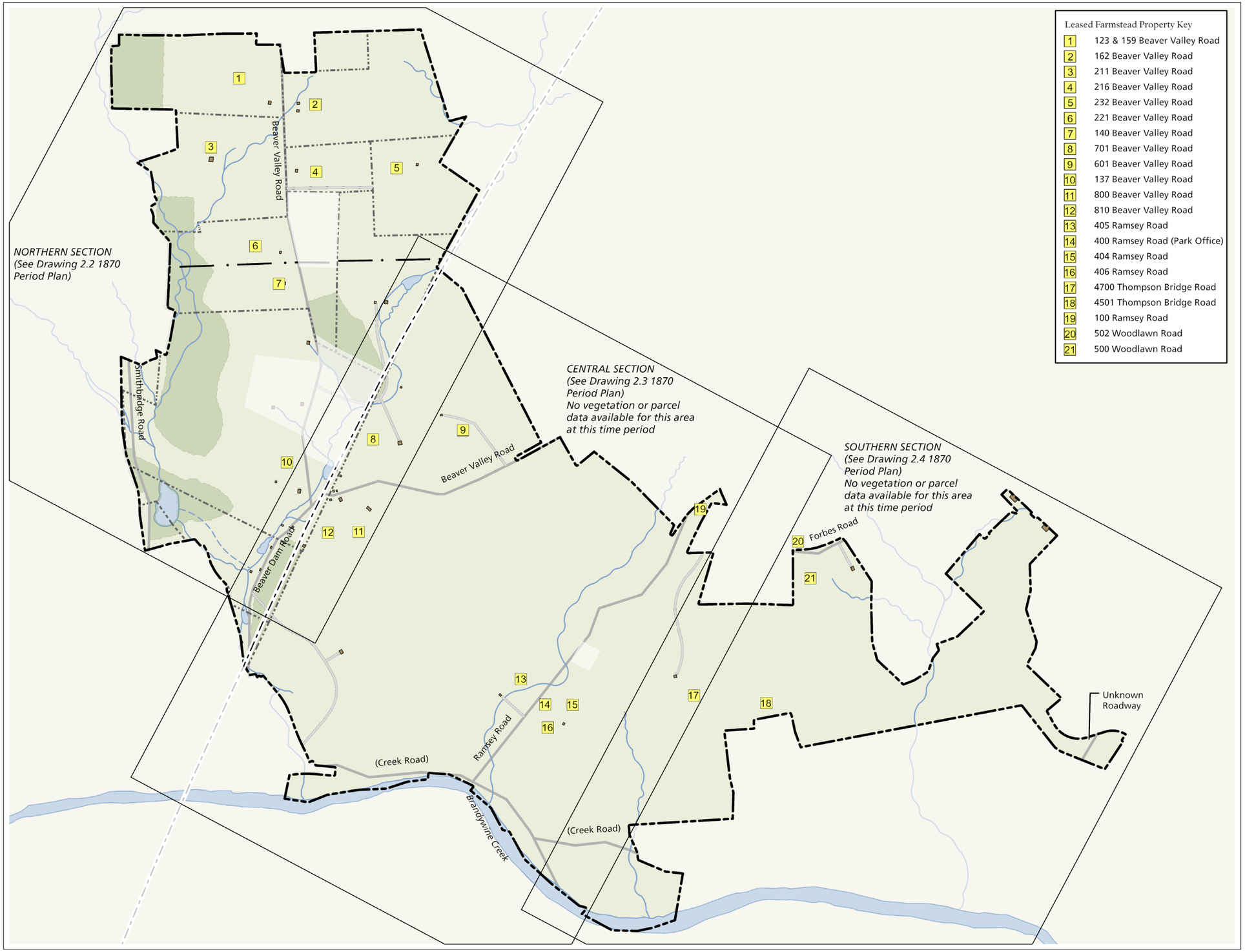
1869

The property at 405 Ramsey Road is purchased by Hugh Ramsey after passing through four other owners between 1856 and 1869.[203]

c. 1870

The Twaddell family acquires the property at 137 Beaver Valley Road by circa 1870.[204]

The property boundaries at 162, 216, and 232 Beaver Valley Road are changed by 1870, with H. Hinkson now owning 162 Beaver Valley Road and Thomas Hinkson owning 216 Beaver Valley Road. Joseph Perkins is still listed as owner of 232 Beaver Valley Road.[205]



Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

1870 Period Plan Overview

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. 1868 Pomeroy and Beers
4. 1870 Birmingham Township Atlas -Buildings, Roads, and Water
5. 1870 Concord Township Atlas -Buildings and Roads, and Parcels
6. 1875 Concord Township Atlas- Parcels
7. 1875 Birmingham Township Atlas- Parcels
8. 1881 Hopkins Map
9. NPS Landsnet Boundaries and Tracts

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Boundary
- Township Boundary
- Unknown Vegetation
- Woods
- Building
- Water
- Road
- Waterways
- Mill Raceway
- Driveways
- Parcel Boundary

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. No vegetation or parcel data in the Central and Southern section available for this time period
4. White masked areas reflect current inholdings within the park unit

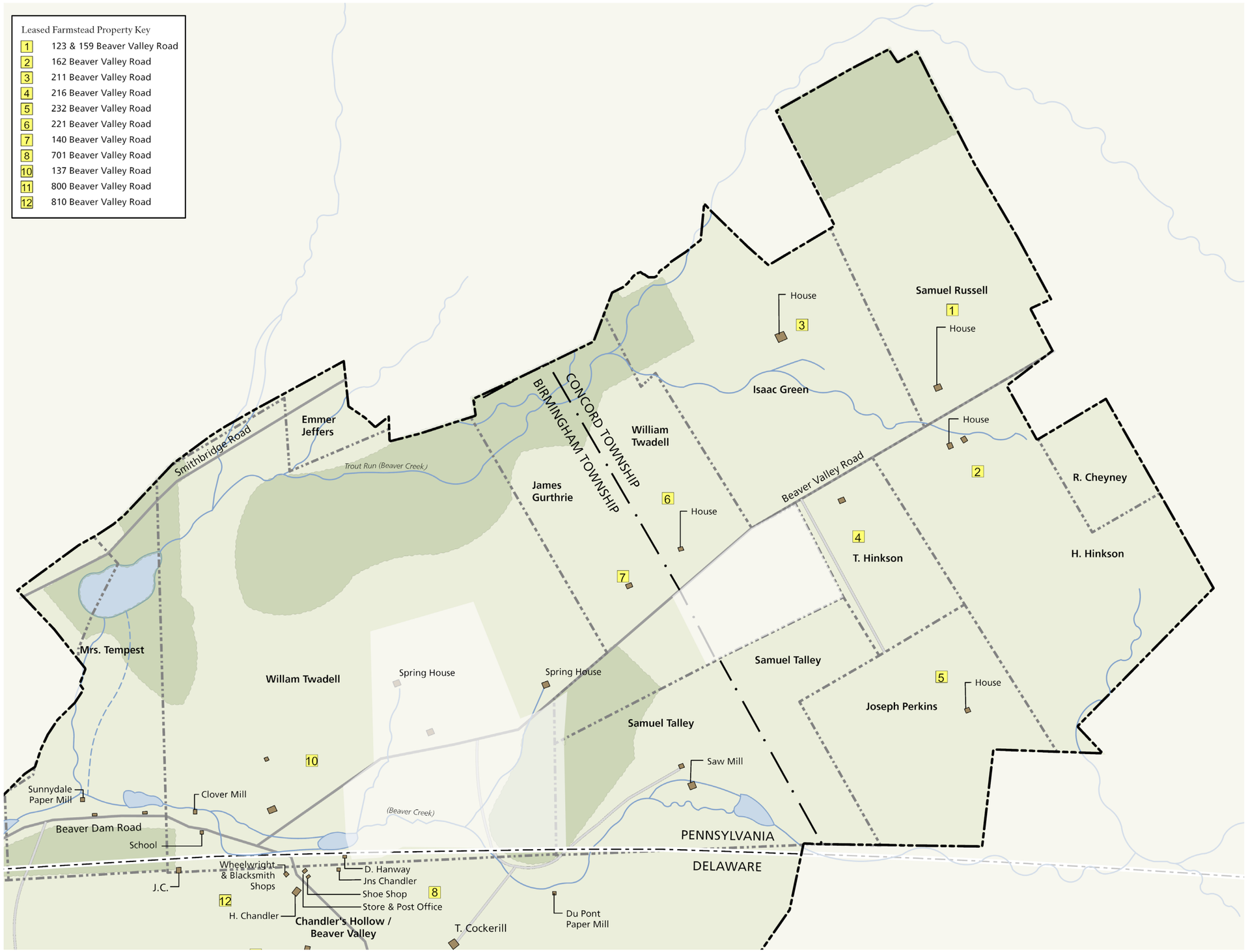
0 300 600 1,200 Feet

Drawing 2.1

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Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road



Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

1870 Period Plan
Northern Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. 1868 Pomeroy and Beers
4. 1870 Birmingham Township Atlas -Buildings, Roads, and Water
5. 1870 Concord Township Atlas -Buildings and Roads, and Parcels
6. 1875 Concord Township Atlas- Parcels
7. 1875 Birmingham Township Atlas- Parcels
8. 1881 Hopkins Map-Driveways and Waterways
9. NPS Landsnet Boundaries and Tracts

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Boundary
- Township Boundary
- Unknown Vegetation
- Woods
- Building
- Mill Pond
- Road
- Waterways
- Mill Raceway
- Driveways
- Parcel Boundary

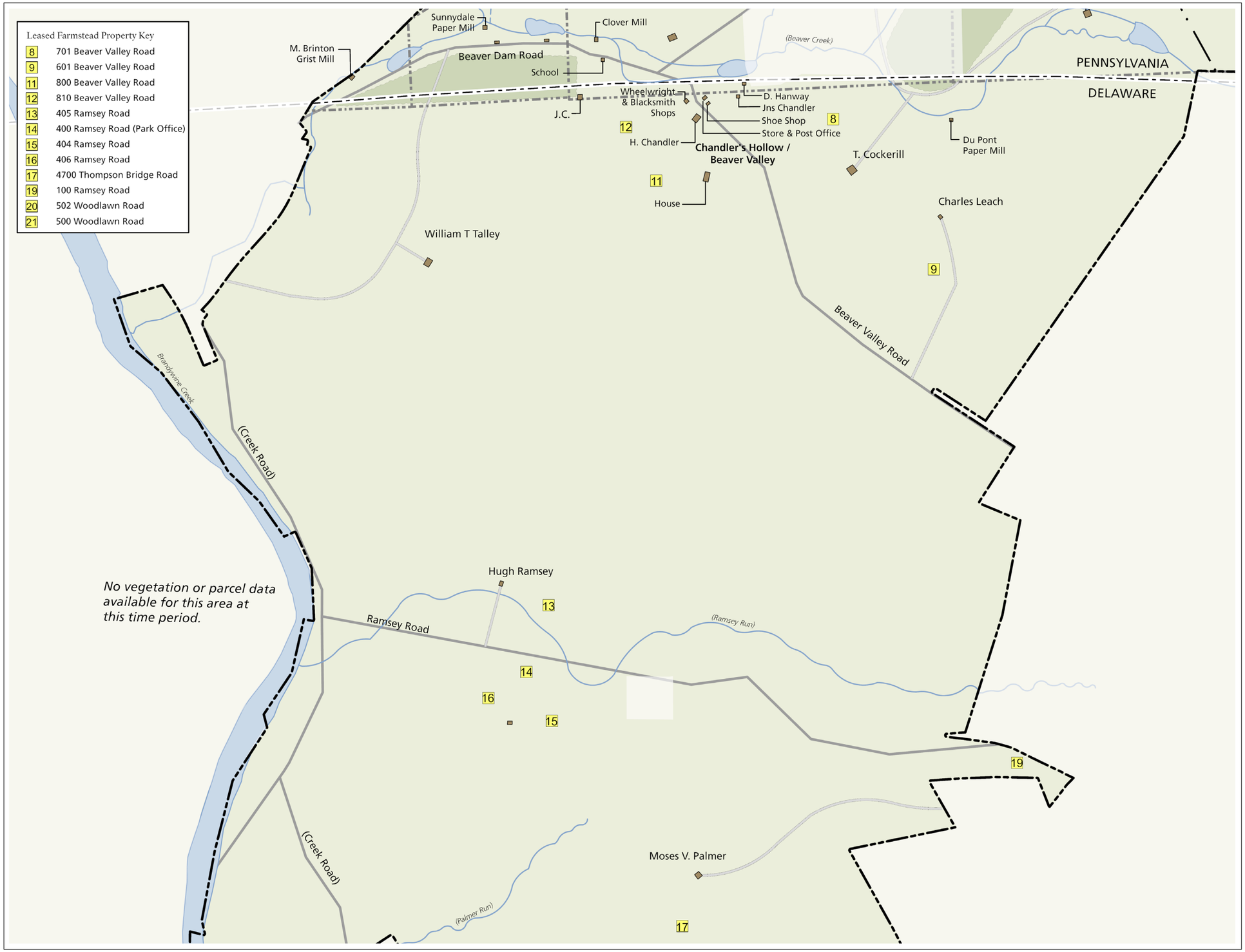
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. Building use is identified and labeled or unlabeled based off of historic maps
4. White masked areas reflect current inholdings within the park unit

0 150 300 600 Feet

Drawing 2.2

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Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

1870 Period Plan Central Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. 1868 Pomeroy and Beers
4. 1870 Birmingham Township Atlas -Buildings, Roads, and Water
5. 1870 Concord Township Atlas -Buildings and Roads, and Parcels
6. 1875 Concord Township Atlas- Parcels
7. 1875 Birmingham Township Atlas- Parcels
8. 1881 Hopkins Map-Roads, Driveways and Waterways
9. NPS Landsnet Boundaries and Tracts

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Boundary
- Township Boundary
- Unknown Vegetation
- Woods
- Building
- Mill Pond
- Road
- Waterways
- Mill Raceway
- Driveways
- Parcel Boundary

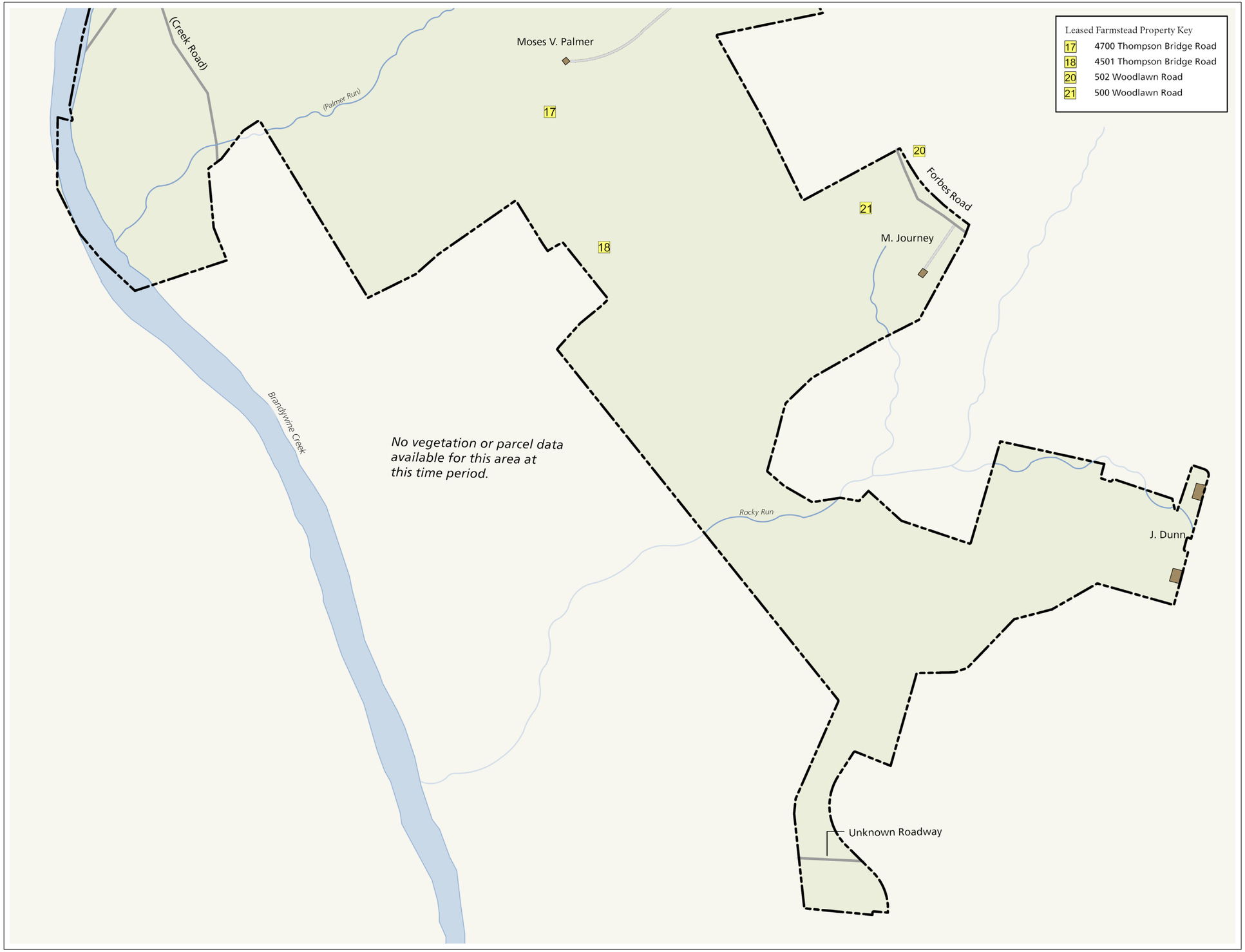
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. Building use is identified and labeled or unlabeled based off of historic maps
4. White masked areas reflect current inholdings within the park unit

0 150 300 600 Feet

Drawing 2.3

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Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

1870 Period Plan
Southern Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. 1868 Pomeroy and Beers
4. 1870 Birmingham Township Atlas -Buildings, Roads, and Water
5. 1870 Concord Township Atlas -Buildings and Roads, and Parcels
6. 1875 Concord Township Atlas- Parcels
7. 1875 Birmingham Township Atlas- Parcels
8. 1881 Hopkins Map-Roads, Driveways and Waterways
9. NPS Landsnet Boundaries and Tracts

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- Unknown Vegetation
- Building
- Water/Waterway
- Road
- Waterways
- Driveways

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. No vegetation or parcel data available for this area at this time period.
4. Building use is identified and labeled or unlabeled based off of historic maps
5. White masked areas reflect current inholdings within the park unit

0 150 300 600 Feet

Drawing 2.4

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1870–1914

During the late nineteenth century, small-scale industry declined and farmers shifted from grain cultivation to dairy production and market crops. By the twentieth century, some farmsteads became purely residences as economic forces continued to shift production to other regions of the country. With the shift to residential use, circulation patterns changed as new homes and driveways were constructed closer to the roads. As agriculture declined, successional vegetation and woodland areas expanded, altering views across the landscape. The 12-mile arced boundary between Delaware and Pennsylvania was resurveyed to its current location in the late nineteenth century. At the beginning of the twentieth century, William Bancroft began to purchase land within the Brandywine Valley unit to create a well-planned residential neighborhood, with integrated park grounds, to accommodate Wilmington's future population growth. Bancroft also spoke of the beauty within the Brandywine Valley, specifically the vista from Peter's Rock that revealed steep and hilly topography mixed with flatter agricultural fields. Around the same time as Bancroft developed his ideal of conserving and preserving the land for Wilmington's future residential and recreational use, others in the area began contemplating preservation through the Brandywine School of Art.

THE POST-CIVIL WAR ECONOMY OF BRANDYWINE VALLEY

After the Civil War, between 1871 and 1900, agriculture in the Brandywine Valley declined as the economy shifted toward large-scale industry and manufacturing.[206] Despite the shift, there were still clusters of water-powered mills and factories along Beaver Creek's watershed.[207]

Changes to the hamlet of Beaver Valley (previously named Chandler's Hollow) took place in the late nineteenth and early twentieth centuries. By 1893, the name of the hamlet's post office changed to Beaver Falls Post Office, suggesting the name of the hamlet had also changed to Beaver Falls.[208] Businesses within the hamlet decreased, with the shoe shop, the wheelwright, and the blacksmith closing sometime between 1868 and 1881 and the post office closing sometime between 1893 and 1914.[209]

By the mid-nineteenth century, smaller farmsteads gradually began shifting cultivation to market crops including tomatoes, apples, potatoes, strawberries, and other fruits and vegetables. This shift in crop focus allowed for marginal areas previously abandoned during grain cultivation to be cultivated once again.

By 1880, Concord Township in Delaware County, Pennsylvania, was a major producer of butter in the region. Butter production occurred at dairy farmsteads that required large barns to house cattle and store hay, creameries that often were located in spring houses, and fields used for grazing and hay production. One

example of a dairy barn is Hugh Ramsey's farmstead at the present-day 400, 404, 405, and 406 Ramsey Road farmsteads. In 1879–80, the Hugh Ramsey farmstead had 25 acres of mown grass and 36 acres of unmown grass for pasture and hay production, 9 milk cows, 3 calves, and 6 other cattle, producing 500 pounds of butter. The remainder of the farmstead was split into 40 acres of woodland, 4 acres of buckwheat, 16 acres of Indian corn, 7 acres of oats, 16 acres of wheat, 4 acres of potatoes, and half an acre of apple orchard with 2 pigs and 50 chickens.[210] Within what is now the Brandywine Valley unit, the Ramsey farmstead was quite large compared to most of the farmsteads which had been subdivided from larger eighteenth-century properties through inheritance and sale. Grain production was no longer economically viable on these smaller farmsteads.[211] Even though farmsteads became smaller in size, many long-tenured families improved or expanded their farmhouses and outbuildings and constructed tenant or farm laborer housing during this time period to support dairy operations.[212]

With the rise of scientific agriculture and widespread availability of information related to dairy farmstead improvements, adaptations were made to dairy barns to increase ventilation, install metal stanchions and cement floors, increase light inside, reorganize stable rooms, and create manure alleys. One barn type that arose during the mid- to late-nineteenth century is the basement barn, also referred to as a raised barn, or a bank barn when set into a hillside. The basement barn was a new version of the English barn that was raised onto a stone basement to house a dairy herd, with wood framing above for hay storage. Ramps of stone and earth led to the raised barn wagon entrance on the upper level when it was not set into a hillside.[213] Some examples of basement barns within the Brandywine Valley unit area are at the present-day 221 Beaver Valley Road, 232 Beaver Valley Road, 800 Beaver Valley Road, and 4700 Thompson Bridge Road farmsteads. Shed roofs were also added to some barns in order to accommodate larger herds. New outbuildings related to the dairying industry emerged during the late nineteenth century, including milk houses, cow houses, and silos.[214] Pastures remained enclosed but were used more for horses as cattle were now fed in the barns. A variety of fencing was used, with simple wood or barbed wire fences at outer pastures, board fences closer to farmstead cores, and picket fencing around houses.[215]

Though tenant farming, or tenancy, began in the late eighteenth century, the late nineteenth-century economic crisis and crop failures made tenancy a common practice in the Brandywine Hundred. During the second half of the nineteenth century and into the twentieth century, large tracts of farmland in the Brandywine Hundred were also transitioning to wealthy landowners who either did not want to farm the land themselves or were unable to do so. For those who did not farm, ornamental and vegetable garden planting became common practice.[216] An example of this lies west of the Brandywine Valley unit at the Granogue Estate. Irénée du Pont bought four contiguous farmsteads, including 505 acres, and

constructed a spacious Colonial Revival house and gardens in 1921. The du Pont Granogue estate was designed in the style of the Country Place era with a large, imposing house, formal gardens, and uninterrupted views of the surrounding landscape.[217] Those who did continue farming employed tenants or farm laborers who worked the land in exchange for housing, cash, and/or a portion of the crop. With the rise of the tenant agricultural class, a sense of elitism developed among the landowners.

Farming additions continued into the twentieth century and as the motor vehicle revolution came to the farmstead, so did the garage. Farmstead garages appeared in the early twentieth century. They were typically rectangular buildings, made of wood or concrete: rock face block, beveled block, or cinder block. They had large doors (sliding or hinged) and sometimes a human-sized door. Gable roofs were the most common, although some had hipped, pyramidal, or gambrel roofs. Garages were usually sited near the farmhouse, accessed by a driveway or directly from the road.[218] Examples of current garages within the Brandywine Valley unit are at the present-day 162, 211, 601, 800, and 810 Beaver Valley Road, 100, 400, and 404 Ramsey Road, 4501 Thompson Bridge Road, and 502 Woodlawn Road.

WILLIAM POOLE BANCROFT AND THE WOODLAWN COMPANY

William Poole Bancroft (1835–1928) was a local Quaker industrialist and son of Joseph Bancroft (1803–1874), a Quaker and prosperous Wilmington, Delaware, mill owner who specialized in finishes for cotton that would increase the fabrics's strength, luster, and affinity for dyes (Figure 2.14). Joseph Bancroft strongly believed in improving the quality of life for his workers, which carried on to his son as William Bancroft strived to use progressive community planning to improve the lives of not just mill workers, but the working class.[219]

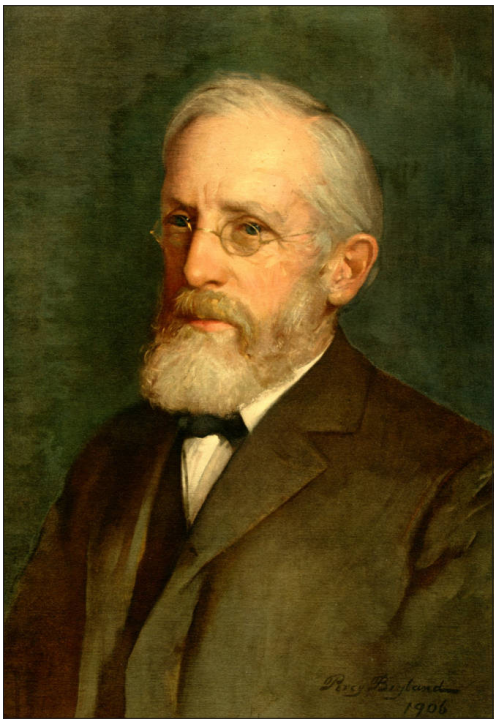


Figure 2.14. Portrait of William Bancroft by Percy Bryland [sp], 1906 (Hagley Digital Collection).

William Poole Bancroft and a committee of prominent businessmen and government officials helped to create, and became part of, the Wilmington Board of Parks Commissioners in 1883 with the purpose to develop and manage public park land in and around Wilmington.

Through the Wilmington Board of Park Commissioners, Bancroft began working with landscape architect Frederick Law Olmsted that same year on the idea of establishing a park system in Wilmington, Delaware. The Commission wrote to Olmsted requesting that he "come and examine the land in the vicinity of Wilmington, with reference to its eligibility for park purposes and [determine] what expenses would attend such examination and written report thereon."[220] Continued communication between Bancroft and Olmsted led to suggestions of appropriate lands for parks that the commission could acquire. Though it was not acted upon at the time, Olmsted's report served as an impetus to the founding of the Wilmington Park System. These land suggestions ultimately resulted in the creation of present-day Wilmington parks such as the Brandywine Park in 1885 and Rockford Park in 1888. In 1889, Bancroft and Olmsted's nephew and partner in his firm, John Charles Olmsted, worked together on the plans for Kentmere Parkway. After William and his brother Samuel Bancroft incorporated the Bancroft Mills Company in 1889, William Bancroft was able to turn his time and money to his charitable interests. He remained involved with the Wilmington Park Commission but also began expanding his interests in improving working-class housing.[221]

Bancroft drew inspiration from a similar venture by George Cadbury, an English Quaker and industrialist, outside Birmingham, England. Cadbury transferred land and houses for workers to an independent company, the Bournville Village Trust, in 1900. The Bournville Village Trust created guidelines based on Cadbury's purposes and ideas for future development, with all profits equally devoted to the development, extension, and promotion of housing reform. From this inspiration, Bancroft began purchasing acres of land within the Brandywine Hundred in 1900.

A year later, Bancroft created the Woodlawn Company to amass income to support his idea of wisely planned affordable residential development and integrated parks for Wilmington's expected population growth.[222] The Woodlawn Company, funded by development or sale of residential and commercial land, purchased lands deemed appropriate by Bancroft for preservation as parks or affordable housing development, eventually including the lands that would become the Brandywine Valley unit. William Bancroft, both as an individual and through the Woodlawn Company, approached property owners with market-rate purchase offers and sometimes rented the properties back to the owners. As Bancroft pointed out, lands to the west of the Brandywine Hundred were being "bought up by the rich people as country seats." In contrast, Bancroft wished to "develop, after reserving what it is desirable should be parks, as residence [sic] district for people of moderate or small means."[223] Bancroft and the Woodlawn Company envisioned the conversion of the acquired lands into well-planned residential development interspersed with public parks.[224]

During the early 1900s, the Brandywine Valley unit's tree cover was increasing due to the decline of agriculture and milling. This tree cover helped frame what Bancroft considered to be expansive pastoral views from the hilltops in the area.[225] Bancroft spoke publicly about his vision for the Brandywine Valley area in 1909:

> My thought is that the hills along the creek, some of the valleys running up from the creek, and a few of the finest view points on the hills should be owned by the city and kept open for the public; and that the land further back from the creek, being largely in one ownership, may be laid out with roads on good grades and leading to the good building sites; which will have easy communication with Wilmington, so as to make a very attractive and desirable residence district.[226]

By 1912, Bancroft had accumulated about 1,376 acres of land in the Brandywine Hundred and prepared to acquire additional parcels with the help of the Woodlawn Company. As part of this process, William Bancroft purchased farmsteads at present day 601 and 800 Beaver Valley Road, 4501 and 4700 Thompson Bridge Road, 100 Ramsey Road, and 500 and 502 Woodlawn Road, in addition to nine other farmsteads that are no longer extant. To protect his land interest and ensure his plan would stretch beyond his lifetime, Bancroft donated the land to the Woodlawn Company.[227] In a letter to the Woodlawn Company director in 1912, Bancroft reiterated his aim to ultimately provide the city with the most desirable lands for public use. He wanted these public-use parklands connected by a boulevard or parkway and the rest of the land laid out for a residential district.[228] Soon after the February 15, 1912, Woodlawn Company Director's annual meeting, the Woodlawn Company Board agreed to purchase Bancroft's land holdings, totalling 1,392 acres, for a total of $148,000 and 700 shares of stock in the company.[229]

GROWTH OF PRESERVATION/CONSERVATION AND THE BRANDYWINE SCHOOL OF ART

William Bancroft was not alone in his belief in the importance of conserving undeveloped lands and outdoor space for the public good. The idea that conserving land was important to the advancement of society was gaining ground at the turn of the twentieth century. Public and scholarly interest in the relationship between human health and the outdoors and the innate importance of wild and scenic places was reflected both in popular culture and in government legislation. From the establishment of California's Yosemite National Park in 1890 to the founding one year later of Trustees of Public Reservations in Massachusetts, efforts to conserve lands for the public benefit were growing.[230]

In the Brandywine Valley watershed, the Brandywine School, an artist's colony founded by Howard Pyle in Chadds Ford, was capturing the pastoral hilly landscape of eighteenth-century farmsteads and nineteenth-century fieldstone milling enterprises through painting. Howard Pyle (1854–1911), known today

as the "Father of American Illustrations," began the colony in 1898 in a mill that was later converted to a school. His student, N. C. Wyeth, joined him there in 1902 and built his family home nearby in 1911. Pyle encouraged students to paint outdoors within the historical sites and picturesque landscapes to inspire, frame, and induce accuracy in their art. N. C. Wyeth's son, artist Andrew Wyeth (1917–2009), built his home and studio nearby. He, too, celebrated the Brandywine landscape in his art. In fact, for more than 70 years, the Kuerner Farm, an early nineteenth-century farmstead similar to those in the Brandywine Valley unit, was a major source of Wyeth's inspiration. Hundreds of his paintings and drawings depict elements of this farmstead. William Bancroft would have been keenly aware of the work of Wyeth and the Brandywine School; indeed, in 1905 his younger brother, Samuel Bancroft, constructed homes and studios for four of Pyle's most promising and successful students, Wyeth, Schoonover, Dunn, and Ashley.[231] After Samuel Bancroft's death in 1915, his children donated his collection of pre-Raphaelite artwork to the Wilmington Society of Fine Arts and also conveyed lands and an endowment to establish the Delaware Art Museum.[232] The same year, William Bancroft engaged Charles Leavitt to begin the first design for a public park on what is now the Brandywine Valley unit.

Like his brother Samuel, William Bancroft's philanthropic ambition was grounded in his appreciation of the beauty of the Brandywine Valley coupled with the Quaker tenant of civic virtue. On occasion, he would take visitors to stand high on a rock above the east side of a bend in the Brandywine, most likely the place known as Peter's Rock in the mid-nineteenth century, where he would share the view of the agricultural landscape dotted with stone farmsteads, historic mills, and stands of old growth forests.[233] To Bancroft, these pastoral landscapes were worth preserving both for their innate beauty and for the healthful benefit they would give to those who walked their paths.

RESURVEY OF THE PENNSYLVANIA/DELAWARE BOUNDARY

In 1892, the current arc boundary between Pennsylvania was set when Captain W. C. Hodgkins of the Office of the US Coast and Geodetic Survey remeasured and placed monuments at half-mile intervals along the arc for a total of 46 monuments between the arc's initial and terminal points (Figure 2.15). Hodgkins also extended the northern boundary of Maryland eastward across the top of the triangular piece of land to an intersection with the 12-mile arc. The initial and terminal monuments were dark gneiss of the Wilmington Complex, bearing the Pennsylvania and Delaware commissioners' names. The remaining stones were pyramidal frustums made of gray gneiss monuments between 2 and 30 inches above ground, with half-mile stones bearing a "1/2" marking on the monuments' west sides.[234]There are three stone monuments within the current Brandywine



Figure 2.15. Topographic map of the Woodlawn land holding, showing the original Delaware/Pennsylvania, boundary in red and the resurveyed boundary in blue, 1914 (Hagley Museum and Library).

Valley unit boundary: two on park owned lands and one on a private land inholding located between the park-owned monuments.

BRANDYWINE VALLEY LANDSCAPE: 1914

The following description and historic period plans (Drawing 2.5–Drawing 2.8) draw upon primary and secondary source material introduced in the previous section to describe the landscape condition of the area within the Brandywine Valley unit in 1914.

By 1914, farmsteads within the Brandywine Valley unit were smaller because of lower agricultural demand, weakened soil fertility, higher land prices, and the division of lands for inheritance.

The rolling hills of the Brandywine Valley unit in 1914 continued to exhibit farmsteads' historic land uses with agricultural fields, pastures, and woodland areas. For reasons that are not fully documented, commercial uses in the Beaver Valley hamlet had declined by this time. Additionally, after natural disasters and ownership transitions, multiple industrial mills around the hamlet of Beaver Valley and on Beaver Creek had become structural remnants or were closed. However, the Tempest paper mill, under the ownership of Edwin Garrett, remained active.

Farmers in the Brandywine Valley shifted their focus to dairy, market crops, and creating modernized facilities. Farm fields at this time consisted of row crops and crop fields that were small and irregularly shaped. Pastures provided the Brandywine Valley unit farmsteads with areas for livestock management. Some Brandywine Valley unit farmsteads diversified into orchard production by 1914. Others, including the Hugh Ramsey farmstead, continued operating quarries. Farmsteads within the Brandywine Valley unit began transitioning from small-scale subsistence family-owned farmsteads to wealthy landowner tenancy

farmsteads by this time. One such wealthy landowner, William Bancroft through the Woodlawn Company, purchased the farmsteads at present-day 500 and 502 Woodlawn Road, 4501 and 4700 Thompson Bridge Road, 601 and 800 Beaver Valley Road, and 100 Ramsey Road within the Brandywine Valley unit.

The steeply sloped hillsides of the Brandywine Valley unit remained covered with woods. The area's remaining rolling hills consisted of agricultural fields defined by fences, fencerows, and associated farmsteads. Successional vegetation areas in 1914 are assumed to be at the periphery of woodlands. Although historic documentation of non-riverine wetlands is not available, creeks (riverine wetlands) are identified on historic maps. The alignments of some of these has changed. For example, as illustrated in Figure 2.17 and Drawing 2.3, in 1881 Ramsey Run crossed Ramsey Road twice. By 1914, the creek no longer crossed the road (see Figure 2.15 and Drawing 2.7).

By 1914, paths and driveways on individual farmsteads were repositioned to support farming efforts and to lead to agricultural support buildings. Roads present since 1870 remained and two new roads were constructed: Thompson Bridge Road and Forbes Road.

The topography, spatial organization, and pattern of fields and forests within the Brandywine Valley unit continued to afford views to and from area farmsteads. Within the farmstead-to-farmstead views were patterns of cultivated agricultural fields and fenced pastures with patches of woodlands and views of farmhouses, agricultural outbuildings, and livestock. In 1914 William Bancroft began taking individuals to Peter's Rock to experience the expansive view of the landscape. This location provided views of the agricultural landscape dotted with stone farmsteads, historic mills, and stands of old growth forests as well as views up and down Brandywine Creek.

Buildings associated with farmsteads in 1914 included a farmhouse and agricultural support buildings. The farmhouses built at this time included more stylistic features related to Victorian, Craftsman, and Colonial Revival styles in addition to renovations and additions to existing farmhouses. Barns built by 1914 continued to be in the Pennsylvania barn and English bank barn styles, with the addition of the basement barn style and renovations to Pennsylvania barns for dairying. Outbuildings in 1914 typically included granaries, milk houses, silos, cow houses, corn cribs, machine sheds, windmills, garages, poultry houses, pig houses, privies, workshops, creameries, greenhouses and nurseries, packing houses, and ice houses.

Prominent small-scale features in the landscape included a variety of types of fencing and the Pennsylvania–Delaware boundary monument stones. The new state boundary was marked by the placement of monument stones at half-mile intervals. Various types of fences were likely used in the area including simple

wood or barbed wire fences in outer pastures, board fences closer to farmstead cores, and picket fences near the houses.

CHRONOLOGY: 1870–1914

c. 1875

The property at 140 Beaver Valley Road is owned by C. Watkins and remains in their ownership until at least 1892 (Figure 2.16).[235]

c. 1880–90

Structures at 404 and 406 Ramsey Road, including the present-day 404 Ramsey Road dwelling (probably built by Hugh Ramsey), the present-day 406 Ramsey Road dwelling, and a barn south of the 406 Ramsey Road dwelling, are constructed circa 1880–90.[236] According to accessing records, the one-story bungalow-style house at 406 Ramsey Road is constructed in 1930. The structure is likely to date from between the late nineteenth or early twentieth century and appears to be a Sears and Roebuck mail order or prefabricated house. Further research is required to determine the exact date and origin of the house.[237]The barn is no longer extant.

A major wing addition is made to the main residence at 500 Woodlawn Road between 1880 and 1900.[238]

c. 1880

Frank Tempest builds a home across Beaver Dam Road from his mill. [239] Further research is needed to determine if remnants of this home are extant within the Brandywine Valley unit landscape.

1881

Thompson Bridge Road is constructed.

An 1881 map of New Castle County shows the property at 404 Ramsey Road owned by H. Ramsey. It is difficult to determine from the map if a structure is on the property at this time (Figure 2.17).[240]

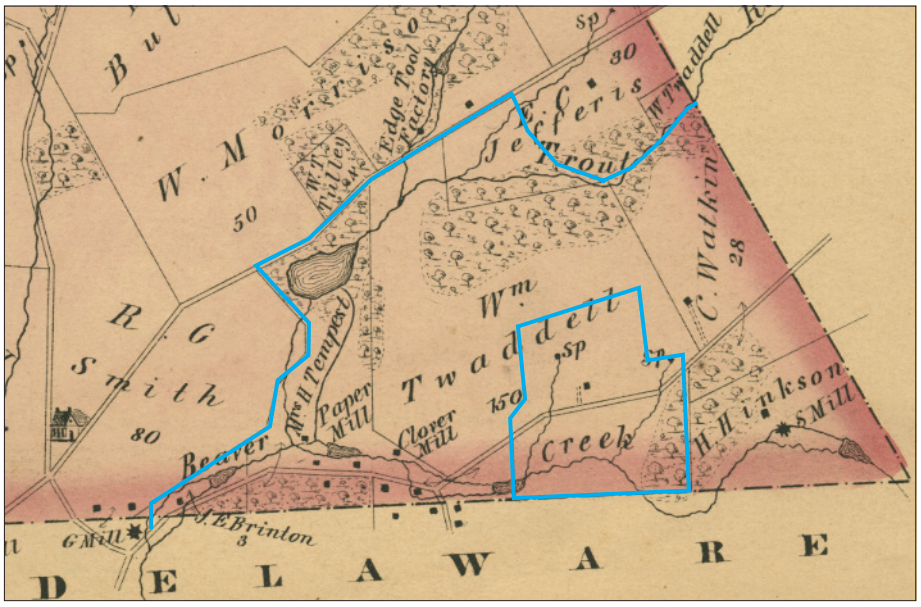


Figure 2.16. Birmingham Township, Pennsylvania, map detail showing the land ownership of part of the Brandywine Valley unit, 1875 (Delaware County Historical Society). Brandywine Valley unit boundary noted with a light blue line.



Figure 2.17. New Castle County, Delaware, map detail showing the Hugh Ramsey property and Thompson Bridge Road, 1881 (Delaware Public Archive).

1881 — The 108-acre property, associated with the present-day 500 Woodlawn Road property, is owned by D. L. Pierson.[241]

By 1881, the wheelwright and blacksmith shop within the hamlet of Beaver Valley is closed.

1881–1914 — A house at 406 Ramsey Road is built sometime between 1881 and 1914.[242]

1888 — The house and 90 acres associated with 800 Beaver Valley Road are owned by the Day family by 1888, with the Chandler family retaining ownership of the land until at least 1868.[243]

1889 — The property at 810 Beaver Valley Road is acquired by the Highfield family after leaving the hands of the Chandler family in 1888.[244]

1891 — Isaac Green Jr. sells the property and farmstead at 159 and 211 Beaver Valley Road to Katharine T. Sharpley on March 21, 1891.[245]

1892 — The property at 123 Beaver Valley Road, including 50 acres, is owned by M. A. Russell according to the *1892 Concord Township Map* (Figure 2.18).[246]

C. Sharpley is shown to own 50 acres, including 159 and 211 Beaver Valley Road, according to the *1892 Concord Township Map*.[247]

The property at 221 Beaver Valley Road is owned by the estate of William Twaddell, according to the *1892 Concord Township Map*. The property's acreage is not listed.[248]

The property at 216 and 232 Beaver Valley Road, including 70.5 acres, is owned by W. Perkins.[249] Sometime between circa 1870 and 1892, the ownership of 216 Beaver Valley Road is changed from Thomas Hinkson to W. Perkins and ownership of 232 Beaver Valley Road is changed from Joseph Perkins to W. Perkins.

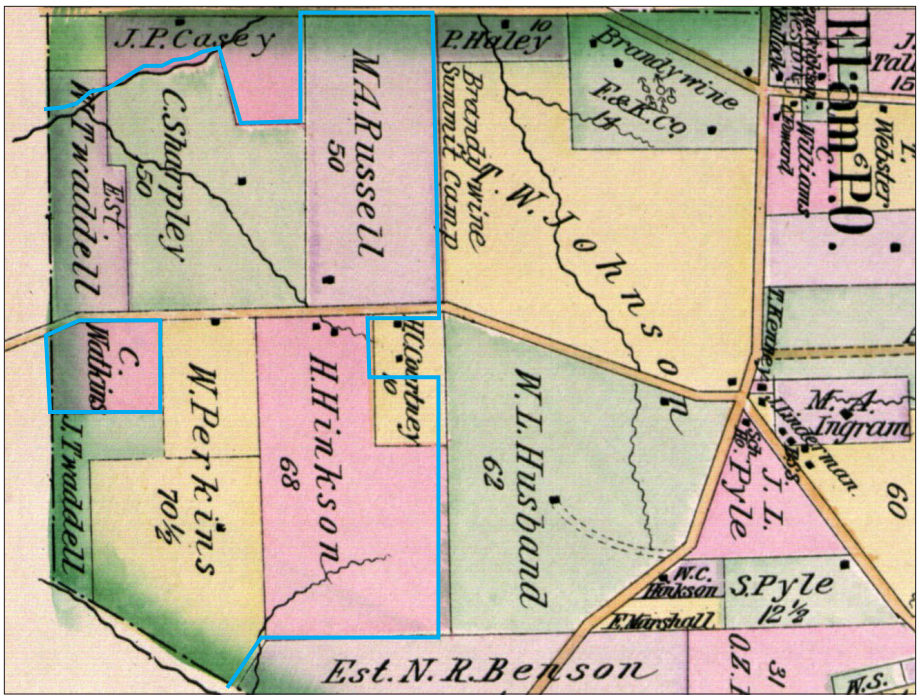


Figure 2.18. Concord Township, Pennsylvania, map detail showing the property ownership of part of the Brandywine Valley unit, 1892 (Delaware County Historical Society). Brandywine Valley unit boundary noted with a light blue line.

1892–1893	The three "1/2" stone monuments within the current Brandywine Valley unit boundary are placed along the 12-mile arc boundary between Delaware and Pennsylvania by Captain W. C. Hodgkins.
1893	The hamlet of Beaver Valley, at the Beaver Valley and Beaver Dam Roads intersection, is renamed Beaver Falls by 1893.[250]
1893–1914	The Beaver Valley/Beaver Falls post office is closed sometime between 1893 and 1914.
1896	Katharine T. Sharpley sells the properties at 159 and 211 Beaver Valley Road to William A. Talley on either March 16 or March 23.[251]
1900	William Poole Bancroft purchases his first landholding in the Brandywine Valley site, located at 500 Woodlawn Road, from the Forbes family.[252] The exact date of ownership transfer from D. L. Pierson to the Forbes family is unknown but is estimated to be between 1881 and 1900.
1901	William Bancroft establishes the Woodlawn Company to purchase land between Wilmington and Philadelphia to further his vision.
c. 1900–05	The building at 4501 Thompson Bridge Road is constructed circa 1900–05.[253]
c. 1907	William Bancroft, through the Woodlawn Company, purchases 4700 Thompson Bridge Road from the Palmer family.[254]
	William Bancroft, through the Woodlawn Company, purchases 800 Beaver Valley Road from the Hendrick family.[255] When ownership of present-day 800 Beaver Valley Road transferred from the Day family to the Hendrick family is unknown but is estimated to be between 1888 and 1907.

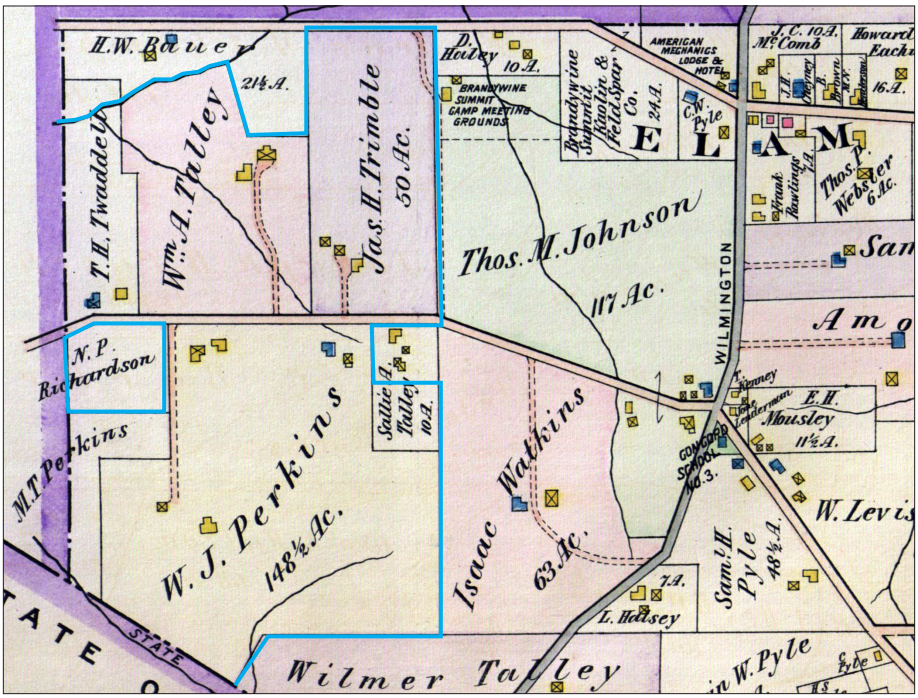


Figure 2.19. Concord Township, Pennsylvania, map detail showing the property ownership of part of the Brandywine Valley unit, 1911 (Delaware County Historical Society). Brandywine Valley unit boundary noted with a light blue line.

c. 1907

William Bancroft, through the Woodlawn Company, purchases present-day 502 Woodlawn Road (Forbes Road) from the Forbes family.[256] Ownership of present-day 502 Woodlawn Road prior to the Forbes family is unknown.

1907

William Bancroft purchases 601 Beaver Valley Road from Wills Passmore on November 25, 1907.[257] The exact date of ownership transfer from Charles Leach to Wills Passmore is unknown but occurred between circa 1868 and 1907. Whether Wills Passmore is a relative of Charles Leach is also unknown.

William Bancroft, through the Woodlawn Company, purchases the 100 Ramsey Road property from the Luff family.[258]

William Bancroft, through the Woodlawn Company, purchases 4501 Thompson Bridge Road from the Lowber family.[259]

1911

The property at 123 Beaver Valley Road, including 50 acres, is owned by Jas. H. Trimble.[260]

The property at 159 and 211 Beaver Valley Road is owned by William A. Talley. No acreage is listed on the 1911 *Concord Township Atlas*.[261]

The property at 162, 216, and 232 Beaver Valley Road, including 148.5 acres, is owned by W. J. Perkins.[262] Whether the W. Perkins who owned the property in 1892 is the same owner in 1911 or a relative is unknown. The date of ownership transfer for the present-day 162 Beaver Valley Road from H. Hinkson to W. J. Perkins is unknown but estimated to be between 1892 and 1911.

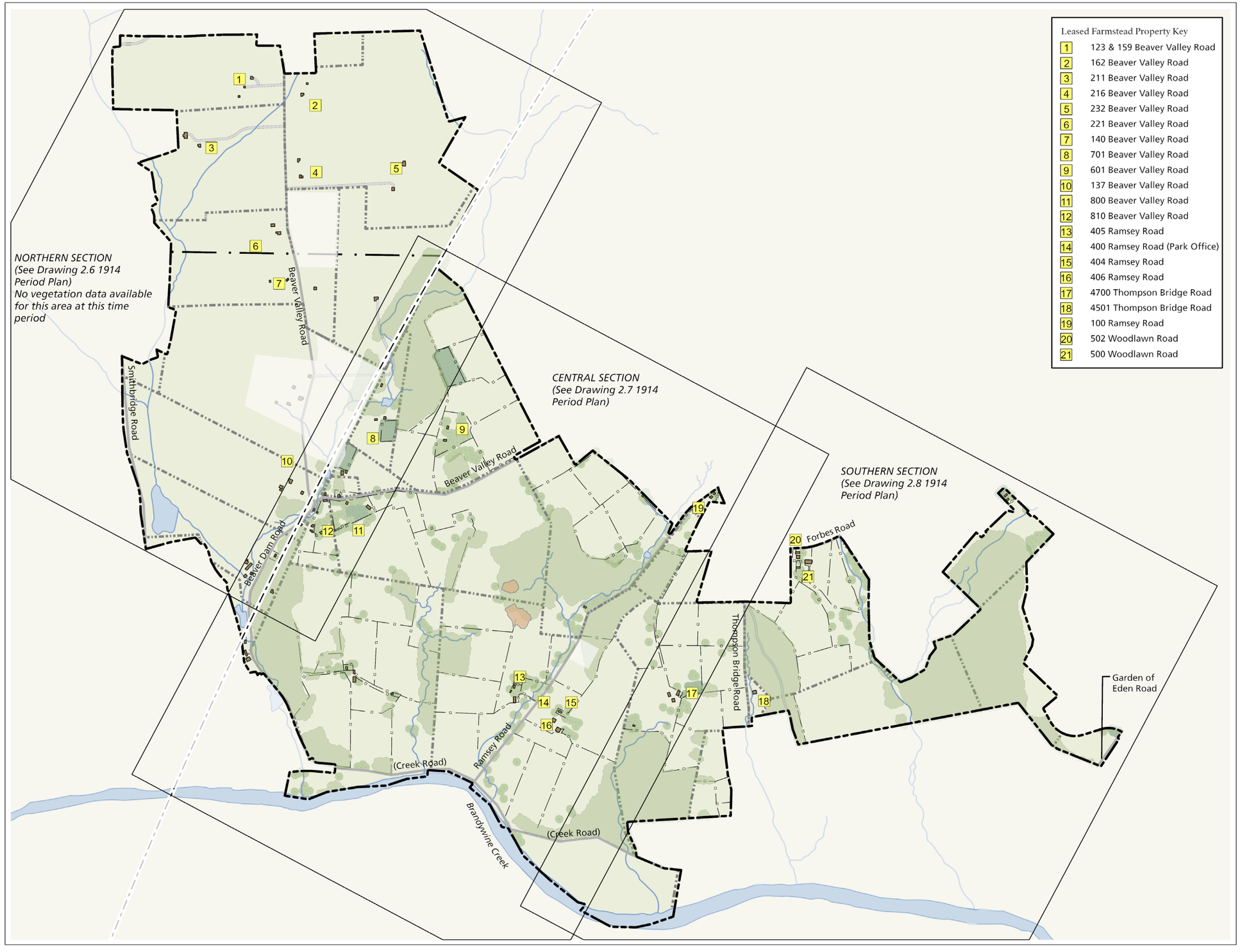
The property at 221 Beaver Valley Road is owned by T. H. Twaddell. No acreage is listed on the 1911 *Concord Township Atlas* (Figure 2.19).[263]

c. 1911

The property at 140 Beaver Valley Road is owned by Nathan P. Richardson by 1911.[264]

c. 1911	The property at 159 and 211 Beaver Valley Road is owned by William A. Talley by 1911.[265]
c. 1914	Jacob Twaddell acquired the land associated with 701 Beaver Valley Road sometime prior to 1914.[266]
	The 400 Ramsey Road property is within the tract of land originally owned by the Ramsey family in 1914.[267]
1914	The present day 701 Beaver Valley Road is owned by the Woodlawn Trustees. [268]
c. 1914–50	The Gable Front style house at present-day 502 Woodlawn Road is constructed sometime between circa 1914 and 1950, based on information from the *1914 Topographic Map of a Part of Brandywine Hundred, New Castle County, Delaware*, and historic aerial photography of the area from 1937 and 1950.
c. 1914–60	Forbes Road is changed to Woodlawn Road.[269]

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Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

1914 Period Plan Overview

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. 1911 Concord Township Atlas- Driveway (Northern Section), Waterways (Northern Section)
5. 1911 Birmingham Atlas- Parcels (Northern Section), Waterways (Northern Section)
6. 1914 Brandywine Hundred Topographic Map- Parcels, Fencelines, Tree Canopy, Waterways

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Boundary
- Township Boundary
- Unknown Vegetation (Open)
- Woods
- Building
- Mill Pond/ Impoundment Dam
- Quarry
- Road
- Waterways
- Mill Raceway
- Driveways
- Parcel Boundary
- Fence Lines
- Tree
- Orchard Tree

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. Building use is identified and labeled or unlabeled based off of historic maps
4. White masked areas reflect current inholdings within the park unit
5. The 1914 topographic map illustrates woods and trees but not other vegetation. Areas illustrated as "unknown vegetation" are assumed to be open.

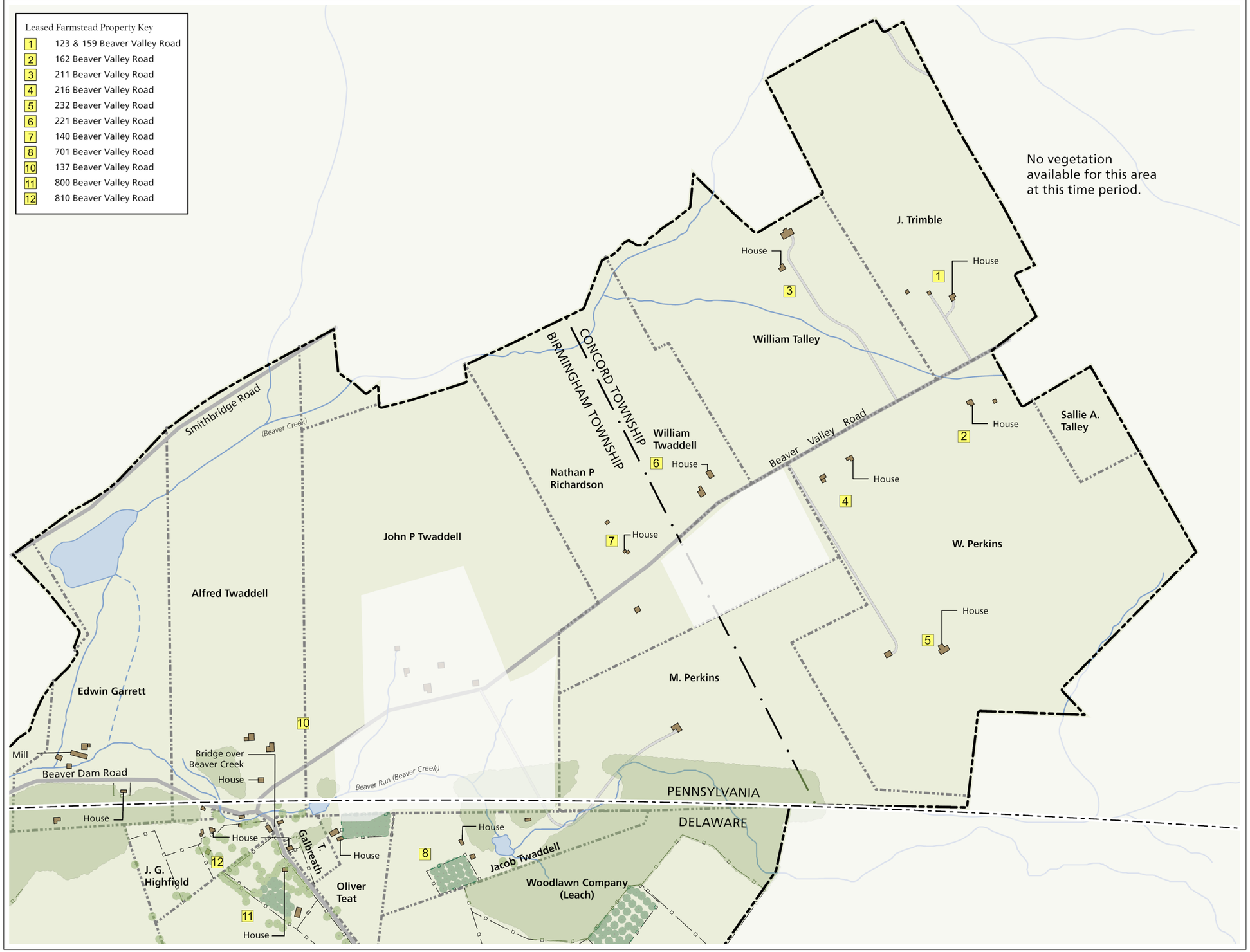
0 300 600 1,200 Feet

Drawing 2.5

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Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road



Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

1914 Period Plan
Northern Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. 1911 Concord Township Atlas- Driveway (Northern Section), Waterways (Northern Section)
5. 1911 Birmingham Atlas- Parcels (Northern Section), Waterways (Northern Section)
6. 1914 Brandywine Hundred Topographic Map- Parcels, Fencelines, Tree Canopy, Waterways

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Boundary
- Township Boundary
- Unknown Vegetation (Open)
- Woods
- Building
- Mill Pond/ Impoundment Dam
- Road
- Waterways
- Mill Raceway
- Driveways
- Parcel Boundary
- Fence Lines
- Tree
- Orchard Tree

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. No vegetation available for this area at this time period.
4. Building use is identified and labeled or unlabeled based off of historic maps
5. White masked areas reflect current inholdings within the park unit
6. The 1914 topographic map illustrates woods and trees but not other vegetation. Areas illustrated as "unknown vegetation" are assumed to be open.

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Drawing 2.6

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Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

1914 Period Plan Central Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. 1914 Brandywine Hundred Topographic Map- Parcels, Fencelines, Tree Canopy, Waterways

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Boundary
- Township Boundary
- Unknown Vegetation (Open)
- Woods
- Building
- Mill Pond/ Impoundment Dam
- Quarry
- Road
- Waterways
- Mill Raceway
- Driveways
- Parcel Boundary
- Fence Lines
- Tree
- Orchard Tree

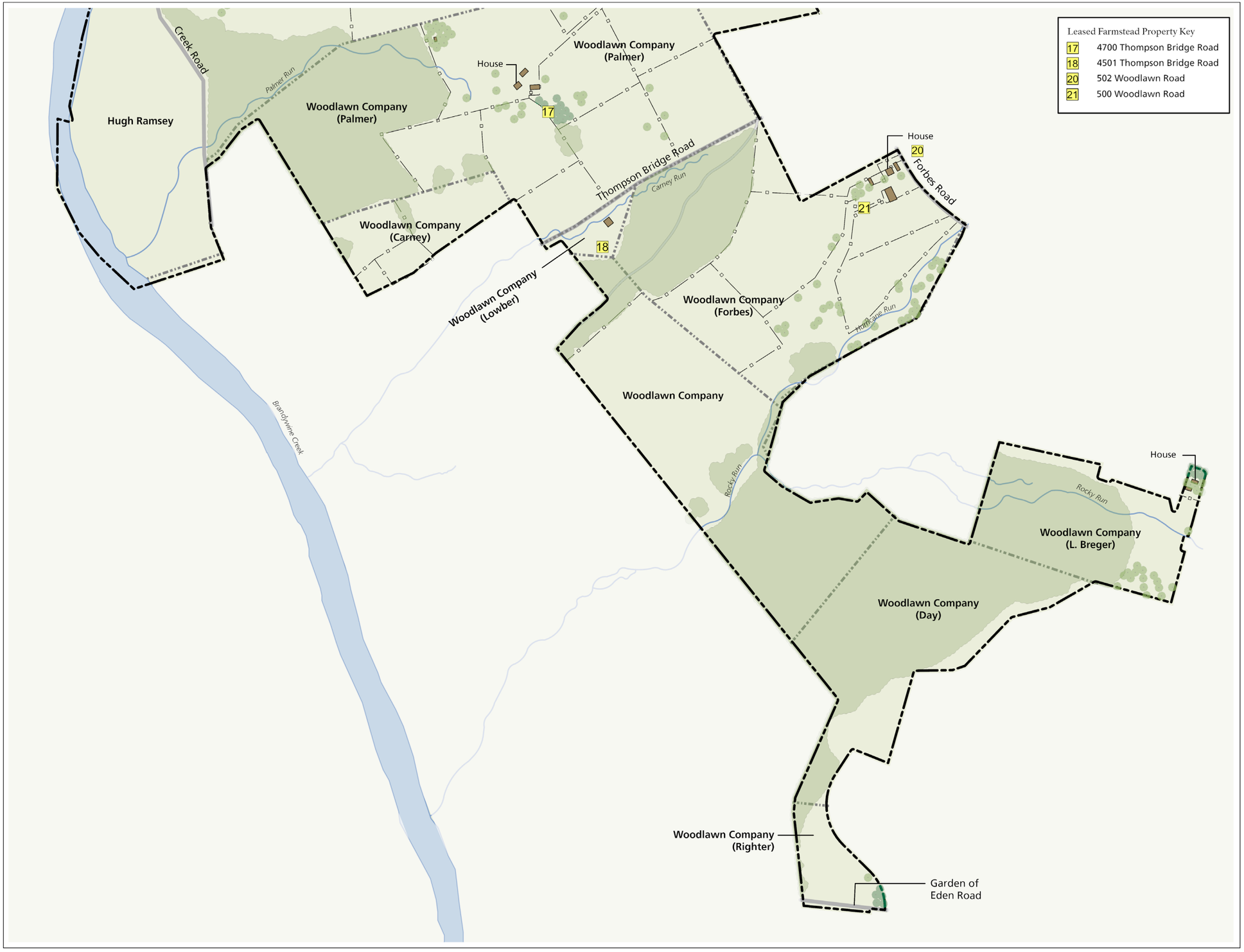
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. Building use is identified and labeled or unlabeled based off of historic maps
4. White masked areas reflect current inholdings within the park unit
5. The 1914 topographic map illustrates woods and trees but not other vegetation. Areas illustrated as "unknown vegetation" are assumed to be open.

0 150 300 600 Feet

Drawing 2.7

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Leased Farmstead Property Key

17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

1914 Period Plan Southern Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. 1914 Brandywine Hundred Topographic Map- Parcels, Fencelines, Tree Canopy, Waterways

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- Unknown Vegetation (Open)
- Woods
- Building
- Water
- Road
- Waterways
- Mill Raceway
- Driveways
- Parcel Boundary
- Fence Lines
- Tree
- Orchard Tree

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. Building use is identified and labeled or unlabeled based off of historic maps
4. White masked areas reflect current inholdings within the park unit
5. The 1914 topographic map illustrates woods and trees but not other vegetation. Areas illustrated as "unknown vegetation" are assumed to be open.

0 150 300 600 Feet

Drawing 2.8

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1914–2013

During the early twentieth century, Bancroft and the Woodlawn Company, known as the Woodlawn Trustees after 1919, continued to amass land within the Brandywine Valley. Upon Bancroft's death, the Woodlawn Trustees continued to fulfill Bancroft's mission to set aside land between Philadelphia and Wilmington for a time in the future when Wilmington would need an area of substantial size outside of the city limits for residential and recreational use.

During this time, the Woodlawn Trustees created a wildlife refuge to conserve land within the Brandywine Valley. In addition to the wildlife refuge, the Woodlawn Trustees expanded wooded areas through reforestation near Thompson Bridge Road and the intersection of Creek Road and Beaver Dam Road. Over the course of the Woodlawn Trustees' stewardship in the twentieth and twenty-first centuries, they created additional circulation routes throughout their landholdings in the Brandywine Valley, with bridal paths and trails initially open to Woodlawn Trustee use and later to the public. The Woodlawn Trustees created other circulation patterns and public access on the landscape with designated campsites and areas of restricted public access on their landholdings, along with public parking areas within the Brandywine Valley unit.

In the mid- to late twentieth century, as the Woodlawn Trustees' conservation efforts were occurring, multiple other groups within the area were also conserving the land; these included Brandywine Creek State Park, the Brandywine Conservancy, the Mount Cuba Center, as well as grand estates in the area that began opening to the public, such as the Winterthur Estate and Longwood Gardens.

EARLY TWENTIETH-CENTURY AGRICULTURE IN THE BRANDYWINE VALLEY

In 1915, the Woodlawn Trustees hired Arthur Smedley, a teacher from the West Chester Normal School Agriculture Department, as a Farm Lands Manager. Shortly after being hired, Smedley set up modern sanitary dairy operations at four farmsteads near Thompson Bridge Road. These new dairy farmsteads, which included new barns and a registered herd, were meant to show area farmers how clean milk production could be done. These dairy farmsteads operated sporadically through the 1930s and were rarely profitable. Dairy was proving to be costlier than anticipated.

Local farmers continued cultivation of market crops, like fruits and vegetables, for sale at local markets during the early twentieth century. Market crops required intensive labor from both the farmer's family members and hired help, making operation of tenant farmsteads also costlier than anticipated. Additionally, many farmsteads within the Brandywine Valley unit were in poor condition and in need

of repair in the late 1920s and early 1930s, leading to a number of tenant farmers abandoning farming as a sustainable way of life in the area.[270]

Between the nineteenth and early twentieth centuries, property boundary lines of the current Brandywine Valley unit farmsteads in Pennsylvania cycled through subdivision and combination of lands during ownership changes with the exception of boundaries that followed the roads, creeks, and springs that tended to remain in the same location. The changes to property boundaries of Brandywine Valley unit farmsteads in Delaware are not represented in historic maps and are unclear. It is estimated that Delaware farmsteads within the current Brandywine Valley unit similarly cycled through subdivision and combination of lands during ownership changes.

By the 1930s, many of the mills in the area had ceased operation and multiple farmsteads and their associated lands were sold to wealthy industrialists, like William Bancroft. Farmers would then either abandon farming altogether or continue farming as tenants. The remaining water powered mills in the area became obsolete due to the development of steam and electric power.[271]

During the mid- to late 1930s, the Woodlawn Trustees began modernizing farmsteads within their landholdings in an effort to increase rental income. Beginning in 1935, they hired architects and general contractors to perform the initial work to fix up the homes. Then subsequent work was carried out by Woodlawn staff, with assistance from tenants, so that the Woodlawn Trustees might begin renting out the farmstead homes as "country homes." Between 1935 and 1962, the Woodlawn Trustees took on one modernization job a year and by the early 1970s had 24 houses rented out in Delaware and six in Pennsylvania. Only four of those houses were operated as farmsteads, while residential use prevailed on the remaining farmsteads and marginal agricultural lands reverted back to woodland. By this point, the majority of the cultivated lands were leased out to commercial farmers including Hy-Point Dairy.[272]

WOODLAWN COMPANY/WOODLAWN TRUSTEES CONSERVATION

In the first decades of the twentieth century, Bancroft and his successors were planning for the distant future. William Bancroft and the Woodlawn Company (later known as the Woodlawn Trustees) worked cooperatively to acquire and maintain land to accomplish Bancroft's idea of wisely planned residential expansion and conservation of natural areas and parkland for public recreation. Bancroft commissioned a master plan in 1915 and the Woodlawn Trustees continued adapting the master plan as years progressed. To sustain the beauty of the landscape within the Brandywine Valley that appealed to Bancroft, the Woodlawn Trustees conserved the landscape through reforestation and the creation of a wildlife refuge.

In 1915, William Bancroft contacted and commissioned Charles W. Leavitt, an American landscape architect, urban planner, and engineer, to develop a master plan for suburban residential development on land north of Wilmington. This included land within the current Brandywine Valley unit boundary below the Pennsylvania/Delaware state boundary line. Leavitt completed the first master plan for the Brandywine Hundred in 1917 (Figure 2.20).[273] The 1917 master plan included a large area of Brandywine Hundred lands extending from the Delaware and Pennsylvania state line in the north down to Murphy's Road in the south and from Sharpless Road (present-day Shipley Road) at the eastern edge west to the Brandywine Creek. The 1917 master plan recommended subdivision of approximately 5,000 acres near the Brandywine Creek into large parks and



Figure 2.20. William Bancroft's unimplemented original plan for the Brandywine Hundred east of the Brandywine Creek, created by Charles W. Leavitt, 1917 (Hagley Museum and Library).

residential lots. At the time, the Woodlawn Company did not own all the land addressed by Leavitt's 1917 plan. The plan proposed that much of the present-day Brandywine Valley unit be set aside as parkland with an intricate system of planted boulevards and roadways threaded through open fields and woodland. Small parks were interspersed with residential areas that contained lots of various sizes to appeal to buyers with a range of incomes. Within the report accompanying the 1917 plan, Leavitt explains the development depended upon four features:

> The scheme which has been prepared, to serve successfully a mixed purchasing contingent, shows the larger part of the development for use of the purchaser of small means, retaining the lesser portion of the land area for wealthier buyers. A very large ratio of park area to population seems especially desirable, owning to the fact that quite a good-sized portion of the property is of such a nature as to be more suitable for parking [sic] than for residential purposes. These parks will be beneficial both socially and financially, providing recreation and at the same time enhancing the value of the land nearby.[274]

No intentions for the existing buildings on the land are stated in Leavitt's report or in the 1917 master plan layout.

William Bancroft and the Woodlawn Company did not move forward with the 1917 Leavitt Plan and no physical changes suggested in the 1917 master plan were implemented, as World War I intervened and resources were directed elsewhere. In 1918, the corporate structure of the Woodlawn Company and its assets were taken over by the Woodlawn Trustees "in order to transfer from a stock corporation to a nonprofit corporation."[275] A seven-member Board of Trustees, including five former directors of the Woodlawn Company, and Emma Bancroft, William's wife, governed the new not-for-profit corporation. The Woodlawn Company's charter, with a purpose to "acquire land for parks, promote wise city planning, and construct houses as 'deemed wise' by the directors[trustees]," was used for the new Woodlawn Trustees. Bancroft also added that the "corporation is not one for profit. It desires to have no capital stock."[276]

William Bancroft passed away in 1928 at the age of 93. As Bancroft wished, the Woodlawn Trustees continued acquiring land within the Brandywine Hundred to steward for future residential, conservation, and recreational use. In the late 1920s, Leavitt was hired by either the Woodlawn Trustees or directly by Bancroft to revise the 1917 master plan (Figure 2.21).[277] The purpose of this revision, due to the changing infrastructure at the time, was to incorporate a unified road system by making accommodations for automobiles and buses and removing previously included trolley lines. Based on the Woodlawn Trustees' current landholdings and anticipated acquisitions, the 1929 master plan was bounded to the north by the Delaware/Pennsylvania state boundary, to the west by the Brandywine Creek, to the south by Murphy and Rockland Road, and to the east by Concord Turnpike. This updated boundary was more defined and within a smaller area than Bancroft's 1917 plan.[278] In comparison to the present-day Brandywine Valley unit boundary, the Woodlawn Trustees' anticipated landholdings included a

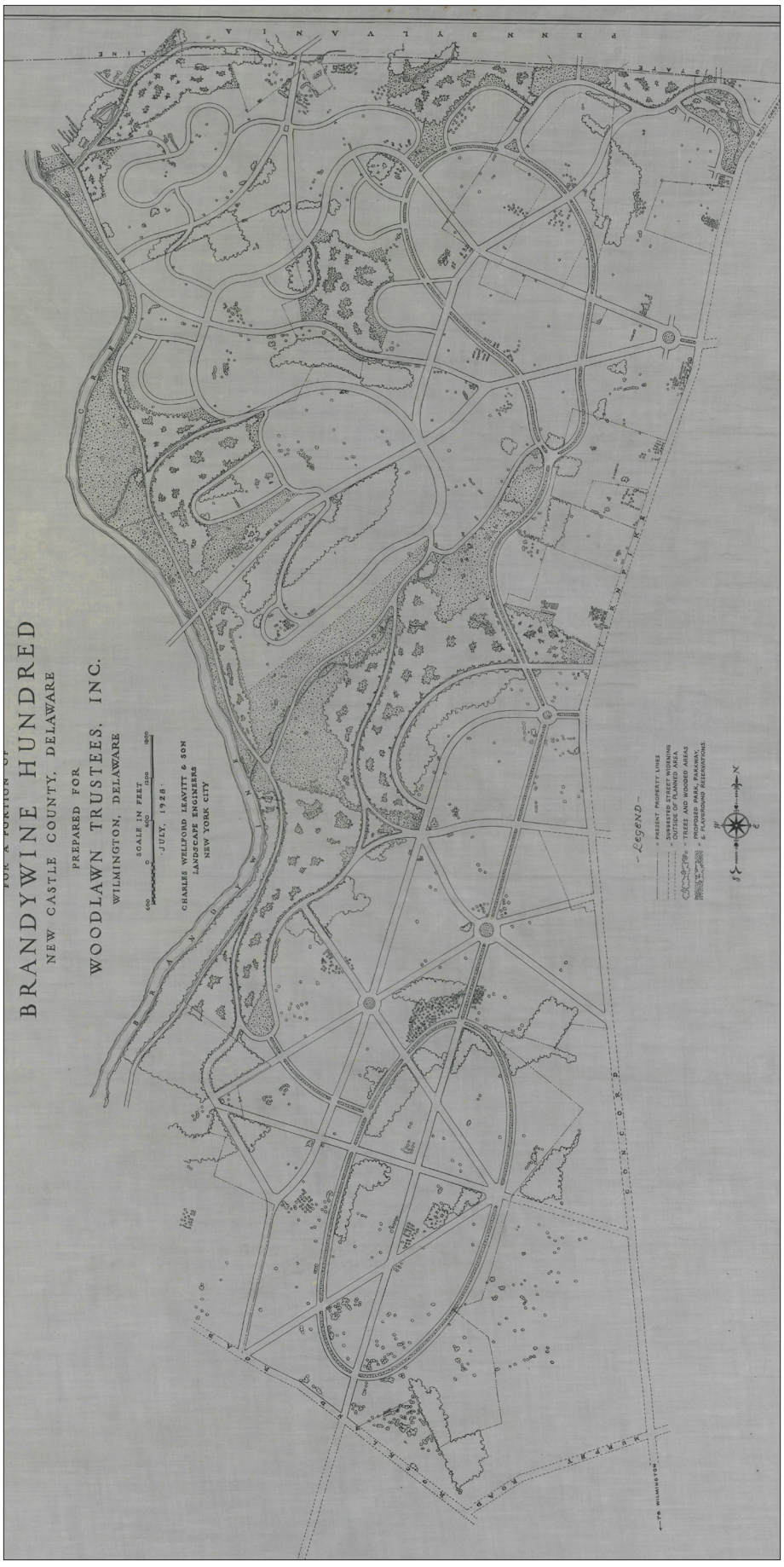


Figure 2.21. Woodlawn Trustees revised plan for the Brandywine Hundred east of the Brandywine Creek, created by Charles W. Leavitt, 1928–29 (Hagley Museum and Library).

larger area extending farther south to Rockland Road along with all land north to the Delaware and Pennsylvania state boundary between Brandywine Creek and Concord Pike/Route 202. No properties within Pennsylvania were included in the 1929 master plan. Like the original 1917 master plan, the 1929 master plan incorporated preserved woodland, parks, and playgrounds. While parkways remained prominent in the 1929 master plan, additional minor roads linked existing roadways and residential lot sizes expanded.

To maintain natural areas' recreational uses within the Brandywine Valley, the Woodlawn Trustees engaged in conservation efforts during the 1930s while continuing to purchase land along the Brandywine Creek in Delaware. The Woodlawn Trustees' conservation efforts intended to maintain the forests and natural wildlife for public enjoyment and study, as called out in the 1929 master plan. Conservation efforts began with the creation of a wildlife refuge in 1937, located along and south of Thompson Bridge Road (Figure 2.22). To support wildlife habitats within the wildlife refuge, Woodlawn Trustees allowed fencerows to become overgrown in fallow fields. Various plant species were planted to provided food for wildlife, referred to by Woodlawn Trustees as food



Figure 2.22. Woodlawn Trustees map of the wildlife refuge in Brandywine Valley, 1937 (Hagley Museum and Library).

strips, at three farmsteads near the wildlife refuge and south of Garden of Eden Road, outside of the current Brandywine Valley unit. The exact plant species are unknown at this time. The Woodlawn Trustees also planned to continue food strip planting although the timing and location of these additional food strips are unknown at this time.[279] Other conservation efforts included reforestation plans in 1937, though tree planting did not start until 1942.

Tree planting commenced in 1942 with 16,000 red pine (*Pinus resinosa*) seedlings planted in the Thompson Bridge Road area. Due to World War II and workers leaving for the military or factory jobs to aid in the war effort, the Woodlawn Trustees paused reforestation until 1947. Throughout 1947–48, the Woodlawn Trustees planted approximately 14,200 tree seedlings, mostly red pine with some loblolly (*Pinus taeda*) and tulip poplar (*Liriodendron tulipifera*). All of these plantings were outside of the current Brandywine Valley unit boundary except for approximately 8,500 red pine seedlings at the historic E. D. Talley farmstead between Beaver Dam Road, Creek Road, 405 Ramsey Road, 800 Beaver Dam Road, and 810 Beaver Dam Road. In 1949, the State of Delaware Forestry Department informed the Woodlawn Trustees that planting red pine is discouraged in Delaware and recommended white pine (*Pinus strobus*) as a substitute. That same year, the Woodlawn Trustees discontinued planting red pine. No current field evidence of red pine planting has been found within the Brandywine Valley unit boundary. Documentation shows that seedling planting continued every year between 1948 and 1951 at a smaller scale of approximately 600 and 6,000 seedlings consisting of white pine, tulip poplar, loblolly, and hemlock (*Tsuga sp.*). Three years later, in 1954, Woodlawn Trustees planted an additional 2,000 loblolly to replace burned red pine trees at the historic E. D. Talley farmstead and 1,000 spruce (*Picea sp.*) outside of the current Brandywine Valley unit boundary.[280]

Additional conservation efforts by the Woodlawn Trustees maintained the open fields within the Brandywine Hundred by leasing land to local farmers for agricultural purposes. The Woodlawn Trustees also encouraged farmers to practice soil conservation and crop rotation.[281]

As the Woodlawn Trustees were still acquiring land within the boundary of the 1929 master plan, no changes to the landscape were made to implement revisions represented in the 1929 master plan. In 1946, they commissioned a new master plan by John Montgomery Rhodes, Woodlawn Trustees Farm Land Manager, in response to the extensive need for new housing in suburban areas after World War II (Figure 2.23). The boundary of the 1946 master plan remained the same as the 1929 master plan except for the southern boundary, which moved northward from Rockland Road to the properties south of Sharpley Road. Additional differences from the 1929 master plan included dense residential areas with smaller lot sizes, smaller parks interspersed throughout the holdings, and the establishment


- LEGEND -
LAND OWNED BY OTHERS
WOODLAWN - PROPOSED BUILDING SITES
WOODLAWN - PROPOSED PARKLAND
WOODLAWN TRUSTEES, INC
TENTATIVE PLAN OF DEVELOPMENT
BRANDYWINE HUNDRED LANDS
BRANDYWINE CREEK
MT. LEBANON ROAD
CONCORD PIKE
HAMSEY ROAD
BLACK GATES ROAD
SHARPLEY ROAD
ROCKLAND ROAD
THOMPSONS BRIDGE ROAD
BARLEY MILL ROAD
WHITAKER
MEANEY
MEADLETON
HAMSEY
BREGER
ORCHARD
DANNE
SCHOOL
CHURCH
ROCKLAND
THOMPSONS BRIDGE
CREEK
ROAD
ROAD
ROAD

of a wildflower and bird sanctuary along the Brandywine Creek just south of Thompson Bridge Road. The wildflower and bird sanctuary in the 1946 master plan had a similar boundary to the wildlife refuge created in 1937, with additional land included to the south along the Brandywine Creek. The 1946 master plan also identified areas with commercial development potential along Concord Pike on lands the Woodlawn Trustees did not own.

Other elements of the 1929 master plan were included in the 1946 master plan, including a mix of parkland and residential development. Around the same time as the 1946 master plan, Woodlawn Trustees sold a portion of land on the north side of Rockland Road to the Du Pont Country Club, which became part of a private golf course that opened in 1949.[282] The land transaction was shown in the 1946 master plan by denoting that the Du Pont Company had ownership of the land north of Rockland Road and south of Sharpley Road. Although the 1946 master plan was not fully implemented, commercial development occurred along Concord Pike adjacent to the current Brandywine Valley unit. Additionally, the wildlife refuge began to expand to the boundaries set in the 1946 master plan. Although the 1946 master plan referred to the area of the wildlife refuge as a wildflower and bird sanctuary, Woodlawn Trustees never changed the name of the wildlife refuge.

Conservation efforts continued with the Brandywine Valley unit wildlife refuge after the updated 1946 master plan. The Woodlawn Trustees' designation of land for the wildlife refuge expanded through the 1950s and 1960s, and by the mid- to late 1970s it included all land north of Thompson Bridge Road.[283] Expansion of the wildlife refuge started slowly at first, with land south of the 1937 wildlife refuge boundaries along the Brandywine Creek included by 1968, as shown by a map of the refuge published in a local newspaper (Figure 2.24).[284] The first expansion of the wildlife refuge mimicked the boundary of the wildflower and bird sanctuary boundary in the 1946 master plan. By the mid- to late 1970s, the Woodlawn Trustees' entire landholding within the Brandywine Valley unit was included within the wildlife refuge.

In 1971, the Woodlawn Trustees incorporated the Woodlawn Trustees-Penna as a wholly owned subsidiary of the Woodlawn Trustees to hold real estate in Pennsylvania for investment.[285] Two years later, in 1973, the Woodlawn Trustees commissioned a master plan to be prepared by the firm Whitman, Requardt, and Associates for the Brandywine Hundred lands. This is the first Woodlawn Trustees master plan to include land north of the Pennsylvania/Delaware state boundary into the planning process. The land within Pennsylvania was intended for parkland along the state boundary and south of Smithbridge Road, with single-family and townhouse residential areas between the parkland and a site for a future school. Other single-family and townhouse residential areas were planned along Beaver Valley Road, Ramsey Road, Thompson Bridge Road, and Woodlawn

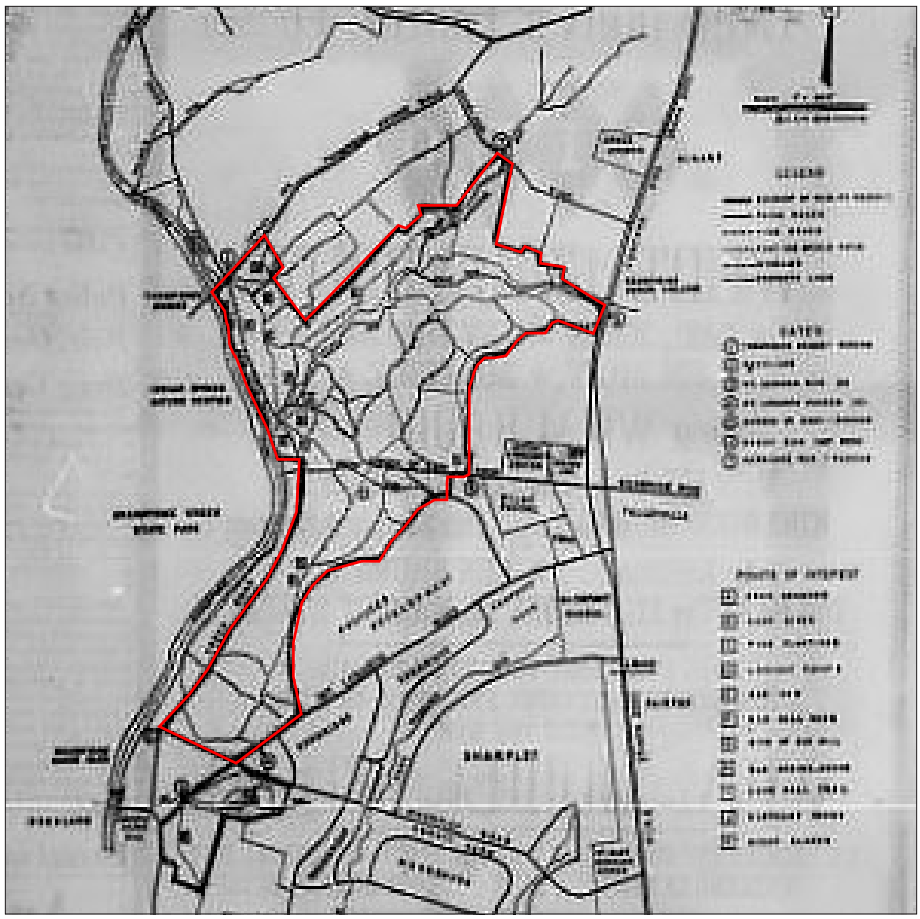


Figure 2.24. Expanded boundary of the wildlife refuge outlined in red, June 1, 1968 (*The News Journal*, newspapers.com).

Road in Delaware with parklands mainly south of Thompson Bridge Road, along the Brandywine Creek, the state boundary, and a small area between the residential areas and the planned uses on Concord Pike. Along Concord Pike was a planned mix of apartments, and institutional and commercial use areas, along with areas where the road would be widened.

In comparison to the 1946 plan, the 1973 master plan added more, denser, low- and middle- income residential neighborhoods as well as larger parkland areas for conservation. Almost half the land addressed by the plan (1,024 acres owned in 1973 and 284.8 acres of future Woodlawn Trustee land ownership, approximately 49%) was set aside for parkland. This expanded the amount of parkland the Woodlawn Trustees would conserve, mirroring the expansion of the wildlife refuge during this time. Parkland was to be used for passive recreation, equestrian and hiking trails, and limited camping and picnic areas. More active recreation was intended to take place in other locations, including a community center on Beaver Valley Road in Delaware and a future school in both states.[286]

Preservation of historic farmhouses was also addressed in the 1973 master plan preliminary report:

> Dating, as it does, from early days of settlement in Delaware, the planning area contains several old farm homes. These sites represent an irreplaceable civil heritage and their preservation would perpetuate the historical character of

> the area. In many instances, these old homes are located within areas designated as parkland.[287]

The 1973 master plan preliminary report allocated two to three acres around historic buildings and low density single-family homes in the vicinity to "maintain suitable character."[288] The historic farmhouses addressed in the 1973 master plan preliminary report are presumably the farmsteads within the Brandywine Valley unit. No information was provided in the 1973 master plan preliminary report on what preservation efforts were planned. Although the 1973 master plan stipulated a large amount of new residential development, after 1979 the Woodlawn Trustees no longer pursued new residential development; they instead focused on commercial development, potentially due to the economic slowdown and a greater return received from commercial properties.[289]

Through the evolving iterations of Brandywine Valley master plans, the Woodlawn Trustees continued adapting proposed changes based on the anticipated needs of Wilmington's future population. Following Bancroft's vision of wise planning for the area as a whole, the Woodlawn Trustees continued acquiring property to amass the entire landholding before taking action on the proposed residential development, and the last property in the master plans was acquired from David Ramsey in 1984–85. Due to the fluctuating demand for residential expansion after the post-World War II housing boom and the Woodlawn Trustees' economic decisions, plans for residential use were set aside. However, conservation efforts to preserve the land continued.

WOODLAWN TRUSTEES' RECREATIONAL LAND USE IN THE BRANDYWINE VALLEY

Beginning in 1959, the Woodlawn Trustees constructed bridle paths for use by the Woodlawn Trustees' officers and their guests. The trails were meant to give greater access to less accessible portions of the landscape. Historic farmstead paths and roads were utilized in some locations, with links added to enhance recreational use. By 1968 the trails were opened for public use from dawn to dusk and became popular for hiking, biking, and horseback riding. Trail users were expected to respect tenants' privacy and maintain the trails while the Woodlawn Trustees mowed nearby meadows to encourage wildlife. Signs notified trail users to stay out of private spaces including agricultural fields (Figure 2.25).[290]

The Woodlawn Trustees maintained four camping sites for public use. One was located between Beaver Valley Road and Ramsey Road and three were located near Brandywine Creek, by Garden of Eden Road (now Woodlawn Road) and Creek Road. When camping first began in the area is unclear; the Woodlawn Trustees fielded public requests to use camping locations into the late 1970s, and camping likely continued for the entire time the Trustees owned the property. The

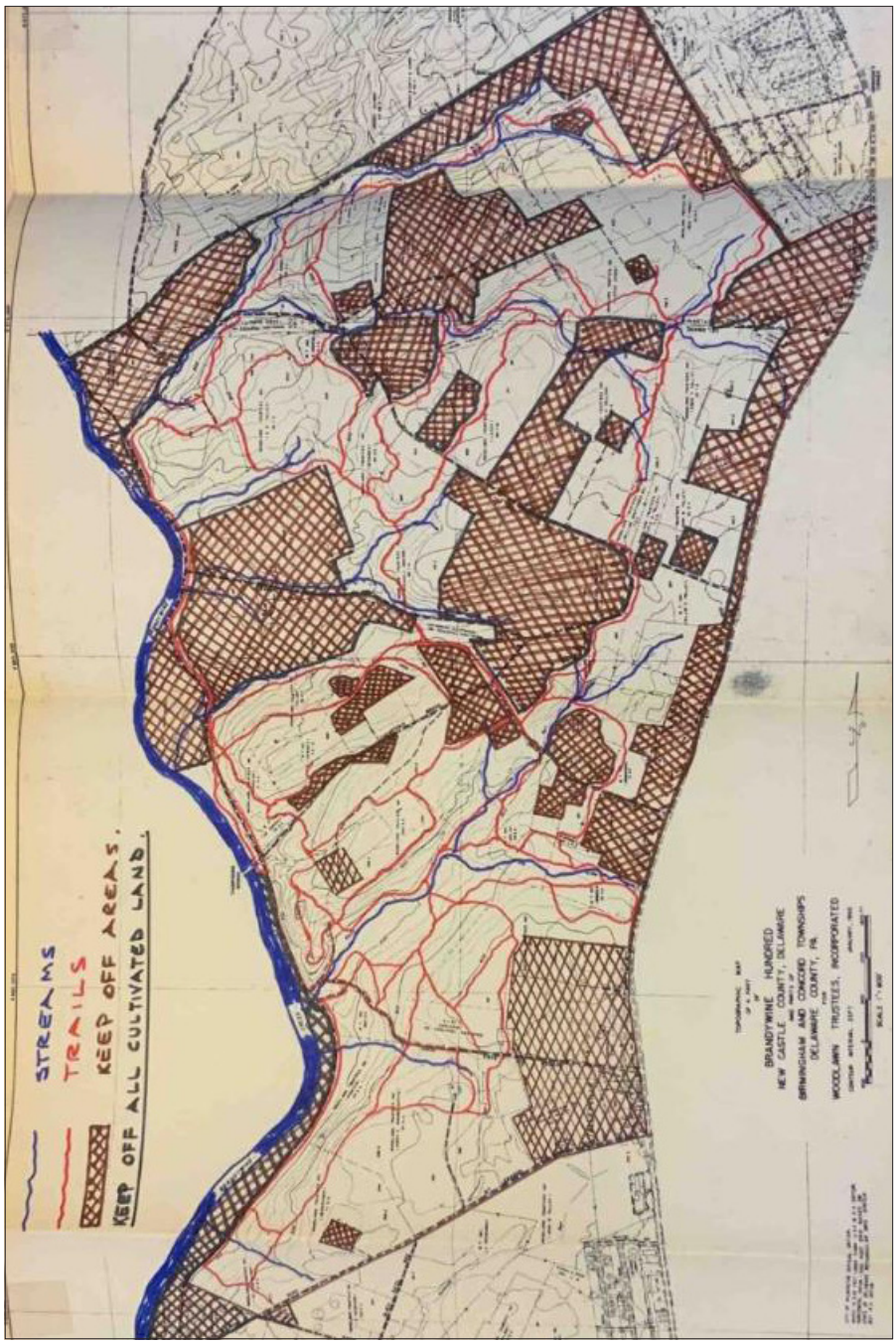


Figure 2.25. Hand-drawn map of trails and "Keep Off" areas by the Woodlawn Trustees, c. 1960 (Hagley Museum and Library).

Woodlawn Trustees also designated areas where public access, including camping, was not allowed. These areas were focused along Brandywine Creek between Smith Bridge Road and Rocky Run (Figure 2.26).[291] It is unclear why these areas were designated off-limits for camping.

To support public recreational use of the land, the Woodlawn Trustees installed four surface parking lots during the twentieth century: one at Ramsey Road, two at Beaver Valley Road, and one on Creek Road (see Drawing 2.9–2.12). To prevent parking outside of the parking lots along the roads and waterways, the Woodlawn Trustees installed rows of boulders along the border of several roads, including Ramsey Road, Creek Road, Beaver Dam Road, Beaver Valley Road, and



Figure 2.26. Woodlawn Trustees hand-drawn map of authorized camping sites (shown in green) and no overnight camping areas (shown in red), n.d. (Hagley Museum and Library).

Thompson Bridge Road, in circa 1994.[292] Richard Pryzwara, President and CEO of the Woodlawn Trustees in 2024, stated the boulders originated from a trail area behind a collision center on Route 202/Concord Pike.

REGIONAL CONSERVATION AND PRESERVATION EFFORTS

Similar to the Woodlawn Trustees, other groups in the area participated in land conservation with the creation of Brandywine Creek State Park, the Brandywine Conservancy, and the Mount Cuba Center. Grand estates in the area also opened to the public, including the Winterthur Estate and Longwood Gardens. The Winterthur Estate was opened to the public as a museum in 1951 while the garden remained under the private ownership of Henry Francis du Pont until after 1969.[293] Around the same time as Winterthur, Longwood Gardens opened to the public in the 1950s after the death of Pierre du Pont. By this time, the estate had discontinued agricultural activities and the Longwood Foundation trustees were charged with transforming the private estate into an internationally recognized horticultural display.[294] Activities undertaken by Longwood Gardens included new gardens, a plant nursery and experimental greenhouse, 13 water lily pools,

tropical greenhouses, and plant breeding programs in addition to maintaining the appeal of the grounds from their time as part of a private estate.[295]

Brandywine Creek State Park

Brandywine Creek State Park opened in 1965. Within Brandywine Creek State Park is land that was originally included in the Winterthur Estate and dairy farmstead; members of the du Pont family Ellen Coleman du Pont Wheelwright and her husband Robert Wheelwright owned the land, and it was auctioned off upon Robert Wheelwright's death in 1951. During this auction, developers proposed a housing tract on 433 acres of the land, and the Delaware State Park Commission bought the property to prevent the area from being developed.[296] Brandywine Creek State Park achieved its current size in 1981 when the Woodlawn Trustees donated 500 acres of land to the State of Delaware. In October of the same year, the Woodlawn Trustees established a foundation to protect and maintain the State Park that is still active today.[297] Included in Brandywine Creek State Park are two nature preserves, Tulip Tree Woods and Freshwater Marsh, a meadow management program, and an active bluebird population program as well as habitats for wildflowers, songbirds, deer, and other flora and fauna.[298]

Brandywine Conservancy

Faced with industrial development in the mid-1960s, a group of local Chadds Ford residents bought land and created the Brandywine Conservancy in 1967. To preserve the landscape, the Brandywine Conservancy relied mainly on conservation easements such as the 5.5-mile conservation easement established for Potts Meadow along the Brandywine Creek in 1969. In 1971, the Brandywine Conservancy created the Brandywine River Museum, located in a former 1864 gristmill, as the Conservancy's first preservation effort.[299] Horticulturist F. M. Mooberry designed a wildflower and native plants garden in 1974 at the Brandywine River Museum that features indigenous and naturalized plants from the greater Brandywine region. By 2023, the Brandywine Conservancy has created and held more than 500 conservation easements that protect over 69,400 acres of land in Chester and Delaware Counties, Pennsylvania, and New Castle County, Delaware. [300]

Mount Cuba Center

Originally consisting of a farmhouse and 126.7 acres of farmland outside the village of Mount Cuba, the Copeland estate was built in 1935 as a private residence. The construction of naturalistic gardens at the Copeland estate began in 1965, designed by landscape architect Seth Kelsey. These naturalistic gardens served as an effort to foster plant conservation. After the Copelands' death, the

Mount Cuba Center formed at the estate, and five years later the Mount Cuba Center became the Mount Cuba Foundation. The Copeland estate continued as a private estate until 2002, when the Mount Cuba Foundation opened the gardens to the public.[301] In 2009, the Mount Cuba Foundation began work in open space preservation efforts at the Strawbridge property in Chester County, Pennsylvania. The Mount Cuba Foundation continued open space preservation efforts into 2021, including projects at Osborne Hill Farm and Kennett Township in Chester County, Pennsylvania, Brinton Run Preserve in Delaware County, Pennsylvania, Passmore Farm in New Castle County, Delaware, as well as efforts within the Brandywine Valley unit of First State National Historical Park.[302]

BRANDYWINE VALLEY LANDSCAPE: 2013

The following description and historic period plans (Drawing 2.9–Drawing 2.12) draw upon primary and secondary source material introduced in the previous section to describe the landscape condition of the area within the Brandywine Valley unit in 2013.

When the First State National Monument was created in 2013, the Brandywine Valley unit included properties in Delaware and Pennsylvania while the Woodlawn Trustees owned the Concord Township, Pennsylvania, properties. The farmsteads within the Brandywine Valley unit were either tenant farmsteads or used as residential properties that leased out the agricultural lands to commercial agriculture businesses. An additional land use within the Brandywine Valley unit was agritourism at present-day Ramsey's Farm.

Crops grown in the Brandywine Valley unit consisted of row crops, pasture, and hay. Farmstead pastures were no longer used for dairy purposes and equestrian use expanded. The change in use resulted in increased forest cover as fields and field edges moved into succession and eventually reforested. Reforestation within the Brandywine Valley unit also increased forest cover south of Ramsey Road. To support wildlife habitats, fencerows were not maintained and became overgrown.

By 2013, the Woodlawn Trustees incorporated trails within the Brandywine Valley unit, creating new public access and recreational opportunities. These trails were mixed-use for horseback riding, biking, walking, running, and hiking. To provide further public access within the Brandywine Valley unit, the Woodlawn Trustees also incorporated parking lots at trailheads and recreational areas near Ramsey Road, Beaver Valley Road, and Creek Road (see Drawing 2.9 for trail, parking, and recreation locations).

With an increase in woodland areas, views to and from farmsteads narrowed. Within the farmstead-to-farmstead views were patterns of cultivated agricultural

fields and equine pastures framed between woodlands and views of the farmhouses, agricultural outbuildings, and livestock.

In 2013, buildings and structures within the Brandywine Valley unit largely remained from 1914, with the loss of some agricultural support buildings due to shifts in land use and the addition of the houses at 400 Ramsey Road and 216 Beaver Valley Road. Archeological structural remnants in the area included former mills, stone wall remnants, former houses, and abandoned quarries.

CHRONOLOGY: 1914–2013

1916	The Woodlawn Company purchases 701 Beaver Valley Road from William D. and Effie T. Shellady and Frank H. and Mary E. Mason on February 26, 1916.[303]
1919	The Woodlawn Company changes its name to the Woodlawn Trustees.
1920–30	A bank barn is built at 232 Beaver Valley Road sometime between 1920 and 1930.[304]
1922–1924	After the death of William A. Talley, the properties at 159 and 211 Beaver Valley Road are transferred through his will to S. Alfred Talley and L. Corless Talley.[305]
c. 1930	A house and bank barn at 216 Beaver Valley Road are built in circa 1930.[306]
1934	The property at 123 Beaver Valley Road, including approximately 50 acres, is owned by Peter Halpen (Figure 2.27).[307]
	The property at 221 Beaver Valley Road, including approximately 26 acres, is owned by Isaac J. Boulden.[308]

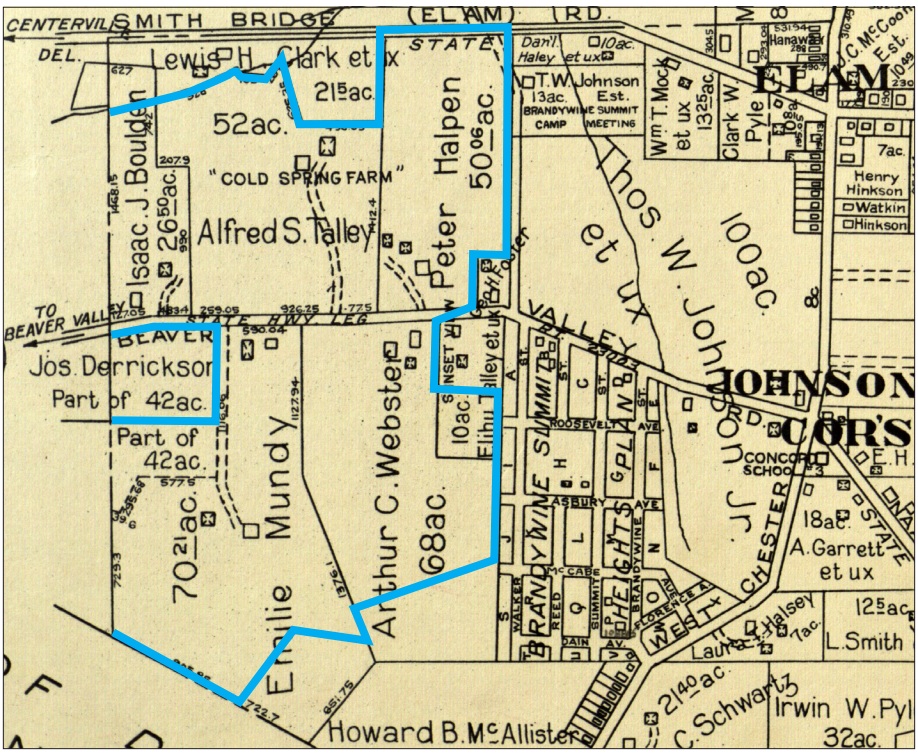
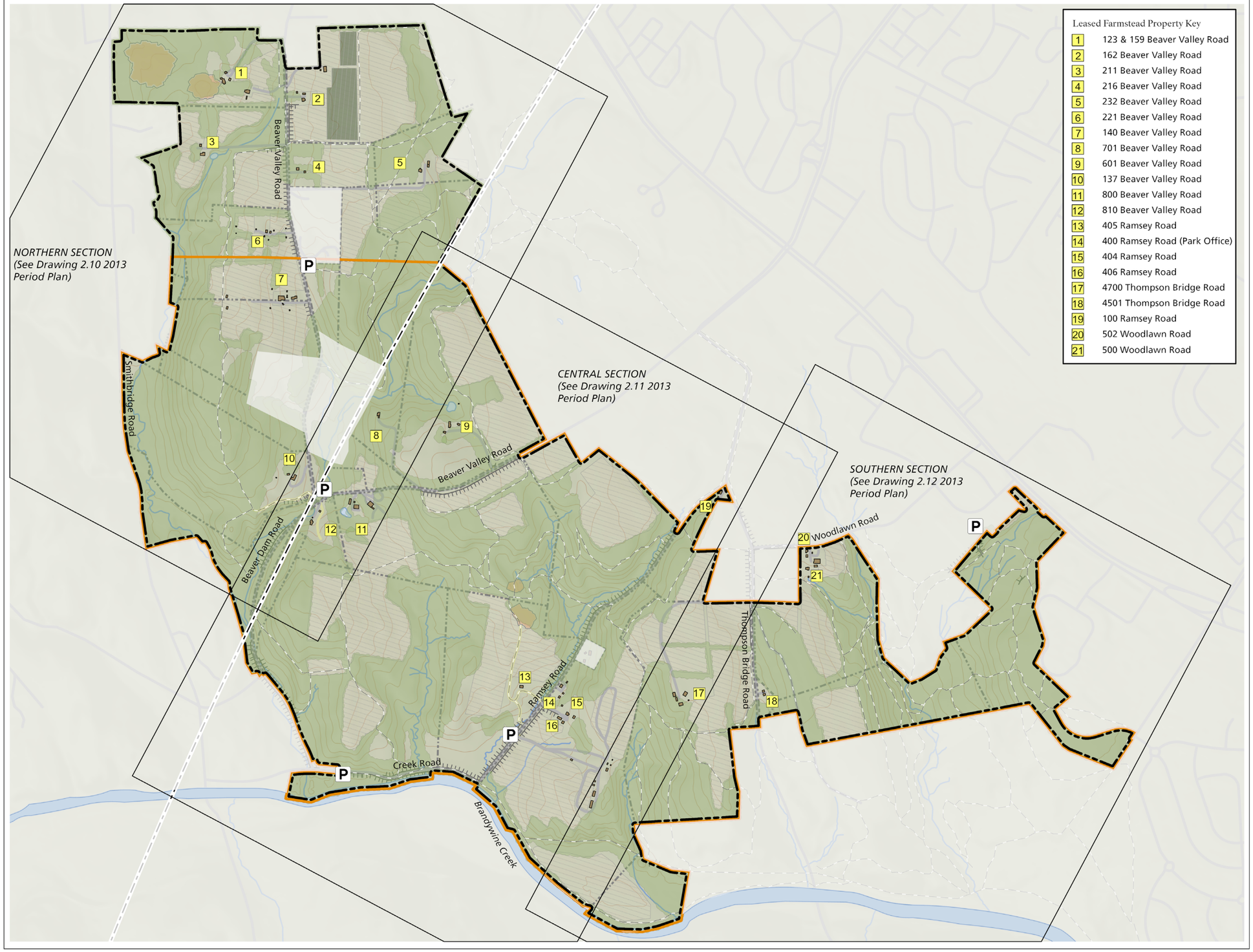


Figure 2.27. Properties on the north and south side of Beaver Valley road in Concord Township, Pennsylvania, map detail of an area within the Brandywine Valley unit, 1934 (Delaware County Historical Society).

1934	The property at 162 Beaver Valley Road, including 68 acres, is owned by Arthur C. Webster.[309]
	The property at 216 and 232 Beaver Valley Road, including approximately 70 acres, is owned by Emilie Mundy.[310]
c. 1934	The 50-acre property and house at 137 Beaver Valley Road is acquired by the Linderman (or Lenderman) family by circa 1934.[311]
	The Derickson family have owned the property at 140 Beaver Valley Road since at least 1934.[312] The exact date of ownership transfer is not known.
	By 1934, the properties at 159 and 211 Beaver Valley Road are owned by Alfred S. Talley, according to the 1934 Concord Township Map, with a name of "Cold Spring Farm."[313]
1937–50	According to historic aerials, the Colonial Revival style house at 123 Beaver Valley Road is built sometime between 1937 and 1950.
1939	The Woodlawn Trustees purchase 810 Beaver Valley Road from the Alice G. Highfield on March 8, 1939.[314]
	Peter Halfen and his wife Florence sell the property at 123 Beaver Valley Road to Merlin M. Brubaker and his wife Clara on November 9, 1939.[315]
1945	Arthur Webster's wife Lillian E. Webster sells the property at 162 Beaver Valley Road to Benjamin A. Thomas and Evelyn V. Thomas on May 12, 1945.[316]
1947	The Woodlawn Trustees purchase 137 Beaver Valley Road from E. Harvey Lenderman and his wife Myrtle H. Lenderman on March 31, 1947.[317]
1950	A shed consisting of a one-story frame construction, two bays wide with a shed extension, is constructed at 4700 Thompson Bridge Road.[318]
1954	The Woodlawn Trustees purchase 216 and 232 Beaver Valley Road from Linton Stone and his wife on February 9, 1954.[319] The exact date of ownership change from Emilie Mundy to Linton Stone is sometime between 1934 and 1954.
	The Woodlawn Trustees purchase 162 Beaver Valley Road from Benjamin A. Thomas Jr. and Evelyn V. Thomas on September 13, 1954.[320]
1956	The Woodlawn Trustees purchase 211 Beaver Valley Road from S. Alfred Talley and his wife Florence Anna Talley on February 8, 1956.[321]
c. 1960	A one-story barn addition is constructed at 232 Beaver Valley Road.[322]
c. 1965	Based on historic aerials, the Woodlawn Trustees construct a parking lot between the Brandywine Creek and Creek Road at the current Smith Bridge Picnic area.
1967	The Woodlawn Trustees purchase 221 Beaver Valley Road from Reba E. Boulden and Elwood L. Boulden on August 21, 1967.[323]

1968	The Woodlawn Trustees purchase 140 Beaver Valley Road from William J. Derickson and Vesta D. Keller on October 1, 1968.[324]
c. 1970	A one-story, three-bay-wide shed with a flat roof is constructed at 4700 Thompson Bridge Road.[325]
1972	The Woodlawn Trustees quit claim the properties at 137, 140, 159, 162, 211, 216, 221, 232, and 810 Beaver Valley Road to Woodlawn Trustees-Penna on June 2, 1972.[326]
1979	Merlin M. Brubaker and his wife Clara sign an option deed for the property at 123 Beaver Valley Road consisting of 50.65 acres to Woodlawn Trustees on September 24, 1979. This deed offered the Woodlawn Trustees the option to purchase the property at any time on or prior to September 12, 1981.[327]
1981	Merlin M. Brubaker and his wife Clara sell the property at 123 Beaver Valley Road to Ina Properties of Delaware Inc. on January 26, 1981.[328]
	Ina Properties of Delaware sells the property at 123 Beaver Valley Road to the Woodlawn Trustees on January 26, 1981.[329]
	The Woodlawn Trustees sells 123 Beaver Valley Road to Woodlawn Trustees-Penna on January 26, 1981.[330]
1984–85	The Woodlawn Trustees purchase 400, 404, 405, and 406 Ramsey Road from David Ramsey sometime between April 1, 1984 and 1985.[331]
c. 1987	Based on historic aerials, the Woodlawn Trustees construct a parking lot on the north side of Ramsey Road near 404 Ramsey Road.
c. 2000	Based on historic aerials, the Woodlawn Trustees construct a parking lot on Beaver Valley Road near the intersection of Beaver Dam Road.
2004–2006	Based on historic aerials, the Woodlawn Trustees construct a parking lot on the south side of Beaver Valley Road, south of 140 Beaver Valley Road.
2012	The Woodlawn Trustees donates a portion of their landholdings, including 1,105 acres of farm fields, pastures, and woodland with 15 houses, 4 barns, and 13 outbuildings, to the Rockford Woodlawn Fund.
	The Rockford Woodlawn Fund sells the donated land to the Mount Cuba Foundation for approximately 20 million dollars.
2013	The Mount Cuba Foundation transfers 1,105 acres of the present-day Brandywine Valley unit from the Rockford Woodlawn Fund to the Conservation Fund.
February 20, 2013	The Conservation Fund transfers the Brandywine Valley site to the National Park Service for the establishment of First State National Monument.



Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

2013 Period Plan Overview

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. 2013 Historic Aerials
5. NPS Landsnet Boundaries and Tracts
6. PELSA Survey Woodlawn Trustees Inc, 2011
7. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- 2013 Legislative Boundary
- DE PA State Boundary
- Road
- Parcel Boundary
- Access Road
- Woods
- Waterways
- Building
- 2011 Trails
- Water/Waterway
- Row of Boulders
- Agriculture
- P Parking
- Vineyard
- Quarry

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location
4. White masked areas reflect current inholdings within the park unit

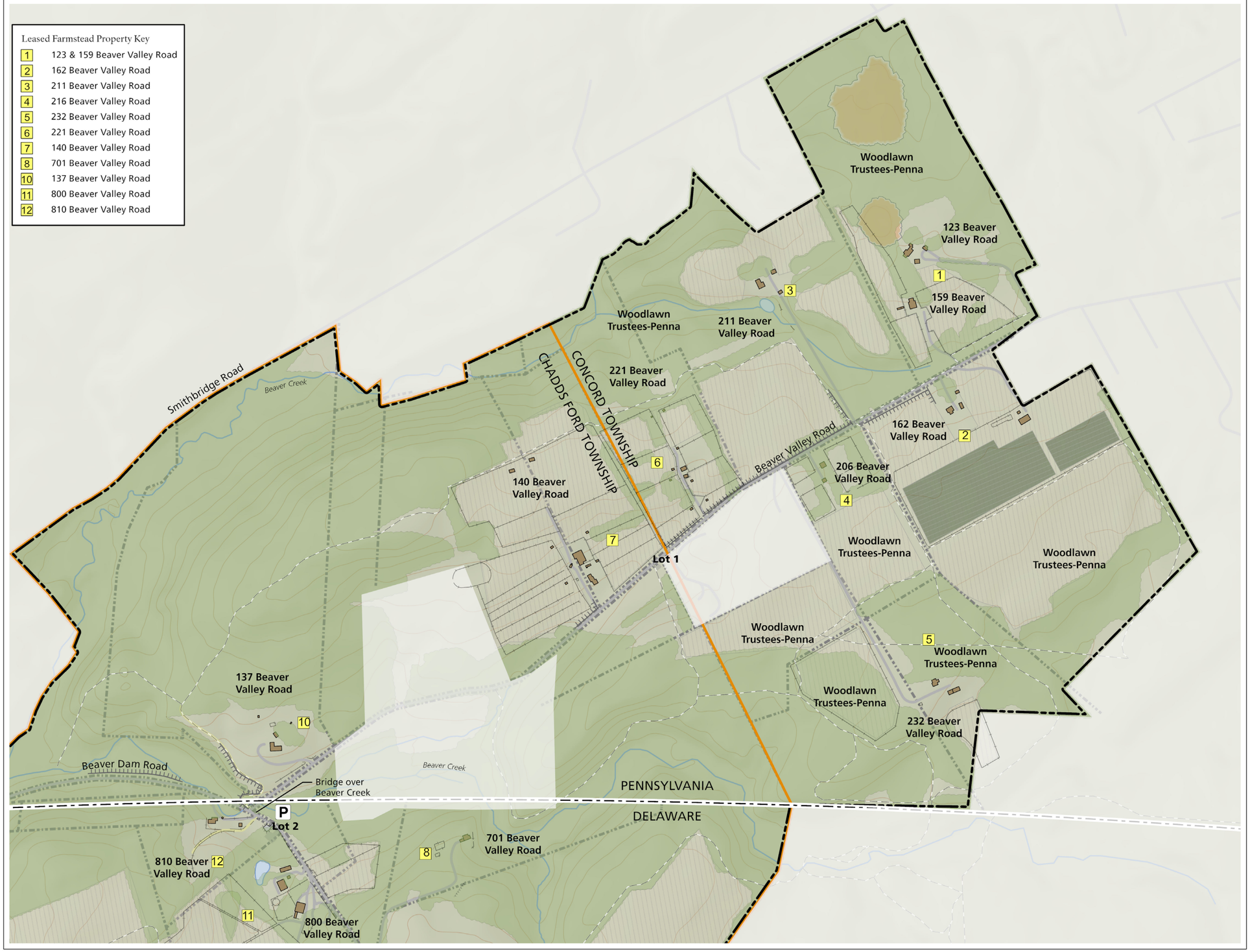
0 300 600 1,200 Feet

Drawing 2.9

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Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road



Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

2013 Period Plan
Northern Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. 2011 & 2013 Historic Aerials
5. NPS Landsnet Boundaries and Tracts
6. PELSA Survey Woodlawn Trustees Inc, 2011
7. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- 2013 Legislative Boundary
- DE PA State Boundary
- 2011 Trails
- Parcel Boundary
- 2011 Fences
- Woods
- Row of Boulders
- Building
- Parking
- Water/Waterway
- Quarry
- Agriculture
- Vineyard
- Road
- Waterways

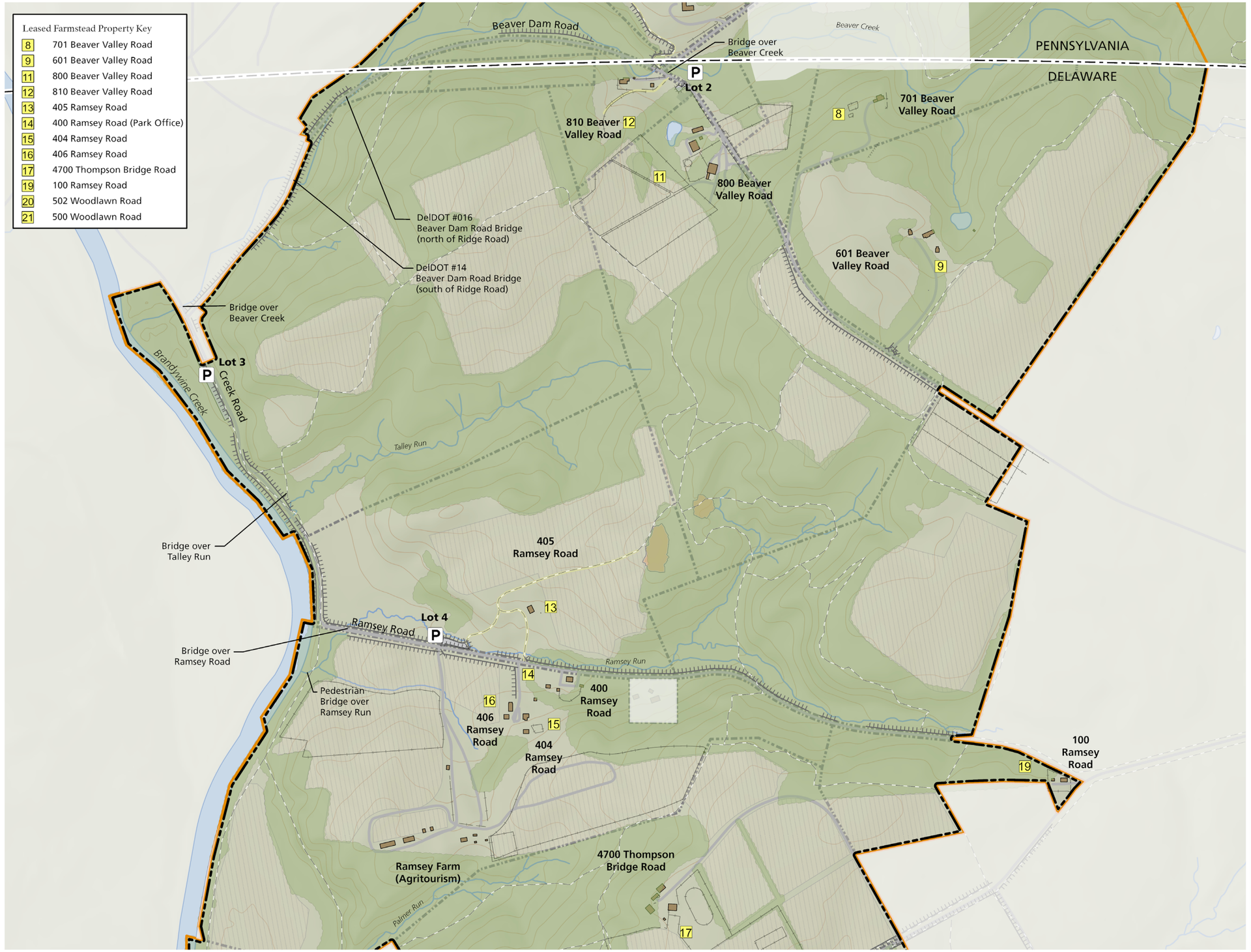
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location
4. White masked areas reflect current inholdings within the park unit

0 150 300 600 Feet

Drawing 2.10

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Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

2013 Period Plan Central Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. 2011 & 2013 Historic Aerials
5. NPS Landsnet Boundaries and Tracts
6. PELSA Survey Woodlawn Trustees Inc, 2011
7. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- 2013 Legislative Boundary
- DE PA State Boundary
- Waterways
- Parcel Boundary
- 2011 Fences
- Woods
- 2011 Trails
- Building
- Row of Boulders
- Water/Waterway
- Parking
- Agriculture
- Quarry
- Road
- Access Road

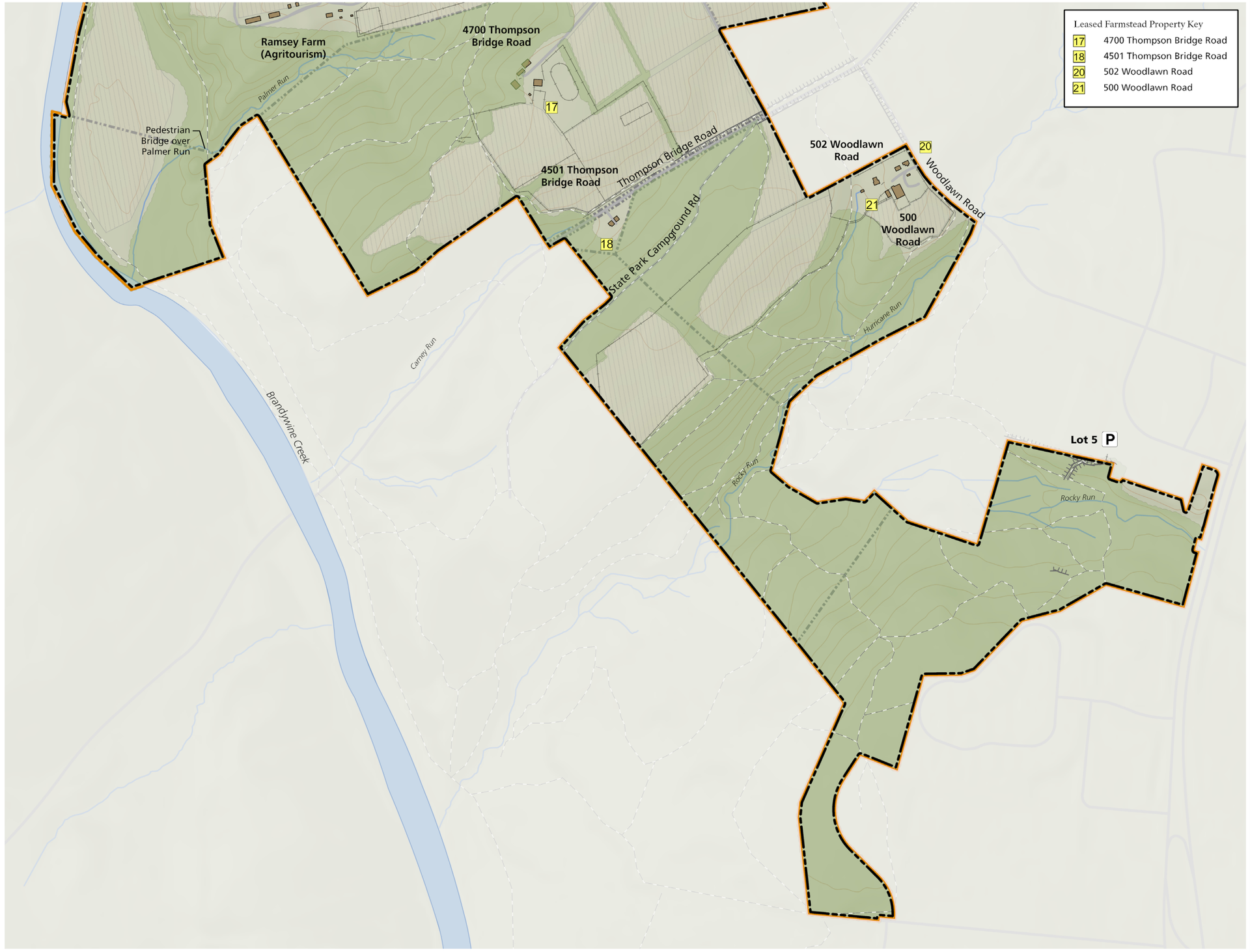
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location
4. White masked areas reflect current inholdings within the park unit

0 150 300 600 Feet

Drawing 2.11

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Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

2013 Period Plan Southern Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. 2011 & 2013 Historic Aerials
5. NPS Landsnet Boundaries and Tracts
6. PELSA Survey Woodlawn Trustees Inc, 2011
7. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- 2013 Legislative Boundary
- Parcel Boundary
- 2011 Trails
- Woods
- 2011 Fences
- Building
- Row of Boulders
- Water/Waterway
- Parking
- Agriculture
- Road
- Waterways

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location
4. White masked areas reflect current inholdings within the park unit

0 150 300 600 Feet

Drawing 2.12

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2013–PRESENT (2023)

During this time, the land that constitutes the Brandywine Valley unit was transferred to the National Park Service through the creation of the First State National Monument, later renamed the First State National Historical Park. Due to threat of development, additional land was added to the Brandywine Valley unit to create its current boundary.

LAND TRANSFER TO THE NATIONAL PARK SERVICE

In 2012, 1,105 acres of farm fields, pastures, and woodland property, located in Pennsylvania and Delaware and owned by the Woodlawn Trustees, were donated to the Rockford Woodlawn Fund. The Rockford Woodlawn Fund, an organization associated with the Woodlawn Trustees, then sold the property to the Mount Cuba Foundation for approximately 20 million dollars. The land was then transferred again to the Conservation Fund. One final transfer of the 1,105-acre property was completed in 2013 when the Conservation Fund donated the land to the National Park Service.[332] On March 25, 2013, President Barack Obama signed an executive order, Presidential Proclamation 8944, to establish the First State National Monument, which included the 1,105 acres of land named Woodlawn (now known as the Brandywine Valley unit); the New Castle Court House and the Green, Sheriff's House (in fee); and the Dover Green. First State National Historical Park also included additional sites of : Fort Christina National Historic Landmark, Old Swedes Church National Historic Landmark, and the John Dickinson Plantation National Historic Landmark.[333] This land also included 15 houses, 4 barns, and 13 outbuildings.[334] On December 19, 2014, the name of the park changed from the First State National Monument to the First State National Historical Park as part of President Obama's First State National Historical Park Act of 2013 proclamation (Public Law 113–291), attached to the National Defense Authorization Act for the fiscal year 2015.[335]

During the early years of the park unit, the 1,105 acres of land were referred to under multiple names on park documentation, including Woodlawn, Beaver Valley, and Beaver Valley–Woodlawn.[336] On May 1, 2017, an additional 254 acres of land adjacent to the Brandywine Valley unit and located within Delaware County, Pennsylvania, was purchased from the Woodlawn Trustees-Penna by the Conservation Fund with the intent of donating the land to the National Park Service.[337] The land was originally slated for the development of 150 homes until several conservation organizations, including the Mount Cuba Center, the Beaver Valley Conservancy, the Brandywine Conservancy, and Save the Valley noted the need for land preservation. The Delaware County, Pennsylvania, land was held by the Conservation Fund for four years until the National Park Service could formally accept its donation. During this four-year time span, the Conservation

Fund worked with the National Park Foundation as well as private funders to renovate some of the buildings on the land.[338] Starting in around 2019, the park began hosting a variety of events including bike races on the existing trails, parent–child nature play classes, outdoor education programs, fun runs, and equestrian rides.[339] In June 2020, the Beaver Valley site was renamed the Brandywine Valley unit.[340] On March 17, 2021, the 254 acres of land in Concord Township, Pennsylvania, previously purchased by the Conservation Fund were formally donated to the National Park Service and became part of the Brandywine Valley unit.[341]

BRANDYWINE VALLEY LANDSCAPE: 2023

A current description of the landscape in 2023 is provided within the Existing Conditions section of this report.

CHRONOLOGY: 2013–PRESENT

2013	The Mount Cuba Foundation transfers 1,105 acres of the present-day Brandywine Valley unit from the Rockford Woodlawn Fund to the Conservation Fund.
February 20, 2013	Conservation Fund transfers Brandywine Valley site to the National Park Service and the First State National Monument is created.
2014	First State National Monument is changed to First State National Historical Park.
March 2017	The Conservation Fund installs a rustic rest stop consisting of three medium-sized boulders, approximately 5,000–15,000 lb. each, at the top of the hill behind the Ramsey House.[342]
May 1, 2017	The Conservation Fund acquires 254 acres of land (123, 159, 162, 211, 216, 221, and 232 Beaver Valley Road) from Woodlawn Trustees-Penna.[343]
2017	The National Park Service completes the *Beaver Valley First State National Historical Park Cultural Landscape Inventory*.
June 8, 2020	After opening to public comment, the name of the park unit is changed from Beaver Valley to Brandywine Valley.
March 17, 2021	Land north of the Brandywine Valley site, 254 acres in Delaware County, Pennsylvania (123, 159, 162, 211, 216, 221, and 232 Beaver Valley Road), is donated to the park through the Conservation Fund.

ENDNOTES

1 "About Us," *Delaware Nation,* accessed April 2023, https://www.delawarenation-nsn.gov/about-us/.

2 Archeological evidence identifies time spans associated with cultural groups' occupation of the area as the Paleolithic Woodland I (3000 BCE–1000 BCE) and the Woodland II (1000 BCE–1600 CE) archeological periods.

3 "About Us," *Delaware Nation,* accessed April 2023, https://www.delawarenation-nsn.gov/about-us/.

4 Pat Quigley to Douglas Horne, Roger Horne, and Amanda Medori, memorandum, "Preliminary Ecological Research and Assessment In Support of the Woodlawn Trustees Vision Plan," May 13, 2011, First State National Historical Park Archives; John Callahan, "Piedmont Geology," *Delaware Geological Survey University of Delaware*, accessed April 2023, https://www.dgs.udel.edu/book/export/html/633.

5 John Callahan, "Piedmont Geology," *Delaware Geological Survey University of Delaware*, accessed April 2023, https://www.dgs.udel.edu/book/export/html/633.

6 Robert Coxe, *Historical Analysis and Map of Vegetation Communities, Land Covers, and Habitats of the Woodlawn Tract, New Castle County, Delaware* (Fredericksburg, VA: National Park Service, 2014), 5.

7 Pat Quigley to Douglas Horne et al., May 13, 2011.

8 Pat Quigley to Douglas Horne et al., May 13, 2011.

9 Coxe, *Historical Analysis and Map of Vegetation Communities, Land Covers, and Habitats of the Woodlawn Tract*, 5.

10 Kraft, *The Lenape of Delaware Indians: The Original People of New Jersey, Southeastern New York State, Eastern Pennsylvania, Northern Delaware, and Parts of Western Connecticut* (South Orange, NJ: Seton Hall University Museum, 1996), 3.

11 Brice Obermeyer, *Delaware Tribe in a Cherokee Nation* (Lincoln, NE: University of Nebraska Press, 2009), 35.

12 "Frequently Asked Questions about the Lenape or Delaware Tribe," The Official Website of the Delaware Tribe of Indians, accessed April 2023, https://delawaretribe.org/blog/2013/06/26/faqs/.

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14 Obermeyer, *Delaware Tribe in a Cherokee Nation*, 35.

15 Stuart J. Fiedel, *Jay Custer's Delaware Chronology in Regional and Global Context* (Wilmington, DE: Delaware Department of Transportation, 2004), O-1 and O-2, https://deldot.gov/environmental/archaeology/puncheon_run/pdf/august2005/VOL2-2005-PDF/O_Volume%20II%20PDF.pdf.

16 Kraft, *The Lenape-Delaware Indian Heritage,* 57; Obermeyer, *Delaware Tribe in a Cherokee Nation*, 35; Herbert C. Kraft, *The Lenape-Delaware Indian Heritage 10,000 BC to AD 2000* (Lenape Books, 2001), 46.

17 Kraft, *The Lenape-Delaware Indian Heritage,* 78.

18 Herbert C. Kraft, *The Lenape of Delaware Indians Heritage: 10,000 B.C. - A.D. 2000* (Lenape Books, 2001), 55-57; Jay F. Custer, *Prehistoric Cultures of the Delmarva Peninsula: An Archaeological Study* (Newark, DE: University of Delaware Press, 1989), 88-93.

19 Stuart J. Fiedel, *Jay Custer's Delaware Chronology in Regional and Global Context* (Wilmington, DE: Delaware Department of Transportation, 2004), O-2, https://deldot.gov/environmental/archaeology/puncheon_run/pdf/august2005/VOL2-2005-PDF/O_Volume%20II%20PDF.pdf; Custer, *Prehistoric Cultures of the Delmarva Peninsula*, 125-127.

20 Custer, *Prehistoric Cultures of the Delmarva Peninsula*, 176-184.

21 Stuart J. Fiedel, *Jay Custer's Delaware Chronology in Regional and Global Context* (Wilmington, DE: Delaware Department of Transportation, 2004), O-2 and O-3, https://deldot.gov/environmental/archaeology/puncheon_run/pdf/august2005/VOL2-2005-PDF/O_Volume%20II%20PDF.pdf.

22 Jean R. Soderlund, *Lenape Country: Delaware Valley Society Before William Penn* (Philadelphia, PA: University of Pennsylvania Press, 2014), 5.

23 Obermeyer, *Delaware Tribe in a Cherokee Nation*, 35-42.

24 Kraft, *The Lenape-Delaware Indian Heritage,* 189.

25 Kraft, *The Lenape-Delaware Indian Heritage,* 2.

26 Custer, *Prehistoric Cultures of the Delmarva Peninsula*, 311.

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28 Kraft, *The Lenape-Delaware Indian Heritage,* 212-215.

29 Kraft, *The Lenape-Delaware Indian Heritage,* 212-215.

30 Jean R. Soderlund, *Lenape Country: Delaware Valley Society Before William Penn* (Philadelphia, PA: University of Pennsylvania Press, 2014), 5; Custer, *Prehistoric Cultures of the Delmarva Peninsula*, 298-300.

31 "Frequently Asked Questions about the Lenape or Delaware Tribe," The Official Website of the Delaware Tribe of Indians, accessed April 2023, https://delawaretribe.org/blog/2013/06/26/faqs/.

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34 Obermeyer, *Delaware Tribe in a Cherokee Nation*, 35-42.

35 Soderlund, *Lenape County*, 12-19.

36 Kraft, *The Lenape-Delaware Indian Heritage,* 267 and 271.

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38 Soderlund, *Lenape Country*, 55-85.

39 Soderlund, *Lenape Country*, 11.

40 Soderlund, *Lenape Country*, 12.

41 Soderlund, *Lenape Country*, 12-19.

42 Soderlund, *Lenape Country*, 4-7.

43 Soderlund, *Lenape Country*, 112-131.

44 National Park Service, *Beaver Valley CLI*, 65; Soderlund, *Lenape Country,* 19-34.

45 Soderlund, *Lenape Country*, 55-85.

46 Soderlund, *Lenape Country*, 12-19.

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52 National Park Service, *Beaver Valley CLI*, 66.

53 John W. Jordan. *A History of Delaware County, Pennsylvania, and its People* (New York, NY: Lewis Historical Publishing Company, 1914), 96.

54 Jordan, *A History of Delaware County*, 253

55 National Park Service, *Beaver Valley CLI*, 67.

56 National Park Service, *Beaver Valley CLI*, 67-68..

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Photo source: Quinn Evans, 2022.

Chapter 3
Existing Conditions

LANDSCAPE CONTEXT
NATIONAL PARK SERVICE OPERATIONS AND MANAGEMENT
LANDSCAPE CHARACTERISTICS AND FEATURES

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This chapter documents the existing condition of the landscape of the Brandywine Valley unit of the First State National Historical Park (formerly named Beaver Valley). In 2017 the Olmsted Center for Landscape Preservation completed the *Cultural Landscapes Inventory: Beaver Valley, First State National Historical Park*. In 2021, additional properties were added to the unit. A site survey was conducted in November 2022 to verify the existing conditions against the data collected in the 2017 Cultural Landscape Inventory, survey the additional property, and document the landscape. This chapter summarizes and builds upon the earlier work.

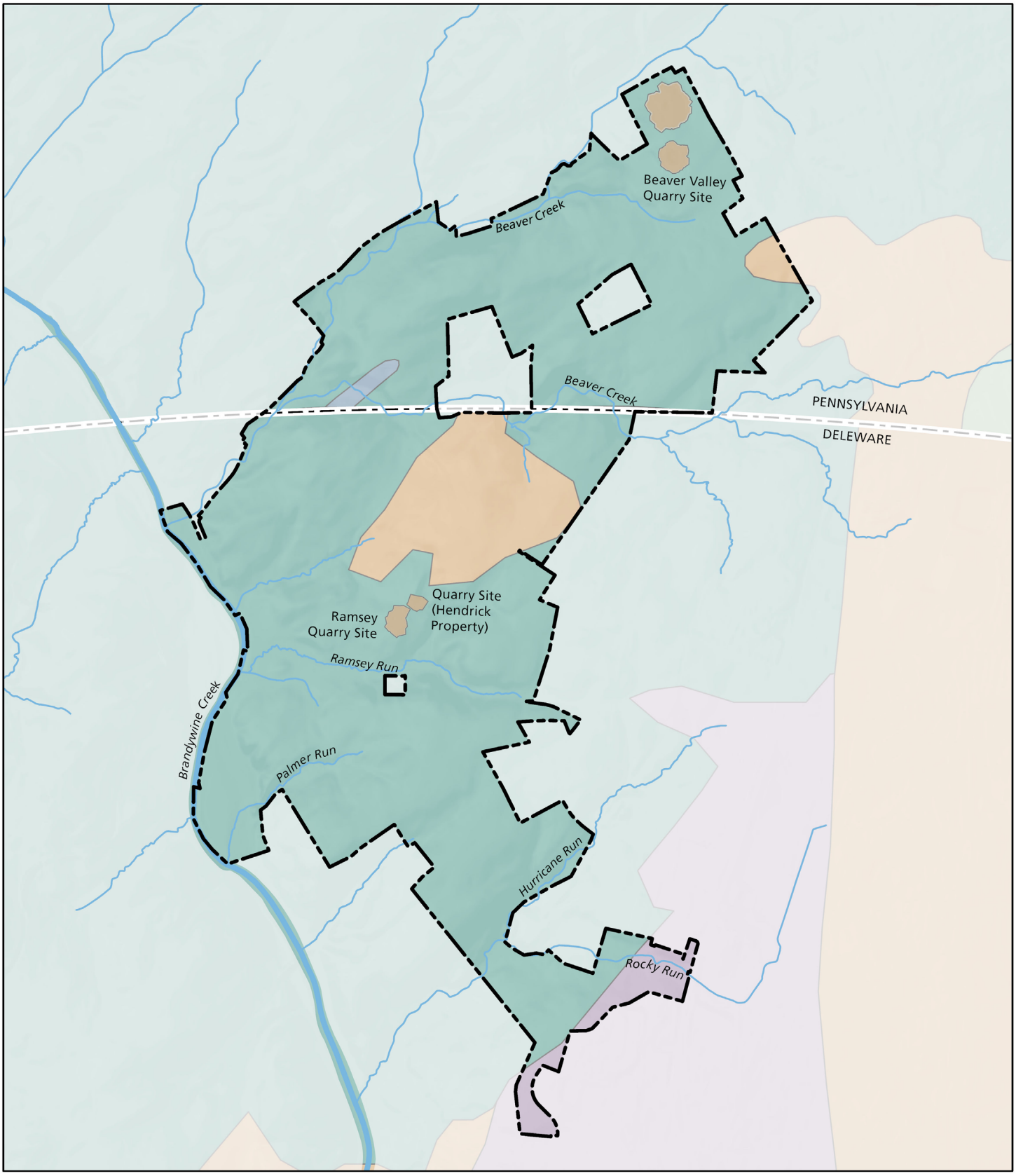
It begins with a contextual description of the physiographic, cultural, and political context of the Brandywine Valley unit, followed by an overview of landscape operations and management. Next, landscape characteristics and features associated with the Brandywine Valley unit are described, including natural systems, topography, spatial organization, land use, circulation, constructed water features, views and vistas, vegetation, buildings and structures, small-scale features, and cluster arrangements.

Drawings depict existing conditions in 2022, identifying landscape characteristics and features suitable to the scale of the drawings. Three drawings illustrate the northern, central, and southern portions of the unit. Drawings that depict further detail of existing conditions of individual farmsteads and detailed descriptions of contributing and non-contributing landscape features are presented in the following chapter, Analysis and Evaluation. Additional information about the landscape can be found in the following reports: *Cultural Landscapes Inventory: Beaver Valley, First State National Historical Park* and *Natural Resource Condition Assessment: First State National Historical Park*.

LANDSCAPE CONTEXT

PHYSIOGRAPHIC

Situated in the Piedmont Region of Delaware and Pennsylvania, Brandywine Valley includes rolling agricultural fields and meadows and steep, wooded slopes incised with small streams, or runs. These runs are oriented east to west and include small tributaries of Brandywine Creek. Resting primarily on the Wissahickon geologic formation, the Brandywine Valley contains outcroppings of granitic pegmatite and amphibolite featuring feldspar, quartz, and mica that punctuate the surface of the hillsides. Historically, property owners extracted



DRAWN BY
Quinn Evans, ArcGIS Pro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.

SOURCES
1. USGS, National Hydrography, Watershed Boundary Dataset 2023
2. USGS, State Geology Dataset 2023
3. Esri, HERE, Garmin, USGS, EPA, NPS

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

LEGEND

- 2021 Legislative Boundary
- Possible Ruins
- Wissahickon Schist
- Banded Gneiss
- Mafic Gneiss, Hornblende-Bearing
- Mafic Gneiss, Pyroxene-Bearing
- Ultramafic Rocks
- Pegmatite
- Amphibolite

0 500 1,000 2,000 3,000 Feet

Cultural Landscape Report
First State NHP
Brandywine Valley
Geology and Surface Quarry Sites

Drawing 3.1

minerals to sell. The sites of three former quarries are identified in Drawing 3.1. Geology and Surface Quarry Sites.

CULTURAL

The Brandywine Valley has a long history of human use. Dating back to the Paleo-Indian archeological period (10,000–8,000 BCE) or time immemorial according to Lenape oral traditions, the Lenape established communities, gathered wood and berries, hunted game, fished, and cultivated within their homeland, Lenapehoking, which included the areas currently called New Jersey, Delaware, eastern Pennsylvania, and parts of New York, Maryland , and Connecticut. The Lenape remained in the region until the mid-eighteenth century, when they were removed from their land, traveled westward, and began referring to themselves as the Delaware. Early European settlement and exploration began with the acquisition of the Pennsylvania patent (including land within the Brandywine Valley unit) by William Penn. Primarily Quaker families immigrated onto land purchased from Penn and established farmsteads. The first woolen, paper, and flour mills were constructed in the early eighteenth century. Industry expanded, but by the early twentieth century it could no longer compete with the larger-scale industry of the south. By the mid-nineteenth century, farms transitioned to dairying, but by the early twentieth century changes in the demographics and technology drove many farms and small-scale industrialists to sell their land to wealthy industrialists such as William Poole Bancroft, who first purchased area farmland in 1900. This acquisition of land was the first of many that ultimately resulted in the valley's transition from small family farms and mills to centralized ownership with conservation goals as the driving focus.

POLITICAL

The Brandywine Valley unit of First State National Historical Park is located in New Castle County, Delaware, and Delaware County, Pennsylvania, approximately 7 miles north of downtown Wilmington, Delaware, and 30 miles southwest of Philadelphia, Pennsylvania. New Castle County, Delaware, covers approximately 494 square miles and has a population of 575,494 (2022). The county seat is Wilmington, which is also the largest city in Delaware. Delaware County, Pennsylvania, covers 183.8 square mils and has a population of 576,182 (2022). The county seat is Media, located approximately 10 miles northeast of the park. The largest city in Delaware County is Upper Chichester, located approximately 5.5 miles east of the park (population of 16,829 in 2022).The park straddles the arc boundary between Delaware and Pennsylvania and contains two eighteenth-century boundary stones (N-3663 & 7NC-B-2) that are listed in the National Register of Historic Places.

The park unit is bounded to the west by Brandywine Creek, private lands to the northwest by Beaver Dam Road, farther north by Smithbridge Road, and to the east by lands owned in part by the Woodlawn Trustees, a not-for-profit real estate company and State Route 202. The park unit shares its southern border with Brandywine Creek State Park.

Just east of the Woodlawn Trustees property is State Route 202 (Concord Pike), a highway lined with commercial development such as hotels, strip malls, and other businesses. A small portion of the Brandywine Valley unit almost meets the highway. The unit shares Parking Lot 5 with the Courtyard by Marriott Hotel, which provides parking adjacent to this busy corridor for trailhead access.

Managed areas and cultural landscapes in the broader area surrounding the park include estates representative of the Country Place era (Nemours, Winterthur, and Granogue), museums and grounds such as the Hagley Museum and Library, Brandywine Conservancy and Museum of Art, and parks and preserves such as Brandywine Creek State Park, Flint Woods Preserve, and Alapocas Run State Park (Figure 3.1).

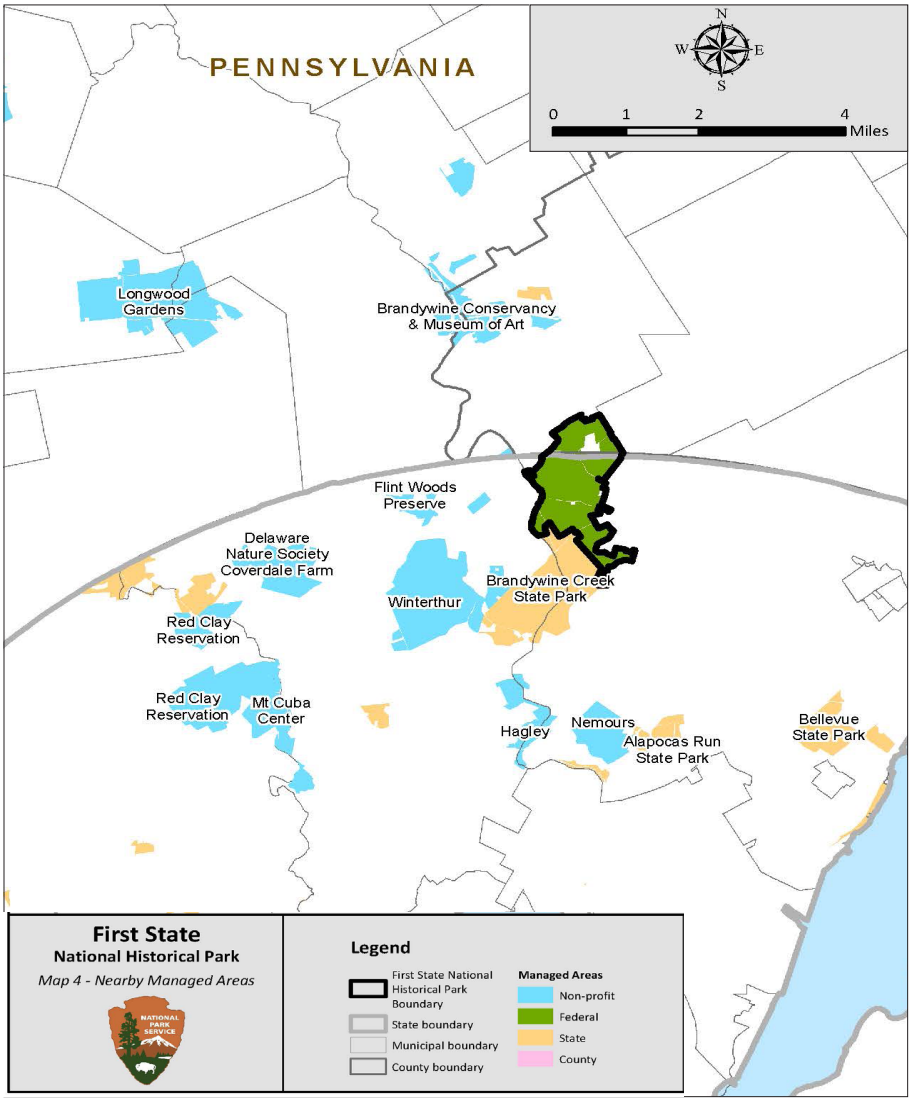


Figure 3.1. Management areas near the Brandywine Valley unit, 2016. Cropped and enlarged for readability (National Park Service).

NATIONAL PARK SERVICE OPERATIONS AND MANAGEMENT

The Brandywine Valley unit is open year-round. The 1,359.18-acre property includes 32 land parcels owned by the National Park Service in fee simple. The National Park Service leases most of the land and improvements, including residential buildings, yards, barns and agricultural fields through a master lease as described below. In addition, there are three private inholding parcels that are not part of the unit. The park unit's agricultural fields, pastures, forested hills, and streams reflect the natural and cultural legacy of the larger Brandywine Valley in northern Delaware and southern Pennsylvania.

ADMINISTRATION

First State National Monument was established by President Barack Obama by Executive Order under the Antiquities Act on March 25, 2013. First State National Monument was established as First State National Historical Park (NHP) on December 19, 2014, through Public Law 113-291.

First State NHP contains six individual sites: Old Swedes Historic Site, Fort Christina, Historic New Castle, The Dover Green, and John Dickinson Plantation. Presidential Proclamation 8944 declared that these "sites within the State of Delaware encompass nationally significant objects related to the settlement of the Delaware region by the Swedes, Finns, Dutch, and English, the role that Delaware played in the establishment of the Nation, and the preservation of the cultural landscape of the Brandywine Valley."

The Brandywine Valley unit and the Sheriff's House are the only properties owned by the National Park Service in fee simple. Brandywine Valley is the northernmost site and extends into Pennsylvania.

The National Park Service works in partnership with state agencies and nonprofits to preserve and interpret the natural and cultural resources with state agencies and nonprofit organizations. Park partners include but are not limited to the Brandywine Conservancy, the Mount Cuba Center, agricultural leasing contractors, The Nature Conservancy, Stroud Water Research Center, and the State of Delaware.[1]

VISITOR SERVICES

Visitation statistics are not yet available for First State National Historical Park including the Brandywine Valley unit. Following patterns of other urban parks in the region, visitation at all units is highest in the summer, moderate in spring and fall, and lowest in the winter. Recreational uses are heaviest at the Brandywine Valley unit and include floating/paddling, swimming, fishing, walking/running/

hiking, horseback riding, and mountain biking.[2] The picnic area at the Smith Bridge Parking Lot encounters the most use during the summer season compared to other areas of the park. Ramsey's Farm hosts school groups and also encounters high visitor volume during the summer and fall.

Visitors are encouraged to explore more than 23 miles of recreational trails that the Brandywine Valley unit has to offer, and ranger-led hikes and educational programs are periodically offered at the Brandywine Valley unit.[3] The Brandywine Valley unit does not have any buildings for visitors' services. A park office is located at 400 Ramsey Road.

MASTER LEASE AGREEMENT

The Brandywine Valley unit is owned by the National Park Service and much of the property is residential and agricultural. A master lease holder manages the 44 agricultural and/or residential leases on park property. This 10-year master lease was established in 2017 and covers the period of May 1, 2017 (Commencement Date) through April 30, 2027 (Expiration Date).[4] The master lease is used as a cooperative tool to maintain buildings and the agricultural landscape. Additionally within the master lease is a Stewardship Agreement and a Resident Handbook. The Stewardship Agreement outlines the care of the property, prohibited uses, site disturbances, and protection of archeological resources on the properties within the Brandywine Valley unit that tenants must follow. A Resident Handbook is created for each property that incorporates rules and policies necessary to protect the premises and for the resident to fulfill any obligations under the master lease.

LANDSCAPE CHARACTERISTICS AND FEATURES

This section describes the landscape of the Brandywine Valley unit documented in 2022. The focus is on general description of broad patterns of spatial organization, topography, clusters of development, circulation patterns, land use, and general types of vegetation, buildings, structures, small-scale features, and archeological sites present in the park. Chapter 4: Analysis and Evaluation presents additional information about the historic conditions and changes that have occurred as well as identification of features that contribute to the historic significance of the landscape. Detailed descriptions of existing conditions associated with individual farmsteads are integrated with the analysis and evaluation presented in Chapter 4.

The Brandywine Valley unit landscape is spatially organized by a combination of broad topographic patterns overlaid with vegetation (especially fields and woods), circulation routes, and clusters of development associated with farmsteads and one historic industrial area. With rolling hills and waterways as a foundation, open fields and enclosed wooded areas spread across the landscape in a sweeping

sequence that embodies the rural character of the valley. Roads and trails, many following the east to west patterns of stream valleys, define edges and opportunities for park visitors to enter, pass through, and view the landscape.

Iconic farmstead clusters dispersed throughout the valley are composed of groups of buildings closely associated with agricultural and domestic landscape features. These recognizable compositions typically include a farmhouse, driveway, barn, spring house, sheds, garage, shade trees, tree lines, ornamental plants near the residence, fences, fields, fencerows, and woods. Each farmstead is unique and yet also evident as a tangible representation of the historic character of the valley. The farmsteads are managed through lease agreements between the National Park Service and private individuals.

The base of the valley's physical landscape is composed of its underlying geology, soils, and hydrologic systems. These provide a foundation for agriculture, woodlands, wetlands, residential, and recreational use, with public roads and an extensive trail network supporting recreational activities. Trails weave through the park unit between farmsteads, along fencelines and fields, through woodland, and next to roadways. The valley's trails and roads frequently afford views of land not open for physical public access. Small parking areas are discretely tucked next to roads at trail heads. Two locations provide recreational spaces that accommodate larger groups: the Smithbridge Picnic Area is used extensively by families and organizations for group gatherings and Ramsey's Farm is a commercial business that has agricultural tours and related activities.

Small-scale features enclose or punctuate areas of the landscape, including fences around fields and livestock areas, rows of boulders along roadways and parking lots, National Park Service signs at park entrances, boundary stones along the state border, and a lookout memorial.

A number of unevaluated archeological sites are present in the valley. These include former quarry sites, structural remnants of the former village of Chandler's Hollow, industrial structural remnants of former mills, structural remnants of former farmsteads or farmstead structures on existing farmsteads, a former recreational log cabin, and a rock shelter.

NATURAL SYSTEMS AND FEATURES

Natural systems and features are the natural aspects that have influenced the development and physical form of a landscape.

Natural systems prominent in the valley are geology, soils, topography, hydrology, wetlands, and wildlife.

Geology and Soils

The Brandywine Valley unit is situated within a unique geologic transition zone at a fall line between the Appalachian Piedmont Plateau Province and the Atlantic Coastal Plain. The fall line is a contact zone between the two where harder crystalline rocks of the Piedmont dip under the unconsolidated sediments of the Coastal Plain. The valley's primary geologic formation is Wissahickon schist and outcroppings of granitic pegmatite and amphibolite featuring feldspar, quartz, and mica dot the hills. Deep gorges of exposed Brandywine blue gneiss are visible along Brandywine Creek and the easterly section near Rocky Run and Hurricane Run.[5] The geologic process also created small caves.

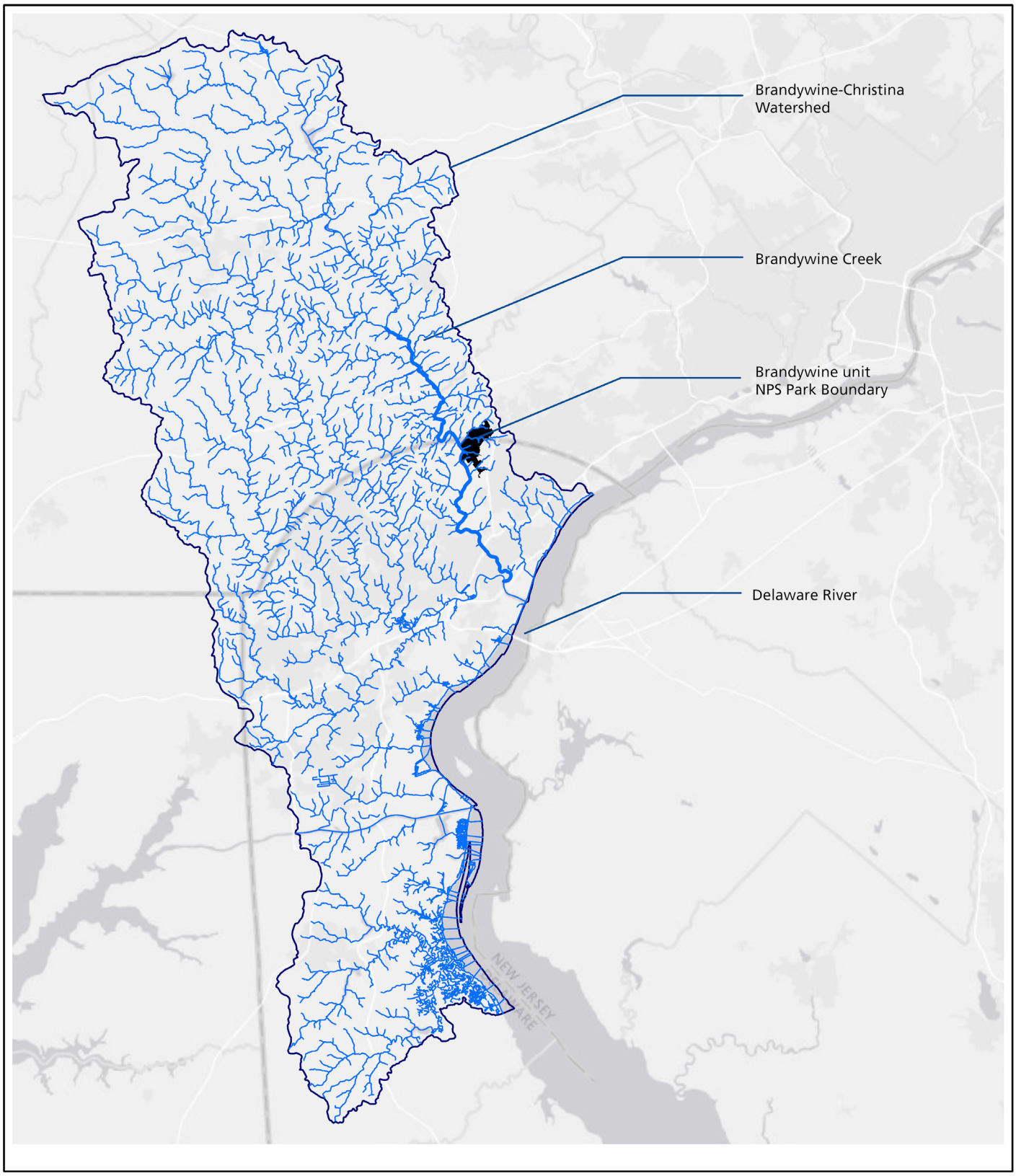
Soils formed by the weathering of micaceous metamorphic rock in the underlying Wissahickon Formation compose the northern two-thirds of the Brandywine Valley unit. These soils are of the Glenelg-Manor-Chester Association. The Neshamniy-Aldino-Watchung Association makes up the soil types of the Brandywine Valley unit's southern third. These are both well-drained, medium-textured soils; a diversity of plant life is possible because of the soil types' texture, fertility, and slope.[6]

Hydrology

Part of the larger Christina Basin, the Brandywine Valley is within the Brandywine Creek watershed. Brandywine Creek empties into the Christina River just above its confluence with the tidally influenced Delaware River (see Drawing 3.2, Brandywine–Christina Watershed). In the park unit, waterways flow from east to west leading to Brandywine Creek. These waterways include (1) the North Fork of Beaver Creek, which is fed by three unnamed tributaries, (2) the South Fork of Beaver Creek, which is also fed by three unnamed tributaries, (3) Talley Run, (4) Ramsey Run, (5) Palmer Run, (6) Carney Run, (7) Hurricane Run, and (8) Rocky Run. The hydropower of these waterways and the headwaters of the slower-flowing springs provided the natural features necessary for mills and spring houses. Man-made ponds also accompany the more formal domestic landscapes near some of the farmhouses.

Wetlands

There are more than 30 acres of wetlands in the Brandywine Valley, including palustrine and riverine wetlands.[7] Wetlands provide an important habitat for a variety of species. The US Fish and Wildlife Service defines wetlands as "transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water." Wetlands generally include marshes, bogs, swamps, fens, prairie potholes, and other areas temporarily or permanently inundated by shallow water. Wetland types found



DRAWN BY
Quinn Evans, ArcGIS Pro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.

SOURCES
1. NPS
2. Esri, HERE, Garmin base layer for County of Chester, New Castle County, Delaware, New Jersey
3. National Hydrography Dataset, USGS

LEGEND
- Watershed
- Waterways
- Brandywine Creek
- Delaware River
- Park Boundary

Cultural Landscape Report
First State NHP
Brandywine Valley

Brandywine-Christina Watershed

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

4.5 2.25 0 4.5 Miles

Drawing 3.2

at the Brandywine Valley unit include Skunk Cabbage-Orange Jewelweed Seep (CEGL006567) and Southern New England/Northern Piedmont Red Maple Seepage Swamp (CEGL006406). [8]

The most common herbaceous plant species observed in wetlands are Japanese stiltgrass (*Microstegium vimineum*), arrowleaf tearthumb (*Persicaria sagittata*), and reed canary grass (*Phalaris arundinacea*). The most common shrub and tree species are spicebush (*Lindera benzoin*), silky dogwood (*Cornus amomum*), tulip tree (*Liriodendron tulipifera*), ash species (*Fraxinus sp.*), sycamore (*Platanus occidentalis*), box elder (*Acer negundo*), and red maple (*Acer rubrum*). "Wetlands in the project area displayed a relatively limited vegetative diversity which is common for wetlands in historically agricultural land use."[9]

Wildlife

Within the First State National Historical Park, including the Brandywine Valley unit, mammal species consist of eastern gray squirrel (*Sciurus carolinensis*), eastern chipmunk (*Tamias striatus*), red fox (*Vulpes vulpes*), woodchuck (*Marmota monax*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), and white-tailed deer (*Odocoileus virginianus*).[10] The landscape within the park additionally supports a wide variety of both resident and migratory bird species with areas for foraging, nesting, and wintering habitats.[11] Herpetofauna (i.e., amphibians and reptiles) in the park are supported through foraging, breeding, and dispersal activity habitats including oak and hardwood forests, seasonal ponds, springs and seepages, and freshwater sources.[12] The park also provides foraging and roosting habitats for bats, including both resident and migratory species, through the oak and mesic hardwood forests, wetlands, pastureland, and a single cave.[13] Lists of the birds, herpetofauna, and bat species within the First State National Historical Park during 2014–15 can be found in the 2021 *Natural Resource Condition Assessment: First State National Historical Park* report.

Federally listed threatened, endangered, proposed, and candidate species that may occur within the Brandywine Valley unit boundary include:

TABLE 3.1: THREATENED/ENDANGERED SPECIES
Brandywine Valley, First State National Historical Park

Name of Species	Status
Myotis sodalist, Indiana bat	Endangered
Myotis septentrionalis, northern long-eared bat	Endangered
Perimyotis subflavus, tricolored bat	Proposed Endangered
Glyptemys muhlenbergii, bog turtle	Threatened
Danus plexippus, monarch butterfly	Candidate

SPATIAL ORGANIZATION AND CLUSTER ARRANGEMENT

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. It also includes the relationship between circulation routes, views and vistas, fields and forest in relation to the farmsteads, and the topography of the landscape.

Cluster arrangement is the location and pattern of buildings and structures in a landscape and associated outdoor spaces.

Spatial organization in the Brandywine Valley unit is strongly defined by a combination of broad topographic patterns overlaid with vegetation (especially fields and woods), circulation routes, and clusters of development associated with farmsteads and industry.

Topographically the landscape is composed of broad rolling hills and steep slopes associated with waterways. These lay a foundation upon which open fields and enclosed wooded areas spread across the landscape creating patterns that embody the rural character of the valley. Roads and trails define circulation patterns and edges of properties and provide physical and visual access for visitors.

Twenty-one farmsteads and one former industrial area exist as clusters of development within today's landscape that are tangible links to the historic significance of the valley. The farmstead clusters are dispersed throughout the valley. Composed of groups of buildings closely associated with agricultural and domestic landscape features, they are recognizable groupings that typically include a farmhouse, driveway, barn, spring house, sheds, garage, shade trees, tree lines, ornamental plants near the residence, fences, fields, fencerows, and woods. Typically sited along hillsides or near springs, the farmsteads take advantage of the natural topography and features of the Brandywine Valley. The residences often orient parallel to the hillside contours, which allows better airflow as cool air moves through the valley floor.

Chandler's Hollow

The remnants of buildings and industrial structures near the intersection of Beaver Dam Road and Beaver Valley Road represent the Chandler's Hollow industrial area. Here structural remnants, foundations, and topographic features associated with a former mill, dam, and mill pond, are within close proximity to a trail. What appears to be an overgrown field contains unevaluated archeological features that may be significant representatives of the historic cluster of development that once included residences, businesses, a school, post office, mills and associated structures.

TOPOGRAPHY

Topography is the three-dimensional configuration of a landscape surface characterized by features (such as slope and articulations) and orientation (such as elevation and solar aspect).

The Piedmont Plateau lies just above the fall line that separates it from the relatively flat Coastal Plain region to the south. Because of this fall line, the elevation of Brandywine Creek drops steeply over a relatively short distance of five miles, from approximately 160 feet above sea level in Chadds Ford, Pennsylvania, to just a few feet above sea level in Wilmington, Delaware.

Brandywine Valley is comprised of rolling hills of agricultural fields and steep wooded slopes along runs. These runs orient east to west, leading to Brandywine Creek. The steep slopes influenced the siting of structures and roads, and the topographic changes sometimes result in winding paths and often frame views.

Human manipulation of topography within the unit is apparent in locations where quarries were dug to extract minerals, where mills, dams, and ponds were built to support industry, and in limited places where grading occurred for development of roads, bridges, or buildings.

LAND USE

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

The primary uses at the Brandywine Valley unit are agricultural, residential, forest, park operations, recreation, and agritourism.

Agricultural

Approximately 48% of Brandywine Valley is used for agriculture (e.g., pasture, row crops, and hay fields). These fields are leased through the Master Lease Agreement, which allows for growing and harvesting of row crops, small grains, mulch or forage hay, and for pasturing of horses or livestock.

Residential

Single-family residences in historic homes exist within the Brandywine Valley unit.

Industrial

Former industrial land use is evoked through the structural remnants along Beaver Creek and at the intersection of Beaver Dam and Beaver Valley Roads.

Park Operations

Park staff operate out of a park office at 400 Ramsey Road. The park unit is open year-round, sunrise to sunset, with the exception of a seasonal parking lot, which is only open 6:00 am to 6:00 pm daily. There is no entry fee at the Brandywine Valley unit. In coordination with the master leaseholder, the National Park Service manages the unit. The park operates a visitor center inside the Sheriff's House in the historic city of New Castle, Delaware.

Recreation

Outdoor recreation occurs almost exclusively on a network of multi-use running, hiking, mountain biking, and horseback riding trails through wooded areas between fields and along waterways including Brandywine Creek. Some farmsteads include the private boarding of horses, which contributes to the equestrian use of the trails. Parking lots within and outside the park provide trail access.

Smith Bridge Picnic Area, located at Lot #3 on Creek Road, includes several picnic areas with grills and water access to Brandywine Creek for floating/paddling, swimming, and fishing. Beaver Creek is also a state-stocked waterway popular with fishers.

Agritourism

Ramsey's Farm is the only leased property permitted for agritourism. This use predates the establishment of the unit as part of a national park and includes activities such as growing and harvesting of row crops, a pick your own pumpkin operation, hay rides, and a corn maze, as outlined in the Master Lease Agreement.

Vineyard

A portion of an operating vineyard is within the Brandywine Valley unit.

CIRCULATION

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

Circulation at the Brandywine Valley unit includes vehicular routes (roads and driveways), trails, and parking (see Drawings 3.4–3.7).

Vehicular Routes

Vehicular routes include public roads that are highways or major roads not owned or managed by the National Park Service but that provide access to or through

the park. Driveways are gravel and asphalt and lead to residences and agricultural buildings on farmsteads. Authorized/limited access roads provide emergency access, access for National Park Service employees, and farm access to leased fields. These limited access roads are incorporated into the network of trails.

Trails

There is an extensive system of more than 23 miles of recreational trails throughout the Brandywine Valley unit. Trails vary in width and surface type. The trails allow a range of activities that include mountain biking, walking, hiking, and horseback riding. They are interconnected and continuous with neighboring state and private lands. The trail along the Brandywine Creek runs along the waterway, connecting to a larger trail system that includes the state park. This trail does not have a formal name.

Parking

Parking at the Brandywine Valley unit includes small-capacity trail head parking lots (Lots 1, 2, and 4). These are gravel lots enclosed by a berm or boulders and are located at trail heads (Figure 3.2 and Figure 3.3). Lot 5, which is asphalt and partially enclosed by a split-rail fence, is shared with the Courtyard by Marriott located on Concord Pike (State Route 202). These trail head lots range in capacity from 4 to 15 parking spaces. A large-capacity lot (Lot 3) that accommodates 70 cars is located at the Smith Bridge Picnic Area. It is the largest public parking lot on site at the park and presents a view of Brandywine Creek. This gravel lot includes three entrances with swing metal gates, watercraft pick up and drop-off, emergency parking, accessible parking, and trail access to the trail along Brandywine Creek. A seasonal parking area in a hay field on Creek Road has been used to help with carrying capacity.



Figure 3.2. View of Parking Lot 1 surrounded by berm, facing southwest, 2022 (Quinn Evans).



Figure 3.3. View of Parking Lot 3, Smith Bridge Picnic Area, view south on Brandywine Creek Road, boulders, northernmost gate, 2022 (Quinn Evans).



Figure 3.4. View of 601 Beaver Valley Road, stream, and edge of pond, 2022 (Quinn Evans).

Constructed Water Features

The built features and elements that utilize water for aesthetic or utilitarian function

Farmstead ponds are the primary constructed water feature at the Brandywine Valley unit. The former mill dam is included in the building and structures section, spring houses are addressed with farmsteads in Analysis and Evaluation chapter of this report, and several mill race traces are documented in the section documenting structural remnants.

Farmstead Ponds

Ponds currently are maintained for aesthetic and recreational purposes, as they are located in the domestic landscape in close proximity to the house. Ponds are located at 211 Beaver Valley Road, 601 Beaver Valley Road, and 810 Beaver Valley Road (Figure 3.4). More information on each pond is located in the Tables 4.5–4.21.

VIEWS

Views are the prospect created by a range of vision in a landscape, conferred by the composition of other landscape characteristics and associated features.

Existing views are defined by topography, vegetation, and structures. Views in the Brandywine Valley unit are organized into four general types, including panoramic views across farmland, views of historic farmhouses and barns, tunnel views along roads, and views of non-contributing development. Because much of the land within the unit is not accessible to the public, views provide a critical aspect of public access to privately occupied portions of the historic landscape. Each

type of view is defined here and specific instances of these views are identified in Chapter 4: Analysis and Evaluation.

1. Panoramic Views Across Farmland

Panoramic views across farmland present rolling topography covered in open fields, woodland, and farmstead clusters of buildings, fences, fencerow vegetation, and circulation routes.

2. Views to Farmhouses and Barns

Historic farmhouses and barns are visually prominent character-defining structures in the Brandywine Valley unit landscape. Views of these structures from public spaces that are close enough for visitors to perceive the structures' scale and materials are addressed in this view type.

3. Tunnel Views along Roads

Tunnel views along roads are created by dense vegetation on both sides of the road. In some cases, steep topography enhances this condition. The result is a section of road corridor with a visual sense of enclosure and a character of intimacy created by reduced peripheral vision or a lack of expansive views of the broad landscape. Viewers focus on closer features. These spaces have a sense of entry and exit created by a contrast with broad views. In particular, when moving from these spaces of limited views to those of panoramic views, a sense of reveal occurs that enhances the viewer's experience and focus on the broad views.

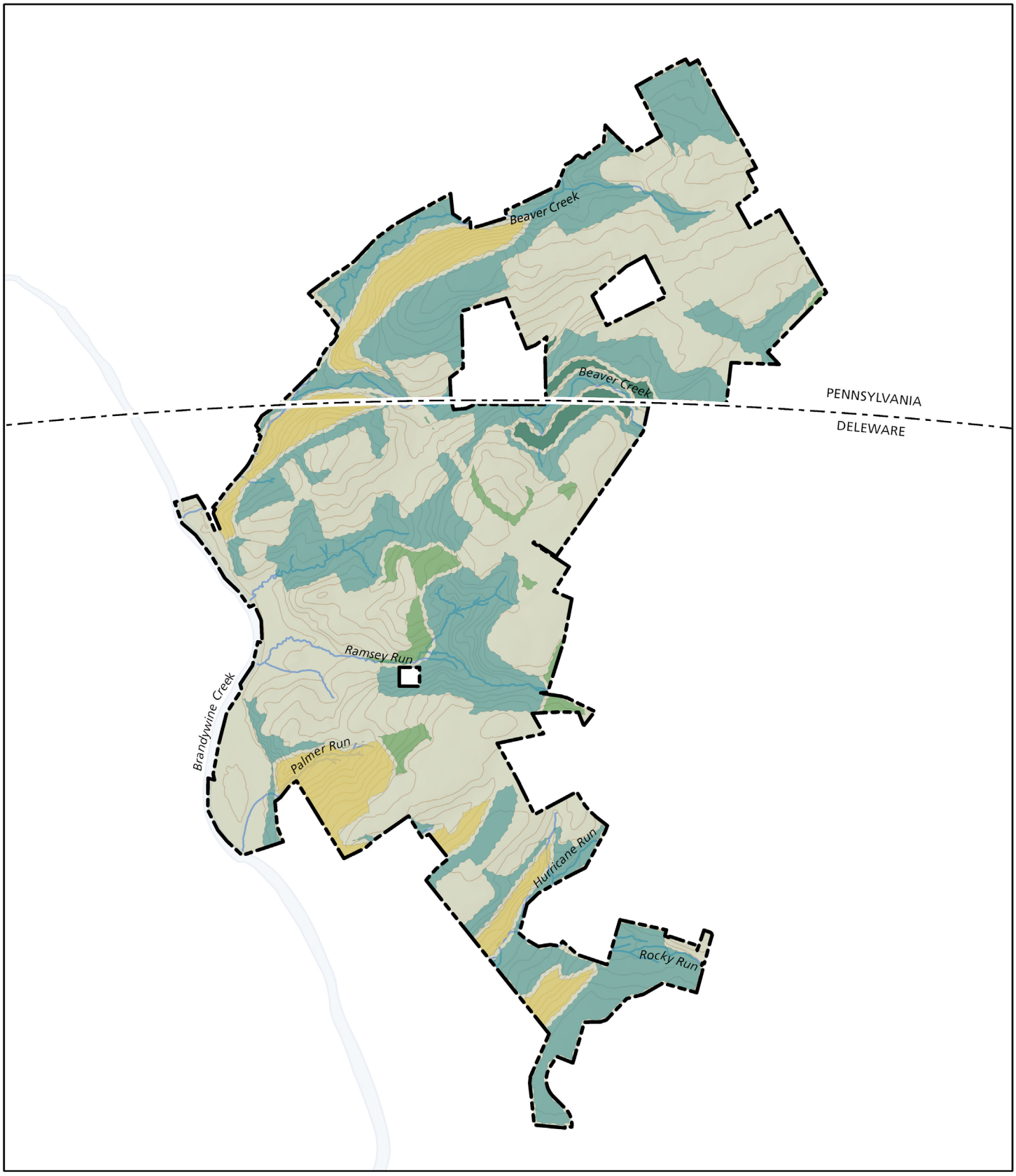
4. Views of Non-Contributing Development

Views of development that are not compatible with the historic character of the landscape.

VEGETATION

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

This section defines three main types of vegetation present in the Brandywine Valley unit, including agricultural vegetation, domestic vegetation, and woods. Also explained is general information about invasive species and currently listed rare, threatened, and endangered plants. Analysis and evaluation of broad vegetation types, as well as detailed existing condition and evaluation of vegetation associated with farmsteads, is presented in Chapter 4.



DRAWN BY
Quinn Evans, ArcGIS Pro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.

SOURCES
1. USGS, National Hydrography, Watershed Boundary Dataset 2023
2. USGS, State Geology Dataset 2023
3. Esri, HERE, Garmin, USGS, EPA, NPS
4. Forest Types GIS Data from NPS, 2022

LEGEND

- 2021 Legislative Boundary
- Northern Piedmont Forest
- Piedmont Basic Mesic Hardwood Forest
- Piedmont Mesic Oak Beech Forest
- Piedmont Successional Forest
- Waterways

0 500 1,000 2,000 3,000 Feet

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

Cultural Landscape Report
First State NHP
Brandywine Valley
Forest Communities

Drawing 3.3

Agricultural Vegetation

Agricultural vegetation present includes cultivated fields, a vineyard, old fields managed as meadows, old fields where successional vegetation is encroaching, non-extant orchards, and fencerows.

Domestic Vegetation

Domestic vegetation includes shade trees, ornamental plants, lawn, and tree lines.

Woods

The woods at the Brandywine Valley unit include a variety of forest vegetation community types. The most common forest vegetation community type is the Piedmont Mesic Oak Beech Forest.[14] Additional forest community types are Piedmont Successional Forest, Piedmont Basic Mesic Hardwood Forest, and Northern Piedmont Forest.[15] Drawing 3.3 illustrates the locations of these communities.

Invasive Vegetation

Invasive vegetation was not mapped through this study. Executive Order (EO) 13751 defines an invasive species as "… a non-native organism whose introduction causes or is likely to cause economic or environmental harm, or harm to human, animal, or plant health.[16]" Most non-native plant species are not considered invasive. Approximately 32.5% of the plant species recorded within Brandywine Valley (1105 acres) during 2014 and 2015 surveys were non-native. Of the total 247 non-native plant species identified, 53 were determined to be significant invasive plant species.[17] Most invasive species within the Brandywine Valley unit tend to occur in open areas disturbed from storms and human activity, such as trails, former fields, roadways, forest, and forest edges. The most commonly encountered non-native invasive species in the Brandywine Valley unit are Oriental bittersweet (*Celastrus orbiculatus*), wineberry (*Rubus phoenicolasius*), multiflora rose (*Rosa multiflora*), Japanese honeysuckle (*Lonicera japonica*), Japanese stiltgrass (*Microstegium vimineum*), Japanese barberry (*Berberis thunbergii*), garlic mustard (*Alliaria petiolata*), and linden viburnum (*Viburnum dilatatum*).[18]

Rare Plant Species

Rare plant species were not mapped through this study. In the Delaware portion of Brandywine Valley, 45 rare plant species occur, including 13 species ranked S1 (1 to 5 known statewide populations) and 32 ranked S2 (6 to 20 known populations statewide). The large number of Delaware rarities reflects the limited presence of the Piedmont region in the state and the significance of the

Brandywine Valley as one of the largest tracts in the Brandywine watershed that has so far escaped development. Only two species found at Brandywine Valley are ranked as rare in both Pennsylvania and Delaware, nodding trillium (*Trillium cernuum*) and tawny ironweed (*Vernonia glauca*, S1 in Pennsylvania, S3 in Delaware).[19]

Threatened/Endangered Plants

Threatened/endangered species were not mapped through this study. The Endangered Species Act (ESA) of 1973 is a United States law that protects fish, wildlife, and plants that are threatened or endangered. No federally listed plants are identified as existing in the Brandywine Valley unit.

BUILDINGS AND STRUCTURES

Buildings are elements constructed primarily for sheltering and form of human activity in a landscape. Structures are elements constructed for functional purposes other than sheltering human activity in a landscape. Engineering systems are also structures.

Types of buildings and structures present in the Brandywine Valley unit are farmstead-related buildings (including residences, barns, garages, sheds, stables, corn cribs, and spring houses), agritourism-related outbuildings, a mill dam, and bridges. This section defines each type. Analysis and evaluation of broad building and structure types, as well as detailed existing condition and evaluation of buildings and structures, is presented in Chapter 4.

Farmstead Buildings

Farm-related buildings are clustered together by farmstead. The locations and relationships of these structures are described in further detail in the cluster arrangement section and building and structural remnants are described later in this chapter. Detailed descriptions of each farmstead building are provided in the Tables 4.5–4.21.

Residences

The residences found within the Brandywine Valley unit area farmsteads are constructed in the following styles: I-house, three-bay house, four-over-four house, upright and wing, gable front, Colonial Revival, four-square, and bungalow. A detailed description of each style's typical architectural features is provided in the Site History chapter. I-houses within the park unit are at 162, 216, and 232 Beaver Valley Road and 4501 Thompson Bridge Road. Three-bay houses within the park unit are at 211 and 701 Beaver Valley Road and 4700 Thompson Bridge Road. Four-over-four houses in the Brandywine Valley unit are at 140, 137, and

601 Beaver Valley Road. Two upright and wing style houses in the park unit are at 810 Beaver Valley Road and 100 Ramsey Road. The residences at 500 and 502 Woodlawn Road are representative of the gable-front style. One example each of the Colonial Revival, four-square, and bungalow styles is within the Brandywine Valley unit, with a Colonial Revival at 123 Beaver Valley Road, a four-square at 400 Ramsey Road, and a bungalow at 406 Ramsey Road.

Barns

The types of barns found within the Brandywine Valley unit are part of the area farmsteads and were constructed in the following styles: Pennsylvania barn, English Lake District barn, basement barn, and ground barn. A detailed description of each style's typical architectural features is provided in the Site History chapter. Pennsylvania barns within the park unit are located at 123 and 800 Beaver Valley Road, 4700 Thompson Bridge Road, and 500 Woodlawn Road. An English Lake District barn is at the 140 Beaver Valley Road within the park unit. The basement barn style is found within the park unit at 232 and 221 Beaver Valley Road, with the ground barn style at 406 Ramsey Road.

A modern type of barn found within the Brandywine Valley unit is a pole barn. A pole barn is a large agricultural structure with wide open interior spaces, high ceilings, a concrete slab foundation, and wood post framing, typically clad in metal corrugated siding. One pole barn is within the Brandywine Valley unit at 400 Ramsey Road.

Garages

Several farmsteads have one-story, wood frame garages on stone foundations with the current function of housing for motor vehicle. Garages within the Brandywine Valley unit are at 162, 211, 601, 800, and 810 Beaver Valley Road, 100, 400, and 404 Ramsey Road, 4501 Thompson Bridge Road, and 502 Woodlawn Road. Garages within the unit may have been used for different uses on the properties historically.

Sheds

The term "shed" covers many multipurpose buildings on a farm whose specific function cannot be specifically pinpointed either by present usage or by formal features. Generic farm sheds are mainly used for storage of tools, small machines, and other equipment.[20] Turn out sheds are also included as sheds; these three-sided sheds provide animals temporary shelter from the elements. Sheds documented within the Brandywine Valley unit are at 162, 221, 140, and 137 Beaver Valley Road, 400 Ramsey Road, 4700 Thompson Bridge Road, and 500 Woodlawn Road.

Stables

A stable is a building divided into separate stalls for individual livestock, most often used for horses. Two farmsteads within the Brandywine Valley unit, 123 and 140 Beaver Valley Road, include modern stand alone one-story stables. Stables within the Brandywine Valley unit are also attached to the back of the 800 Beaver Valley Road barn and within the lower level of the 502 Woodlawn Road barn.

Historic Corn Cribs

A corn crib is a facility for holding and drying corn used for animal feed. It is a small, raised building that includes wooden slats or wire netting for ventilation, doors in the ends for accessibility, and anti-rodent provisions. Corn cribs can have gabled or shed roofs, but shed roofs are more common. One extant corn crib exists within the Brandywine Valley unit at 500 Woodlawn Road and is of wood-frame construction, located in close proximity to the barn.

Spring Houses

The spring house was a key site for dairy work. The point of the spring house was to provide a cool space and fresh water. It was constructed of masonry or frame over a spring or over a running stream, and it was often banked. Spring houses could be single or second story. Stone-lined channels or tanks were carefully engineered to take full advantage of the cool, flowing water. Spring houses within the park unit are at 162, 800, 810, and 601 Beaver Valley Road and 500 Woodlawn Road:

Agritourism Outbuildings

The Ramsey's Farm agritourism site includes structures associated with a recreational corn maze, hay rides, and pumpkin patch. These structures are not historic and include several sheds and other prefabricated outbuildings, modern corn cribs, and play structures. The agritourism outbuildings are not mapped.

Mill Dam

An extant mill dam is located on Beaver Creek, visible from Beaver Dam Road, and is likely associated with the former Tempest mill. The mill dam consists of rubble stone and an earthen dam that is approximately 3' high above ground by 2' wide with a 2" thick concrete cap.

Bridges

Bridges and fords were historically used to cross the Brandywine Creek and its tributaries. To date, no fords have been found within the Brandywine Valley unit that date to the period of significance. The types of bridges located within the Brandywine Valley unit include vehicular and pedestrian/trail bridges.

Vehicular Bridges

Brandywine Creek Road Bridge over Beaver Creek

A single-span steel girder bridge with contemporary metal guardrails.

Beaver Dam Road Bridge over Beaver Creek

A singe-span concrete and steel bridge with contemporary metal guardrails.

Beaver Valley Road Bridge over Beaver Creek

A single-span bridge with contemporary metal guardrails.

Beaver Dam Road Bridge over Beaver Creek (north of Ridge Road)

A single-span concrete and steel bridge with a concrete safety wall and contemporary metal guardrails.

Beaver Dam Road Bridge over Beaver Creek (south of Ridge Road)

A single-span reinforced filled concrete arch bridge with concrete parapet walls.

Ramsey Road Bridge over Ramsey Run

A single-span concrete and steel bridge with concrete safety walls and contemporary metal guardrails.

Woodlawn Road Bridge over Hurricane Run

A single-span concrete and steel girder bridge.

Pedestrian/Trail Bridges

Bridge over Ramsey Run (south of Ramsey Road near Brandywine Creek)

A single span rubble stone bridge parged in concrete with a concrete cap on the safety walls.

Bridge over Palmer Run

A single-span bridge consisting of rubble stone abutments and wingwalls, I-beam headers, a wood board deck, and metal Warren trusses with vertical members and a central horizontal member.

Bridge over Ramsey Run

A single-span wooden bridge with diagonal wooden board floor and wood handrails.

SMALL-SCALE FEATURES

Elements that provide detail and diversity combined with function and aesthetics.

Small-scale features within the Brandywine Valley unit include fences, stone walls, boundary stones, rows of boulders, park signs, and memorials. Fence locations and types are identified on the existing condition farmstead drawings and descriptions (Drawings 4.5–4.21).

Fences

There are a number of fence types, including post and rail fences (predominantly split rail), post and wire fences (electric and non-electric), picket fences, chain-link fences, and metal mesh fences (Figure 3.5 and Figure 3.6).

Post and Rail Fences

This fence type is constructed of wood posts and horizontal rails and includes split rail fences, which are used throughout the Brandywine Valley unit. Many of these fences are in disrepair.

Post and Wire Fences (Electric And Non-Electric)

Post and wire fences are used to enclose livestock pastures. These fences average four feet high and are constructed of round wood posts varying in diameter and wire or electric tape. In many cases the electric tape was not electrified.

Picket Fences

Picket fences are not common at the Brandywine Valley unit. This fence type is used decoratively for gardens or domestic boundaries and is distinguished by evenly spaced vertical slats, the pickets, attached to horizontal rails. At 232 Beaver Valley Road, a vegetable or herb garden is enclosed by a picket fence.

Metal Fences

Metal fences such as chain-link and metal mesh are used throughout farmsteads for various purposes. A tall metal mesh fence encloses the cropland leased by a vineyard at 162 Beaver Valley Road and functions as a deer deterrent.



Figure 3.5. Post and wire fencing at 140 Beaver Valley Road, 2022 (Quinn Evans).



Figure 3.6. Split rail fence at 137 Beaver Valley Road, view from entry up drive, facing northwest, 2022 (Quinn Evans).

Stone Walls

Mortared retaining walls, dry stack retaining walls, and stone wall remnants exist throughout the park and are often associated with extant or former farmsteads (Figure 3.7 and Figure 3.8).

Dry Stack Retaining Walls

Dry stack retaining walls are found in a few locations throughout the unit in farmsteads and some potential archeological sites associated with historic farmsteads. These walls are deteriorating.



Figure 3.7. View of 137 Beaver Valley Road, dry stack stone retaining wall, facing east on Beaver Valley Road, 2022 (Quinn Evans).



Figure 3.8. View of 601 Beaver Valley Road, detail view of mortared retaining wall that may be associated with barn structural remnants. Located west of garage, 2022 (Quinn Evans).

Mortared Stone Retaining Walls

Mortared stone retaining walls are located on some of the farmsteads. Some may be associated with former historic structures.

The stone walls located at farmsteads are illustrated on the farmstead scale maps (Drawings 4.5–4.21). Stone wall remnants are found in potential archeological sites and listed in the structural remnants section with their related sites. Further investigation is needed to identify if they are parts of former buildings.

Rows of Boulders

Rows of boulders line many of the roads and drives throughout the park (Figure 3.9). These boulders range in size but are approximately two and a half to three feet in height and width. They are evenly spaced and prevent parking alongside the



Figure 3.9. View of Parking Lot 3 encircled with boulders, 2022 (Quinn Evans).

road as well as off-roading in fields. In some cases, boulders are used to demarcate parking lots. The locations of the boulders are illustrated on Existing Condition Area Drawings 3.4–3.7.

State Boundary Markers

The park straddles the arc boundary between Delaware and Pennsylvania and contains two eighteenth-century boundary stones (N-3663 & 7NC-B-2) with an additional boundary stone located between them within an inholding, which are listed in the National Register of Historic Places. The stone boundary markers, marking 14.5 and 15 miles, are located approximately 39.83918 N, 75.55340 W, on opposite sides of lower Beaver Creek. One stone sticks out of the ground about 12”–18” and is tapered, flat on four sides, and has a small hole in the center of the top. There are also horizontal notches on the sides of the stone. The other stone is on the opposite side of lower Beaver Creek and is no longer in the ground but lying down. The height of the tapered stone is approximately 3’ tall with evenly spaced horizontal notches on one side, flat surfaces on four sides, and a small hole in the center of the narrower end.

- DE–PA Arc Boundary Monument 14
- DE–PA Arc Boundary Monument 15

Property Boundary Markers

Stone property boundary markers are located throughout the Brandywine Valley unit. The markers stand above ground approximately 12–18” with flat sides and a small hole centered on the top. At least one property boundary marker is located at 39.83918N, 75.55340, near the Delaware/Pennsylvania border.

Signs

National Park Service signs are located along roadsides at entries to the park. Public parking lots are marked with numbers and signs. The locations of these are illustrated on Existing Condition Area Drawings 3.4–3.7. Two sign projects are underway at the time of this draft submittal:

- Informational orientation sign panels are being designed for six sites within the park. These signs will provide orientation to the park for visitors at all sites.
- The park has completed a Comprehensive Sign Plan that address navigation to and within the park. The signs will provide direction to parking areas and on the trails. The park is working on funding these signs.

Memorials

A rustic rest stop consists of three medium-sized boulders with a memorial plaque at the top of the hill behind the house at 405 Ramsey Road, where a view through the Brandywine Valley is visible.

STRUCTURAL REMNANTS

Areas containing surface and subsurface remnants related to historic or precontact land use.

Archeological sites within National Park Service units are identified, documented, evaluated, and their management guided by professional archeologists. An Archeological Overview and Assessment is currently being prepared for the park. Therefore, information about archeological sites is not included in this Cultural Landscape Report. To ensure decision-making about the cultural landscape takes into account the potential significance of existing above-ground structural remnants, however, structural remnants in the landscape are inventoried below. As the historic integrity of these structural remnants has not been determined, their status as contributing or non-contributing features is unevaluated.

Types of unevaluated archeological sites in the Brandywine Valley unit are quarries, structural remnants at existing farmsteads, non-extant farmstead sites, residential sites, mill sites, and recreational sites.

Unevaluated Quarries

Unevaluated quarry sites are former quarry pits and associated features identifiable in the landscape as topographic anomalies (Figure 3.10 and Figure 3.11). The National Park Service Abandoned Mineral Lands Database identifies two surface mines within the Brandywine Valley unit: the Beaver Valley Quarry at 123 Beaver Valley Road and the Ramsey Quarry at 405 Ramsey Road. The

Hendrick property is near the Ramsey property, and part of the site identified as the Ramsey Quarry may contain evidence of the Hendrick quarry.



Figure 3.10. View of 405 Ramsey Road, details of path in quarry pits used by mountain bikers, 2022 (Quinn Evans).

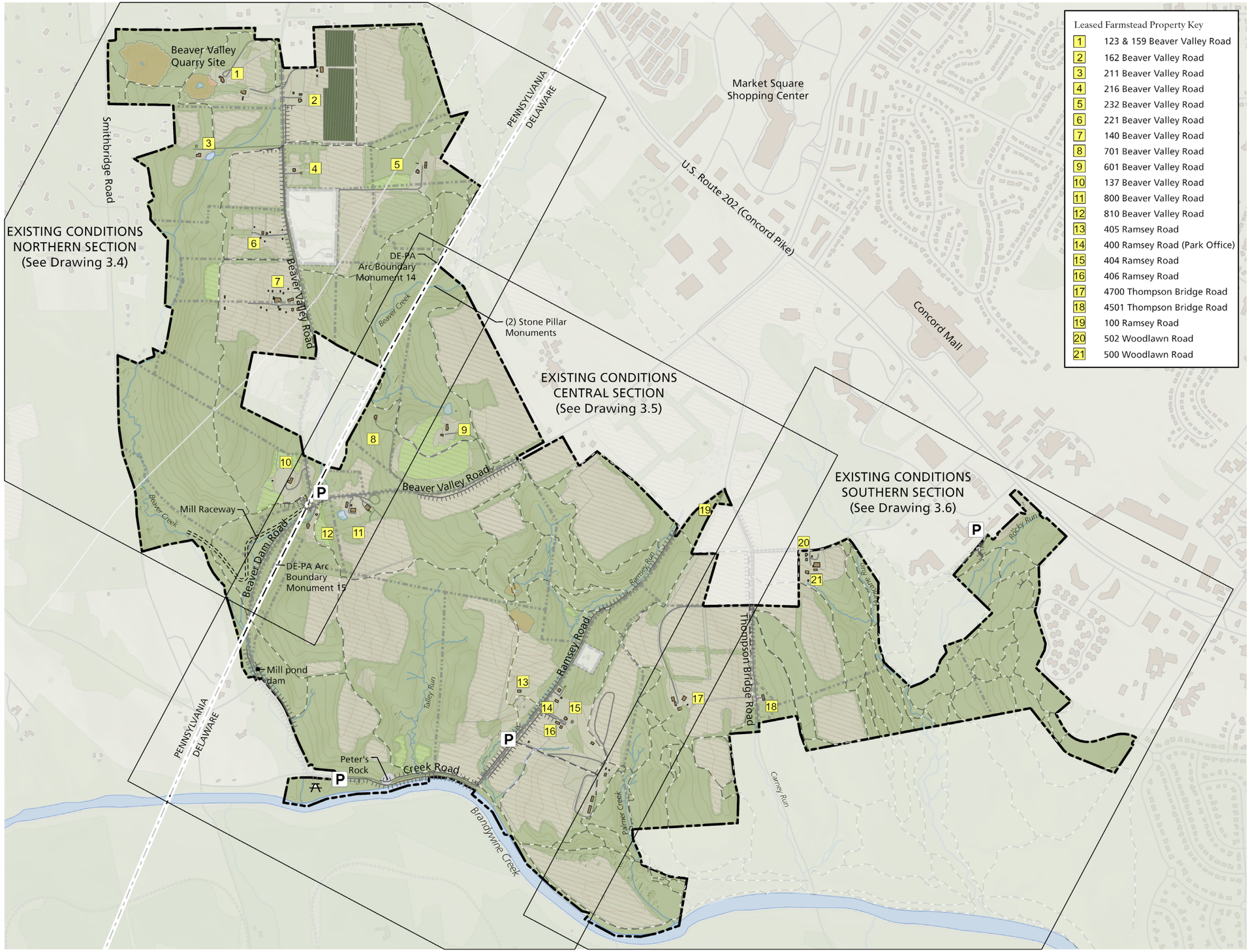


Figure 3.11. View of 405 Ramsey Road, large quarry pit, 2022 (Quinn Evans).

Unevaluated Structural Remnants

Unevaluated structural remnant sites contain remains of buildings, structures or features at historic farmsteads, mills, and recreational properties that may help identify former development locations, retain historic materials and workmanship, and convey the passage of time. Those associated with farmsteads are addressed in the analysis and evaluation chapter under the farmstead cluster analysis and evaluation section of this report. Other unevaluated structural remnants within the Brandywine Valley unit include:

- former W. T. Talley farmstead: wall foundation, stone walls, rock piles, rock embankment, topography,
- near 810 Beaver Valley Road: Stone wall enclosure,
- former Mrs. M. A. West property: stone wall, foundation or roadway remnants,
- former Simon West property: stone wall remnant,
- former C. Mellon residence: stone foundation and stone walls,
- near Chandler's Hollow: Mill race and remnants,
- former M. Brinton grist mill: Mill remnants and mill race trace,
- south Fork of Beaver Creek: Saw mill remnants,
- near North Fork of Beaver Creek: Mill remnants and traces of mill race,
- former Tempest Paper Mill: Mill remnants, trace of mill race, and mill dam,
- near Ramsey Run: Dam remnant, and
- log cabin remnant.



Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Existing Conditions Overview

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Boundary
- Parcel Boundary
- Woods
- Building
- Water/Waterways
- Agriculture (hay, row crops pasture)
- Vineyard
- Meadow
- Wetlands
- Road
- Access Road
- Trails
- Waterways
- Gas Line
- Quarry
- Parking
- Picnic Area

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing 3.4

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Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Existing Conditions
Northern Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Boundary
- Parcel Boundary
- Woods
- Building
- Water/Waterway
- Row Crops
- Pasture
- Vineyard
- Meadow
- Hay
- Wetlands
- Road
- Quarry
- Trails
- Waterways
- Gas Line
- Fence
- Row of Boulders
- Gate
- P Parking

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location
4. Agricultural Field/Cultivated includes Hay, Row Crops and Pasture.

0 150 300 600 Feet

Drawing 3.5

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Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Existing Conditions
Central Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY
Quinn Evans, ArcGIS Pro 3.3.1, November 2024

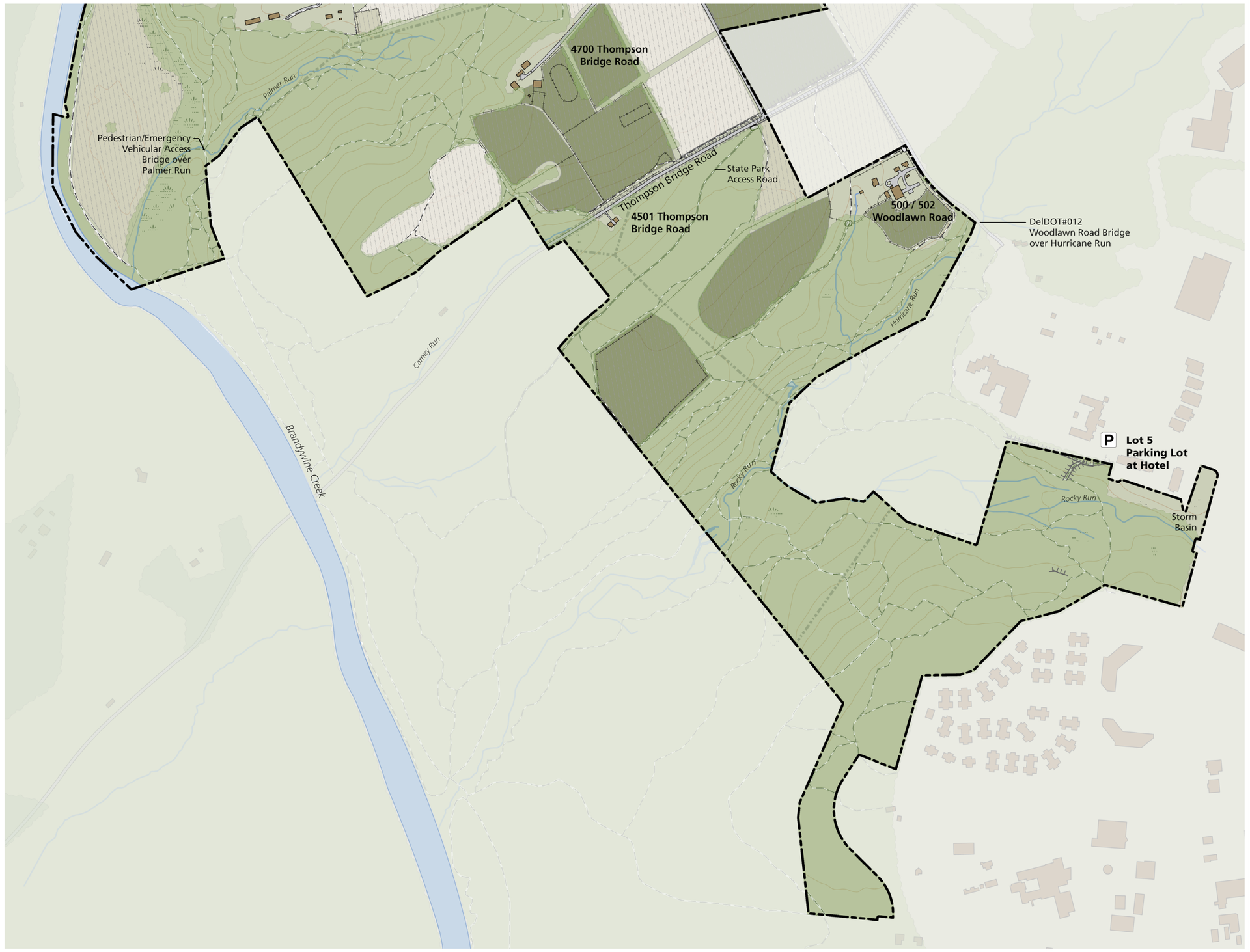
LEGEND
- 2021 Legislative Boundary
- DE PA State Boundary
- Parcel Boundary
- Woods
- Building
- Water/Waterway
- Row Crops
- Pasture
- Meadow
- Hay
- Wetlands
- Road
- Quarry
- Trails
- Waterways
- Fence
- Row of Boulders
- Gate
- Parking

NOTES
1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location
4. Agricultural Field/Cultivated includes Hay, Row Crops and Pasture

0 150 300 600 Feet

Drawing 3.6

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Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Existing Conditions Southern Section

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- Parcel Boundary
- Woods
- Building
- Water/Waterway
- Row Crops
- Pasture
- Meadow
- Hay
- Wetlands
- Road
- Quarry
- Trails
- Waterways
- Fence
- Row of Boulders
- Gate
- P Parking

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location
4. Agricultural Field/Cultivated includes Hay, Row Crops and Pasture

0 150 300 600 Feet

Drawing 3.7

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ENDNOTES

1 *Natural Resource Condition Assessment: First State National Historical Park*, 5.

2 *Natural Resource Condition Assessment: First State National Historical Park*, 10.

3 "Brandywine Valley," First State, National Park Service, last modified September 23, 2021, https://www.nps.gov/frst/planyourvisit/brandywine-valley.htm.

4 *First State National Historical Park Master Lease of Properties at Beaver Valley Unit*, National Park Service Archives, 2017, 1.

5 *Preliminary Ecological Research and Assessment in Support of the Woodlawn Trustees Vision Plan*, Quigley, Unpublished report, National Park Service Archives, 2011, 4.

6 *Preliminary Ecological Research and Assessment in Support of the Woodlawn Trustees Vision Plan*, Quigley, Unpublished report, National Park Service Archives, 2011, 5.

7 Thompson Environmental Surveys & Permitting, LLC., 2023.

8 Coxe, R. *Historical Analysis and Map of Vegetation Communities, Land Covers, and Habitats of the Woodlawn Tract New Castle County, Delaware: Brandywine Creek Watershed*. Smyrna, Delaware: Delaware Department of Natural Resources and Environmental Control, 2014.

9 Thompson Environmental Surveys & Permitting, LLC. *First State National Historical Park Brandywine Valley Unit Wetland Delineation Report*, 2023.

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11 *Natural Resource Condition Assessment: First State National Historical Park*, 200.

12 *Natural Resource Condition Assessment: First State National Historical Park*, 222.

13 *Natural Resource Condition Assessment: First State National Historical Park*, 213.

14 Zimmerman, E. A., and S. J. Perles. *Vegetation monitoring in relation to white-tailed deer browsing in First State National Historical Park: 2021 Summary Report*. Natural Resource Report NPS/FRST/NRR—2023/2540. Fort Collins, Colorado: National Park Service, 2023. https://doi.org/10.36967/2299655.

15 Coxe, R. *Historical Analysis and Map of Vegetation Communities, Land Covers, and Habitats of the Woodlawn Tract New Castle County, Delaware: Brandywine Creek Watershed*. Smyrna, Delaware: Delaware Department of Natural Resources and Environmental Control, 2014; Zimmerman, E. A., and S. J. Perles. *Vegetation monitoring in relation to white-tailed deer browsing in First State National Historical Park: 2021 Summary Report*. Natural Resource Report NPS/FRST/NRR—2023/2540. Fort Collins, Colorado: National Park Service, 2023. https://doi.org/10.36967/2299655.

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Photo source: Quinn Evans, 2022.

Chapter 4
Analysis and Evaluation

NATIONAL REGISTER STATUS
STATEMENT OF LANDSCAPE SIGNIFICANCE
EVALUATION OF LANDSCAPE INTEGRITY
ANALYSIS OF LANDSCAPE CHARACTERISTICS AND FEATURES
LANDSCAPE CHARACTERISTICS AND FEATURES SUMMARY
FARMSTEAD EVALUATION

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This chapter presents an analysis of the historical significance of the landscape of the Brandywine Valley unit of the First State National Historical Park and an evaluation of integrity based on findings of the site history and the existing conditions chapters. The analysis and evaluation is presented according to the *National Register Criteria for the Evaluation of Historic Properties,* the National Park Service's *Guide to Cultural Landscape Reports: Contents, Process, and Techniques, and National Register Bulletins 30, Guidelines for Evaluating and Documenting Rural Historic Landscapes, and 18, How to Evaluate and Nominate Designed Historic Landscapes*.[1] Significance of the Brandywine Valley unit associated with the National Register Criteria is based on current research and has not yet been formally evaluated. A formal evaluation of National Register eligibility will be addressed in the future.

The first section of this chapter reviews existing National Register of Historic Places documentation, recommends expanding the significance statement, and presents a summary of integrity for the Brandywine Valley unit landscape. Tables 4.3 and 4.4 identify the landscape features present, their evaluation status, brief evaluation statements, and graphic references. Endnotes for the body of the chapter follow this section. The last section of this chapter is focused on analysis of the 21 farmsteads located in the Brandywine Valley unit. For each farmstead, a narrative description of the historic development,property ownership, and landscape evaluation is followed by photographs and drawings illustrating 2022 conditions at the property. Next, for each farmstead, associated landscape features are documented in a table. Endnotes for each farmstead follow the associated table. This organization allows farmstead sections to stand on their own to support easy reference by park managers.

NATIONAL REGISTER STATUS

NATIONAL REGISTER INFORMATION

The National Park Service evaluates the historical significance of properties through a process of identification and evaluation defined by the National Register of Historic Places program and authorized under the National Historic Preservation Act of 1966. According to the National Register, historic significance may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association that are significant to American history, architecture, archeology, engineering, and culture. A property can be found to have significance on a

national, state, or local level and must meet one or more of the following criteria in order to be considered eligible for the National Register: (A) Association with events that have made a significant contribution to the broad patterns of our history; (B) Association with the lives of persons significant in our past; (C) Embody the unique characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or (D) Has yielded or may yield information important in precontact history or history.[2]

This section summarizes existing National Register of Historic Places (National Register) documentation and determinations of eligibility and provides recommendations for updating National Register documentation pertaining to the cultural landscape in terms of its historical significance, period of significance, identification of contributing resources, and boundaries. It provides a statement of significance for the landscape and concludes with an evaluation of the cultural landscape according to the National Register aspects of integrity.

National Register Status

The Brandywine Valley unit contributes to the significance of First State National Historical Park, which was administratively listed in the National Register of Historic Places as First State National Monument on March 25, 2013, with President Barack Obama's signing of executive order Presidential Proclamation No. 8944. Historical units of the national park system such as national monuments and national historical parks are automatically listed in the National Register of Historic Places by law, as required by the National Historical Preservation Act of 1966. As such, all physical components of the park are considered listed in the National Register of Historic Places. On December 19, 2014, the monument was re-designated as the First State National Historical Park in order to include additional acquired historic sites as well as national historic landmarks.

There is currently no National Register nomination for the Brandywine Valley unit of the First State National Historical Park; however, the park has identified a need for one and requested funding for this work. A cultural landscape inventory, which serves as a formal determination of National Register eligibility, was conducted for the park in consultation with the State Historic Preservation Offices of Pennsylvania and Delaware in 2017. The park is currently working with representatives of the Delaware Nation and Delaware Tribe of Indians to define a scope of work for a project to document ethnographic significance and determine if the Brandywine Valley unit, or portions of it, qualify as a traditional cultural place according to the National Register of Historic Places requirements. The completion of these studies will expand knowledge of the park's historical significance.

Definition:
The Cultural Landscape Inventory, a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service Park Cultural Landscapes Program. It is an evaluated inventory of all landscapes having historical significance that are listed in or eligible for listing in the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the National Park Service has or plans to acquire any legal interest.

Cultural Landscape Inventory, 2017

> The Cultural Landscape Inventory identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, and other valuable information useful to park management. Cultural landscapes become approved Cultural Landscape Inventories when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed in the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register. The Cultural Landscape Inventory assists the National Park Service in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management.
>
> The information contained within the Cultural Landscape Inventory is gathered from existing secondary sources found in park libraries and archives and at National Park Service regional offices and centers as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The Cultural Landscape Inventory also provides an illustrative site plan that indicates major features within the inventory unit. Unlike a Cultural Landscape Report, the Cultural Landscape Inventory does not provide management recommendations or treatment guidelines for the cultural landscape.[3]

A Cultural Landscape Inventory was completed for Beaver Valley, now known as the Brandywine Valley unit, in 2017 in consultation with the State Historic Preservation offices of Pennsylvania and Delaware.[4] Since there is no formal determination of eligibility for the park's resources, the report is the administrative document establishing significance for the Brandywine Valley unit and serves as a consensus determination of eligibility until a nomination is prepared. Since 2017, six farmsteads and 254 acres have been added to the Brandywine Valley unit, and therefore major resources that contribute to the significance of the area have not been listed in the National Register or determined to be eligible for listing through consultation with the Delaware and Pennsylvania State Historic Preservation Offices. The Cultural Landscape Inventory establishes significance for the Brandywine Valley unit under Criteria A, C, and D:

- Criterion A: Exploration and Settlement (1681–1928);
- Criterion A: Community Planning and Development (1883–1928);
- Criterion A: Conservation (1883–1928);
- Criteria A and C: Politics/Government and Engineering (1768–1893); and

- Criterion D: Archeology—Prehistoric (3000 BCE–1600 CE).[5]

The *Beaver Valley Cultural Landscape Inventory* lists the overall period of significance for the Brandywine Valley unit as 1681 to 1928.

Previous Evaluations

Rockford Woodlawn Property, Wilmington, Delaware, Statement of National Significance

A Statement of National Significance for the Rockford Woodlawn property (including the current Brandywine Valley unit) was completed by Cherilyn Widell on November 8, 2012. The boundary of the Rockford Woodlawn property is described as being located approximately five miles from the Wilmington city limits with main circulation routes including Beaver Valley Road, Ramsey Road, and Thompson Bridge Road. A boundary map of the Rockford Woodlawn Property is not included in the Statement of National Significance. For the purposes of the this report, the *Site Location Map* used for the *2012 Phase I Environmental Site Assessment of 15 Residences, Wooded, Agricultural, & Wetlands on 1,100 acres/Woodlawn Trustees* is presumed to show the boundary of the Rockford Woodlawn property based on the date and source of the map (Figure 4.1).

The property is strategically placed between the development of the Concord Pike (Route 202) corridor to the east and by the Brandywine Valley "Chateau Country" that includes Brandywine Creek State Park and the Granogue du Pont Estate to the west. The Rockford Woodlawn property landscape is characterized by a patchwork of open fields and enclosed forests associated with farmsteads and mill structural remnants, laid over rolling hills and valleys. Topographically, the area is a series of rugged stream valleys that slope to the west and southwest, draining into Brandywine Creek.

The 2012 Statement of National Significance explains the importance of the Rockford Woodlawn property as a representation of the realization of William Bancroft's vision of a progressive plan focused on improved quality of life for the area's residents.

> The [Rockford] Woodlawn property represents one aspect of the dreams of a visionary Quaker industrialist, who dedicated much of his life to improving the lives of residents of Wilmington, Delaware. William Bancroft (1835–1928) was able to implement progressive planning theories in Wilmington, and guarantee an on-going development of his visions through unusual business structures. The quality of life in Wilmington was tremendously enhanced by Bancroft's interest in affordable, state-of-the-art housing, provisions for green spaces through the development of parks and boulevards, and acquisition of land on the outskirts of Wilmington to guarantee future parkland in the area he envisioned as an urban bridge between Wilmington and Philadelphia.[6]

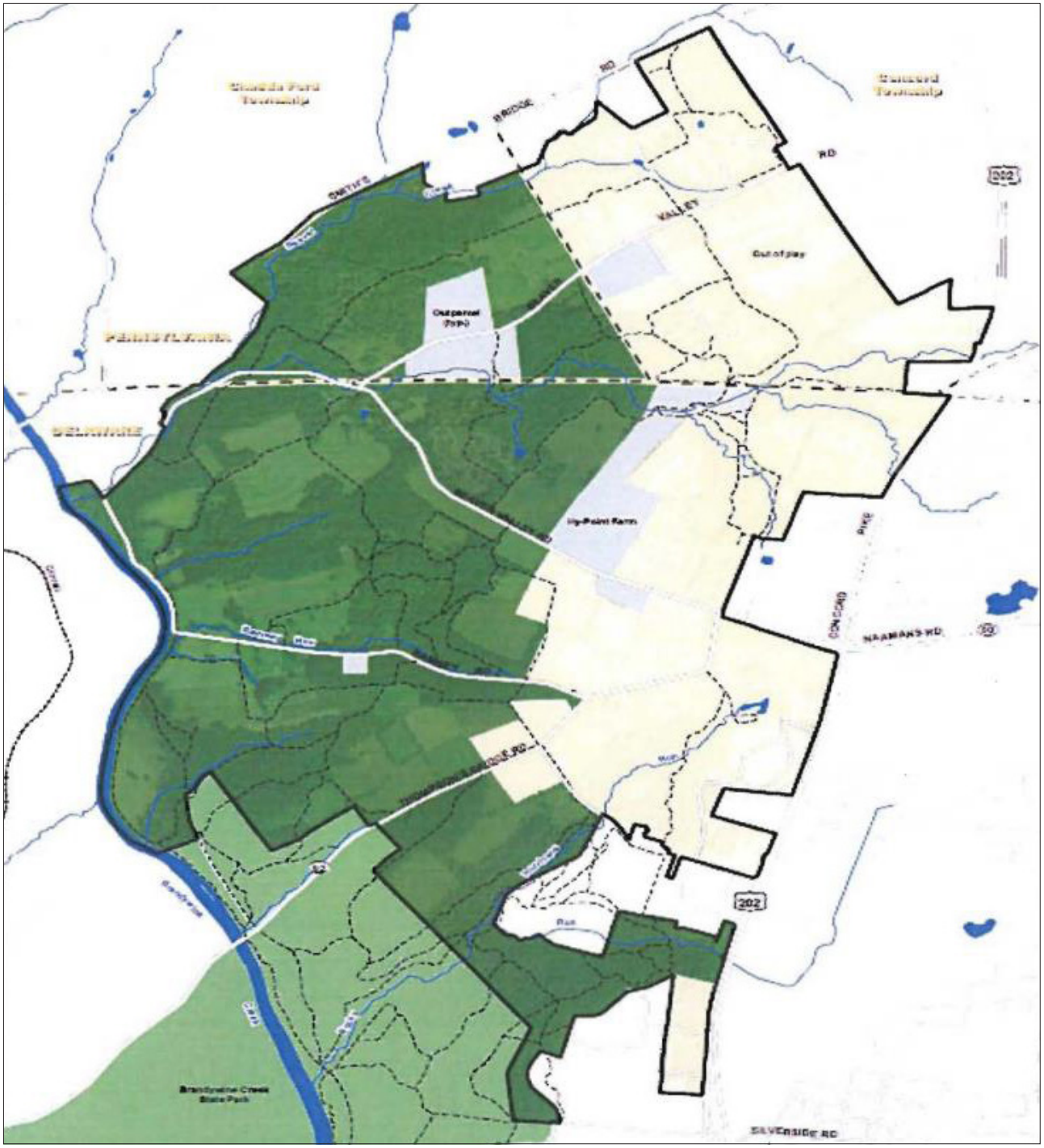


Figure 4.1. Site Location Map, 2012 Phase I Environmental Site Assessment of 15 Residences, Wooded, Agricultural, and Wetlands (National Park Service).

Bancroft drew inspiration from the public service traditions of his Quaker faith as well as from his contacts with English industrialists, including chocolatiers Joseph Rowntree and George Cadbury and soap manufacturer William Lever. Rowntree, Cadbury, and Lever were creating rural landscape communities based in the Garden City Movement that were designed to provide an uplifting environment for their workforce.[7] The Garden City (or Garden Cities) Movement was a model of urban planning characterized by a desire to solve disorderly urban-area growth created by rural flight. This was done through the creation of a series of smaller cities with advantages of both rural and urban environments.[8]

In Bancroft's vision for the lands within the Brandywine Hundred, the area would be developed for residential use. The Brandywine Hundred is defined as the northeastern section of New Castle County between the Pennsylvania/Delaware state line, the Delaware River, and the Brandywine Creek except for lands within the city of Wilmington.[9] Bancroft observed that a majority of the land west of the Brandywine Creek was occupied as county seats for the wealthy. Due to this observation, Bancroft wanted the Brandywine Hundred to be a residential district for people of all income levels after reserving areas desirable for parks and open spaces.[10] Though low-income residential housing was created in the Woodlawn Flats located on the west side of Wilmington between Lancaster Avenue, Union Street, and the B&O Railroad tracks, no low-income residential projects were constructed within the Brandywine Hundred.

Bancroft's early interest in park development evolved over time to incorporate a more comprehensive planning approach that included not only affordable housing but also conservation through green space preservation.[11]

The national significance, as stated in the 2012 Statement of National Significance, is "derived from the area's legacy as part of William Bancroft's vision for Wilmington and for the preservation of a portion of the Brandywine [Creek] valley for posterity."[12]

STATEMENT OF LANDSCAPE SIGNIFICANCE

This cultural landscape report confirms and expands on the evaluation of landscape significance presented in the 2017 *Beaver Valley Cultural Landscape Inventory*. The Brandywine Valley unit landscape is significant at a national level according to Criterion A, associated with exploration and settlement, politics and government, community planning and development, and conservation. It is also nationally significant according to Criterion C, related to engineering. In addition, the Brandywine Valley unit landscape is significant at a state level according to Criterion A for conservation and Criterion D for archeology. Finally, the Brandywine Valley unit may be significant to the Delaware Tribe of Indians and the Delaware Nation as a traditional cultural place. The park is currently working

with representatives from both nations to define a scope of work for a project that will document and evaluate ethnographic significance associated with the National Historical Park.

TABLE 4.1: LANDSCAPE SIGNIFICANCE
Brandywine Valley, First State National Historical Park

Criterion	Category	Period	Level
Period of Significance: 1681–1973			
A	Exploration and Settlement	1681–1829	National
	Agriculture and Industry	1780–1907	State/Local
	Politics and Government	1763–1892	National
	Community Planning and Development and Conservation	1883–1928	National
	Conservation	1928–1973	State/Local
C	Engineering	1763–1892	National
D	Archeology	3000 BCE–1600 CE	State

CRITERION A: EXPLORATION AND SETTLEMENT (1681–1829)

The Brandywine Valley unit is nationally significant for its association with the theme of exploration and settlement in its representation of eighteenth- and early nineteenth-century changes to agriculture and industrial development.[13]

In 1681, the acquisition of the Pennsylvania patent (including land within the Brandywine Valley unit) by William Penn opened the location to European settlement and set the stage for agricultural and industrial development in the form of farmsteads, quarries, and mills by families of primarily English Quaker descent. The area of the Brandywine Valley unit was included within Rockland Manor, a 4,129-acre land tract purchased by William Penn in 1681. Quaker families who immigrated to the Brandywine Valley purchased land from Penn and began establishing farmsteads. Prior to established transportation routes in the Brandywine Valley unit, mixed husbandry dominated the area and continued through the early nineteenth century. The first mills in the Brandywine Valley unit were constructed by settlers on Beaver Creek in the early eighteenth century. This began an industrial corridor along Brandywine Creek and its tributaries that lasted into the early nineteenth century, when larger scale industry was introduced. By the early twentieth century, the mills and factories of the Brandywine Valley unit could no longer compete with the larger-scale industry of the south, and mills in the area became ruins.[14]

CRITERION A: AGRICULTURE AND INDUSTRY (1780–1907)

Current research indicates the Brandywine Valley unit is significant at the local/state level for its association with the themes of agriculture and industry as a rural historic landscape district. A rural historic landscape is "a geographical area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features."[15] Agricultural and industrial development brought to this area by English Quakers and their descendants formed farmsteads, quarries, and mills that created a diversified and intertwined economy on the landscape. Further research into the individual farmsteads is required to determine the boundary of the rural historic landscape.

By the mid-nineteenth century, second- and third-generation Quaker farmers in the area began to orient their production away from wheat and cash grains due to increased grain competition from the Midwest and began focusing more on domestic markets. During this reorientation, many farms switched from a diversified crop system to a diversified livestock system that produced mainly beef cattle, butter, hay, feed grain, and market crops such as fruits and vegetables. Dairies became common in the Brandywine Valley unit, with butter as a primary cash product. Pastures were constructed for livestock where previously they were allowed to roam freely.[16] As a response to the natural geological formations of the area, multiple farmsteads further diversified with the addition of quarries on their property. As generations of Quaker farming families grew, it became a cultural tradition, based in the Quaker belief system, for large farmsteads to be subdivided into smaller landholdings for their children.

Based on the location of mills, early Quaker settlers in the area took advantage of the water current in Beaver Creek and created an industrial corridor of mills that lasted into the early twentieth century and presumably utilized the area crop yields to produce their goods.

Changes in the demographics and technology of the area in the early twentieth century drove many farmers and small-scale industrialists to sell their land to wealthy individuals such as William Poole Bancroft.[17] For the Brandywine Valley unit, William Bancroft first purchased area farmland (500 Woodlawn Road) in 1900, with a larger purchase of land within park in 1907 that included the properties at 800 Beaver Valley Road, 4700 Thompson Bridge Road, 502 Woodlawn Road, 4501 Thompson Bridge Road, and 100 Ramsey Road.[18] This large acquisition of land was the first of many that ultimately transitioned the valley from small family farms and mills to centralized ownership with conservation goals as a driving focus.

Criterion A: Community Planning and Development and Conservation (1883–1928)

The Brandywine Valley unit is nationally significant for its association with the themes of community planning and development as well as conservation for its relationship to Quaker industrialist William Poole Bancroft and his vision of a socially progressive and well-planned community integrated with natural open spaces and recreational opportunities that preserved the area's beauty for future generations.[19]

William Poole Bancroft began working with Frederick Law Olmsted in 1883 on the idea of establishing a park system in Wilmington, Delaware. Olmsted suggested appropriate lands for Bancroft to acquire. In 1900, Bancroft began accumulating acres of land within the Brandywine Valley of Delaware to "secure park grounds for the future Wilmington" and to create a well-planned residential neighborhood to accommodate Wilmington's future population growth. Bancroft spoke publicly about his vision for the Brandywine Valley area in 1909:

> My thought is that the hills along the creek, some of the valleys running up from the creek, and a few of the finest view points on the hills should be owned by the city and kept open for the public; and that the land further back from the creek, being largely in one ownership, may be laid out with roads on good grades and leading to the good building sites; which will have easy communication with Wilmington, so as to make a very attractive and desirable residence district.[20]

By 1912, Bancroft had accumulated about 1,376 acres of land in the Brandywine Hundred and prepared to acquire additional parcels. To protect the interest in the acquired lands and ensure his plan would stretch beyond his lifetime, Bancroft donated the land to the Woodlawn Company, who in 1919 changed their name to the Woodlawn Trustees.[21] In a letter to the Woodlawn Company director in 1912, Bancroft reiterated his aim to ultimately provide the city with the most desirable lands for public use. He wanted these public-use parklands to be connected by a boulevard or parkway and the rest of the land to be laid out for a residential district.[22]

Bancroft's first plan for the Brandywine Hundred, including the area of the Brandywine Valley unit, was created by Charles W. Leavitt in 1916–17.[23] The plan included a large area of the Brandywine Hundred lands extending from the Delaware and Pennsylvania state line in the north down to Murphy's Road in the south and from Sharpless Road (currently named Shipley Road) at the eastern edge west to the Brandywine Creek. This plan subdivided approximately 5,000 acres into large parks near the Brandywine Creek. Smaller parks were interspersed throughout residential areas, which contained different-sized lots to appeal to a range of incomes.

The implementation of Bancroft's vision of an urban bridge between Wilmington and Philadelphia, through the Woodlawn Trustees, came in the form of a two-part approach: focusing on development of housing and community services and focusing on the acquisition of land on the outskirts of Wilmington to guarantee future parkland in the area.

CRITERION A: CONSERVATION (1928–1973)

The Brandywine Valley unit cultural landscape is significant at a state/local level for its representation of the work of the Woodlawn Trustees from 1928 to 1973, related to the theme of conservation. The organization's continued acquisition of land and establishment of conservation areas for public use extended the implementation of Bancroft's vision after his death. The 1973 master plan was prepared 50 years ago, establishing a footprint for the future of the property. Work undertaken since 1973 that reflects the 1928, 1946, and 1973 master plans, including acquisition of property for conservation, may contribute to the significance of the cultural landscape.

After Bancroft's death in 1928, the Woodlawn Trustees continued to amass land within the Brandywine Hundred with the intention of fulfilling Bancroft's vision. By request of either Bancroft or the Woodlawn Trustees, the 1916–17 plans were revised by Leavitt in 1928–29 to make accommodations for automobiles and buses and to remove previously included trolley lines. The plans incorporated a unified road system that encompassed the land Woodlawn had purchased as well as anticipated land purchases.[24]

During the late 1930s, the Woodlawn Trustees engaged in conservation efforts and continued purchasing land along the Brandywine Creek. The Woodlawn Trustees' conservation efforts expanded to cover almost the entire extent of Woodlawn landholdings in the Brandywine Valley by 1959. These efforts included the creation of a wildlife refuge in 1937; reforestation efforts starting in 1937 that occurred almost annually between 1947 and 1954; continuous maintenance of open fields through leasing of agricultural lands; and encouragement of soil conservation and crop rotation practices by tenant farmers.

In 1946, responding to the extensive need for new housing in suburban areas after World War II, Woodlawn Trustees created a new master plan for land holdings north of Rockland Road. This plan differed from the earlier master plans in several ways. It included dense residential areas with smaller lot sizes, more and smaller parks interspersed throughout the holdings, establishment of a wildflower and bird sanctuary along Brandywine Creek just south of Thompson's Bridge Road, and identified potential for commercial development along Concord Pike/Route 202 of lands not owned by the Woodlawn Trustees. The plan also identified land previously included in the 1928–29 plan north of Rockland Road and south of Sharpley Road as owned by the Du Pont Company. Although the plan was not

fully implemented, its inclusion of commercial development along Concord Pike/Route 202 was a diversion from the Leavitt plans. Around the same time as the 1946 plan recommendations, the Woodlawn Trustees sold a portion of land on the north side of Rockland Road to the Du Pont Country Club, which would become part of a private golf course that opened in 1949.[25]

In 1959, bridle paths were established to give people greater access to harder to reach portions of the landscape. The paths were originally set aside for use by the Woodlawn Trustees, officers, and their guests. By 1968 they were opened for public use and became popular for hiking, biking, and horseback riding. Trail users were expected to respect the privacy of the tenants and maintain the trails while Woodlawn Trustees mowed nearby meadows to encourage wildlife. Although these paths gave the public access to portions of the area Bancroft had envisioned as public parkland, many areas were private. Signs notified trail users to stay out of private spaces including agricultural fields. The Woodlawn Trustees also maintained four camping sites for public use, with one located between Beaver Valley Road and Ramsey Road. When camping began in this area is not known but requests for camping continued into the late 1970s.[26]

In 1973, the Woodlawn Trustees commissioned a master plan to be prepared by the firm Whitman, Requardt, and Associates for the Brandywine Hundred lands. In comparison to the 1946 plan, this plan added more, denser, low- and middle-income residential neighborhoods, as well as larger conservation areas. Almost half the land addressed by the plan (1,024 acres owned in 1973 and 284.8 acres of planned future land ownership) was set aside for parkland. Parkland was to be used for passive recreation, equestrian and hiking trails, and limited camping and picnic areas. The intent was to provide more active recreation in other locations including a community center and school.[27]

Preservation of historic farm homes was also addressed in the 1973 master plan:

> Dating, as it does, from early days of settlement in Delaware, the planning area contains several old farm homes. These sites represent an irreplaceable civil heritage and their preservation would perpetuate the historical character of the area. In many instances, these old homes are located within areas designated as parkland.[28]

The plan allocated two to three acres around historic buildings and low density single-family homes in the vicinity to "maintain suitable character."[29] Although this plan stipulated a large amount of new residential development, the Woodlawn Trustees focused on commercial development after 1979, potentially due to the slowdown in the economy and the greater return received from commercial properties.[30]

CRITERION A: POLITICS AND GOVERNMENT (1763–1892)

The Brandywine Valley unit is significant at the national level for its association with the theme of politics and government for Criterion A for its relationship to Delaware's role as the first state to ratify the US Constitution and its inclusion of the arced survey boundary demarcating the division between the states of Pennsylvania and Delaware.[31]

CRITERION C: ENGINEERING (1763–1892)

The Brandywine Valley is significant at the national level for its association with engineering for Criterion C due to its inclusion of the arced survey boundary and the two boundary markers demarcating the division between Pennsylvania and Delaware.[32]

In 1763, the north–south boundary of Delaware and its intersection with the arc boundary of New Castle was set and measured by Charles Mason and Jeremiah Dixon by placing monuments at 5-mile intervals. The arc boundary, originally granted to William Penn by King Charles I, was a 12-mile circle from the New Castle Courthouse; it was surveyed and monuments again placed in 1892 by Captain W. C. Hodgkins of the Office of the US Coast and Geodetic Survey. The northern boundary of Maryland was extended across the top of the triangle-shaped piece of land to the 12-mile arc. Hodgkins then placed monuments on the arc at half-mile intervals, representing the current border between Delaware and Pennsylvania.[33]

CRITERION D: POTENTIAL TO YIELD INFORMATION (3000 BCE–1928)

The Brandywine Valley unit has the potential to yield information related to Lenape culture prior to European exploration in the form of archeological sites such as the Beaver Valley Rock Shelter dating to the Woodland period.[34]

The National Park Service is currently working with representatives of the Delaware Tribe of Indians and the Delaware Nation to determine if a Traditional Cultural Place that meets the National Register requirements exists at the Brandywine Valley unit. The Brandywine Valley unit has the potential to yield information related to Lenape culture prior to European exploration in the form of archeological sites such as the Beaver Valley Rock Shelter, where artifacts were recovered dating to the Woodland period. The period of significance is based on the Woodland period up through European exploration in the area and the end of the Woodland II period.[35] Based on the findings of the First State National Historical Park Archeological Overview and Assessment being performed concurrently with this report and consultation with tribal members during the report process, this period of significance for Criterion D may change.

Additionally, the level of significance will be determined when the Archeological Overview and Assessment is completed. For the purposes of the report, Criterion D is listed as significant at the state level based on the Beaver Valley Rock Shelter Site (National Register 78000910). Other non-evaluated sites identified through the Archeological Overview and Assessment will require evaluation under Criterion D and any additional sites may warrant a change to the level of significance.

PERIOD OF SIGNIFICANCE

The period of significance at the national level for the Brandywine Valley unit begins in 1681 with the acquisition of the Pennsylvania patent (including land within the Brandywine Valley unit) by William Penn and ends in 1928 with the death of William Bancroft. A period of significance at the state/local level is recommended to begin in 1928 with the alterations made by the Woodlawn Trustees to Bancroft's master plan and to extend into 1973, related to the Woodlawn Trustees' conservation of the Brandywine Valley unit. The expansion of the period of significance would then encompass not only the work and mission of William Bancroft but also the Woodlawn Trustees' continuation of Bancroft's vision to improve the lives of Wilmington's population by providing parks for recreation. The expansion would also encompass their intention to develop future well-planned residential neighborhoods through the conservation of parkland.

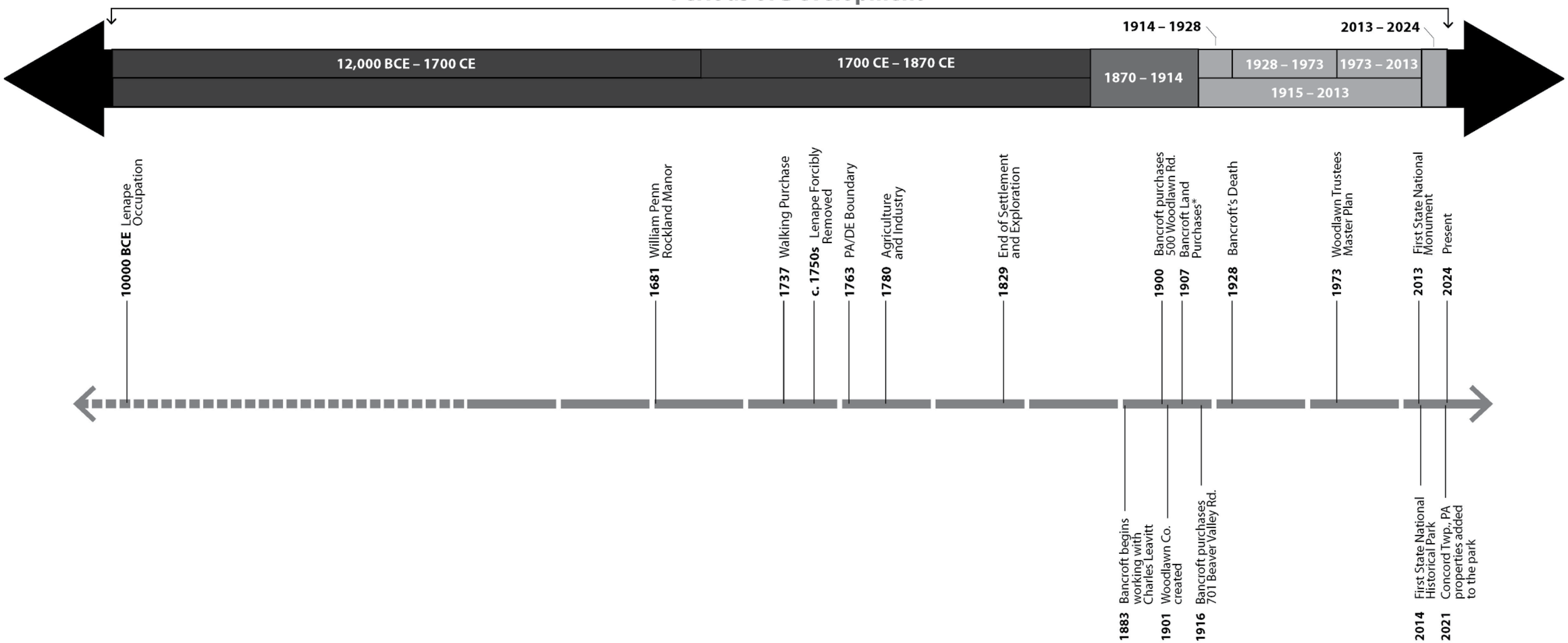
TABLE 4.2: CRITERIA AND PERIODS
Brandywine Valley, First State National Historical Park

A–National			A–State & Local		C–National	D–State
1681–1829 Exploration and Settlement	1763–1892 Politics and Government	1883–1928 Community Planning, Development, and Conservation	1780–1907 Agriculture and Industry	1928–1973 Conservation	1763–1892 Engineering	3000 BCE–1928 CE Archeology

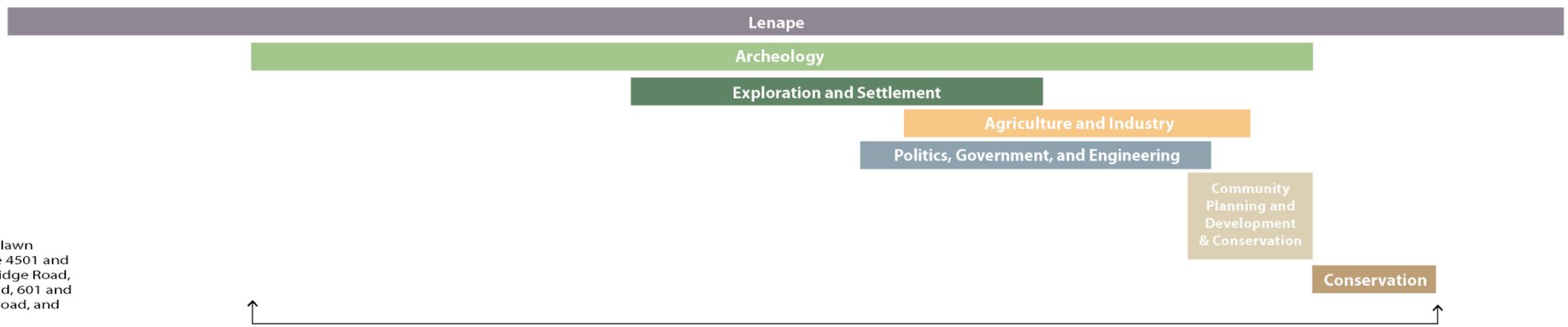
Figure 4.2 illustrates the relationships between the periods of development presented in Chapter 2 Site History, the time frames related to the areas of significance for the Brandywine Valley unit that align with historical changes, the period of significance, and a very abbreviated timeline of historical events. The periods of development from 12,000 BCE to 1870 CE and 1915 to 2013 contain subperiods to align with historical changes that occurred but either are not reflected in available historic map documentation or are not represented in the physical landscape. The subperiods include: 12,000 BCE–1700 CE, representing the time when the Lenape were the sole inhabitants of the area; 1700 CE–1870 CE, reflecting European settlement and joint occupation by the Lenape and Europeans as well as a time when agriculture and industry predominated; 1914–1928, representing Bancroft's master plan for the Brandywine Valley area in addition to both Bancroft's and the Woodlawn Company/Trustees' actions to enact the master plan; 1928–1973, representing the actions taken by the Woodlawn Trustees after the death of William Poole Bancroft until creation of a revised master plan in 1973; and 1973–2013, representing Woodlawn's actions to further the 1973 master plan until the ultimate land transfer to the National Park Service.

Figure 4.2. (Right Page) Periods of Development vs. Areas of Significance Time Frames Diagram (Quinn Evans, 2023).

Periods of Development



Areas of Significance Time Frames



Period of Significance: 1681–1973

*Bancroft and Woodlawn Company purchase 4501 and 4700 Thompson Bridge Road, 502 Woodlawn Road, 601 and 800 Beaver Valley Road, and 100 Ramsey Road.

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EVALUATION OF LANDSCAPE INTEGRITY

According to the National Register of Historic Places, integrity is the ability of a property to convey its significance through physical resources. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Retention of these qualities is necessary for a property to convey its significance; however, not all seven aspects must be present for a property to retain integrity. By preserving its contributing historic characteristics and features, the park retains integrity and conveys its historical significance through its location, setting, design, materials, workmanship, feeling, and association.

LOCATION

Location is defined by the National Register as the place where the historic property was constructed or the place where the historic event occurred. The Brandywine Valley unit retains integrity of location. The landscape and its associated topographic features, fields, farmsteads, buildings, circulation routes, and state boundary markers remain in their historic locations. The location also continues to reflect the effects of conservation planning associated with William Bancroft and the Woodlawn Trustees.

DESIGN

Design is defined by the National Register as the combination of elements that create the form, plan, space, structure, and style of a property. The Brandywine Valley unit landscape possesses integrity of design through its retention of broad historic patterns of spatial organization and traditional mid-eighteenth-century Quaker farmsteads, road alignments established during the early settlement of the valley, trails that follow historic farm road routes, trails established by the Woodlawn Trustees during the conservation period, and fences, fencerow vegetation, and boulders that identify historic property divisions. Although the Chandler's Hollow development area that included residences, a school, mills, and other businesses is no longer extant, structural remnants of the community are present and represent the historic community in the landscape.

SETTING

Setting is the physical environment of a property and the general character of a place. The Brandywine Valley unit retains integrity of setting in the form of its rural agricultural character embodied by rolling hills of fields and woods, iconic farmsteads including farmhouses, barns, spring houses, and other features that are distributed throughout the landscape, roads and trails aligned along property

lines, waterways, and contours, and sweeping views of the landscape. The aspect of setting at the former site of the Chandler's Hollow development area is diminished, as the buildings are now structural remnants.

MATERIALS

Materials are the physical elements that give form to a historic property. The Brandywine Valley unit landscape retains integrity of materials through the presence of buildings, structural remnants, vegetation, fences, and survey monuments that remain from the period of significance.

WORKMANSHIP

Workmanship is the physical evidence of the crafts and methods of construction used during the historic period. Workmanship in the Brandywine Valley unit is conveyed through the preservation of buildings constructed primarily by Quakers from the mid-eighteenth through the early twentieth centuries. Limited evidence of workmanship related to nineteenth century industry is evident in the earthwork and fieldstone milling remains.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time resulting from the presence of physical features that, taken together, convey the property's historic character. The Brandywine Valley unit retains integrity of feeling. The landscape has a distinctive rural, agricultural character that is distinct from the surrounding area. The fields, woodlands, farmsteads, narrow roads, quarries, and views of these features clearly convey the historic character associated with the area's significant agricultural heritage and reflect the imprint of William Bancroft's vision and the conservation work of the Woodlawn Trustees. The aspect of feeling at the former site of the Chandler's Hollow development area has changed from that of a hub of activity to a place where structural remnants convey a sense of the passage of time.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. The Brandywine Valley unit retains integrity of association through primarily Quaker settlement patterns apparent in spatial arrangement of fields, woods, roads, and farmsteads. Additionally, the landscape remains closely associated with William Bancroft's vision to preserve the beauty of the Brandywine Valley for future generations.[36]

ANALYSIS OF LANDSCAPE CHARACTERISTICS AND FEATURES

This analysis documents the extent to which the cultural landscapes of the Brandywine Valley unit reflect the landscape character associated with the historic period of significance. The cultural landscape analysis consists of comparing historic conditions documented in the site history and evaluation of significance with existing conditions. The analysis is presented at two scales. Initially, landscape characteristics and features are addressed at the scale of the entire park. This is followed by a section that describes and evaluates 21 specific farmsteads.

Landscape characteristics and features are the tangible and intangible aspects of a landscape that allow people to understand its cultural value. Collectively, they embody the historic character and integrity of a landscape. They provide evidence of the activities and habits of those who occupied, developed, and shaped the land to serve human needs; they may reflect the beliefs, attitudes, traditions, and values of these people.

At the overall scale of the Brandywine Valley unit, information presented for each characteristic or farmstead includes a summary of the historic condition associated with the period of significance spanning from 1681 through 1973 and an evaluation identifying if it contributes to the significance of the historic landscape. Similar to the overall scale of the Brandywine Valley unit, the farmstead scale information presented for each characteristic or farmstead includes a summary of the historic condition associated with the historic period spanning from 1681–1973 and an evaluation identifying if it contributes to the significance of the historic landscape. This evaluation includes four categories:

- **Contributing features** are features that were present during the period of significance, retain their historic character, and are associated with the historic significance of the cultural landscape.
- **Non-contributing compatible features** are features that are not documented during the historic period but are consistent with broad historic landscape patterns and are related to historic materials, size, scale, proportion, massing, and do not convey a false sense of history. They are identified as compatible.
- **Non-contributing non-compatible features** are features that were not present during the period of significance and are not associated with the landscape's historic significance. Non-contributing non-compatible features are inconsistent with the historic character of the landscape, particularly in relation to historic materials, size, scale, proportion, or massing.

- **Unevaluated features** are features for which physical or historical documentation is insufficient or inconclusive. Further research may provide information to inform an evaluation of either contributing or non-contributing.

BRANDYWINE VALLEY UNIT ANALYSIS

At the scale of the entire park a brief narrative summary of historic condition, changes that have occurred, existing condition, and evaluation is presented for each landscape characteristic. Comprehensive summary tables at the end of the Brandywine Valley unit Analysis contain essential information in an easy to reference format. Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit documents all characteristics and associated features with the exception of structural remnants. Table 4.4 Inventory of Landscape Features: Structural Remnants includes information known about these resources.

Analysis of characteristics and features across the entire park is organized according to the ten categories identified here. Those with an asterisk are further described and evaluated in the farmstead section:

- Natural systems and features: geology and soils, hydrology, and wetlands;
- Spatial organization and cluster arrangements: broad patterns, farmsteads,* Chandler's Hollow;
- Topography: rolling hills of open fields, steep wooded slopes, manipulated topography;
- Land use: agricultural,* residential,* industrial, park operations, recreation,* agritourism, vineyard;
- Circulation: vehicular routes, trails aligned with historic roads/drives, trails aligned with historic trail routes, trails aligned with historic fences or property lines, existing non-historic trails, parking;
- Constructed water features: farmstead ponds;*
- Views: panoramic views across farmlands,views to farmhouses and barns, tunnel views along roads;
- Vegetation: agricultural, domestic, and woods;
- Buildings and structures: farmstead residences,* barns,* garages,* sheds,* stables,* corn cribs,* spring houses,* Ramsey's Farm agritourism outbuildings, mill pond dam, vehicular bridges, trail/pedestrian bridges;
- Small-scale features: fences,* stone walls,* rows of boulders, boundary markers.
- Structural remnants: quarry structural remnants, structural remnants at farmsteads,* and residential, mill, and recreational structural remnants.

Natural Systems and features

Natural systems and features are the natural aspects that have influenced the development and physical form of a landscape.

Historic Condition (1681–1973): Geology and soils were important to initial settlement of the region and supported a diversity of plant life, agriculture, and surface mining. Outcroppings of granitic pegmatite and amphibolite featuring feldspar, quartz, and mica remain evident today, as do remnants of quarries. Deep gorges of exposed gneiss along Brandywine Creek, Rocky Run, and Hurricane Run are also apparent. Small caves remain in the landscape in addition to woodlands and agricultural plants that are reliant on native soils to thrive.

Access to waterways and springs provided hydropower for mills and cool storage necessary for perishable agricultural goods such as butter and milk. The springs associated with the spring houses are natural features and an important part of the Brandywine Valley landscape. Spring houses are located at 162, 800, 810, and 601 Beaver Valley Road and 500 Woodlawn Road. Some of the springs appear to feed into wetlands while others are part of waterways that support ponds.

Evaluation: Natural systems and features continue to define the Brandywine Valley unit's historic landscape. The geology and soils that set the stage for farming and mineral extraction are mostly still present today. Streams, springs, and ponds continue to reflect historic patterns and are associated with related features including spring houses and mill remnants. Brandywine Creek is a defining presence in the landscape today, as it was during the historic period (see Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit).Wetlands present today are mainly in locations that were historically open water; however, documentation of wetlands during the historic period has not been found, so wetlands remain unevaluated as character-defining features.

Spatial Organization and Cluster Arrangement

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. Spatial organization also encompasses the relationship between farmsteads and circulation routes, views and vistas, fields and forest, and the topography of the landscape.

Cluster arrangement is the location and pattern of buildings and structures in a landscape and associated outdoor spaces.

Historic Condition (1681–1973): Prior to European settlement, the valley landscape was mostly woodland. By the early nineteenth century, most arable land in the valley was cleared, creating a landscape of extensive open, rolling hills and smaller

areas of steep, wooded slopes, crossed by an industrial corridor along Beaver Creek. By the mid-1860s, the valley landscape was occupied by broadly dispersed contiguous farms. Most dwellings were placed on high ground, near potable spring water and away from threats of flood. During the conservation period, woods increased in response to the goals of the Woodlawn Trustees, encroaching into spaces that were formerly agricultural fields. However, broad landscape patterns continued to represent conditions associated with significance.

The industrial area of Chandler's Hollow developed at the intersection of Beaver Dam Road and Beaver Valley Road in the 1800s. Here a cluster of shops, residences, a school, and a mill existed in close proximity to each other.

Evaluation: Changes to topography have been minimal, mainly in the form of minor grading for roads and excavation for small ponds and quarries. Patterns of fields and woodland established during the settlement and agricultural periods continue to have strong associations with rolling hills and waterways. In many cases the changes that have occurred to these broad patterns reflect the intent of the Woodlawn Trustees in their efforts to expand conservation of plant communities and wildlife. The resulting expansion of woodlands and fencerow vegetation encroached on earlier established agricultural fields. Each condition reflects a different period and theme of significance. Circulation routes remain intact, the most prominent changes being the addition of many trails, to the extent that historic circulation patterns are somewhat obscured.

Farmsteads dispersed throughout the valley continue to be composed of groups of buildings associated with agricultural and domestic landscape features, as they were during the periods of significance. Their presence in, and distribution across, the valley landscape strongly reflects historic patterns. These recognizable compositions typically include a farmhouse, driveway, barn, spring house, sheds, garage, shade trees, tree lines, ornamental plants near the residence, fences, fields, fencerows, and woods. Each farmstead is unique and yet also evident as a tangible representation of the historic character of the valley.

The Historic Agricultural Resources of Pennsylvania, circa 1700–1960 National Register Multiple Property Documentation Form, Property Types, and Registration Requirements (MPDF) outlines registration requirements under the theme of agriculture. The statement defines a farmstead as "encompassing the farm dwelling[s]; barn outbuildings; and the immediately surrounding land on which these buildings are situated...[and] would include such landscape features as yards, windbreaks, ponds, gardens, ornamental trees, decorative fences, driveways, etc."[37] For the purposes of this report, the land immediately surrounding residences is described as the domestic landscape and includes lawn, shade trees, ornamental vegetation (understory trees, shrubs, herbaceous plants), and tree lines along driveways. Although the Multiple Property Documentation Form definition of a farmstead excludes cropland, meadow, pasture, orchard,

and woodland, this cultural landscape report incorporates those features into the farmstead descriptions as they are typically directly associated with that type of property in the Brandywine Valley unit.

Today the roads at Chandler's Hollow remain along with structural remnants of buildings and structures. The former mill pond is now a wetland. A trail and parking lot are present, but there is no existing public trail to the Chandler's Hollow structural remnant area. The site is identifiable as a former cluster of activity.

Spatial organization associated with broad patterns of topography overlaid with vegetation, circulation routes, and clusters of development contributes to the historic character of the Brandywine Valley landscape (see Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit). In addition, the arrangements of 21 farmsteads and the remains of the small community of Chandler's Hollow also contribute. Evaluation of the individual farmsteads is presented in the farmsteads section of this chapter.

Topography

Topography is the three-dimensional configuration of a landscape surface characterized by features (such as slope and articulations) and orientation (such as elevation and solar aspect).

Historic Condition (1681–1973): Historically, Brandywine Valley was composed of rolling hills of agricultural fields and steep wooded slopes along runs. These runs orient east to west, leading to Brandywine Creek. The steep slopes influenced the siting of structures and roads, and the topographic changes sometimes result in winding paths and often frame views. Cultural manipulation of topography in the past included quarries dug to extract minerals, areas where mills, dams, and ponds were built to support industry, and limited places where grading occurred for development of roads, bridges, or buildings.

Evaluation: Topography continues to define the historic landscape of the Brandywine Valley unit. The rolling hills and steep slopes contribute to the historic character of the landscape, proving the surface for fields, woods, streams, roads, and clusters of buildings that all combine to encompass the iconic views of the valley that inspired Bancroft's vision. Topography manipulated as part of quarry and milling operations, including races, dams, and ponds, also contributes to the landscape's ability to represent its significance associated with historic industry. Alterations to topography since the period of significance are minimal.

Land Use

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

Historic Condition (1681–1973): Agriculture has been documented within the Brandywine Valley unit since it was settled by Euroamericans in the 1600s, and the continued use of the landscape for agriculture maintains its openness and agrarian character. In the exploration and settlement era, pasture and agricultural fields would have predominated. See Drawings 4.1 and 4.2.

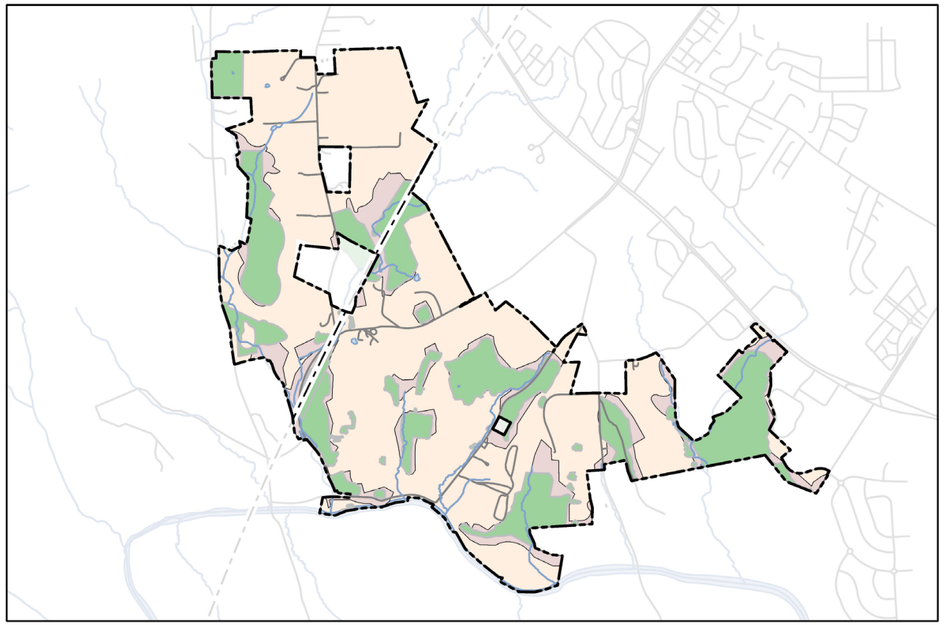
Farmsteads throughout the unit were used as residences during the periods of significance.

The industrial landscape grew in response to agricultural needs. Initial mills along Beaver Creek processed agricultural products, and historic maps show a grist, saw, and clover mill. Eventually, other products such as paper were processed until the beginning of the twentieth century. This industrial use created a need for additional small enterprises such as a post office, blacksmith, and shoe store. This area was known as Chandler's Hollow.

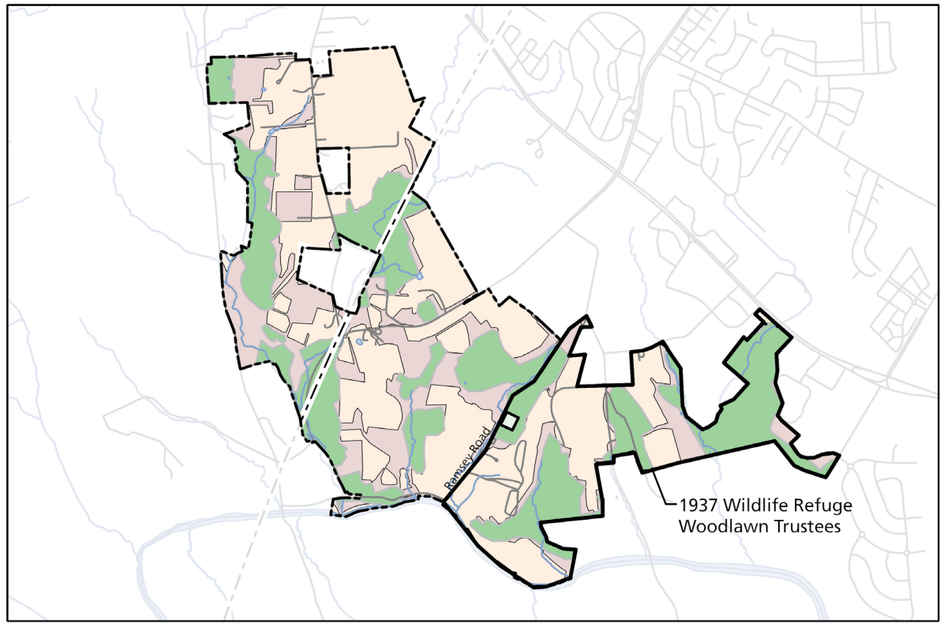
A former feldspar quarry also points to surface mining as a former land use, likely related to the production of porcelain.

Recreational use was envisioned by William Bancroft and partially realized through the Woodlawn Trustees' ownership. The trustees opened trails to the public in the 1960s and allowed occasional camping by permission only.

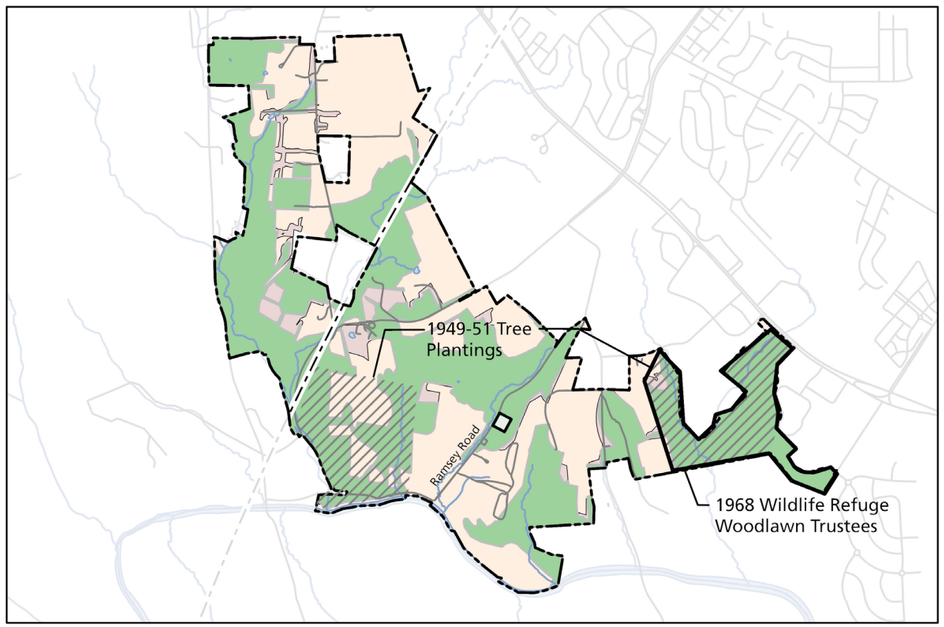
Evaluation: Agricultural fields on many of the historic farmsteads remain in agricultural use and contribute to the landscape's historic character; however, the proportion of fields to wooded areas has decreased over time. See Drawings 4.1 and 4.2. This is due to changes in land ownership and resulting management practices. As privately held properties were acquired by the Woodlawn Trustees and eventually the National Park Service, the quantity of family-managed small farms decreased. The Woodlawn Trustees reforested a portion of the landscape south of Ramsey Road as part of their conservation efforts. Historically, farmsteads accommodated a wider range of activities than today and a greater diversity of livestock and crops. Houses, barns, and outbuildings demonstrate some of that former activity, but the loss of some structures and activities diminishes the range of that former use. Several of the farmsteads are managed under dual leases for residential use and another for agricultural fields, so the management relationship between clusters of buildings and fields is not retained.



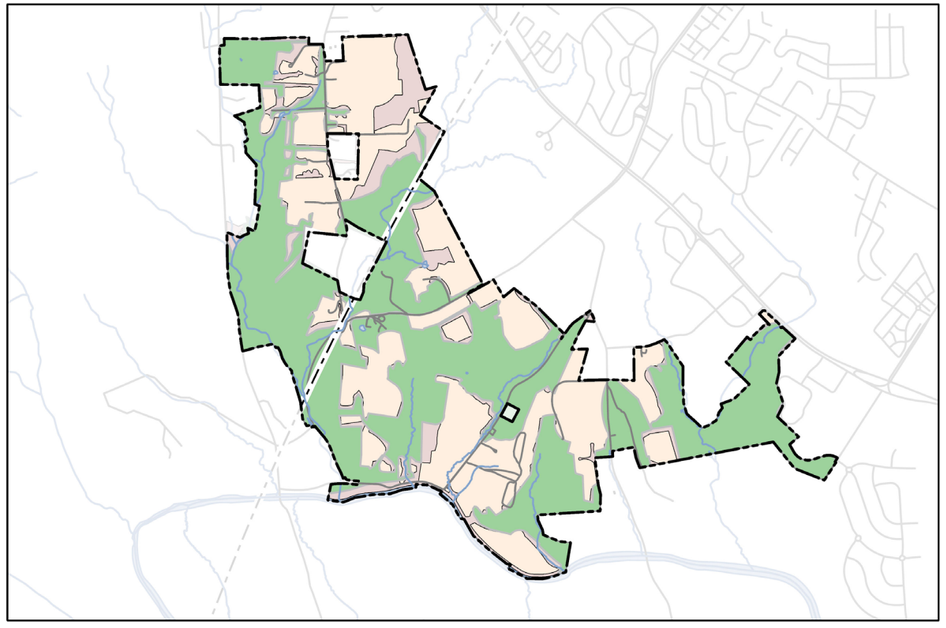
1875 PA Vegetation & 1914 DE Vegetation (1937 Conjectural Successional Forest Growth)



1937 Vegetation (1965 Conjectural Successional Forest Growth)



1965 Vegetation (1992 Conjectural Successional Forest Growth)



1992 Vegetation (2017 Conjectural Successional Forest Growth)

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Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Field & Forest Analysis A

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USDA Aerial Imagery, 1992
3. USDA Aerial Imagery, 1937
4. USGS Topographic Map, 1914
5. 1937 Forest Patch Map, Quigley 2011
6. NPS Landsnet Boundaries and Tracts
7. 1875 Birmingham and Concord Township Atlases

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Border
- Grassland/Agricultural/Open Field
- Woods
- Conjectural Successional Forest Growth
- Water/Waterway
- Creek
- Road

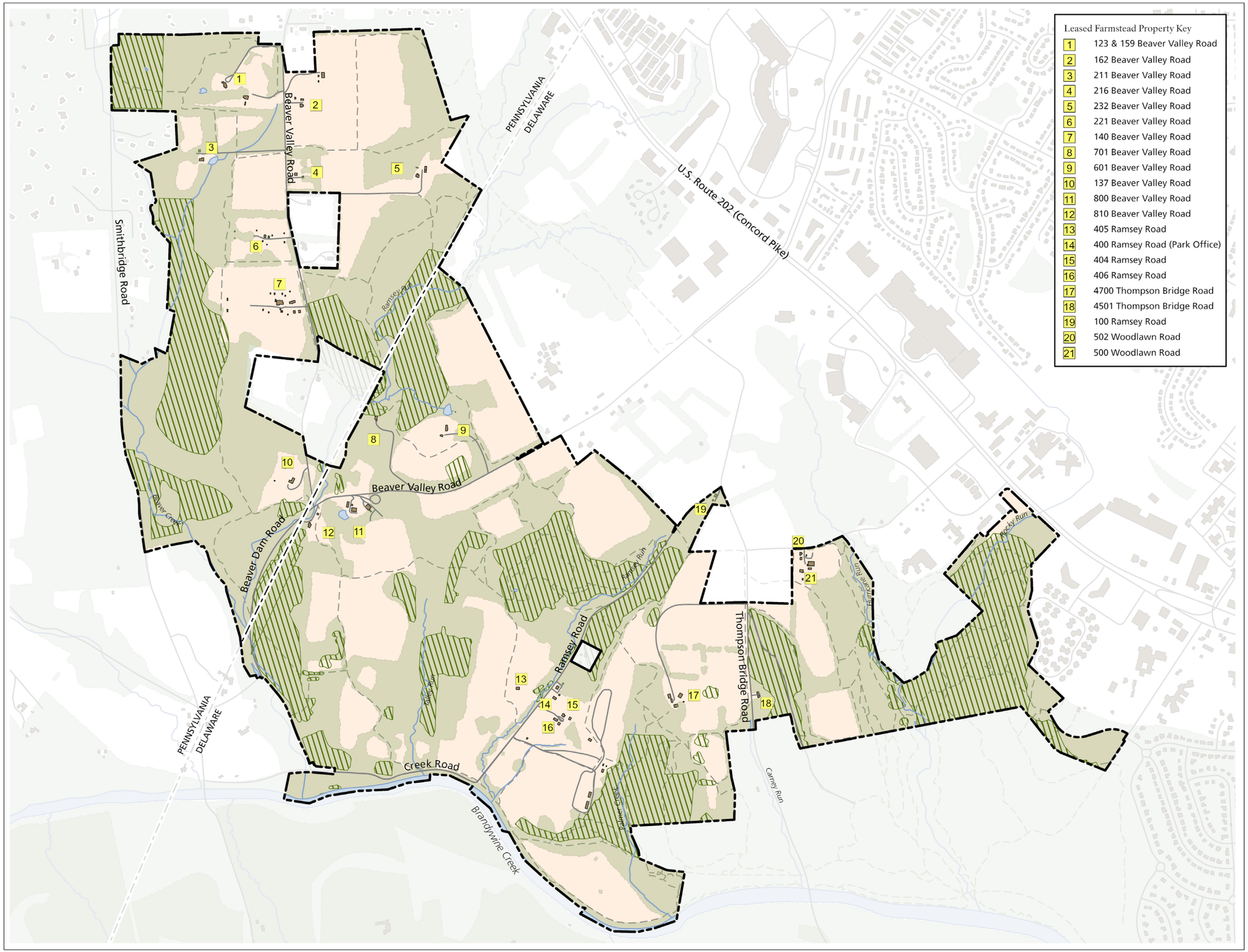
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Conjectural successional vegetation based on subsequent forest layer.
3. All features shown in approximate scale and location

0 1,000 2,000 4,000 Feet

Drawing 4.1

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Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Field & Forest Analysis B

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. 2023 Maxar World Imagery
3. 1875 Birmingham and Concord Township Atlases
4. 1914 Topographic Map
5. NPS Landsnet Boundaries and Tracts

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Border
- Grassland/Agricultural/Open Field
- Existing Woods (2023)
- 1875 PA & 1914 DE Woods
- Water/Waterway
- Waterways
- Road

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Conjectural successional vegetation based on subsequent forest layer.
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing 4.2

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Industrial use no longer occurs in the Brandywine Valley unit.

Park operations take up a small footprint at the park offices at 400 Ramsey Road. This use is not historic and does not contribute to the historic character of the landscape.

Current recreational use that contributes to the historic landscape includes hiking and equestrian activities that use historic trails throughout the unit. Picnicking and recreational use of waterways established by the Woodlawn Trustees during the period of significance also contribute. Use of trails on non-historic routes, recreation as part of agritourism (established in 2013), and operation of a vineyard, do not contribute but are compatible.

Circulation

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

Historic Condition (1681–1973): Prior to European settlement, Indigenous communities established circulation routes in the landscape utilizing waterways and responding to topography, geology, vegetation, and views. When Europeans arrived, they utilized these routes, eventually establishing roads and trails. Roads were used for transportation through and within the valley, connecting it to regional destinations. Property residents also used the trails to visit neighbors and family by foot or by horse. Throughout the valley, a system of roads, driveways, and paths provided transportation routes and defined property boundaries. After the Woodlawn Trustees acquired the Brandywine Valley, many of the small-scale farm paths and driveways were incorporated into the public walking and bridle trail system developed by the Trustees.

Evaluation: Most roads remain in their original locations and continue to reflect historic patterns and provide primary transportation access throughout the unit. Roads that contribute to the historic landscape are: Beaver Valley Road, Beaver Dam Road, Ramsey Road, Thompson Bridge Road, (Brandywine) Creek Road, Smith Bridge Road, Garden of Eden Road, Woodlawn Road, and Concord Pike/ Great Road/Route 202. Portions of a few roads have been slightly altered, including the intersection of Beaver Dam Road and Beaver Valley Road and the eastern end of Ramsey Road. Creek Road formerly extended both east and west of Ramsey Road but now serves as a road on the west side of Ramsey Road and as a trail on the east side.

Historic driveways connect farmsteads to the road network, reflecting historic circulation patterns. Evaluation of driveways is presented in the farmstead analysis and Tables 4.5 through 4.25. Secondary farm paths and lanes have been integrated over time into a system of trails that evolved during the Woodlawn Trustees era. A

few drives to farmsteads and historic mill properties have been abandoned and are no longer discernible in the landscape. Much of the parking is in the same location as it was in the Woodlawn Trustees era. These are represented on the Trails Analysis Drawing and the Historic Conditions Drawings (Drawing 2.1–2.8 and Drawing 4.3). A summary of the circulation features and their status is listed in Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit.

There is an extensive system of more than 23 miles of recreational trails throughout the Brandywine Valley unit. Drawing 4.3, Trails Analysis, illustrates locations of existing trails and identifies those that are located on historic circulation routes. This analysis reveals that portions of existing trails align with historic roads or driveways, historic trail routes, and historic fence or property lines. Contributing trails aligned with historic roads or driveways illustrated on Drawing 4.3 are:

A. Trail section aligned with the 1870 drive to Samuel Talley's saw mill (see 1870 *Birmingham Atlas*).

B. Trail in location of historic forked drive leading to the former farmstead of W. T. Talley. Structural remnants are also located in this area. This drive is on the 1868 Pomeroy and Beers map and the 1914 topographic map.

C. Trail/private access road located on the former portion of Creek Road that extends east of Ramsey Road. The historic road is shown on the 1914 topographic map and 1868 Pomeroy and Beers map.

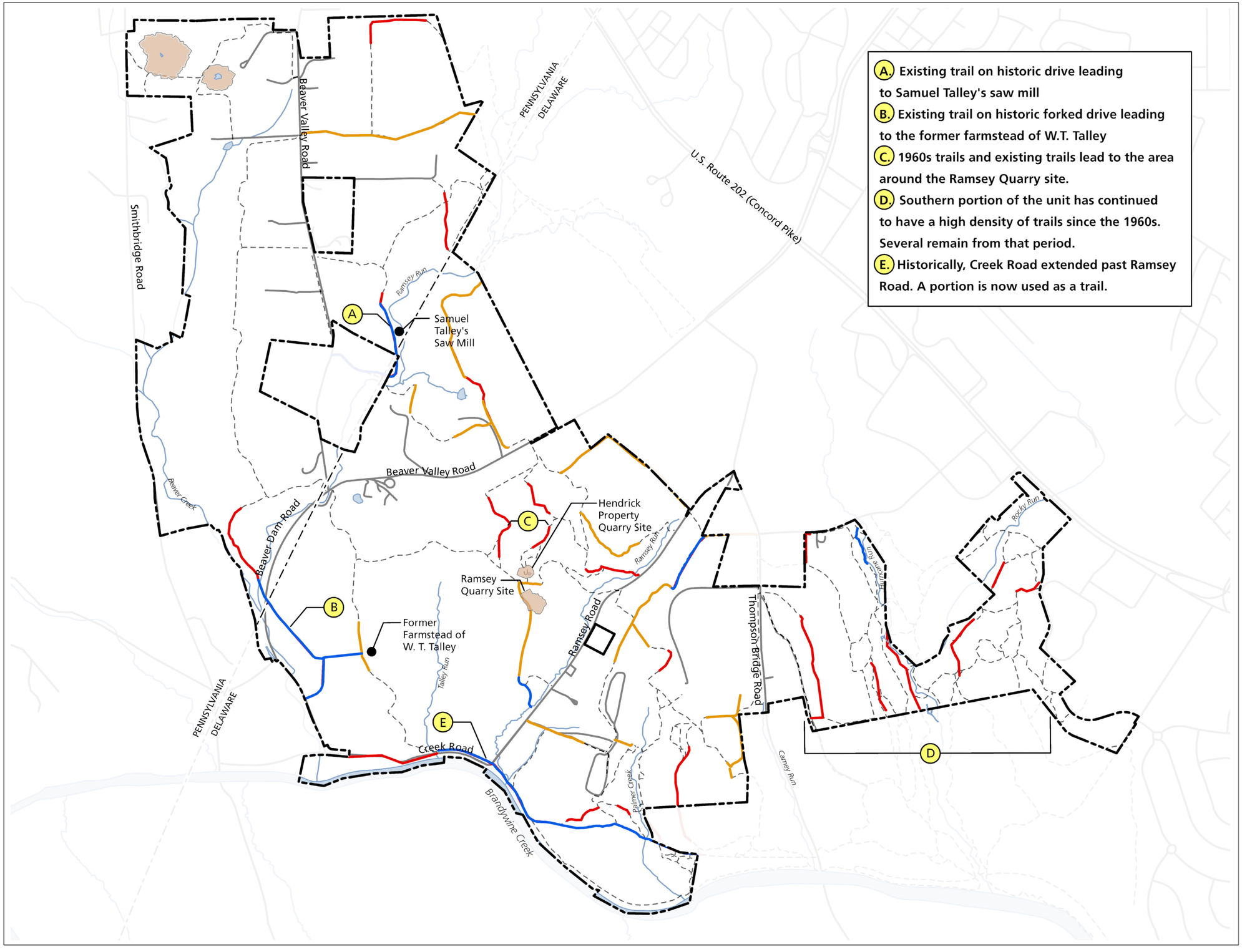
Contributing trails aligned with historic trail routes are:

D. 1960s trails that lead to the area around the Ramsey quarry, and the existing farm road and trail along 1914 fence lines.

E. The southernmost portion of the unit has remained mostly forested with rugged topography not suitable for farming and has continued to have a high density of trails since the 1960s; it shares trails with Brandywine Creek State Park.

Trails aligned with historic fences or property lines reinforce historic landscape patterns. Although the trails are not historic circulation routes, they are compatible features in the landscape. Locations are illustrated on Drawing 4.3. Other current trails that are not associated with historic routes do not contribute to the historic character of the landscape.

The Brandywine Valley unit includes five parking lots for visitors. Lots 1 (249767 Beaver Valley parking lot), 2 (248096 Beaver Valley Fork Head parking lot), 4 (255932, 400 Ramsey Road headquarters parking lot) and 5 (244497 Ramsey Road trailhead parking lot) are all small-capacity lots discretely located in the landscape. They were all added after the end of the period of significance and do not contribute to the historic character of the landscape. They provide access



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National Historic Park
Wilmington, Delaware

Trails Analysis

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. ESRI Building Footprints, 2022
3. NPS Landsnet Boundaries and Tracts
4. 1914 Topographic Map
5. 1870 Concord and Birmingham Atlases
6. 1868 Pomeroy & Beers Map of Brandywine
7. 1875 Birmingham and Concord Township Atlases
8. Field Review, November 2022

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 2021 Legislative Boundary
- DE PA State Border
- Existing trail on historic/road/driveway
- Existing trail on historic trail route
- Existing trail on historic fence or property line
- Former route not extant
- Existing trail non-historic
- Existing road non-historic
- Unevaluated Quarry Sites

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location
3. Historic features were traced using maps indicated in the sources. Relation of existing trails to historic features was identified through a buffer analysis.

0 300 600 1,200 Feet

Drawing 4.3

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for visitors to use the trail systems and do not detract from the historic scene, therefore they are compatible. The Smith Bridge parking lot (FMSS 244580) accommodates 70 cars and is visible from the adjacent road. This lot was constructed around 1965 to provide public access to Brandywine Creek, Peter's Rock, and surrounding trails and contributes to the historic character of the landscape. The lot is frequently filled to capacity and beyond, resulting in impacts from overuse including wear and tear on the pavement, encroachment into the surrounding landscape, and compaction and erosion of the sloped ground between the lot and the creek.

In recent years, the National Park Service has utilized a field north of Ramsey Road as a seasonal overflow parking lot. Although parking cars in the field is not a compatible use, it serves a critical purpose in providing public access in a safe location.

Constructed Water Features

The built features and elements that utilize water for aesthetic or utilitarian function.

Historic Condition (1681–1973): Farm ponds grew in popularity as large-scale earth moving equipment became cheaper and more available after the 1950s. Insurance companies offered premium reductions to farms with ponds, so a small pond building boom occurred during the post-war period.[38]

Based on aerial imagery, the 211 Beaver Valley Road pond was built sometime between 1965 and 1992, the 601 Beaver Valley Road pond was built between 1950 and 1965, and the 800 Beaver Valley Road pond was built between 1950 and 1965. The ponds are illustrated in the Existing Conditions Drawings (Drawing 4.7, 4.14, and 4.16).

Evaluation: Ponds constructed are not directly associated with conservation efforts made by the Woodland Trustees between 1928 and 1973 and therefore do no contribute to the historic integrity of the landscape. See the farmstead evaluation section for more information about these ponds. See Tables 4.5-4.25 Evaluated Inventory of Landscape Features for evaluation of 21 individual farmsteads.

Views

Features that create or allow a range of vision that can be natural or designed and controlled.

Views are essential characteristics to the significance of the Brandywine Valley cultural landscape. They reflect Bancroft's vision to preserve and make views of the landscape accessible to the public and are inherent to the character of the historic landscape. Because much of the land within the unit is not accessible to the public, views provide a critical aspect of public access to privately occupied portions of the historic landscape.

Today, public roads and trails create opportunities for park users to see contributing aspects of the landscape that are not otherwise accessible to the public. This section evaluates contributing view types and presents examples of each. Examples from public locations that encompass private spaces are identified with an asterisk (*).

The Brandywine Valley unit contains four types of views. Throughout the Brandywine Valley unit (1) panoramic views across farmland and (2) views of historic farmhouses and barns are important components that contribute to the significance of the historic landscape. (3)Tunnel views along roads that are interspersed in the landscape enhance visitor experiences but do not necessarily represent historic conditions. (4) Views of development that is not compatible are rare, but where they occur they detract from the historic character of the landscape. Definitions for each type of view are presented in the Existing Condition chapter.

Historic Condition (1681–1973): Understanding of views in the Brandywine Valley unit during the settlement and Bancroft periods is drawn from comprehension of broad patterns of vegetation and topography, combined with documentation of property ownership, locations of structures, and descriptions of the importance of broad scale views to Bancroft's vision. In the early settlement period, as expanses of woodland were cleared for farming, panoramic views of farmsteads and fields emerged across the rolling landscape. Eventually the large amount of farmland and limited remaining woodland resulted in the broad panoramic views appreciated by Bancroft.

During these periods, farmstead structures, in particular farmhouses and large barns, were prominent features in views across the landscape.

Although it is likely that tunnel views along roads existed during this period, no documentation has been identified that indicates emphasis in the planning or importance of this condition prior to the conservation period.

During the conservation period, panoramic views and views of farmhouses and barns remained important as part of the general character of the rural landscape being preserved by the Woodlawn Trustees. Emphasis on wildlife conservation and expansion of woodland and fencerow vegetation during this period likely resulted in increased areas of tunnel views along roads.

Expansion of woodland and reduction of open farmland has condensed broad panoramic views and views of farmhouses and barns. Many historic farmsteads are screened from public view by vegetation. Those views that remain visible are important components of the historic character of the landscape.

Evaluation: Broad panoramic views across farmland and views of historic farmhouses and barns contribute to the significance of the historic landscape (See Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit).

Views throughout the Brandywine Valley unit are extensive and it is not within the scope of this CLR to identify every instance of significant views. Views presented here are provided as examples of the significant view types identified. Drawing 4.4 View Analysis illustrates the locations of each example view and Figures 4.2 through 4.11 illustrate the views described.

VIEW 1 (Panoramic View Type): Figure 4.3 illustrates a historic view from 4700 Thompson Bridge Road between 1921–22. This view includes the adjacent lands of Granogue Tower and Mansion, which are outside the Brandywine Valley unit. Note the proportion of open space from fields to wooded areas. In the twentieth century, William Bancroft and the Woodlawn Trustees considered preserving Brandywine Valley for public recreation, as steep topography allowed picturesque vistas and made residential subdivision costly. [39]

Figure 4.4 illustrates the vantage of Figure 4.2 as it currently exists. From the driveway at 4700 Thompson Bridge Road facing west one sees open fields, fences, fencerows, and woodlands, all situated upon rolling topography. Prominent in this view are a corn maze, multiple buildings, equipment, recreational features, and



Figure 4.3. 1921–22 image from Palmer Farm, 4700 Thompson Bridge Road (Hagley).

play structures, all associated with an agritourism operation. While broad patterns of fields and forest are generally consistent with historic patterns, a large portion of the landscape that was open fields during the historic period is now wooded. In addition, the arrangement and scale of structures and other elements are not consistent with the historic character of the landscape.

VIEW 2 (Panoramic View Type): Figure 4.5 illustrates the view from the hill at 406 Ramsey Road facing northwest, presenting open fields, farmsteads, fencerows, and woodlands, all situated upon rolling topography. The relationships of open to wooded areas and farmsteads are consistent with the 1914 topographic map and 1937 aerial imagery and modern intrusions are minimal.

VIEW 3*(Panoramic View Type) Figure 4.6 illustrates a view from the trail and memorial at the forest edge facing west at 405 Ramsey Road. The topography and open character of the fields are consistent with conditions presented in the 1914 topographic map and 1937 aerial imagery. There are small patches of trees, but they do not obstruct the overall view.

VIEW 4* (Farmhouse/Barn View Type):Figure 4.7 illustrates a view of the house at 601 Beaver Valley Road. The close proximity to buildings allows viewers to see materials and workmanship associated with the house, as well as its relationship to the surrounding trees and ornamental vegetation.

VIEW 5 (Farmhouse/Barn View Type): Figure 4.8 illustrates the barn at 800 Beaver Valley Road. The close vantage point on the leased property helps viewers to recognize the size of the structure and understand that the barn is built into the sloping hillside. The stonework and buttressing of the barn foundation are also evident.

VIEW 6* (Farmhouse/Barn View Type): Figure 4.9 illustrates 404 and 406 Ramsey Road from the vantage point of a public trail. The view is of the cluster of houses situated in the domestic landscape. Vegetation frames the buildings and the hillside slopes away from the buildings.

VIEW 7* (Farmhouse/Barn View Type): Figure 4.10 shows 810 Beaver Valley Road looking east from Beaver Valley Road. The house is framed by domestic vegetation and a mortared stone wall.

VIEW 8* (Tunnel View Type): Ramsey Road has tunnel views that are shaped by steep topography (including the rock shelter, woods, and Beaver Creek, which weaves under road and bridges and through culverts). Figure 4.11 shows a view facing west on Ramsey Road. Dense trees and roadside vegetation frame the view.

VIEW 9* (Tunnel View Type): Similarly, Figure 4.12 shows a tunnel view facing east on Ramsey Road, an unmortared stone wall, trees and roadside vegetation frame the view. These examples are representative of tunnel views at Brandywine Valley unit.



Figure 4.4. (View 1) Panoramic View from top of drive at 4700 Thompson Bridge Road, 2022 (Quinn Evans).



Figure 4.5. (View 2) Panoramic view from 406 Ramsey Road high point near barn, facing northwest, 2022 (Quinn Evans).

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Figure 4.6. (View 3) Panoramic view from trail and memorial at forest edge at 405 Ramsey Road, facing west, 2022 (Quinn Evans).



Figure 4.7. (View 4) Picturesque view of 601 Beaver Valley Road with vegetation framing historic house 2022 (Quinn Evans).



Figure 4.8. (View 5) View of 800 Beaver Valley Road shows the size & detail of the banked, buttressed stone foundation of the barn 2022 (Quinn Evans).

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Figure 4.9. (View 6) View of 404 and 406 Ramsey Road from the vantage point of a public trail. The view is of the cluster buildings in relation to the surrounding landscape, 2023 (National Park Service).



Figure 4.10. (View 7) View 810 Beaver Valley Road looking east from the road. The house is framed by vegetation and a stone wall, 2022 (Quinn Evans).

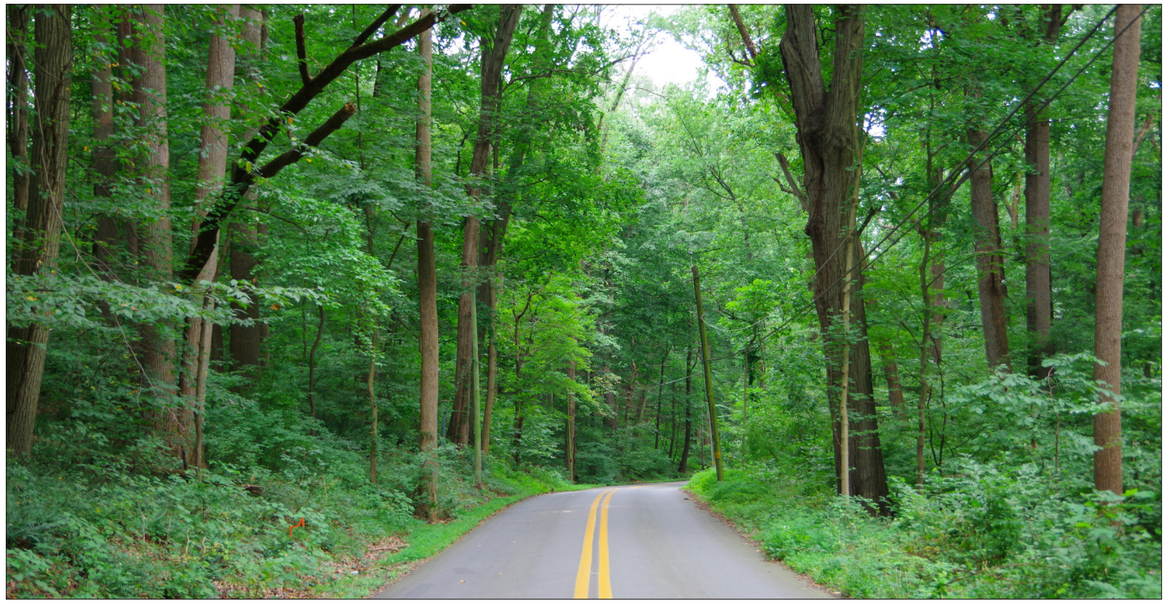


Figure 4.11. (View 8) Tunnel view facing west on Ramsey Road. Dense trees and roadside vegetation frame the view, 2022 (National Park Service).



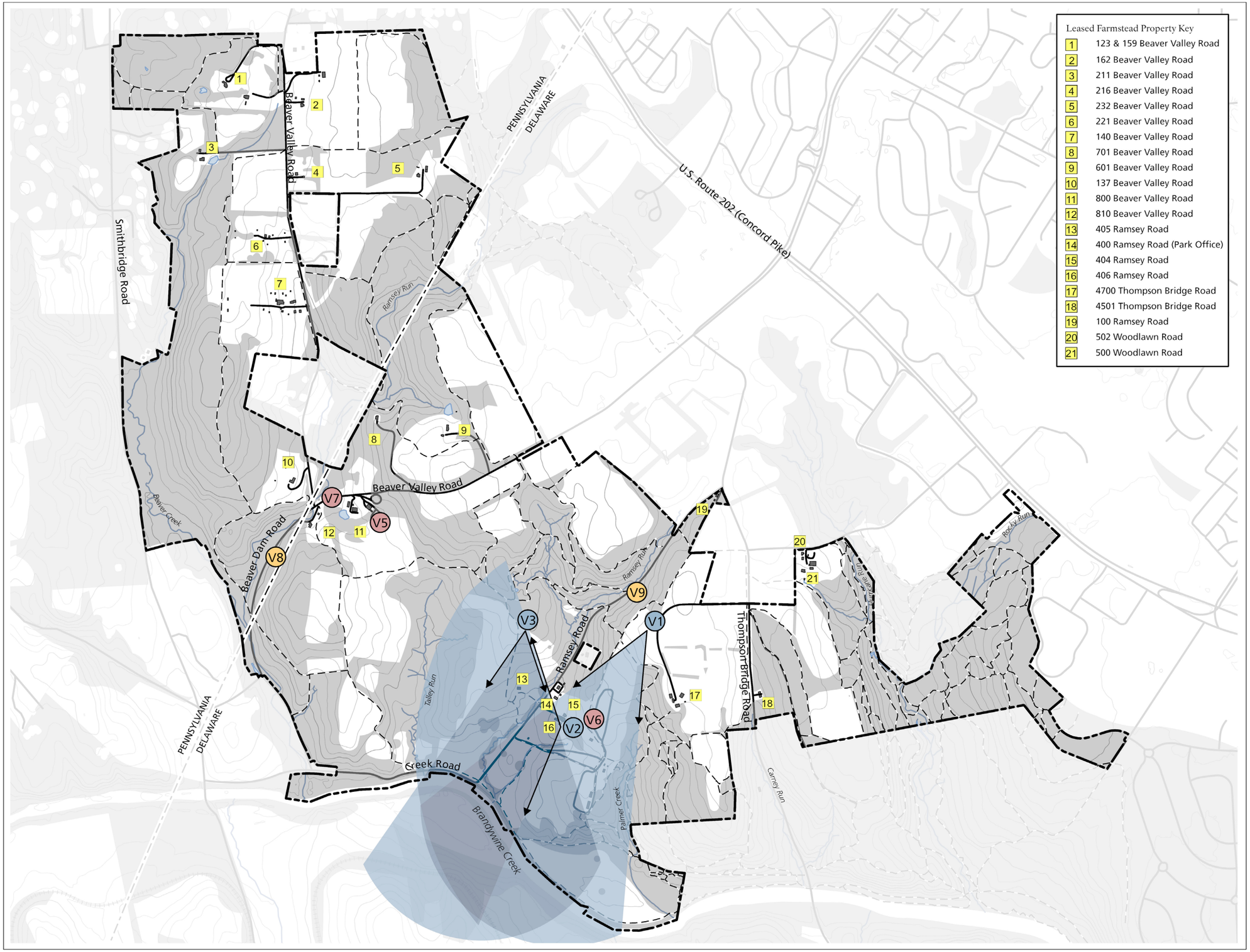
Figure 4.12. (View 9) Tunnel view facing east on Beaver Dam Road, an unmortared stone wall, trees and roadside vegetation frame the view, 2022 (National Park Service).

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Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

View Analysis



Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
4. NPS Landsnet Boundaries and Tracts
5. 1914 Topographic Map
6. 1937 USGS Aerial Imagery
7. Field Review, November 2022

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- DE PA State Border
- Woods
- Roads
- Trail
- Waterways
- Panoramic View
- Preserve Farmhouse / Barn View
- Preserve Tunnel View

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing 4.4

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Vegetation

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

Analysis of vegetation is addressed according to the following types: agricultural vegetation (field/cultivated (open), old field/meadow (open), old field/successional vegetation, non-extant orchard, and fencerows), domestic vegetation (lawn, trees, ornamental understory trees, shrubs, herbaceous plants, and tree lines), and woods. At the Brandywine Valley unit's scale, field/cultivated, old field/meadow, and woods are evaluated, placing an emphasis on broad-scale relationships between open and wooded areas. Other types are addressed in the farmstead analysis section. Invasive species and special status species are also generally described in the Existing Condition chapter but these categories are not directly associated with the significance of the historic landscape.

Historic Condition (1681–1973): Location-based documentation of vegetation in the Brandywine Valley unit prior to 1914 is limited to woods present in the Pennsylvania portion of the valley (see Drawings 4.1 and 4.2). Drawing 4.1 illustrates vegetation documented in the unit at four times approximately 25 years apart. The first diagram (upper left) illustrates documentation of 1875 Pennsylvania and 1914 Delaware conditions. This is followed by vegetation present in 1937, 1965, and 1992. Each diagram shows open areas (grassland/agricultural/open field), woods, and conjectural successional woodland growth based on subsequent woods locations. Emphasis on wildlife habitat is evidenced by establishment of wildlife refuge areas and tree plantings also identified in the diagrams. Drawing 4.2 illustrates the earliest period (1875 in Pennsylvania and 1914 in Delaware) broad-scale vegetation conditions compared to 2023 woods and open areas (grassland/agricultural/open field). The areas of green that are not striped illustrate locations that were open areas during the earliest period that are now wooded. At a broad scale, these diagrams illustrate gradual conversion of a large percentage of open areas into woods between 1914 and 1992/2023, demonstrating the transition from active farming to conservation and recreational use.

Understanding of broad patterns of vegetation associated with farmsteads, combined with documentation of property ownership and locations of residences, supports conjectural consideration of vegetation. Farms in the region produced a diversity of crops (including barley, wheat, corn, and hay) and products (such as dairy, beef, and cut wood). By 1850 hay and pasture made up over three-quarters of improved acreage, demonstrating the importance of livestock. By 1919, southeastern Pennsylvania dairy farm landscapes consisted of 59% row crops, 20% pasture, 11% woods, and 10% buildings and circulation

routes.[40] Based on this general information, it is likely that more than 50% of the Brandywine Valley unit was used for some type of agricultural vegetation, around 10% was dedicated to woods, and about 10% was developed with buildings and roads.

As small family farms became less viable in the region and conservation efforts accelerated, the relationship between open fields and woods gradually changed. Woods and fencerows expanded, replacing former areas of agricultural vegetation. Beginning around 1937, the Woodlawn Trustees reforested areas south of Ramsey Road to establish a wildlife refuge (see Figure 2.22 in Site History and Drawing 4.1). This included planting trees as part of reforestation efforts, establishing food strips for wildlife, and encouraging vegetation in fencerows to expand. Documentation indicates plantings occurred within the Brandywine Valley unit at the historic E. D. Talley farm between Beaver Dam Road, Creek Road, 405 Ramsey Road, 800 Beaver Dam Road, and 810 Beaver Dam Road and an area south of Hurricane Run (see Drawing 4.1). Hatched areas indicated plantings and the bolded outline the extent of the wildlife refuge within the park unit. Given the Woodlawn Trustees' emphasis on wildlife conservation, it is likely that successional growth in old fields and expansion of fencerows was widespread throughout properties owned by the organization during this period.

Evaluation: Since the end of the historic period, the broad-scale relationships between agricultural vegetation and woods has continued to change. As the Woodlawn Trustees' continued acquisition of land and expansion of the wildlife refuge eventually encompassed all of the Brandywine Valley unit, successional vegetation, overgrown fencerows, and woods have extended into former agricultural vegetation areas. Drawing 4.1 and 4.2 illustrate these broad changes. Existing Condition Drawings 3.4-3.7 shows hatched areas identified as agriculture (field/cultivated including hay, pasture, and row crops) and meadow (old field/meadow) reflect the character of agricultural vegetation (open fields) that was predominant during the 1780–1907 agricultural historic period. Those identified as successional (old field/successional vegetation) on Drawings 4.5–4.22 represent the 1928–1973 conservation period. Woods that reflect the agricultural period are identified as hatch in Drawing 4.2 (1875 extent Pennsylvania portion of the unit, 1914 extent Delaware portion of the unit). Today the Brandywine Valley unit retains a mixture of agricultural vegetation, domestic vegetation, and woods. Wetlands are also present, and while historic documentation of this vegetation has not been located, some may have been present during the periods of significance.

Field/cultivated, old field/meadow, and woods (1875 extent Pennsylvania portion of the unit, 1914 extent Delaware portion of the unit) contribute to the historic landscape (see Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit).

Buildings and Structures

Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials.

Buildings and structures are important characteristics to the significance of the Brandywine Valley unit cultural landscape. They present a visible record of the landscapes predominantly Quaker farmers and industrial use. The buildings and structures also promote the stories of who built, lived, and worked in them to provide connections to the parks history and culture. This section evaluates contributing buildings and structures within the unit.

Farmstead Buildings

Farm-related buildings are clustered together by farmstead. The locations and relationships of these structures are described in further detail in the cluster arrangement section and building and structural remnants are described in the structural remnants section of this chapter. Detailed descriptions of each farmstead building are provided in the farmstead evaluations. See Tables 4.5-4.25 Evaluated Inventory of Landscape Features for evaluation of 21 individual farmsteads.

Houses

Historic Condition (1681–1973): House types during this time included the vernacular styles of I-house, three-bay house, four-over-four house, upright and wing house, and gable front house. Refer to the farmstead feature table evaluations for specific details of historic residences in the Brandywine Valley unit.

House types built during the post-historic period include the vernacular bungalow, the Colonial Revival, and the vernacular four-square. Refer to Tables 4.5-4.25 Inventory of Landscape Featuresevaluations for specific details of post-historic residences in the Brandywine Valley unit.

Evaluation: Residences constructed between 1681 and 1907 that retain integrity contribute to the historic character of the landscape. Refer to the farmstead feature table evaluations for identification of contributing and non-contributing houses. Further research is required for unevaluated houses. Partial remains of buildings or foundations are addressed in the structural remnants section of this chapter.

Barns

Historic Condition (1681–1973): Barns associated with many of the Brandywine Valley unit properties date to this period and contribute to the historic character

of the agricultural landscape. Several of the barns at the Brandywine Valley unit fit the description of the Pennsylvania barn, with others in the style of the English Lake District barn and the vernacular basement barn. Refer to Tables 4.5-4.25 Inventory of Landscape Features evaluations for specific details of barns in the Brandywine Valley unit.

Evaluation: Some of the historic barns have been lost since 1907 but are evident in the landscape in the form of stone foundation remnants. Partial remains of barn foundations are addressed in the structural remnants section of this chapter. One type of barn that emerged in the Brandywine Valley unit during the post-historic period is the pole barn, one of which is located at 400 Ramsey Road.

A majority of the barns within the Brandywine Valley unit are contributing, although some barn structures are non-contributing compatible because they were constructed after the historic period or have been heavily altered through additions over time. Refer to the farmstead feature table evaluations for identification of contributing or non-contributing compatible barns.

Garage

Historic Condition (1681–1973): Garages within the Brandywine Valley unit were likely constructed between circa 1925 and 1972.

Some garages evidence remnants of older structures that may have dated from the historic period. These garages are marked for further research. Refer to Tables 4.5-4.25 Inventory of Landscape Features evaluations for specific details of garages in the Brandywine Valley unit.

Evaluation: The majority of garages within the Brandywine Valley unit are non-contributing, although further research into unevaluated garages and garages with remnants of older structures may change the evaluation for those specific structures to contributing if they are found to be within the historic period. Refer to the farmstead feature table evaluations for identification of contributing or non-contributing garages.

Shed

Historic Condition (1681–1973): N/A

The post-historic agricultural landscape tended to contain a few sheds clustered or individual sheds dispersed in the landscape. Sheds that fit this pattern help the overall landscape read as a farmstead. While it is difficult to ascertain exactly which sheds date from the historic period, some sheds are clearly modern or of prefabricated construction. Refer to Tables 4.5-4.25 Inventory of Landscape Features evaluations for specific details of sheds in the Brandywine Valley unit.

Evaluation: A portion of sheds within the Brandywine Valley unit are non-contributing compatible, although further research is required for unevaluated structures. When the scale, quantity, or density is out of alignment with the other structures in a farmstead arrangement, they impact the character of the landscape and do not contribute.

Stables

Historic Condition (1681–1973): Stables were typically included within the Pennsylvania or English Lake District barn during the historic period.

The separate stable structures within the Brandywine Valley unit farmsteads were constructed after 2010. Refer to Tables 4.5-4.25 Inventory of Landscape Features evaluations for specific details of stables in the Brandywine Valley unit.

Evaluation: The stables at 123 and 140 Beaver Valley Road were constructed after the historic period and are non-contributing to the Brandywine Valley unit. Further research is required for unevaluated stables.

Spring Houses

Historic Condition (1681–1973): Spring houses played a key role in dairy farms. Spring houses existed within the Brandywine Valley as early as 1750, but few outbuildings can be definitively dated to this period. Southeastern Pennsylvania spring houses grew larger and more elaborate during the period of 1780–1870. While none of the extant Brandywine Valley unit spring houses evidence expansion, the amount of butter produced on the farms indicates that these were active spaces. According to the 1880 Production of Agriculture in Brandywine Hundred, New Castle County census, a total of 100 pounds of butter was produced at 810 Beaver Valley Road, 2,000 pounds of butter at 800 Beaver Valley Road, and 1,000 pounds of butter at 601 Beaver Valley Road. Other properties within the Brandywine Valley unit were also documented to be producing butter at this time, like 405 Ramsey Road with 500 pounds of butter, 701 Beaver Valley Road with 600 pounds of butter, and 4700 Thompson Bridge Road with 1,000 pounds of butter. The spring houses within the park unit were likely built between the eighteenth and nineteenth centuries, and they continue to reflect the historic period.

There are five spring houses within the Brandywine Valley unit and they are located at 162, 800, 810, and 601 Beaver Valley Road and 500 Woodlawn Road. Although 405 Ramsey Road, 701 Beaver Valley Road, and 4700 Thompson Bridge Road are documented as producing butter during the historic period, spring houses are not currently on those properties. The spring houses within the Brandywine Valley unit with current active water access are at 162, 601, and 810 Beaver Valley Road and 500 Woodlawn Road. The spring house at 800 Beaver

Valley Road does not have an active spring. Additionally, some spring houses no longer function as a spring house and have been closed off. Refer to Tables 4.5-4.25 Inventory of Landscape Features evaluations for specific details of spring houses in the Brandywine Valley unit.

Evaluation: Spring houses are one of the few extant farmstead outbuildings that remain at the Brandywine Valley unit. The spring houses and their associated springs contribute to the significance of the historic landscape. Refer to Tables 4.5-4.25 Inventory of Landscape Features evaluations for identification of contributing or non-contributing spring houses.

Corn Crib

Historic Condition (1681–1973): Corn cribs were important buildings on southeastern Pennsylvania farms in this period and few extant corn cribs in the region can be definitively dated to before circa 1870. Often, corn storage was combined with machinery storage.

One extant corn crib is at 500 Woodlawn Road, date unknown. Refer to the farmstead feature table evaluations for specific details on corn cribs in the Brandywine Valley unit.

Evaluation: The corn crib at 500 Woodlawn Road is contributing, as it adds to the character of the farmstead arrangement within the Brandywine Valley unit.

Ramsey's Farm Agritourism Outbuildings

Historic Condition (1681–1973): N/A

The outbuildings associated with Ramsey's Farm, including several sheds and other prefabricated outbuildings, modern corn cribs, and play structures, were constructed on the property sometime between 2002 and 2011.

Evaluation: The outbuildings associated with Ramsey's Farm agritourism are modern constructions and are not within the historic period. They are therefore evaluated as non-contributing.

Mill Dam

Historic Condition (1681–1973): The mill dam that crosses Beaver Creek near Beaver Dam Road was once part of a milling operation. Although further research is needed to date the mill dam, milling operations within the Brandywine Valley unit began during the historic period and the mill dam was likely constructed in the eighteenth or nineteenth century. Further research is needed to accurately date the mill dam and its associated milling operation. Refer to Table 4.3 Inventory

of Landscape Features: Brandywine Valley Unit for specific details of the mill dam in the Brandywine Valley unit.

Milling operations continued through the early to mid-twentieth century and the mill dam was likely used for its intended purpose until the associated mill closed.

Evaluation: Based on the time span of milling operations in the area, the mill dam is evaluated as contributing. Refer to Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit.

Bridges

Vehicular Bridges

Historic Condition (1681–1973): Two bridges with the Brandywine Valley unit date to the historic period: the Beaver Valley Road bridge over Beaver Creek near 810 Beaver Valley Road, which was constructed circa 1890, and the Beaver Dam Road bridge over Beaver Creek south of the Ridge Road intersection that was constructed circa 1910. Further research is required to accurately date the Beaver Dam Road bridge over Beaver Creek and to evaluate if it was potentially constructed just outside of the historic period. Additional bridges were built during the historic period, including the Brandywine Creek bridge over Beaver Creek, constructed in 1960–61. Refer to Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit for specific details of the historic vehicular bridges in the Brandywine Valley unit.

Evaluation: Since the end of the historic period, alterations have been made to the several historic period bridges. Refer to Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit for specific details of the vehicular bridges in the Brandywine Valley unit.

The vehicular bridges within the Brandywine Valley unit are not owned or maintained by the National Park Service and most have either lost their historic character through alterations by the Delaware Department of Transportation to accommodate modern safety standards or require further research. One vehicular bridge contributes to the landscape and retains its character defining features.

Pedestrian/Trail Bridges

Historic Condition (1681–1973): N/A

There are three pedestrian/trail bridges within the Brandywine Valley unit, with two over Ramsey Run and one over Palmer Run. These pedestrian/trail bridges construction dates are not documented and will require further research. Two of the pedestrian/trail bridges are on historic roads/driveways and may have been vehicular bridges historically. The dates of the pedestrian/trails bridges are unknown but estimated to be constructed during the creation of the Woodlawn

trails in 1958 or shortly after. Refer to Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit for specific details of the pedestrian/trail bridges in the Brandywine Valley unit.

Evaluation: As these pedestrian/trail bridges were not constructed as part of the historic roads/driveways or other tributary crossings, these two pedestrian/trail bridges have been evaluated as non-contributing compatible. The remaining pedestrian/trail bridge has been evaluated as non-contributing.

Small-Scale Features

Elements that provide detail and diversity combined with function and aesthetics.

Fences

Historic Condition (1681–1973): Small-scale features present on the Brandywine Valley unit landscape in 1870 include fencing. Fences related to farms and farmsteads in the Brandywine Valley would have included stone, board, worm, and picket fences. During the mid-nineteenth century, a variety of fencing was used on the farmstead, with simple wood or barbed wire fences at the outer pastures, board fences closer to the farmstead, and picket fencing around the house.

Evaluation: A variety of fencing types exists currently. Some fences now subdivide fields that were larger in the historic periods. Fencing includes post and rail, post and wire (electric and non-electric), picket fences, and metal fences. See Tables 4.5-4.25 Inventory of Landscape Features for evaluation of 21 individual farmsteads.

Stone Walls

Historic Condition (1681–1973): Stone walls (mortared and dry stack) were used as enclosures. These may have been gathered from neighboring fields that provided ready materials for enclosing animals.

Evaluation: Mortared retaining walls, dry stack retaining walls, and stone wall remnants exist throughout the park and are often associated with extant or former farmsteads. Some mortared stone walls are of more recent construction.

See Tables 4.5-4.25 Inventory of Landscape Features for evaluation of 21 individual farmsteads. For stone wall remnants see Table 4.4 Inventory of Landscape Features: Structural Remnants.

Rows of Boulders

Historic Condition (1928–1973): N/A

Evaluation: The Woodlawn Trustees installed rows of boulders along several roads (Ramsey Road, Creek Road, Beaver Dam Road, Beaver Valley Road, and Thompson Bridge Road) circa 1994. The boulders, originating from a trail area behind the Collision Center on Route 202, were placed to prevent parking along the roads, parking lots, and waterways. See Existing Conditions Drawings 3.4-3.7 for locations.

As the rows of boulders postdate the period of significance, they are not a character-defining feature of the Brandywine Valley but are compatible. See Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit).

State Boundary Markers

Historic Condition (1681–1973): In 1892, the current arc boundary between Pennsylvania and Delaware was set through a US Coast and Geodetic Survey that remeasured and placed monuments at half-mile intervals along the arc.

Evaluation: The park straddles the arc boundary between Delaware and Pennsylvania and contains two of the historic boundary stones (N-3663 & 7NC-B-2), which are listed in the National Register of Historic Places.

- Delaware–Pennsylvania Arc Boundary Monument 14
- Delaware–Pennsylvania Arc Boundary Monument 15

State boundary markers contribute as under Politics and Government and Engineering (see Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit).

Property Boundary Markers

Historic Condition (1681–1973): When the land was surveyed for European and Euro-American ownership, stone property boundary markers were placed by surveyors to denote the corners of the properties. Other types of property boundary markers could have been trees, posts, or iron pipes.

Evaluation: The property boundary markers are contributing landscape features in the Brandywine Valley unit and are significant under Exploration and Settlement as well as agriculture. Further investigation to locate all stone property boundary markers within the Brandywine Valley unit is required (see Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit).

Signs

Historic Condition (1681–1973): N/A

Evaluation: National Park Service signs are located along roadsides at entries to the park in addition to wayside and interpretive signs. They were installed after the end of the period of significance. These signs do not contribute to the historic character of the landscape. See Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit.

Memorials

Historic Condition (1681–1973): N/A

Evaluation: In 2017, the Conservation Fund installed a rustic rest stop consisting of three medium-sized boulders, approximately 5,000–15,000 lb. each, at the top of the hill behind the Ramsey House. The memorial was installed after the end of the period of significance and does not contribute to the historic character of the landscape. See Table 4.3 Inventory of Landscape Features: Brandywine Valley Unit.

Structural Remnants

Remnants of buildings and structures in various stages of raze, decay, or collapse related to historic land use

Structural remnants within National Park Service units are identified, documented, and evaluated, and their management is guided by professional archeologists. An Archeological Overview and Assessment is currently being prepared for the park. Therefore, information about archeological sites is not included in this Cultural Landscape Report. To help ensure decision-making about the cultural landscape takes into account the potential significance of existing above-ground structural remnants, however, structural remnants in the landscape are inventoried below. As the historic integrity of these structural remnants has not been determined, their status as contributing or non-contributing features is unevaluated.

Types of structural remnants in the park are: quarries, remnants at existing farmsteads, and non-extant farmstead remnants, as well as residential, mill, and recreational structural remnants. Additional structural remnants have potentially not been identified yet and will not be identified until further field survey takes place.

Quarry Structural Remnants

Historic Condition (1681–1973): Quartz, mica, and feldspar were quarried in the region during the eighteenth and nineteenth centuries, when feldspar was an important ingredient in the making of china, porcelain, and pottery glazes. Records indicate that the Ramsey Quarry existed during this period. The Ramsey Quarry and the Hendrick Property Quarry are shown on the 1914 topographic map. Historic data for the Beaver Valley Quarry has not been found in the course of this report. Further research is needed.

Evaluation: Beaver Valley Quarry and the Ramsey Quarry are listed as surface mines in the Abandoned Mineral Lands Database.

Unevaluated. See Table 4.4 Inventory of Landscape Features: Structural Remnants for a summary of information available for the potentially significant structural remnants. Additional remnants may be identified as the Archeological Overview and Assessment is completed.

Structural Remnants at Farmsteads

Historic Condition (1681–1973): Structural remnants at the existing farmsteads appear to be associated with the exploration and settlement or agricultural and industry areas of significance. Further information for each remnant's historic

condition is related in the farmstead analysis section. Most require further research.

Two groupings of structural remnants have been identified that may be evidence of non-extant farmsteads. In 1870 a farmstead existed south of Beaver Dam Road and north of Talley Run. This property, according to the 1868 Pomeroy and Beers map, included a structure and was owned by William T. Talley. By 1914, this property was owned by E. D. Talley. Several structures and fences are illustrated on the 1914 topographic map. There is no longer a farmstead at this parcel. Structural remnants have been located in the vicinity of structures illustrated on the 1914 topographic map.

A stone wall enclosure remnant on the hillside west of 810 Beaver Valley Road may have been a former animal or field enclosure. It is not clear if this is associated with 810 Beaver Valley Road Farmstead or other properties in the vicinity. Further investigation is needed.

Evaluation: The evaluation of structural remnants identified at historic farmsteads is presented in Table 4.4 Inventory of Landscape Features: Structural Remnants and Tables 4.5-4.25 Inventory of Landscape Features at the end of this chapter. Farmsteads that include structural remnants are:

- 123 Beaver Valley Road, Daniel Green house remnants and foundation remnants 1 and 2 (Drawing 4.5)
- 211 Beaver Valley Road, bank barn remnants (Drawing 4.7)
- 221 Beaver Valley Road, Thomas Green house remnants (Drawing 4.10)
- 232 Beaver Valley Road, stone wall enclosure remnants (Drawing 4.9)
- 601 Beaver Valley Road, barn foundation (Drawing 4.14)
- 701 Beaver Valley Road, wall and foundation remnants, impoundment pond remnant, and chimney remnants (Drawing 4.13)
- 404 Ramsey Road, stone foundation walls and terraced landforms (Drawing 4.18)
- 405 Ramsey Road, barn foundation and conical stone feature (Drawing 4.18)
- 406 Ramsey Road, terraced landform north of the house (Drawing 4.18)
- 4700 Thompson Bridge Road, structural remnants near the headwaters of Palmer Run
- 502 Woodlawn Road, collapsed building (Drawing 4.21)

- W. T. Talley farmstead structural remnants: A wall foundation, stone walls, rock piles, rock embankment, and topography all indicate a former farmstead.
- Stone wall enclosure remnants: On the hillside west of 810 Beaver Valley there may have been a former animal or field enclosure. It is not clear if this is associated with 810 Beaver Valley Road Farmstead or other historic residential properties in that vicinity. Further investigation is needed.

Unevaluated. See Tables 4.5-4.25 Inventory of Landscape Features for a summary of information available for the potentially significant structural remnants. Additional remnants may be identified in the Archeological Overview and Assessment report.

Residential Structural Remnants

Historic Condition (1681–1973): The 1881 Hopkins map shows additional residential structures (Mrs. M. A. West and C. Mellon) that are no longer extant. Structural remnants have been located in the vicinity of these former residences.

- Stone wall, foundation, or roadway structural remnants near the former Mrs. M. A. West residence: Wall, foundation, or roadway remnants south of Beaver Dam Road before the intersection with Beaver Valley Road as identified on the 1881 Hopkins map.
- Stone wall remnants near the former Simon West residence: Remnants including a stone wall south of Beaver Dam Road before the intersection with Beaver Valley Road as identified on the 1914 topographic map.
- Stone foundation and stone walls near the former C. Mellon residence: Stone building foundation and stone walls appear to be closest in proximity to this residence based on the 1881 Hopkins map. The 1914 topographic map shows a house and second structure belonging to Oliver Teat.

Evaluation: The 1914 topographic map also shows a former residence (Simon West) where structural remnants have been located.

Unevaluated. See Table 4.4 Inventory of Landscape Features: Structural Remnants for a summary of information available for the potentially significant structural remnants. Additional remnants may be identified as the Archeological Overview and Assessment is completed.

Mill Structural Remnants

Historic Condition (1681–1977): Structural remnants (mill and mill infrastructure) have been found in the vicinity of the following historic mills:

- Structural remnants and mill race trace near Chandler's Hollow and the intersection of Beaver Dam Road and Beaver Valley Road, as shown on the 1868 Pomoroy and Beers map.
- Mill structural remnant and mill race trace associated with the M. Brinton grist mill as shown on 1868 Pomeroy and Beers map of Brandywine and later on the 1870 *Birmingham Atlas*.
- Saw mill structural remnants associated with the 1870 Samuel Talley saw mill/1875 H. Hinkson saw mill on the 1870 *Birmingham Atlas* and later on the 1875 *Birmingham Township Atlas*.
- Mill structural remnants and mill race traces near the North Fork of Beaver Creek.
- Mill structural remnants, mill race trace, and mill dam associated with the 1870 paper mill/1875 H. Tempest paper mill as shown on 1870 *Birmingham Atlas* and the 1875 *Birmingham Township Atlas*.
- Dam structural remnants on Ramsey Run east of 405 Ramsey Road.

Evaluation: Other mill and mill infrastructure remnants have been located that are not in the vicinity of mills shown on the historic maps identified in the course of this report.

Unevaluated. See Table 4.4: Inventory of Landscape Features: Structural Remnants for a summary of information available for the potentially significant structural remnants. Additional remnants may be identified as the Archeological Overview and Assessment is completed.

Recreational Structural Remnants

Historic Condition (1681–1973): N/A

Evaluation: A recreational cabin existed near Peter's Rock in the twentieth century. Chimney remnants are now located in the vicinity.

Unevaluated. See Table 4.4: Inventory of Landscape Features: Structural Remnants for a summary of information available for the potentially significant structural remnants. Additional remnants may be identified in the Archeological Overview and Assessment report.

LANDSCAPE CHARACTERISTICS AND FEATURES SUMMARY

The following tables (Table 4.3 and 4.4) summarize landscape characteristics and features based on historic condition, as well as an evaluation of whether the feature contributes to the historic character of the landscape. Facility Management Software (FMSS) Location and Asset records are based directly on system data, as of 2023. Only some features are associated with a specific FMSS Asset record. In FMSS, work orders must be associated with a Location; association with an Asset record is optional, dependent upon specific resource and project circumstances.

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Geology and soils			Contributing	**Historic Condition (1681–1973):** Geology and soils were important to initial settlement of the region and supported a diversity of plant life, agriculture, and surface mining. Outcroppings of granitic pegmatite and amphibolite featuring feldspar, quartz, and mica remain evident today, as do remnants of quarries. Deep gorges of exposed gneiss along Brandywine Creek, Rocky Run, and Hurricane Run are also apparent. Small caves remain in the landscape in addition to woodlands and agricultural plants that are reliant on native soils to thrive. **Evaluation:** Geology and soils remain apparent in the landscape with minimal alterations since the period of significance and are a contributing character-defining feature of the Brandywine Valley unit.	
Hydrology			Contributing	**Historic Condition (1681–1973):** Access to waterways and springs provided hydropower for mills and cool storage necessary for perishable agricultural goods such as butter and milk. The springs associated with the spring houses are natural features and an important part of the Brandywine Valley landscape. Spring houses are located at 162, 800, 810, and 601 Beaver Valley Road and 500 Woodlawn Road. Some of the springs appear to feed into wetlands while others are part of waterways that support ponds. **Evaluation:** Hydrology remains apparent in the landscape with minimal alterations since the period of significance and is therefore a contributing character-defining feature to the Brandywine Valley unit.	
Wetlands			Unevaluated	**Historic Condition (1681–1973):** Specific wetland information was not available for this study. Certainly, spring fed wetlands existed historically. There are more than 30 acres of wetlands in the Brandywine Valley, including palustrine and riverine wetlands. Wetlands generally include marshes, bogs, swamps, fens, prairie potholes, and other areas temporarily or permanently inundated by shallow water. Some wetlands may be former mill ponds. **Evaluation:** Documentation of wetlands during the period of significance has not been found. Wetlands within the unit are unevaluated as a character-defining feature.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Broad patterns of topography overlaid with vegetation, circulation routes, and clusters of development (farmsteads and Chandler's Hollow)			Contributing	**Historic Condition (1681–1973):** The 1870 Concord and Birmingham Township atlases and 1868 *Pomeroy and Beers* map show broadly dispersed contiguous farms across the landscape. Most dwellings were placed on high ground, near potable spring water and away from threats of flood. By the early nineteenth century, most arable land was cleared, creating a landscape of open, rolling hills and steep wooded slopes that was crossed by an industrial corridor along Beaver Creek. During the conservation period, woods increased in response to the Woodlawn Trustees' goals, encroaching into spaces that were formerly agricultural fields. However, broad landscape patterns continued to represent conditions associated with significance. **Evaluation:** Although proportions of open fields to woodlands have changed, the broad spatial patterns across the landscape remain recognizable. The distribution of farmsteads in the overall landscape remains remarkably consistent with the historic period. The arrangement and evaluation of the 21 farmsteads in the valley is addressed in the farmstead evaluation section. The cluster of Chandler's Hollow has lost integrity as an industrial development area but retains integrity as a structural remnant where buildings, structures, and landscape features are tangible reminders of the site's significance (see Chandler's Hollow evaluation).	See Drawings 4.1 and 4.2
Farmsteads			*See Tables 4.5-4.26 Inventory of Landscape Features	**Historic Condition (1681–1973):** Historically, farmsteads responded to the orientation of roads and property ownership, with houses facing these thoroughfares, positioned on high points, and positioned to reduce development and maximize opportunities for agricultural use. Many properties were located near springs and waterways that supplied fresh water, and spring houses were common features. Houses, barns, and other buildings were arranged around a central driveway, close enough for easy daily use. Domestic landscape features were typically located near the house and included lawn, shade trees, tree lines, and ornamental plants. Fields were established in locations that took advantage of gently sloping topography. Woods not cleared for fields were often those on steep, rocky slopes. Orchards and fence rows were sometimes located between the domestic and agricultural lands. **Evaluation:** Generally, existing farmsteads continue to maintain their historic spatial orientation. Changes to spatial organization for specific farmsteads are explained in the farmstead feature tables. See Tables 4.5-4.26 Evaluated Inventory of Landscape Features for evaluation of 21 individual farmsteads.	*See farmstead feature tables

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

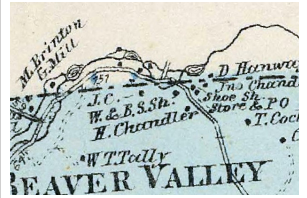
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Chandler's Hollow			Contributing	**Historic Condition (1681–1973):** The 1868 *Pomeroy and Beers* map shows the spatial organization of Chandler's Hollow as a cluster of buildings and landscape features at the intersection of Beaver Valley Road and Beaver Dam Road. Here dwellings, a school, businesses, mills, and factories, existed in close proximity. **Evaluation:** The Beaver Valley Road and Beaver Dam Road intersection remains, as do remnants of buildings and structures, including the dam and mill. Wetlands inhabit the former mill pond and unevaluated archeological sites are present. A pedestrian trail and parking area added to the site are low profile and do not detract from the historic character of the landscape. Through the Beaver Valley Road and Beaver Dam Road intersection and archeological structural remnants, the spatial organization of Chandler's Hollow still retains its integrity as a contributing character-defining feature to the Brandywine Valley unit.	
Topography (Drawing Key: TP)					
Rolling hills of open fields			Contributing	**Historic Condition (1681–1973):** Historically, Brandywine Valley was comprised of rolling hills of agricultural fields and steep, wooded slopes along runs. These runs orient east to west, leading to Brandywine Creek. **Evaluation:** The topography remains apparent in the landscape with minimal alterations since the period of significance and is a character-defining feature to the Brandywine Valley unit.	
Steep wooded slopes			Contributing	**Historic Condition (1681–1973):** The steep slopes influenced the siting of structures and roads, and the topographic changes sometimes result in winding paths and often frame views. **Evaluation:** The topography remains apparent in the landscape with minimal alterations since the period of significance and is a character-defining feature to the Brandywine Valley unit.	
Manipulated topography			Contributing (except parking lot berms)	**Historic Condition (1681–1973):** Cultural manipulation of topography in the past included quarries dug to extract minerals, areas where mills, dams, and ponds were built to support industry, and limited places where grading occurred for development of roads, bridges, or buildings. **Evaluation:** The manipulated topography remains apparent in the landscape with minimal alterations since the period of significance except for a berm constructed at the Beaver Valley parking lot (FMSS 249767) after the period of significance. The manipulated topography, minus the parking lot berm, is a contributing character-defining feature to the Brandywine Valley unit.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Land Use (Drawing Key: LU)					
Agricultural land use			Contributing	**Historic Condition (1681–1973):** Agriculture has been documented within the Brandywine Valley since it was settled in the 1600s, and the landscape's continued use for agriculture maintains its openness and agrarian character. In the exploration and settlement time frame for the Brandywine Valley unit, pasture and agricultural fields would have predominated. **Evaluation:** The agricultural fields of many of the historic farmsteads remain in agricultural use, but the proportion of agricultural fields to wooded areas has altered over time. This is due to changes in land ownership from privately held properties to the Woodlawn Trustees and eventually to National Park Service ownership as well as changing land-use management practices that farm the landscape less intensively. The Woodlawn Trustees also reforested a portion of the landscape south of Ramsey Road as part of their conservation efforts. Despite the expansion of wooded areas within the Brandywine Valley unit, agricultural land use still retains its integrity as a contributing character-defining feature.	
Residential land use			Contributing	**Historic Condition (1681–1973):** Farmsteads throughout the Brandywine Valley unit have been used as residences throughout the periods of significance. **Evaluation:** Residential use continues through residential leases of historic farmhouses and therefore, residential land use is a contributing character-defining feature of the Brandywine Valley unit.	
Industrial land use			Non-extant	**Historic Condition (1681–1973):** The industrial landscape grew in response to agricultural needs, and initial mills along Beaver Creek processed agricultural products. Historic maps show a grist, saw, and clover mill. Eventually, other products such as paper were processed until the beginning of the twentieth century. This industrial use created a need for additional small enterprises such as a post office, blacksmith, and shoe store. This area was known as Chandler's Hollow. **Evaluation:** Although the former industrial landscape of Chandler's Hollow currently exists in the landscape as structural remnants of mills and mill infrastructure, industrial use no longer occurs in the study area.	
Park operations land use			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Park operations take up a small footprint at the park offices at 400 Ramsey Road. As park operations did not commence until after the period of significance, it is not a character-defining feature of the Brandywine Valley unit landscape.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Recreational land use			Contributing	**Historic Condition (1681–1973):** Recreational use was envisioned by William Bancroft and partially realized through the Woodlawn Trustees' ownership. The trustees opened trails to the public in the 1960s and allowed occasional camping by permission only. **Evaluation:** Recreation continues today but is limited to specific areas including the trails, picnic area, and waterways. Equestrian activities take place on different farmsteads where horses are boarded and along public trails. Alignments of trails present during the period of significance are still used near 601 Beaver Valley Road and 500 and 502 Woodlawn Road. Therefore, recreation land use is a contributing character-defining feature in the Brandywine Valley unit.	
Agritourism			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Agritourism at Ramsey's Farm is a use provided for under the initial Master Lease Agreement when the National Park Service took over operations of the site in 2013. Agritourism continues on Ramsey's Farm and includes pumpkins, a corn maze, and the sale of other agricultural products. While the farm presents agricultural products and public access, the density of parking, addition of recreational features in the landscape, and changes in scale and density of structures is different from historic agricultural patterns. This is not currently impacting the broader character of the landscape although additional changes may do so. Use for agritourism is compatible with the historic character of the landscape.	
Vineyard			Non-contributing compatible	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. The Brandywine Valley unit agricultural landscape included a variety of field types, but no documentation of vineyards during the historic period has been located. **Evaluation:** Based on aerial imagery, the vineyard began operating in the 1990s. Although the vineyard is an agricultural use, it is not a type of vegetation documented during the historic period and is visually different in type and scale compared to historic agricultural patterns. Therefore, the vineyard land use is non-contributing compatible.	
Circulation (Drawing Key: CR)					
Beaver Valley Road (vehicular route)			Contributing	**Historic Condition (1681–1973):** Residents petitioned for Beaver Valley Road, the first road in the area, in 1712; another petition requesting road improvements was made in 1751. This road provided access into and through the Brandywine Valley throughout the period of significance. **Evaluation:** Beaver Valley Road is currently paved and state-maintained. It retains its historic alignment and continues to serve as a main circulation route through the Brandywine Valley unit. Changes to pavement and width have not altered the character of the road or its association with farmsteads and therefore retains integrity as a contributing character-defining feature in the Brandywine Valley unit.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

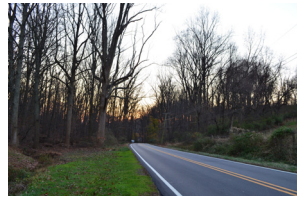
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Beaver Dam Road (vehicular route)			Contributing	**Historic Condition (1681–1973):** Beaver Dam Road is present on 1870 atlases for Birmingham and Concord Townships, though its date of construction is uncertain. A petition was made in 1846 for improvements to Brandywine Creek Road, which encompasses a portion of the present-day Beaver Dam Road. The historic Brandywine Creek Road provided access into and through the valley throughout the historic period. It is unknown when the name of the Road was changed to Beaver Dam Road but is estimated to be prior to 1870. **Evaluation:** Beaver Dam Road is currently paved and state-maintained. Beaver Dam Road retains its historic alignment and continues to serve as a main circulation route through the Brandywine Valley unit. Changes to pavement and width have not altered the character of the road or its association with farmsteads and it continues to be a contributing character-defining feature of the Brandywine Valley unit.	
Ramsey Road (vehicular route)			Contributing	**Historic Condition (1681–1973):** Ramsey Road was present by circa 1849 and was possibly developed earlier due to the construction of 405 Ramsey Road in circa 1833. This road provided access into and through the Brandywine Valley throughout the period of significance. **Evaluation:** Ramsey Road is currently paved and state-maintained. It retains its historic alignment and continues to serve as a main circulation route through the Brandywine Valley unit. Changes to pavement and width have not altered the character of the road or its association with farmsteads and it continues to be a contributing character-defining feature of the Brandywine Valley unit.	
Thompson Bridge Road (vehicular route)			Contributing	**Historic Condition (1681–1973):** Thompson Bridge Road was constructed in 1881. This road provided access into and through the valley throughout the historic period. **Evaluation:** Thompson Bridge Road is currently paved and state-maintained. It retains its historic alignment and continues to serve as a main circulation route through the Brandywine Valley unit. Changes to pavement and width have not altered the character of the road or its association with farmsteads and it continues to be a contributing character-defining feature of the Brandywine Valley unit.	
(Brandywine) Creek Road (vehicular route)			Contributing	**Historic Condition (1681–1973):** In 1846, a petition was made for Brandywine Creek Road, also known as Creek Road. This road provided access into and through the valley throughout the historic period. Historic topographic maps show that by 1956, the portion of Creek Road south of Ramsey Road as an unimproved road or trail. **Evaluation:** (Brandywine) Creek Road is currently paved and state-maintained. Although the historic alignment of Creek Road is slightly altered from its present-day configurations, the road still retains integrity as a contributing character-defining feature to the Brandywine Valley unit.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Smith Bridge Road (vehicular route)			Contributing	**Historic Condition (1681–1973):** Present-day Smith Bridge Road, historically known as Birmingham Road, was established prior to 1814. In 1814, residents of the Brandywine Hundred surveyed and petitioned the Justices of the Court of General Sessions of the Peace in New Castle County, Delaware, to extend Birmingham Road (present-day Smith Bridge Road) between Brandywine Creek and the Delaware and Pennsylvania boundary, which passed through Jacob Smith's land. Birmingham Road changed to Smith Bridge Road by 1862. **Evaluation:** Smith Bridge Road is currently paved and state-maintained, forming the northern boundary of the Brandywine Valley unit. Smith Bridge Road maintains its historic alignment and is a contributing character-defining feature of the Brandywine Valley unit.	
Garden of Eden Road (vehicular route)			Contributing	**Historic Condition (1681–1973):** In 1914, Garden of Eden Road extended from Concord Pike to Creek Road as a vehicular route. Sometime after 1960, Garden of Eden Road was truncated with the eastern half remaining as a vehicular road and the western half transitioning to a trail. **Evaluation:** Garden of Eden Road is currently paved and state-maintained, forming a portion of the southern boundary of the Brandywine Valley unit. Although the western portion of Garden of Eden Road transition into trails, the historic road alignment of the eastern portion still remains. Therefore, Garden of Eden Road is a contributing character-defining feature of the Brandywine Valley unit.	
Woodlawn Road (vehicular route)			Contributing	**Historic Condition (1681–1973):** Forbes Road, present-day Woodlawn Road, was developed and built circa 1868. This road provided access into the valley throughout the historic period. **Evaluation:** Woodlawn Road is currently paved and state-maintained. The present-day location of Woodlawn Road mostly aligns with the historic configuration and is therefore a contributing character-defining feature of the Brandywine Valley unit.	
Concord Pike/Great Road/Route 202 (vehicular route)			Contributing	**Historic Condition (1681–1973):** Concord Pike/Great Road/Route 202 was built sometime between 1809 and 1813. This road was also a boundary line for the plan Leavitt created for the Bancroft/Woodlawn Trustees. **Evaluation:** Concord Pike/Great Road/Route 202 is currently paved and state-maintained, touching a small section of and providing access to the Brandywine Valley unit boundary at the southeast. The present-day location of Concord Pike/Great Road/Route 202 is mostly aligned with the historic configuration and therefore is a contributing character-defining feature of the Brandywine Valley unit.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
State Park Campground Road			Contributing	**Historic Condition (1681–1973):** The 1914 topographic map indicates this alignment was a road. **Evaluation:** The road alignment reflects the historic road route and contributes to the historic character of the landscape.	
Driveways (vehicular route)			*See Tables 4.5-4.26 Inventory of Landscape Features	**Historic Condition (1681–1973):** Drives that were present on the 1870 Concord and Birmingham atlases are shown on Drawings 2.1–2.4 and Drawing 4.3. Farmstead driveways present in 1914 topographic map are shown on Drawings 2.1–2.4 and Drawing 4.3. Some drives have been added since the historic period; these are described in more detail in the farmstead tables. **Evaluation:** *See Tables 4.5–4.26 Inventory of Landscape Features for evaluation of 21 individual farmsteads.	
Authorized/limited access roads (vehicular route)			Unevaluated	**Historic Condition (1681–1973):** Historically, Creek Road extended past Ramsey Road, but this portion is no longer a public road and is now used as a trail and authorized/limited access road. The historic road is shown on the 1914 topographic map and 1868 *Pomeroy and Beers* map. By 1956, Creek Road south of Ramsey Road is represented in historic topographic maps as an unimproved road or trail. After the Woodlawn Trustees acquired Beaver Valley, many of the small-scale farm lanes either continued as access roads or were incorporated into the public walking and bridle trail system developed by the Trustees. **Evaluation:** Further research on access roads and historic farm lanes that are now access roads is recommended as information was not available during the course of this study. Additional research is recommended to identify if these access roads date to the conservation significance time frame period and/or were previous farm lanes from the agricultural significance time frame.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Trails aligned with historic roads/ drives			Contributing	**Historic Condition (1681–1973):** Roads and drives have supported vehicular transportation throughout the Brandywine Valley since at least the 1800s. Atlases from 1868, 1870, and 1875, a 1914 topographic map, and circa-1960 Woodlawn Trustees trail maps document historic road locations. **Evaluation:** The use of historic roads and trails preserves the historic circulation patterns in the landscape and is therefore a contributing character-defining feature of the Brandywine Valley unit. The Trails Analysis (Drawing 4.3) presents a comparison between historic vehicular routes and existing trails, revealing locations where existing trails are located on historic roads and drives. These trail sections are denoted in blue. Three are further identified as located on historic roads/drives: A. a historic drive leading to Samuel Talley's sawmill; B. a historic forked drive leading to the former farmstead of W. T. Talley. E. a trail and private access road are located on the portion of Creek Road that extends past Ramsey Road.	See Drawing 4.3
Trail aligned with historic trail routes			Contributing	**Historic Condition (1681–1973):** Trails have been used throughout the Brandywine Valley by pedestrians and equestrians since at least the 1800s. Atlases from 1868, 1870, and 1875, a 1914 topographic map, and circa 1960 Woodlawn Trustees trail maps document historic trail locations. **Evaluation:** The continued use of historic trails as pedestrian/equestrian trails preserves the historic circulation patterns in the landscape and is therefore a contributing character-defining feature of the Brandywine Valley unit. The Trails Analysis (Drawing 4.3) presents a comparison between historic trail routes and existing trails, revealing locations where existing trails are located on historic trail alignments. These trail sections are denoted in red. Two are further identified as: C.1960s trails also lead to the area around the Ramsey Quarry site and the existing farm road and trail is along 1914 fence lines. D. The southernmost portion of the unit has remained mostly forested with rugged topography not suitable for farming and has continued to have a high density of trails since the 1960s; it shares trails with Brandywine Creek State Park.	See Drawing 4.3

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Trails aligned with historic fences or property lines			Non-contributing compatible	**Historic Condition (1681–1973):** Beginning in the 1600s European acquisition of property in the area known today as the Brandywine Valley unit established ownership of parcels that affected the organization of management and development in the landscape. In many locations, property lines were identifiable by the presence of fences, fencerow vegetation, edges of fields, and footpaths. Sections of many historic trails were aligned with the edges of fields or fence lines, reflecting use by residents who walked or rode horses along field edges and the Woodlawn Trustees' encouragement of trail users to stay on the edges of fields and leased properties. These practices reduced conflicts and potential damage to crops. See atlases from 1868, 1870, and 1875, and 1914 topographic map for parcel lines and fence lines. **Evaluation:** The pedestrian/equestrian trails along historic fences and property lines reinforce historic landscape patterns. Although the trails are not historic circulation routes, they are compatible features in the landscape. Trails Analysis (Drawing 4.3) presents a comparison between historic property lines and existing trails, revealing where portions of existing trails are located along historic property divisions. These trail sections are denoted in orange.	See Drawing 4.3
Existing trail non-historic			Non-contributing	**Historic Condition (1681–1973:** N/A **Evaluation:** Trails Analysis (Drawing 4.3) identifies locations where current trails are not associated with historic routes or property lines. These trail sections are denoted in light gray. Trails that are not distracting from the historic character of the landscape are compatible. The current study does not include analysis of compatibility of non-historic trails. To determine if non-historic trails are compatible or not, further analysis is needed.	See Drawing 4.3
Small trailhead parking lot (Lots 1, 2, 4, and 5)		Lot 1: 249767 Beaver Valley parking Lot Lot 2: 248096 Beaver Valley Fork Head Parking Lot Lot 4: 255932 400 Ramsey Road Headquarters Parking Area Lot 5: 244497 Ramsey Road Trailhead Parking	Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Four small-capacity lots are discreetly located near trailheads and postdate the period of significance. Lots 1 and 2, both on Beaver Valley Road, accommodate 3–4 cars. Lot 4 on Ramsey Road across from Ramsey's Farm accommodates 15 cars. These gravel lots are enclosed by berms or boulders to prevent overflow. Lot 5 is shared with the Marriott Hotel on Concord Pike/Route 202. Although the small trailhead parking lots are non-contributing, a parking lot was present during the conservation area of significance time frame to allow for public access to the Brandywine Valley. Given the presence of a parking lot during the period of significance, their small footprint on the landscape, and screening around the parking lots, the small trailhead parking lots are compatible	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Large capacity parking lot (Lot 3 at Smith Bridge picnic area)		244580	Contributing	**Historic Condition (1681–1973):** This lot is visible on aerials during the period of significance, starting circa 1965. **Evaluation:** This is the largest parking facility on site known as Smith Bridge Parking Lot near the Smith Bridge picnic area, which accommodates 70 cars. The parking lot provides public access to the Brandywine Creek, Peter's Rock, and surrounding trails and landscape. Being constructed during the conservation area of significance time frame, the large capacity parking lot is considered a contributing character-defining feature of the Brandywine Valley unit.	
Seasonal parking area			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** In recent years, the National Park Service has used a field north of Ramsey Road for seasonal overflow parking. This field is still used for agricultural purposes and used as parking outside of the growing season. The parking area is not a character-defining feature of the Brandywine Valley unit.	
Constructed Water Features (Drawing Key: CWF)					
Farmstead ponds			*See Tables 4.5-4.26 Inventory of Landscape Features		
Views (Drawing Key: VV)					
Panoramic views across farmlands			Contributing (V1, V2, V3)	**Historic Condition (1681–1973):** Historically, panoramic views in the Brandywine Valley would have been more common because there was a greater proportion of open space to wooded area, as shown on the 1870 Concord and Birmingham Township atlases and the 1914 topographic map. In the twentieth century, William Bancroft and the Woodlawn Trustees considered preserving Brandywine Valley for public recreation and steep topography allowed picturesque vistas **Evaluation:** Because of the increase in woods, panoramic views are probably fewer and more constricted than in the historic periods. Some views are impacted by changes in vegetation since the historical period as well as incompatible features and spatial patterns that are not in keeping with the historic character. Although panoramic views are diminished due to increased wooded and successional vegetation, incompatible features, and altered spatial patterns, panoramic views of the picturesque landscape are still retained. The panoramic views are considered a contributing character-defining feature of the Brandywine Valley unit.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

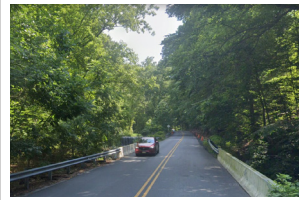
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Views to farmhouses and barns			Contributing (V4, V5, V6, V7)	**Historic Condition (1681–1973):** Historic farmhouses and barns are visually prominent character-defining structures in the Brandywine Valley unit landscape. Views of these structures from public spaces that are close enough for visitors to perceive the structures' scale and materials are addressed in this view type. **Evaluation:** Expansion of woodland and reduction of open farmland have condensed views of farmhouses and barns. Many historic farmsteads are screened from public view by vegetation. Those views that remain visible are important components of the historic character of the landscape and are contributing character-defining features within the Brandywine Valley unit.	
Tunnel views along roads			Contributing (V8 and V9),	**Historic Condition (1681–1973):** Consideration of historic vegetation (see Field and Forest Analysis drawings) and historic road locations indicates that the current locations of V8 and V9 were roads surrounded by woods during the historic period. **Evaluation:** Currently, views V8 and V9 are tunnel views on roads shaped by steep topography and woods adjacent to the road alignment. Woods were also adjacent to the roads at V8 and V9 during the historic period, so they contribute to the historic character of the landscape.	
Vegetation (Drawing Key: VG)					
Agricultural vegetation: field/cultivated (open)			*See Tables 4.5-4.26 Inventory of Landscape Features	**Historic Condition (1681–1973):** Southeastern Pennsylvania farms were known for their diversity of crops and products. Field/cultivated vegetation made up the majority of open areas documented in 1875 atlases and 1914 topographic map. During the conservation period these open areas gradually shrank, as shown in Drawing 4.1. The 1937 aerial imagery shows the area continues to be primarily open with woods mostly limited to water corridors or slopes that were not easily cultivated. **Evaluation:** Drawing 4.1 Field and Forest Analysis A illustrates decline in open areas between 1937 and 1965. This includes a decline in field/cultivated vegetation. Currently, approximately 47% of the Brandywine Valley unit is composed of agricultural fields used for the cultivation of hay, corn, soybeans, and various other produce or for grazing using modern agricultural methods. The open fields that remain today contribute to the historic character of the landscape. Most of the existing agricultural landscape at Brandywine Valley unit is leased.*See Tables 4.5-4.26 Inventory of Landscape Features for evaluation of fields associated with 21 individual farmsteads.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Agricultural vegetation: old field/meadow (open)			Non-contributing compatible	**Historic Condition (1681–1973):** Grasslands were mown either for hay or as part of a field rotation scheme. Location-specific information for fields with a rotation scheme that included meadows or areas that were strictly meadows was not identified in the course of this study. Old field/meadow information during the conservation period was not available at the study-wide scale. Old fields/meadows are managed by the park. Meadows are mown once a year to prevent the spread of invasive species and to maintain the open space of formerly cultivated fields. These existing meadows are distinct from existing hay fields that are categorized as field/cultivated. **Evaluation:** Although evidence of meadows during the historic period has not been identified, management of open fields as meadow conserves the open character of the landscape and retains the patterns of open space. Therefore managed meadows are non-contributing, compatible vegetation.	
Agricultural vegetation: old field/successional vegetation			*See Tables 4.5-4.26 Inventory of Landscape Features		
Agricultural vegetation: non-extant orchard			*See Tables 4.5-4.26 Inventory of Landscape Features		
Agricultural vegetation: overgrown fencerows			*See Tables 4.5-4.26 Inventory of Landscape Features		

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Domestic vegetation: lawn, trees, ornamental understory trees, shrubs, and herbaceous plants, and tree lines			*See Tables 4.5-4.26 Inventory of Landscape Features		
Woods			Contributing (woods in locations where woods were present during the historic period), and Non-contributing, non-compatible (woods in locations where open fields were present during the historic period)	**Historic Condition (1681–1973):** Sometime before or during the Revolutionary War, tree cover was removed in the northern and western areas of the Brandywine Valley unit except for on steep hillsides. Woods and open areas for the Pennsylvania farmsteads are documented on 1875 Birmingham and Township atlases. Woodland acreage and use for the Delaware farmsteads is understood through the census records (Drawing 4.2 illustrates locations where woods were present in 1875 in PA and in 1914 in DE). 1937 aerial imagery shows the area continues to be primarily open with woods mostly limited to water corridors or slopes that were not easily cultivated. Drawings 4.1 Field and Forest Analysis A and B show a decline in open areas and an increase in woods and/or old field/successional vegetation between 1937 to 1965. Tree plantings by the Woodlawn Trustees and the broad areas targeted for reforestation as a wildlife refuge are also shown. **Evaluation:** Woods present today cover more of the Brandywine Valley unit than they did during the agricultural and conservation periods. Open areas have decreased as woods have increased over time. Drawing 4.2 identifies locations of woods today in locations where documentation indicates woods were present during the historic period. Woods in locations of documented historic woods contribute (See Drawing 4.2). Woods that are in locations today where fields are documented during the period of significance are non-contributing, non-compatible as the woods obscure historic landscape patterns.	
Buildings and Structures (Drawing Key: BS)					
Farmstead residences, barns, garages, sheds, stables, corn cribs, spring houses			*See Tables 4.5-4.26 Inventory of Landscape Features		

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

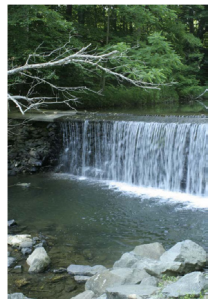
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Ramsey's Farm agritourism outbuildings			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The Ramsey's Farm agritourism site includes outbuildings supporting the corn maze, hay rides, and pumpkin patch. These outbuildings include several sheds and other prefabricated outbuildings, modern corn cribs, and play structures built between 2002 and 2011.[41] In relation to all of the outbuildings and their massing/spatial organization, the quantity and arrangement of buildings, structures, and features in the landscape is not representative of the typical distribution at historic working farms and are not character-defining features of the Brandywine Valley unit.	  
Mill dam			Contributing	**Historic Condition (1681–1973):** Historically part of a milling operation, water from Beaver Creek was impounded behind the dam and diverted into a channel or race to power a mill. Further research is necessary to date the mill pond dam with accuracy. The mill pond dam crosses Beaver Creek near Beaver Dam Road in the northeastern section of the Brandywine Valley unit and is constructed of a rubble stone and earthen dam approximately 3' high and 2' wide with a 2" thick concrete slab. **Evaluation:** Although the exact date of the mill pond damn needs further research, the mill pond dam contributes to the industrial area of significance and is a character-defining feature of the Brandywine Valley unit.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

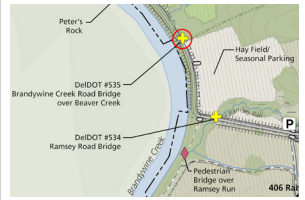
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Bridge, Brandywine Creek Road over Beaver Creek	#1-008/N-14487		Contributing	**Historic Condition (1681–1973):** A common single-span steel girder bridge with concrete wing walls and parapets constructed in 1960–61. The bridge span is 41′ in length and 21′ wide.[42] **Evaluation:** Currently, the bridge is state department of transportation (DOT) owned and maintained with two-way traffic and a contemporary metal guardrail installed along the length of the bridge. The bridge was constructed during the period of significance and is a contributing character-defining feature in the Brandywine Valley unit.	  

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
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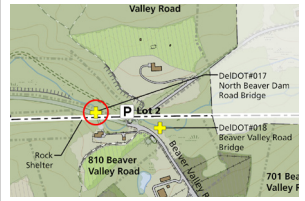
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Bridge, Beaver Dam Road over Beaver Creek			Unevaluated	**Historic Condition (1681–1973):** Construction date unknown. Beaver Dam Road has historically been in this location since at least 1848 and would have historically required a bridge crossing at Beaver Creek.[43] **Evaluation:** Two-way traffic traverses the bridge with contemporary metal guardrails. This bridge is state DOT owned and maintained. Further research is needed to understand if the bridge was constructed during the period of significance and if any alterations to the bridge have occurred since its construction.	  

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
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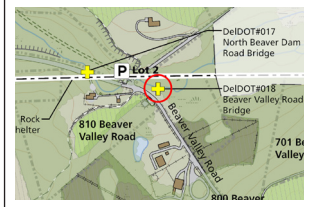
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Bridge, Beaver Valley Road over Beaver Creek	#18/N-4282		Non-contributing compatible	**Historic Condition (1681–1973):** Built by Edge Moor Bridge Works of Edge Moor, Delaware, a single-span skewed Warren pony truss bridge was erected over Beaver Creek circa 1890. The riveted structure spans 27′-2″ and has a width of 17′-2″ center to center of trusses. Fabricated entirely with angle sections, the trusses rest on rubble masonry abutments of gravel. The 10-1/2″ deep floor I-beams are connected to the superstructure by U-bolts and riveted angles. The I-beam stringers rest on top of the floor beams and support a metal grate deck. Originally, the roadway measured 15′-8″ in width and was composed of timber plan deck.[44] **Evaluation:** Sometime after 1982, the pony trusses were removed and metal guardrails installed. This bridge is state DOT owned and maintained. Due to the removal of the pony trusses after the period of significance, the bridge no longer retains its historic integrity and is not a character-defining feature of the Brandywine Valley but is compatible.	  

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

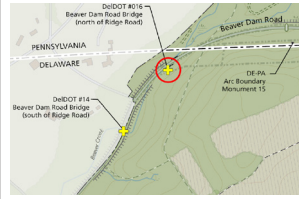
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Bridge, Beaver Dam Road over Beaver Creek (north of Ridge Road)			Unevaluated	**Historic Condition (1681–1973):** The construction date is unknown. Beaver Dam Road has historically been in this location since at least 1848 and would have historically required a bridge crossing at Beaver Creek.[45] **Evaluation:** Two-way traffic traverses the bridge with concrete safety wall and contemporary metal guardrails. This bridge is state DOT owned and maintained. Further research is needed to determine the date of construction for the bridge and if it was present during the period of significance.	  

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
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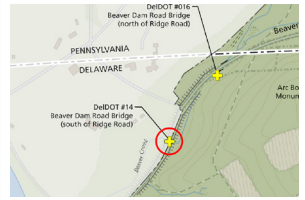
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Bridge, Beaver Dam Road over Beaver Creek (south of Ridge Road)	#14/N-4302		Unevaluated	**Historic Condition (1681–1973):** A single-span reinforced filled concrete arch bridge constructed circa 1910 under the Levy Court of New Castle County. The three-centered arch spans 25′ with a rise of approximately 8′ and is cast into concrete abutments supported on a granite bedrock. The roadway is 14.7′ wide with rubble masonry parapets of granite measuring 2′-0″ thick. Rubble masonry wing walls retain the soil on either side of the bridge and may have been constructed in the mid-nineteenth century. A bridge has spanned Beaver Creek at this location since circa 1860, with the former span likely consisting of a masonry-filled arch. This crossing in the 1860s served Brinton's grist mill, located north of the bridge in Pennsylvania.[46] **Evaluation:** Photos taken by the Delaware Historical and Cultural Affairs in 1982 show the bridge with rubble stone parapet walls at either side and the condition of the bridge is noted as greatly deteriorated with large patches of spalled concrete and crumbling parapet walls damaged by collisions.[47] This bridge is state DOT owned and maintained. Currently, the bridge supports two-way traffic and has concrete parapet walls. Further research is needed to determine if the current bridge was present during the period of significance or if it is a replacement.	  

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

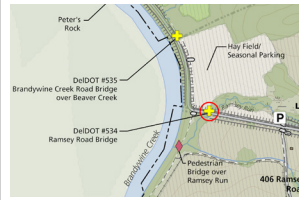
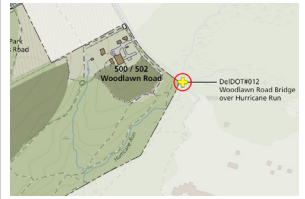
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Bridge, Ramsey Road over Ramsey Run			Unevaluated	**Historic Condition (1681–1973):** The construction date is unknown. Ramsey Road appears on historic maps as early as 1849, crossing Ramsey Run in this location and indicating that a bridge crossing was likely by this time. **Evaluation:** Two-way traffic traverses the bridge with stone rails and contemporary metal guardrails. This bridge is state owned and maintained within the Ramsey Road right of way. Further research is needed to determine if the bridge dates from the period of significance and what changes have occurred to the bridge since its construction.	  
Bridge, Woodlawn Road over Hurricane Run	#12N-12539		Non-contributing compatible	**Historic Condition (1681–1973):** The construction date is unknown. A bridge is shown on Forbes Road (currently Woodlawn Road) in the 1914 survey map of the Brandywine Hundred. **Evaluation:** Single-span steel girder bridge. The structure consists of nine steel beams supported on stone abutments. The stone wing walls are in U-shaped configuration. The deck is 21′-0″ wide and carries two lanes of vehicular traffic. The spandrel wall is topped with a 2′-4″ concrete cap that acts as a parapet along with a steel guard rail.[48] This bridge is state DOT owned and maintained at the border of the Brandywine Valley unit. According to the Delaware division of Historical and Cultural Affairs, the bridge has been altered, at an unknown date, by the addition of a concrete extension and concrete crib wall reinforcement. Due to the extends of the alterations, the bridge is not a contributing character-defining feature of the Brandywine Valley unit but is compatible.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Trail/pedestrian bridge over Ramsey Run (south of Ramsey Road near Brandywine Creek)		244541	Contributing	**Historic Condition (1681–1973):** Bridge construction date unknown, likely circa 1959. Whether the original use of the bridge was pedestrian or vehicular is unknown. The pedestrian bridge constructed of rubble stone parged in concrete with a concrete cap on the safety walls. The concrete parge coating is cracking and crumbing off with graffiti in several locations on the bridge. **Evaluation:** Based on the date of construction and that the bridge is on a historic driveway, the trail/pedestrian bridge over Ramsey Run is a contributing character-defining feature of the Brandywine Valley unit.	  

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

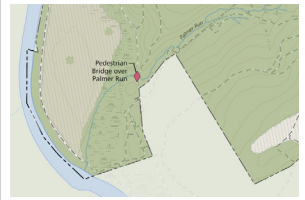
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Trail/pedestrian bridge over Palmer Run		248098	Contributing	**Historic Condition (1681–1973):** Bridge construction date unknown, likely circa 1959. It is on the alignment of the historic Creek Road that was present in at least 1849 for vehicular traffic.[49] The pedestrian trail bridge is over Palmer Run, southwest of the Ramsey's Farm agritourism site. The bridge is constructed with rubble stone abutments and wing walls, I-beam headers, a wood board deck, and metal Warren trusses with vertical members and a central horizontal member. **Evaluation:** The trail/pedestrian bridge over Palmer Run, being likely constructed circa 1959 and on a historic driveway, is a contributing character-defining feature of the Brandywine Valley unit.	  

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

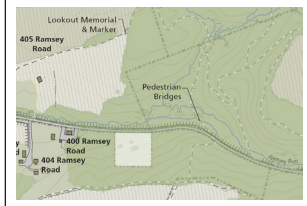
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Trail/pedestrian bridge over Ramsey Run			Non-contributing, compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** A wooden pedestrian bridge on the trail north of Ramsey Road with diagonal wooden board floor and wood handrails. Date of construction is unknown, but its condition indicates it was built after 1973.	  
Small-Scale Features (Drawing Key: SSF)					
Fences			Fences outside farmsteads are unevaluated See Tables 4.5-4.26 Inventory of Landscape Features for evaluation of fences on farmsteads.	**Historic Condition (1681–1973):** Small-scale features present on the Brandywine Valley unit landscape in 1870 include fencing. Fences related to farms and farmsteads in the Brandywine Valley would have included stone, board, worm, and picket fences. During the mid-nineteenth century, a variety of fencing was used on farmsteads, with simple wood or barbed wire fences at the outer pastures, board fences closer to the farmstead, and picket fencing around the house. **Evaluation:** A variety of fencing types currently exist within the Brandywine Valley unit. The types of fencing include post and rail, post and wire (electric and non-electric), picket fences, and metal fences. *See Tables 4.5-4.26 Inventory of Landscape Features for evaluation of 21 individual farmsteads.	See Drawings 3.5-3.7 for existing fence locations across the Brandywine Valley Unit. Drawings 4.5-4.21 document existing fences at farmsteads.

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Stone walls			*See Tables 4.5-4.26 Inventory of Landscape Features	**Historic Condition (1681–1973):** Stone walls (mortared and dry stack) were used as enclosures. The stones may have been gathered from neighboring fields that provided ready materials for enclosing animals. Mortared retaining walls, dry stack retaining walls, and stone wall remnants exist throughout the park and are often associated with extent or former farmsteads. Some mortared stone walls are of more recent construction **Evaluation:** *See Tables 4.5-4.26 Inventory of Landscape Features for evaluation of 21 individual farmsteads. See Table 4.4 Inventory Of Landscape Features: Structural Remnants for stone wall remnants.	See Drawings 4.5-4.21 for stone walls on farmsteads
Rows of boulders			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The Woodlawn Trustees installed rows of boulders along several roads (Ramsey Road, Creek Road, Beaver Dam Road, Beaver Valley Road, and Thompson Bridge Road) circa 1994. The boulders, originating from a trail area behind the Collision Center on Route 202, were placed to prevent parking along the roads, parking lots, and waterways. As the rows of boulders postdate the period of significance, they are not a character-defining feature of the Brandywine Valley but are compatible. See Drawings 3.5-3.7 for locations.	
State boundary markers			Contributing	**Historic Condition (1681–1973)** In 1892, the current arc boundary between Pennsylvania was set through a US Coast and Geodetic Survey that remeasured and placed monuments at half-mile intervals along the arc. **Evaluation:** The park straddles the arc boundary between Delaware and Pennsylvania and contains two of the historic boundary stones (N-3663 & 7NC-B-2), which are listed in the National Register of Historic Places. Being listed in the National Register, the boundary markers are contributing character-defining features of the Brandywine Valley unit.	
Property boundary markers			Contributing	**Historic Condition (1681–1973)** When the land was surveyed for European and Euro-American ownership, stone property boundary markers were placed by surveyors to denote the corners of a property. **Evaluation:** The property boundary markers are contributing landscape features in the Brandywine Valley unit and are significant under Exploration and Settlement as well as agriculture. Further investigation to locate all stone property boundary markers within the Brandywine Valley unit is required.	

TABLE 4.3: INVENTORY OF LANDSCAPE FEATURES: BRANDYWINE VALLEY UNIT (DRAWINGS 3.4-3.7)
FIRST STATE NATIONAL HISTORIC PARK

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period: 1681–1973) *Farmstead features are addressed in the farmstead features evaluation section.*	**Existing Condition Graphic Reference**
Signs			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** National Park Service signs are located along roadsides at entries to the park and postdate the period of significance. Therefore, the signs are not a character-defining feature of the Brandywine Valley unit.	
Memorials			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** In 2017 The Conservation Fund installed a rustic rest stop consisting of three medium-sized boulders, approximately 5,000–15,000 lb. each, at the top of the hill behind the Ramsey House. The memorial postdates the period of significance and is not a character-defining feature of the Brandywine Valley unit.	

General Notes

1. All documentation is from the Site History (Cultural Landscape Report, Chapter 2), except where noted.
2. All photographs are by Quinn Evans or the National Park Service and date to between 2022 and 2023, except where noted.

TABLE 4.4: INVENTORY OF LANDSCAPE FEATURES: STRUCTURAL REMNANTS
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

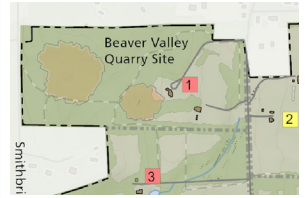
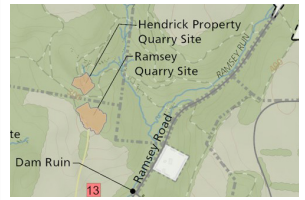
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period:1681–1973)	**Existing Condition Graphic Reference**
Structural Remnants (Drawing Key: SR) Structural remnants identified in this table are those previously evaluated by the National Park Service as well as remnants that have not been evaluated. Many require further investigation to determine eligibility for listing in the National Register of Historic Places or to guide management decisions.					
Above-Ground Features - Quarry Remnants					
Beaver Valley quarry remnant			Unevaluated	**Historic Condition (1681–1973):** The historic quarry name is unknown; however, it is currently referred to as Beaver Valley quarry. When this quarry commenced operations is unknown, though it is estimated to have begun after 1850 as it does not appear on the property in the Delaware County 1850 tax rolls. The quarry is listed as a surface mine in the Abandoned Mineral Lands Database, indicating minerals extracted included feldspar, mica, and quartz. **Evaluation:** Structural remnants are located in the northeast corner of 123 Beaver Valley Road in a wooded area behind the existing house. Topographic change is noticeable through geographic information system hillshade analysis. These structural remnants were not visited in the course of this report. Further research is required to determine significance and integrity.	
Ramsey quarry remnant and Hendrick property quarry remnant			Contributing	**Historic Condition (1681–1973):** The 1914 topographic map labels one area as a feldspar quarry and the other area on the Hendrick Farm property as a quarry. The location is identified as a surface mine in the Abandoned Mineral Lands Database, which indicates minerals extracted included feldspar, quartz, mica, garnet, and beryl. **Evaluation:** Ramsey Quarry remnants are located in a mature forest on the north side of Ramsey Road. There is one large open pit and several shallow pits. A trail is near the shallower pits. A social trail used by bikes is impacting the shallow pits. The large pit is approximately 20' deep. Large pieces of muscovite, mica, and quartz occur in the surface rocks and also litter the ground. The site is identifiable as a former quarry and therefore contributes to the character of the historic landscape.	
Structural Remnants at Farmsteads					
Structural remnants at existing farmsteads			*See Tables 4.6-4.26 Inventory of Landscape Features		

TABLE 4.4: INVENTORY OF LANDSCAPE FEATURES: STRUCTURAL REMNANTS
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

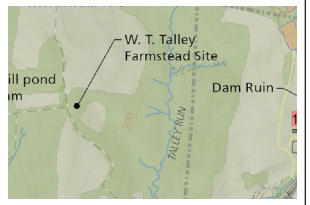
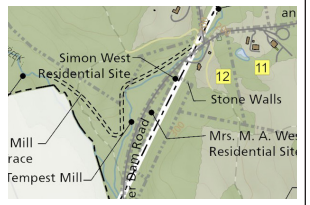
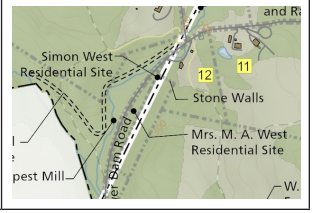
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period:1681–1973)	**Existing Condition Graphic Reference**
W. T. Talley farmstead structural remnants			Unevaluated	**Historic Condition (1681–1973):** In 1870 a farmstead existed south of Beaver Dam Road and north of Talley Run. According to the 1868 *Pomeroy and Beers* map, this property included a structure and was owned by William T. Talley. By 1914, this property was owned by E. D. Talley. Several structures and fences are present on the 1914 topographic map. **Evaluation:** There is no longer an extant farmstead on this parcel. Structural remnants located in the vicinity of structures identified on the 1914 topographic map are associated with the E. D. Talley farmstead. Structural remnants include a wall foundation, stone walls, rock piles, rock embankment, and topography. Further research is required.	
Stone wall enclosure remnant			Unevaluated	**Historic Condition (1681–1973):** Information is not clear whether this structural remnant is associated with 810 Beaver Valley Road Farmstead or other former residential properties in that vicinity. **Evaluation:** On the hillside west of 810 Beaver Valley Road there may have been a former animal or field enclosure. Further research is needed to determine which farmstead to associate with this enclosure.	
Driveway to farmstead in Brandywine Creek State Park (1914 topographic map)			Contributing	**Historic Condition (1681–1973):** According to the 1914 topographic map, the road trace that runs to the southeast of the house and garage just beyond the limits of the small 2.7-acre parcel is the former driveway of a relatively large farmstead located to the southwest of 4501 Thompson Bridge Road, which was located on land now incorporated into Brandywine Creek State Park. **Evaluation:** This road retains the alignment of the historic driveway as shown on the 1914 topographic map, with the driveway annotated in blue. The road is currently in use as State Park Campground Road.	
Residential Structural Remnants					
Stone wall, foundation, or roadway structural remnants near the former Mrs. M. A. West residence			Unevaluated	**Historic Condition (1681–1973):** These structural remnants are in the vicinity of a parcel of land labeled Mrs. M. A. West on the 1881 Hopkins map. **Evaluation:** A wall, foundation, or roadway structural remnants are south of Beaver Dam Road and the intersection with Beaver Valley Road. Further research is required.	

TABLE 4.4: INVENTORY OF LANDSCAPE FEATURES: STRUCTURAL REMNANTS
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

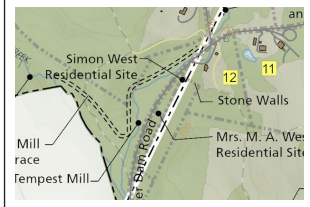
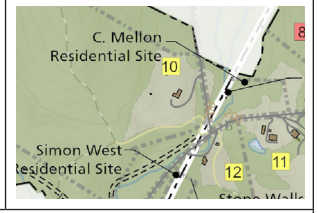
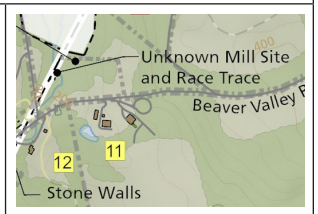
Feature Name	Other Resource Inventory	FMSS Data (Location /Asset records)	Evaluation Status	Evaluation Narrative (Historic Period:1681–1973)	Existing Condition Graphic Reference
Stone wall remnants near the former Simon West residence			Unevaluated	**Historic Condition (1681–1973):** These structural remnants are in the vicinity of a parcel of land labeled Simon West on the 1914 topographic map. **Evaluation:** A stone wall is south of Beaver Dam Road before the intersection with Beaver Valley Road. Further research is required.	
Stone foundation and stone walls near the former C. Mellon residence			Unevaluated	**Historic Condition (1681–1973):** Further research needed. Structural remnants appears to be closest in proximity to this residence based on the 1881 Hopkins map. The 1914 topographic map shows a house and second structure belonging to Oliver Teat. **Evaluation:** Stone building foundation and stone walls near former Mellon residence. Further research is required.	
Mill Structural Remnants					
Structural remnants and mill race trace near Chandler's Hollow			Unevaluated	**Historic Condition (1681–1973):** Further research needed. Structural remnants and a mill race trace is located near the vicinity of the Shoe Shop, as shown on 1868 *Pomeroy and Beers* map of Brandywine. **Evaluation:** Mill race trace near Chandler's Hollow and intersection of Beaver Dam Road and Beaver Valley Road may be associated with an unknown mill. Further research is required.	
Structural remnants (M. Brinton grist mill)			Unevaluated	**Historic Condition (1681–1973):** Further research needed. Structural remnants in vicinity of M. Brinton grist mill as shown on the 1868 *Pomeroy and Beers* map of Brandywine and later in the 1870 Birmingham atlas; remnant mill trace also in vicinity. **Evaluation:** Mill site structural remnants north of Beaver Dam Road where Beaver Creek crosses the road. The remnants include stone walls in an ell shape. Further research is required.	
Mill race trace (M. Brinton grist Mill)			Unevaluated	**Historic Condition (1681–1973):** Further research needed. Mill race trace in vicinity of grist mill on the 1868 *Pomeroy and Beers* map of Brandywine and later in the 1870 Birmingham atlas. **Evaluation:** Mill race trace is north of Beaver Dam Road where Beaver Creek crosses the road. Further research is required.	See image above

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FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

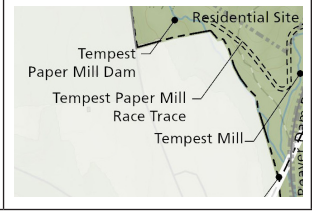
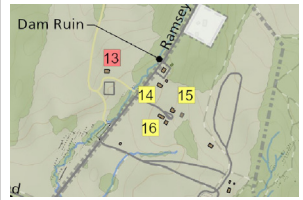
Feature Name	Other Resource Inventory	FMSS Data (Location /Asset records)	Evaluation Status	Evaluation Narrative (Historic Period:1681–1973)	Existing Condition Graphic Reference
Saw mill structural remnants (South Fork of Beaver Creek)			Unevaluated	**Historic Condition (1681–1973):** Further research needed. These structural remnants are in the vicinity of the Samuel Talley saw mill on the 1870 *Birmingham Township Atlas*, which is labeled as the H. Hinkson S. Mill on the 1875 *Birmingham Township Atlas*. **Evaluation:** Saw mill structural remnants are near 701 Beaver Valley Road on the South Fork of Beaver Creek. Further research is required.	 
Mill structural remnants near North Fork of Beaver Creek			Unevaluated	**Historic Condition (1681–1973):** Further research needed. No structures are present in this location on historic maps used in this report. **Evaluation:** Mill structural remnants are near the North Forth of Beaver Creek. A pillar and building structural remnants were identified in the area. The foundation was 5–6 square feet and could also possibly be the remnant of a spring house. Several potential traces of mill races are also located on the south side of the north branch of Beaver Creek. Further research is required.	
Mill races trace near North Fork of Beaver Creek			Unevaluated	**Historic Condition (1681–1973):** Further research needed. No structures are present in this location on historic maps used in this report. **Evaluation:** Mill race traces are near North Fork of Beaver Creek. Several traces of mill races are located on the south side of the north branch of Beaver Creek. A pillar and building remnants were also identified in the area. Further research is required.	See image above
Mill structural remnants (Tempest Paper Mill)			Unevaluated	**Historic Condition (1681–1973):** Further research needed. The mill structural remnants are in the vicinity of an 1870 paper mill and 1875 H. Tempest paper mill, mill raceway, and mill pond on the 1875 Birmingham atlas and the 1870 Birmingham atlas. **Evaluation:** Mill structural remnants are along the North and South Fork of Beaver Creek. Further research is required.	

TABLE 4.4: INVENTORY OF LANDSCAPE FEATURES: STRUCTURAL REMNANTS
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location /Asset records)	**Evaluation Status**	**Evaluation Narrative** (Historic Period:1681–1973)	**Existing Condition Graphic Reference**
Mill race trace (Tempest Paper Mill)			Unevaluated	**Historic Condition (1681–1973):** Further research needed. This mill race trace is in the vicinity of an 1870 paper mill and 1875 H. Tempest paper mill, mill raceway, and mill pond on the 1875 Birmingham atlas and the 1870 Birmingham atlas. **Evaluation:** Mill race trace is along the North and South Fork of Beaver Creek. Further research is required.	See image above
Mill dam (Tempest Paper Mill)			Unevaluated	**Historic Condition (1681–1973):** Further research needed. Mill Dam is located in the vicinity of the 1870 paper mill and 1875 H. Tempest Paper mill, mill raceway, and mill pond identified on the 1875 Birmingham atlas and the 1870 Birmingham atlas. **Evaluation:** Mill dam is west of current North Fork Beaver Creek stream bed. Further research is required.	See image above
Dam structural remnants (Ramsey Run)			Unevaluated	**Historic Condition (1681–1973):** No structures are present in this location on historic maps used in this report. **Existing Condition:** Dam structural remnants are on Ramsey Run. Further research is required.	
Recreational Structural Remnants					
Recreational log cabin remnants			Unevaluated	**Historic Condition (1681–1973):** Remnant of a recreational log cabin that was located here in the twentieth century. **Evaluation:** Further research is required.	

ENDNOTES

1 Linda Flint McClelland, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick, *National Register Bulletin 30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* (Washington, DC: US Department of the Interior, National Park Service Cultural Resources, 1999); J. Timothy Keller and Genevieve P. Keller, *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes* (Washington, DC: National Park Service, 1987); National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, National Register of Historic Places, 1990, rev. 2002).

2 National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form,* (Washington, DC: Government Printing Office, 1991).

3 National Park Service, *Beaver Valley CLI*, 2017, 1.

4 National Park Service, *Beaver Valley CLI*, 2017.

5 Tribes have asked for the term "prehistoric" not to be used but in this instance the term is a formal category for the National Register of Historic Places.

6 Cherilyn Widell, *Rockford Woodlawn Property, Wilmington, Delaware: Statement of National Significance* (unpublished manuscript, November 8, 2012), 1.

7 Widell, *Rockford Woodlawn Property, Wilmington, Delaware: Statement of National Significance*, 1.

8 Susanna Moreira, "What Are Garden Cities?" *Arch Daily*, last modified May 21, 2021, https://www.archdaily.com/961275/what-are-garden-cities.

9 "Brandywine Hundred, New Castle County, Delaware," *Delaware American History and Genealogy Project*, accessed March 2023, https://deahgp.genealogyvillage.com/newcastle/brandywine_hundred_new_castle_county_delaware.html.

10 Widell, *Rockford Woodlawn Property, Wilmington, Delaware: Statement of National Significance*, 26.

11 Widell, *Rockford Woodlawn Property, Wilmington, Delaware: Statement of National Significance*, 1.

12 Widell, *Rockford Woodlawn Property, Wilmington, Delaware: Statement of National Significance*, 3.

13 National Park Service, *Beaver Valley CLI*, 53-58.

14 National Park Service, *Beaver Valley CLI*, 56-57.

15 National Park Service, *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes* (Washington, DC: US Department of the Interior, National Park Service, rev. 1999), 1-2.

16 Pennsylvania Historical & Museum Commission, *Agricultural Resources of Pennsylvania, c. 1700-1960: Southeastern Pennsylvania Historic Agricultural Region, c. 1750-1960* (Harrisburg, PA: Pennsylvania Historical & Museum Commission, 2015), 26.

17 National Park Service, *Beaver Valley CLI*, 56-57.

18 National Park Service, *Beaver Valley CLI*, 125-130.

19 National Park Service, *Beaver Valley First State National Historical Park Cultural Landscape Inventory, Associate Regional Director Letter*, 53-58.

20 Paula S. Reed and Edith B. Wallace, *A Historic Saga of Settlement and Nation Building: First State National Historical Park Historic Resource Study* (Philadelphia, PA: National Park Service Northeast Region History Program, 2019), 105.

21 Widell, *Rockford Woodlawn Property, Wilmington, Delaware: Statement of National Significance*, 25-26.

22 1973 Woodlawn Trustees Inc. Master Plan, Box 15, Folder 7, Woodlawn Trustees Inc. Records, Hagley Museum and Library, 9-10.

23 Reed and Wallace, *First State National Historical Park Historic Resource Study*, 111-116.

24 Reed and Wallace, *First State National Historical Park Historic Resource Study*, 111-116.

25 Reed and Wallace, *First State National Historical Park Historic Resource Study*, 121; Woodlawn Trustees Inc. tentative plan of development, Brandywine Hundred lands, 1946 Shelf JJ 15B Roll 6 and 7, Woodlawn Trustees Inc. Records, Hagley Museum and Library.

26 1989 Master Plan, Box 19, Folder 6, Woodlawn Trustees Inc. Records, Hagley Museum and Library; Woodlawn Land uses - camping, farming, and reforestation 1937-1976, Box 97, Folder 18, Woodlawn Trustees Inc. Records, Hagley Museum and Library; Brandywine Hundred historic properties tenant lists and notices 1946-2001, Box 87, Folder 13, Woodlawn Trustees Inc. Records, Hagley Museum and Library; Reed and Wallace, *First State National Historical Park Historic Resource Study*, 124.

27 1973 Woodlawn Trustees Inc. Master Plan, Box 15, Folder 7, Woodlawn Trustees Inc. Records, Hagley Museum and Library, 12.

28 Reed and Wallace, *First State National Historical Park Historic Resource Study*, 128-133.

29 Reed and Wallace, *First State National Historical Park Historic Resource Study*, 128-133.

30 Reed and Wallace, *First State National Historical Park Historic Resource Study*, 129.

31 National Park Service, *Beaver Valley First State National Historical Park Cultural Landscape Inventory, Associate Regional Director Letter*, 53-58.

32 National Park Service, *Beaver Valley First State National Historical Park Cultural Landscape Inventory, Associate Regional Director Letter*, 53-58.

33 Reed and Wallace, *First State National Historical Park Historic Resource Study*, 65-66.

34 National Park Service, *Beaver Valley First State National Historical Park Cultural Landscape Inventory, Associate Regional Director Letter*, 53-58.

35 National Park Service, *Beaver Valley CLI*, 53-58, 64.

36 National Park Service, *Foundation Document,* 7-10.

37 *Pennsylvania Historical & Museum Commission, The Historic Agricultural Resources Of Pennsylvania, C. 1700-1960 National Register Multiple Property Documentation Form, Property Types, And Registration Requirement* (Harrisburg, PA: Pennsylvania Historical & Museum Commission, 2015).

38 Pennsylvania Historical & Museum Commission, *Southeastern Pennsylvania Historic Agricultural Region, c. 1750-1960*, 149.

39 National Park Service, *Beaver Valley CLI*, 117.

40 *The Historic Agricultural Resources Of Pennsylvania, C. 1700-1960 National Register Multiple Property Documentation Form, Property Types, and Registration Requirements,* 83.

41 2002 Google Earth Aerial Imagery; 2011 Google Earth Aerial Imagery.

42 "Bridge 1-008 221 Cultural Resources Survey Property Identification Form," *Delaware Historical and Cultural Affairs CHRIS*, accessed August2023, https://services3.arcgis.com/SQCfgWRY8UNlOwRo/arcgis/rest/services/HistoricProperty_Public/FeatureServer/0/42882/attachments/6608.

43 1848 Ash Map Birmingham Township, Pennsylvania.

44 "State Bridge No. 18 NAER Inventory," *Delaware Historical and Cultural Affairs CHRIS*, accessed August2023, https://services3.arcgis.com/SQCfgWRY8UNlOwRo/arcgis/rest/services/HistoricProperty_Public/FeatureServer/0/40171/attachments/88250.

45 1848 Ash Map Birmingham Township, Pennsylvania.

46 "State Bridge No. 16 NAER Inventory," *Delaware Historical and Cultural Affairs CHRIS*, accessed August2023, https://services3.arcgis.com/SQCfgWRY8UNlOwRo/arcgis/rest/services/HistoricProperty_Public/FeatureServer/0/40172/attachments/88249.

47 "State Bridge No. 16 NAER Inventory," *Delaware Historical and Cultural Affairs CHRIS*, accessed August2023, https://services3.arcgis.com/SQCfgWRY8UNlOwRo/arcgis/rest/services/HistoricProperty_Public/FeatureServ-

er/0/40172/attachments/88249; "N-4302 Photographic Inventory Bureau of Archaeology and Historic Preservation," *Delaware Historical and Cultural Affairs CHRIS*, accessed August2023, https://services3.arcgis.com/SQCfgWRY8UNlOwRo/arcgis/rest/services/HistoricProperty_Public/FeatureServer/0/40172/attachments/44070.

48 "State Bridge Number 12 HABS/HAER Inventory," *Delaware Historical and Cultural Affairs CHRIS*, accessed August2023, https://services3.arcgis.com/SQCfgWRY8UNlOwRo/arcgis/rest/services/HistoricProperty_Public/FeatureServer/0/39990/attachments/5190.

49 1849 *Rea and Price Map of Brandywine Hundred*, Delaware.

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FARMSTEAD EVALUATION

This section focuses on analysis of the 21 farmsteads located in the Brandywine Valley unit. Farmsteads are critically important to the historic character of the Brandywine Valley unit. Collectively they contribute to the overall significance of the landscape and individually their characteristics and features are identifiable conveying historic character, materials, and workmanship, not as easily conveyed at the scale of the Brandywine Valley unit as a whole.

This section begins with consideration of farmsteads as they relate to the Brandywine Valley unit landscape. This is followed by detailed descriptions of 21 farmsteads. For each farmstead a narrative description of the historic development, property ownership, and landscape evaluation is followed by photographs and drawings illustrating 2022 conditions at the property. Next, landscape features associated with the farmstead are documented in tables. Endnotes for each farmstead follow the associated table. This organization allows farmstead sections to stand on their own to support easy reference by park managers.

Properties included in the drawings that are beyond National Park Service parcels are masked. All documentation provided in the tables is from the Site History chapter except where noted. All photographs in the tables are by Quinn Evans or the National Park Service and date between 2022 and 2023, except where noted.

ANALYSIS OF FARMSTEADS AT THE BRANDYWINE VALLEY UNIT SCALE

Historic Condition (1681–1973): The Pennsylvania Bureau for Historic Preservation, in cooperation with other entities, developed a National Register Multiple Property Documentation Form and the field guide *Historic Agricultural Resources of Pennsylvania, 1700–1960*. The National Register Multiple Property Documentation Form introduces the idea of a "farming system" as it emphasizes a more comprehensive and accurate interpretation of the historic rural Pennsylvania landscape.

A "farming system" approach gathers physical, social, economic, and cultural factors together under the assumption that all these factors interact to create the agricultural landscape of a given era. Also, according to the Multiple Property Documentation Form, "diversity" is the watchword for Pennsylvania's agricultural history. Beginning in the settlement era and stretching well into the twentieth century, diversity of products was a hallmark of nearly every farming region as a whole and of individual farmsteads, too. This diversity is evident in many of the Pennsylvania and Delaware farmsteads present at the Brandywine Valley unit.

Iconic farmsteads dispersed throughout the valley are composed of groups of buildings closely associated with agricultural and domestic landscape features.

These recognizable compositions typically include a house, driveway, barn, spring house, sheds, garage, shade trees, tree lines, ornamental plants near the house, fences, fields, fencerows, and woods.

Evaluation: In the Brandywine Valley unit, farmsteads include distinct types of buildings and landscape features that are important to conveying the historic character of the cultural landscape. Farmsteads that were built between 1681 and 1973 and retain integrity as a unit contribute to the agricultural and conservation areas of significance for the overall Brandywine Valley landscape. The intentional arrangement of certain buildings and structures requires that they are described in relationship to one another or to other features. These arrangements are characteristic of farmsteads and their associated structures, circulation, and waterways are addressed together as one unit.

Analysis of Individual Farmsteads

The 21 farmsteads within the Brandywine Valley unit are as follows and are individually analyzed.

- 123 and 159 Beaver Valley Road, Farmstead #1
- 162 Beaver Valley Road, Farmstead #2
- 211 Beaver Valley Road, Farmstead #3
- 216 Beaver Valley Road, Farmstead #4
- 232 Beaver Valley Road, Farmstead #5
- 221 Beaver Valley Road, Farmstead #6
- 140 Beaver Valley Road, Farmstead #7
- 701 Beaver Valley Road, Farmstead #8
- 601 Beaver Valley Road, Farmstead #9
- 137 Beaver Valley Road, Farmstead #10
- 800 Beaver Valley Road, Farmstead #11
- 810 Beaver Valley Road, Farmstead #12
- 405 Ramsey Road, Farmstead #13
- 400, 404, and 406 Ramsey Road, Farmstead #14, #15, and #16
- 4700 and 4501 Thompson Bridge Road, Farmstead #17 and #18
- 100 Ramsey Road, Farmstead #19
- 502 and 500 Woodlawn Road, #20 and #21

123 AND 159 BEAVER VALLEY ROAD, FARMSTEAD #1

Farmstead Development: During the historic period, this property included a residence, outbuildings, and woods, an orchard, and a spring. In 1870, the S. Russell parcel included a house at the southwestern portion of the site near Beaver Valley Road, woods at the northern third of the property, unknown vegetation in the remaining area, and a spring cutting across the southwest corner of the site. Detailed documentation of other farmstead conditions during this period has not been identified. Though an orchard does not appear in the 1870s historic map, 1850 tax records indicate $20 worth of fruit were sold from an orchard on the property. Further research is required to determine the orchard location and type.[1]

The most prominent changes to the property since 1937 are the decline and/or loss of historic buildings, reduction of assumed agricultural fields, expansion of woods, establishment of trails, and addition of buildings, a driveway, and fences.[2] Currently, the farmstead at 123 and 159 Beaver Valley Road includes two operationally discrete portions. The eastern part accommodates a house, driveway, and mown lawn (Figure 4.15 and Figure 4.16). The landscape surrounding the house includes mortared flagstone paths, ornamental shrubs, shade trees, and a stone retaining wall. It is bordered by woodland on the east and north and a pasture to the south. The two-story Colonial Revival-style house is constructed primarily of field stone with horizontal siding at the gable ends and at areas of the second story rear elevations. The main block of the house consists of four bays with an off-center covered entry and a side-gable roof. A cross-gable ell addition projects north off the main block at the west side of the rear elevation. Two-story wings flank the main block to the east and west with side-gable roofs. There is also a one-story side-gable screened-in porch to the west and an offset one-story side-gable two-car garage to the east. The entirety of the roof is covered in three-tab asphalt shingles. The topography of the landscape around the house slopes down, creating a walk-out basement on the north side. Windows consist of primarily double-hung units with eight-over-eight or one-over-one lites and fixed units of 10 and 20 lites. A wide stone chimney is at the north elevation of the west two-story wing and is constructed of stone and flush with the elevation. Between the two-story east wing and the one-story garage is a shed-roof covered porch with an elongated arched entry. Gable roof dormers are on the south facade of the east wing with cupola above the garage.

The western portion of the property includes a historic barn, house remnant, fields, overgrown fencerows, and driveway (Figure 4.13 and Figure 4.14). The barn is a large Pennsylvania barn constructed prior to 1911. It has a mortared stone foundation, cedar shake siding, and a three-tab asphalt shingle roof. The one-story wood stable was constructed after 2011. The 1911 *Concord Township Atlas* shows

the west driveway and a house, but only remnants of the stone house and chimney remain.

Property Ownership: Present-day 123 Beaver Valley Road was established on June 2, 1702, with two adjoining land patents totaling 814 acres in Concord Township, Pennsylvania, owned by Nathaniel Newlin. On May 23, 1716, Nathaniel Newlin divided the land, giving 414 acres to his son, John Newlin. In 1750, John Newlin sold 150 acres to Robert Green, who then willed 106 acres of the land to his son Jesse Green in 1790. Although Jesse Green did not live on the land, sometime between circa 1770 and 1790 Daniel Green, his wife Mary Chamberlain, and their 10 children began living on the property. At some point between 1790 and 1815, Daniel Green acquired ownership of the property, which included 230 acres. In 1815, after the death of both Daniel Green and his wife, their children petitioned the Orphans' Court to divide the 230-acre parcel for public sale. Four lots were created from this sale, including Lot No. 3, containing 63 acres and a house and barn; this was sold to Daniel's son, Daniel Green Jr., who was living on the land prior to his father's death. Lot No. 3 reverted to a sheriff's sale in 1819 in payment for Daniel Green Jr.'s debt and the property was purchased by John and Jane Mancill for $1,937. Five years later, the property was purchased by Andrew Hance. In 1832, Andrew Hance sold 50 acres of the property to James McCay, who in turn sold the property two years later to Charles Palmer.

At this time, 123 Beaver Valley Road became its current parcel configuration. The property was sold again in 1835 to Samuel Russell, who soon after buying the property moved there from Birmingham Township, Pennsylvania, with his wife Sarah and their two children. Samuel Russell cultivated the land through at least 1850.[3] Sometime between 1875 and 1892 ownership of 123 Beaver Valley Road transferred from Samuel Russell to his daughter Martha Ann Russell, and sometime prior to 1911 the property's ownership transferred to Jas. H. Trimble.[4] Between 1911 and 1934, ownership of 123 Beaver Valley Road changed again to Peter Halpen and his wife Florence. The Halpens retained the property until November 9, 1939, when it was sold to Merlin M. and Clara Brubaker.[5] A little over 40 years later, on January 26, 1981, the Brubakers sold the property to Ina Properties of Delaware, Inc., which then transferred ownership of the property to the Woodlawn Trustees and Woodlawn Trustees-Penna on the same day.[6] Ownership of 123 Beaver Valley Road stayed with Woodlawn Trustees –Penna until it was purchased on May 1, 2017, by the Conservation Fund, which in turn donated the property to the National Park Service for inclusion into the First State National Historical Park on March 17, 2021.[7]

Evaluation: The farmstead at 123 and 159 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the areas of exploration/settlement and agriculture. The farmstead was not originally included within any of the

Woodlawn Trustees master plans and was not purchased by the Woodlawn Company until after the period of significance. Therefore, the farmstead at 123 and 159 Beaver Valley Road does not contribute to the integrity of the unit in the area of conservation. It retains a spring, agricultural use, a driveway, fields, fencerows, woods, barn, and house remnants, reflecting the historic agricultural period.



Figure 4.13. View of 123 Beaver Valley Road, house remnants east of drive, between barn and road, 2022 (Quinn Evans).



Figure 4.14. View of 123 Beaver Valley Road, drive and barn, south and east sides, facing northwest, 2022 (Quinn Evans).



Figure 4.15. View of 123 Beaver Valley Road, house and landscape, view from drive, 2022 (Quinn Evans).



Figure 4.16. View of 123 Beaver Valley Road, house and retaining wall, northwest side, facing southeast, 2022 (Quinn Evans).



Farmstead Property #1

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Pasture
- Hay
- Successional Vegetation
- Wetland
- Road
- Waterways
- Trail
- Mix of Post and Wire & Split Rail Fence
- Stone Wall
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

Cultural Landscape Report
First State National Historic Park
Brandywine Valley

Existing Conditions
123 & 159 Beaver Valley Road

0 50 100 200 Feet

Drawing 4.5

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

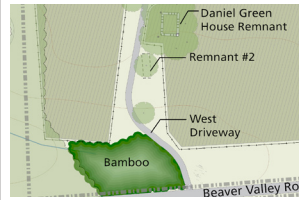
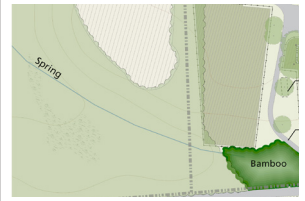
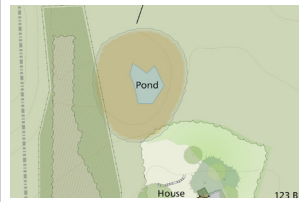
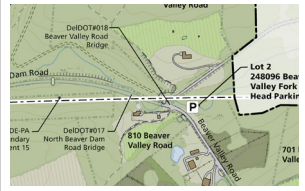
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Unnamed spring			Contributing	**Historic Condition (1681–1973):** An unnamed spring runs in the southwest corner of the site and terminates into an area of thick bamboo. **Evaluation:** Springs were important resources for agriculture in the Brandywine Valley during the period of significance and therefore the unnamed spring is contributing.	
Wetland (3)			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** There are two fresh water ponds are associated with the former quarrying activity at this site. Also, a wetland that is seasonally flooded is located near the west driveway. Documentation of wetlands during the period of significance has not been found. Wetlands within the unit are unevaluated as a character-defining feature.	  

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near a main road within the Brandywine Valley unit.			Contributing	**Historic Condition (1681–1973):** Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fencerows, circulation routes, and clusters of buildings. Historically, the domestic and agricultural landscape were clustered together and associated with the western driveway and extant bank barn. Missing historic buildings and the addition of the stable and house have reduced the clarity of historic spatial relationships. A 1937 aerial illustrates the buildings clustered along a drive that leads to a depression, which is an inactive quarry. **Evaluation:** Currently at the western portion of the property, the historic barn, house remnants, and fields remain clustered along the historic drive and contribute to the spatial organization of the farmstead at 159 Beaver Valley Road.	 
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Recreation			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Circulation (Drawing Key: CR)					
West driveway			Contributing	**Historic Condition (1681–1973):** The 1911 *Concord Township Atlas* shows the west driveway. The west gravel driveway is associated with an agricultural area that contains a large bank barn, nonhistoric stable, several fenced horse pastures, remnants of former buildings, a spring, wetland, and woodlands. **Evaluation:** The west driveway is within its historic alignment and is a contributing character-defining feature of the Brandywine Valley unit.	
East driveway			Non-contributing compatible	**Historic Condition (1681–1973):** The east driveway, constructed between 1937 and 1950, extends to the domestic landscape including a house, mown lawn, and ornamental plantings. **Evaluation:** The east driveway does not appear on historic aerials of the 123 Beaver Valley Road farmstead and was constructed outside of the agricultural area of significance for farmsteads within the Brandywine Valley unit.	
Sidewalk			Non-contributing	**Historic Condition (1681–1973):** Documentation for the paved sidewalk has not been found to date but it is presumed to have been constructed between 1937 and 1950, as it is associated with the non-contributing house. **Evaluation:** The mortared flagstone sidewalk was constructed in association with the eastern house and therefore is non-contributing.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Constructed Water Features (Drawing Key: CWF)					
Pond			Unevaluated (see Table 4.4, Inventory of Landscape Features: Structural Remnants, Quarry remnant evaluation)		

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Field/pasture			Contributing	**Historic Condition (1681–1973):** Although detailed data about vegetation locations for this period was not identified in the course of this report, the Brandywine Valley agricultural landscape historically included a variety of agricultural field types. Pasture is consistent with broad patterns of historic agriculture. In 1850 at the property owned by Russell, 13 acres were cultivated producing hay, corn, potatoes, and orchard fruit. He had one horse, three swine, and two cows.[8] The 1937 aerial illustrates a tapestry of small fields on the east side of the property prior to the construction of the current house. Pastures are on the west side of the property with a drive extending to a water-filled depression in the landscape. Currently, fenced horse pastures exist southeast and southwest of the barn. Another horse pasture is south of the house. Woods surround the former fields. **Evaluation:** While some fields have been replaced by successional vegetation, those fields that remain contribute to the historic character of the property. Remaining fields include the two fenced fields on the southwestern corner of the site and the enclosed field south of the house. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	  
Old field/successional vegetation			Non-contributing non-compatible	**Historic Condition (1681–1973):** During the period of significance, this area of the farmstead was used as agricultural fields. **Evaluation:** The area northeast of the house has become overgrown with successional vegetation and is therefore non-contributing as a character-defining feature of the Brandywine Valley unit.	

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Lawn			Non-contributing, compatible	**Historic Condition (1681–1973):** Lawn surrounds the eastern house on the property. The lawn edges are bordered by woodland and fenced pasture. The extensive lawn at this property was established with the residence and driveway that were added between 1937 and 1950. Prior to the construction of the house, the lawn was used as agricultural fields. **Evaluation:** Although detailed information about historic lawn conditions has not been identified, clipped grass lawns were common at rural and suburban residential landscapes throughout the country during the period of significance. It is safe to assume that most of the farmsteads had at least a small patch of clipped grass near the house. Non-contributing, compatible.	
Trees			Deciduous (non-contributing compatible); trees impacting historic structural remnants (non-contributing non-compatible)	**Historic Condition (1681–1973):** During the historic period, deciduous trees were typically associated with domestic landscapes. The 1937 aerial imagery indicates fewer trees than existed in 2022. Select mature trees growing near the barn and building remnants may date to the historic period and others are growing into the foundations. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Many of the deciduous trees associated with the residential area of the property were planted after 1937 and are non-contributing, compatible. Trees impacting historic structural remnants are non-contributing, non-compatible.	
Ornamental shrubs			Non-contributing non-compatible	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. Ornamental plants associated with the residence are not legible on the 1937 aerial imagery. **Evaluation:** Although ornamental shrubs were common at farmsteads in the region during the period of significance, this residence is non-contributing, so the plants associated with it are non-contributing.	

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Fencerows (2)			Non-contributing, non-compatible	**Historic Condition (1681–1973):** Fencerows are consistent with broad patterns in the historic agricultural landscape. 1937 aerial imagery shows no fencerows. **Evaluation:** Fencerows are located on the west and east sides of the fenced fields on the southwestern portion of the property. Fencerows are overgrown. The overgrown condition impacts historic fields related to the agricultural/settlement significance. The overgrown condition is compatible with the conservation significance.	 
Tree line (1)			Non-contributing	**Historic Condition (1681–1973):** N/A **Evaluation:** Although tree lines are associated with historic domestic landscapes, the tree line located on the west driveway was established after 1937.	

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Contributing (portion of woods illustrated in light green)	**Historic Condition (1681–1973):** The 1875 *Concord Township Atlas* shows woodland at the northern edge of the property. **Evaluation:** 1937 aerial imagery indicates a similar proportion to the 1875 *Concord Township Atlas*. Existing woodland has expanded well beyond the 1875 areas. The portion of woods that is contributing is illustrated in light green on the aerial to the right. Analysis of broad-scale vegetation patterns is addressed in Chapter 4, and those changes are illustrated in Figures 4.1.1 and 4.1.2.	  

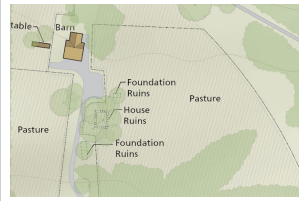
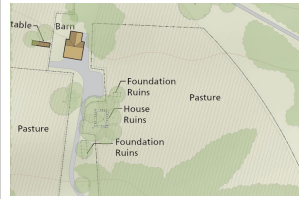
TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Buildings and Structures (Drawing Key: BS)					
House			Non-contributing compatible	**Historic Condition (1681–1973):** The 1911 *Concord Township Atlas* shows the west driveway and a house that is now a remnant. According to historic aerials, the current residence was built between 1937 and 1950, northeast of the historic house remnant. The current residence is a two-story Colonial Revival-style house is constructed primarily of field stone with horizontal siding at the gable ends and at areas of the second-story rear elevations. The main block of the house consists of four bays with an off-center covered entry and a side-gable roof. A cross-gable ell addition projects north off the main block at the west side of the rear elevation Two-story wings flank the main block to the east and west with side-gable roofs. There is also a one-story side-gable screened-in porch to the west and an offset one-story side-gable two-car garage to the east. The entirety of the roof is covered in three-tab asphalt shingles. The topography of the landscape around the house slopes down, creating a walk-out basement on the north side. Windows consist of primarily double-hung units with eight-over-eight or one-over-one lites and fixed units of 10 and 20 lites. A wide stone chimney is at the north elevation of the west two-story wing and is constructed of stone and flush with the elevation. Between the two-story east wing and the one-story garage is a shed-roof covered porch with an elongated arched entry. Gable roof dormers are on the south facade of the east wing with cupola above the garage. **Evaluation:** Although the house was constructed during the period of significance, it is not significant under Exploration/settlement or agriculture/industry because it was built outside the time frames for these areas of significance. The house purchase by the Woodlawn Trustees postdates the period of significance and thus the house does not contribute to the Brandywine Valley unit's conservation significance. While historic houses contribute to the historic character of the farmstead typology, the current house is not a character-defining feature of the 123 Beaver Valley Road farmstead.	
Barn			Contributing	**Historic Condition (1681–1973):** Large Pennsylvania barn on hillside with mortared stone foundation and cedar shake siding with three-tab asphalt shingle roof constructed sometime prior to 1911. **Evaluation:** The barn was constructed during the period of significance and is a contributing character-defining feature of the Brandywine Valley unit under agriculture.	
Stable			Non-contributing non-compatible	**Historic Condition (1681–1973):** The one-story wooden stable was constructed sometime after 2011 and expanded sometime between 2016 and 2019.[9] **Evaluation:** While historic stables contribute to the historic character of the farmstead typology, the stable at 123 Beaver Valley Road postdates the period of significance.	

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Small-Scale Features (Drawing Key: SSF)					
Post and wire fence			Non-contributing compatible	**Historic Condition (1681–1973):** Based on 1937 and 1950 aerial imagery, field and fence patterns were different before the construction of the existing eastern house. It is unclear from aerial imagery if the pasture west of the barn was fenced. Post and wire fencing surrounds existing horse pastures. **Evaluation:** A variety of fencing was used on farmsteads, with simple wood or barbed wire fences at the outer pastures, board fences closer to the farmstead, and picket fencing around the house. As post and wire fence was not present during the Agricultural significance of the Brandywine Valley unit, this fencing is not a contributing feature to the 123 Beaver Valley Road farmstead. Woodlawn's purchase of the 123 Beaver Valley Road farmstead postdates the period of significance and so the fence does not contribute to the Brandywine Valley unit's Conservation significance.	
Stone wall			Unevaluated	**Historic Condition (1681–1973):** Documentation of the evolution of the stone wall north of the house has not been found. **Evaluation:** A stone wall is northwest of the eastern house. The 1950 aerial imagery shows what may have been a recreational pool or pond or water-filled quarry pit northwest of the house with a retaining wall on the south end. By 2019 the depression was filled. Further research is necessary to determine the contributing status of the wall; however, its coursed construction does not reflect the typology of vernacular landscape walls commonly used in the Brandywine Valley during the period of significance.	
Structural Remnants (Drawing Key: SR)					
Quarry structural remnant			Unevaluated	**Historic Condition (1681–1973):** 1950 aerial imagery shows two water-filled pits on the property. These pits were not surveyed during this report. The Abandoned Mineral Lands database identifies sites in this area as FRST-Beaver Valley Quarry-SM-001, Surface Mine with the Specific Commodity being Feldspar, Mica, Quartz, and FRST-Beaver Valley Quarry-SM-003 Surface Mine with the Specific Commodity being Feldspar, Mica, Quartz. **Evaluation:** Quarries were common in the Brandywine Valley unit during the period of significance. Further research on the quarry sites are needed.	
Daniel Green house remnant			Unevaluated	**Historic Condition (1681–1973):** A house was present in this location beginning in circa1790 and was owned by Daniel Green. Portions of the building foundation and chimney are present and surrounded by vegetation. **Evaluation:** Further research is required to determine if the house remnants retains integrity.	

TABLE 4.5: INVENTORY OF LANDSCAPE FEATURES: 123 and 159 BEAVER VALLEY ROAD, Farmstead #1 (BRUBAKER / WOODLAWN #137) (DRAWING 4.5)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Foundation remnant #1			Unevaluated	**Historic Condition (1681–1973):** Documentation has not been found through this report identifying the structural remnants. Stone foundation at ground level. **Evaluation:** Further research is required to determine if the foundation remnants retains integrity.	
Foundation remnant #2			Unevaluated	**Historic Condition (1681–1973):** Documentation has not been found through this report identifying the structural remnants. Stone foundation at ground level. **Evaluation:** Further research is required to determine if the foundation remnants retains integrity.	

123 and 159 Beaver Valley Road Farmstead #1 Analysis Endnotes

1 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century,* 193.

2 1937 USGS Aerial Imagery.

3 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century,* 184-193.

4 1875 Atlas Concord Township; 1892 Concord Township Map; 1911 Concord Township Atlas.

5 Delaware County, Pennsylvania Register Of Deeds, Deed Book 1079, Page 382.

6 Delaware County, Pennsylvania Register Of Deeds, Deed Book 2772, Pages 755, 758, And 763.

7 Delaware County, Pennsylvania Register Of Deeds, Deed Book 5989, Page 1940; Delaware County, Pennsylvania Register Of Deeds, Deed Book 6669, Page 208.

8 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century,*194.

9 2011 Google Earth Aerial Imagery; 2016 Google Earth Aerial Imagery; 2019 Google Earth Aerial Imagery.

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162 BEAVER VALLEY ROAD, FARMSTEAD #2

Farmstead Development: During the historic period, this property included a residence, outbuildings, woods, and a spring. In 1870, the property was identified as the H. Hinkson parcel and included a house at the northwestern portion of the property near Beaver Valley Road, woods at the southeast property corner, and a spring running through the site. Detailed documentation of other farmstead conditions during this period has not been identified.

The most prominent changes to the property since 1937 are the loss of a historic building and portion of the driveway previously associated with the historic residence, reduction of agricultural fields and expansion of woods, establishment of trails, and addition of buildings, a driveway, a vegetable garden, fences, and vineyard on the northeastern portion of the site.[1] Currently, the farmstead consists of two operationally discrete portions. The western part includes the historic residence, spring house, garage, driveway, hay fields, wetland, and associated domestic landscape of mown lawn and shade trees (Figure 4.17–Figure 4.20). The eastern area is a commercial vineyard accessed by a gravel driveway and contains two sheds, a vineyard, fences, a vegetable garden, chicken coops, and compost operation. Multi-use trails extend around and through the farmstead accommodating pedestrian, cyclists, and equestrian access as well as views of the landscape. Additional views of the site are presented from Beaver Valley Road, although the view of the historic residence is partially obscured by mature evergreens in front of the house.

Property Ownership: 162 Beaver Valley Road was part of a large parcel patented to Nathaniel Newlin on June 2, 1702. This included 814 acres split between two adjoining land patents in Concord Township, Pennsylvania. On May 23, 1716, Nathaniel Newlin divided the land, giving 414 acres to his son, John Newlin. The ownership of the land between 1716 and 1838 is unclear. In 1838, Thomas Hinkson purchased 90 acres that had been part of John Newlin's land at a sheriff's sale.[2] Sometime between 1838 and 1870, the property was subdivided; the 1870 *Concord Township Atlas* indicates 68 acres of the property were owned by H. Hinkson, who was most likely a descendant of Thomas Hinkson. H. Hinkson retained ownership of the 68-acre property until at least 1892. By 1911, the property was combined with the present-day 216 and 232 Beaver Valley Road parcels, consisting of 148.5 acres owned by W. J. Perkins. Sometime between 1911 and 1934, the property was re-subdivided and the 68-acre property at the location of the present-day 162 Beaver Valley Road was owned by Arthur C. Webster.[3] On May 12, 1945, Lillian E. Webster, Arthur C. Webster's wife, sold the property to Benjamin A. Thomas Jr. and his wife, Evelyn V. Thomas.[4] Almost 10 years later on September 13, 1954, Benjamin A. Jr. and Evelyn V. Thomas sold the property to the Woodlawn Trustees, who then transferred ownership to the Woodlawn Trustees-Penna on June 2, 1972.[5] Ownership of present-day 162

Beaver Valley Road stayed with Woodlawn Trustees-Penna until it was purchased on May 1, 2017, by the Conservation Fund, who in turn donated the property to the National Park Service for inclusion in First State National Historical Park on March 17, 2021.[6]

Evaluation: The property at 162 Beaver Valley Road has integrity as a farmstead. It retains a spring, residential and agricultural use, driveway, fields, fencerows, woods, domestic landscape (lawn, shade trees, and tree line), house, spring house, and garage, reflecting the agriculture. The farmstead at 162 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the areas of agriculture.



Figure 4.17. View of 162 Beaver Valley Road, house, north elevation, facing south, 2022 (Quinn Evans).



Figure 4.18. View of 162 Beaver Valley Road, footprint, topographic change facing north, south side of house, 2022 (Quinn Evans).



Figure 4.19. View of 162 Beaver Valley Road, spring house, north elevation, 2022 (Quinn Evans).



Figure 4.20. View of 162 Beaver Valley Road, spring house, spring from northeast corner, 2022 (Quinn Evans).



Farmstead Property #2

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Hay
- Successional Vegetation
- Wetland
- Road
- Trail
- Waterways
- Metal Fence
- Row of Boulders
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
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Cultural Landscape Report
First State National Historic Park
Brandywine Valley
Existing Conditions
162 Beaver Valley Road

0 50 100 200 Feet

Drawing 4.6

TABLE 4.6: INVENTORY OF LANDSCAPE FEATURES: 162 BEAVER VALLEY ROAD, Farmstead #2 (THOMAS FARM / WOODLAWN #109A) (DRAWING 4.6) FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Unnamed spring			Contributing	**Historic Condition (1681–1973):** This spring is associated with Beaver Creek has an associated spring house. **Evaluation:** Springs were important resources for farms in the Brandywine Valley unit during the historic period. Fresh water flowed from the corner of the spring house. Emergent wetland vegetation exists east of the spring house.	
Wetland			Unevaluated	**Historic Condition (1681–1973):** Documentation has not been found through this study to indicate wetlands were present during the historic period. The spring and spring house associated with the wetland were present. No wetland is apparent in the 1937 aerial map. **Evaluation:** Freshwater emergent wetlands exist around the spring. They also are present on the south area of the property south of the hay pasture. Further research is required.	
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near a main road within the Brandywine Valley unit.			Contributing	**Historic Condition (1681–1973):** Historic data related to spatial organization of this farmstead during the agricultural/industrial period was not identified in the course of this study. However, a 1937 aerial documents condition prior to the end of the overall period of significance illustrating buildings and shade trees aligned along a central driveway surrounded by open fields. Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fencerows, circulation routes, and clusters of buildings. **Evaluation:** Currently, the central (western) driveway corridor remains in its 1937 location despite being less prominent due to fewer buildings, shade trees, and its shorter length. The driveway remains on the east side of the house despite the loss of additional buildings on the east side of the route as well as the loss of the driveway extension. Fencerow vegetation that has established at the west boundary of the property in a location that was open field is consistent with broad patterns in the Brandywine Valley unit landscape.	 

TABLE 4.6: INVENTORY OF LANDSCAPE FEATURES: 162 BEAVER VALLEY ROAD, Farmstead #2 (THOMAS FARM / WOODLAWN #109A) (DRAWING 4.6)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Layout and spatial relationships of fields, driveway, and buildings at the eastern portion of the property.			Non-contributing compatible	**Historic Condition (1681–1973):** Historic data related to spatial organization of this farmstead during the agricultural/industrial period was not identified in the course of this study. Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fencerows, circulation routes, and buildings including a house, spring house, and garage. Since 1937, a wetland has developed in the area east of the spring house. In the 1990s a second (east) driveway, two sheds, fences, and a fenced vineyard were added to the east portion of the property. **Evaluation:** Although features in this portion of the property have changed, their arrangement is consistent with the overall patterns of spatial organization in the Brandywine Valley unit during the period of significance.	See images above
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
East driveway			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Based on historic aerials, the driveway was added in the 1980s, postdating the period of significance.	

TABLE 4.6: INVENTORY OF LANDSCAPE FEATURES: 162 BEAVER VALLEY ROAD, Farmstead #2 (THOMAS FARM / WOODLAWN #109A) (DRAWING 4.6)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
West driveway			Contributing	**Historic Condition (1681–1973):** 1950 aerial imagery and topographic depressions present today indicate the driveway extended beyond the current location to outbuildings southeast of the house. The existing west driveway extends from Beaver Valley Road to the house and garage. **Evaluation:** Although documentation has not been found through this study to indicate whether this route was present during the historic period, the residence was present in its current location by 1870 and it is likely a circulation route was present in this location during the period of significance.	
Sidewalk (stepping stones pavers)			Non-contributing compatible	**Historic Condition (1681–1973):** Stepping stone pavers leading to south porch from a parking area south of the house. The date of construction is not known. **Evaluation:** The sidewalk material was not available during historic period and is therefore non-contributing.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Vineyard			Non-contributing compatible	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. The Brandywine Valley unit agricultural landscape included a variety of field types, but no documentation of vineyards during the historic period has been located. **Evaluation:** Based on aerial imagery, the vineyard began operating in the 1990s. Although the vineyard is an agricultural use, it is not a type of vegetation documented during the historic period. Nevertheless, maintenance of the vineyard as a type of open space is consistent with historic agricultural vegetation.	

TABLE 4.6: INVENTORY OF LANDSCAPE FEATURES: 162 BEAVER VALLEY ROAD, Farmstead #2 (THOMAS FARM / WOODLAWN #109A) (DRAWING 4.6)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Field/agricultural			Contributing	**Historic Condition (1681–1973)**: Although detailed data about vegetation locations for this period was not identified in the course of this study, the Brandywine Valley unit agricultural landscape historically included a variety of agricultural field types such as rotating clover, hay, corn, barley, wheat, and various other crops and produce as well as pasture for grazing. In 1850 at the property owned by Thomas Hinkson and 26 of 34 acres were cultivated, producing 8 tons of hay, 100 bushels of corn, 50 bushels of oats, 20 bushels of wheat, and 15 bushels of potatoes.[7] 1937 aerial imagery illustrates a tapestry of small fields prior to establishment of a vineyard in the 1990s. **Evaluation:** Existing fields extend through the majority of the property excluding the vineyard, developed area around the house, and the wetland areas. The existing fields contribute to the historic character of the property. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	  
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** Lawn surrounds the house and is bounded on the west by a hay field, on the east by wetland vegetation, and on the south by the vineyard fence. Detailed vegetation data for this period was not identified in the course of this study. **Evaluation:** Although detailed information about historic lawn conditions has not been identified, clipped grass lawns were common at rural and suburban residential landscapes throughout this country during the period of significance. It is safe to assume that most of the farmsteads had at least a small patch of clipped grass near the house. Non-contributing compatible.	

TABLE 4.6: INVENTORY OF LANDSCAPE FEATURES: 162 BEAVER VALLEY ROAD, Farmstead #2 (THOMAS FARM / WOODLAWN #109A) (DRAWING 4.6)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trees			Non-contributing compatible and unevaluated	**Historic Condition (1681–1973):** During the historic period, deciduous trees were typically associated with domestic landscapes. The 1937 aerial imagery indicates fewer shade trees than exist currently. Select mature trees growing near the barn and building remnants may date to the historic period. Detailed vegetation data for this period was not identified in the course of this study. **Evaluation: While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing.** Many of the deciduous trees associated with the residential area of the property were planted after 1937 and are non-contributing compatible. Not enough documentation exists to determine the age of the mature trees near the barn, so they remain unevaluated.	
Fencerows (1)			Non-contributing, non-compatible	**Historic Condition (1681–1973):** Fencerows are consistent with broad patterns in the historic agricultural landscape. 1937 aerial imagery shows no fencerows. **Evaluation:** A fencerow exists on the northwestern edge of the hay field. The fencerow is overgrown. The overgrown condition impacts historic fields related to the agricultural/settlement significance. The overgrown condition is compatible with the conservation significance.	 

TABLE 4.6: INVENTORY OF LANDSCAPE FEATURES: 162 BEAVER VALLEY ROAD, Farmstead #2 (THOMAS FARM / WOODLAWN #109A) (DRAWING 4.6)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Tree line (1)			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Although tree lines that are associated with historic domestic landscapes, this one is related to the east driveway, built after the end of the historic period.	
Vegetable garden			Non-contributing, compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** A fenced vegetable garden is located near the storage sheds. It was added recently and does not contribute to the historic character of the property.	
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** Whitewashed stone and siding residence with screened porch was documented on the property in circa 1840.[8] **Evaluation:** A two-story vernacular I-house with a two-story gabled ell and a central screened-in porch. The fenestration on the north facade consists of five bays on the first story and four bays on the second story. The roof of the house's main block is a side gable with a gable roof on the two-story ell; both roofs are covered in shingles. Windows consist of six-over-six-lite single- or double-hung units. A bulkhead provides assess to the basement west of the covered front porch. A shed-roof single-story addition is at the southwest corner of the house between the main block and the ell. At the southeast intersection of the main block and the ell is a one-story covered porch with a shed roof supported by posts at the corners. While the evolution of the two-story vernacular stone structure is not documented, the historic farmhouse is a character-defining feature of the farmstead at 162 Beaver Valley Road, as its appearance largely reflects the typology of vernacular stone architecture common in the Brandywine Valley during the period of significance.	
Garage			Contributing	**Historic Condition (1681–1973):** 1870 and 1911 *Concord Township Atlas* shows a structure in this location. **Evaluation:** A detached garage with stone foundation, three open bays on the west side, and an attached enclosed section integrated into the north end of the structure. While the evolution of the garage structure is not documented, a building on the 1870 *Concord Township Atlas* is in the same location as the garage with a similar footprint to the existing structure. This structure is not shown on the 1875 *Concord Township Atlas* but appears again on the 1911 *Concord Township Atlas*. The garage is a character-defining feature of the farmstead at 162 Beaver Valley Road because it contributes to the historic arrangements of structures at the farmstead.	

TABLE 4.6: INVENTORY OF LANDSCAPE FEATURES: 162 BEAVER VALLEY ROAD, Farmstead #2 (THOMAS FARM / WOODLAWN #109A) (DRAWING 4.6)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spring house			Contributing	**Historic Condition (1681–1973):** 1875 *Concord Township Atlas* shows a spring house in this location. A stone spring house is built into the hillside northeast of the house. A spring is actively flowing from the corner of the spring house. **Evaluation:** Present during the period of significance, the spring house is a contributing character-defining feature to the 162 Beaver Valley Road farmstead landscape.	
Agricultural storage shed			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** A large, wood-frame storage shed with metal roof is located at the end of the east driveway. No building is documented in this location during the period of significance.	
Agricultural storage shed			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** A small, wood-frame storage shed with metal roof is located at the east end of the driveway. Constructed in 1990s, the shed postdates the period of significance and does not reflect the massing of historic buildings in the valley. Non-contributing.	
Chicken coops			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** An area with multiple chicken coops is located west of the agricultural sheds that was constructed in the 2010s. The chicken coops postdate the period of significance and are non-contributing.	
Small-Scale Features (Drawing Key: SSF)					
Metal fence			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Metal fence with posts surrounds the vineyard on all sides. Based on aerial imagery, this fence is associated with the vineyard that began operating in the 1990s, after the periods of significance. This style of fence is not associated with the historic landscape.	
Row of boulders			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

162 BEAVER VALLEY ROAD FARMSTEAD #2 ANALYSIS ENDNOTES

1 1937 USGS Aerial Imagery.

2 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 184-194.

3 1911 Concord Township Atlas; 1934 Concord Township Map.

4 Delaware County, Pennsylvania Register of Deeds, Deed Book 1452, Page 16.

5 Delaware County, Pennsylvania Register of Deeds, Deed Book 1730, Page 330; Delaware County, Pennsylvania Register of Deeds, Deed Book 2433, Page 544.

6 Delaware County, Pennsylvania Register of Deeds, Deed Book 5989, Page 1940; Delaware County, Pennsylvania Register of Deeds, Deed Book 6669, Page 208.

7 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 195.

8 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 195.

211 BEAVER VALLEY ROAD, FARMSTEAD #3

Farmstead Development: During the historic period, this property included a residence, outbuildings, woods, and spring. In 1829 the property included a stone and log house with a stone spring house, frame barn, wagon house, and various outbuildings.[1] In 1870, the property was identified as the Isaac Green parcel and included a house at the northeastern portion of the property, woods at the northwest corner, and a spring running through the site. Detailed documentation of other farmstead conditions during this period has not been identified.

The most prominent changes to the property since 1937 are loss of historic outbuildings that were previously associated with the historic residence, reduction of assumed agricultural fields and expansion of woods, establishment of trails, and the addition of a garage east of the house and a pond south of the house.[2] Currently, the farmstead consists of a domestic landscape within a larger agricultural landscape. The domestic landscape is a house with ornamental shrubs, shade trees, lawn, pond, detached garage, wagon house, and barn foundation remnants (Figure 4.21–Figure 4.24). Extending from that domestic core is the agricultural landscape that includes cultivated fields divided by overgrown fencerows and woods. A spring runs diagonally across the site and both supplies and drains from the pond. A wetland is associated with the spring in the southeast corner. Trails extend around and through the farmstead, accommodating pedestrian and equestrian access as well as views of the landscape.

Property Ownership: Present-day 211 Beaver Valley Road was part of the lands patented to Nathaniel Newlin, which included 814 acres split between two adjoining land patents in Concord Township, Pennsylvania, on June 2, 1702. On May 23, 1716, Nathaniel Newlin divided the land, giving 414 acres to his son, John Newlin. In 1750, John Newlin sold 150 acres to Robert Green, who then willed 106 acres of the land to his son Jesse Green in 1790. Although Jesse Green did not live on the land, sometime between circa 1770 and 1790 Daniel Green, his wife Mary Chamberlain, and their 10 children began living on the property. At some point between 1790 and 1815, Daniel Green acquired ownership of the property, which included 230 acres. In 1815, after the death of both Daniel Green and his wife, their children petitioned the Orphans' Court to divide the 230-acre parcel for public sale. From this sale, four lots were created including Lot No. 4, which was sold to Daniel's son, Isaac Green, and contained 51 acres, a house, and a barn. Isaac Green farmed the land until his death in 1842 when his son, Isaac Green Jr., took over farming and ownership of the land. Isaac Green Jr., along with his wife Deborah Ann Kirk, their five sons, three daughters, and his mother Elizabeth Green, lived on the property until 1891.[3] Sometime between 1891 and 1892, ownership of the 50-acre property was transferred to

C. Sharpley.[4] By 1911, property ownership changed to William A. Talley.[5] William A. Talley owned the property until April 25, 1922, when it was transferred to S. Alfred Talley and L. Corless Talley, who were the executors of the will of William's wife, Katharine Talley.[6] Around two years later, L. Corless Talley transferred full ownership of property to S. Alfred Talley on December 15, 1924.[7] In 1934, the 52-acre property was known as Cold Spring Farm.[8] S. Alfred Talley, along with his wife Florence Anna, retained ownership of the property until February 8, 1956, when it was sold to the Woodlawn Trustees, who then transferred the property to Woodlawn Trustees-Penna on June 2, 1972.[9] Ownership of present-day 211 Beaver Valley Road stayed with Woodlawn Trustees-Penna until it was purchased on May 1, 2017, by the Conservation Fund, who in turn sold the property to the National Park Service for inclusion into the First State National Historical Park on March 17, 2021.[10]

Evaluation: The farmstead at 211 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the area of agriculture. The property has integrity as a farmstead. It retains a spring, residential and agricultural use, driveway, fields, woods, domestic landscape, a residence, a wagon house, and barn remnants, reflecting the historic agricultural period.



Figure 4.21. View of 211 Beaver Valley Road, residence, facing north, 2022 (Quinn Evans).



Figure 4.22. View of 211 Beaver Valley Road, house with pond, wagon house, formal landscape, mature Norway spruce, facing north, 2022 (Quinn Evans).



Figure 4.23. View of 211 Beaver Valley Road, structural remnants, both sections, facing northwest, 2022 (Quinn Evans).



Figure 4.24. View of 211 Beaver Valley Road, structural remnants, north end of driveway, 2022 (Quinn Evans).



Farmstead Property #3

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Hay
- Row Crop
- Wetland
- Road
- Trail
- Waterways
- Split Rail Fence
- Row of Boulders
- Stone Wall
- Property Line
- Evergreen Tree
- Deciduous Tree

Cultural Landscape Report
First State National Historic Park
Brandywine Valley
Existing Conditions
211 Beaver Valley Road

0 50 100 200 Feet

Drawing 4.7

TABLE 4.7: INVENTORY OF LANDSCAPE FEATURES: 211 BEAVER VALLEY ROAD, Farmstead #3 (A. S. TALLEY FARM / WOODLAWN #113A) (DRAWING 4.7)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Unnamed spring			Contributing	**Historic Condition (1681–1973):** The spring was altered in relation to the pond, which was added in the 1970s. **Evaluation:** Springs were important resources for farmsteads in the Brandywine Valley unit during the period of significance and is therefore a contributing character-defining feature to the 211 Beaver Valley Road farmstead.	
Wetlands			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** A spring passes through the southwest corner of the site. Freshwater emergent wetlands exist around the spring and pond. The wetlands are fed by the spring. Documentation has not been found through this study to indicate wetlands were present during the period of significance.	
Spatial Organization (Drawing Key: SO)					
Layout and spatial relationships of fields, driveway, and buildings at the eastern portion of the property.			Contributing	**Historic Condition (1681–1973):** Historic data related to spatial organization of this farmstead during the agricultural/industrial period was not identified in the course of this study. Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fencerows, circulation routes, and clusters of buildings. Since 1937, woody vegetation has encroached on most of the pastures and open fields, dividing the domestic and agricultural landscapes. A pond was added in the 1970s. **Evaluation:** The integrity of the property's spatial organization has been diminished through the encroachment of woody vegetation on pastures and open fields, the construction of a pond, and the barn falling into remnants. However, the remaining buildings, spring, and drive allow the property to reveal its historic farmstead character. Thus, the spatial organization is a character-defining feature of 211 Beaver Valley Road.	 

TABLE 4.7: INVENTORY OF LANDSCAPE FEATURES: 211 BEAVER VALLEY ROAD, Farmstead #3 (A. S. TALLEY FARM / WOODLAWN #113A) (DRAWING 4.7)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Contributing	**Historic Condition (1681–1973):** Documentation has not been found through this study to indicate the driveway location was present prior to 1911. The drive extends north from Beaver Valley Road and ends at the barn remnants beside the house. **Evaluation:** Although documentation has not been found through this study to indicate this route was present prior to 1911, the house was present in its current location by 1810 and it is likely a circulation route was present in this location during the agricultural significance time frame.	
Sidewalks			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Sidewalks of varying materials lead from the drive to the residence. The sidewalks postdate the period of significance and thus are not a character-defining features of 211 Beaver Valley Road.	

TABLE 4.7: INVENTORY OF LANDSCAPE FEATURES: 211 BEAVER VALLEY ROAD, Farmstead #3 (A. S. TALLEY FARM / WOODLAWN #113A) (DRAWING 4.7)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** Although detailed data about vegetation locations for this period was not identified in the course of this study, the general agricultural landscape historically included a variety of agricultural field types such as rotating clover, hay, corn, barley, wheat, and various other crops and produce. In 1850 at the property owned by Isaac Green, hay, corn, oats, wheat, and potatoes were cultivated. He also had three horses, five sheep, and five cows on this property.[11] 1937 aerial imagery shows a more open site, with fields influenced by the shape of the topography. Existing fields are diminished in size compared to 1937 and are separated by overgrown fencerows and woods. **Evaluation:** While some fields have been replaced by successional vegetation, those fields that remain contribute to the historic character of the property. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	  

TABLE 4.7: INVENTORY OF LANDSCAPE FEATURES: 211 BEAVER VALLEY ROAD, Farmstead #3 (A. S. TALLEY FARM / WOODLAWN #113A) (DRAWING 4.7)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** Mown lawn surrounds the house. Detailed vegetation data for this period was not identified in the course of this study. **Evaluation:** Although detailed information about historic lawn conditions has not been identified, clipped grass lawns were common at rural and suburban residential landscapes throughout this country during the period of significance. It is safe to assume that most of the farmsteads had at least a small patch of clipped grass near the house. Non-contributing, compatible.	
Trees			Non-contributing compatible and unevaluated	**Historic Condition (1681–1973):** Mature evergreens frame the house and mature nut trees are around the garage and wagon house. During the historic period, deciduous trees were typically associated with domestic landscapes. Detailed vegetation data for this period was not identified in the course of this study. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Selected mature shade trees growing near the house, garage, and wagon house may date to the historic period, these are unevaluated. Other trees are non-contributing compatible	
Ornamental shrubs			Non-contributing compatible	**Historic Condition (1681–1973):** A few non-historic ornamental shrubs are located around the residence. Detailed vegetation data for this period was not identified in the course of this study. **Evaluation:** Although detailed information about historic shrubs has not been identified, these plants were common at farmsteads in the region during the period of significance. Non-contributing, compatible	
Fencerows (3)			Non-contributing-compatible	**Historic Condition (1681–1973):** Fencerows are consistent with broad patterns in the historic agricultural landscape, but they appear to be encroaching on pastures. Fencerows separating the property on the east and west from neighboring fields and the fencerow between the east pasture and hayfield are also encroaching. **Evaluation:** Non-contributing compatible	
Tree line (1)			Non-contributing-compatible	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. Tree lines along drives are consistent with patterns of vegetation in the domestic landscape. Tree line along the drive has recently been removed because trees have declined from pest issues. **Evaluation:** Non-contributing compatible (if replanted)	

TABLE 4.7: INVENTORY OF LANDSCAPE FEATURES: 211 BEAVER VALLEY ROAD, Farmstead #3 (A. S. TALLEY FARM / WOODLAWN #113A) (DRAWING 4.7)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Contributing (portion of woods illustrated in light green)	**Historic Condition (1681–1973):** The 1875 *Concord Township Atlas* shows illustrates woodland in the northwest corner of this property. **Evaluation:** 1937 aerial imagery indicates an extent of woods similar to that of the 1875 *Concord Township Atlas*. Existing woodland has expanded well beyond the 1875 areas. The portion of woods that is contributing is illustrated in light green on the aerial to the right. Analysis of broad-scale vegetation patterns is addressed in Chapter 4, and those changes are illustrated in Figures 4.1.1 and 4.1.2.	  
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** The residence dates from circa 1810 and is represented in the same location as Isaac Green's house on the 1870 *Concord Township Atlas*. **Evaluation:** A two-story three-bay vernacular-style house with a side-gable shingled roof and a full-length screened in front porch. The foundation is whitewashed stone with horizontal siding covering the first and second story and gable ends. The south facade consists of a central entry with three bays of single- or double-hung windows flanked by shutters. A two-story ell is at the west side of the north elevation covered in a shingled gable roof and a shed-roof-covered entry stoop is on the north and east elevations of the ell. A wide brick chimney with a step is on the west elevation with an exterior bulkhead north of the chimney. While the evolution of the house is not documented, the historic house is a character-defining feature of the farmstead at 211 Beaver Valley Road, as its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	

TABLE 4.7: INVENTORY OF LANDSCAPE FEATURES: 211 BEAVER VALLEY ROAD, Farmstead #3 (A. S. TALLEY FARM / WOODLAWN #113A) (DRAWING 4.7)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Wagon house			Contributing	**Historic Condition (1681–1973):** In 1829, Isaac Green was living in a stone and log house with a stone spring house, frame barn, wagon house, and various outbuildings on the property.[12] The construction date of the wagon house is unknown. **Evaluation:** The wagon house is located east of the pond and driveway. It is a two-story front-end gable structure with a stone first floor. While the evolution of the wagon house is not documented, the historic wagon house is a character-defining feature of the farmstead at 211 Beaver Valley Road, as its appearance reflects the typology of agricultural outbuildings common in the Brandywine Valley during the period of significance.	
Garage			Non-contributing compatible	**Historic Condition (1681–1973):** According to historic aerials, a detached front end gable garage was constructed circa 1962 southeast of the barn remnants and east adjacent to the driveway. **Evaluation:** Although garages began appearing on farmsteads in the Brandywine Valley area in the mid-1920s, the garage postdates the agricultural significance time frame and thus is not a character-defining feature of the 211 Beaver Valley Road farmstead.	
Constructed Water Features (Drawing Key: CWF)					
Pond			Non-contributing compatible	**Historic Condition (1681–1973):** According to aerial imagery, a freshwater pond was added south of the house between 1971 and 1979. **Evaluation:** As the pond was added to the property after the development of the agricultural farmstead and its construction was not related to the conservation of the Brandywine Valley unit, the pond is not a character-defining feature and does not contribute to the significance of the property. However, it is compatible in the landscape.	
Small-Scale Features (Drawing Key: SSF)					
Split rail fence			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** A split rail fence acts as a guard rail and is associated with the pond and driveway. While documentation of historical fencing type used at 211 Beaver Valley Road has not been found to date, the use of split rail fencing is reflective of the typology of fence types used in the early twentieth century in the Brandywine Valley. Thus while it does not contribute to the integrity of the landscape, the fencing is compatible.	

TABLE 4.7: INVENTORY OF LANDSCAPE FEATURES: 211 BEAVER VALLEY ROAD, Farmstead #3 (A. S. TALLEY FARM / WOODLAWN #113A) (DRAWING 4.7)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Stone wall			Non-contributing compatible	**Historic Condition (1681–1973):** The stone wall is associated with the pond, which was built between 1971 and 1979. **Evaluation:** As the stone wall was added to the property after the development of the agricultural farmstead and its construction was not related to the conservation of the Brandywine Valley unit, the stone wall is not a character-defining feature and does not contribute to the significance of the property. However, it is compatible in the landscape.	
Row of boulders			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Structural Remnants (Drawing Key: SR)					
Bank barn remnants			Unevaluated	**Historic Condition (1681–1973):** In 1829, Isaac Green was living in a stone and log house with a stone spring house, frame barn, wagon house, and various outbuildings on the property.[13] The construction date of the barn is unknown. The 1911 *Concord Township Atlas* identifies the barn in this location. **Evaluation:** Foundation walls of a barn are located north of the drive. These appear to include exterior walls on three sides and interior walls. Vegetation is growing into the stonewalls, compromising their stability. The integrity of the bank barn remnants has not been evaluated.	

211 BEAVER VALLEY ROAD FARMSTEAD #3 ANALYSIS ENDNOTES

1 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 192.

2 1937 USGS Aerial Imagery.

3 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 184-192.

4 1892 Concord Township Map.

5 1911 Concord Township Atlas.

6 Delaware County, Pennsylvania Register of Deeds, Deed Book 38, Page 8.

7 Delaware County, Pennsylvania Register of Deeds, Deed Book 613, page 87.

8 1934 Concord Township Map.

9 Delaware County, Pennsylvania Register of Deeds, Deed Book 2433, Page 544.

10 Delaware County, Pennsylvania Register of Deeds, Deed Book 5989, Page 1940; Delaware County, Pennsylvania Register of Deeds, Deed Book 6669, Page 208.

11 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 192.

12 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 192.

13 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 192.

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216 BEAVER VALLEY ROAD, FARMSTEAD #4

Farmstead Development: During the historic period, this property included a residence, outbuildings, and landscape characteristics representative of a historic farmstead. In 1870, the property was identified as the T. Hinkson parcel and included a house in its northern portion. Detailed documentation of other farmstead conditions during this period has not been identified.

The most prominent changes to the property since 1937 are the loss of an enclosure at the northwest corner of the parcel, reduction of assumed agricultural fields and expansion of woods, establishment of trails, and the addition of a barn southwest of the house and fencerows on the northern portion of the site.[1] Currently, the farmstead consists of the historic residence with a domestic landscape that includes barn, lawn, and shade trees (Figure 4.25–Figure 4.27). The domestic landscape is surrounded by fenced agricultural fields. The fields on the northern portion of the property are enclosed by overgrown fencerows (Figure 4.28). The southwest portion of the site has unenclosed fields with woods on the southern property line. A trail runs along the eastern edge of the site. Views of the house are visible from Beaver Valley Road.

Property Ownership: Present-day 216 Beaver Valley Road was part of the lands patented to Nathaniel Newlin, which included 814 acres split between two adjoining land patents in Concord Township, Pennsylvania, on June 2, 1702. On May 23, 1716, Nathaniel Newlin divided the land, giving 414 acres to his son, John Newlin. The ownership of the land between 1716 and 1838 is unclear. At a sheriff's sale in 1838, Thomas Hinkson purchased 90 acres that had been part of John Newlin's land.[2] Sometime between 1838 and 1870, the property was subdivided; according to the 1870 *Concord Township Atlas*, 16 acres of the property were owned by T. Hinkson, who was most likely Thomas Hinkson. By 1875, the 16-acre property was owned by J. Hinkson.[3] By 1892, the present-day 216 and 232 Beaver Valley Road parcels were combined, containing 70.5 acres and owned by W. Perkins.[4] Sometime between 1892 and 1911, W. J. Perkins added the present-day 162 Beaver Valley Road property to his landholdings for a total of 148.5 acres on the south side of Beaver Valley Road.[5] It is presumed that W. Perkins and W. J. Perkins are the same person. By 1934 the property was subdivided, with approximately 70 acres of the present-day 216 and 232 Beaver Valley Road parcels owned by Emilie Mundy. Sometime between 1934 and 1954, ownership of the present-day 216 and 232 Beaver Valley Road properties was transferred from Emilie Mundy to Linton Stone. On February 9, 1954, Linton Stone and his wife sold the properties to the Woodlawn Trustees, who then transferred the property to Woodlawn Trustees-Penna on June 2, 1972.[6] Ownership of present-day 211 Beaver Valley Road stayed with Woodlawn Trustees-Penna until it was purchased on May 1, 2017, by the Conservation Fund,

who in turn sold the property to the National Park Service for inclusion into the First State National Historical Park on March 17, 2021.[7]

Evaluation: The farmstead at 216 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Vally unit and thus contributes to the integrity of the unit in the area of agriculture. The property retains residential and agricultural use, driveway, fields, woods, a house, and a barn.



Figure 4.25. View of 216 Beaver Valley Road, house, north elevation, 2022 (Quinn Evans).



Figure 4.26. View of 216 Beaver Valley Road, house, east elevation, 2022 (Quinn Evans).



Figure 4.27. View of 216 Beaver Valley Road, barn, south and west sides, 2022 (Quinn Evans).



Figure 4.28. View of 216 Beaver Valley Road, timber-lined field west of house, lights at corners, possible footprint of structure, 2022 (Quinn Evans).



Farmstead Property #4

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Pasture
- Hay
- Road
- Trail
- Post and Board Fence
- Post and Wire Fence
- Row of Boulders
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

0 38 75 150 Feet

Drawing 4.8

Cultural Landscape Report
First State National Historic Park
Brandywine Valley
Existing Conditions
216 Beaver Valley Road

TABLE 4.8: INVENTORY OF LANDSCAPE FEATURES: 216 BEAVER VALLEY ROAD, Farmstead #4 (LINTON-STONE FARM / WOODLAWN #107B) (DRAWING 4.8)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

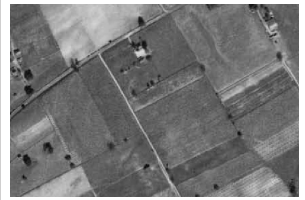
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Layout and spatial relationships of fields, driveway, and buildings at the eastern portion of the property.			Contributing	**Historic Condition (1681–1973):** Historic data related to spatial organization of this farmstead during the agricultural/industrial period was not identified in the course of this study. Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fencerows, circulation routes, and clusters of buildings. **Evaluation:** The integrity of the property's spatial organization has been diminished through the subdivision of older fields and overgrown fencerows. However, the cluster of buildings and historic drive allow the property to reveal its historic farmstead character. Based on 1937 aerial imagery, field patterns have changed with overgrown fencerows further subdividing older fields. The drive and house are consistent with the agricultural time frame. The barn has been added since the agricultural significance time frame. Thus, the spatial organization is a character-defining feature of 216 Beaver Valley Road.	 
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.8: INVENTORY OF LANDSCAPE FEATURES: 216 BEAVER VALLEY ROAD, Farmstead #4 (LINTON-STONE FARM / WOODLAWN #107B) (DRAWING 4.8)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Circulation (Drawing Key: CR)					
Driveway			Contributing	**Historic Condition (1681–1973):** Documentation has not been found through this study to indicate the driveway location was present during the agricultural significance time frame. The driveway is shown on the 1911 *Concord Township Atlas*. The existing drive extends south from Beaver Valley Road and ends at the barn beside the house. **Evaluation:** Although documentation has not been found through this study to indicate this route was present during the historic period, the house was present in its current location by 1870 and it is likely a circulation route was present in this location during the historic period. Thus, the driveway is a character-defining feature to the 216 Beaver Valley Road farmstead.	
Sidewalk			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Poured concrete sidewalk lead up to the house from the drive. The sidewalk postdates the period of significance and thus is not a character-defining feature of 216 Beaver Valley Road.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.8: INVENTORY OF LANDSCAPE FEATURES: 216 BEAVER VALLEY ROAD, Farmstead #4 (LINTON-STONE FARM / WOODLAWN #107B) (DRAWING 4.8)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Vegetation (Drawing Key: VG)					
Field			Contributing	**Historic Condition (1681–1973):** While exact historic locations of pasture have not been documented in this study, pastures are consistent with broad patterns of historic agriculture. 1937 aerial imagery indicates a similar orientation. **Evaluation:** All remaining open fields contribute to the historic character of the landscape. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	  
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. Farmsteads during the historic period typically included lawn associated with the residence. Mown lawn surrounds the house and is bounded by the drive and fenced fields. **Evaluation:** Non-contributing compatible	

TABLE 4.8: INVENTORY OF LANDSCAPE FEATURES: 216 BEAVER VALLEY ROAD, Farmstead #4 (LINTON-STONE FARM / WOODLAWN #107B) (DRAWING 4.8)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trees			Non-contributing compatible	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. Shade trees were typically associated with the domestic landscape during the historic period. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Trees were not present on aerial imagery from 1937 so do not date to the historic period. Existing shade trees around the house include fir, pine, and sweet gum trees.	
Fencerows			Non-contributing compatible and non-compatible (see evaluation)	**Historic Condition (1681–1973):** Fencerows are consistent with broad patterns in the historic agricultural landscape. 1937 aerial imagery shows no fencerows. **Evaluation:** Although fencerows are generally consistent with broad patterns in the historic agricultural landscape, those surrounding the fields in the northern portion of the site obscure historic spatial patterna and therefore are non-compatible. Fencerows that do not obscure historic patterns are compatible.	  

TABLE 4.8: INVENTORY OF LANDSCAPE FEATURES: 216 BEAVER VALLEY ROAD, Farmstead #4 (LINTON-STONE FARM / WOODLAWN #107B) (DRAWING 4.8)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Non-contributing non-compatible	**Historic Condition (1681–1973):** The 1875 *Concord Township Atlas* does not show woods on this property. **Evaluation:** No woods were present at this site during the historic period. Analysis of broad-scale vegetation patterns is addressed in Chapter 4, and those changes are illustrated in Figures 4.1.1 and 4.1.2.	 
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** A two-story vernacular style I-house with a shingled side-gable roof, covered in horizontal siding. The north elevation has three bays with a central one-story front-gable addition in the central first-story bay. Windows are single- or double-hung units with one-over one or six-over-six lites. A one-and-a-half story ell is centered on the south elevation with a gable roof and a covered porch at the east elevation of the ell. The Hinkson house is present on the 1870 and 1875 *Concord Township Atlas*. Documentation of the evolution of the structure has not been identified. **Evaluation:** While the evolution of the house is not documented, the historic farmhouse is a character-defining features of the farmstead at 216 Beaver Valley Road, as it appearance largely reflects the typology of a vernacular I-house common in the Brandywine Valley during the period of significance.	
Barn			Contributing	**Historic Condition (1681–1973):** A one-and-one-half-story wood-frame ground barn with vertical wood board and batten siding, a shingled side-gable roof, six-over-six single- or double-hung windows, a sliding barn door, and a Dutch door. The barn is not present on the 1870 and 1875 *Concord Township Atlas* though a structure that is identified as a barn or stable is included beside the house on the 1911 *Concord Township Atlas*. Documentation of the evolution of the structure has not been identified. **Evaluation:** While the evolution of the barn is not documented, the barn was constructed circa 1911 at the end of the agricultural significance time frame. The use of vertical wood cladding and simple vernacular form of the barn resembles barn typologies during the period of significance; the barn is therefore a contributing character-defining feature of the Brandywine Valley unit landscape.	

TABLE 4.8: INVENTORY OF LANDSCAPE FEATURES: 216 BEAVER VALLEY ROAD, Farmstead #4 (LINTON-STONE FARM / WOODLAWN #107B) (DRAWING 4.8)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Small-Scale Features (Drawing Key: SSF)					
Post and board fence			Non-contributing compatible	**Historic Condition (1681–1973):** Post and board fence surrounds east pastures. **Evaluation:** A variety of fencing was used on farmsteads, with simple wood or barbed wire fences at the outer pastures, board fences closer to the farmstead, and picket fencing around the house. As post and board fencing was not present during the agricultural significance of the Brandywine Valley unit, this fencing is not a contributing feature to the 216 Beaver Valley Road farmstead.	
Post and wire fence			Non-contributing compatible	**Historic Condition (1681–1973):** A variety of fencing was used on farmsteads, with simple wood or barbed wire fences at the outer pastures, board fences closer to the farmstead, and picket fencing around the house. Post and wire fence surrounds west pastures. **Evaluation:** Non-contributing compatible	

216 BEAVER VALLEY ROAD FARMSTEAD #4 ANALYSIS ENDNOTES

1 1937 USGS Aerial Imagery.

2 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 184-194.

3 1875 Concord Township Atlas.

4 1892 Concord Township Map.

5 1911 Concord Township Atlas.

6 Delaware County, Pennsylvania Register of Deeds, Deed Book 2433, Page 544.

7 Delaware County, Pennsylvania Register of Deeds, Deed Book 5989, Page 1940; Delaware County, Pennsylvania Register of Deeds, Deed Book 6669, Page 208.

232 BEAVER VALLEY ROAD, FARMSTEAD #5

Farmstead Development: During the historic period, this property included a residence and woodland on the western edge and southeastern corner. By 1870, the property was identified as the Joseph Perkins parcel. Detailed documentation of other farmstead conditions during this period has not been identified.

The most prominent changes to the property since 1937 include the addition of a stable or barn on the southwest end of the drive northwest of the house. Currently, the farmstead consists of a house, a barn, a chicken coop, and an altered drive that has been extended with a circular portion near the house (Figure 4.29–Figure 4.32). The previous barn or stable fell into remnants between 1937 and 1950, based on aerial imagery (Figure 4.33 and Figure 4.34). East of the drive is a fenced pasture with wooded vegetation encroaching. Southwest and northwest of the house is woodland. Evidence of the remnants of the barn or stable from 1914 was not identified on site in the course of the study. Stone walls were found southeast of the existing barn; these may be from an unknown enclosure or structure. Trails extend around and through the farmstead, accommodating pedestrian and equestrian access as well as views of the landscape.

Property Ownership: Present-day 232 Beaver Valley Road was part of the lands patented to Nathaniel Newlin, which included 814 acres split between two adjoining land patents in Concord Township, Pennsylvania, on June 2, 1702. On May 23, 1716, Nathaniel Newlin divided the land, giving 414 acres to his son, John Newlin. The ownership of the land between 1716 and 1820 is unclear. At a sheriff's sale in 1820, Moses Bullock acquired a 34-acre parcel that had been part of John Newlin's land. The reason this land was in a sheriff's sale is also unclear. Ten years later, Bullock sold the land to Reece Perkins, who in turn sold the land in 1848 to his son, Joseph Perkins.[1] Sometime between 1848 and 1870, the land including present-day 162, 216, and 232 Beaver Valley Road was redivided, with Joseph Perkins's land situated west of present-day 162 Beaver Valley Road and south of present-day 216 Beaver Valley Road, a total of 55.5 acres.[2] Sometime between 1875 and 1892, the present-day 216 and 232 Beaver Valley Road properties were combined, containing 70.5 acres and owned by W. Perkins.[3] Sometime between 1892 and 1911, W. J. Perkins added the present-day 162 Beaver Valley Road property to his landholdings for a total of 148.5 acres on the south side of Beaver Valley Road.[4] It is presumed that W. Perkins and W. J. Perkins are the same person. The property was subdivided by 1934, with approximately 70 acres of the present-day 216 and 232 Beaver Valley Road owned by Emilie Mundy. Sometime between 1934 and 1954, ownership of the present-day 216 and 232 Beaver Valley Road properties was transferred from Emilie Mundy to Linton Stone. On February 9, 1954, Linton Stone and his wife sold the properties to the Woodlawn Trustees, who then transferred the property to Woodlawn Trustees-Penna on June 2, 1972.[5] Ownership of present-day 211 Beaver Valley Road stayed

with Woodlawn Trustees-Penna until it was purchased on May 1, 2017, by the Conservation Fund, who in turn sold the property to the National Park Service for inclusion into the First State National Historical Park on March 17, 2021.[6]

Evaluation: The farmstead at 232 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the areas of exploration/settlement and agriculture. The property retains residential and agricultural use, driveway, fields, woods, and residence, reflecting the historic agricultural time frame.



Figure 4.29. View of 232 Beaver Valley Road, house, south elevation, drive to barn, 2022 (Quinn Evans).



Figure 4.30. View of 232 Beaver Valley Road, house, north side, 2022 (Quinn Evans).



Figure 4.31. View of 232 Beaver Valley Road, barn and extension, southeast side, facing northwest, 2022 (Quinn Evans).



Figure 4.32. View of 232 Beaver Valley Road, barn, view from south side of house, 2022 (Quinn Evans).



Figure 4.33. View of 232 Beaver Valley Road, barn remnants, interior, 2022 (Quinn Evans).



Figure 4.34. View of 232 Beaver Valley Road, barn remnants, interior, 2022 (Quinn Evans).



Farmstead Property #5

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Hay
- Pasture
- Successional Vegetation
- Meadow
- Road
- Trail
- Split Rail Fence
- Post and Wire Fence
- Property Line
- Evergreen Tree
- Deciduous Tree

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0 50 100 200 Feet

Drawing 4.9

Cultural Landscape Report
First State National Historic Park
Brandywine Valley
Existing Conditions
232 Beaver Valley Road

TABLE 4.9: INVENTORY OF LANDSCAPE FEATURES: 232 BEAVER VALLEY ROAD, Farmstead #5 (PERKINS HOUSE / WOODLAWN #107A) (DRAWING 4.9)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

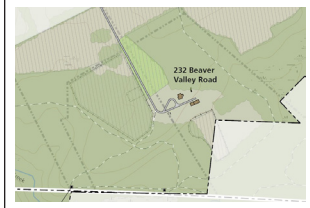
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Association of buildings to roads, driveways, springs, fields, woods, and fences.			Non-contributing compatible	**Historic Condition (1681–1973):** Historic data related to spatial organization of this farmstead during the agricultural/industrial period was not identified in the course of this study. Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fencerows, circulation routes, and clusters of buildings. By 1870 Joseph Perkins owned this parcel and there was a house on the site. According to the 1911 *Concord Township Atlas* (see graphic column), the property included a driveway, house, and stable or barn on the southwest end of the drive northwest of the house. Currently, a house, a different barn, a chicken coop, and an altered drive are present. The drive has been extended with a circular portion near the house. The previous barn or stable (as shown on the 1911 *Concord Township Atlas*) fell into remnants between 1937 and 1950. The structural remnant was not located in the course of this study. **Evaluation:** The integrity of the property's spatial organization has been diminished through the extended drive with circular portion near the house, expansion of wooden and succession vegetation, and the removal of the historic barn. Thus, the spatial organization of 221 Beaver Valley Road is non-contributing but compatible.	 
Land Use (Drawing Key: LU)					
Residential			See Table 4.3: Inventory of the Brandywine Valley Unit Features		

TABLE 4.9: INVENTORY OF LANDSCAPE FEATURES: 232 BEAVER VALLEY ROAD, Farmstead #5 (PERKINS HOUSE / WOODLAWN #107A) (DRAWING 4.9)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Agriculture			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Circulation (Drawing Key: CR)					
Driveway			Contributing	**Historic Condition (1681–1973):** A portion of the long drive leading from Beaver Valley Road between the Guthrie and Talley (west) and Hinkson (east) properties was present according to the 1870 *Concord Township Atlas.* **Evaluation:** A portion of the driveway, as shown on 1870 *Concord Township Atlas*, is in its historic location. Although the drive has been extended with a circular portion near the house, the historic portion of the drive is a contributing character-defining feature of the 232 Beaver Valley Road farmstead.	 
Sidewalk			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Based on material, the poured concrete sidewalk connecting the house to the driveway postdates the period of significance and is not a character-defining feature of the 232 Beaver Valley Road farmstead.	
Trails			See Table 4.3: Inventory of the Brandywine Valley Unit Features		

TABLE 4.9: INVENTORY OF LANDSCAPE FEATURES: 232 BEAVER VALLEY ROAD, Farmstead #5 (PERKINS HOUSE / WOODLAWN #107A) (DRAWING 4.9)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** Although detailed data about vegetation locations for this period was not identified in the course of this study, the general agricultural landscape historically included a variety of agricultural field types as well as pasture for grazing. The 1875 *Concord Township Atlas* shows woodland only on the western edge and southeastern corner. In 1850, Joseph Perkins cultivated 26 of 34 acres and produced eight tons of hay.[7] 1937 aerial imagery indicates a proportion similar to the 1875 *Concord Township Atlas*. **Evaluation:** Existing fields are fenced areas behind the barn and west of the driveway. While some fields have been replaced by successional vegetation, those fields that remain contribute to the historic character of the property. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	  
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. Farmsteads during the historic period typically included lawn associated with the residence. 1937 aerial imagery shows a small lawn with scattered shade trees and then fields up to the northern boundary line. The existing lawn is approximately the same size as the 1937 aerial imagery. **Evaluation:** Non-contributing compatible	

TABLE 4.9: INVENTORY OF LANDSCAPE FEATURES: 232 BEAVER VALLEY ROAD, Farmstead #5 (PERKINS HOUSE / WOODLAWN #107A) (DRAWING 4.9)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trees			Contributing (select mature trees) and unevaluated.	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. Shade trees were typically associated with the domestic landscape during the historic period. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. 1937 aerial imagery indicates a small lawn with scattered shade trees. Currently, scattered shade trees populate the lawn. Select mature trees may date to the historic period. Contributing (select mature trees) and unevaluated.	
Ornamental shrubs			Non-contributing compatible	**Historic Condition (1681–1973):** Detailed vegetation data for this period was not identified in the course of this study. Ornamental shrubs were typically associated with the domestic landscape during the historic period. Various shrubs of differing height and species surround the house. **Evaluation:** Non-contributing compatible	
Vegetable garden			Non-contributing compatible	**Historic Condition (1681–1973):** Vegetation data is only available for the woodland and open space. A vegetable garden is consistent with the domestic landscape of the period. Aerial imagery from 1937 does not show a garden here. A vegetable garden enclosed with a fence is south of the circular drive. **Evaluation:** Non-contributing	

TABLE 4.9: INVENTORY OF LANDSCAPE FEATURES: 232 BEAVER VALLEY ROAD, Farmstead #5 (PERKINS HOUSE / WOODLAWN #107A) (DRAWING 4.9)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Fencerows			Non-contributing, non-compatible	**Historic Condition (1681–1973):** Fencerows are consistent with broad patterns in the historic agricultural landscape. 1937 aerial imagery indicates a rectangular fencerow northwest of the drive in the vicinity of the 1911 barn. This may represent a former paddock or structure. **Evaluation:** This former fencerow is overgrown and shows as a clump of trees in the northwest pasture next to the drive. The overgrown condition impacts historic fields but is compatible with the conservation significance. Since the farmstead analysis is focused on agricultural/settlement significance, these are non-contributing, non-compatible.	 
Forest/woods			Contributing (portion of woods illustrated in light green)	**Historic Condition (1681–1973):** The 1875 *Concord Township Atlas* shows woodland only at the western edge and southeastern corner. **Evaluation:** Woods in locations of 1875 woodland are contributing. Analysis of broad-scale vegetation patterns is addressed in Chapter 4, and those changes are illustrated in Figures 4.1.1 and 4.1.2.	  

TABLE 4.9: INVENTORY OF LANDSCAPE FEATURES: 232 BEAVER VALLEY ROAD, Farmstead #5 (PERKINS HOUSE / WOODLAWN #107A) (DRAWING 4.9)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** The vernacular-style I-house, built circa 1848 for the Joseph Perkins family, is a two-story whitewashed stone structure in the Federal style with a shingled side-gable roof and full-length front porch.[8] The south facade has a central entry with three bays on the first and second stories. The front porch consists of a shed roof supported by posts. Brick chimneys are above the side-gable roof line at the east and west ends. A two-story front-gable ell is centered on the north elevation with a brick chimney at the north gable end. A one-story addition is at the east elevation of the two-story ell with a side-gable roof and a concrete entry patio. Windows consist of single- or double-hung units with one-over-one, six-over-six, and eight-over eight lites. **Evaluation:** While the evolution of the vernacular I-house at 232 Beaver Valley Road is unknown, the historic farmhouse is a character-defining feature of the property, as alterations to the house do not obscure the location, design, materials, or workmanship of the house. It is typical of the residential architecture found in the Brandywine Valley during the period of significance.	
Chicken coop			Non-contributing compatible	**Historic Condition (1681–1973):** Postdates historic period. **Evaluation:** The chicken coop, located northeast of the house, postdates the agricultural significance time frame. Even though the chicken coop is not a contributing character-defining feature of the 232 Beaver Valley Road farmstead, it is a compatible structure to the agricultural use of the property.	
Barn			Unevaluated	**Historic Condition (1681–1973):** This current basement style barn is not present in the 1911 Concord Township Atlas with a different stable/barn is shown in a different location. The basement barn is one-and-a-half stories with a whitewashed stone foundation, vertical board and batten siding, and a shingled side-gable roof. Windows and doors are single- or double-hung and fixed units with two overhead garage doors. A one-story side-gable banked addition is at the west elevation with painted concrete masonry construction and vertical board and batten siding in the gable end. **Evaluation:** The origins of the barn at 232 Beaver Valley Road warrant further analysis prior to determination.	

TABLE 4.9: INVENTORY OF LANDSCAPE FEATURES: 232 BEAVER VALLEY ROAD, Farmstead #5 (PERKINS HOUSE / WOODLAWN #107A) (DRAWING 4.9)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Small-Scale Features (Drawing Key: SSF)					
Post and wire fence			Post and wire fence is non-contributing compatible; electric fence is non-contributing	**Historic Condition (1681–1973):** A variety of fencing was used on farmsteads, with simple wood or barbed wire fences at the outer pastures, board fences closer to the farmstead, and picket fencing around the house. **Evaluation:** Existing fencing is a mix of post and wire and post and electric tape/ wire that was not present during the period of significance. Post and wire fence surround the south and northwest pastures.	
Structural Remnants (Drawing Key: SR)					
Stone Wall Enclosure Remnants			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** A stone wall enclosure is covered in vegetation southeast of the existing barn. A swing metal gate is at the entrance of the enclosure. Documentation has not been found through this report to indicate a stone structure was present during the historic period and as such the stone wall enclosure remnants are unevaluated.	 
Gates (2)			Non-contributing compatible	**Historic Condition (1681–1973):** Documentation of the construction of the gate post at 232 Beaver Valley Road has not been found to date. **Evaluation:** Gate #1 is located on the driveway north of the property. Gate #2 is at the entrance of the trail southwest of the vegetable garden. This feature is considered non-contributing compatible.	

TABLE 4.9: INVENTORY OF LANDSCAPE FEATURES: 232 BEAVER VALLEY ROAD, Farmstead #5 (PERKINS HOUSE / WOODLAWN #107A) (DRAWING 4.9)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Concrete Foundation			Unevaluated	**Historic Condition (1681–1973):** The 1937 aerial map shows evidence of a structure approximately in the same location as the concrete foundation in the landscape today. **Evaluation:** The existing concrete foundation is located south of the barn. Further investigation is needed.	 

232 BEAVER VALLEY ROAD FARMSTEAD #5 ANALYSIS ENDNOTES

1 Case and DeNenno, Concord Township: Progress and Prosperity in the Nineteenth Century, 184-194.

2 1870 Concord Township Atlas.

3 1892 Concord Township Map.

4 1911 Concord Township Atlas.

5 Delaware County, Pennsylvania Register of Deeds, Deed Book 2433, Page 544.

6 Delaware County, Pennsylvania Register of Deeds, Deed Book 5989, Page 1940; Delaware County, Pennsylvania Register of Deeds, Deed Book 6669, Page 208.

7 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 196.

8 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 196.

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221 BEAVER VALLEY ROAD, FARMSTEAD #6

Farmstead Development: During the historic period, this property included a residence, a spring house, woods, a spring, and other landscape characteristics representative of a historic farmstead. The 1815 Orphans' Court Survey of the Daniel Green property shows a dam and pond on northeast corner of the property where Beaver Creek enters. On the southern portion is a residence, spring, and spring house. The 1848 Ash Map of Birmingham Township shows the pond. In 1870, a house was present on the southern portion of the site. The pond and dam and the spring and spring house were not present. Woods were present along Trout Run (Beaver Creek) on the northern portion of the site. Detailed documentation of other farmstead conditions during this period has not been identified.

The most prominent changes to the property since the early 1900s include the addition of a barn. The 1937 aerial imagery shows trees planted on a square grid in the middle western field.[1] Since 1937 there has been an addition of six turn out sheds and a shed. It is difficult to determine if the Thomas Green house was a remnant in 1937. Currently, a central drive extends north from Beaver Valley Road surrounded by six pastures with turn out sheds, a barn, a detached shed, and a house remnant (Figure 4.35–Figure 4.40). The property includes an agricultural landscape with remnants of a former domestic landscape. Beyond the pastures the site is wooded, with Beaver Creek cutting across it. Trails extend through the farmstead accommodating pedestrian and equestrian access as well as views of the landscape, and additional views of the site are presented from Beaver Valley Road. Overgrown fencerows separate the northernmost pastures and line the east side of the three pastures on the east side of the property. Scattered shade trees exist in the middle pastures on the west side of the property. These may be remnants of an orchard or tree farm.

Property Ownership: Present-day 221 Beaver Valley Road was part of the lands patented to Nathaniel Newlin, which included 814 acres split between two adjoining land patents in Concord Township, Pennsylvania, on June 2, 1702. On May 23, 1716, Nathaniel Newlin divided the land, giving 414 acres to his son, John Newlin. In 1750, John Newlin sold 150 acres to Robert Green, who then willed 106 acres of the land to his son, Jesse Green, in 1790. Although Jesse Green did not live on the land, sometime between circa 1770 and 1790 Daniel Green, his wife Mary Chamberlain, and their 10 children began living on the property. At some point between 1790 and 1815, Daniel Green acquired ownership of the property, which included 230 acres. In 1815, after the death of both Daniel Green and his wife, their children petitioned the Orphans' Court to divide the 230-acre parcel for public sale. Four lots were created from this sale, and Lot No. 2, containing 24 acres and a house, was sold to Daniel's son, Thomas Green. Thomas Green and his wife Maria Green lived on the property until 1844, when it was sold

to William Twaddell. The present-day 221 Beaver Valley Road farmstead stayed within the Twaddell family until sometime between 1911 and 1934. According to the 1934 Concord Township Map, Isaac J. Boulden owned the 26-acre property that included land in both Concord and Birmingham Township. After Isaac J. Boulden's death in 1957, the property was transferred to his children, Elwood L., Reba E., and Andrew M. Boulden on December 15, 1958.[2] Sometime between 1958 and 1972 the property was transferred to the Woodlawn Trustees, who then transferred the property to Woodlawn Trustees-Penna on June 2, 1972.[3] Ownership of present-day 211 Beaver Valley Road stayed with Woodlawn Trustees-Penna until it was purchased on May 1, 2017, by the Conservation Fund, who in turn sold the property to the National Park Service for inclusion into the First State National Historical Park on March 17, 2021.[4]

Evaluation: The farmstead at 221 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the areas of exploration/settlement, agriculture, and conservation. The property retains residential and agricultural use, unevaluated house remnants, barn, driveway, fields, woods, and house reflecting the historic agricultural period.



Figure 4.35. View of 221 Beaver Valley Road, structural remnants, south and east sides, 2022 (Quinn Evans).



Figure 4.36. View of 221 Beaver Valley Road, structural ruins, openings, southwest corner, interior, 2022 (Quinn Evans).



Figure 4.37. View of 221 Beaver Valley Road, barn, south and west sides, 2022 (Quinn Evans).



Figure 4.38. View of 221 Beaver Valley Road, barn and drive, facing south, 2022 (Quinn Evans).



Figure 4.39. View of 221 Beaver Valley Road, horse shed, first pasture, east of drive, 2022 (Quinn Evans).



Figure 4.40. View of 221 Beaver Valley Road, shed, west elevation, 2022 (Quinn Evans).



Farmstead Property #6

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND
- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Pasture
- Road
- Trail
- Mix of Post and Board & Post and Wire Fence
- Stone Wall
- Row of Boulders
- Property Line
- Evergreen Tree
- Deciduous Tree

Cultural Landscape Report
First State National Historic Park
Brandywine Valley
Existing Conditions
221 Beaver Valley Road

0 38 75 150 Feet

Drawing 4.10

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TABLE 4.10: INVENTORY OF LANDSCAPE FEATURES: 221 BEAVER VALLEY ROAD, Farmstead #6 (BOULDEN) (DRAWING 4.10)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

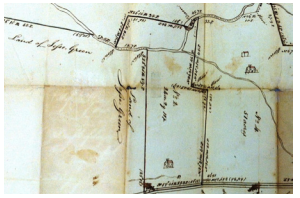
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Beaver Creek			Contributing	**Historic Condition (1681–1973):** Beaver Creek flows through the north end of the site in a wooded area. This portion of Beaver Creek is labeled as Trout Run on the 1875 Birmingham Township Atlas. The 1815 Orphans' Court survey of the Daniel Green property (pictured in graphic column) shows a dam and pond on northeast corner of the property where Beaver Creek enters the property. The 1848 Ash Map of Birmingham Township shows the pond. The pond and dam are not present on the 1870 Birmingham Township Atlas and subsequent maps. **Evaluation:** Creeks were important resources for agriculture in the Brandywine Valley during the period of significance and therefore is a contributing character defining feature.	
Wetland			Unevaluated	**Historic Condition (1681–1973):** Three freshwater emergent wetlands are present in the vicinity of the red box outlined in the bottom graphic. Documentation has not been found through this study to indicate these wetlands were present during the historic period. The 1815 Orphans' Court survey of the Daniel Green property (top graphic) shows a dam and pond on northeast corner of the property where Beaver Creek enters. The 1848 Ash Map of Birmingham Township shows a pond. The pond and dam are not present on the 1870 Birmingham Township Atlas and subsequent maps. This area was not surveyed for dam remnants for this report. **Evaluation:** More information is needed to determine if the wetlands represent conditions present during the historic period. As a result, the wetlands remain unevaluated.	 

TABLE 4.10: INVENTORY OF LANDSCAPE FEATURES: 221 BEAVER VALLEY ROAD, Farmstead #6 (BOULDEN) (DRAWING 4.10)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Layout and spatial relationships of fields, driveway, and buildings at the eastern portion of the property.			Non-contributing compatible	**Historic Condition (1681–1973):** Historic data related to spatial organization of this farmstead during the agricultural/industrial period was not identified in the course of this study. Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fencerows, circulation routes, and clusters of buildings. Thomas Green owned a house on this property (circa1809). Aerial imagery beginning in1937 illustrates buildings along a central driveway surrounded by both open fields and fields cultivated with trees planted on a grid. Additional information regarding this tree operation was not available for this study. Additional research may indicate that this was associated with the Woodlawn Trustees' reforestation efforts or this was an orchard or some other agricultural operation. There are only a couple of shade trees south of the barn. Whether the Thomas Green house is still extant is unclear on the 1937 aerial. **Evaluation:** The integrity of the property's spatial organization has been diminished through an overgrown fencerow along the north end of the drive, the removal of the grid planting pattern, division of the fields into smaller fenced pastures, addition of sheds, and the house falling into remnants. The drive is consistent with the agricultural significance time frame but the spatial relationship of the barn and house remnants postdate the agricultural significance time frame. Thus the spatial organization of 221 Beaver Valley Road is non-contributing but compatible.	 
Fence lines			Non-contributing non-compatible	**Historic Condition (1681–1973):** The 1937 aerial imagery indicates different field patterns. **Evaluation:** Where approximately two to three large fields existed now there are six smaller fenced pastures. Due to the subdivision of the fields, organization of the fence lines does not contribute to the integrity of the farmstead landscape at 221 Beaver Valley Road.	 

TABLE 4.10: INVENTORY OF LANDSCAPE FEATURES: 221 BEAVER VALLEY ROAD, Farmstead #6 (BOULDEN) (DRAWING 4.10)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Land Use (Drawing Key: LU)					
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Contributing	**Historic Condition (1681–1973):** Aerial imagery beginning in1937 illustrates buildings along a central driveway surrounded by both open fields and fields cultivated with trees planted on a grid. **Evaluation:** Although documentation has not been found through this study to indicate this route was present during the historic period, the residence was present in this location by 1809 and a circulation route was likely present here during the historic period. Currently, an overgrown fencerow is along the north end of the drive.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.10: INVENTORY OF LANDSCAPE FEATURES: 221 BEAVER VALLEY ROAD, Farmstead #6 (BOULDEN) (DRAWING 4.10)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** Although detailed data about vegetation locations for this period was not identified in the course of this study, the general agricultural landscape historically included a variety of agricultural field types including rotating clover, hay, corn, barley, wheat, and various other crops and produce, as well as pasture for grazing. In 1850 at the property owned by William Twaddell, 20 of 27 acres were cultivated and produced six tons of hay, 100 bushels of corn, 40 bushels of wheat, two bushels of clover seed, and 15 bushels of potatoes. He also had two horses, three swine, one steer, and four cows.[5] Six fenced pastures are arranged around the barn and drive. **Evaluation:** While some fields have been replaced by successional vegetation, those fields that remain contribute to the historic character of the property. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2. Contributing (additional research required to identify if the tree operation may be part of Woodlawn's reforestation efforts during the Conservation period).	 

TABLE 4.10: INVENTORY OF LANDSCAPE FEATURES: 221 BEAVER VALLEY ROAD, Farmstead #6 (BOULDEN) (DRAWING 4.10)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Fencerows			Non-contributing-compatible	**Historic Condition (1681–1973):** Although fencerows are consistent with broad patterns in the historic agricultural landscape, the 1937 aerial imagery shows no fencerows. **Evaluation:** Fencerows separate the northernmost pastures and line the east side of the three pastures on the east side of the property. The existing fencerows are not impacting fields, so they are non-contributing compatible.	 

TABLE 4.10: INVENTORY OF LANDSCAPE FEATURES: 221 BEAVER VALLEY ROAD, Farmstead #6 (BOULDEN) (DRAWING 4.10)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Contributing (Portion of woods illustrated in light green)	**Historic Condition (1681–1973):** The 1875 *Concord Township Atlas* shows woodland only on northern edge near Beaver Creek. **Evaluation:** 1937 aerial imagery indicates a similar proportion. Existing woods have extended well beyond the 1937 extent Analysis of broad-scale vegetation patterns is addressed in Chapter 4, and those changes are illustrated in Figures 4.1.1 and 4.1.2.	  

TABLE 4.10: INVENTORY OF LANDSCAPE FEATURES: 221 BEAVER VALLEY ROAD, Farmstead #6 (BOULDEN) (DRAWING 4.10)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Buildings and Structures (Drawing Key: BS)					
Barn			Unevaluted	**Historic Condition (1681–1973):** The existing barn is a three-story bank barn with exposed stone and vertical wood siding and a side gable with a second-floor entrance on the north side. **Evaluation:** The origins of the barn at 221 Beaver Valley Road warrant further analysis prior to determination.	
Detached shed			Non-contributing compatible	**Historic Condition (1681–1973):** The detached shed does not appear on the 1870, 1875, or 1911 *Concord Township Atlas*. The 1937 aerial imagery shows a structure in the current location south of the barn. The detached shed is a one-story gabled wood frame construction clad in vertical wooden boards, plywood, and vertical metal siding. A rubble stone half wall is at the north elevation with a visible concrete foundation at the east and south elevations. Windows consist of a coupled six lite casement window and a vinyl sliding window with decorative mullions, both on the south elevation. A vertical board sliding barn door is at the west elevation with a previous clipped arched opening infilled with vertical wooden boards. From the exterior alterations to the detached shed, it is also estimated to have had multiple uses. Further research is required to accurately determine the use of the detached shed after the agricultural significance time frame but is estimated to be a machine shed or a type of animal house. **Evaluation:** Although the detached shed postdates the agricultural significance time frame, the exterior vertical wood cladding and simple vernacular form is sympathetic to the farmstead character and is thus non-contributing compatible.	
Turn out sheds (8)			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Eight turn out sheds of modern fabrication are scattered throughout the site in relation to the pastures. As the sheds postdate the period of significance and were constructed outside the historic cluster of buildings, they are not character-defining features of the landscape.	
Small-Scale Features (Drawing Key: SSF)					
Post and wire fence (electric and non-electric)			Non-contributing compatible	**Historic Condition (1681–1973):** A variety of fencing was used on farmsteads, with simple wood or barbed wire fences at the outer pastures, board fences closer to the farmstead, and picket fencing around the house. **Evaluation:** Existing fencing material includes a mix of post and wire and post and electric tape/wire that was not present during the period of significance.	

TABLE 4.10: INVENTORY OF LANDSCAPE FEATURES: 221 BEAVER VALLEY ROAD, Farmstead #6 (BOULDEN) (DRAWING 4.10)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Structural Remnants (Drawing Key: SR)					
Thomas Green house remnant			Unevaluated	**Historic Condition (1681–1973):** Currently, an approximately 18′ x 28′ four-sided mortared stone remnant of a house is located east of the drive and south of a gravel parking area. The structure has a stone engraved with initials T.G. E. A.D. 1809, the initials for Thomas Green and the date of construction. The 1815 Orphans' Court Survey of the Daniel Green property also shows a house present at this location. The 1870 Concord & Birmingham Township Atlases show a structure in the location of the house remnants and William Twaddell as the parcel's owner. **Evaluation:** Research is unclear whether the Twaddell house integrated the Green house into its structure. The 1962 aerial imagery shows several structures in the domestic landscape, so the Twaddell house may not have been the same as the Green structure. While the house remnants are in the approximate location of a house shown on the 1870 Concord Township Atlas, its integrity has not been evaluated.	  

221 BEAVER VALLEY ROAD FARMSTEAD #6 ANALYSIS ENDNOTES

1 1937 USGS Aerial Imagery.

2 Delaware County, Pennsylvania Register of Deeds, Deed Book 1957, Page 542; "Isaac J Boulden Sr," *Ancestry.com*, accessed July 2023, https://www.ancestry.com/discoveryui-content/view/99637962:60525.

3 Delaware County, Pennsylvania Register of Deeds, Deed Book 2433, page 544.

4 Delaware County, Pennsylvania Register of Deeds, Deed Book 5989, Page 1940; Delaware County, Pennsylvania Register of Deeds, Deed Book 6669, Page 208.

5 Case and DeNenno, *Concord Township: Progress and Prosperity in the Nineteenth Century*, 195.

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140 BEAVER VALLEY ROAD, FARMSTEAD #7

Farmstead Development: During the historic period, this property included a residence, barn, drive, and woodland surrounding Trout Run (Beaver Creek) on the north side of the property. In 1870, the property was identified as the J. Guthrie parcel and included a structure (likely the house) on the southern portion of the property. Woods are present along Trout Run (Beaver Creek) on the northern portion of the site. Detailed documentation of other farmstead conditions during this period has not been identified.

The most prominent changes to the property since the early 1900s include the addition of a barn. The house's original stone portion has been built onto a wood-frame section. Rows of young trees planted on a square grid are visible in the 1937 aerial imagery. These may have been an orchard or tree operation. Since 1937 the site has been divided into 13 fenced pastures with the addition of 12 turn out sheds, a riding ring, a detached stable, and two detached sheds. Currently, the property includes a domestic landscape around the house with a lawn, a few shade trees, and some ornamental vegetation (Figure 4.41 and Figure 4.42). A barn is located left of the central drive behind the residence (Figure 4.43 and Figure 4.44). A small fenced garden bed with antique farm equipment is located southwest of the house (Figure 4.45). Beyond the domestic landscape, fenced pastures extend to the east and west. Multiple three-sided animal shelters and other structures detract from the historic character. The middle pasture to the northeast of the barn shows ripples in the topography that indicate cultivation of former tree plantings in rows. There is a modern detached three-stall stable and two wooden detached shed near the barn (Figure 4.46). Woods exist on the northern edge of the site.

Property Ownership: The present-day 140 Beaver Valley Road farmstead property was part of the 150 acres acquired in 1712 by Quakers Sarah and Thomas Green from lands Joseph Cloud patented in 1684. Sometime between 1712 and 1779, the property was transferred from Sarah and Thomas Green to Robert Green Sr. along with all the lands from the intersection of Beaver Valley Road and Beaver Dam Roads between Beaver Valley Road and Smith Bridge Road. In 1819, the Orphans' Court divided a portion of the Green property into four lots for the four surviving sons. The present-day 140 Beaver Valley Road was acquired by William Green (no known family relation) in 1820 from one of Robert Green Jr.'s sons, likely Thomas Green. The 1829 tax assessment for Birmingham County lists William Green as owning 20 acres with a house, barn, one cow, and one horse. By 1848, the property was owned by an individual named Guthrie and had grown to approximately 40 acres, which included land on the north side of Beaver Valley Road. According to the 1870 *Atlas of Birmingham Township*, Guthrie owned the property until at least 1870; ownership of the land on both the north and south sides of Beaver Valley Road is listed under James Gurthrie. Though the spelling

of the last name is slightly different, it presumed that these two names refer to the same family. By 1875, the 42-acre property in both Birmingham and Concord Township had acquired two more acres and was owned by C. Watkins. The property remained owned by C. Watkins until at least 1892, when the property is listed under M. S. Watkins. By 1911, the property was owned by Nathan P. Richardson, and sometime between 1911 and 1934 it was transferred from Nathan P. Richardson to Viola and Joseph Derickson. The property was transferred again sometime between 1934 and 1968 from Viola and Joseph Derickson to their children, William J. Derickson and Vesta Derickson Keller. On October 1, 1968, the Woodlawn Trustees purchased the present-day 140 Beaver Valley Road property from William J. Derickson and Vesta D. Keller.[1] The Woodlawn Trustees owned the property until 2012, when it was donated to the Rockford Woodlawn Fund and then sold to the Mount Cuba Foundation that same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service for incorporation into the First State National Monument on February 20, 2013.

Evaluation: The farmstead at 140 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the area of agriculture and conservation. It retains a house, barn, driveway, fields, and woods, reflecting the historic agricultural period. The current subdivision of the fields into multiple fenced pastures with modern turn out sheds slightly diminishes the integrity of the farmstead.



Figure 4.41. View of 140 Beaver Valley Road, house, northwest additions, north and east sides, 2022 (Quinn Evans).



Figure 4.42. View of 140 Beaver Valley Road, view from entry, facing north, bridal trail leading from drive, 2022 (Quinn Evans).



Figure 4.43. View of 140 Beaver Valley Road, barn, north side, 2022 (Quinn Evans).



Figure 4.44. View of 140 Beaver Valley Road, barn, addition, south side, facing north, 2022 (Quinn Evans).



Figure 4.45. View of 140 Beaver Valley Road, garden bed with antiques, west of drive, 2022 (Quinn Evans).



Figure 4.46. View of 140 Beaver Valley Road, detached stables, northeast of barn, facing south, 2022 (Quinn Evans).



Farmstead Property #7

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Pasture
- Meadow
- Road
- Trail
- Post and Wire Fence
- Stone Wall
- Row of Boulders
- Property Line
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

Cultural Landscape Report
First State National Historic Park
Brandywine Valley

Existing Conditions
140 Beaver Valley Road

WT# 125a/Derrickson Farm/PA

0 55 110 220 Feet

Drawing 4.11

TABLE 4.11: INVENTORY OF LANDSCAPE FEATURES: 140 BEAVER VALLEY ROAD, Farmstead #7 (DERRICKSON FARM / WOODLAWN# 125) (DRAWING 4.11)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

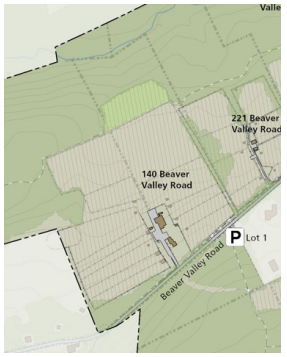
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Beaver Creek			Contributing	**Historic Condition (1681–1973):** Beaver Creek flows across the north boundary of the site in a wooded area. This portion of Beaver Creek is labeled as Trout Run on the 1875 *Birmingham Township Atlas*. **Evaluation:** Creeks were important resources for the farmsteads in the Brandywine Valley during the historic period.	
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by deciduous trees on land near a main road within the valley.			Contributing	**Historic Condition (1681–1973):** The 1829 tax assessment for Birmingham County lists William Green as owning 20 acres with a house and barn, one cow, and one horse. The 1875 *Birmingham Township Atlas* shows the location of a house, a drive, and a woodland surrounding Trout Run (Beaver Creek) on the north of the property. Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fencerows, circulation routes, and clusters of buildings. Aerial imagery beginning in 1937 illustrates a central drive surrounded by approximately seven large fields with a house and barn on the east side. Fields on the east side have trees planted in a square grid. The northern portion of the site is wooded. **Evaluation:** The 1999 aerial imagery shows a similar condition to the 1937, but the eastern fields are no longer planted with trees in a grid. Additionally, the historically larger pastures were subdivided circa 2015–2016 to accommodate equestrian and horse boarding operations on site and fencerows no longer exist, which diminishes the integrity of the property as a farmstead. Subsequently, the farmstead retains its central drive from the main road a cluster of historic residential and agricultural buildings and large expanses of open fields, which lends to the integrity of the farmstead.	  

TABLE 4.11: INVENTORY OF LANDSCAPE FEATURES: 140 BEAVER VALLEY ROAD, Farmstead #7 (DERRICKSON FARM / WOODLAWN# 125) (DRAWING 4.11)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Fence lines			Non-contributing non-compatible	**Historic Condition (1681–1973):** The 1937 aerial imagery indicates large open field patterns. Where large fields once existed, there are now 13 smaller fenced pastures. **Evaluation:** The post and wire fence lines associated with horse paddocks extensively subdivide the once-large open fields and do not contribute to the integrity of the farmstead landscape at 140 Beaver Valley Road.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Contributing	**Historic Condition (16801–1973):** 1875 *Birmingham Township Atlas* shows a drive leading to the house. Currently the drive extends north from Beaver Valley Road and continues beyond the barn. **Evaluation:** The driveway is within its historic alignment and is a contributing character-defining feature of the 140 Beaver Valley Road farmstead.	
Sidewalk			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Based on material, the stone and concrete sidewalk connecting the house to the gravel driveway postdate the period of significance and is not a character-defining feature of the 140 Beaver Valley Road farmstead.	

TABLE 4.11: INVENTORY OF LANDSCAPE FEATURES: 140 BEAVER VALLEY ROAD, Farmstead #7 (DERRICKSON FARM / WOODLAWN# 125) (DRAWING 4.11)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** Although detailed data about vegetation locations for this period was not identified in the course of this study, the general agricultural landscape historically included a variety of agricultural field types including rotating clover, hay, corn, barley, wheat, and various other crops and produce as well as pasture for grazing. The 1829 tax assessment for Birmingham County lists William Green as owning 20 acres with a house and barn, one cow, and one horse. Aerial imagery beginning in 1937 shows change over time of the spatial organization of the property, including rows of a tree crop where the existing middle horse pastures are located. The layout of pastures with no tree crop began circa 1971–1979. Large pastures are visible on the 1999 aerials. These larger pastures appear to have been subdivided circa 2015–2016 to accommodate equestrian and horse boarding operations on site. Currently, there are 13 fenced pastures arranged around the drive. The middle pasture to the northeast of the barn shows ripples in the topography that indicate cultivation of former tree plantings in rows. The trees are no longer existing. **Evaluation:** While some fields have been replaced by successional vegetation, those fields that remain contribute to the historic character of the property. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2. (Additional research required to identify if the tree operation may be part of Woodlawn's reforestation efforts during the conservation period).	  

TABLE 4.11: INVENTORY OF LANDSCAPE FEATURES: 140 BEAVER VALLEY ROAD, Farmstead #7 (DERRICKSON FARM / WOODLAWN# 125) (DRAWING 4.11)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

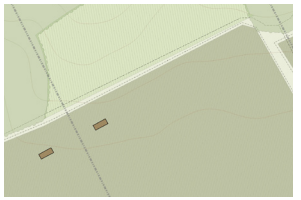
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Meadow			Non-contributing compatible	**Historic Condition (1681–1973):** There is no known documentation of meadow located on this property. **Evaluation:** The meadow of approximately 2 acres is located northeast of the two turn out sheds at the edge of the property. Information about the meadow is found on a hand-drawn map by NPS.	
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** Mown lawn surrounds the house and is circumscribed by the surrounding fields and pasture. Detailed vegetation data for this period was not identified in the course of this study. **Evaluation:** Although detailed information about historic lawn conditions has not been identified, clipped grass lawns were common at rural and suburban residential landscapes throughout this country during the period of significance. It is safe to assume that most of the farmsteads had at least a small patch of clipped grass near the house. Non-contributing, compatible.	
Trees			Non-contributing compatible	**Historic Condition (1681–1973):** Selected mature shade trees growing near the house may date to the historic period. Reflects the historic condition of farmsteads. Detailed vegetation data for this period was not identified in the course of this study. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Although detailed information about historic trees has not been identified, shade trees were common at farmsteads in the region during the period of significance. Non-contributing compatible	
Ornamental plants			Non-contributing compatible	**Historic Condition (1681–1973):** Ornamental shrubs, a pear tree, roses, and perennial foundation planting extend along the east and west sides of the house. Detailed vegetation data for this period was not identified in the course of this study. **Evaluation:** Although detailed information about ornamental plants has not been identified, they were common at farmsteads in the region during the period of significance. Non-contributing compatible	

TABLE 4.11: INVENTORY OF LANDSCAPE FEATURES: 140 BEAVER VALLEY ROAD, Farmstead #7 (DERRICKSON FARM / WOODLAWN# 125) (DRAWING 4.11)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

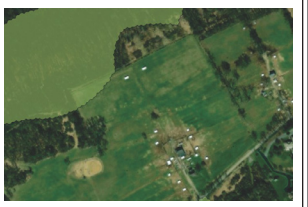
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Contributing (portion of woods illustrated in light green)	**Historic Condition (1681–1973):** Woods extend across the northern third of the property. The 1875 *Concord Township Atlas* shows woodland at the northern edge of the farmstead near Beaver Creek. In 1937 aerial imagery indicates a similar proportion. Although existing woods have expanded well beyond the extent of woods in 1875, the current woods reflect a similar footprint to that illustrated in 1937 aerial imagery. **Evaluation:** Woods in locations of 1875 woodland are contributing. Analysis of broad-scale vegetation patterns is addressed in Chapter 4, and those changes are illustrated in Figures 4.1.1 and 4.1.2.	 
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition: (16801–1973):** The 1829 tax assessment for Birmingham County lists William Green as owning 20 acres with a house and barn, one cow, and one horse. The house and barn were built circa 1825.[2] The 1875 *Birmingham Township Atlas* shows the location of a house, a drive at the southern portion of the property and a woodland surrounding Trout Run (Beaver Creek) on the northern portion of the property. **Evaluation:** The house is a three-story, side-gabled, four-over-four style house of stone construction on the first and second floor. At some point, a third story was added to the house and constructed of brick with the original stone in the gable ends remaining. A full-length covered porch is on the south facade and is screened in. The south facade consists of four bays of single- or double-hung units with two-over-two units on the second floor and three-over-three units on the third floor. A bulkhead is located at the south end of the west elevation. Centered on the north elevation is a two-story gable front addition, covered in stucco, with a shed-roof porch, supported by posts and decorative brackets, the length of the addition's west elevation. North of the two-story addition is a fieldstone-and-stucco-covered one-story addition. Chimneys are located at the gable ends of the three-story portion of the house and the north gable end of the two-story addition. Further research is needed to date the additions to the house. While the evolution of the house is not documented, the historic farmhouse is a character-defining feature of the farmstead at 140 Beaver Valley Road, as its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	

TABLE 4.11: INVENTORY OF LANDSCAPE FEATURES: 140 BEAVER VALLEY ROAD, Farmstead #7 (DERRICKSON FARM / WOODLAWN# 125) (DRAWING 4.11)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Barn			Contributing	**Historic Condition: (1681–1973):** The 1829 tax assessment for Birmingham County lists William Green as owning 20 acres with a house and barn, one cow, and one horse. The house and barn were built circa 1825.[3] The 1875 Birmingham Township Atlas shows the location of the barn in relation to the house. **Evaluation:** The modified English Lake District style 14-stall bank barn consists of wood and mortared stone and is surrounded by a working area with small, detached horse stalls and storage. While the evolution of the barn is not documented, the historic barn is a character-defining feature of the farmstead at 140 Beaver Valley Road, as it reflects the barn typology common in the Brandywine Valley during the period of significance.	
Stable			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The non-contributing non-compatible modern detached three-stall stable was built sometime between 2013 and 2015, which postdates the period of significance.[4]	
Turn out sheds (12)			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Twelve turn out sheds of modern fabrication are scattered throughout the site in relation to the pastures. The sheds were constructed between 2011 and 2015.[5] The turn out sheds postdate the period of significance. Because of the modern materials and the number of sheds not within the historic cluster area, they are not a contributing feature to the 140 Beaver Valley Road landscape.	
Detached sheds (2)			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Modern detached sheds are located to the north and west of the barn that postdate the period of significance and are not a character-defining feature of the farmstead.	
Small-Scale Features (Drawing Key: SSF)					
Ornamental landscape elements			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The property includes a wide variety of lawn ornaments, farm equipment parts, furniture, and play equipment that postdate the period of significance and are not character-defining features of the 140 Beaver Valley Road farmstead.	

TABLE 4.11: INVENTORY OF LANDSCAPE FEATURES: 140 BEAVER VALLEY ROAD, Farmstead #7 (DERRICKSON FARM / WOODLAWN# 125) (DRAWING 4.11)
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Post and wire fence			Non-contributing non-compatible	**Historic Condition (1681–1973):** A variety of fencing was used on farmsteads, with simple wood or barbed wire fences at the outer pastures, board fences closer to the farmstead, and picket fencing around the house. **Evaluation:** Existing fencing material includes a mix of post and wire and post and electric tape/wire that was not present during the period of significance and is non-contributing non-compatible.	

140 BEAVER VALLEY ROAD FARMSTEAD #7 ANALYSIS ENDNOTES

1 National Park Service, *Beaver Valley CLI*, 2017, 129; Delaware County, Pennsylvania Register of Deeds, Deed Book 2433, Page 544; "William J. Derickson in the 1950 United States Federal Census," *Ancestory.com*, accessed July 2023, https://www.ancestry.com/discoveryui-content/view/236188479:62308.

2 *Beaver Valley*, Concord Township Historical Society, Concord Township, Pennsylvania.

3 *Beaver Valley*, Concord Township Historical Society, Concord Township, Pennsylvania.

4 2013 Historic Aerial and 2015 Historic Aerial, https://www.historicaerials.com/viewer

5 2011 Historic Aerial and 2015 Historic Aerial, https://www.historicaerials.com/viewer.

701 BEAVER VALLEY ROAD, FARMSTEAD #8

Farmstead Development: The three-bay vernacular Georgian-style stone house at 701 Beaver Valley Road was built in 1752 (as per a date stone on the facade), likely by members of the Hicklen family. Numerous additions, including a wood-frame, one-and-a-half story ell added about 1940, an enclosed porch, and an attached garage, modify the house's original design. A fieldstone wellhead, construction date unknown, is located within the courtyard formed by the ell of the house. Of uncoursed fieldstone construction, the house is banked into the hill to allow for at-grade entry on the east elevation. Two quarter-round windows adorn the gables of the original three-bay block. Several unevaluated remnants associated with the milling industry are located within the creek valley northeast of the house. There are no extant outbuildings. According to the 1914 survey, a second structure was located southeast of the house in the same location as an existing remnant. A large impoundment pond was located along Beaver Creek within the valley immediately to the east of the house. A fenced fruit orchard grew to the west. Most of the land surrounding the house was open. Today, vehicular access to the residence is via a curving drive extending north from Beaver Valley Road through former pasture now filled in with successional woody vegetation. A recreational trail that follows a portion of a historic track leads through the woody creek valley, passing by stone structural remnants associated with the milling industry.

Property Ownership History: The present-day farmstead at 701 Beaver Valley Road is located within the 262 acres acquired by William Hicklen in 1699 and 1722. William Hicklen Sr. sold the property to his son, William Hicklen Jr., in 1735. At his death in 1801, William Hicklen Jr. willed the property to his son, John Hicklen. In 1836, Amor Chandler was assessed for 80 acres of Hicklen's land, which also included half of a stone house, a barn, and a store house. Amor's sister, Rachel, was assessed for the other half of the stone house. The property was owned by T. Cockerill by 1868 according to the *1868 Pomeroy & Beers Map of New Castle County.* Cockerill owned the 16-acre parcel until at least 1888. By 1914 the property was owned by Jacob Twaddell, who also owned farms north of Beaver Valley Road.[1] On February 26, 1916, the Woodlawn Company purchased the property at present-day 701 Beaver Valley Road from William D. and Effie T. Shellady and Frank H. and Mary E. Mason.[2] The property was owned by the Woodlawn Trustees until 2012, when it was donated to the Rockford Woodlawn Fund and sold to the Mount Cuba Foundation the same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service on February 20, 2013.

Evaluation: The farmstead at 701 Beaver Valley Road contributes to the significance of the Brandywine Valley unit landscape in the areas of exploration settlement and conservation. Its integrity associated with the area of agriculture has been diminished due to the loss of the barn, orchards, and open space.



Figure 4.47. View of 701 Beaver Valley Road, house and landscape, view from drive, 2022 (Quinn Evans).



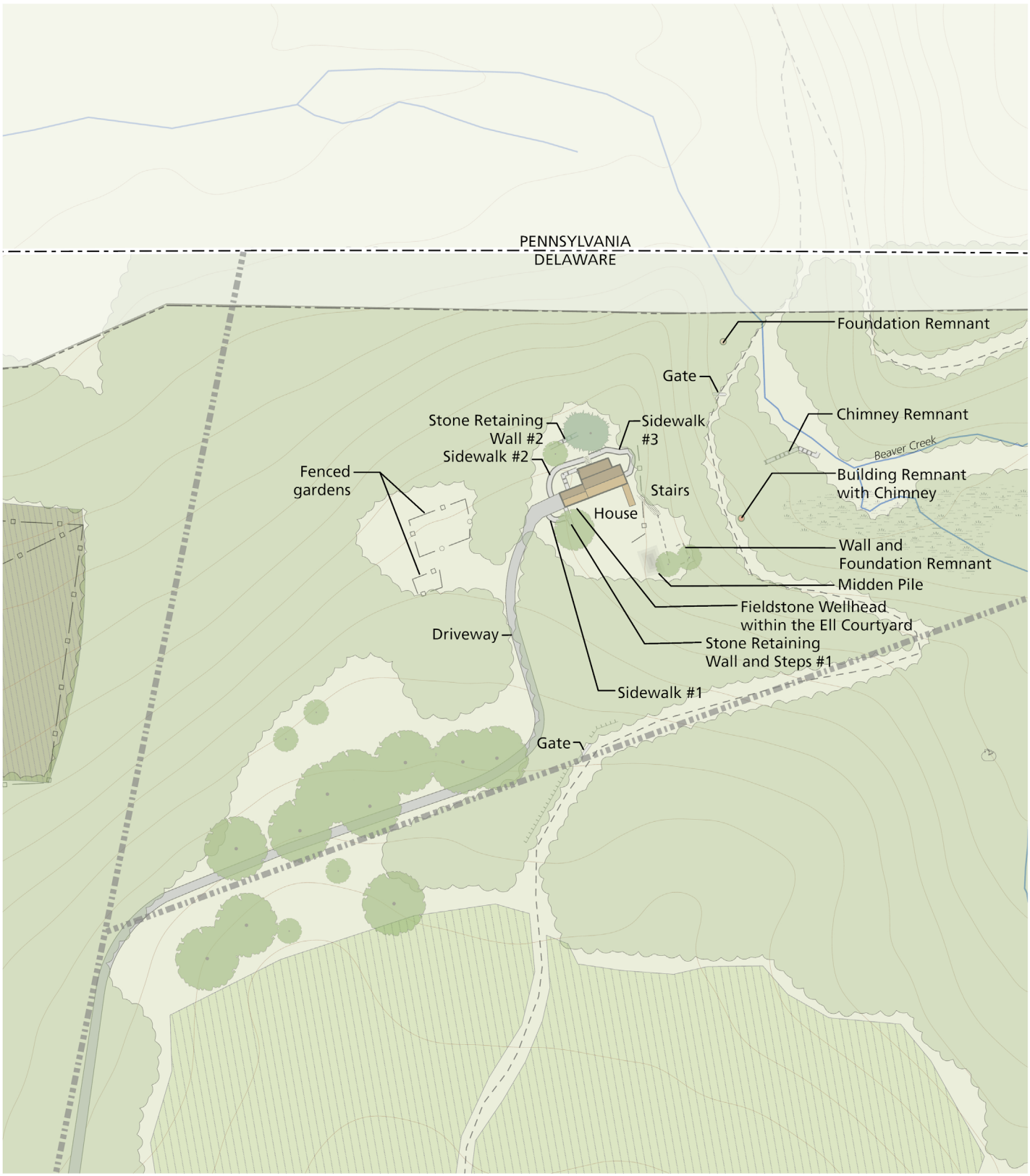
Figure 4.48. View of 701 Beaver Valley Road, house, south and west sides, 2022 (Quinn Evans).



Figure 4.49. View of 701 Beaver Valley Road, house, south elevation, 2022 (Quinn Evans).



Figure 4.50. View of 701 Beaver Valley Road, view north along drive, 2022 (Quinn Evans).



Farmstead Property #8

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"
3. Foundation ruin and chimney ruins is sourced from NPS field work.

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND
- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Meadow
- Wetland
- Road
- Trail
- Waterways
- Split Rail Fence
- Row of Boulders
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/olcp

Cultural Landscape Report
First State National Historic Park
Brandywine Valley

Existing Conditions
701 Beaver Valley Road
N-1357/WT# 5/Twaddell Farm/DE

0 38 75 150 Feet

Drawing 4.12

TABLE 4.12: INVENTORY OF LANDSCAPE FEATURES: 701 BEAVER VALLEY ROAD, Farmstead #8 (TWADDELL FARM / WOODLAWN #5) (DRAWING 4.12) Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Wetlands			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** Documentation of wetlands during the period of significance has not been found. Wetlands within the unit are unevaluated as a historic character-defining feature.	
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on property set back from a main road with views of rolling fields and forested hillsides.			Contributing	**Historic Condition (1681–1973):** According to the 1914 survey (see right), the landscape surrounding the farmstead at 701 Beaver Valley Road was open. An orchard was located to the southwest of the house and a creek passed through pasture to wooded ravine west of the house and barn. **Evaluation:** The integrity of the property's spatial organization has diminished through the growth of successional vegetation in formerly open fields and the loss of the barn and orchards as well as the loss of the impoundment pond, which altered the hydrology. Integrity remains, however, in the farmhouse, the wooded ravine to the east of the property, and the remnants of industrial development within the wooded ravine. Most of the existing recreational trails within 601 Beaver Valley Road follow the historic field edges as shown through fence lines on the 1914 survey. The entry drive remains in its original alignment, though the turnaround circle at the end of the drive was added late in the development of the property and does not conform to the characteristic farmstead driveway design. Thus the spatial organization is a character-defining feature of 601 Beaver Valley Road.	
Fences and fencerows define pastures			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 survey, the then-14-acre property had fencing around an orchard located to its southwest. **Evaluation:** Existing fencing surrounds a vegetable garden to the west of the house. The existing fenced areas have no relationship to historic locations and are not character-defining features of the landscape.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.12: INVENTORY OF LANDSCAPE FEATURES: 701 BEAVER VALLEY ROAD, Farmstead #8 (TWADDELL FARM / WOODLAWN #5) (DRAWING 4.12)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Contributing	**Historic Condition (1681–1973):** According to the 1881 map, the driveway for 701 Beaver Valley Road approached the farm from the east, crossing Beaver Creek from a road that paralleled the north bank. By 1930s, the current alignment of the drive was in situ, following property lines dating to at least as early as 1914. **Evaluation:** While the current drive does not reflect the nineteenth-century access to the property, the drive was likely in place by the early twentieth century and was in situ by the 1930s. Further research is necessary to determine whether existing trails follow the former driveway extending east from the house into the wooded ravine. Because the existing road reflects the early twentieth-century property boundaries and follows former field lines, it is a character-defining feature of the landscape.	  
Sidewalk #1			Unevaluated	**Historic Condition (1681–1973):** To date, no documentation of the sidewalks at 701 Beaver Valley Road has been found. **Evaluation:** Further research is necessary to determine whether the sidewalk at 701 Beaver Valley Road is a character-defining feature of the landscape. The existing asphalt sidewalk leads west toward the driveway.	

TABLE 4.12: INVENTORY OF LANDSCAPE FEATURES: 701 BEAVER VALLEY ROAD, Farmstead #8 (TWADDELL FARM / WOODLAWN #5) (DRAWING 4.12)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Sidewalk #2			Unevaluated	**Historic Condition (1681–1973):** To date, no documentation of the sidewalks at 701 Beaver Valley Road has been found. **Evaluation:** Further research is necessary to determine whether the sidewalk at 701 Beaver Valley Road is a character-defining feature of the landscape. The existing sidewalk consists of mortared pavers and surrounds the north side of the house leading toward the screened porch.	
Sidewalk #3			Unevaluated	**Historic Condition (1681–1973):** To date, no documentation of the sidewalks at 701 Beaver Valley Road has been found. **Evaluation:** Further research is necessary to determine whether the sidewalk at 701 Beaver Valley Road is a character-defining feature of the landscape. The existing sidewalk consists of flagstone pavers and is located on the lawn on the east side of the house.	
Stairs			Unevaluated	**Historic Condition (1681–1973):** To date, no documentation of the stairs has been found. **Evaluation:** Further research is needed to determine whether the stairs at 701 Beaver Valley Road is a character-defining feature of the landscape. The existing stairs consists of broken flagstone pavers leading south into the ruins on the east side of the house.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.12: INVENTORY OF LANDSCAPE FEATURES: 701 BEAVER VALLEY ROAD, Farmstead #8 (TWADDELL FARM / WOODLAWN #5) (DRAWING 4.12)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Vegetation (Drawing Key: VG)					
Lawn			Non-contributing compatible	**Historic Condition (1681–1973): Historic Condition (1681–1973):** Documentation of the location and extent of lawn during the use of the property for agricultural purposes has not been found to date. **Evaluation:** While the lawn may be associated with historic domestic agricultural landscapes, the extent and appearance of the lawn at 701 Beaver Valley Road is unknown. Although the lawn is not considered a character-defining feature, the turf is compatible as a low ground plane that preserves the open character of the landscape.	
Trees			Non-contributing, compatible (agriculture) Unevaluated (conservation)	**Historic Condition (1681–1973):** According to the 1914 survey, by the early twentieth century the house was surrounded on the north, west, and south sides by an open pasture divided with windrows or treed fencelines, and no evergreen trees are shown growing on the property. The ravine to the east of the house is forested with primarily deciduous trees. Only a few large deciduous trees were located within the open pasture land by the 1930s, and the orchard has been removed while the ravine remains forested. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Currently, large evergreen trees grow near the house foundation and within the lawn. Most if not all of these trees appear to date from the second half of the twentieth century. As they do not support the historically open spatial organization of the farmstead property, the large evergreen trees are not a character-defining feature of the farmstead landscape related to agriculture. Further research is necessary to determine whether the evergreen trees are related to reforestation efforts of the Woodlawn Trustees.	
Ornamental shrubs			Non-contributing compatible	**Historic Condition (1681–1973):** N/A. Documentation of shrubs and herbaceous perennials at 701 Beaver Valley Road has not been found. **Evaluation:** Based on their assumed age, ornamental shrubs, understory trees, and herbaceous plants were added to the landscape of 701 Beaver Valley Road since the second half of the twentieth century and thus are not character-defining features of the farmstead landscape related to agriculture. They are compatible with the historic character, however, except where the vegetation is negatively impacting historic structural and building fabric.	

TABLE 4.12: INVENTORY OF LANDSCAPE FEATURES: 701 BEAVER VALLEY ROAD, Farmstead #8 (TWADDELL FARM / WOODLAWN #5) (DRAWING 4.12)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Woods within ravine, contributing woods surrounding house and in formerly open pasture, non-contributing	**Historic Condition (1681–1973):** According to the 1914 survey, the only forested area on the property was within the steep ravine to the east of the house and barn and the rest of the property was open pasture and field. The ravine, too, may have been open during the second half of the nineteenth century, as it was used for industry. A road paralleled the northern bank of Beaver Creek. **Evaluation:** The woodland within the ravine to the east of the house contributes to the understanding of land use during the agricultural period. The existing woodland surrounding the house has grown much more recently and does not contribute as a character-defining feature. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Fenced garden areas			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 survey, only the orchard located to the southwest of the house and barn was fenced. **Evaluation:** No documentation of fenced garden areas, in addition to the orchard, during the historic period has been found to date. While the existing fenced garden areas do not contribute as character-defining features of the landscape, they are compatible.	
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** According to a date stone on the facade of the house at 701 Beaver Valley Road, the house was constructed in 1752. **Evaluation:** The two-story vernacular, Georgian-style, irregularly coursed stone three-bay house with wood frame additions clad in synthetic siding sits on a hillside overlooking the creek valley to the north. While the evolution of the vernacular Georgian-style residence at 701 Beaver Valley Road is unknown, the historic farmhouse is a character-defining feature of the property, as the alterations do not obscure the location, design, materials, and workmanship of the dwelling. It is typical of the residential architecture that defines the Brandywine Valley during its period of significance.	
Small-Scale Features (Drawing Key: SSF)					
Fieldstone wellhead			Unevaluated	**Historic Condition (1681–1973):** N/A. Documentation of the construction date and evolution of the fieldstone wellhead at 701 Beaver Valley Road has not been found to date. **Evaluation:** An elevated cylindrical mortared fieldstone wall surrounds a wellhead east of the house, with an extended apron of approximately four courses of dry-laid fieldstone at the base. As no documentation nor material evaluation has been completed for the stone wellhead, this feature is considered unevaluated.	

TABLE 4.12: INVENTORY OF LANDSCAPE FEATURES: 701 BEAVER VALLEY ROAD, Farmstead #8 (TWADDELL FARM / WOODLAWN #5) (DRAWING 4.12)
Brandywine Valley, First State National Historical Park

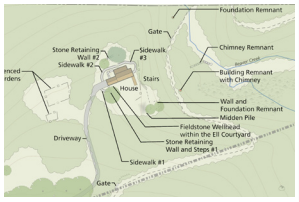
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Stone retaining wall #1			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** Mortared stone retaining walls provide structure to terracing within the yard near north side of the house. Documentation of the construction and evolution of the stone retaining walls has not been found, and this feature is considered unevaluated.	
Stone retaining wall #2			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** Dry-laid stone retaining walls provide structure to terracing within the yard near south side of the house. Documentation of the construction and evolution of the stone retaining walls has not been found, and this feature is considered unevaluated.	
Split rail fence			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** Documentation of the fence type historically used at 701 Beaver Valley Road has not been found. Although split rail fencing is reflective of the fence types used in the early twentieth century in the Brandywine Valley, the fence is unevaluated.	
Steps			Unevaluated	**Historic Condition (1681–1973):** Documentation of the construction date and evolution steps at 701 Beaver Valley Road has not been found to date. **Evaluation:** Concrete steps leading to screened porch on north side of house. Documentation of the construction and evolution of the steps has not been found, and this feature is considered unevaluated.	
Gates (2)			Non-contributing	**Historic Condition (1681–1973):** Documentation of the construction date and evolution of gates at 701 Beaver Valley Road has not been found to date. **Evaluation:** Existing gates are located south of the foundation remnant and south of the house surrounded by a row of boulders, and this feature is considered non-contributing.	

TABLE 4.12: INVENTORY OF LANDSCAPE FEATURES: 701 BEAVER VALLEY ROAD, Farmstead #8 (TWADDELL FARM / WOODLAWN #5) (DRAWING 4.12)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Structural Remnants (Drawing Key: SR)					
Wall and foundation remnant			Unevaluated	**Historic Condition (1681–1973):** According to the 1914 survey, a structure, likely a barn, was located to the south of the house. According to an analysis of the 1937 aerial, the barn appears to be no longer extant by the 1930s. **Evaluation:** While the existing wall and stone foundation is in the location of the former barn associated with the farmstead at 701 Beaver Valley Road, its integrity has not been evaluated. The nearby pit may also relate to the former barn. Further investigation is needed.	
Foundation remnant			Unevaluated	**Historic Condition (1681–1973):** According to the 1914 survey, a dam and impoundment were located to the east of the house at 601 Beaver Valley Road within the ravine. **Evaluation:** While the stone foundation remnant is in the approximate location of the former impoundment dam associated with nineteenth-century industry in the ravine along the Beaver Valley Creek, its integrity has not been evaluated. Further investigation is needed.	
Building remnant with chimney			Unevaluated	**Historic Condition (1681–1973):** According to the 1914 survey, a building was located in the approximate location of this uncoursed field stone structural remnants on land owned by H. M. Pike **Evaluation:** While the stone remnant is in the approximate location of the building shown on the 1914 survey, its integrity has not been evaluated.	
Impoundment dam remnant (Chimney Remnant)			Unevaluated	**Historic Condition (1681–1973):** According to the 1914 map, there was an impoundment pond located east of the house along Beaver Creek. **Evaluation:** The wetland vegetation patterns surrounding the creek in the area of the former impoundment suggest that it may still be visible in the landscape. The removal of the dam in this location likely caused a higher water table at 601 Beaver Valley Road, which may have precipitated the digging of the pond at 601 Beaver Valley. Currently the chimney remnant is a 16' stone wall. Further research is required.	
Midden Pile			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** The midden pile is located on the south lawn terrace and has potential archaeological value. This pile is dumping ground for machinery and parts that need to be evaluated by archeology.	

701 BEAVER VALLEY ROAD FARMSTEAD #8 ANALYSIS ENDNOTES

1 National Park Service, *Beaver Valley Cultural Landscape Inventory*, 123-24.

2 Historic Properties – Jacob Twaddell farm #5 1915-1985, Box 87, Folder 15, Woodlawn Trustees, Inc Records, Hagley Museum and Library.

601 BEAVER VALLEY ROAD, FARMSTEAD #9

Farmstead Development: The farmstead at 601 Beaver Valley Road includes a vernacular Georgian-style house, a nineteenth-century spring house (construction date unknown), stone foundation remnants of a banked barn, and an uncoursed stone garage (construction date unknown). The two-and-a-half-story uncoursed fieldstone house was built between 1780 and 1800 and is oriented perpendicular to Beaver Valley Road. The central block is three bays wide with symmetrical fenestration, east and west wings, and an exterior gable end chimney. The house is in the same location as the C. Leach's residence represented on the *1868 Pomeroy & Beers Map of Brandywine*. According to the 1914 survey, a house, a barn, and likely a spring house (not on the survey) were surrounded by pasture dotted with large deciduous shade trees. Views of surrounding rolling farmland were visible from the property and a wooded hillside enclosed the farmstead to the north. A pond dug in the mid-twentieth century lies in a low area northeast of the house.

A drive, which is illustrated on nineteenth-century maps, extends northeast from Beaver Valley Road and ends in a more modern turnaround. Substantial successional woody vegetation grows in former open pasture or fields to the north, south, and west of the farmstead building cluster.

Property Ownership History: The property at the 601 Beaver Valley Road was part of the early eighteenth-century land holdings of William Hicklen Sr. In 1801, William Hicklen Jr. conveyed approximately 90 acres to his son, Joshua Hicklen. In 1837, Charles du Pont acquired a woolen mill to the east of the residence. He operated the mill until 1843, when it was destroyed by a flood. It is unclear when du Pont acquired the property at present-day 601 Beaver Valley Road, but he is identified as the owner by the time of the 1849 *Rea & Price Map*'s publication. By 1868, the property had been acquired by Charles Leach. Sometime between 1868 and 1907, the 80.7-acre tract owned by the Leach family was transferred to Wills Passmore; it is unclear if there is a family relation between Charles Leach and Wills Passmore. The property at 601 Beaver Valley Road was purchased from Wills Passmore by the Woodlawn Company on November 25, 1907.[1] In 1919, the Woodlawn Company changed its name to the Woodlawn Trustees. The property was owned by the Woodlawn Trustees until 2012, when it was donated to the Rockford Woodlawn Fund and then sold to the Mount Cuba Foundation that same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service for incorporation into the First State National Monument on February 20, 2013.[2]

Evaluation: The farmstead at 601 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the areas of exploration/settlement, agriculture, and conservation.



Figure 4.51. View of 601 Beaver Valley Road, patio on east end of house, 2022 (Quinn Evans).



Figure 4.52. View of 601 Beaver Valley Road, north and east sides of house, 2022 (Quinn Evans).



Figure 4.53. View of 601 Beaver Valley Road, walkway, and retaining wall, south side of house, 2022 (Quinn Evans).



Figure 4.54. View of 601 Beaver Valley Road, garage, south and east sides, 2022 (Quinn Evans).



Figure 4.55. View of 601 Beaver Valley Road, stream and edge of pond, 2022 (Quinn Evans).



Figure 4.56. View of 601 Beaver Valley Road, spring house, 2022 (Quinn Evans).



Farmstead Property #9

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- Building
- Lawn
- Woods
- Row Crop
- Successional Vegetation
- Wetland
- Meadows
- Road
- Trail
- Waterways
- Stone Wall
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
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Cultural Landscape Report
First State National Historic Park
Brandywine Valley

Existing Conditions
601 Beaver Valley Road

N-0568 / WT# 9/Leach Farm/DE

0 38 75 150 Feet

Drawing 4.13

TABLE 4.13: INVENTORY OF LANDSCAPE FEATURES: 601 BEAVER VALLEY ROAD, Farmstead #9 (LEACH FARM / WOODLAWN #9) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	Existing Condition Graphic Reference
Natural Systems and Features (Drawing Key: NS)					
Wetland			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** Documentation of wetlands during the period of significance has not been found. Therefore, wetlands within the unit are unevaluated as a character-defining feature.	
Unnamed spring			Contributing	**Historic Condition (1681–1973):** The location of an unnamed spring on the property determined the siting of the spring house, an important structure for agricultural production during the nineteenth century. The spring is shown on the 1914 survey, though the existing spring house is not. **Evaluation:** Though construction of a pond in the mid-twentieth century affected the water table and the spring's appearance, the spring remains visible in the landscape and thus contributes to the historic character of the property.	
Spatial Organization Feature (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near a set back from a main road or trail within the Brandywine Valley unit.			Contributing	**Historic Condition (1681–1973):** Historically, the landscape surrounding the farmstead at 601 Beaver Valley Road was more open, though as seen in the 1914 survey, many shade trees surrounded the house and barn. Fences surrounded the fields and yards around the buildings. The driveway that currently leads from Beaver Valley Road is shown on the 1881 map in its approximate location. **Evaluation:** The integrity of the property's spatial organization has been diminished through the loss of the barn, the growth of successional vegetation in formerly open fields, and the construction of the pond altering the original spring. However, the remaining buildings, spring, views of fields, and historic drive allow the property to reveal its historic farmstead character. Most of the existing recreational trails within 601 Beaver Valley Road follow the historic field edges as shown through fence lines on the 1914 survey. The entry drive remains in its original alignment, though the turnaround circle at the end of the drive was added late in the development of the property and does not conform to the characteristic farmstead driveway design. Thus, the spatial organization is a character-defining feature of 601 Beaver Valley Road.	
Fences and fencerows define pastures			Non-contributing compatible	**Historic Condition (1681–1973):** The earliest documentation of fences within the study unit is on the 1914 survey, which illustrates fences dividing and surrounding fields within the farmstead. **Evaluation:** While fencerows historically defined the fields and pastures of 601 Beaver Valley Road, substantial succession growth blurs once-defined field edges and shade trees within pasture. The existing fencerows have lost integrity and do not contribute.	

TABLE 4.13: INVENTORY OF LANDSCAPE FEATURES: 601 BEAVER VALLEY ROAD, Farmstead #9 (LEACH FARM / WOODLAWN #9) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

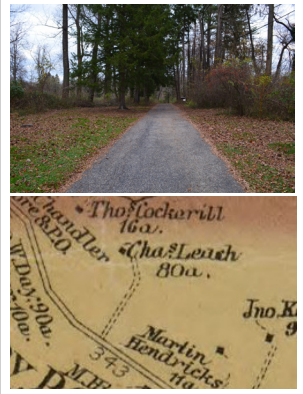
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Recreation			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation Features (Drawing Key: CR)					
Driveway			Contributing (southern portion) and non-contributing compatible (circular turnaround)	**Historic Condition (1681–1973):** The southern section of the driveway leading from Beaver Valley Road northeast toward the residence appears on the 1881 map (see right). **Evaluation:** The southern section of the driveway from Beaver Valley Road is located in its historic alignment and thus is a contributing feature of the farmstead. The turnaround portion of the drive does not appear on historic maps and likely postdates the loss of the barn. The turnaround or circle drive it is not a character-defining feature of 601 Beaver Valley Road.	

TABLE 4.13: INVENTORY OF LANDSCAPE FEATURES: 601 BEAVER VALLEY ROAD, Farmstead #9 (LEACH FARM / WOODLAWN #9) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Sidewalk			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The sidewalk postdates the period of significance and thus is not a character-defining feature of 601 Beaver Valley Road.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography Features (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation Features (Drawing Key: VG)					
Field/cultivated to southeast of house			Contributing	**Historic Condition (1681–1973):** According to the 1914 survey, open land surrounded the residence and barn at 601 Beaver Valley Road, including to the southeast within the viewshed of the residence. **Evaluation:** The existing cultivated field is in the same location as on the 1914 survey and is a character-defining feature of 601 Beaver Valley Road. Successional vegetation has diminished the integrity of open space. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	 

TABLE 4.13: INVENTORY OF LANDSCAPE FEATURES: 601 BEAVER VALLEY ROAD, Farmstead #9 (LEACH FARM / WOODLAWN #9) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

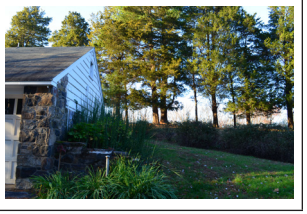
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Meadow			Contributing	**Historic Condition (1681–1973):**According to the 1914 survey, open land surrounded the residence and barn at 601 Beaver Valley Road, including to the southeast within the viewshed of the residence. **Evaluation:** While some meadows have been replaced by successional vegetation, those that remain contribute to the historic character of the property. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** While the lawn may be associated with historic domestic agricultural landscapes, during the historic period, the yard at 601 Beaver Valley Road was likely much smaller than at present, as revealed through the fence lines shown on the 1914 map within the farmstead's broad pasture dotted with shade trees. While the lawn is not considered a character-defining feature, the turf is compatible as a low ground plane.	
Trees			Evergreens near building foundation non-contributing, non-compatible; some deciduous trees are contributing others are unevaluated	**Historic Condition (1681–1973):** According to the 1914 survey, by the early twentieth century, the house was surrounded by an open pasture dotted with shade trees and no evergreen trees are shown growing on the property. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Currently, large evergreen trees grow near the house foundation, and no trees were located near the building foundation at the end of the period of significance. As a result, the large evergreen trees growing near the structure do not contribute to the historic character of the landscape. The three large deciduous trees growing to the northeast of the house appear on the 1914 map and are a character-defining feature of the farmstead landscape. Further research is necessary to determine if any other of the existing deciduous trees are contributing.	
Ornamental shrubs and herbaceous perennials			Non-contributing compatible (except where impacting historic building fabric)	**Historic Condition (1681–1973):** N/A. Documentation of shrubs and herbaceous perennials at 601 Beaver Valley Road has not been found. **Evaluation:** Ornamental shrubs, understory trees, and herbaceous plants were added to 601 Beaver Valley Road after the end of the period of significance and thus are not character-defining features of the landscape. They are compatible with the historic character, however, except where the vegetation is negatively impacting historic structural and building fabric.	

TABLE 4.13: INVENTORY OF LANDSCAPE FEATURES: 601 BEAVER VALLEY ROAD, Farmstead #9 (LEACH FARM / WOODLAWN #9) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Fencerows			Non-contributing compatible	**Historic Condition (1681–1973):** The 1914 survey reveals relatively small fields defined by fences with little vegetation surrounding the farmstead at 601 Beaver Valley Road. **Evaluation:** Historic fencerows at the scale of the farmstead are difficult to decipher given the substantial successional woody growth in former fields surrounding the house. Existing fencerows, however, appear to border Beaver Valley Road and do not serve as historic divisions between fields and thus do not contribute to the farmstead.	
Tree lines			Non-contributing compatible	**Historic Condition (1681–1973):** A historic tree line appears on the 1914 survey to the southwest of the core of the farmstead defined by the house and barn. **Evaluation:** While historic tree lines may contribute to the historic character of the farmstead typology, the existing tree lines at 601 Beaver Valley Road postdate the period of significance and the circa 1914 tree line is no longer extant. The tree lines are not contributing historic features of the property but they are compatible.	
Forest/woods			Contributing (woods on the hillside northeast of the house)	**Historic Condition (1681–1973):** Historically, wooded areas concentrated on the relatively steep slopes within the Brandywine Valley, including the hillside to the northeast of the mid-twentieth-century pond. **Evaluation:** Though the woodland has encroached on the historically open landscape near the spring, the wooded hillside northeast of the house is a characteristic of the property and thus is a contributing feature of the landscape at 601 Beaver Valley Road. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	  

TABLE 4.13: INVENTORY OF LANDSCAPE FEATURES: 601 BEAVER VALLEY ROAD, Farmstead #9 (LEACH FARM / WOODLAWN #9) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Successional vegetation			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Successional woody vegetation is growing within formerly open areas historically used as pasture and fields to the southwest and west of the house. This woody vegetation, which contains numerous invasive species, diminishes the integrity of the spatial organization and views associated with the property. It does not contribute and is not compatible.	
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** The residence at 601 Beaver Valley Road was constructed between 1781 and 1800. Documentation of the evolution of the structure has not been identified. **Evaluation** While the evolution of the two-story vernacular stone four-over-four house with wings on the east and west gable ends is not documented, the historic farmhouse is a character-defining feature of the farmstead at 601 Beaver Valley Road, as its appearance largely reflects the typology of vernacular stone architecture common in the Brandywine Valley during the period of significance.	
Garage			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** The irregularly coursed stone garage may incorporate a portion of a barn foundation from the historic period. Further research is necessary to determine whether it is a contributing feature.	
Spring house			Contributing	**Historic Condition (1681–1973):** The spring house does not appear on historic maps, but based on its architectural style, structural components, and intended use, the building dates to the period of significance. **Evaluation:** The existing front-gable stone and wood building is banked into a graded slope. A spring channel leads from the spring house to a constructed spring-fed pond. Though the evolution of the building is not documented, the spring house is a character-defining feature of 601 Beaver Valley Road, as its appearance today largely reflects the typology of vernacular agricultural support structures common in the Brandywine Valley during the nineteenth and early twentieth centuries.	

TABLE 4.13: INVENTORY OF LANDSCAPE FEATURES: 601 BEAVER VALLEY ROAD, Farmstead #9 (LEACH FARM / WOODLAWN #9) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Stone retaining wall			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** A mortared stone retaining wall extends from the east gable end of the house. Documentation of its construction date and evolution has not been found.	
Small-Scale Features (Drawing Key: SSF)					
Gate				**Historic Condition (1681–1973):** Documentation of the gate at 601 Beaver Valley Road has not been found **Evaluation:** The gate is located east of the driveway and at the intersection of the two merging unnamed trails.	
Structural Remnants (Drawing Key: SR)					
Barn foundation			Unevaluated	**Historic Condition (1681–1973):** A large building, likely a barn, is shown to the west of the house on the 1914 survey in the location of the barn foundation. **Evaluation:** While an existing stone foundation is in the location of the former barn associated with the farmstead at 601 Beaver Valley Road, its integrity has not been evaluated.	
Constructed Water Features (Drawing Key: CWF)					
Pond			Non-contributing compatible	**Historic Condition (1681–1973):** The pond was dug during the 1960s. **Evaluation:** The existing pond was dug in the1960s, after the development of the property as an agricultural farmstead. Its construction was not related to the conservation of the Brandywine Valley unit by the Woodlawn Trustees. As it is not a character-defining feature related to agriculture or conservation, the pond does not contribute to the significance of the property. However, it is compatible in the landscape.	

601 BEAVER VALLEY ROAD FARMSTEAD #9 ANALYSIS ENDNOTES

1 Historic Properties Leach Farm #9 1909-1983, Box 87, Folder 17, Woodlawn Trustees, Inc Records, Hagley Museum and Library.

2 Historic Properties Leach Farm #9 1909-1983, Box 87, Folder 17, Woodlawn Trustees, Inc Records, Hagley Museum and Library.

137 BEAVER VALLEY ROAD, FARMSTEAD #10

Farmstead Development: The farmstead at 137 Beaver Valley Road includes a vernacular side-gabled, hall-parlor-form house constructed circa 1740. The house has a later gable-end frame addition and a shed-roofed one-story porch extending across the main block. The house is of brick construction, clad in aluminum siding, and is oriented parallel to the slope overlooking Beaver Valley Road below. A lawn dotted with large deciduous and evergreen trees surrounds the house, accessed by a curvilinear drive extending west from Beaver Valley Road. Two small sheds are north and northeast of the residence. The small area of lawn forms an island within successional vegetation traversed by mown paths connecting the lawn to the woods beyond. Black walnut trees and a split rail fence line the south side of the property along Beaver Valley Road. According to the *1911 Birmingham Township Atlas,* the property once included a stone building north of Beaver Valley Road and south of the brick house and a large timber-frame barn north of the brick house. In the early twentieth century, views from the brick house encompassed rolling farmland in all directions. According to 1930s aerial photographs, a driveway once extended straight north from Beaver Valley Road, past the now non-extant stone structure and then the western gable end of the farmhouse, before heading northward to the barn. By the 1960s, as shown on a map produced by the Woodlawn Trustees, the existing driveway curved into the slope south of the house from Beaver Valley Road to the existing garage.

Property Ownership History: The farmstead land at 137 Beaver Valley Road was part of the original 150 acres patented in 1713 by Joseph Robinson, who constructed a mill on the tract. According to the *1783 Tax Assessment for Birmingham Township*, Quaker Peter Hatton Jr. owned the property. By 1798, when the Birmingham Township government assessed Hatton for a window tax, assessed improvements included a 14-by-30-foot brick two-story house and a one-story 10-by-12-foot stone kitchen. By 1807, Hatton had constructed a fulling mill; by 1817, he and his descendants owned a woolen mill. In 1848, according to the *Ash Map of Delaware County,* the land was owned by Philip Hizer, who had purchased the property from Hatton. William Twaddell acquired the property by 1870, and by 1892, J. P. Twaddell owned the property. County atlases document that by 1911, the property had been reduced to 51 acres and remained with the Twaddell family under Alfred B. Twaddell. By 1934, E. Harvey Lenderman had acquired the 50 acres. The Woodlawn Trustees acquired the 50-acre property from E. Harvey Lenderman and his wife Myrtle H. Lenderman on March 31, 1947. The Woodlawn Trustees owned the property until 2012, before the acquisition by the National Park Service on February 20, 2013.

Evaluation: While a barn and a stone outbuilding once associated with the farmstead are no longer extant and successional vegetation has grown in the last 10 years within areas that were once open, the property retains integrity in the placement of the historic house on the hillside overlooking Beaver Valley Road and in the nearby structural mill remnants. The open turfed area, with large deciduous trees surrounding the historic farmhouse, conforms with the farmstead typology.



Figure 4.57. View of 137 Beaver Valley Road, house, north side, with non-contributing patio and landscaped area, 2022 (Quinn Evans).



Figure 4.58. View of 137 Beaver Valley Road, house, south and west sides, 2022 (Quinn Evans).



Figure 4.59. View of 137 Beaver Valley Road, house, north side, detached garden shed, constructed of pallets, 2022 (Quinn Evans).



Figure 4.60. Evolution of successional growth in former fields 1992 (Quinn Evans).



Figure 4.61. View of 137 Beaver Valley Road, spring house, south and west sides, 2022 (Quinn Evans).

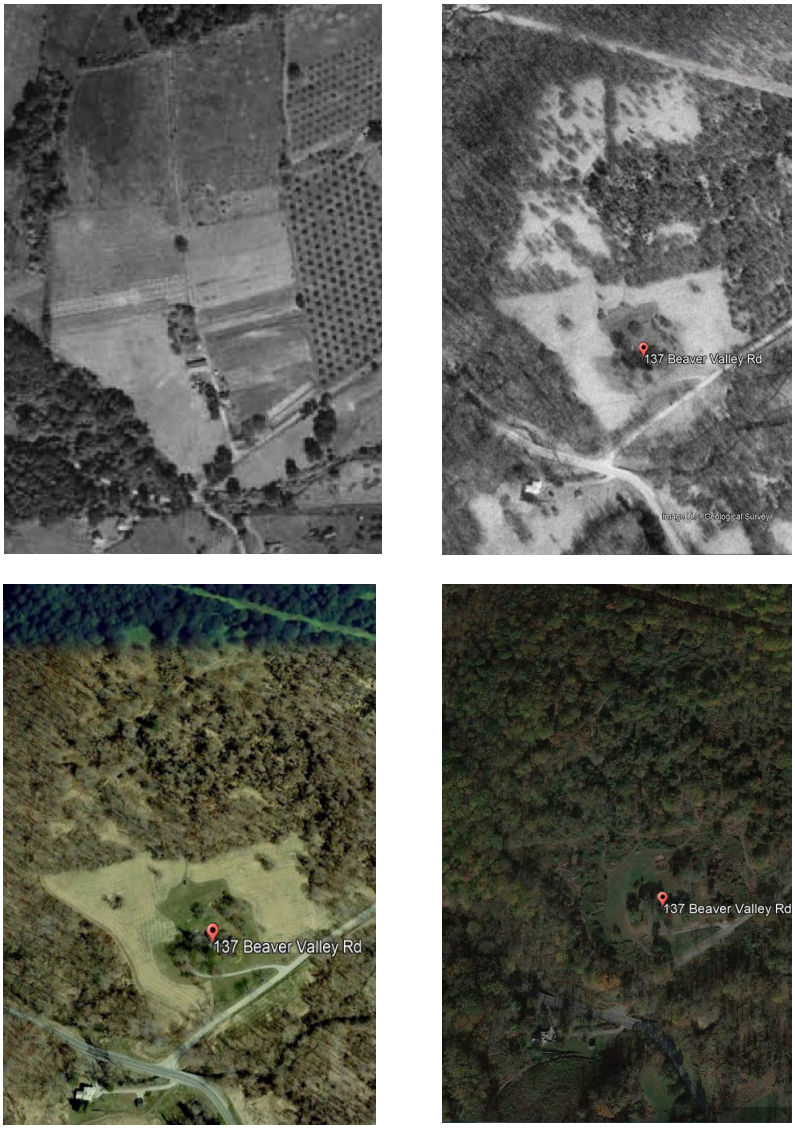


Figure 4.62. Evolution of successional growth in former fields. Clockwise from left: 1937, 1992, 2007, 2021 (OCLP and GoogleEarth).



Farmstead Property #10

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- Building
- Lawn
- Woods
- Successional Vegetation
- Meadow
- Road
- Access Road
- Trail
- Road Trace
- Split Rail Fence
- Row of Boulders
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

0 20 40 80 Feet

Cultural Landscape Report
First State National Historic Park
Brandywine Valley
Existing Conditions
137 Beaver Valley Road
WT# 93, 95/Lenderman Farm/PA

Drawing 4.14

TABLE 4.14: INVENTORY OF LANDSCAPE FEATURES: 137 BEAVER VALLEY ROAD, Farmstead #10 (LENDERMAN FARM / WOODLAWN #93) (DRAWING 4.14)
Brandywine Valley, First State National Historical Park

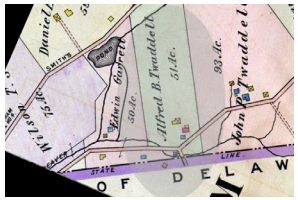
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on property set back from a main road.			Contributing	**Historic Condition (1681–1973):** By the late nineteenth century, the landscape surrounding the farmstead at 137 Beaver Valley Road was much more open. By the early twentieth century, a stone building near Beaver Valley Road, the farm house, and a large barn were located along an entrance drive that extended straight and perpendicular to Beaver Valley Road. Fences surrounded the fields and yards around the buildings. A stone building, constructed by 1798, was located just north of Beaver Valley Road at the junction of entrance drive and may have been a kitchen (as identified in the 1798 window tax). The circa 1740 brick house (existing) was set high on the hillside to the north of the stone building and overlooked Beaver Valley Road and agricultural fields. By the early twentieth century a large bank barn (non-extant) was north of the house. **Evaluation:** Though the integrity of the property's spatial organization has been diminished through the loss of the barn and stone building, the alteration of the entrance drive, and the growth of succession vegetation in formerly open fields, the orientation of the historic house to the Beaver Valley Road remains, as does the historic view of the house from the road. Thus the spatial organization, which on this site is strongly illustrated in the relationship between the sloping topography and the orientation of the house to the road, is a contributing character-defining feature of 137 Beaver Valley Road.	 
Fences and fencerows define pastures			Non-contributing non-compatible	**Historic Condition (1681–1973):** Documentation of fencelines during the historic period has not been found to date. The earliest documentation of fences within the study unit is on the 1914 survey, which illustrates fences dividing and surrounding fields but does not illustrate this property. **Evaluation:** Because the location of the entrance drive has changed and the only existing fencing remaining on this farmstead is related to the existing entrance drive and alignment of Beaver Valley Road, it is likely that these are not in their historic locations. Field patterns on this farmstead are not visible due to successional vegetative growth.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.14: INVENTORY OF LANDSCAPE FEATURES: 137 BEAVER VALLEY ROAD, Farmstead #10 (LENDERMAN FARM / WOODLAWN #93) (DRAWING 4.14)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Recreation			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Non-contributing non-compatible	**Historic Condition (1681–1973):** By the 1930s and likely much earlier, the entrance drive extended northward straight from Beaver Valley Road, past the western gable end of the house to the eastern gable end of a large barn. **Evaluation:** The existing entrance drive was added by 1960 (topographic map of 1960 Woodlawn Trustees) when the garage was attached to the house and does not reflect the 1937 alignment of the drive. Therefore, the entrance drive is not a contributing feature of the 137 Beaver Valley Road farmstead under the Agriculture area of significance.	
Sidewalk and patio			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The sidewalk and patio postdate the period of significance and are not character-defining features of 137 Beaver Valley Road.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.14: INVENTORY OF LANDSCAPE FEATURES: 137 BEAVER VALLEY ROAD, Farmstead #10 (LENDERMAN FARM / WOODLAWN #93) (DRAWING 4.14)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** While the lawn may be associated with domestic agricultural landscapes during the historic period, more research is necessary to determine the extent of the lawn at 137 Beaver Valley Road. Regardless, while the lawn is not considered a character-defining feature, the turf is compatible as a low ground plane.	
Trees			Evergreens near building foundation, non-contributing non-compatible deciduous, unevaluated	**Historic Condition (1681–1973):** Documentation of shade trees' locations prior to the 1937 aerial imagery has not been found to date. According the aerial photography, trees lined the drive across from the house. Another copse of trees was located near the intersection of the entrance drive with Beaver Valley Road, and another grouping of trees grew to the north of the large barn. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Relatively large evergreen trees currently grow near the house foundation. These individual trees do not appear to date prior to the mid-twentieth century, nor do others growing in the vicinity of the house. The large deciduous tree growing to the west of the gable end of the house may be part of the line of trees that bordered the early driveway. Further research is necessary to determine exact age. However, deciduous trees growing within a landscape of low-growing rough turf are characteristic of the Brandywine Valley farmsteads. The close proximity of the evergreen trees to the house poses a potential for impacting the historic building.	

TABLE 4.14: INVENTORY OF LANDSCAPE FEATURES: 137 BEAVER VALLEY ROAD, Farmstead #10 (LENDERMAN FARM / WOODLAWN #93) (DRAWING 4.14)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Ornamental shrubs			Non-contributing compatible	**Historic Condition (1681–1973):** N/A Documentation of shrubs and herbaceous perennials at 137 Beaver Valley Road has not been found. **Evaluation:** Ornamental shrubs, understory trees, and herbaceous plants were added to 137 Beaver Valley Road after the end of the period of significance and thus are not character-defining features of the landscape. They are compatible with the historic character except where the vegetation is negatively impacting historic structural and building fabric.	
Fencerows			N/A	**Historic Condition (1681–1973):** The earliest documentation of fencerows thus far is found in the 1937 aerials. **Evaluation:** Historic fencerows at the scale of the farmstead are difficult to decipher given the substantial succession woody growth in former fields surrounding the house. As late as 2007, the land immediately surrounding the house was cultivated as hay, and as late as 1992 the nineteenth-century property boundaries were clearly visible.	
Forest/woods			Non-contributing, non-compatible	**Historic Condition (1681–1973):** According to tax records from the late nineteenth-century and aerial photographs from the early twentieth century, the land associated with the farmstead at 137 Beaver Valley Road was mostly open farm land. **Evaluation:** Historically the property was open during the period of significance, so the forest does not contribute. Analysis of broad-scale vegetation patterns is addressed in Chapter 4, and those changes are illustrated in Figures 4.1.1 and 4.1.2.	
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** The brick house clad in aluminum siding was constructed circa 1740. Documentation of the evolution of the structure has not been identified. **Evaluation:** The circa 1740 brick structure is a side-gabled, hall-parlor-form house with a gable-end frame addition and a shed-roofed, one-story porch extending across the main block. A two-story attached two-bay garage extends from the north facade of the building. While the evolution of the two-story vernacular brick house is not documented, the historic farmhouse is a character-defining feature of the farmstead at 137 Beaver Valley Road, as its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	 

TABLE 4.14: INVENTORY OF LANDSCAPE FEATURES: 137 BEAVER VALLEY ROAD, Farmstead #10 (LENDERMAN FARM / WOODLAWN #93) (DRAWING 4.14)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Shed #1			Unevaluated	**Historic Condition (1681–1973):** The construction date and evolution of this structure are not known. **Evaluation:** A front-gable shed is banked into the hillside to the north of the house. The shed was constructed of poured-in-place concrete walls, vertical whitewashed wood boards in the gable ends, and an asphalt-shingled roof with exposed wood rafter tails. Access is provided by a vertical wood board door with a wood frame. A four-lite fixed wood window is in the gable end above the door. As the purpose and date of this building are unknown, it remains unevaluated.	
Shed #2			Non-contributing non-compatible	**Historic Condition (1681–1973):** The construction date and evolution of this structure are not known. **Evaluation:** A wood-clad shed-roof lean-to with wood framing, a metal roof, and open bays is located to the northeast of the house. Because the materials are modern, the shed postdates the period of significance; as it is not within the historic cluster area, it is not a contributing feature to the cultural landscape and distracts from the cultural landscape.	
Small-Scale Features (Drawing Key: SSF)					
Garden fence			Non-contributing non-compatible	**Historic Condition (1681–1973)**: N/A **Evaluation:** The garden fencing postdates the period of significance and does not contribute to the integrity of the cultural landscape of the farmstead at 137 Beaver Valley Road.	
Split rail fence			Non-contributing compatible	**Historic Condition (1681–1973)**: N/A **Evaluation:** The aerial imagery does not indicate the presence of a split rail fence on this property during the period of significance.	
Row of boulders			Non-contributing compatible	**Historic Condition (1681–1973)**: N/A **Evaluation:** A row of boulders borders the access road west of the property. The row of boulders was constructed after the period of significance.	

800 BEAVER VALLEY ROAD, FARMSTEAD #11

Farmstead Development: The farmstead at 800 Beaver Valley Road includes a vernacular two-and-a-half story field stone house, constructed between 1781 and 1801, with a gable roof, simple boxed cornice, gable end chimneys, symmetrical layout, and six-over-six sash in the central block. To the south of the house is a paddock and a two-story banked barn with pegged construction, dovetailed rafters, and one-half hewn timbers. The property also includes a nineteenth-century one-story, fieldstone building with a gable roof and boxed cornice (likely a spring house, construction date unknown). A one-and-a-half story, five-bay, wood-frame garage nearby likely dates to the second half of the twentieth century (construction date unknown). Stone walls that might date to the period of significance and more modern split rail fence run roughly parallel Beaver Valley Road. The house is in the same location as the H. Chandler residence represented on the *1868 Pomeroy & Beers Map of Brandywine*. On the 1914 survey, an orchard is shown to the immediate west of the house. An unnamed creek flowed to the west of the house in the location of the current twentieth-century pond. The current pattern of driveways, including the circular drive near the barn, does not appear on the 1914 survey.

Property Ownership History: The land associated with the 800 Beaver Valley Road farmstead was part of the 260 acres acquired by William Hicklen in 1699 and 1722. In 1735, William Hicklen Sr. transferred the property to his son, William Hicklen Jr. Upon William Hicklen Jr.'s death in 1801, the property was divided among his sons, leaving approximately 100 acres, including the home at present-day 800 Beaver Valley Road, to John Hicklen. By 1849, A. Chandler owned the property. The Chandler family retained ownership until at least 1868. By 1888, the Day family owned 90 acres of the present-day 800 Beaver Valley Road property. Sometime between 1888 and circa 1907, the Hendricks family acquired the property. William Bancroft purchased approximately 85 acres of the property at 800 Beaver Valley Road from the Hendricks family in about 1907 through the Woodlawn Company. Woodlawn owned the property until 2012, when it was donated to the Rockford Woodlawn Fund and sold to the Mount Cuba Foundation that same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service for incorporation into First State National Monument on February 20, 2013.

Evaluation: The farmstead at 800 Beaver Valley Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the areas of exploration/settlement, agriculture, and conservation.



Figure 4.63. View of 800 Beaver Valley Road, house, 2022 (Quinn Evans).



Figure 4.64. View of 800 Beaver Valley Road, house, south and east sides, 2022 (Quinn Evans).



Figure 4.65. View of 800 Beaver Valley Road, house, north side of house, facing east, 2022 (Quinn Evans).

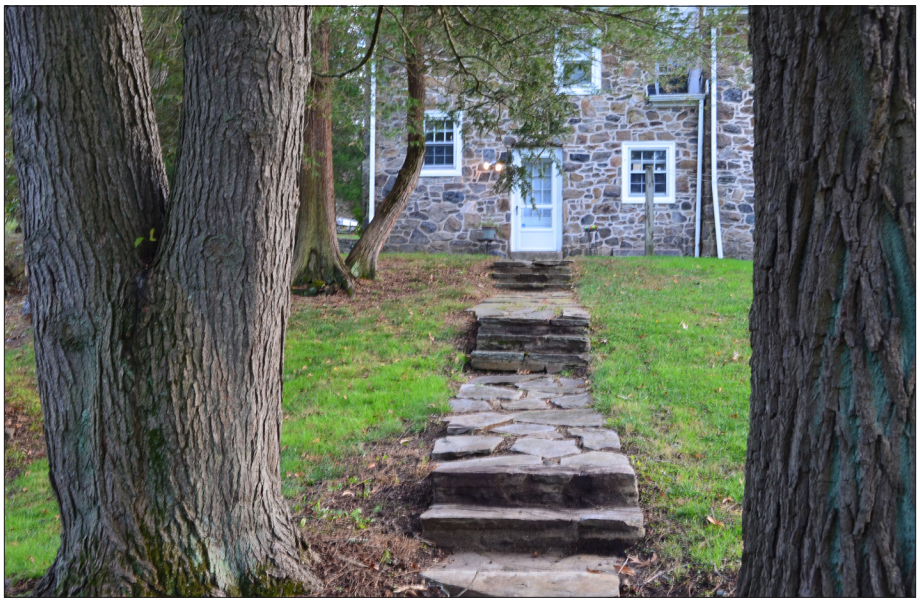


Figure 4.66. View of 800 Beaver Valley Road, walkway, north side of house, 2022 (Quinn Evans).



Figure 4.67. View of 800 Beaver Valley Road, barn, stable wing on south side of barn, stonewall recently repointed, 2022 (Quinn Evans).



Figure 4.68. View of 800 Beaver Valley Road, barn, north and west sides, 2022 (Quinn Evans).



Figure 4.69. View of 800 Beaver Valley Road, barn, south side, 2022 (Quinn Evans).



Figure 4.70. View of 800 Beaver Valley Road, five-bay garage, barn in background, southwest of house, 2022 (Quinn Evans).



Figure 4.71. View of 800 Beaver Valley Road, steps and stone wall, parking area, and spring house southwest side of house, 2022 (Quinn Evans).



Figure 4.72. View of 800 Beaver Valley Road, pond, 2022 (Quinn Evans).



Farmstead Property #11

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- Building
- Lawn
- Woods
- Pasture
- Meadow
- Wetland
- Road
- Farm Road
- Split Rail Fence
- Post and Wire Fence
- Stone Wall
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
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0 25 50 100 Feet

Cultural Landscape Report
First State National Historic Park
Brandywine Valley

Existing Conditions
800 Beaver Valley Road
N-1358 / WT# 11/Hendricks Farm/DE

Drawing 4.15

TABLE 4.15: INVENTORY OF LANDSCAPE FEATURES: 800 BEAVER VALLEY ROAD, Farmstead #11 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Wetland			Unevaluated	**Historic Condition (1780–1973):** N/A **Evaluation:** Documentation of wetlands during the period of significance has not been found. Therefore, wetlands within the unit are unevaluated as a character-defining feature.	
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on property near main road within valley.			Contributing	**Historic Condition (1681–1973):** Historically, the landscape surrounding the farmstead at 800 Beaver Valley Road was more open, though an orchard grew to the southwest of the house, as seen in the 1914 survey. The proximity of the house to Beaver Valley Road (whose alignment has moved slightly west since the 1914 survey) suggests that part of the farmstead might have had a business or public use in the nineteenth century. **Evaluation:** Though the integrity of the property's spatial organization has been diminished through the addition of the non-contributing pond, the loss of the orchard, and the growth of successional vegetation in formerly open fields, the remaining building cluster, views of fields, valley topography, allow the property to reveal its historic farmstead character. The existing fenceline to the west of the house follows the historic property boundaries. Thus, the spatial organization is a character-defining feature of 601 Beaver Valley Road.	
Fencelines			Non-contributing non-compatible and compatible	**Historic Condition (1681–1973):** The earliest documentation of fences within the study unit is on the 1914 survey, which illustrates fences dividing and surrounding fields within the farmstead. **Evaluation:** The fence row that extends along the western edge of the property is shown on the 1914 map. The existing fencelines between the house and barn as well as those that divide the large field to the southwest of the house and barn are not contributing. They obscure historic landscape patterns, so they are also not compatible. Other fences on the property are compatible.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.15: INVENTORY OF LANDSCAPE FEATURES: 800 BEAVER VALLEY ROAD, Farmstead #11 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

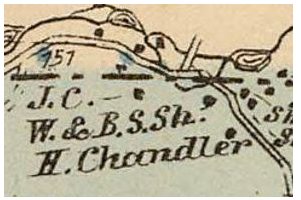
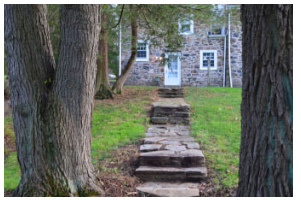
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveways			Unevaluated (driveway to barn); others are non-contributing compatible	**Historic Condition (1681–1973):** Historic documentation of the driveways at 800 Beaver Valley Road has not been found. The straight drive that borders the eastern side of the barn is first shown on 1930s aerials, but it was likely in place earlier to provide access to the barn. Further research is needed to determine whether the barn drive is contributing. The proximity of the house to the main road limited the need for a long entrance drive. **Evaluation:** There are currently three driveways at this property. Driveway 1 extends from Beaver Valley Road to the west on the south side of the house, then makes a 90-degree turn to the southeast along the west side of the garage. Driveway 2 extends to the southwest from the road. This driveway splits, with one portion extending to the northwest corner of the barn and another continuing to a split rail fence. The second branch also branches to the west past the southern end of the stable and extends to a break in the fence. Driveway 3 is a circular drive encloses trailer parking and a few trees near the road. The driveway to the barn may be on a historic route. The circular drive by the barn and the drive that extends to the multiple-bay garage postdate the period of agricultural significance and thus do not contribute.	
Sidewalk			Unevaluated	**Historic Condition (1681–1973):** Documentation of the sidewalk has not been found to date. **Evaluation:** Further research is necessary to determine the construction date of the sidewalk; the sidewalk is unevaluated.	
Trailer parking			Unevaluated	**Historic Condition (1681–1973):** Historic documentation of the circular drive has not been found to date. **Evaluation:** Further research is necessary to determine the construction date of the circular drive/trailer parking. It is not shown on the 1937 aerial photograph of the area.	

TABLE 4.15: INVENTORY OF LANDSCAPE FEATURES: 800 BEAVER VALLEY ROAD, Farmstead #11 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Field/agricultural			Contributing	**Historic Condition (1681–1973):** According to the 1914 survey, fields were located to the west and north of the property. **Evaluation:** Existing fields are in approximately the same locations as they were historically to the west and north of the property, though the tree line along the northern fence line has grown up into successional woods north of the non-contributing pond.	
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** While the lawn may be associated with historic domestic agricultural landscapes, during the historic period the yard at 800 Beaver Valley Road was likely smaller than at present as an orchard grew to the west of the house, as revealed on the 1914 map. While the lawn is not considered a character-defining feature, the turf is compatible as a low ground plane.	
Trees			Evergreens near building foundation, non-contributing non-compatible; deciduous, contributing and unevaluated	**Historic Condition (1681–1973):** According to the 1914 survey, by the early twentieth century the house was surrounded many shade trees and a tree line bordered Beaver Valley Road to the south and east of the house. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. According to the 1914 survey, all of the trees were deciduous except for possibly one at the northern end of the tree line. Further research is necessary to determine if any large deciduous trees are individually contributing, but the presence of shade trees on the farmstead property is in keeping with the historic character of the landscape.	

TABLE 4.15: INVENTORY OF LANDSCAPE FEATURES: 800 BEAVER VALLEY ROAD, Farmstead #11 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Ornamental shrubs			Non-contributing compatible (except where impacting historic building fabric)	**Historic Condition (1681–1973):** N/A. Documentation of shrubs and herbaceous perennials at 800 Beaver Valley Road has not been found. **Evaluation:** There are very few ornamental shrubs, understory trees, and herbaceous plants growing at 800 Beaver Valley Road and they are not character-defining features of the landscape. They are compatible with the historic character, however, except where the vegetation is negatively impacting historic structural and building fabric.	
Fencerows			Contributing, northwest boundary fencerow	**Historic Condition (1681–1973):** The 1914 survey reveals relatively large fields defined by fences with little surrounding vegetation surrounding the farmstead at 601 Beaver Valley Road. **Evaluation:** Historic fence rows at the scale of the farmstead are difficult to decipher given the substantial succession woody growth in former fields northwest of the house. The fencerow that follows the northwest boundary of the property is contributing.	
Tree line			N/A	**Historic Condition (1780–1973):** According to the 1914 survey, tree lines were present along Beaver Valley Road just south of the house and along the northwest boundary line. **Evaluation:** The tree lines present on the 1914 map do not appear to remain on the property, though further investigation may reveal a former tree line within the successional woods that have grown to the northwest of the house.	
Forest/woods			Non-contributing non-compatible	**Historic Condition (1780–1973):** According to the 1914 survey, there was no woodland at 800 Beaver Valley Road on a few acres currently considered part of the farmstead. **Evaluation:** Currently, successional woodland grows on the slope of the hillside to the northwest of the pond. This area was historically open, damp pastureland with a tree line bordering the northern property boundary. Thus, the woodland is not a character-defining feature of the landscape. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	

TABLE 4.15: INVENTORY OF LANDSCAPE FEATURES: 800 BEAVER VALLEY ROAD, Farmstead #11 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** The residence at 800 Beaver Valley Road was constructed between 1781 and 1801. Documentation of the evolution of the structure has not been identified. **Evaluation** While the evolution of the vernacular two-and-a-half story fieldstone house, with a gable roof, simple boxed cornice, gable end chimneys, symmetrical layout, and six-over-six sash in the central block is not documented, the historic farmhouse is a character-defining feature of the farmstead at 800 Beaver Valley Road, as its appearance largely reflects the typology of vernacular stone architecture common in the Brandywine Valley during the period of significance.	
Barn			Contributing	**Historic Condition (1681–1973):** Documentation of the construction and evolution of the historic barn has not been identified, but material and construction analysis suggest the nineteenth century. **Evaluation**: While documentation of the barn's construction has not been found to date, the historic banked barn with pegged construction, dovetailed rafters, and half-hewn timbers largely reflects the typology of timber frame agricultural barns common in the Brandywine Valley during the period of significance. Therefore, the barn is considered a character-defining feature of the landscape at 800 Beaver Valley Road.	
Garage			Unevaluated	**Historic Condition (1780–1973):** Documentation of the construction of the garage, a side-gable, wood-clad building with four garage bays, an asphalt shingle roof and six-over-six double hung sash, has not been found to date. **Evaluation:** Further research is necessary to determine whether the garage is a contributing building to the landscape at 800 Beaver Valley Road.	
Spring house			Contributing	**Historic Condition (1681–1973):** The spring house does not appear on historic maps, but based on its architectural style, structural components, and intended use the building dates to the period of significance. However, there is no exterior evidence of an active spring or waterway. **Evaluation:** The side-gable stone building is partially clad in stucco with an asphalt shingle roof. While the documentation of the building's construction date has not been found, its appearance today largely reflects the typology of vernacular agricultural support structures common in the Brandywine Valley during the nineteenth and early twentieth centuries. Therefore, the building is considered contributing.	

TABLE 4.15: INVENTORY OF LANDSCAPE FEATURES: 800 BEAVER VALLEY ROAD, Farmstead #11 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.13)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Small-Scale Features (Drawing Key: SSF)					
Post and wire fence			Non-contributing compatible	**Historic Condition (1780–1973):** Documentation of the use of post and wire fencing at 800 Beaver Valley Road during the period of significance has not been found to date. **Evaluation:** While documentation of the fencing type used at 800 Beaver Valley Road historically has not been found, the use of post and wire fencing reflects the typology of fence types used in the early twentieth century in the Brandywine Valley.	
Stone wall			Unevaluated	**Historic Condition (1780–1973):** Documentation of the evolution of the stone wall near Beaver Valley Road has not been found. **Evaluation:** The 1914 survey illustrates the alignment of Beaver Valley Road roughly parallel to the wall's alignment, suggesting that the wall may have formed an early boundary between the property and the public way. Further research is necessary to determine the contributing status of the wall; however, its uncoursed fieldstone construction reflects the typology of vernacular landscape walls commonly used in the Brandywine Valley during the period of significance.	
Riding ring			Non-contributing compatible	**Historic Condition (1780–1973):** The riding ring postdates the period of significance. **Evaluation:** The riding ring as added after the period of significance is compatible as an agricultural feature of the landscape.	
Split rail fence			Non-contributing compatible	**Historic Condition (1780–1973):** Documentation of the use of split rail fencing at 800 Beaver Valley Road during the period of significance has not been found to date. **Evaluation:** While documentation of the fencing type used at 800 Beaver Valley Road historically has not been found, the use of split rail fencing is reflective of the typology of fence types used in the early twentieth century in the Brandywine Valley.	
Constructed Water Features (Drawing Key: CF)					
Constructed pond			Non-contributing compatible	**Historic Condition (1681–1973):** The pond was dug during the 1960s. **Evaluation:** The existing pond was dug in the1960s, after the development of the property as an agricultural farmstead. Its construction was not related to the conservation of the Brandywine Valley unit by the Woodlawn Trustees. As it is not a character-defining feature related to agriculture or conservation, the pond does not contribute to the significance of the property. However, it is compatible in the landscape.	

810 BEAVER VALLEY ROAD, FARMSTEAD #12

Farmstead Development: The farmstead at 810 Beaver Valley Road includes a vernacular two-story stone house clad in stucco and aluminum siding, constructed between 1816 and 1827. To the northeast of the house is a two-story stucco-clad stone spring house set into the southern bank of Beaver Creek, construction date unknown. The property also includes a two-bay wood-frame one-and-a-half story garage with a gable roof, boxed cornice, and asphalt shingles, likely built in the second half of the twentieth century. Mortared stone retaining walls, which may date to the period of significance, terrace the yard to the south and west of the house. Just south of Beaver Creek, the house sits on a terrace on a northeast-facing slope covered in successional woody vegetation and woodland. A driveway parallels Beaver Creek with outlets on Beaver Dam Road and Beaver Valley Road. The house is in the location of the "J. C." residence represented on the 1868 *Pomeroy & Beers Map of Brandywine*. By the early twentieth century, a large agricultural outbuilding, likely a barn (non-extant), was just west of the house. The 1868 and 1914 maps also show a large building, no longer extant, located between Beaver Dam Road and Beaver Creek to the northeast of the house. By the early twentieth century, the property was cleared and divided by fences into rectilinear fields. A few large deciduous trees grew in the field south of the house. The driveway segment linking the house with Beaver Valley Road to the east appears to date at least as early as 1914. The section of the driveway between the house and Beaver Dam Road is a later addition. The house is visible from adjacent roadways, trails, and a parking area just east of the property.

Property Ownership History: The land associated with the 810 Beaver Valley Road farmstead was part of the tract first patented by William Hicklen in 1722. The Hicklen family owned the property until 1814, when Joshua Hicklen sold Amor Chandler 23 acres of land on the west side of Beaver Valley Road, across from John Farra's factory. Around the same time, Amor Chandler Sr. sold two parcels of land, approximately 7.5 acres, to his son Jehu Chandler. Between 1816 and 1827, Jehu Chandler established a blacksmith shop and built a small stone dwelling and frame barn within what came to be named Chandler's Hollow. The farm at 810 Beaver Valley Road remained in the Chandler family until 1888. The property was acquired by the Highfield family in 1889. The Chandler family owned the property until the late 1880s, when the Highfield family acquired it. The Woodlawn Trustees purchased the property from Alice G. Highfield in 1939. The Woodlawn Trustees held the property until 2012, when they donated it to the Rockford Woodlawn Fund, which sold it to the Mount Cuba Foundation that same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service for incorporation into the First State National Monument on February 20, 2013.

Evaluation: While the farmstead at 810 Beaver Valley Road has lost integrity due to the growth of successional vegetation within formerly open fields and the loss of agricultural structures, it remains a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the areas of exploration/settlement, agriculture, and conservation.



Figure 4.73. View of 810 Beaver Valley Road, Beaver Dam Road entrance, stone walls, north side of house, 2022 (Quinn Evans).



Figure 4.74. View of 810 Beaver Valley Road, house, east side, 2022 (Quinn Evans).

Figure 4.75. View of 810 Beaver Valley Road, house, north elevation, 2022 (Quinn Evans).



Figure 4.76. View of 810 Beaver Valley Road, steps, leading to terrace and north entrance to house, 2022 (Quinn Evans).





Figure 4.77. View of 810 Beaver Valley Road, brick patio and deck, south side of house, 2022 (Quinn Evans).



Figure 4.78. View of 810 Beaver Valley Road, stone steps and retaining wall, south side of house, leads up to public path, 2022 (Quinn Evans).

Figure 4.79. View of 810 Beaver Valley Road, retaining wall and picket fence with raised bed garden, southeast of house, 2022 (Quinn Evans).



Figure 4.80. View of 810 Beaver Valley Road, partial gate at Beaver Dam Road entry, 2022 (Quinn Evans).





Figure 4.81. View of 810 Beaver Valley Road, spring house and stone wall, 2022 (Quinn Evans).



Farmstead Property #12

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- Building
- Lawn
- Woods
- Successional Vegetation
- Meadow
- Wetland
- Road
- Access Road
- Trail
- Waterways
- Split Rail Fence
- Stone Wall
- Row of Boulders
- Evergreen Tree
- Deciduous Tree
- Property Line

National Park Service
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Cultural Landscape Report
First State National Historic Park
Brandywine Valley

810 Beaver Valley Road

N-0569 / WT# 85/Highfield Farm/DE

0 20 40 80 Feet

Drawing 4.16

TABLE 4.16: INVENTORY OF LANDSCAPE FEATURES: 810 BEAVER VALLEY ROAD, Farmstead #12 (HIGHFIELD FARM / WOODLAWN #85) (DRAWING 4.16)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Wetland			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** Documentation of wetlands during the period of significance has not been found. Wetlands within the unit are unevaluated as a character-defining feature.	
Beaver Creek			Contributing	**Historic Condition (1681–1973):** The earliest evidence of Beaver Creek is an 1848 map. It also appears on the 1868 *Pomeroy & Beers* map in the Chandler's Hollow/ Beaver Creek area. **Evaluation:** Beaver Creek flows into this property from the north, crossing under Beaver Dam Road. The creek curves deeply into the site and recrosses the road. The curve of the creek influences the arrangement of the features at this site, in particular the driveway, spring house, and locations of retaining walls and buildings. The creek contributes to the property's historic character.	
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near main road within valley.			Contributing	**Historic Condition (1681–1973):** According to the 1914 topography map, the area around 810 Beaver Valley Road was open field and rough lawn dotted with deciduous trees. **Evaluation:** Although the growth of woody vegetation in former fields and the loss of agricultural structures once located to the west of the house diminishes the integrity of the property as a farmstead, the relationship of the house and spring house to Beaver Creek and Beaver Valley Road, the eastern end of the entrance drive from Beaver Valley Road to the house and the historic house and spring house themselves lend integrity to the property.	
Fences and fencerows define pastures			N/A	**Historic Condition (1681–1973):** The earliest documentation of fences within the study unit is on the 1914 survey, which illustrates fences dividing and surrounding fields within the farmstead. **Evaluation:** The growth of successional vegetation hides historic fence lines. The red lines on the aerial image to the right show the location of the property's open fields in 1914 and 1937.	

TABLE 4.16: INVENTORY OF LANDSCAPE FEATURES: 810 BEAVER VALLEY ROAD, Farmstead #12 (HIGHFIELD FARM / WOODLAWN #85) (DRAWING 4.16)
Brandywine Valley, First State National Historical Park

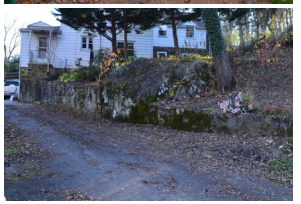
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Contributing (eastern end) and non-contributing compatible (western end)	**Historic Condition (1681–1973):** The earliest documentation of the drive found thus far is on the 1914 map, which illustrates a drive extending straight east from the house to just south of the intersection of Beaver Valley Road and Beaver Dam Road. **Evaluation:** Fence lines on the 1914 map suggest that the drive extending east from the house straight to Beaver Valley Road dates at least to the early twentieth century. The location of trees and the proximity of lot lines in the vicinity the western end of the drive on both the 1914 and 1960 map suggest that the western portion of the driveway is a later addition.	 
Farm road			Unevaluated	**Historic Condition (1681–1973):** The earliest evidence of the farm road is on the 1960 Woodlawn trails map, which shows the farm road as a trail. **Evaluation:** Documentation of the construction of the farm road at 810 Beaver Valley Road has not been found to date.	

TABLE 4.16: INVENTORY OF LANDSCAPE FEATURES: 810 BEAVER VALLEY ROAD, Farmstead #12 (HIGHFIELD FARM / WOODLAWN #85) (DRAWING 4.16)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Sidewalk			Unevaluated	**Historic Condition (1681–1973):** Documentation for the sidewalk has not been found to date. **Evaluation:** Further research is necessary to determine the construction date of the sidewalk, which is therefore unevaluated.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Meadow			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 survey and 1930s aerials, fields were located to the east, west, and south of the house. **Evaluation:** The majority of the former fields are obscured by woods and successional vegetation including invasive nonnative species. An area maintained as meadow retains an open character consistent with historic fields. Although meadow is not a historic land use type, it is compatible.	 

TABLE 4.16: INVENTORY OF LANDSCAPE FEATURES: 810 BEAVER VALLEY ROAD, Farmstead #12 (HIGHFIELD FARM / WOODLAWN #85) (DRAWING 4.16)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** While the lawn may be associated with historic domestic agricultural landscapes, during the historic period the yard at 810 Beaver Valley Road was much more utilitarian as a large barn complex was located to the southwest of the house. While the lawn is not considered a character-defining feature the turf is compatible.	
Trees			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 survey, by the early twentieth century, the house was surrounded many shade trees and a tree line bordered Beaver Valley Road to the south and east of the house. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. According to the 1914 survey, all trees growing near the house were deciduous. The presence of shade trees on the farmstead property is in keeping with the historic character of the landscape.	
Ornamental shrubs			Non-contributing compatible (except where impacting historic fabric)	**Historic Condition (1681–1973):** N/A. Documentation of shrubs and herbaceous perennials at 810 Beaver Valley Road has not been found. **Evaluation:** There are few ornamental shrubs, understory trees, and herbaceous plants growing at 810 Beaver Valley Road, and they are not character-defining features of the landscape. They are compatible with the historic character except where the vegetation is negatively impacting historic structural and building fabric.	
Fence rows			Non-contributing compatible	**Historic Condition (1681–1973):** The 1914 survey reveals relatively large fields defined by fences with little vegetation surrounding the farmstead at 601 Beaver Valley Road. **Evaluation:** Historic fence rows at the scale of the farmstead are difficult to decipher given the substantial successional woody growth in former fields. The 1914 map suggests that a fence divided Beaver Creek from the edge of eastern driveway, but the current fence itself is not historic.	

TABLE 4.16: INVENTORY OF LANDSCAPE FEATURES: 810 BEAVER VALLEY ROAD, Farmstead #12 (HIGHFIELD FARM / WOODLAWN #85) (DRAWING 4.16)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Tree line			N/A	**Historic Condition (1681–1973):** According to the 1914 map and the 1930s aerial photograph, a tree line divided the property at 810 Beaver Valley Road from the fields of 800 Beaver Valley Road, and also ran along the southwestern boundary of the property. **Evaluation:** The tree lines present on the 1914 map and in the 1930s aerials are not visible within the successional woods that have grown in former fields.	 
Forest/woods			Non-contributing non-compatible	**Historic Condition (1780–1973):** According to the 1914 survey, there was no woodland at 810 Beaver Valley Road within acreage considered part of the property at that time. **Evaluation:** Currently, successional woods grow throughout the property. According to the 1914 map and early aerial photographs, 810 Beaver Valley Road was comprised of open fields bordered by tree lines and fence lines. Thus, the woodland is not a character-defining feature of the landscape. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Vegetable garden			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Documentation of herbaceous plants during the period of significance has not been found, and therefore the vegetable garden is a non-contributing resource. Vegetable gardens were likely grown within the farmstead historically, however, so the vegetable garden is compatible.	

TABLE 4.16: INVENTORY OF LANDSCAPE FEATURES: 810 BEAVER VALLEY ROAD, Farmstead #12 (HIGHFIELD FARM / WOODLAWN #85) (DRAWING 4.16)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** Based on documentary evidence, the house at 810 Beaver Valley Road was constructed between 1816 and 1827 by Jehu Chandler. Documentation of the evolution of the structure has not been found to date. **Evaluation:** The vernacular two-story fieldstone and stucco and aluminum-siding-clad upright and wing-style house includes a wing that extends from the main block to the north with an additional two-story wing to the west. A one-story entry addition is on the north side of the east elevation with a walk-out basement. The side-gable roof is covered in asphalt shingles and has gabled dormers on the south and east elevations. Windows are a mix of four-over-four, six-over-six, eight-over-eight, and one-over-one single- or double-hung units. While the evolution of the house is unknown, the historic farmhouse is a character-defining feature of the farmstead at 810 Beaver Valley Road, as its appearance largely reflects the typology of vernacular stone architecture common in the Brandywine Valley during the period of significance.	
Garage			Unevaluated	**Historic Condition:** This structure appears on the 1960 map of the property generated by the Woodlawn Trustees. It does not appear on the 1914 map, nor in the 1937 aerial photographs. The exact construction date of the garage is unknown. **Evaluation:** As the construction date documented or suggested through material composition for the detached two-bay side-gable garage with asphalt shingle roof and concrete block foundation is unknown, the contributing status for the building in unevaluated.	
Spring house			Contributing	**Historic Condition (1681–1973):** Documentation of the spring house has not been found to date. **Evaluation**: The two-story stone and stucco-clad spring house with a pyramidal asphalt-shingled roof is set into the bank of Beaver Creek. There is no exterior evidence of an active spring. Though evidence of the spring house's construction date has not been found, analysis of its materials and construction methods strongly suggests an origin within the period of significance, making the spring house a contributing feature of the cultural landscape at 810 Beaver Valley Road.	
Small-Scale Features (Drawing Key: SSF)					
Split rail fence			Non-contributing compatible	**Historic Condition (1681–1973):** Documentation of the use of split rail fencing at 810 Beaver Valley Road during the period of significance has not been found to date. **Evaluation:** While documentation of the historical fencing type used at 810 Beaver Valley Road has not been found to date, the use of split rail fencing is reflective of the typology of fence types used in the early twentieth century in the Brandywine Valley. Thus while it does not contribute to the integrity of the landscape, the fencing is compatible.	

TABLE 4.16: INVENTORY OF LANDSCAPE FEATURES: 810 BEAVER VALLEY ROAD, Farmstead #12 (HIGHFIELD FARM / WOODLAWN #85) (DRAWING 4.16)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Gate post			Unevaluated	**Historic Condition (1681–1973):** Documentation of the construction of the gate post at 810 Beaver Valley Road has not been found to date. **Evaluation:** As documentation of the gate post at 810 Beaver Valley Road has not been found and it is a unique feature in the Brandywine Valley unit, more information is needed to determine whether it is contributing.	
Stone walls and stairs			Unevaluated	**Historic Condition (1681–1973):** Documentation of the evolution of the stone retaining walls and stairs near the house at 810 Beaver Valley Road has not been found. **Evaluation:** Further research is necessary to determine the contributing status of the walls and stairs. However, their uncoursed fieldstone construction reflects the typology of vernacular landscape walls commonly used in the Brandywine Valley during the period of significance.	 
Split rail fence			Contributing	**Historic Condition (1681–1973):** The 1914 topographic map illustrates fencelines from Beaver Valley Road into the property. **Evaluation:** The split rail fence is a type that is consistent with the historic character and in a location where a fence was present during the historic period.	

405 RAMSEY ROAD, FARMSTEAD #13

Farmstead Development: The farmstead at 405 Ramsey Road includes a vernacular three-story house constructed of uncoursed fieldstone and the remnants of a stone barn with three exterior walls, multiple internal walls, and an internal stone pillar. A fieldstone retaining wall extends from the southwest corner of the house. The house, built before 1833, is in the same location as H. Ramsey's house illustrated on the 1868 *Pomeroy & Beers Map of Brandywine*. A structure in the location of existing barn foundation remnants is shown on the 1914 survey. A gated gravel drive extending north from Ramsey Road provides access to 405 Ramsey Road. This farm road, which also functions as a public pedestrian trail, leads from parking lot # 4, located on Ramsey Road, which borders the property's southern edge and parallels the small stream, Ramsey Run. Nineteenth-century maps show a road in about the same alignment as this road from Ramsey Road to the house. Once the farm road passes the house, it curves eastward and leads to a vista point capturing the distant hills and valleys of Granogue, the nineteenth-century Dupont estate to the southwest. Fields and pasture surround the house and the barn foundation on all sides, and deciduous woods grow along the steep hillsides at the northeast edge of the farmstead in former feldspar mining pits.

Property Ownership History: This property was one of several acquired by William and Isaac Smith from Curtis and Mary Talley and Lewis S. and Priscilla Talley on April 1, 1816. On March 15, 1845, Isaac Smith and his wife Ann sold their portion of the land to William Smith (relation unknown). William Smith owned the property until 1856, when he sold it to Samuel W. Stockton. Later, Edward G. James purchased the property and sold it to Samuel Nimmons in 1865. Samuel Nimmons owned the property for a year before selling to Stephen S. Price. Hugh Ramsey then purchased the property in 1869. Following Hugh Ramsey's death, Hugh's son, Stewart Ramsey, inherited the property in 1916. The farm property stayed within the Ramsey family, passed down from Stewart and his wife Elizabeth H. Ramsey to their daughter Jennie F. and her husband Henry F. Bartels and to Stewart and Elizabeth's son Henry W. Ramsey and his wife Bertha C. Ramsey in 1934. Harold E., William A., Stewart, and David J. Ramsey and Margaret R. Palmatery, children of Henry and Bertha Ramsey, inherited the property in 1983.[1] In 1984 and 1985, the Woodlawn Trustees purchased the land from David Ramsey and owned it until they donated it to the Rockford Woodlawn Fund. The Rockland Woodlawn Fund then sold it to the Mount Cuba Foundation that same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service for incorporation into the First State National Monument on February 20, 2013.

Evaluation: The farmstead at 405 Ramsey Road is a character-defining feature of the landscape of the Brandywine Valley unit and thus contributes to the integrity of the unit in the areas of agriculture and conservation.



Figure 4.82. View of 405 Ramsey Road, house, south side, facing north, 2022 (Quinn Evans).



Figure 4.83. View of 405 Ramsey Road, house, details of balcony, south side of house, 2022 (Quinn Evans).



Figure 4.84. View of 405 Ramsey Road, view from drive, facing north, 2022 (Quinn Evans).



Figure 4.85. View of 405 Ramsey Road, view from memorial, northeast corner of agricultural field, east of house, beside access road and public trail, facing southwest, 2022 (Quinn Evans).



Figure 4.86. View of 405 Ramsey Road, barn remnants, view of interior room, walls connected to northern exterior wall, 2022 (Quinn Evans).



Figure 4.87. View of 405 Ramsey Road barn remnants, interior wall connected to northern wall, western side, facing east, 2022 (Quinn Evans).



Farmstead Property #13

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- Building
- Lawn
- Woods
- Hay
- Successional Vegetation
- Wetland
- Road
- Farm Road
- Trail
- Waterways
- Stone Wall
- Row of Boulders
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

0 15 30 60 Feet

Cultural Landscape Report
First State National Historic Park
Brandywine Valley
Existing Conditions
405 Ramsey Road
N-562 / WT# 143/Ramsey Farm/DE

Drawing 4.17

TABLE 4.17: INVENTORY OF LANDSCAPE FEATURES: 405 RAMSEY ROAD, Farmstead #13 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.17)
Brandywine Valley, First State National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	Existing Condition Graphic Reference
Natural Systems and Features (Drawing Key: NS)					
Ramsey Run			Contributing	**Historic Condition (1681–1973):** An unnamed run, or stream, in this location appears on the 1868 *Pomeroy & Beers* map passing through land belonging to H. Ramsey. **Evaluation:** Ramsey Run flows along the southern boundary of 405 Ramsey Road in the approximate location of the historic alignment.	
Wetland			Unevaluated	**Historic Condition (1681–1973):** Documentation has not been found through this study to indicate wetlands were present during the historic period. **Evaluation:** Ramsey Run flows along the southern boundary of the property. Freshwater emergent wetlands exist around the western end of the stream where it enters the farmstead. According to the 2023 wetland delineation, Palustrine emergent wetlands are located in the southwestern corner of the mapped farmstead at 405 Ramsey Road.	
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near a main road or trail within the Brandywine Valley unit.			Contributing	**Historic Condition (1681–1973):** Spatial organization is difficult to discern from nineteenth-century maps as they do not include vegetation. By 1914 the property's spatial organization is characterized by open rolling fields surrounding the Ramsey home and large barn. Similar to the 1937 aerial, a copse of shade trees grows to the east of the house. **Evaluation:** While the loss of the barn and shade trees near the farmhouse as well as emergent successional growth near Ramsey Run diminishes the integrity of the farmstead, the property retains its open setting within rolling pasture.	 
Fences and fence rows define pastures			Contributing (the fencerow to the north and west of the property)	**Historic Condition (1681–1973):** Documentation of fences and fencerows during the nineteenth century has not been found, but the 1914 survey (see image) illustrates fencerows surrounding the farmhouse and near the barn. **Evaluation:** A fencerow remains to the north of the farmhouse and appears to be aligned with the fence drawn on the 1914 map. The fencelines that appear on the 1914 survey near the house do not exist today.	

TABLE 4.17: INVENTORY OF LANDSCAPE FEATURES: 405 RAMSEY ROAD, Farmstead #13 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.17)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Drive, southern end			Contributing	**Historic Condition (1681–1973):** A drive extends perpendicular from Ramsey Road north toward the farmhouse on the 1868 *Pomeroy & Beers* map and it remains in situ on the 1914 survey, although it terminates just south of the barn. **Evaluation:** Today, the existing drive from the house south to Ramsey Road appears to be in the alignment of the historic farm road and thus it is considered a character-defining feature of the landscape.	
Drive, northern end			Non-contributing-compatible and unevaluated	**Historic Condition (1681–1973):** A drive extends perpendicular from Ramsey Road north toward the farmhouse on the *1868 Pomeroy & Beers* map and it remains in situ on the 1914 maps. The 1914 map suggests that the drive ends farther south than the existing drive. Additional historic documentation of the drive at the property has not been found. **Evaluation:** The portion of the drive that extends from Ramsey Road toward the house, addressed above as "Drive, southern end," is aligned with the 1868 documentation and contributes to the historic character of the property. The alignment of the existing farm road/pedestrian trail that extends from the house northwest to meet with the nonhistoric trail extending north from parking lot #4 does not appear on historic maps; this section was likely added after the construction of parking lot #4, and therefore does not contribute. The farm road that follows the historic field edge and leads toward the former feldspar quarry to the east may be historic; further research is necessary.	

TABLE 4.17: INVENTORY OF LANDSCAPE FEATURES: 405 RAMSEY ROAD, Farmstead #13 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.17)
Brandywine Valley, First State National Historical Park

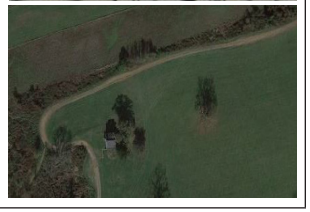
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Sidewalk			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** The irregular fieldstone sidewalk is banked into the hillside and crosses through the irregular stone retaining wall to the southwest of the farmhouse. Documentation of its construction date and evolution has not been found, and thus the feature is considered unevaluated.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** Although detailed data about vegetation for this period was not identified in the course of this study, the general agricultural landscape historically included a variety of agricultural field types. Pasture is consistent with broad patterns of historic agriculture. In the 1850 Agricultural Census, New Castle County, Delaware, recorded a total of 168,075 acres of improved farmland that produced 24,417 tons of hay, 2,525 bushels of clover seed, and 1,401 bushels of other grass seeds. Other types of crops recorded in 1850 include wheat, rye, corn, oats, peas, beans, potatoes, sweet potatoes, barley, buckwheat, and flax. Livestock husbandry in New Castle County during 1850 included horses, donkeys, mules, milk cows, oxen, cattle, sheep, and pigs. **Evaluation:** While some field edges have been hidden through successional vegetation, many of the field patterns north of the farm house within the 193 acres owned by Hugh Ramsey in 1914 remain. As a result, the field patterns are a contributing feature of the 405 Ramsey Road landscape. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	 

TABLE 4.17: INVENTORY OF LANDSCAPE FEATURES: 405 RAMSEY ROAD, Farmstead #13 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.17)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** A lawn and hay field currently merge to form a greensward surrounding the vacant farmhouse. While the lawn may be associated with historic domestic agricultural landscapes during the historic period, the extent of the lawn around the farm house and barn is difficult to determine. It may be inferred that the many deciduous trees growing near the house as well as the fencing would have defined a smaller area of lawn than existing; while the existing lawn is non-contributing, turf as a ground plane is compatible.	
Deciduous trees			Non-contributing compatible and unevaluated	**Historic Condition (1681–1973):** Deciduous shade trees were typically associated with domestic agricultural landscapes during the historic period and are illustrated on the 1914 topographic map near the house. The 1937 aerial also reveals more shade trees than grow near the house currently. A 1992 sketch by Sawin of site conditions in 1860 shows evidence of two deciduous trees east of the house. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Select mature deciduous shade trees growing near the house may date to the historic period, and deciduous shade trees growing in the yard of the house are in keeping with the historic character of the farmstead landscape. While the individual trees may or may not contribute, they are compatible.	  

TABLE 4.17: INVENTORY OF LANDSCAPE FEATURES: 405 RAMSEY ROAD, Farmstead #13 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.17)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Evergreen trees			Unevaluated	**Historic Condition (1681–1973):** The 1914 topographic map illustrates canopy trees surrounding the house and one evergreen tree southwest of the front of the house. A 1950s photo of the property illustrates two evergreen trees flanking the front of the house. **Evaluation:** The age of the evergreen tree near the house is unknown. It is likely to be the same as the tree present in the 1950s, but unlikely it was planted before the end of exploration/settlement, agriculture/industry period. It does not reflect conservation activities by the Woodland Trustees.	
Fencerows			Contributing	**Historic Condition (1681–1973):** Nineteenth-century maps of the property found thus far do not illustrate fencerows. However, the 1914 topographic map shows fencerows surrounding the farmhouse and near the barn. **Evaluation:** A fence row remains to the north of the farmhouse and appears to be aligned with the fencerow drawn on the 1914 topographic map. This fencerow is a character-defining feature, though invasive vegetation within the fencerow is also encroaching on the fields to the north and west of the farmhouse. Other fencerows formerly near the house and barn do not remain.	
Tree line			Non-contributing compatible (north of the house on the north side of the current farm road/pedestrian trail)	**Historic Condition (1681–1973):** While nineteenth-century maps do not document vegetation in Delaware, the 1914 topographic map illustrates open pasture on the property with a few individual trees and woods closer to the east,west, and south sides of the house and between the house and Ramsey Run. **Evaluation:** The existing tree line does not appear on historic aerials until the 1980s. While historic tree lines may contribute to the historic character of the farmstead typology, the existing tree line along the north side of the farm road/pedestrian trail at 405 Ramsey Road postdate the period of significance.	

TABLE 4.17: INVENTORY OF LANDSCAPE FEATURES: 405 RAMSEY ROAD, Farmstead #13 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.17)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Non-contributing	**Historic Condition (1681–1973):** While nineteenth-century maps do not document vegetation, the 1914 topographic map illustrates open pasture with a few individual trees. Woods were confined to the steeper slopes east of the farmhouse. **Evaluation:** The existing woodland growing to the immediate east of the entrance to the property conflicts with the historically open character of the farmland and thus is not a character-defining feature. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** Previous building fabric investigation and historic research suggests that the house was constructed circa 1833. The two-story vernacular stone and stucco-clad three-bay house has a side-gable roof clad with asphalt shingles and a shed dormer on the north side. The porch extends across the south facade of the main block. The south facade has a banked basement that is integrated into a stone retaining wall and stairs at the gable end. **Evaluation:** While the evolution of the two-story vernacular stone structure is not documented, the historic farmhouse is a character-defining feature of the farmstead at 405 Ramsey Road, as its appearance largely reflects the typology of vernacular stone architecture common in the Brandywine Valley during the period of significance.	   

TABLE 4.17: INVENTORY OF LANDSCAPE FEATURES: 405 RAMSEY ROAD, Farmstead #13 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.17)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Small-Scale Features (Drawing Key: SSF)					
Stone wall			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** The irregularly coursed stone retaining wall may have been constructed prior to the twentieth century, Further research is necessary to determine whether it is a contributing feature.	
Aluminum fencing			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** An aluminum fence, painted brown, forms a small square within the field immediately southeast of the house. Aluminum fencing of this type is of the late twentieth century and thus is not a character-defining feature of the landscape.	
Septic vent pipe in yard			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The septic vent pipe postdates the period of significance as a modern introduction to the landscape and thus is not a character-defining feature.	
Structural Remnants (Drawing Key: SR)					
Barn foundation			Unevaluated	**Historic Condition (1681–1973):** The earliest map reference found thus far to a barn in the location of the current foundation dates to 1914. Further research is necessary to determine the period of the barn with accuracy. **Evaluation:** While the existing stone foundation is in the location of the former barn associated with the farmstead at 501 Ramsey Road, its integrity has not been evaluated.	
Conical stone feature			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** While existing stone foundation including this conical stone feature located to the southwest of the house is likely associated with a former barn dating to the period of significance, its integrity has not been evaluated.	

TABLE 4.17: INVENTORY OF LANDSCAPE FEATURES: 405 RAMSEY ROAD, Farmstead #13 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.17)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Stone foundation remnants near Ramsey Road			Unevaluated	**Historic Condition (1681–1973):** Foundation remnants are located near the intersection Ramsey Road with the driveway of 404/406 Ramsey Road. A structure in this location does not appear on historic maps found thus far. Further research is necessary to determine its history. **Evaluation:** Unevaluated	

405 RAMSEY ROAD FARMSTEAD #13 ANALYSIS ENDNOTES

1 University of Delaware Center for Historic Architecture and Engineering College of Urban Affairs and Public Policy, *The Ramsey House Brandywine Hundred, New Castle County, Delaware* (Newark, DE: University of Delaware, 1995), Appendix C.

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400, 404, 406 RAMSEY ROAD, FARMSTEADS #14, #15, AND #16

Farmstead Development: The leased properties at 400, 404, and 406 Ramsey Road share an 87-acre parcel south of Ramsey Road that was owned by the Ramsey family in the nineteenth century and for much of the twentieth century. This parcel also contains development associated with the Ramsey's Farm agricultural business. The earliest documented development on the parcel occurred with the construction of the existing farmhouse now identified as 404 Ramsey Road in the late nineteenth or early twentieth century and the ground barn now associated with 406 Ramsey Road. A large barn foundation, located to the southwest of the farmhouse at 404 Ramsey Road, was part of the late nineteenth-century farmstead at 404 Ramsey Road. The small cottage today defined as 406 Ramsey Road was added to the farmstead at 404 Ramsey Road between 1914 and 1937. The house and garage at 400 Ramsey Road were also constructed on the Ramsey parcel between 1914 and 1937 and were not associated with the earlier twentieth-century farmstead cluster but may have reflected a need for additional farm tenant or family housing. Within the larger parcel, forest and field boundaries are largely reflective of early twentieth-century patterns. Historic field patterns on the parcel were clearly visible and divided by fencelines up until the late 1990s. The agricultural support structures in the southwest corner of the larger agricultural parcel and the circulation patterns associated with Ramsey's Farm agritourism, including the main drive leading from Ramsey Road, date after the 1990 and thus are not considered historically significant features of the cultural landscape.

400 Ramsey Road: The property at 400 Ramsey Road includes a house, garage, storage shed, and salt shed located in close proximity to Ramsey Road. The two-story, four-square-style house has a hipped roof with gable-roofed extension from the south facade. A porch extends across the font facade with symmetrical one-over-one sash fenestration and a parged foundation. The wood frame garage has a sliding barn door and asphalt shingle roof. The shed has a gable roof and wood frame construction while the salt storage shed has partial cinder block walls, wood timbers, and asphalt shingles. The property at 400 Ramsey Road is currently used for National Park Service administrative office space, and a ranger station can be accessed by a short entrance driveway from Ramsey Road leading to a parking area behind the garage. The storage shed has a gable roof and wood-frame construction. The house was not constructed as part of the late nineteenth-century farmstead at 404 Ramsey Road but was added between 1914 and 1937, and it may have reflected the use of the larger agricultural parcel for tenant farming. The construction dates of the outbuildings associated with 400 Ramsey Road are not known.

404 Ramsey Road: Historically, the farmstead at 404 Ramsey Road included the existing late nineteenth- or early twentieth-century farmhouse, the late



Figure 4.88. View of 400 Ramsey Road, Ranger Station, house, north elevation, 2022 (Quinn Evans).



Figure 4.89. View of 400 Ramsey Road, Ranger Station, house, south and west sides, 2022 (Quinn Evans).

nineteenth- or early twentieth-century timber frame ground barn now associated with 406 Ramsey Road, and the barn foundation located within successional vegetative growth southwest of the historic 404 Ramsey farmhouse. The farmhouse at 404 Ramsey Road is currently leased on one acre. The barns are leased separately and used for agricultural purposes. The Queen Anne vernacular-style single-family residence is two-and-a-half stories and three bays wide. Of wood frame construction, the building is clad in aluminum siding except for gable pediments that are clad in fish scale shingles. The roof is gable with cross gable in center front and cross gable on rear wing. A porch extends across the north facade. A two-bay wood frame garage is set upon the stone foundation, which appears to date to an early period. A timber frame ground barn clad in board and batten siding with a fieldstone foundation is located directly west of the farmhouse and appears on the 1914 topographic map associated with the farmhouse at 404



Figure 4.90. View of 400 Ramsey Road, Ranger Station, pole barn, east elevation, 2022 (Quinn Evans).



Figure 4.91. View of 400 Ramsey Road, Ranger Station, shed, west and south sides, canoe and bike storage, 2022 (Quinn Evans).

Ramsey Road. The farmstead at 404 Ramsey is accessed through a driveway extending south from Ramsey Road.

406 Ramsey Road This bungalow-style house is associated with the late nineteenth-century farmstead at 404 Ramsey Road but was constructed after the farmstead's initial development, likely in the 1920s or 1930s. The single-story bungalow, clad in aluminum siding with a concrete foundation, is located just west of the farmhouse at 404 Ramsey and accessed via a shared driveway.

Property Ownership History: Further research is necessary to determine ownership of the land included in the properties now identified as 400, 404, and 406 Ramsey Road prior to 1881. According to the *1881 Map of New Castle County,* H. Ramsey owned 133 acres and the house at 405 Ramsey, north of Ramsey Road. Deed research suggests that the 133 acres included land south of

Ramsey Road as well. The properties associated with 400, 404, and 406 Ramsey Road were developed after 1881. According to the 1914 topographic map, by the early twentieth century Hugh Ramsey owned property both north and south of Ramsey Road, including the land associated with present-day 400, 404, and 406 Ramsey Road. The land stayed in the Ramsey family through 1984–85, when the Woodlawn Trustees purchased the property from Hugh Ramsey's great-grandson, David Ramsey.[1] The Woodlawn Trustees owned the property until 2012, when it was donated to the Rockford Woodlawn Fund and then sold to the Mount Cuba Foundation the same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which transferred it to the National Park Service for incorporation into the First State National Monument on February 20, 2013.

Evaluation: The farmstead at 404 Ramsey Road developed in the late nineteenth century with the construction of the farmhouse, bank barn (foundation only), ground barn, and driveway. The preservation of these features, as well as the relationship between this farmstead, Ramsey farmhouse across Ramsey Road, and the broader agricultural context of existing Ramsey's Farm agricultural land, lends significance and integrity to the farmstead at 404 Ramsey Road. The residence at 400 Ramsey Road, which is not a farmstead, likely developed post-1914 in response to a need for housing for tenant farmers or extended family. The bungalow, now referred to as 406 Ramsey Road, is not a farmstead; like the residence at 400 Ramsey, it reflects the need for additional tenant or extended family housing. Further research is necessary to determine if the house and garage at 400 Ramsey Road and the bungalow at 406 Ramsey Road are contributing features of the farmstead at 404 Ramsey Road as illustrative of the growth of tenant farming during the 1920s and 1930s. The agricultural structures associated with the twenty-first-century agritourism business of Ramsey's Farm as well as the main driveway into the property west of 404 Ramsey Road were erected after 1990 and do not contribute to the historic significance of the broader agricultural context of 404 Ramsey Road.



Figure 4.92. View of 404 Ramsey Road, house, north and west sides, 2022 (Quinn Evans).



Figure 4.93. View of 404 Ramsey Road, house, north side with terraced landscape, 2022 (Quinn Evans).



Figure 4.94. View of 404 Ramsey Road, house, north and west sides, green dot is the approximate location of 400 Ramsey Road 1914 topographic map (FRST).

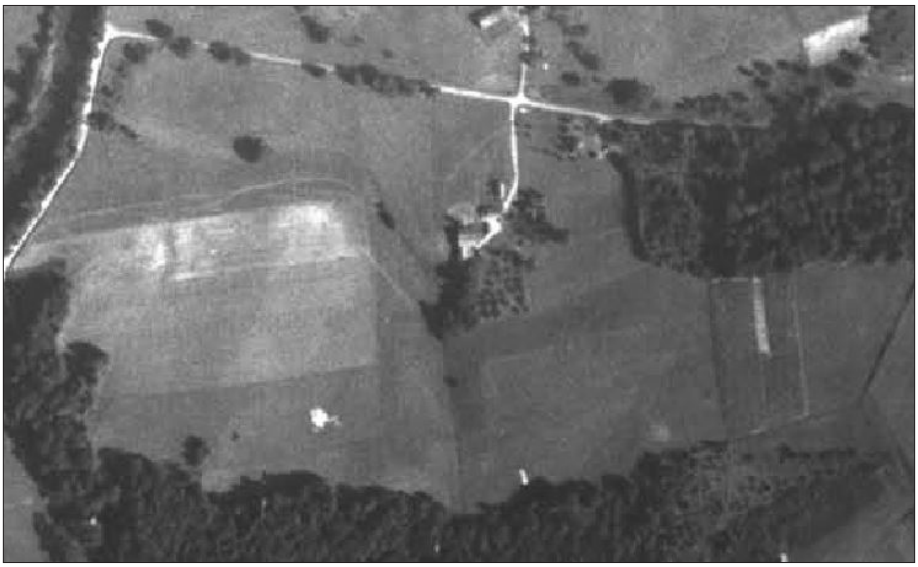


Figure 4.95. Aerial image 1937 showing fields in larger parcel associated with the Ramsey farm, 1937 (FRST).



Figure 4.96. Aerial image 1992 showing fence lines in larger parcel associated with the Ramsey farm, 1992 (GoogleEarth).



Figure 4.97. View of 406 Ramsey Road, house, north and west sides, 2022 (Quinn Evans).



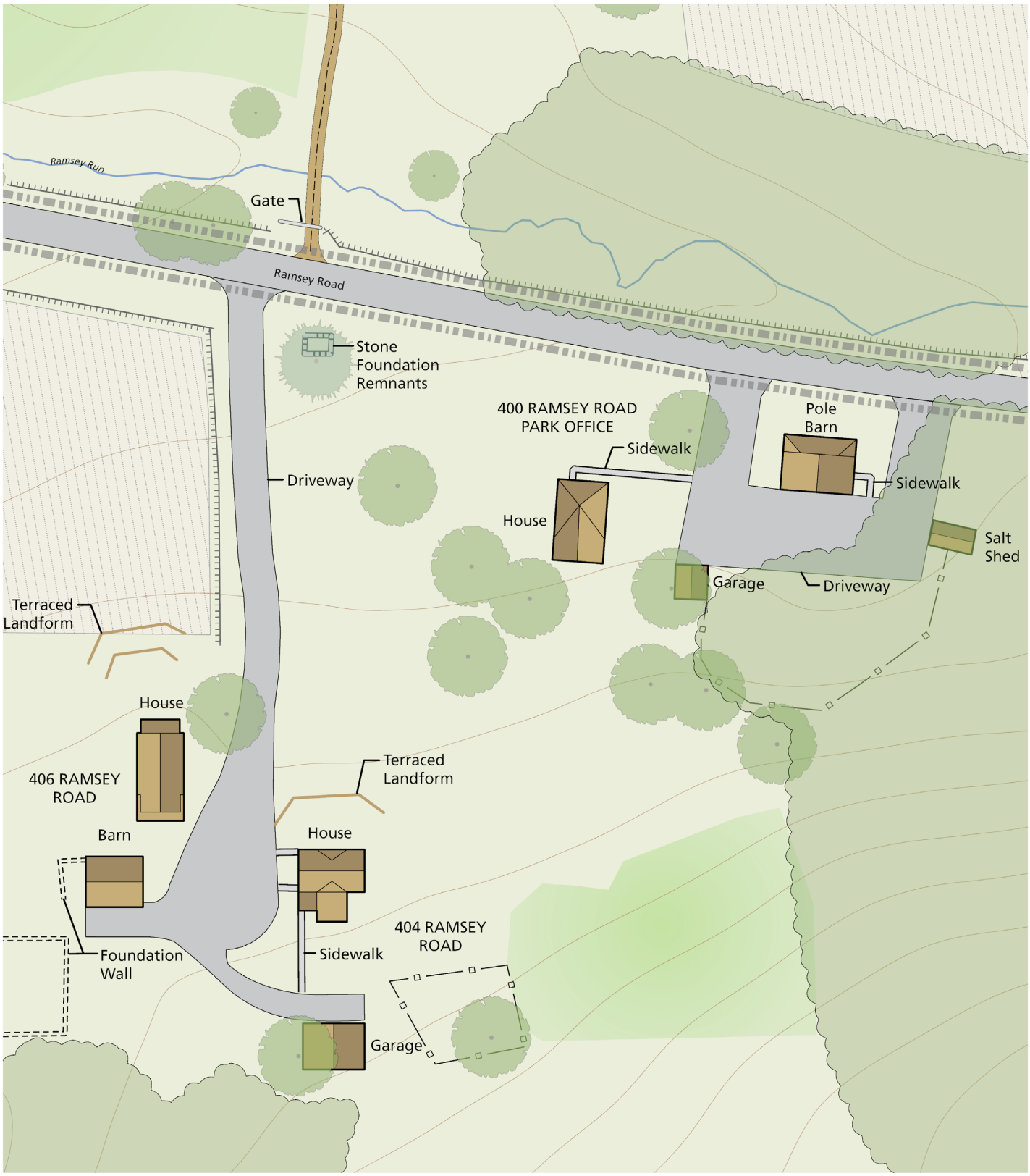
Figure 4.98. View of 406 Ramsey Road, barn, south and east sides, 2022 (Quinn Evans).



Figure 4.99. View of 406 Ramsey Road, house, 2022 (Quinn Evans).



Figure 4.100. View of barn once associated with 404 Ramsey Road, west side, with remnants of foundation of an extension, 2022 (Quinn Evans).



Farmstead Property #14-16

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- Building
- Lawn
- Woods
- Hay
- Successional Vegetation
- Wetland
- Road
- Access Road
- Trail
- Waterways
- Split Rail Fence
- Row of Boulders
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

Cultural Landscape Report
First State National Historic Park
Brandywine Valley

Existing Conditions
400, 404, 406 Ramsey Road

N-1356 / WT# 143/Ramsey Farm/DE

0 20 40 80 Feet

Drawing 4.18

TABLE 4.18: INVENTORY OF LANDSCAPE FEATURES: 400 RAMSEY ROAD, Farmstead #14 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Wetland			Unevaluated	**Historic Condition (1681–1973):** N/A **Evaluation:** Wetlands are located across Ramsey Road, along Ramsey Run, to the north of the property at 400, 404, and 406 Ramsey Road. Documentation of wetlands during the period of significance has not been found, and as a result wetlands within the unit are unevaluated as a character-defining feature.	
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near main road within valley			Spatial organization, 400 Ramsey Road, non-contributing Spatial organization of Ramsey farm surrounding 400, 404, 406 Ramsey Road, contributing	**Historic Condition (1681–1973):** The 1914 topography map shows the area around the Ramsey Road residences at 400, 404 and 406 as open field with only a small section of woods within the eastern and southern sections of the property. This pattern of open and wooded spatial organization remains, as seen in the 2022 aerial imagery juxtaposed against the 1914 map. The area of the former Ramsey property now known as 400 Ramsey Road was not developed into a residence until sometime between 1914 and 1937, when buildings first appear in that area on aerial imagery. **Evaluation:** The overall spatial organization of the Ramsey farm property surrounding the houses at 400, 404 and 406 Ramsey Road retains integrity of spatial organization through the relationship of open to wooded land, in the location of the building clusters at 404 and 406 Ramsey Road, and in the driveway. The building cluster at 400 Ramsey Road, however, was not added until after the early twentieth century. Its placement in proximity to the nineteenth-century farmstead cluster at 400 and 406 Ramsey Road diminishes the integrity of the earlier farmstead.	 
Fences and fencerows define pastures			N/A	**Historic Condition (1681–1973):** The earliest documentation of fences within the study unit is on the 1914 survey, which does not illustrate fences in the vicinity of 400 Ramsey Road. **Evaluation:** While historic fences and treed fencerows do not remain to define field edges, the field patterns on the larger Ramsey farms largely reflect their early twentieth-century boundaries.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.18: INVENTORY OF LANDSCAPE FEATURES: 400 RAMSEY ROAD, Farmstead #14 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Non-contributing compatible	**Historic Condition (1681–1973):** The earliest documentation of the driveway leading to 400 Ramsey Road is on late 1930s aerial imagery, from which the driveway alignment is difficult to discern. **Evaluation:** While the driveway leading to the 1930s building cluster at 400 Ramsey Road is not a contributing feature of the Brandywine Valley landscape, it is compatible.	
Sidewalk			Non-contributing non-compatible	**Historic Condition (1681–1973):** Documentation of the sidewalk has not been found to date. **Evaluation:** As the residence at 400 Ramsey Road does not contribute, the sidewalk is not a contributing feature.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.18: INVENTORY OF LANDSCAPE FEATURES: 400 RAMSEY ROAD, Farmstead #14 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing for the larger Ramsey property	**Historic Condition (1681–1973):** According to the 1914 map, much of the larger Ramsey property, with which 400, 404, and 406 were associated, was divided into fields that ran parallel with Ramsey Road. **Evaluation:** Field edges are largely reflected in the existing patterns of field and forest on the larger Ramsey farm property. However, there are no fields associated with 400 Ramsey Road individually. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Because the residence at 400 Ramsey Road is non-contributing, the lawn is considered non-contributing; however, it is compatible.	
Trees			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 survey, a copse of deciduous trees was located near the location of the house at 400 Ramsey Road. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. While the trees at 400 Ramsey Road are not contributing features of a farmstead landscape, they are considered compatible.	
Ornamental shrubs			Non-contributing compatible	**Historic Condition (1681–1973):** Documentation of shrubs and herbaceous perennials at 400, 404, and 406 Ramsey Road has not been found. **Evaluation:** There are few shrubs growing on the properties of 400, 404, and 406 Ramsey Road. A row of coniferous shrubs grows near the foundation of the northern facade of the house at 400 Ramsey Road. The shrub foundation planting is not a contributing feature of the residence at 400 Ramsey Road.	
Fencerows			Non-contributing compatible	**Historic Condition (1681–1973):** The 1914 survey reveals relatively large fields defined by fences within the larger landscape of the Ramsey farm property, which includes the non-contributing residence at 400 Ramsey Road. **Evaluation:** The fencerows associated with the residence at 400 Ramsey Road are non-contributing but compatible.	

TABLE 4.18: INVENTORY OF LANDSCAPE FEATURES: 400 RAMSEY ROAD, Farmstead #14 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Contributing (historic portion); non-contributing non-compatible (portions outlined)	**Historic Condition (1681–1973)**: In 1881, the properties owned by the Ramsey family, which included the building clusters at 400, 404, 405, and 406, included 40 acres of woodland.[2] **Evaluation:** The location of forest on the larger Ramsey acreage is largely reflective of the early twentieth century, as illustrated by the 1914 map. However, since this time forest area has expanded between the farmstead at 4700 Thompson Bridge Road and 404/406 Ramsey Road. The photograph to the right is annotated to highlight the area of woods that has grown since the early twentieth century. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Buildings and Structures (Drawing Key: BS)					
House			Non-contributing compatible	**Historic Condition (1681–1973)**: The house is a two-story vernacular American foursquare with a front-gable section on the rear. The hip roof is covered in asphalt shingles and has a hip roof dormer. The north facade has symmetrical fenestration and a full-width covered porch with a shed roof. Windows are one-over-one single- or double-hung units. The residence was built sometime between 1914 and 1937.[3] **Evaluation:** The structure and its surrounding development do not conform to the typology of the farmstead cultural landscape and postdate time frame of farmstead development and agriculture significance.	
Pole barn			Non-contributing non-compatible	**Historic Condition (1681–1973)**: A metal-clad pole barn with a saltbox roof covered in metal corrugated siding was built in the early 1970s.[4] The interior is accessed at the east elevation by a roll-up bay door. **Evaluation:** The pole barn postdates the period of significance and thus is not a contributing feature of the cultural landscape.	
Garage			Non-contributing compatible	**Historic Condition (1681–1973)**: The garage is a front-gable wood-clad shed with a stone foundation. The roof is covered in asphalt shingles. Windows are one-over-one units. The west elevation has a two-track double sliding barn door. The garage was built sometime between 1914 and 1937.[5] **Evaluation:** The structure and its surrounding development do not conform to the typology of the farmstead cultural landscape and postdate the time frame for farmstead development and agricultural significance in the Brandywine Valley unit. They do not contribute but are compatible.	

TABLE 4.18: INVENTORY OF LANDSCAPE FEATURES: 400 RAMSEY ROAD, Farmstead #14 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Salt shed			Non-contributing non-compatible	**Historic Condition (1681–1973):** The salt shed is a front-gable shed with a concrete block foundation. The wood framing is exposed. The roof is covered in asphalt shingles. The west elevation is an open bay. **Evaluation:** The salt shed is of early twenty-first century construction and thus does not contribute to the cultural landscape of the Brandywine Valley unit.	
Small-Scale Features (Drawing Key: SSF)					
Split rail fence			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The split rail fence located to the south of the house at 400 Ramsey Road is not historic nor is it located in a historic location; however, the use of split rail fencing is compatible with the cultural landscape of the Brandywine Valley unit.	

TABLE 4.19: INVENTORY OF LANDSCAPE FEATURES: 404 RAMSEY ROAD, Farmstead #15 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near main road within valley			Contributing	**Historic Condition (1681–1973):** According to the documentary evidence including the 1914 topographic map and land deeds, the house now associated with 404 Ramsey Road was part of a farmstead owned by the Ramsey family in the later half of the nineteenth century. The barn now associated with 406 Ramsey Road was part of the farmstead as well. A drive extended straight south from Ramsey Road to the house and barn. Another barn, whose remnants remain, is located to the southwest of the existing barn. By the early twentieth century, the structures were surrounded by open fields with two distinct tree lines, or wind breaks, extending from the south ends of the barn and house. **Evaluation:** Though the addition of the garage at 404 and the addition of the 1930s single-story house at 406 Ramsey Road impact the spatial organization of the farmstead at 404 Ramsey Road, spatial organization is preserved through the relationship of open fields to woodland, the location of the drive, and the existing farmhouse and barn.	
Fences and fencerows define pastures			Non-contributing compatible	**Historic Condition (1681–1973):** The earliest documentation of fences within the study unit is on the 1914 survey, which illustrates fences dividing and surrounding fields within the farmstead. Historically, the fields were divided into rectangular spaces by fences rather than tree lines. As late as the 1990s, fence lines around historic fields were still prominent in the landscape on the Ramsey farm property, then visually reinforced by tree lines. **Evaluation:** Today, fields are not divided by fences, but fences are used to separate roadways from fields and provide containment for animals as part of the larger Ramsey's Farm. The fence lines associated with 404 Ramsey Road have no historic precedent for their locations. As a result, they are non-contributing but compatible.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Agriculture			See Table 4.3: Inventory of the Brandywine Valley Unit Features		

TABLE 4.19: INVENTORY OF LANDSCAPE FEATURES: 404 RAMSEY ROAD, Farmstead #15 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

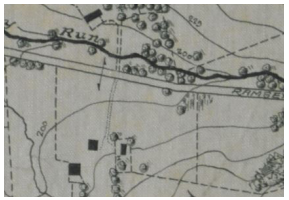
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Circulation (Drawing Key: CR)					
Driveway, 404 Ramsey			Contributing	**Historic Condition (1681–1973):** The earliest documentation found thus far for the driveway associated with both 404 and 406 Ramsey is the 1914 map, which illustrates a drive extending straight south from Ramsey Road to just west of the house at 404 Ramsey. **Evaluation:** The portion of the driveway that extends from Ramsey Road straight south to the house at 404 Ramsey is close to the alignment of the drive as it appeared in 1914. The utilitarian nature of the straight drive leading from the house to the main road is in keeping with the character of the farmsteads in the Brandywine Valley, and therefore that portion of the driveway for 404 and 406 Ramsey Road is a contributing feature.	 
Sidewalk			Unevaluated	**Historic Condition (1681–1973):** Documentation of the sidewalk has not been found to date. **Evaluation:** Further research is necessary to determine the construction date of the sidewalk, and therefore the sidewalk is unevaluated.	
Road from Ramsey Road to Ramsey's Farm			Non-contributing non-compatible	**Historic Condition (1681–1973):** The roads through Ramsey's Farm from Ramsey Road are not historic and were installed in the late 1990s or early 2000s, according to aerial imagery. See aerial image from 1992 to the right. **Evaluation:** The roads that traverse Ramsey's Farm to the immediate west of the farmstead at 404 Ramsey road are not historic, and thus do not contribute to the historic integrity of the cultural landscape.	 

TABLE 4.19: INVENTORY OF LANDSCAPE FEATURES: 404 RAMSEY ROAD, Farmstead #15 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trails			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** According to the 1914 survey and 1930s aerials, open turf within a fenced enclosure immediately surrounded the farmstead at 404 Ramsey Road, and fields spread out in all directions. **Evaluation:** Fields remain visually connected with the farmstead at 404 Ramsey Road. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Lawn may be associated with historic domestic agricultural landscapes during the historic period, and though it is not considered a character-defining feature, the turf is compatible as a low ground plane.	

TABLE 4.19: INVENTORY OF LANDSCAPE FEATURES: 404 RAMSEY ROAD, Farmstead #15 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trees			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 survey, by the early twentieth century, a few large shade trees crew near the house at 404 Ramsey Road within a largely open landscape. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Though successional vegetation has grown in low areas within the fields, individual shade trees remain in a largely open landscape. Though these shade trees to not individually contribute to the historic integrity of the landscape, they conform to the typology of the farmstead within the Brandywine Valley.	
Ornamental shrubs			Non-contributing compatible	**Historic Condition (1681–1973):** Documentation of shrubs and herbaceous perennials at 400, 404, and 406 Ramsey Road has not been found. **Evaluation:** There are few shrubs growing on the properties of 400, 404, and 406 Ramsey Road. A few coniferous shrubs grow near the foundation of the northern facade of the house at 400 Ramsey Road. While shrubs are not a character-defining feature of the landscape, they are compatible with the historic character except where the vegetation is negatively impacting historic structural and building fabric.	
Fencerows			N/A	**Historic Condition (1681–1973):** The 1914 survey reveals relatively large fields defined by fences, with little surrounding vegetation within the fields near 404 Ramsey Road. **Evaluation:** As late as the 1990s (see aerial image right), the historic fencerows associated with the farmstead at 404 Ramsey Road were apparent. While the land remains open, most historic fencerows have been removed.	 

TABLE 4.19: INVENTORY OF LANDSCAPE FEATURES: 404 RAMSEY ROAD, Farmstead #15 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Tree line			N/A	**Historic Condition (1681–1973)**: According to the 1914 map and the 1930s aerial photograph, tree lines or windbreaks extended from the southwest corner of the house at 404 Ramsey and from the southeast corner of the barn at 406 Ramsey Road. **Evaluation:** The tree lines present on the 1914 map and in the 1930s aerial photography are not visible today within the successional woods that have grown within these areas.	
Forest/woods			Contributing (historic portion), non-contributing non-compatible (portions outlined)	**Historic Condition (1681–1973)**: In 1881, the properties owned by the Ramsey family, which included the building clusters at 400, 404, 405, and 406, included 40 acres of woodland.[6] **Evaluation:** The location of forest lines on the larger Ramsey acreage is largely reflective of the early twentieth century as illustrated by the 1914 map, and it contributes to the historic character of the landscape. Forest area has expanded since the early twentieth century between the farmstead at 4700 Thompson Bridge Road and 404/406 Ramsey Road. The photograph to the right is annotated to highlight the area of woods that has grown since the early twentieth century. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973)**: The existing house at 404 Ramsey Road is the house associated with the farmstead that developed south of Ramsey Road between 1881 and 1914. The two-story vernacular three-bay farmhouse has an intersecting two-story rear wing with a gable roof. A one-story shed roof porch extends across the north facade of the main block. The house is clad in vinyl siding. **Evaluation:** While the evolution of the two-story vernacular wood frame house is not documented, the historic farmhouse is a character-defining feature of the farmstead at 404 Ramsey Road, as its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	 

TABLE 4.19: INVENTORY OF LANDSCAPE FEATURES: 404 RAMSEY ROAD, Farmstead #15 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Garage			Unevaluated	**Historic Condition (1681–1973)**: Documentation of the history of this building has not been found to date. The foundation of the structure appears to predate the building. A structure does not appear in this location on the 1914 topographic map. **Evaluation:** This structure is a front-gable wood-clad garage with a stone foundation banked into a graded elevation change. The roof is covered in asphalt shingles. The north side has two bays with roll-up doors and a single-leaf door. While the garage structure does not appear historic, the foundation may be and requires further research to determine significance.	
Farm stand near Ramsey Road			Non-contributing, non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** This building was erected after the period of significance and thus does not contribute to the cultural landscape of the Ramsey farm and property at 404 Ramsey Road.	
Farm buildings and structures associated with Ramsey's Farm			Non-contributing, non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The buildings in this location were erected after the period of significance, and thus do not contribute to the cultural landscape of the Ramsey farm and the historic farmstead at 404 Ramsey Road.	 
Small-Scale Features (Drawing Key: SSF)					
Post and rail fencing			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The non-contributing post and rail fence located on the property at 404 Ramsey Road is not historic, nor is it located in a historic location. However, the use of post and rail fencing is compatible with the cultural landscape of the Brandywine Valley unit.	

TABLE 4.19: INVENTORY OF LANDSCAPE FEATURES: 404 RAMSEY ROAD, Farmstead #15 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Line of stones along driveway and Ramsey Road			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The line of stones that follows the alignment of the drive to 404/406 Ramsey Road and along Ramsey Road was installed after the period of significance by the Woodlawn Trustees. It is non-contributing compatible.	
Structural Remnants (Drawing Key: SR)					
Foundation walls			Unevaluated	**Historic Condition (1681–1973)**: Documentation of the history of this building has not been found to date. The foundation of the structure appears to pre-date the building. A structure does not appear in this location on the 1914 topographic map. **Evaluation:** Further research is necessary to know the whether the foundation walls date to the period of significance and are a character-defining feature, therefore the foundation walls are considered unevaluated.	
Terraced landforms, north of house			Unevaluated	**Historic Condition (1681–1973)**: Documentation of the history of the terraced landforms to the north of the house at 404 Ramsey has not been found to date, however, the landform may be associated with landscape improvements made in the late nineteenth century/early twentieth century with the construction of the house. The terrace aligns with the rectangular fencing pattern that once surrounded the farmhouse. It may also be that the terraced landform is associated with a building that is no longer extant. **Evaluation:** Further research is necessary to determine whether the terraced landform is associated with this feature and if it retains integrity. It is similar to the terraced landform located north of the barn once associated with the farmstead at 404 Ramsey Road.	
Stone foundation remnants near Ramsey Road			Unevaluated	**Historic Condition (1681–1973):** Foundation remnants are located near the intersection Ramsey Road with the driveway of 404/406 Ramsey Road. A structure in this location does not appear on historic maps found thus far. Further research is necessary to determine its history. **Evaluation:** Unevaluated	

TABLE 4.20: INVENTORY OF LANDSCAPE FEATURES: 406 RAMSEY ROAD, Farmstead #16 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near main road within valley			N/A	**Historic Condition (1681–1973):** According to the documentary evidence, including the 1914 topographic map and land deeds, the house now associated with 406 Ramsey Road was added to the historic Ramsey farmstead (defined as 404 Ramsey Road) between 1914 and 1937. The barn, now associated with 406 Ramsey Road, was part of the earlier twentieth-century farmstead as well. A drive extended straight south from Ramsey Road to the house and barn. Another barn, whose remnants remain, is located to the southwest of the existing barn. By the early twentieth century, the structures were surrounded by open fields with two distinct tree lines, or wind breaks, extending from the south ends of the barn and house. **Evaluation:** While 406 Ramsey Road is defined as an individual residence for leasing purposes, it is actually part of the historic Ramsey farmstead at 404 Ramsey Road. It does not have spatial organization separate from the farmstead at 404 Ramsey.	
Fences and fencerows define pastures			N/A	**Historic Condition (1681–1973):** The earliest documentation of fences within the study unit is in the 1914 survey, which illustrates fences dividing and surrounding fields within the farmstead. **Evaluation:** While 406 Ramsey Road is defined as an individual residence for leasing purposes, it is actually part of the historic Ramsey farmstead at 404 Ramsey Road. It does not have pastures and fencerows separate from the historic farmstead at 404 Ramsey.	
Circulation (Drawing Key: CR)					
Driveway			Contributing (drive from Ramsey Road to houses at 406/404 Ramsey)	**Historic Condition (1681–1973):** The earliest documentation found thus far of the driveway associated with both 404 and 406 Ramsey is on the 1914 map, which illustrates a drive extending straight south from Ramsey Road to just west of the house at 404 Ramsey. **Evaluation:** The portion of the driveway that extends from Ramsey Road straight south to the house at 406 Ramsey is close to the alignment of the drive as it appeared in 1914. The utilitarian nature of the straight drive leading from the house to the main road is in keeping with the character of the farmsteads in the Brandywine Valley. As a result, that portion of the driveway of 404 and 406 Ramsey Road is a contributing feature.	
Sidewalk			Non-contributing compatible	**Historic Condition (1681–1973):** Documentation of the sidewalk has not been found to date. However, the materials postdate the period of significance. **Evaluation:** The sidewalk postdates the period of significance and thus does not contribute.	

TABLE 4.20: INVENTORY OF LANDSCAPE FEATURES: 406 RAMSEY ROAD, Farmstead #16 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trails			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Vegetation (Drawing Key: VG)					
Field/cultivated			N/A	**Historic Condition (1681–1973):** By 1937, the first documentation of the house at 406 Ramsey Road, fields surrounded the building. **Evaluation:** This building is associated with the farmstead at 404 Ramsey Road and is not considered a separate farmstead for purposes of determining integrity. However, open land surrounded the house at 406 Ramsey and continues to do so today. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** While the lawn is not considered a character-defining feature, as a low ground plane, the turf is compatible with the residence at 406 Ramsey Road.	

TABLE 4.20: INVENTORY OF LANDSCAPE FEATURES: 406 RAMSEY ROAD, Farmstead #16 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Trees			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1937 aerial imagery, a few shade trees dotted a primarily open landscape around the house. **Evaluation:** TWhile it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. hough trees growing near 406 Ramsey Road do not individually contribute to the historic integrity of the landscape, they conform to the typology of the farmstead within the Brandywine Valley.	
Ornamental shrubs			Non-contributing compatible	**Historic Condition (1681–1973):** Documentation of shrubs and herbaceous perennials at 400, 404, and 406 Ramsey Road has not been found. **Evaluation:** There are few shrubs growing on the properties of 400, 404, and 406 Ramsey Road. While shrubs are not a character-defining feature of the landscape, they are compatible with the historic character except where the vegetation is negatively impacting historic structural and building fabric.	
Fencerows			N/A	**Historic Condition (1681–1973):** N/A **Evaluation:** The residence at 406 Ramsey is associated with the historic farmstead at 404 Ramsey Road. Fencerows are addressed within the 404 Ramsey Road feature table.	
Tree line			N/A	**Historic Condition (1681–1973)**: N/A **Evaluation:** The residence at 406 Ramsey is associated with the historic farmstead at 404 Ramsey Road. Tree lines are addressed within the 404 Ramsey Road feature table.	
Forest/woods			N/A	**Historic Condition (1681–1973)**: N/A **Evaluation:** The residence at 406 Ramsey is associated with the historic farmstead at 404 Ramsey Road. Forest/woods are addressed within the 404 Ramsey Road feature table.	

TABLE 4.20: INVENTORY OF LANDSCAPE FEATURES: 406 RAMSEY ROAD, Farmstead #16 (RAMSEY FARM / WOODLAWN #143) (DRAWING 4.18)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Buildings and Structures (Drawing Key: BS)					
House			Unevaluated	**Historic Condition (1681–1973)**: This one-story vernacular bungalow-style house has an enclosed shed roof porch on the north facade and a one-story front gable extension on the rear. The front-gable roof is covered in asphalt shingles. Windows are one-over-one single- or double-hung units. The rear section is accessed by a wooded deck. A bulkhead on the east side opens to the cellar. The residence was built sometime between 1914 and 1937 within the farmstead at 404 Ramsey Road, likely as additional family housing.[7] **Evaluation:** This bungalow was added to the historic farmstead at 404 Ramsey Road. Further research is necessary to determine whether this structure contributes to the historic farmstead at 404 Ramsey Road.	
Barn			Contributing	**Historic Condition (1681–1973)**: This side-gable wood board-and-batten-sided, metal-roofed ground barn with a stone foundation appears on the 1914 topographic map and is associated with the house at what is now 404 Ramsey Road. The east side has two open bays. **Evaluation:** This barn is originally associated with the late nineteenth- and early twentieth-century farmstead at 404 Ramsey Road. As a vernacular barn that dates to the period of significance and is associated with the development of a contributing farmstead, this barn is a character-defining feature of the Brandywine Valley cultural landscape.	
Small-Scale Features (Drawing Key: SSF)					
Stone fire pit			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The stone fire pit located southwest of the barn is a modern addition to the landscape and is non-contributing.	
Structural Remnants (Drawing Key: SR)					
Terraced landform, north of house			Unevaluated	**Historic Condition (1681–1973):** Documentation of the terraced landform north of the house at 406 Ramsey Road has not been found to date. **Evaluation:** Further research is necessary to determine the history of the terraced landform north of the house, and therefore the landform is considered unevaluated.	

400, 404, 406 RAMSEY ROAD FARMSTEADS #14, #15, AND #16 ANALYSIS ENDNOTES

1 Ramsey Farm Purchase, Box 17, Folder 17, Woodlawn Trustees, Inc Records, Hagley Museum and Library.

2 "Production of Agriculture in Brandywine Hundred, New Castle County," June 20, 1880, Delaware Public Archives, 1.

3 1914 Topographic Map of a Part of Brandywine Hundred, New Castle County, Delaware; 1937 USGS Aerial Imagery.

4 1968 Aerial Imagery and 1971 Aerial imagery, https://www.historicaerials.com/viewer.

5 1914 Topographic Map of a Part of Brandywine Hundred, New Castle County, Delaware; 1937 USGS Aerial Imagery.

6 "Production of Agriculture in Brandywine Hundred, New Castle County," June 20, 1880, Delaware Public Archives, 1.

7 1914 Topographic Map of a Part of Brandywine Hundred, New Castle County, Delaware; 1937 USGS Aerial Imagery.

4501 AND 4700 THOMPSON BRIDGE ROAD

4501 Thompson Bridge Road, Farmstead #17

Farmstead Development: The property at 4501 Thompson Bridge Road sits on a 2.7-acre triangular lot close to the road in a clearing in a wooded area and can be seen from the road. The house is three bays wide with wood balloon frame construction, a concrete block and fieldstone foundation, and an open one-story porch across the front. A one-story garage of wood-frame construction clad in aluminum siding with a stone foundation is just west of the house. According to property tax assessments, the house at 4501 Thompson Bridge Road was constructed circa 1905. A Delaware Department of Historical and Cultural Affairs architectural survey suggests the building was constructed circa 1900. The house does not appear on the 1868 Pomeroy map but is shown on the 1914 topographic survey. A short driveway leads from Thompson Bridge Road between the house and garage. According to the 1914 topographic map, the property was entirely cleared of trees. Today, forest covers the western 50 percent of the parcel.

Property Ownership History: Further research is necessary to determine the ownership history of the land at 4501 Thompson Bridge Road prior to 1907. In 1907 the Woodlawn Company purchased the 2.7-acre property from the Lowber family. In 1914, the Woodlawn Company retained ownership and leased the property to the Lowber family. The Woodlawn Trustees (formerly Woodlawn Company) held the land until 2012, when the property was donated to the Rockford Woodlawn Fund and sold to the Mount Cuba Foundation. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service for incorporation into the First State National Monument on February 20, 2013.

Evaluation: The property at 4501 Thompson Bridge Road was not intended to be used as a farmstead but was likely built for tenant housing. As it falls within the period of significance, retains integrity, and helps to tell the story of the Woodlawn Trustees' conservation of the property, 4501 is considered a character-defining feature of the Brandywine Valley landscape.



Figure 4.101. View of 4501 Thompson Bridge Road, northwest and southwest sides, 2022 (Quinn Evans).



Figure 4.102. View of 4501 Thompson Bridge Road, garage, southwest and southeast sides, 2022 (Quinn Evans).

4700 Thompson Bridge Road, Farmstead #18

Farmstead Development: The farmstead at 4700 Thompson Bridge Road includes a vernacular fieldstone farmhouse circa 1780–1930, a nineteenth-century banked timber-frame barn, and three sheds of indeterminate age on a parcel that was 96.8 acres in 1914. The house is constructed of fieldstone with a string course. The central block is two-and-a-half stories and three bays wide, with symmetrical fenestration of six-over-six sash. A one-and-a-half-story fieldstone wing addition extends from the west of the house. The timber-frame barn has a stone foundation, and pegged construction is located east of the house. One of the three wood-framed sheds is three bays wide with a flat roof, and another is two bays wide with a shed-roofed extension of indeterminate age. Charles Palmer owned the property when the 1849 *Rea and Price Map* was published. The farmstead remained in the Palmer family until it was acquired by the Woodlawn Company circa 1907. The current lease includes the house on one acre, the barns on one acre, and eighteen acres of pasture. The property at 4700 Thompson Bridge is accessed via a long driveway extending north from Thompson Bridge Road. The farm at 4700 Thompson Bridge Road features many field patterns that date at least as early as the turn of the twentieth century, marked in the landscape through fencelines of mature deciduous trees. Over the last 100 years, the alignment of the drive linking the farmstead cluster to Thompson Bridge Road has gone through many iterations. However, the portion of the drive that extends eastward from the house dates to at least as early as the late nineteenth century.

Property Ownership History: Further research is necessary to trace the history of the property at 4700 Thompson Bridge Road prior to 1849. Charles Palmer owned the property when the 1849 *Rea and Price Map* was published, and the farmstead remained in the Palmer family until acquired by the Woodlawn Company circa 1907.The existing farmhouse is in the vicinity of a structure belonging to M. Palmer illustrated on the 1868 *Pomeroy & Beers Map of the Brandywine*. Three structures are illustrated on the 1914 topographic map: the house, bank barn, and the shed nearest the house. The Palmer family retained ownership of the property until it was acquired by the Woodlawn Company circa 1907. The property was owned by the Woodlawn Trustees (Woodlawn Company) until 2012, when it was donated to the Rockford Woodlawn Fund and then sold to the Mount Cuba Foundation that same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service for incorporation into the First State National Monument on February 20, 2013.

Evaluation: The farmstead at 4700 Thompson Bridge Road retains a high degree of integrity in the bank barn, the vernacular stone farmhouse, the field patterns and fencerows, the old growth forest along the steep slopes leading down to Brandywine Creek, and the extensive views of the valley from the driveway. This

farmstead is emblematic of the character of the Brandywine Valley landscape and contributes to the integrity and significance of the Brandywine Valley unit.



Figure 4.103. View of 4700 Thompson Bridge Road, house, northeast and northwest sides of house, 2022 (Quinn Evans).



Figure 4.104. View of 4700 Thompson Bridge Road, house, southeast side, 2022 (Quinn Evans).



Figure 4.105. View of 4700 Thompson Bridge Road, barn, north and west sides, 2022 (Quinn Evans).



Figure 4.106. View of 4700 Thompson Bridge Road, three-bay shed, farm equipment, south elevation, facing north, 2022 (Quinn Evans).



Farmstead Property #17-18

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Pasture
- Hay
- Wetland
- Road
- Trail
- Post and Wire Fence
- Property Line
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

Cultural Landscape Report
First State National Historic Park
Brandywine Valley

Existing Conditions
4501 & 4700 Thompson Br. Road

4501 Thompson/N-0561/WT27a/DE
4700 Thompson/N-9394 / WT15/DE

0 63 125 250 Feet

Drawing 4.19

TABLE 4.21: INVENTORY OF LANDSCAPE FEATURES: 4501 THOMPSON BRIDGE ROAD, Farmstead #17 (LOWBER FARM / WOODLAWN #27a) (DRAWING 4.19) Brandywine Valley, First State National Historical Park

Feature Name	Other Resource Inventory	FMSS Data (Location / Asset records)	Evaluation Status	Evaluation Narrative Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	Existing Condition Graphic Reference
Natural Systems and Features (Drawing Key: NS)					
Carney Run/wetland			Contributing	**Historic Condition (1681–1973):** According to the 1914 topographic map, Carney Run, a tributary of Brandywine Creek, passed to the north in front of the house at 4501 Thompson Bridge Road. **Evaluation:** Though culverted in a drainage ditch, Carney Run remains visible on the landscape and is a contributing feature of the landscape.	
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near main road within valley			Contributing	**Historic Condition (1681–1973):** The 1914 topography map shows the triangular 2.7-acre parcel associated with 4501Thompson Bridge Road as entirely open and surrounded by forest. The house is located near the road and a tributary of Brandywine Creek, Carney Run, passes just north of the house. The topography rises steeply in a north-facing slope to the south of the house. Views north from the house included the rolling hills of 4700 Thompson Bridge Road. **Evaluation:** The overall spatial organization of the farmstead at 4501 retains integrity as a residence dating to the early twentieth century. Though successional vegetation has grown to cover half the land that was once open, the preservation of the house and garage locations and their relationship to the Thompson Bridge Road contributes to the integrity of spatial organization.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.21: INVENTORY OF LANDSCAPE FEATURES: 4501 THOMPSON BRIDGE ROAD, Farmstead #17 (LOWBER FARM / WOODLAWN #27a) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Unevaluated	**Historic Condition (1681–1973):** Further research is necessary to determine the historic location of the driveway to the house, as the driveway is not illustrated on the 1914 topographic map and no other documentation has been found to date. The 1937 aerial image of the property reveals a driveway extending between the farmstead at 4700 Thompson Bridge Road and this property at 4501 Thompson Bridge Road. **Evaluation:** Unevaluated	
Sidewalk			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The flagstone sidewalk and wooden stairway is recently constructed of modern materials and is not character-defining feature of the cultural landscape, but it does not detract from the landscape's historic character is therefore compatible.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit	**Historic Condition (1681–1973):** The trail that leads to the primitive campground through this property is a trace of the driveway to a farmstead that is now in Brandywine Creek State Park. **Evaluation:** See Chapter 4 for evaluation of trails.	
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.21: INVENTORY OF LANDSCAPE FEATURES: 4501 THOMPSON BRIDGE ROAD, Farmstead #17 (LOWBER FARM / WOODLAWN #27a) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Vegetation (Drawing Key: VG)					
Field/cultivated			N/A	**Historic Condition (1681–1973):** N/A **Evaluation:** As there were no fields or cultivated lands associated with the residence at 4501 Thompson Bridge Road historically, there are no contributing fields. Chapter 4 addresses analysis of broad-scale vegetation and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Lawn may be associated with historic domestic agricultural landscapes during the historic period, and though it is not considered a character-defining feature, the turf is compatible as a low ground plane.	
Trees (successional)			Non-contributing non-compatible	**Historic Condition (1681–1973):** According to the 1914 survey, while the 2.7-acre parcel at 4501 Thompson Bridge Road was surrounded by woodland in three directions, no trees grew on the parcel itself. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Successional woodland now covers half of the original parcel. This woodland does not contribute.	

TABLE 4.21: INVENTORY OF LANDSCAPE FEATURES: 4501 THOMPSON BRIDGE ROAD, Farmstead #17 (LOWBER FARM / WOODLAWN #27a) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Forest/woods			Non-contributing non-compatible	**Historic Condition (1681–1973):** According to the 1914 survey, while the 2.7-acre parcel at 4501 Thompson Bridge Road was surrounded by woodland in three directions, no trees grew on the parcel itself. **Evaluation:** The forest/woods growing on the 2.7-acre parcel at 4501 Thompson Bridge Road is not a character-defining feature of the cultural landscape. Chapter 4 addresses analysis of broad-scale vegetation and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** The earliest documentation of the house at 4501 Thompson Bridge Road is shown on the 1914 topographic map, which illustrates a square in the location of the building. **Evaluation:** Currently, the house at 4501 Thompson Bridge Road is a two-story vernacular three-bay I-house with a rear ell and gable asphalt shingle roof. The northwest facade has a covered partial-width shed-roof porch. A one-story shed-roof section is located at the southwest intersection of the main block and ell. Windows are one-over-one single- or double-hung units. While the evolution of the two-story vernacular wood frame house is not documented, the historic farmhouse is a character-defining feature of the 4501 Thompson Bridge Road, as its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	 
Garage			Unevaluated	**Historic Condition (1681–1973):** The only documentation of the house at 4501 Thompson Bridge Road found thus far is the 1914 topographic map, which illustrates a building in the location of the house. The garage is not shown. **Evaluation:** Today the garage is a shed-roof, metal-clad building with a shed-roof ell at the rear and a stone foundation. The roof is covered with asphalt shingles. Windows are a mix of fixed-pane multi-lite and two-over-two single- or double-hung units. There is a sliding door on the northeast side. Further research is necessary to determine its contributing status.	 

TABLE 4.22: INVENTORY OF LANDSCAPE FEATURES: 4700 THOMPSON BRIDGE ROAD, Farmstead #18 (PALMER FARM / WOODLAWN #15) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near main road within valley			Contributing	**Historic Condition (1681–1973):** The 1914 topography map shows the area around 4700 Thompson Bridge Road as open fields with an orchard and small patch of woods south of the house and barn. The western parcel of more steeply graded land surrounding Palmer Run was wooded. **Evaluation:** The overall spatial organization of the farmstead at 4700 Thompson Bridge Road retains integrity through the preservation of field patterns dating to at least as early as the turn of the twentieth century, revealed through fencelines and tree lines. Spatial organization is also preserved through the historic farmhouse and bank barn. Except for a patch of woods to the north of the farmhouse and barn that began growing in during the 1930s, the relationship between wooded and open areas retains integrity to the early twentieth century, and thus the spatial organization of the farmstead contributes to the integrity of the farmstead at 4700 Thompson Bridge Road.	
Fences and fencerows define pastures			Contributing	**Historic Condition (1681–1973):** The 1914 map provides the earliest documentation of fences dividing and surrounding fields within the farmstead. **Evaluation:** Today, fields at 4700 Thompson Bridge Road remain divided by fences and fencerows lined with trees. Many of the fencelines align with those on the 1914 map. As a result, the fencelines and fencerows are a contributing feature of the cultural landscape.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Agriculture			See Table 4.3: Inventory of the Brandywine Valley Unit Features		

TABLE 4.22: INVENTORY OF LANDSCAPE FEATURES: 4700 THOMPSON BRIDGE ROAD, Farmstead #18 (PALMER FARM / WOODLAWN #15) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Circulation (Drawing Key: CR)					
Driveway			Contributing	**Historic Condition (1681–1973):** The driveway accessing the farmstead at 4700 Thompson Bridge Road has had many iterations. The earliest documented alignment found thus far is shown on the 1881 map, which illustrates the drive extending from just south of the house at 100 Ramsey Road westward to 4700 Thompson Bridge Road. By 1914, the drive had two separate entrances, one off Thompson Bridge Road, east of its current entrance, and one through the property now known as 100 Ramsey Road. On the 1937 aerial, a driveway is shown extending southward and linking 4700 with the property at 4501 Thompson Bridge Road. The western half of the drive has retained its nineteenth-century alignment (though it has not always been used) while the first half of the drive, before the right-angled curve to the east, postdates the 1914 map. **Evaluation:** As the alignment of the driveway at 4700 has changed numerous times over the last 100 years, its integrity to any one period is difficult to determine. The western half of the drive, however, dates to at least as early as 1914 and likely to the nineteenth century. The current entrance to the property dates to circa 1950.	 
Sidewalk			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** There is no historic documentation of a sidewalk leading from the driveway to the side entrance, and poured concrete postdates the period of significance. Therefore, the sidewalk is non-contributing. The sidewalk is not intrusive on the landscape and so are compatible.	
Trails			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
State Park Campground Road			Contributing	**Historic Condition (1681–1973):** The 1914 topographic map indicates this alignment was a road. **Evaluation:** The road alignment reflects the historic road route and contributes to the historic character of the landscape.	

TABLE 4.22: INVENTORY OF LANDSCAPE FEATURES: 4700 THOMPSON BRIDGE ROAD, Farmstead #18 (PALMER FARM / WOODLAWN #15) (DRAWING 4.19) Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3: Inventory of the Brandywine Valley Unit Features		
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** According to the 1914 topographic map, the farmstead at 4700 Thompson Bridge Road was divided into relatively small fields by fences and fence rows, and a small orchard grew to the southeast of the house and barns. **Evaluation:** This farm retains a high degree of integrity within its fields and fencerows, and therefore its fields are contributing features of the cultural landscape at 4700 Thompson Bridge Road. Chapter 4 addresses analysis of broad-scale vegetation and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Lawn may be associated with historic domestic agricultural landscapes during the historic period, and though it is not considered a character-defining feature, the turf is compatible as a low ground plane.	
Trees			Contributing and Non-contributing non-compatible	**Historic Condition (1681–1973):** According to the 1914 survey, by the early twentieth century, a few large shade trees grew near the house at 4700 Thompson Bridge Road within a largely open landscape. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, the mature trees on this property contribute to the character of the typology of the farmstead landscape, and where they define historic field and circulation patterns they are character-defining features of the cultural landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing.	

TABLE 4.22: INVENTORY OF LANDSCAPE FEATURES: 4700 THOMPSON BRIDGE ROAD, Farmstead #18 (PALMER FARM / WOODLAWN #15) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Ornamental shrubs			Non-contributing compatible except where vegetation impacts historic building fabric	**Historic Condition (1681–1973):** Documentation of shrubs and herbaceous perennials at 4700 Thompson Bridge Road has not been found to date. **Evaluation:** Shrubs may be considered non-contributing compatible, except where vegetation negatively impacts historic building fabric in which shrubs are incompatible.	
Fencerows			Contributing and non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 topographic map, fences surrounded fields with the farmstead of 4700 Thompson Bridge Road. **Evaluation:** Where fencelines align with historic fields according to the 1914 topographic map, they are contributing. Where fencelines do not, they are non-contributing compatible.	
Tree line			Contributing and non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 topographic map, fences surrounded fields within the farmstead of 4700 Thompson Bridge Road. Traditional trees grew within fencelines where removal was difficult. **Evaluation:** Where tree lines align with historic fields and circulation patterns according to the 1914 topographic map, they are contributing feature of the cultural landscape of 4700 Thompson Bridge Road. Where they do not, they are considered non-contributing, compatible.	
Forest/woods			Contributing and non-contributing compatible	**Historic Condition (1681–1973):** In 1881, the property had 35 acres of woodland.[1] According to the 1914 topographic map, the western section of the farm at 4700 Thompson Bridge Road, the steep west-facing slope down to the valley of Brandywine Creek, was forested. **Evaluation:** The western section of the historic farm property at 4700 remains forested. Additional forest has grown to the north of the farmstead cluster between the historic Palmer and the Ramsey farms. The forest to the west of the farmstead cluster at 4700 Thompson Bridge Road contributes to the historic integrity of the farmstead while the woodland to the north of the building cluster (outlined in green, right) does not. However, it is compatible. Chapter 4 addresses analysis of broad-scale vegetation and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	 

TABLE 4.22: INVENTORY OF LANDSCAPE FEATURES: 4700 THOMPSON BRIDGE ROAD, Farmstead #18 (PALMER FARM / WOODLAWN #15) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** Documentary evidence suggests that the house at 4700 Thompson Bridge Road was constructed in the late eighteenth century. The structure is a two-story vernacular stone three-bay house with side-gable roof and one-story side-gable wing on the rear. **Evaluation:** While the evolution of the vernacular stone house is not documented, the historic farmhouse is a character-defining feature of the farmstead at 4700 Thompson Bridge Road, as its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	 
Barn			Contributing	**Historic Condition (1681–1973):** Documentary evidence suggests that the barn at 4700 Thompson Bridge Road was constructed in the early nineteenth century. The structure is a wood-clad Pennsylvania barn with side-gable, timber-framed pegged construction with an asphalt-shingle roof. The foundation is stone parged in stucco. There is a forebay overhang on the south side with three stall entrances. An outshed on the east side has two additional stalls. Windows are six-over-six single- or double-hung units. **Evaluation:** While the evolution of Pennsylvania style barn is not documented, the historic agricultural support structure is a character-defining feature of the farmstead at 4700 Thompson Bridge Road, as its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	
Three-bay storage shed			Unevaluated	**Historic Condition (1681–1973):** Documentation of the three-bay storage shed's construction has not been found to date. **Evaluation:** The wood-clad shed with metal covered shed roof has three open bays on its south side. As the construction date is unknown, it is considered unevaluated.	

TABLE 4.22: INVENTORY OF LANDSCAPE FEATURES: 4700 THOMPSON BRIDGE ROAD, Farmstead #18 (PALMER FARM / WOODLAWN #15) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Shed			Unevaluated	**Historic Condition (1681–1973):** Documentation of the storage shed's construction has not been found to date. **Evaluation:** This front-gable wood-clad shed with concrete foundation has a roof clad in asphalt shingles with six-over-six single- or double-hung sash. As documentation has not been found, it is considered unevaluated.	
One-stall stable with storage			Contributing	**Historic Condition (1780–1907):** This building is shown on the 1914 topographic map. **Evaluation:** The side-gable shed with an outshed on the east and west is clad in wood siding with an asphalt-shingle roof. The south side has two open bays. The western outshed is additional storage and the eastern outshed is used as a stable. As this building is shown on the 1914 map, it is considered a character-defining feature.	
Small-Scale Features (Drawing Key: SSF)					
Post and wire fence			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 topographic map, the farmstead at 4700 Thompson Bridge Road was divided into relatively small fields by fences and fence rows, and a small orchard grew to the southeast of the house and barns. **Evaluation:** This farm retains a high degree of integrity within its fields and fencerows. Post and wire fence is a traditional fencing type within this region; though the specific fences do not contribute, the fencing type is compatible. See fields for contributing status of fenceline locations.	
Riding ring			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** According to aerial imagery, the riding ring was installed in the 1970s and does not contribute to the property but is compatible.	
Rows of boulders			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The line of stones that follows the alignment of Thompson Bridge Road was installed after the period of significance by the Woodlawn Trustees.	

TABLE 4.22: INVENTORY OF LANDSCAPE FEATURES: 4700 THOMPSON BRIDGE ROAD, Farmstead #18 (PALMER FARM / WOODLAWN #15) (DRAWING 4.19)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Structural Remnants (Drawing Key: SR)					
Structural remnants near the headwaters of Palmer Run			Unevaluated	**Historic Condition (1681–1973):** A structure is not present on the 1868 *Pomeroy and Beers Map* but is shown on the 1914 topographic map in this vicinity of the Palmer farmstead. **Evaluation:** Existing structural remnants are near the headwaters of Palmer Run. Further investigation is required.	 

4501 AND 4700 THOMPSON BRIDGE ROAD FARMSTEADS #17 AND #18 ANALYSIS ENDNOTES

1. According to the property assessor records, this home was constructed circa 1790 and is located on approximately one hundred and seven acres. Survey records from Delaware Department of Historical and Cultural Affairs (DHC) state the dwelling is circa 1780-1830.

2. "Production of Agriculture in Brandywine Hundred, New Castle County," June 20, 1880, Delaware Public Archives, 2.

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100 RAMSEY ROAD, FARMSTEAD #19

Farmstead Development: The farmstead at 100 Ramsey Road includes a vernacular wood-clad house with a stone foundation, a steep gable roof with cross-gable addition and shed-roofed extension, and windows that are symmetrical in the north and east facades with six-over-six double-hung sash. A one-story, balloon frame, wood-clad garage with a concrete foundation (construction date unknown) is located east of the residence. Stylistically, this garage appears to date from the 1930s or 1940s. The house is in the same location as the J. A. Graves residence represented on the *1868 Pomeroy & Beers Map of Brandywine*. The farmstead and house retain the same boundaries shown on the 1914 survey. The 1914 survey of 100 Ramsey Road also shows a barn, no longer extant, to the west of the house.

The property, a triangular wedge between Ramsey and Thompson Bridge Roads, is accessed from the intersection of the two roads. Mortared fieldstone retaining walls terrace the front of the property. Mature trees line the front terrace. Split rail fencing extends around the perimeter of the yard. A drive leads to the two-bay garage and a parking area with paths connecting to the house and garage.

Property Ownership History: According to the *1868 Pomeroy & Beers Map of Brandywine* the 100 Ramsey Road property was owned by J. A. Graves. Documentation of from whom and when J. A. Graves purchased the property has not been found to date. Graves owned the property as part of a 74-acre land holding until at least 1881. Between 1881 and 1973, the property was transferred from J. A. Graves to the Luff family. While documentation of the subdivision has not been found to date, a 1.7-acre parcel was subdivided from the 74 acres and purchased from the Luff family by the Woodlawn Company in 1973.[1] Woodlawn owned the property until 2012, when it was donated to the Rockford Woodlawn Fund and then sold to the Mount Cuba Foundation the same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred the land to the National Park Service for incorporation into the First State National Monument on February 20, 2013.

Evaluation: Though its barn is no longer extant, the farmstead at 100 Ramsey Road retains its historic boundaries, drive, and relationship to surrounding roads and fields. Thus, the farmstead is a character-defining feature of the landscape of the Brandywine Valley unit and contributes to the unit's integrity in the areas of agriculture and conservation.



Figure 4.107. View of 100 Ramsey Road, west and south sides, 2022 (Quinn Evans).



Figure 4.108. View of 100 Ramsey Road, garage and parking area, facing east, 2022 (Quinn Evans).



Farmstead Property #19

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Row Crops
- Road
- Road Trace
- Board Fence
- Stone Wall
- Evergreen Tree
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

Cultural Landscape Report
First State National Historic Park
Brandywine Valley

Existing Conditions
100 Ramsey Road

N- 1355WT#13/Luff Place/DE

0 15 30 60 Feet

Drawing 4.20

TABLE 4.23: INVENTORY OF LANDSCAPE FEATURES: 100 RAMSEY ROAD, Farmstead #19 (LUFF PLACE / WOODLAWN #13) (DRAWING 4.20)
Brandywine Valley, First State National Historical Park

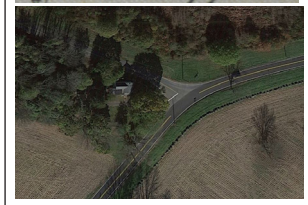
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Spatial Organization (Drawing Key: SO)					
Association of buildings to roads, driveways, springs, fields, woods, fences			Contributing	**Historic Condition (1681–1973):** Historic data related to spatial organization of this farmstead prior to the 1914 survey was not identified in the course of this study. Farmsteads during the historic period typically included a combination of agricultural fields, pasture, woodland, fence rows, circulation routes, and clusters of buildings. According to the 1914 survey, the 1.7-acre tract was cleared of wood and included a house and a barn. **Evaluation:** The existing parcel boundaries align with those in 1914 and roads that form the property boundaries remain in their historic alignments. The open, unwooded area of the property has dramatically decreased, and while the home remains, a large outbuilding shown on the 1914 survey has been removed. Farm fields continue to surround the residential site across from Thompson Bridge Road and Ramsey Road and southwest of the farmstead. The open spatial character of the property is maintained through the use of lawn with occasional shade trees.	 
Fences and fencerows define pastures			Contributing and non-contributing compatible	**Historic Condition (1681–1973):** Fencerows are consistent with the broad patterns in the historic agricultural landscape. Fence rows are shown on the 1914 survey for 100 Ramsey Road. **Evaluation:** The fencerow that extends westward from the junction of Thompson Bridge Road and Ramsey Road appears to approximate its 1914 alignment. Other fencing and fencerows including those running parallel with Ramsey Road, while not historically documented, are compatible with historic character. Thus the fences and fencerows that define the pasture on the southern boundary of the property contribute and the others, while non-contributing, are compatible.	
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		

TABLE 4.23: INVENTORY OF LANDSCAPE FEATURES: 100 RAMSEY ROAD, Farmstead #19 (LUFF PLACE / WOODLAWN #13) (DRAWING 4.20)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Contributing	**Historic Condition (1681–1973):** Prior to the establishment of Thompson Bridge Road, the driveway extended to the west and linked Ramsey Road to the Palmer farmstead now roughly at 4700 Thompson Bridge Road. **Evaluation:** It is difficult to determine with accuracy whether the current driveway is located within its historic alignment. However, a drive did extend westward from the intersection of Thompson Bridge Road and Ramsey Road parallel to the fence line south of the farmhouse by the mid-nineteenth century. This alignment remains visible on the 1937 aerial and remains today as a road trace that aligns with the current driveway.	 
Sidewalk			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** There is no historic documentation of a sidewalk leading from the driveway to the side entrance, and dyed concrete postdates the period of significance. Therefore, the sidewalk is non-contributing.	
Road trace			Unevaluated	**Historic Condition (1681–1973):** In 1914 (map right), a fence was present in roughly the location where the road trace is currently located, but no evidence of a road in this location has been found. **Evaluation:** Further investigation is needed to determine when the road was added and how it was used.	

TABLE 4.23: INVENTORY OF LANDSCAPE FEATURES: 100 RAMSEY ROAD, Farmstead #19 (LUFF PLACE / WOODLAWN #13) (DRAWING 4.20)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** Although detailed data about vegetation locations for this period was not identified in the course of this study, the agricultural landscape historically included a variety of field types including rotating clover, hay, corn, barley, wheat, and various other crops and produce as well as pasture for grazing. Though fields were not directly associated with the 1.7-acre Luff property by 1914 (map right), during the nineteenth century the property was part of a 79-acre parcel owned by Graves and was likely cultivated. **Evaluation:** Though woods have grown up in the post-historic period to the west of the house, farm fields remain to the east, north, and south of the property. These fields are shown on the 1914 map and are visible in the 1937 aerial and likely were open during the period of significance. The field north of the property has increasing successional vegetation, however, which impacts the integrity of the field patterns. The fields surrounding the property contribute to the historic agricultural character of the property. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	 
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** While the lawn may be associated with historic domestic agricultural landscapes, during the historic period the yard at 601 Beaver Valley Road was likely much smaller than at present, as revealed through the fence lines shown on the 1914 map within the farmstead's broad pasture dotted with shade trees. While the lawn is not considered a character-defining feature, the turf is compatible as a low ground plane.	
Trees			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 survey, the property was almost entirely open with only three large shade trees growing immediately around the house. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they contribute to the historic character of the landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing. Currently a variety of shade trees grow on the property within the grassed lawn. While the young trees are not historic, their presence in the landscape largely reflects the typology of open lawn or pasture dotted with deciduous trees growing in singular groupings or lines bordering roads.	

TABLE 4.23: INVENTORY OF LANDSCAPE FEATURES: 100 RAMSEY ROAD, Farmstead #19 (LUFF PLACE / WOODLAWN #13) (DRAWING 4.20)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Ornamental shrubs			Non-contributing compatible (except where impacting historic building fabric)	**Historic Condition (1681–1973):** Documentation of shrubs and herbaceous perennials at 100 Ramsey Road has not been found to date. **Evaluation:** Ornamental shrubs, understory trees, and herbaceous plants were added to 601 Beaver Valley Road after the end of the period of significance and thus are not character-defining features of the landscape. They are compatible with the historic character, however, except where the vegetation negatively impacts historic structural and building fabric.	
Fence along southern boundary of property			Contributing	**Historic Condition (1681–1973):** A fence bordering the southern boundary of the 1.7-acre Luff property appears on the 1914 survey. No earlier documentation has been found identifying fence locations. **Evaluation:** The current fence appears to align with that of the 1914 survey along the southern boundary of the property, and thus it retains its historic location and contributes to the historic character of the property.	
Tree line			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Though tree lines are associated with the farmstead typology in the Brandywine Valley unit and support the agricultural character, this particular tree line postdates the period of significance and thus is non-contributing, compatible.	
Forest/woods			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The forest/woods on the western and southern edges of the property has grown in since the 1937 aerial photograph and thus does not contribute to the historic character of the farmstead. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1780–1973):** No historic photographs of the property have been discovered through the course of this study. However, a building is shown in the location of this house on the 1868 *Pomeroy & Beers* map as well as on the 1914 survey. **Evaluation:** The building appears on the 1868 and 1914 maps and the architectural style of the two-story vernacular upright and wing house with an intersecting gable roof is characteristic of the period of significance. Therefore, though further research is necessary to determine the house's exact date of construction, the house is a contributing feature of the farmstead cultural landscape.	

TABLE 4.23: INVENTORY OF LANDSCAPE FEATURES: 100 RAMSEY ROAD, Farmstead #19 (LUFF PLACE / WOODLAWN #13) (DRAWING 4.20)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Garage			Non-contributing compatible	**Historic Condition (1780–1973):** N/A **Evaluation:** The garage, a front-gable wood-clad building with an asphalt shingle covered roof and multi-lite fixed-pane windows, postdates the period of significance and does not appear on the 1914 survey. The use of wood cladding, height, and simple vernacular form is sympathetic to the farmstead character and thus it is considered, noncontributing, compatible.	
Small-Scale Features (Drawing Key: SSF)					
Board fence			Unevaluated	**Historic Condition (1780–1973):** N/A **Evaluation:** As documentation of historic fence type used at this property has not been discovered through this study, the use of board fence is considered unevaluated.	
Stone wall			Unevaluated	**Historic Condition (1780–1973):** N/A **Evaluation:** As no documentation of the existing mortared fieldstone retaining wall has been discovered in the course of this study, the wall is unevaluated.	

100 RAMSEY ROAD FARMSTEAD #19 ANALYSIS ENDNOTES

1 National Park Service, *Beaver Valley Cultural Landscape Inventory*, 125.

500 AND 502 WOODLAWN ROAD, FARMSTEADS #20 AND #21

There are two leased properties at this location. 500 Woodlawn Road is a historic farmstead. The house and garage at 502 Woodlawn Road were added at the northeast corner of 500 Woodlawn Road at an undetermined date.

500 WOODLAWN ROAD, FARMSTEAD #21

Farmstead Development: The farmstead at 500 Woodlawn Road includes a stucco-clad, two-and-a half story vernacular fieldstone house constructed circa 1845 as well a nineteenth-century bank barn, a fieldstone spring house, a detached stable, a shed, and a corn crib. The central block of the house is three bays wide with symmetrical fenestration. A large two-bay addition, circa 1885, extends from the south gable end. The house located at 500 Woodlawn Road, located approximately 260 feet west of the main road, is an irregular compound plan, two-and-a-half-story, vernacular structure. The building has load-bearing masonry walls constructed of fieldstone and rests upon a fieldstone foundation. The driveway runs perpendicular to Woodlawn Road and connects the house and barn at 500 Woodlawn to the public road. The large timber-frame bank barn with a fieldstone foundation is southeast of the circa 1845 house. The lower level of the barn contains horse stalls. A one-story stucco-clad fieldstone spring house is banked into the slight rise west of the house at the termination of an active spring that feeds Hurricane Run. A detached stable is of wood frame construction and is of unknown construction date. It does not appear on the 1914 topographic map. A modern metal-frame and metal-clad stable is located immediately to the west of the bank barn. The farmstead also includes a collapsed wood-frame shed of unknown origin and a wood-frame corn crib, date unknown. 500 Woodlawn Road is located on a sixty-six-acre parcel with three acres of mown lawn. The residence is leased on two acres. A spring that feeds Hurricane Run flows on the west side of the property. Patterns of field and forest date at least as early as the early twentieth century, except for more recent successional vegetation which grows along the unnamed spring and Hurricane Run. The house at 502 Woodlawn Road, located just southwest of the public road, was likely constructed after 1881 as tenant housing for the farmstead. Further research is necessary to determine the construction date of the house at 502 Woodlawn Road with accuracy.

502 WOODLAWN ROAD, FARMSTEAD #20

Farmstead Development: This property is not a farmstead but for the purposes of the Cultural Landscape Report it is part of the nineteenth-century farmstead at 500 Woodlawn Road. The leased property includes a house and a garage. The residence is a two-story, two-bay vernacular house that is likely of balloon-frame construction. The structure is clad in aluminum siding and has a gable end

entrance oriented toward the farm entrance road, not Woodlawn Road. There is a one-story garage. The property at 502 Woodlawn Road sits close to the road beside the neighboring agricultural field. The construction date of the one-story garage to the west of the house is likely post–1930 due to the use of concrete block foundation, but further research is needed to determine this with accuracy.

Property Ownership History: Further research is necessary to determine the ownership of both 500 and 502 Woodlawn Road prior to 1868, when according the *Pomeroy and Beers Map* the land and circa 1845 house (the house farthest to the west) were owned by "M. Journey." By the publication of the 1881 *Map of New Castle County*, the 180-acre property was owned by D. L Pierson. Sometime between 1881 and 1900, the property was transferred from D. L. Pierson to the Forbes family. The property was acquired circa 1907 from the Forbes family as part of the sixty-six acre farm at 500 Woodlawn Road. The Woodlawn Company, later the Woodlawn Trustees, owned the property until 2012, when it was donated to the Rockford Woodlawn Fund and then sold to the Mount Cuba Foundation that same year. In 2013, the Mount Cuba Foundation transferred the property to the Conservation Fund, which then transferred it to the National Park Service for incorporation into the First State National Monument on February 20, 2013.

Evaluation: The farmstead at 500 Woodlawn Road retains its nineteenth-century farmhouse, spring house, bank barn, some field and forest patterns, and spatial organization in its relationship to Woodlawn Road and contributes to the cultural landscape of the Brandywine Valley unit. The contributing status of the house and garage at 502 Woodlawn Road are unevaluated because the construction date has not been determined.



Figure 4.109. View of 500 Woodlawn Road, house and landscape, south and west sides, facing northeast, 2022 (Quinn Evans).



Figure 4.110. View of 500 Woodlawn Road, barn, northeast elevation, facing southwest, 2022 (Quinn Evans).



Figure 4.111. View of 500 Woodlawn Road, barn, north side, facing south, 2022 (Quinn Evans).



Figure 4.112. View of 500 Woodlawn Road, spring house, 2022 (Quinn Evans).



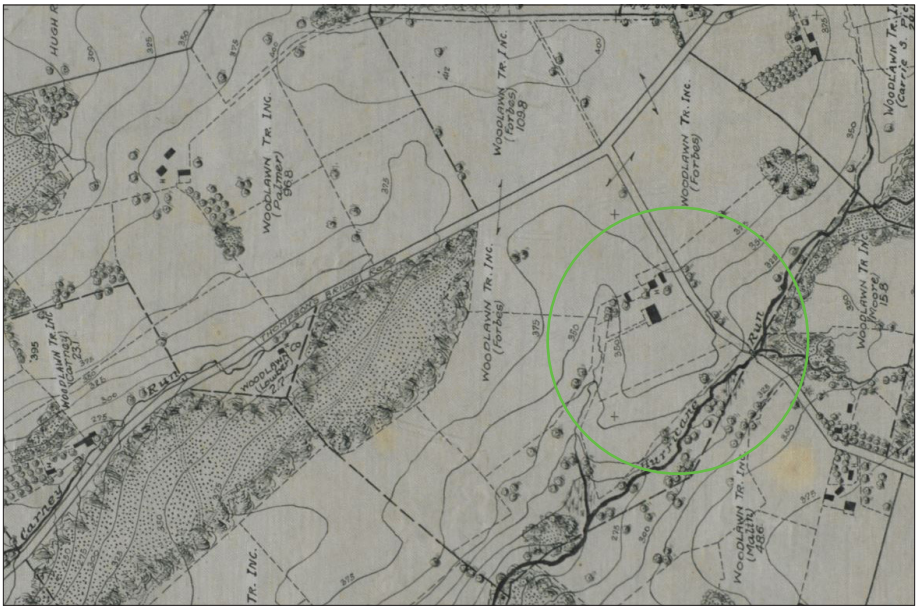
Figure 4.113. View of 502 Woodlawn Road, house, south and east sides, view from entry, 2022 (Quinn Evans).



Figure 4.114. View of 502 Woodlawn Road, garage, east and south sides, 2022 (Quinn Evans).



Figure 4.115. View of 500 Woodlawn Road, barn and corn crib view from entry, 2022 (Quinn Evans).


WOODLAWN TR. INC.
WOODLAWN TR. INC. (FORBES)
WOODLAWN TR. INC. (FORBES)
WOODLAWN TR. INC. (FORBES)



Farmstead Property #20-21

DRAWN BY
Quinn Evans, ArcPro 3.3.1, November 2024

NOTES
1. All features shown in approximate scale and location.
2. Contour interval - 10'-0"

SOURCES
1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. Field Review, November 2022

LEGEND

- 2021 Legislative Boundary
- Building
- Lawn
- Woods
- Pasture
- Successional Vegetation
- Wetland
- Road
- Trail
- Waterways
- Split Rail Fence
- Post and Wire Fence
- Concrete Wall
- Property Line
- Deciduous Tree

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

Cultural Landscape Report
First State National Historic Park
Brandywine Valley
Existing Conditions
500 & 502 Woodlawn Road
N-1358 / WT# 11/Hendricks Farm/DE

0 25 50 100 Feet

Drawing 4.21

TABLE 4.24: INVENTORY OF LANDSCAPE FEATURES: 500 WOODLAWN ROAD, Farmstead #20 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Natural Systems and Features (Drawing Key: NS)					
Hurricane Run and spring			Contributing	**Historic Condition (1681–1973):** According to the 1914 topographic map, Hurricane Run, a tributary of Brandywine Creek, passed south of the farmstead at 500 Woodlawn Road. A spring ran west of the barn south to Hurricane Run. **Evaluation:** Hurricane Run is along the southern edge of the property and a small tributary of Hurricane Run extends from the base of the existing spring house. Hurricane Run and the associated spring are contributing features of the farmstead at 500 Woodlawn Road. The spring run remains visible in the landscape, as seen on the left side of this aerial from 2007.	 
Spatial Organization (Drawing Key: SO)					
Cluster of agricultural and residential buildings surrounded by open turf or meadow shaded by large deciduous trees on land near main road within valley			Contributing	**Historic Condition (1681–1973):** The 1914 topographic map reveals a cluster of four buildings, three of which remain in the landscape today: the bank barn, the circa 1845 house (though not identified as a house), and the house constructed between 1881 and 1914 (marked with an "H"). The building to the east of the house is unidentified. The 1914 topographic map does not map spring houses, so the existing spring house also likely existed at this time. **Evaluation:** The overall spatial organization of the farmstead at 500 Woodlawn Road retains integrity through the preservation of the fields to the north, south, and west of the farmstead, though successional woodland has grown along the spring and Hurricane Run. It is also preserved through the historic circa 1845 farmhouse, the bank barn, spring house and corn crib, and the late nineteenth-century/ early twentieth-century house near Woodlawn Road. Woodland that borders the northwestern edge the property dates to at least as early the turn of the twentieth century and contributes to the integrity of the property. The relationship of the farmstead cluster to the spring is also retained, and thus the spatial organization of the farmstead contributes to the integrity of the cultural landscape.	 
Fences and fencerows define pastures			Non-contributing compatible	**Historic Condition (1681–1973):** The 1914 map provides the earliest documentation of fences dividing and surrounding fields within the farmstead. **Evaluation:** Today, fields at 500 Woodlawn Road remain divided by fences and fencerows lined with trees. While some of the fencelines may align with those on the 1914 map, it is difficult to determine with accuracy. It should be noted that fencelines that parallel public roads are not characteristic of farmsteads as illustrated on the 1914 topographic map. While specific existing fencelines at 500 Woodlawn Road are not contributing resources, they are compatible.	

TABLE 4.24: INVENTORY OF LANDSCAPE FEATURES: 500 WOODLAWN ROAD, Farmstead #20 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Land Use (Drawing Key: LU)					
Residential			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Agriculture			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Recreation			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Circulation (Drawing Key: CR)					
Driveway			Contributing (north portion); non-contributing compatible (south portion); unevaluated (circular turnaround)	**Historic Condition (1681–1973):** The earliest documentation of the driveway at 500 Woodlawn Road found thus far is the 1937 aerial image (right). The earliest documentation of the circular turnaround north of the 502 Woodlawn Road found thus far is the 1937 aerial image (right) **Evaluation:** The north portion of the driveway dates to at least as early as the 1930s. Its straight perpendicular alignment linking the farmhouse with the public road conforms to the typology of the farmstead and contributes to the historic character of the property. The south portion of the driveway was added after 1937. Although it is non-contributing, it provides access to the bank barn and is compatible with the landscape's historic character. The circular turnaround dates to at least as early as the 1930s but does not appear in the 1914 topographic map. It likely provided access to the 500 Woodlawn Road house as well as the barn. Since no documentation has been located to verify construction date, it remains unevaluated.	 

TABLE 4.24: INVENTORY OF LANDSCAPE FEATURES: 500 WOODLAWN ROAD, Farmstead #20 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Sidewalk			Unevaluated and non-contributing compatible	**Historic Condition (1681–1973):** Historic documentation of the sidewalk has not been found to date. **Evaluation:** \ A concrete sidewalk is adjacent to the east side of the house. At the house's southeast corner, the sidewalk continues connecting the southeast doorway to the east wall of the one-story addition at the house's southwest corner. Although the construction dates of the sidewalk are not known, the portion at the east side of the house, along with an adjacent retaining wall, appears to be diverting runoff water from the house. That section also appears to be older than the portion at the south, which is recently constructed of modern materials and is not a character-defining feature of the landscape.	
Trails			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Topography (Drawing Key: TP)					
Rolling hills			See Table 4.3, Inventory of Landscape Features: Brandywine Valley Unit		
Vegetation (Drawing Key: VG)					
Field/cultivated			Contributing	**Historic Condition (1681–1973):** According to the 1914 topographic map, the farmstead at 500 Woodlawn Road was divided into relatively small fields by fences and fence rows. **Evaluation:** This farm retains integrity within its field to forest pattern, though successional vegetation has grown up around the spring and Hurricane Run, and its fields contribute to the cultural landscape at 500 Woodlawn. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	

TABLE 4.24: INVENTORY OF LANDSCAPE FEATURES: 500 WOODLAWN ROAD, Farmstead #20 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

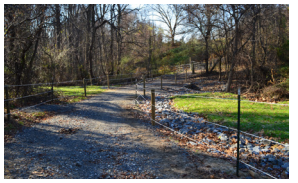
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Lawn			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Lawn may be associated with historic domestic agricultural landscapes during the historic period, and though it is not considered a character-defining feature, turf is compatible as a low ground plane.	
Trees			Contributing and non-contributing non-compatible	**Historic Condition (1681–1973):** According to the 1914 survey, by the early twentieth century, a few large shade trees grew near the house at 500 Woodlawn within a largely open landscape. **Evaluation:** While it is difficult to determine whether individual trees date to the period of significance, mature shade trees growing in expanses of open turf or pasture contribute to the character of the typology of the farmstead landscape, and where they define historic field patterns they are character-defining features of the cultural landscape. Where they threaten historic building fabric or grow within historically open areas they are non-contributing.	
Ornamental shrubs			Non-contributing compatible	**Historic Condition (1681–1973):** Documentation of shrubs and herbaceous perennials at 500 Woodlawn Road has not been found to date. **Evaluation:** Shrubs may be considered non-contributing compatible except where vegetation negatively impacts historic building fabric, in which case shrubs are incompatible.	
Forest/woods			Contributing and non-contributing non-compatible	**Historic Condition (1681–1973):** According to the 1914 topographic map, the forest on the slope west of the farmstead dates at least to the early twentieth century. **Evaluation:** The forest on the slope west of the farmstead at 500 Woodlawn Road remains. Additional forest has grown south and west of the farmstead cluster, along the unnamed stream created by the spring and along Hurricane Run. Historic forested land is annotated in green and more recent successional forest is highlighted in orange. Successional vegetation with invasive vines and shrubs growing immediately west of the barn is non-contributing, non-compatible. Chapter 4 addresses analysis of broad-scale vegetation patterns and illustrates changes to fields and woods in Figures 4.1.1 and 4.1.2.	 

TABLE 4.24: INVENTORY OF LANDSCAPE FEATURES: 500 WOODLAWN ROAD, Farmstead #20 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Buildings and Structures (Drawing Key: BS)					
House			Contributing	**Historic Condition (1681–1973):** Documentary evidence suggests that this house at 500 Woodlawn Road was constructed circa 1845. The building is a two-story vernacular fieldstone side-gable house with irregular massing, clad in stucco. There is a side-gable two-story wing to the southeast with a two-story shed roof section to the east and a one-story shed roof at the west. The roof is covered with asphalt shingles. The main block has a full-width enclosed porch with a shed roof. Windows are six-over-six lites in single- or double-hung units. **Evaluation:** While the evolution of the vernacular stone house is not documented, the historic farmhouse is a character-defining feature of the farmstead at 500 Woodlawn Road as its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	 
Barn			Contributing	**Historic Condition (1681–1973):** Documentary evidence suggests that the barn at 500 Woodlawn Road was constructed in the nineteenth century. The structure is a wood-clad Pennsylvania barn with a stone foundation built into an embankment with a forebay overhang on the southwest facade. Access on the northeast side is provided by a ramp. Windows are minimal and are a mix of single-lite and one-over-one single- or double-hung units. **Evaluation:** While the evolution of the Pennsylvania-style barn at 500 Woodlawn Road is not documented, the historic agricultural support structure is a character-defining feature of the farmstead at 500 Woodlawn Road because its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance.	
Corn crib			Contributing	**Historic Condition (1681–1973):** Documentary evidence suggests that the corn crib dates to at least as early as the first decades of the twentieth century. The building is a front gable wood-clad structure with a concrete block foundation. The roof is standing seam metal. There are no windows. **Evaluation:** While the evolution of the corn crib at 500 Woodlawn Road is not documented, its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance and the structure is a character-defining feature.	

TABLE 4.24: INVENTORY OF LANDSCAPE FEATURES: 500 WOODLAWN ROAD, Farmstead #20 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Shed-roofed stable			Unevaluated	**Historic Condition (1681–1973):** The shed-roofed stable currently located to the west of the bank barn does not appear on the 1914 topographic map. Further documentation of the shed-roofed stable has not been found to date. **Evaluation:** Further research is necessary to determine the construction date of the wood-clad, saltbox-style stable located to the west of the bank barn, and thus the structure's contributing status is unevaluated.	
Spring house			Contributing	**Historic Condition (1681–1973):** Field evidence suggests that the spring house, a front-gable fieldstone building clad in stucco, dates to the period of significance. The spring house, approximately 400 feet west of the main road and built upon a sloping grade, is a two-story, rectangular, simple plan, banked structure. The structure has load-bearing masonry walls constructed of fieldstone covered with stucco and finished with white paint. A small doorway opening is located in the center of the south facade. A large doorway opening is located on the west facade. Two window openings are located on the east facade on the first and second floor respectively. Both windows are covered with plywood. **Evaluation:** While the evolution of the spring house at 500 Woodlawn Road is not documented, its appearance reflects the typology of vernacular architecture common in the Brandywine Valley during the period of significance and the structure is a character-defining feature.	
Shed			Unevaluated	**Historic Condition (1681–1973):** Documentation of the small shed near the barn has not been found to date. **Evaluation:** This small one-story shed with an asphalt-covered gable roof is adjacent to the west end of the north facade of the barn. It is connected to the main structure via two-foot covered walkway with an asphalt-covered gable roof.	

TABLE 4.24: INVENTORY OF LANDSCAPE FEATURES: 500 WOODLAWN ROAD, Farmstead #20 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

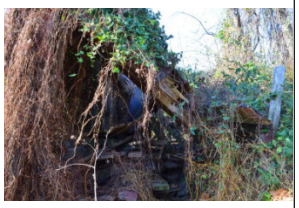
Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Modular metal shed			Non-contributing non-compatible	**Historic Condition (1681–1973):** Aerial imagery from the period of significance does not indicate the presence of buildings south of the barn. **Evaluation:** According to aerial imagery, this modular metal shed was constructed between 2016 and 2017 at the southwest end of the fenced barn yard and moved to its current location between 2019 and 2020. As the modular metal shed is constructed of modern materials, postdates the period of significance, and buildings were not historically constructed south of the 500 Woodlawn Road barn, it is not a character defining feature of the landscape.	 
Structural Remnants (Drawing Key: SR)					
Collapsed building			Unevaluated	**Historic Condition (1681–1973):** Documentation of this building has not been found to date. **Evaluation:** This building is located to the west of the barn and south of the spring house. As its construction date is not known, this building remnant is unevaluated.	
Small-Scale Features (Drawing Key: SSF)					
Concrete retaining wall and steps			Unevaluated	**Historic Condition (1681–1973):** Historic documentation of the concrete retaining wall and steps near the house has not been found to date. **Evaluation:** An 18" high concrete retaining wall defines the east edge of the sidewalk that is adjacent to the east side of the house. At the southeast corner of the house, the wall curves to the southwest and detaches from the sidewalk. Three concrete risers step up to the adjacent lawn. A wood railing is adjacent to the steps. Although the construction dates of the sidewalk, retaining wall, and steps are not known, these features appear to be diverting runoff water from the house. The wood railing is recently constructed and is not a character-defining feature of the cultural landscape. Further research is necessary to determine the construction date of the wall near the house, and thus the feature's contributing status is unevaluated.	 

TABLE 4.24: INVENTORY OF LANDSCAPE FEATURES: 500 WOODLAWN ROAD, Farmstead #20 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Garden bed			Non-contributing compatible	**Historic Condition (1681–1973):** N/A. **Evaluation:** The garden bed is recently constructed and is not a character-defining feature of the cultural landscape.	
Fences			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** Post and wire fence and split rail fence are traditional fencing types within this region. Existing fencelines do not appear to align with the 1914 topographic map. However, the use of fencing within the farmstead conforms to the farmstead typology; though the fencerows are non-contributing, they are compatible.	 
Line of stones			Non-contributing compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The line of stones was placed in the landscape in the 1980s by the Woodlawn Trustees, after the period of significance. Thus the line of stones, or boulders, is not a contributing feature of the cultural landscape.	
Fencerows			Non-contributing compatible	**Historic Condition (1681–1973):** According to the 1914 topographic map, fences surrounded fields with the farmstead of 500 Woodlawn Road. **Evaluation:** Existing fencelines do not appear to align with the 1914 topographic map. However, the use of fencing within the farmstead conforms to the farmstead typology; though the fencerows are non-contributing, they are compatible.	

TABLE 4.25: INVENTORY OF LANDSCAPE FEATURES: 502 WOODLAWN ROAD, Farmstead #21 (HENDRICKS FARM / WOODLAWN #11) (DRAWING 4.21)
Brandywine Valley, First State National Historical Park

Feature Name	**Other Resource Inventory**	**FMSS Data** (Location / Asset records)	**Evaluation Status**	**Evaluation Narrative** Period of Significance 1681–1973; Areas of Significance are Exploration/Settlement, Agriculture/Industry, Community Development, Conservation	**Existing Condition Graphic Reference**
Circulation (Drawing Key: CR)					
Sidewalk			Non-contributing non-compatible	**Historic Condition (1681–1973):** N/A **Evaluation:** The concrete sidewalk is recently constructed of modern materials and is not a character-defining feature of the cultural landscape.	
Buildings and Structures (Drawing Key: BS)					
House			Unevaluated	**Historic Condition (1681–1973):** Further research is necessary to date this building with accuracy. This house is a one-and-a-half-story vernacular gable front house with a two-story shed-roof side ell. The roof is covered with asphalt shingles. A gabled cover shelters the entrance on the west facade, oriented toward the farm entrance road, not Woodlawn Road. Windows are one-over-one single- or double-hung units. **Evaluation:** The use of a concrete block foundation suggests a post–1930 construction date, but the 1914 topographic map shows a house in this approximate location. As the period of construction is unknown, this house is considered unevaluated.	
Garage			Unevaluated	**Historic Condition (1681–1973):** Further research is necessary to date this building with accuracy. This building is a side-gable, wood-clad building with metal roof and concrete block foundation. The side has three bays with sliding doors. Windows are six-over-six single- or double-hung units. **Evaluation:** The use of a concrete block foundation suggests a post–1930 construction date, but the 1914 topographic map shows a house in this approximate location. As the period of construction is unknown, this structure is considered unevaluated.	



Photo source: Quinn Evans, 2022.

Chapter 5
Brandywine Valley Unit Treatment

INTRODUCTION
TREATMENT FRAMEWORK AND PHILOSOPHY
TREATMENT GOALS
TREATMENT RECOMMENDATIONS
SPECIFIC FARMSTEAD RECOMMENDATIONS

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Situated upon the arced boundary between Delaware and Pennsylvania, the Brandywine Valley unit of First State National Historical Park creates a picturesque rural historic buffer at the edge of the city of Wilmington. The landscape's fields, woods, and farmsteads reflect William Poole Bancroft's conservation vision, making open space accessible for the public's health and wellbeing.

The Treatment Plan for the Brandywine Valley unit is based upon careful consideration of the natural and cultural resources within the park. Developed in collaboration with park, regional, and Olmsted Center for Landscape Preservation staff, the plan embraces Bancroft's vision to preserve the scenic beauty of the area and enable visitors to interact with the landscape.

INTRODUCTION

The primary objective of this landscape Treatment Plan is to rehabilitate broad landscape patterns and views of rolling fields, woodlands, and farmsteads while expanding public access to views and understanding of the valley's historic significance.

Treatment prescribes actions to preserve and enhance the historic character of a landscape in the context of contemporary management and use. The National Park Service defines landscape treatment as "historic preservation efforts focused on the goal of enhancing the historic character of a cultural landscape within the context of its contemporary function."[1] The proposed landscape treatment for the Brandywine Valley unit of First State National Historical Park conforms to the policies, goals, and objectives detailed in the park's enabling legislation, National Park Service standards and guidelines, and current park planning documents. A primary function of this Cultural Landscape Report is to conserve and interpret the natural and cultural landscape of the Brandywine Valley consistent with William Poole Bancroft's vision of an open space accessible to the public for their health and wellbeing.

This report provides park managers with the information necessary to make informed decisions regarding treatment and management of the Brandywine Valley unit landscape through the application of *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Historic Landscapes*. Landscape treatment is presented in three chapters and three appendices.

Definition:
Throughout this report the term ***"farmstead"*** is used to describe a cluster of farm buildings and landscape features in addition to the adjacent and visible fields and woods, associated with historic properties.

- Chapter 5: Introduction to Treatment explains the organization of the Treatment Plan and describes the treatment framework and philosophy. Brandywine Valley Unit Treatment Recommendations addresses broad scale treatment recommendations for the overall unit. Farmstead Treatment Recommendations presents treatment recommendations for farmstead landscapes within the Brandywine Valley unit.
- Chapter 6: Chandler's Hollow Landscape Treatment Plan identifies treatments recommended for Chandler's Hollow.
- Chapter 7: 405 Ramsey Road Landscape Treatment Plan describes conceptual treatments for rehabilitation of the site to create a visitor engagement area.
- Appendix A: Terminology defines terms used in the Treatment Plan.
- Appendix B: Describes treatment alternatives for 405 Ramsey Road that were considered and dismissed.
- Appendix C: Provides a cost estimate for the 405 Ramsey Road Treatment.

Treatment addresses issues identified through development of Part 1 and consultation with National Park Service staff, Tribal Historic Preservation Officers, the State Historic Preservation Offices of Delaware and Pennsylvania, the Woodlawn Trustees, and descendants of historic Brandywine Valley occupants. In addition, two virtual workshops were held during which participants learned about findings from Part 1 of the Cultural Landscape Report and collaborated to determine issues to be addressed and recommendations to be included in Part 2.

Treatment recommendations provide for effective vegetation management; improve public access and accessibility; protect contributing landscape characteristics and features; inform leasing guidelines; and provide insight for historical interpretation.

TREATMENT FRAMEWORK AND PHILOSOPHY

This section describes the regulatory and philosophical framework as context for the treatment recommendations that follow. This includes descriptions of the applicable National Park Service policies and regulations, enabling legislation for the Brandywine Valley unit, and park planning documents. Building upon this framework, a landscape treatment philosophy articulates a vision for the Brandywine Valley unit landscape, including a primary treatment approach.

RELATIONSHIP TO NATIONAL PARK SERVICE REGULATIONS AND POLICIES

The treatment framework for the Brandywine Valley unit landscape is grounded in the mission of the National Park Service, defined in the Organic Act of 1916, "to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."[2] The application of this mission to cultural landscapes is articulated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, which in turn is interpreted within the context of National Park Service management regulations and policies.

The National Historic Preservation Act of 1966 (16 U.S.C. §§ 470a et seq.) provides for consideration of the value of heritage properties or resources, including those of federal, state, local, and international significance. Section 110 (16 U.S.C. § 470h-2(a)) mandates that federal agencies assume responsibility for the preservation of historic properties or resources that fall under the agency's jurisdiction. This Cultural Landscape Report establishes base line documentation for the Brandywine Valley cultural landscape in partial fulfillment of Section 110.

Section 106 (16 U.S.C. § 470f) requires federal agencies having direct or indirect jurisdiction over a proposed federal or federally assisted "undertaking" to consider the effects of the undertaking on historic properties or resources that are either eligible for listing or are listed on the National Register of Historic Places. The Council has issued regulations that set forth the "Section 106 process," which explains how Federal agencies must take into account the effects of their actions on historic properties and how the Council will comment on those actions (16 U.S.C. § 470s). This Cultural Landscape Report is a planning document that does not require Section 106 review. Actions recommended in this report that do not meet the requirements of the National Park Service Nationwide Programmatic Agreement for preservation treatments to historic properties require Section 106 review prior to implementation.

The National Environmental Policy Act of 1970 requires federal agencies to assess the environmental effects of their proposed actions prior to making decisions. Using the NEPA process, agencies evaluate the environmental and related social and economic effects of their proposed actions. Agencies also provide opportunities for public review and comment on those evaluations. Selected actions recommended in this Cultural Landscape Report may be determined, through an environmental screening process, to require an Environmental Assessment.

Management of the Brandywine Valley unit landscape is defined by 36 Code of Federal Regulations: Parks Forests and Public Property, Part 2: Resource Protection, Public Use and Recreation (preservation of natural, cultural, and

archeological resources). The application guidance to these regulations is contained within National Park Service *Management Policies* (2006), *Director's Order 28: Cultural Resource Management*, and *National Park Service-28: Cultural Resource Management Guideline*. Several management standards outlined in *National Park Service-28* provide a broad philosophical base for the proposed landscape treatment and are further detailed in *The Secretary of the Interior's Standards for Rehabilitation*.

In accordance with *Joint Secretarial Order 3403 on Fulfilling the Trust Responsibility to Indian Tribes in the Stewardship of Federal Lands and Waters* and the *NPS Directors Policy Memorandum 22-03*, it is recommended that the park continue to consult and collaborate with the Delaware Nation and the Delaware Tribe of Indians to incorporate their expertise into planning and resource management activities whenever plans or activities may directly or indirectly affect Tribal interests, practices, or traditional use areas within the park.

In addition, the landscape treatment of the Brandywine Valley unit is governed by *Director's Order 77-1: Wetland Protection*, which requires the identification, classification, and mapping of designated wetlands, and *National Park Service Reference Manual 77: Natural Resource Management Guidelines*, which regulates the management of resources and values including ecosystems and their component plants, animals, water, air, soils, topographic features, geologic features as well as paleontologic resources and aesthetic features such as scenic vistas. Therefore, the recommended landscape treatment balances the needs of natural resources while meeting park cultural resource protection, maintenance, and interpretive goals.

PARK ENABLING LEGISLATION

On March 25, 2013, President Barack Obama signed an executive order, Presidential Proclamation 8944, to establish the First State National Monument, which included the 1,105 acres of land named Woodlawn (later renamed the Beaver Valley unit and now known as the Brandywine Valley unit).[3] On December 19, 2014, the name of the park changed from the First State National Monument to the First State National Historical Park as part of President Obama's First State National Historical Park Act of 2013 proclamation (Public Law 113–291).[4] In June 2020, the Beaver Valley site was renamed the Brandywine Valley unit.[5] On April 1, 2021, 254 acres of land in Concord Township, Pennsylvania, previously purchased by the Conservation Fund were formally donated to the National Park Service and became part of the Brandywine Valley unit.[6]

NATIONAL REGISTER OF HISTORIC PLACES DOCUMENTATION

The Brandywine Valley unit contributes to the significance of the First State National Historical Park, administratively listed in the National Register of Historic Places as First State National Monument on March 25, 2013. In 2017, the 1,105 acres that comprised the Brandywine Valley unit of First State National Historical Park prior to documentation in the Cultural Landscape Inventory database were determined eligible for listing in the National Register. Based on the Cultural Landscape Inventory evaluation and research conducted for this Cultural Landscape Report, the entire current 1,359 acres of the Brandywine Valley unit of First State National Historical Park is nationally significant under National Register Criterion A in the areas of exploration and settlement, politics and government, community planning, and conservation. It is also nationally significant under Criterion C in the area of engineering and Criterion D in the area of prehistoric archeology.[7] Additionally, the unit is significant at the state/local level according to Criterion A in the areas of agriculture and industry as well as conservation and Criterion D for its potential to yield information important in prehistory or history. In addition, the unit may meet National Register criteria for significance as a Traditional Cultural Place associated with the Delaware Tribe of Indians and the Delaware Nation. Based on research conducted for this Cultural Landscape Report, the recommended period of significance spans from 1681 to 1973, with the potential to expand to encompass ethnographic significance.

RELATIONSHIP TO EXISTING PARK PLANNING

Management of the Brandywine Valley unit landscape is guided by the *Foundation Document for First State National Historical Park*, published in 2022 to document the park's foundational resources, values, and history and to provide a basis for planning and management. Management of park infrastructure, including facilities associated with the cultural landscape, is accomplished on the ground through National Park Service facilities management combined with a robust leasing program described later in this chapter. The National Park Service utilizes computer-aided facility management software called the National Park Service Facility Management Software System to track all assets managed by the National Park Service. Baseline documentation of the 1,105 acres that were within the unit prior to the 2021 addition is contained in the Cultural Landscape Inventory database in consultation with the Delaware and Pennsylvania State Historic Preservation Officers. The 254 acres added in 2021 are not yet incorporated into that database.

Foundation Document (2022)

Objectives related to visitor experience and the cultural landscape are guided by the *Foundation Document for First State National Historical Park*, published in 2022. The foundation document includes the following purpose statement:

> First State National Historical Park works in partnership to preserve and interpret the nationally significant cultural and historic resources associated with early settlement of the Delaware Valley by the Dutch, Swedish, Finnish, and English; Delaware's role in the establishment of the nation; and as the first State to ratify the Constitution. First State National Historical Park works in partnership to conserve and interpret the natural and cultural landscape of the Brandywine Valley consistent with William Poole Bancroft's vision of an open space accessible to the public for their health and well-being.

In addition to identifying the Brandywine Valley unit's resources and their related values as fundamental to First State National Historical Park, the report also lists the natural resources in the unit as "other important resources and values." The unit's "flora, fauna, and vast waterways provided and continue to provide sustenance, transportation, power, recreation and wildlife habitats. The area's natural resources are inseparable from the cultural landscape and historic structures present today."[8] The foundation document also includes three interpretive themes:

- Pursuit of self-determination and civil and human rights: For more than 300 years, on a fraught and uneven course, people in Delaware worked individually and collectively to make the world a better place through the pursuit of self-determination and human rights for themselves and others.
- Empire and commerce: During the colonial period, Scandinavian and European powers fought for strategic control of Delaware and the Delaware Bay, resulting in a diverse population as well as expanded commerce, industry, and a legacy for the prevailing group.
- Natural resources: Initially valued for natural resources that formed natural defenses, provided transportation corridors, and fueled prosperous industry, Delaware's natural resources tell stories of shifts in views and values for land use from extraction for manufacturing to conservation, stewardship, and recreational uses that have the power to rejuvenate and inspire.

Facility Management Software System

The National Park Service Facility Management Software System is designed to manage park infrastructure and track costs associated with its care. Accurate Facility Management Software System organization and timely updates enable parks to prioritize projects and create funding requests that accurately reflect asset value and condition.

The Brandywine Valley unit cultural landscape includes resources documented in the Cultural Landscape Inventory are organized according to a hierarchy of Landscape-Characteristic-Feature (see next section), while the Facility Management Software System hierarchy consists of Site-Location-Asset.

The Brandywine Valley cultural landscape includes resources that may be aligned with the following Facility Management Software System Asset Codes: 0000 - Site/Area, 1100 - Roads, 1300 - Parking Areas, 1700 - Road Bridges, 2100 - Trails, 2200 - Trail Bridges, 3100 - Maintained Landscapes, 3800 - Boundaries, 4100 - Buildings, 6200 - Constructed Waterways, 7100- Monuments, 7200 - Maintained Archeological Sites, and 6100 - Dam/Levee.

Cultural Landscape Inventory

The Cultural Landscape Inventory is a comprehensive inventory of all cultural landscapes in the national park system and is documented through the Cultural Resources Inventory System (CRIS). It is an evaluated inventory of all landscapes having historical significance that are listed or eligible for listing in the National Register of Historic Places. Also included are landscapes that are managed as cultural resources by the National Park Service. The inventory identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, and other information useful to park management. Cultural landscapes become approved Cultural Landscape Inventories when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed in the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register. The inventory assists the National Park Service in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service *Management Policies* (2006), and *Director's Order 28: Cultural Resource Management*.

The Brandywine Valley of First State National Historical Park was documented in the Cultural Landscape Inventory database and determined eligible for listing in the National Register of Historic Places in 2017. Baseline documentation of the 1,105 acres that were within the unit prior to the 2021 addition is contained in the Cultural Landscape Inventory database in consultation with the Delaware and Pennsylvania State Historic Preservation Officers. The 254 acres added in 2021 are not yet incorporated into that database. The Cultural Landscape Inventory served as a major secondary source for Part 1 of this Cultural Landscape Report.

Leasing Program

The Brandywine Valley unit is owned in fee simple by the National Park Service. A master leaseholder (property management company) manages the 44 agricultural and residential leases on park property. The current master lease was established in 2017 and covers the period of May 1, 2017 (Commencement Date), through April 30, 2027 (Expiration Date).[9] The master lease is used as a cooperative tool to maintain buildings and the landscape.

A property management entity performs routine maintenance and day-to-day services for residents who sublease the properties. Further expectations are outlined in the *Repair and Maintenance Plan*, which sets out the property management's scope of performance and annual repair and maintenance obligations.[10] The full plan was last updated in 2019 and includes images and invoices for work completed.[11] Annual property inspections are conducted and repair lists are generated. The master lease agreement and related materials outline responsibilities of the residents subleasing the properties and the *Resident Handbook* addresses resident rules, parking policy, environmental stewardship information, and information on use of the property and areas adjacent to the premises. While the subleased units are solely residential, many are agricultural and one is used for agritourism.[12] The master lease requires the use of integrated pest management practices and sustainable agricultural practices to prevent soil runoff and erosion according to the standards of the United States Natural Resources Conservation Service and soil conservation plans.

Management of large portions of the landscape through leasing for private use is an important strategy for effective preservation and requires a delicate balance of supporting private use while also incorporating public access. Currently, visitors can view fields, woods, and farmsteads throughout the unit from historic roads that cross the landscape, presenting broad perspectives that embrace historic character. Extensive trails weave through woods and along the edges of fields, offering more intimate experiences for walking, biking, and horseback riding. These circulation routes are the main conduits for visitors to explore and experience features in the landscape that are tangible representatives of its multifaceted significance. While the fields, woods, fencerows, farmhouses, barns, springhouses, quarry sites, and trails represent aspects of the historic themes associated with the valley's significance, information available about these relationships and access to these locations are very limited. Visitors miss opportunities to understand links between the extant features and their representative significances, including conservation, community planning, engineering, agriculture, industry, exploration and settlement, archeology, and Lenape homeland.

The use of leases to maintain historic properties is an important consideration that directly influences the treatment framework to balance lessee use and needs with public access and the preservation of contributing features.

LANDSCAPE TREATMENT PHILOSOPHY

A landscape treatment philosophy articulates the reasoning behind management prescriptions for the historic landscape and indicates the overall desired character based on the landscape's history and significance. The treatment philosophy for the Brandywine Valley unit is informed by the framework documents reviewed in this section as well as by the findings of the first four chapters of this report and consultation with park staff. The foundation for the treatment philosophy consists of the primary treatment approach, as outlined by *The Secretary of the Interior's Standards for the Preservation of Historic Properties*, and the treatment reference period, which provides a benchmark for assessing the appropriateness of changes to the landscape. Building upon these foundational elements, the treatment philosophy is expressed in a brief narrative that describes the intended treatment approach at the Brandywine Valley unit. Following this description, a future vision is presented for visitor experience of the cultural landscape. Taken together, these provide a philosophical basis for the treatment recommendations in this report and can assist the park with evaluating the appropriateness of future proposed modifications to the Brandywine Valley unit landscape that are not specifically addressed here.

The Brandywine Valley unit of First State National Historical Park exists to "conserve and interpret the natural and cultural landscape of the Brandywine Valley consistent with William Poole Bancroft's vision of an open space accessible to the public for their health and well-being."[13] The landscape displays broad patterns of open fields, woods, rolling topography, waterways, and farmsteads that are essential components of the significance of the Brandywine Valley unit. Thoughtful management of large-scale patterns is necessary to avoid impacts to historic character while allowing for necessary changes.

Dotted with working farms and laced with winding trails, the landscape reveals evidence of eighteenth-century English Quaker settlement and, through its preservation history, the vision of nineteenth-century Quaker industrialist William Poole Bancroft. Creeks lined with structural remnants of mills and dams, stone farmhouses perched on hillsides, and rows of twisted trunks of hedgerow trees cutting lines against the horizon embody the character of the Brandywine Valley.

Rehabilitation of the Brandywine Valley unit's cultural landscape seeks to evoke the appearance of the early twentieth-century landscape through the preservation of historic features and the sustainable perpetuation of residential and agricultural use. At a broad scale, this character is defined by the spatial patterns of open fields

and enclosed woodlands connected through historic roads and trails, expansive pastoral views of rolling pasture and woodland, and the steep stream valleys lined with remnants of nineteenth-century industry. At a more intimate scale of farmstead clusters distributed across the landscape, character is embodied in the simple vernacular style of the farmhouses, barns, and spring houses, in the rough meadow and meadows and lawns sweeping up to the buildings, and in the branches of shade trees arcing over driveways and farm lanes.

At a broad scale, rehabilitation emphasizes preservation of the character of the landscape including field and forest patterns and views, particularly those visible from public spaces. In limited locations, rehabilitation of fields reveals historic patterns that are currently obscured by successional vegetation. Emphasis is also placed on conservation to preserve existing habitat connectivity within and adjacent to the park.

PRIMARY LANDSCAPE TREATMENT APPROACH

To implement this treatment philosophy, the recommended treatment approach is Rehabilitation. Rehabilitation supports the Brandywine Valley unit treatment goals, which encompass effectively managing vegetation to preserve landscape integrity, improving public access through circulation and view management, preserving contributing landscape features, providing guidelines for appropriate change, and leveraging the cultural landscape for place-based historical interpretation.

Rehabilitation accommodates repair and replacement of deteriorated and missing historic features while also accommodating compatible changes and new additions to support the unit's continued use as a national park.

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[14] The Secretary of the Interior defines the following 10 standards under rehabilitation:

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as

adding conjectural features or elements from other historic properties, will not be undertaken.

- Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The recommended treatment approach for the Brandywine Valley unit is rehabilitation. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

TREATMENT GOALS

Goals for the treatment of the Brandywine Valley unit are:

- Effectively manage vegetation to preserve landscape integrity.
- Improve public access through circulation and view management.
- Preserve contributing landscape features, unit wide.
- Provide guidelines for appropriate change to accommodate current and future private residential and agricultural use.
- Leverage the cultural landscape for place-based historical interpretation.

TREATMENT RECOMMENDATIONS

Broad patterns of open fields, woods, rolling topography, waterways, and farmsteads are essential components of the significance of the Brandywine Valley unit. These large-scale patterns span broad swaths of landscape and require management to preserve contributing aspects and features, improve the experiences of visitors, and avoid impacts to historic character. The farmstead and agricultural leasing programs are effective strategies used to preserve the historic landscape of the Brandywine Valley unit. This section presents broad-scale treatment recommendations for the overall Brandywine Valley unit landscape related to six topics, including: vegetation and spatial organization, views, circulation, buildings/structures, small-scale features, and visitor experience.

The recommendations in this chapter are guidelines for application across the Brandywine Valley unit rather than detailed treatments for each individual farmstead. Drawing RT-5.1 illustrates the overall Brandywine Valley unit landscape area, which is synonymous with the park's legislative boundary, as well as locations of 21 farmsteads and their associated extant landscape contexts (identified with yellow outlines). The Chandler's Hollow treatment area and the 405 Ramsey Road treatment area are each outlined in blue.

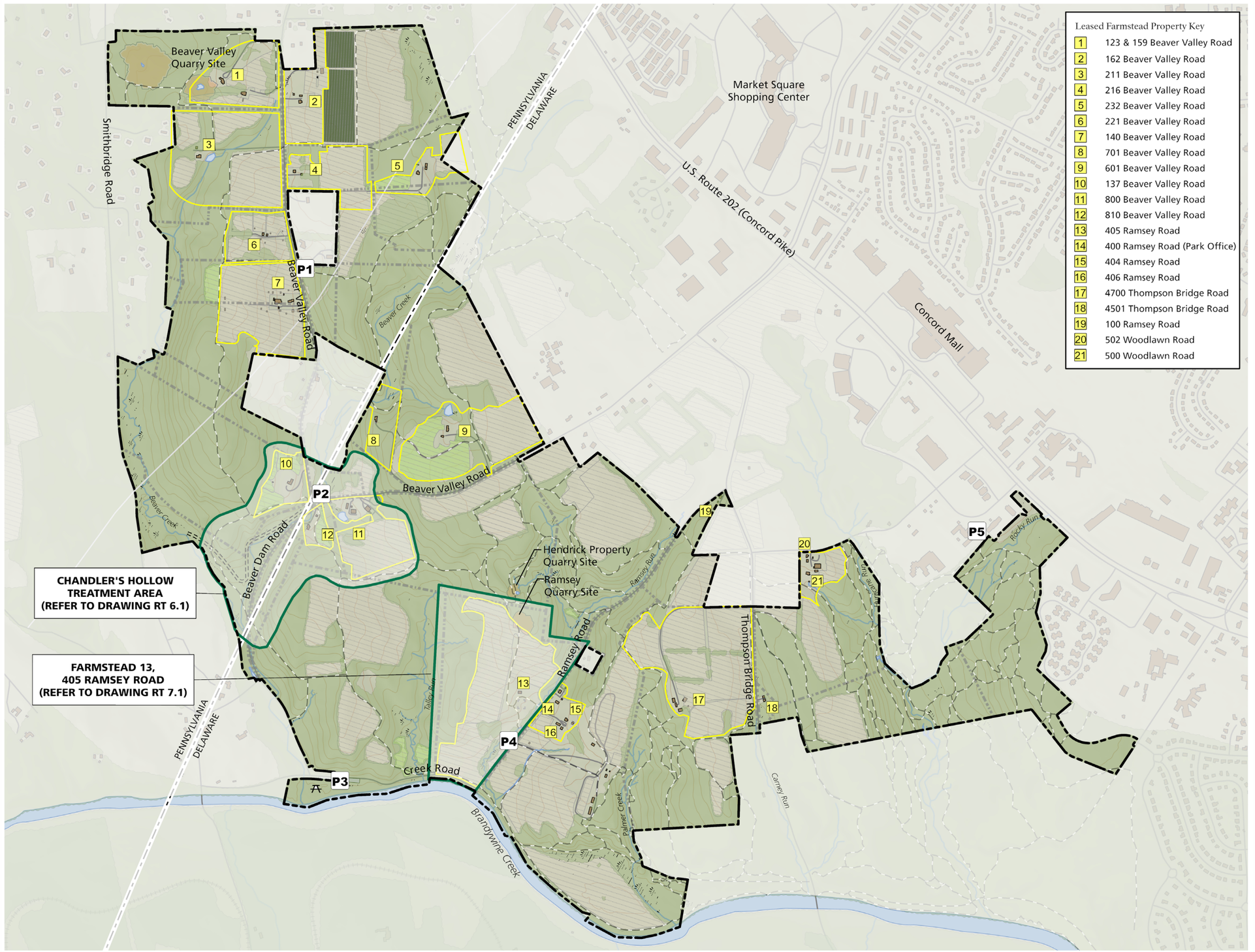
Drawing RT-5.7 illustrates locations of the 21 farmsteads in the unit as well as their contextual landscapes and the locations of treatments associated with specific locations. Chapter 4, Analysis and Evaluation, includes detailed drawings illustrating existing condition of each farmstead as well as an explanation of contributing, unevaluated, and non-contributing features.

Brandywine Valley unit treatment recommendations are identified as VSO-1 through VE-10 and are illustrated on Drawings RT-5.1 through RT-5.8. Although the scope of this Cultural Landscape Report does not include detailed recommendations for the farmsteads, Table 5.1 identifies recommendations for specific conditions at farmsteads that were noted during documentation and analysis. If possible in the future, consider developing detailed treatment recommendations for all farmsteads. Table 5.1 is not intended to be a comprehensive list of treatment recommendations for individual farmsteads. More detailed treatment recommendations focused on Chandler's Hollow and the farmstead at 405 Ramsey Road are contained in Chapters 6 and 7 respectively, Drawings 6.1, 7.1, and 7.2.

Definition:
Throughout this report the term ***"agricultural vegetation"*** is used to describe cultivated fields, a vineyard, old fields managed as meadows, old fields where successional vegetation is encroaching, non-extant orchards, and fencerows.

VEGETATION AND SPATIAL ORGANIZATION

Treatment recommendations for vegetation and spatial organization emphasize a balanced approach to preserving existing fields, fencerows, and woods and rehabilitating selected fields to better represent historic conditions. Determining



Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Brandywine Valley Unit Treatment Organization

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- Parcel Boundary
- Existing Woods and Fencerows
- Existing Building
- Existing Water/ Waterway
- Existing Agricultural/ Open Field
- Existing Vineyard
- Existing Meadow
- Existing Roads
- Existing Trails
- Existing Waterways
- Farmstead Context
- Existing Public Parking Lot
- Existing Quarry
- Existing Picnic Area

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing RT -5.1

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which fields to rehabilitate is made with cautious consideration of the park's ability to maintain conditions once the fields are rehabilitated. Fortunately, fields are in demand in the Brandywine Valley unit by local farmers and the existing agricultural leasing program facilitates expansion of field leasing.

These recommendations are focused on goals to effectively manage vegetation to preserve landscape integrity, improve access through view management, and provide guidance for appropriate change to accommodate current and future private residential and agricultural use.

Recommendation locations are identified on Drawings RT-5.2: Brandywine Valley Unit Vegetation and Spatial Organization Treatment and RT-5.3: Farmstead Vegetation and Spatial Organization Treatment.

VSO-1: Preserve agricultural/open fields

Issue: Throughout the Brandywine Valley unit, existing open fields contribute to the landscape's historic character.

Recommendation: Preserve existing open fields to retain agricultural vegetation and spatial organization patterns. See Drawing RT-5.2 for locations of fields to be preserved. Clearly establish existing field extents and require farmers to maintain field edges in current locations. Monitor bi-annually to ensure field edges are not expanding and that successional vegetation is not encroaching on existing open fields.

Considerations: The agricultural leasing program is effectively used to maintain fields. The park has explained that farmers are eager to lease additional fields within the park. Develop best practices for field management focused on environmental sustainability and cultural resource protection, and require lessees to adhere to the standards.

VSO-2: Retain woods and fencerows

Issue: Throughout the Brandywine Valley unit, existing woods and fencerows contribute to the historic character of the landscape.

Recommendation: Retain existing woods and fencerows unless indicated otherwise. See Drawing RT-5.2 for locations of woods and fencerows to be preserved.

Considerations: When a Vegetation Management and Monitoring Plan is prepared, include recommendations for conservation of woods and fencerow vegetation focused on long-term plant community health with consideration of changing climate conditions and effects of invasive plants.

VSO-3: Preserve 1875 Pennsylvania and 1914 Delaware woods

Issue: Locations of current woods where historic maps (circa 1875 and 1914) indicate woods were present during the period of significance contribute to the historic character of the landscape.

Recommendation: Prioritize preservation of woods in locations of historic woods. See Drawing RT-5.2.

Considerations: When a Vegetation Management and Monitoring Plan is prepared, include recommendations for conservation of historic woods focused on long-term plant community health with consideration of changing climate conditions and effects of invasive plants. The years 1875 and 1914 are used because these are the dates of the earliest and most complete documentation of historic condition, as explained in detail in Part 1 of this Cultural Landscape Report.

VSO-4: Rehabilitate fields

Issue: During the historic period, fields were more prevalent across the landscape than they are today. The gradual replacement of some fields with woods has changed vegetation and spatial patterns and partially reduced the ability of the landscape to represent its historic appearance.

Recommendation: Rehabilitate select fields that have been lost to successional and invasive vegetative growth to improve representation of historic agricultural vegetation and spatial patterns. Convert the area to hay field, meadow, pasture, or cultivated row crops.

Ensure locations for field rehabilitation meet the following criteria: the area is wooded with low-quality secondary successional growth; documentation identifies the area as open field during the historic period; the area is visible to park visitors using designated circulation routes; no critical habitat is present; no streams, wetlands, or steep slopes are present; no waterways are present within riparian buffers of 50 to 100 feet; the area is viable and desirable for agricultural leasing. The locations identified on Drawing RT-5.2 appear to meet these criteria based on a high-level analysis; however, further detailed investigation is needed to confirm. In the event that fields identified for rehabilitation are in locations that include wetlands or streams, follow National Environmental Policy Act protocols.

Considerations: If fields are rehabilitated, utilize the agricultural leasing program to maintain the fields. Develop best practices for management of fields focused on environmental sustainability and cultural resource protection, and require lessees to adhere to the standards.

VSO-5: Preserve habitat connectivity associated with Beaver Creek

Issue: Habitat associated with Beaver Creek extends beyond the National Park Service boundary and adjacent land management decisions could affect water quality, plant communities, or wildlife connections.

Recommendation: Work with adjacent land managers to preserve habitat connectivity between areas within the Brandywine Valley unit and those adjacent to the park boundaries at Beaver Creek. See Drawing RT-5.2.

Considerations: Develop management agreements to preserve water quality and plant and wildlife habitat connections across ownership boundaries. Develop best practices for habitat conservation focused on environmental sustainability and cultural resource protection.

VSO-6: Preserve habitat connectivity associated with Hurricane Run

Issue: Habitat associated with Hurricane Run extends beyond the National Park Service boundary and adjacent land management decisions could affect water quality, plant communities, or wildlife connections.

Recommendation: Work with adjacent land managers to preserve habitat connectivity between areas within the Brandywine Valley unit and those adjacent to the park boundaries at Hurricane Run. See Drawing RT-5.2.

Considerations: Develop management agreements to preserve water quality and plant and wildlife habitat connections across ownership boundaries. Develop best practices for habitat conservation focused on environmental sustainability and cultural resource protection.

VSO-7: Preserve habitat connectivity associated with Brandywine Creek

Issue: Habitat associated with Brandywine Creek extends beyond the National Park Service boundary and adjacent land management decisions could affect water quality, plant communities, or wildlife connections.

Recommendation: Work with adjacent land managers to preserve habitat connectivity between areas within the Brandywine Valley unit and those adjacent to the park boundaries at Brandywine Creek. See Drawing RT-5.2.

Considerations: Develop management agreements to preserve water quality and plant and wildlife habitat connections across ownership boundaries. Develop best practices for habitat conservation focused on environmental sustainability and cultural resource protection.

VSO-8: Preserve habitat connectivity associated with Brandywine Creek State Park

Issue: Habitat associated with Hurricane Run and Rocky Run extends beyond the National Park Service boundary into Brandywine Creek State Park. State park land management decisions could affect water quality, plant communities, or wildlife connections.

Recommendation: Work with Brandywine Creek State Park land managers to preserve habitat connectivity between the Brandywine Valley unit and Brandywine Creek State Park. See Drawing RT-5.2.

Considerations: Develop management agreements to preserve water quality and plant and wildlife habitat connections across ownership boundaries. Develop best practices for habitat conservation focused on environmental sustainability and cultural resource protection.

VSO-9: Preserve habitat associated with existing woodland in adjacent property

Issue: Habitat associated with existing woodland extends beyond the National Park Service boundary and adjacent land management decisions could affect water quality, plant communities, or wildlife connections.

Recommendation: Work with adjacent land managers to preserve habitat connectivity between areas within the Brandywine Valley unit and those adjacent to the park boundaries. See Drawing RT-5.2.

Considerations: Develop management agreements to preserve water quality and plant and wildlife habitat connections across ownership boundaries. Develop best practices for habitat conservation focused on environmental sustainability and cultural resource protection.

VSO-10: Preserve contributing farmstead patterns of organization

Issue: The existing distribution of farmsteads across the Brandywine Valley unit contributes to the landscape's historic character.

Recommendation: Preserve contributing patterns of farmsteads across the Brandywine Valley unit. Preserve clusters of agricultural and residential buildings and associated open fields, turf, woods, fences, driveways, and other features that create distinct spatial patterns on land near a main road or trail within the Brandywine Valley unit. Drawing RT-5.3 illustrates the existing distribution of farmsteads and agricultural fields across the Brandywine Valley unit. As much as possible, retain this distribution of open and enclosed spaces as well as clusters of buildings and features, to preserve the unit's character.

Considerations: The inventory of landscape features presented in tables in Chapter 4 of this report describes contributing spatial organization patterns.

VSO-11: Preserve contributing fences, fencerows, and tree lines

Issue: Contributing fences, fencerow vegetation, and tree lines define historic field patterns, circulation routes, and property boundaries across the landscape.

Recommendation: Apply preservation treatment standards to preserve contributing fences and fencerows that define pastures, circulation routes, or demarcate historic property boundaries. Drawing RT-5.3 identifies farmsteads that contain these features. In instances where invasive plants are impacting contributing fences, fencerows, and tree lines, remove the invasive plants and repair damage.

Considerations: The inventory of landscape features presented in tables in Chapter 4 of this report describes contributing fences, fencerows, and tree lines. When a Vegetation Management and Monitoring Plan is prepared, include recommendations for conservation of contributing fencerows and tree lines focused on long-term plant health with consideration of changing climate conditions and effects of invasive plants.

VSO-12: Preserve contributing trees, shrubs, and herbaceous plants

Issue: Contributing vegetation plays an important role in retaining historic character at farmsteads throughout the unit. Unevaluated vegetation may be contributing and until a determination is made should be treated as such.

Recommendation: Apply rehabilitation treatment guidelines for vegetation to preserve contributing and unevaluated, trees, ornamental shrubs and herbaceous plants, and gardens at farmsteads. Maintain contributing and unevaluated vegetation in good condition. Protect and maintain vegetation by use of nondestructive methods and daily, seasonal, and cyclical tasks. Utilize maintenance practices that respect the habit, form, color, texture, bloom, fruit, fragrance, scale, and context of the vegetation. Rejuvenate vegetation by corrective pruning.

Considerations: The inventory of landscape features presented in tables in Chapter 4 identifies farmsteads that contain contributing and unevaluated trees, ornamental shrubs, herbaceous plants, and gardens. Their contributing status is described and is relevant to making decisions about treatment to specific plants. When a Vegetation Management and Monitoring Plan is prepared, include recommendations for conservation of contributing trees, shrubs, and herbaceous plants focused on long-term plant health with consideration of changing climate conditions and effects of invasive plants. In instances where invasive plants are impacting contributing fences, fencerows, and tree lines, remove the invasive plants and repair damage.

VSO-13: Remove non-contributing, non-compatible vegetation at farmsteads

Issue: At farmsteads throughout the Brandywine Valley unit, vegetation has changed since the end of the historic period. Non-historic vegetation, including trees, shrubs, herbaceous plants, and tree lines, does not contribute to the historic character of the landscape.

Recommendation: In locations where non-contributing vegetation is impacting contributing features or characteristics of the landscape, prune or remove and design compatible new plantings according to rehabilitation guidelines to preserve the landscape's historic character. Remove vegetation from vertical and horizontal building surfaces and maintain vegetation adjacent to buildings with a minimum 5' buffer between vegetation and structures. In instances where fencerows or masses of vegetation are primarily invasive species, remove invasive plants and establish vegetation that is consistent with the adjacent context.

Considerations: In addition to vegetation that is impacting contributing features, other non-contributing vegetation can be removed, if doing so will advance the park's management priorities. Several specific plants are identified for pruning or removal in Table 5.1 at the end of this Chapter, and a recommendation is provided for management of lawns. However, treatment of most non-historic, non-compatible, vegetation is not addressed directly. The inventory of landscape features presented in tables in Chapter 4 identifies farmsteads that contain contributing, non-contributing, and unevaluated, vegetation that is currently impacting contributing features. Reference the inventory of landscape features tables to determine the historic status of individual plants before removal. When a Vegetation Management and Monitoring Plan is prepared, include recommendations for removal of non-contributing, non-compatible vegetation at farmsteads

Definition:
Preservation is the act or process of applying measures to sustain the existing form, integrity, and materials of a historic property.

Maintain refers to measures that sustain the form and materials of features that may or may not contribute to the historic significance of a property.

VSO-14: Retain compatible lawns at farmsteads

Issue: Although detailed information about historic lawn conditions has not been identified, clipped grass lawns were common at rural and suburban residential landscapes throughout this country during the period of significance. It is safe to assume that most of the farmsteads had at least a small patch of clipped grass near the house. For this reason, many lawns associated with farmsteads are identified as non-contributing, compatible features. Non-contributing lawns do not contribute to the historic character of the landscape and can be removed, if doing so will advance the park's management priorities.

Recommendation: Retain or change compatible lawns as needed to support the park's management priorities. If changes to lawn areas are desired, design compatible new vegetation according to rehabilitation guidelines to assure the preservation of the landscape's historic character. For instance, retain the general

character and spacial definition by using a low ground cover or no-mow turf to replace current lawn.

Considerations: It is unlikely that documentation of the location, size, and character of historic lawns at farmsteads will be revealed however, if such documentation is found, it should be used to inform future changes. If current lawn is extensive and it is desirable to reduce the scale, retain low ground cover, lawn, or no-mow turf in the area between buildings and driveways and consider replacing more extensive lawns with meadow or hay fields that may be easier to maintain, more sustainable, and more ecologically diverse. The inventory of landscape features presented in tables in Chapter 4 identifies farmsteads that contain compatible lawns.

VSO-15: Maintain compatible farmstead patterns of organization

Issue: Although the existing distribution of farmsteads across the Brandywine Valley unit conveys an agricultural landscape character, spatial organization at some farmsteads has changed since the end of the historic period. In some locations removal or addition of buildings, circulation routes, small-scale features, or vegetation, have resulted in non-historic patterns of organization that do not contribute to the historic character of the landscape. Non-contributing spatial organization at farmsteads does not contribute to the historic character of the landscape and can be removed, if doing so will advance the park's management priorities.

Recommendation: Maintain or change compatible patterns of farmsteads as needed to advance the park's management priorities. If changes to spatial organization patterns are needed, design alterations to adhere to the rehabilitation guidelines to assure preservation of the landscape's historic character. Avoid changes that will create new patterns in locations visible to the public that are not consistent with historic distribution of features and spaces in the landscape.

Considerations: The inventory of landscape features presented in tables in Chapter 4 of this report identifies farmsteads that have compatible spatial organization patterns.

VSO-16: Maintain compatible fences, fencerows, and tree lines at farmsteads

Issue: Compatible fences, fencerows, and tree lines define existing field patterns, circulation routes, and property boundaries across the landscape but they do not contribute to the historic character of the landscape and could be removed, if doing so would advance the park's management priorities.

Recommendation: Maintain or change compatible fences, fencerows, and tree lines as needed to support the park's management priorities. If changes

are needed, follow the rehabilitation guidelines to assure preservation of the landscape's historic character. In instances where invasive plants are impacting contributing fences, fencerows and tree lines, remove the invasive plants and repair damage.

Considerations: The inventory of landscape features presented in tables in Chapter 4 of this report identifies farmstead with compatible fences, fencerows, and tree lines.

VSO-17: Maintain compatible trees, shrubs, herbaceous plants, and gardens at farmsteads

Issue: Although detailed information about historic trees, shrubs, and herbaceous plants has not been identified, vegetation identified in the Cultural Landscape Report as "compatible" was common at farmsteads in the region during the period of significance. It is safe to assume that most of the farmsteads had a combination of deciduous and evergreen trees, gardens, and ornamental plantings. For this reason, many plants associated with farmsteads are identified as non-contributing, compatible features. Compatible trees, shrubs, herbaceous plants, and gardens exist at farmsteads throughout the unit and provide shade for visitors and residents, habitat for animals, screening of undesirable features, food for residents, and visual appeal, but they do not contribute to the historic character of the landscape and can be removed, if doing so will advance the park's management priorities.

Recommendation: Maintain or change compatible vegetation as needed to support ongoing use. If changes to vegetation areas are desired, design compatible new vegetation according to rehabilitation guidelines to assure the preservation of the landscape's historic character.

Considerations: The inventory of landscape features presented in tables in Chapter 4 identifies farmsteads that contain compatible trees, shrubs, herbaceous plants, and gardens.

VIEWS

Treatment recommendations for views emphasize preserving views that contribute to the significance of the landscape and rehabilitating selected views to expand opportunities for visitors to see contributing buildings and structures from existing public trails and roads. Determination of views to rehabilitate is made with cautious consideration of the park's ability to fund projects and maintain conditions once they are established.

These recommendations are focused on improving access through view management and leveraging the cultural landscape for place-based historical interpretation.

Recommendation locations are identified on Drawings RT-5.4: Brandywine Valley Unit View Treatment.

Rehabilitate views

Issue: Many historic farmsteads and buildings within the unit are not visible or accessible to the public. With focused view management, several of these sites and buildings can be visible to park visitors from roads or trails at a distance that affords privacy to residents. This is significant because public access to the landscape is limited and establishing views is an important strategy to increase public access.

Recommendation: Establish views in locations identified on Drawing RT-5.4 and further described in Table 5.1. These include:

- **V-1**: Rehabilitate view from Beaver Valley Road toward the barn at Farmstead 1, 159 Beaver Valley Road, facing north.
- **V-2**: Rehabilitate view from trail toward buildings at Farmstead 5, 232 Beaver Valley Road, facing east.
- **V-3**: Rehabilitate view from Beaver Valley Road and trail toward buildings and landscape at Farmstead 3, 211 Beaver Valley Road, facing north.
- **V-4**: Rehabilitate view from Beaver Valley Road toward buildings at Farmstead 6, 221 Beaver Valley Road, facing northeast.
- **V-5**: Rehabilitate view from Beaver Valley Road toward buildings at Farmstead 9, 601 Beaver Valley Road, facing east.

Considerations: Assess whether each location identified for establishment of views has high-quality woodland, critical habitat, streams, wetlands, or steep slopes, or if waterways are present within riparian buffers of 50 feet. Assess whether it is likely that long-term preservation of views is feasible, given anticipated maintenance needs and likely future funding.

Preserve views of contributing farmhouses and barns

Issue: In locations where existing views of historic farmhouses and barns are accessible to the public and contribute to the historic character of the landscape, it is important to retain these views because public access to the landscape is limited and views are a key strategy to allow public access.

Recommendation: Preserve views from trails and roads toward historic farmhouses and barns. Maintain the landscape to prevent vegetation from encroaching on existing views. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property. Locations of views to preserve are identified on Drawing RT-5.4 and further described in Table 5.1. These include:

- **V-6**: Preserve view from Beaver Valley Road toward buildings at Farmstead 6, 221 Beaver Valley Road, facing northwest.
- **V-7**: Preserve view from Beaver Valley Road toward buildings at Farmstead 12, 810 Beaver Valley Road, and Farmstead 11, 800 Beaver Valley Road, facing west.
- **V-8**: Preserve view from trail toward buildings at Farmstead 9, 601 Beaver Valley Road, facing east.
- **V-9**: Preserve views from Ramsey Road toward buildings at Farmsteads 14, 15, and 16, 400 and 404 Ramsey Road, facing south.
- **V-10**: Preserve panoramic view from the top of the driveway approaching Farmstead 17, 4700 Thompson Bridge Road, facing west.

Considerations: Assess whether it is likely that long-term preservation of views is feasible, given anticipated maintenance needs and likely future funding. If necessary, prioritize management of panoramic views.

CIRCULATION

Treatment recommendations for circulation emphasize preservation of contributing roads and trails; improvement of wayfinding; clarification of historic circulation routes; and improving visitor safety within the Brandywine Valley unit. Treatment guidelines for circulation associated with farmsteads emphasize preservation of contributing driveways and sidewalks and maintenance of compatible routes.

These recommendations are focused on improving access through circulation management, preserving contributing landscape patterns of circulation, and leveraging the cultural landscape for place-based historical interpretation.

Recommendation locations are identified on Drawings RT-5.5: Brandywine Valley Unit Circulation Treatment and RT-5.8: Farmstead Circulation, Structures, and Small-Scale Features Treatment.

C-1: Preserve Beaver Valley Road

Issue: Beaver Valley Road is a historic route that contributes to the historic character of the landscape. The road is owned and maintained by the Delaware and Pennsylvania Departments of Transportation and is not within the jurisdiction of the National Park Service; however, changes to the road could affect the landscape's character.

*Recommendation:*Work with the Departments of Transportation and encourage them to follow rehabilitation guidelines when repairing or improving the road.

Considerations: Work with the Departments of Transportation to establish best management practices for historic preservation for public roads within the Brandywine Valley unit.

C-2: Preserve Beaver Dam Road

Issue: Beaver Dam Road is a historic route that contributes to the historic character of the landscape. The road is owned and maintained by the Delaware and Pennsylvania Departments of Transportation and is not within the jurisdiction of the National Park Service; however, changes to the road could affect the landscape's character.

*Recommendation:*Work with the Departments of Transportation and encourage them to follow rehabilitation guidelines when repairing or improving the road.

Considerations: Work with the Departments of Transportation to establish best management practices for historic preservation for public roads within the Brandywine Valley unit.

C-3: Preserve Brandywine Creek Road/Creek Road

Issue: Brandywine Creek Road/Creek Road is a historic route that contributes to the historic character of the landscape. The road is owned and maintained by the Delaware Department of Transportation and is not within the jurisdiction of the National Park Service; however, changes to the road could affect the landscape's character.

Recommendation: Work with the Delaware Department of Transportation and encourage them to follow rehabilitation guidelines when repairing or improving the road.

Considerations: Work with the Departments of Transportation to establish best management practices for historic preservation for public roads within the Brandywine Valley unit.

C-4: Preserve Ramsey Road

Issue: Ramsey Road is a historic route that contributes to the historic character of the landscape. The road is owned and maintained by the Delaware Department of Transportation and is not within the jurisdiction of the National Park Service; however, changes to the road could affect the character of the landscape.

Recommendation: Work with the Delaware Department of Transportation and encourage them to follow rehabilitation guidelines when repairing or improving the road.

Considerations: Work with the Departments of Transportation to establish best management practices for historic preservation for public roads within the Brandywine Valley unit.

C-5: Preserve contributing trails on historic trail routes

Issue: Trails on historic trail routes are accessible to the public and contribute to the historic character of the landscape. Contributing trails that are on historic trail routes are illustrated on Drawing RT-5.5.

Recommendation: Preserve trails on historic trail routes.

Considerations: Differentiate the surface and/or width of historic trails from other trails in the unit. Prepare interpretive information to help visitors understand the historic trail locations.

C-6: Preserve trails on historic road alignments

Issue: Trails on historic road alignments are accessible to the public and contribute to the historic character of the landscape. Contributing trails that are on historic road alignments are illustrated on Drawing RT-5.5.

Recommendation: Preserve trails on historic road alignments.

Considerations: As the Trails Plan is developed, differentiate the surface and/or width of historic trails from other trails in the unit. If trail surfaces and/or widths are revised to improve accessibility, use a different surface treatment on nonhistoric trails and retain the existing surface and width of historic trails. If it is necessary to change historic trails to improve safety or accessibility, use materials and widths that match the existing as closely as possible. Provide interpretive information to help visitors understand the historic road locations.

Definition:
Preservation is the act or process of applying measures to sustain the existing form, integrity, and materials of a historic property.

Maintain refers to measures that sustain the form and materials of features that may or may not contribute to the historic significance of a property.

C-7: Maintain Parking Lot 1

Issue: Parking lot 1 is a small gravel parking area with space for four cars on Beaver Valley Road near Farmsteads 6 and 7, 221 and 140 Beaver Valley Road. The lot is non-contributing, and can be changed or removed if doing so will advance the park's management priorities.

Recommendation: Maintain Parking Lot 1 and improve to meet Architectural Barriers Act Accessibility Standards (https://www.access-board.gov/aba/).

Considerations: This small parking lot is adjacent to a trailhead and is the only public parking lot in the north area of the Brandywine Valley unit.

C-8: Maintain Parking Lot 3

Issue: Parking lot 3 is a large gravel parking area with space for 66 cars on Smith Bridge Road. This parking lot is in the location of a historic parking lot adjacent to the picnic area at Brandywine Creek, but the size, pavement type, and condition of the lot during the historic period is not documented. It is likely that this lot expanded since the historic period.

Recommendation: Maintain parking lot 3 and improve to meet Architectural Barriers Act Accessibility Standards (https://www.access-board.gov/aba/). Avoid further expansion of the parking lot as it is wedged tightly between the road and a slope that drains toward the creek.

Considerations: This is the largest parking lot in the Brandywine Valley unit and is frequently filled beyond capacity in the summer months. The lot was in poor condition during field investigations.

C-9: Clarify and maintain Parking Lot 5

Issue: Parking lot 5 is a corner of the paved asphalt lot at the Marriott Hotel on Concord Pike/Route 202. The lot is non-contributing, and can be changed or removed if doing so will advance the park's management priorities.

Recommendation: Maintain parking lot 5 and improve to meet Architectural Barriers Act Accessibility Standards (https://www.access-board.gov/aba/).

Considerations: This parking lot provides access to trails but is not readily identified as a public access point. Add wayfinding and interpretive information to better identify this as a public access to the national park.

C-10: Maintain Park Headquarters Parking Lot

Issue: A gravel lot is adjacent to park headquarters at 400 Ramsey Road. The lot is non-contributing, and can be changed or removed if doing so will advance the park's management priorities.

Recommendation: Regrade, install a stable base, and improve to meet Architectural Barriers Act Accessibility Standards (https://www.access-board.gov/aba/).

Considerations: Establish a barrier-free route between the parking lot and the park headquarters building. The lot was in poor condition during field investigations.

C-11: Formalize trail section from existing trail to cluster of buildings at Farmstead 6, 221 Beaver Valley Road

Issue: A social trail used by sublessees exists but it is not a formal public park trail. Future interpretation of the significance of agricultural and industrial uses of Farmstead 6 facilitates the future use and justification of this trail.

Recommendation: Formalize the social trail with paving materials and a width consistent with existing, nonhistoric park trails.

Considerations: Refer to the ongoing Trails Plan and related recommendation C-12 for additional guidance on trail design and construction.

C-12: Clarify historic trail routes

Issue: There are many historic and nonhistoric trails in the Brandywine Valley unit and it is difficult to understand historic routes.

Recommendation: As part of the ongoing Trails Plan, utilize circulation analysis documentation from this Cultural Landscape Report to inform understanding of historic and nonhistoric trails and wherever possible to remove nonhistoric trail routes to help clarify historic patterns. Additionally, differentiate between historic trails and other routes to help clarify historic patterns.

Considerations: Use of a standard surface treatment, width, or other techniques can help visitors better understand historic patterns on the landscape.

C-13: Improve visitor safety

Issue: Many trails in the unit cross roads and drivers may not expect to encounter pedestrians.

Recommendation: Follow recommendations in the 2022 Comprehensive Sign Plan as well as the Trails Plan to address signage and messaging for the Brandywine Valley unit. Following implementation of these recommendations, evaluate

pedestrian and vehicle safety to determine if additional traffic calming measures are needed.

Considerations: When the Trails Plan is completed, some trail locations may change. Current locations where trails cross roads are addressed in the 2022 Message Schedule and Location Plan.

C-14: Preserve contributing and unevaluated driveways and sidewalks at farmsteads

Issue: Contributing driveways and sidewalks reflect the historic character of farmsteads. Driveways and sidewalks also support use by lessees.

Recommendation: Apply the preservation treatment standards to preserve contributing and unevaluated driveways and sidewalks at farmsteads. Maintain contributing and unevaluated driveways and sidewalks in good condition. Inspect annually to determine if maintenance or repairs are necessary. Alternatively, require master leaseholder to conduct inspections, undertake routine maintenance, and make repairs if needed. Utilize nondestructive methods and maintenance practices that respect infrastructure, including repairing surfaces using materials that match the composition, design, color, and texture of historic paving. Maintain edges and avoid changes in width. Ensure drainage flows appropriately from surfaces and drainage structures are free of debris.

Considerations: The inventory of landscape features presented in tables in Chapter 4 of this report describes contributing and unevaluated driveways and sidewalks.

C-15: Maintain compatible driveways and sidewalks at farmsteads

Issue: Compatible driveways and sidewalks support use by lessees and do not negatively affect the historic character of the landscape. They do not contribute to the historic character of the landscape and can be changed or removed if doing so will advance the park's management priorities.

Recommendation: Maintain compatible driveways and sidewalks using nondestructive methods for routine maintenance to ensure pavement is in good condition. Avoid incremental changes to the materials or alignment of routes.

In the event that alterations or additions are needed to address accessibility considerations, comply with the Architectural Barriers Act Accessibility Standards while ensuring that contributing features of the farmstead are not damaged or lost. Design solutions to access problems that have the least impact on contributing features while promoting independence to the highest degree practicable.

Considerations: The inventory of landscape features presented in tables in Chapter 4 of this report describes compatible driveways and sidewalks.

BUILDINGS AND STRUCTURES

Guidelines for treatment of contributing buildings emphasize preservation and rehabilitation to retain historic materials, workmanship, and design as well as relationships between these features and the overall historic landscape while also allowing for compatible adaptations to accommodate ongoing use.

These recommendations are focused on goals to preserve contributing buildings and structures, provide guidelines for appropriate change to accommodate current and future residential and agricultural use, and leverage the cultural landscape for place-based historical interpretation.

This section addresses contributing buildings and structures within the Brandywine Valley unit that are not addressed in Chapter 6: Chandler's Hollow Landscape Treatment Plan or Chapter 7: 405 Ramsey Road Landscape Treatment Plan. Historic structures addressed are vehicular bridges, pedestrian bridges, the mill pond dam, the mill race, and a cabin structural ruin. Recommendation locations are identified on Drawing RT-5.6: Brandywine Valley Unit Structures and Small-Scale Features Treatment. Historic buildings addressed include houses, barns, garages, sheds, stables, a corn crib, spring houses, and wagon houses associated with farmsteads. Recommendation locations are identified on Drawing RT-5.8: Farmstead Circulation, Structures, and Small-Scale Features Treatment.

BS-1: Preserve contributing pedestrian bridges

Issue: Contributing bridges reflect the historic character of the landscape and provide circulation routes for park users. These bridges are mainly used for pedestrian access, but the trails are used for emergency and park vehicular access as well.

Recommendation: Apply the preservation treatment standards to preserve pedestrian bridges that contribute to the unit, including:

- Trail/pedestrian bridge over Ramsey Run (south of Ramsey Road near Brandywine Creek)
- Trail/pedestrian bridge over Palmer Creek

Considerations: When the Long Range Interpretive Plan is prepared, interpret the historic significance of the contributing pedestrian bridges. The inventory of landscape features presented in tables in Chapter 4 of this report describes contributing pedestrian bridges.

BS-2: Work with Department of Transportation to preserve contributing vehicular bridges

Issue: Contributing vehicular bridges reflect the historic character of the landscape and provide circulation routes.

Recommendation: Work with the related Department of Transportation to encourage application of the preservation treatment standards to maintain vehicular bridges that contribute to the unit through review of plans for maintenance, repairs, or alterations to contributing vehicular bridges.

Considerations: When the Long Range Interpretive Plan is prepared, interpret the historic significance of the contributing vehicular bridges. The inventory of landscape features presented in tables in Chapter 4 of this report describes contributing vehicular bridges.

BS-3: Preserve the mill pond dam

Issue: The contributing dam reflects the historic character of the landscape.

Recommendation: Apply the preservation treatment standards to preserve the mill pond dam. The following actions may be necessary:

- Keep vertical and horizontal masonry structure surfaces clear of vegetation.
- When necessary, repair the dam by reinforcing historic materials or replacing failing materials in-kind.
- Maintain the dam's historic appearance within view of the public by limiting alterations to areas not visible by the public.

Considerations: When the Long Range Interpretive Plan is prepared, interpret the historic significance of the dam and mill. The inventory of landscape features presented in tables in Chapter 4 of this report describes the dam and associated features.

BS-4: Preserve contributing buildings and structures

Issue: Historic houses, barns, garages, sheds, stables, a corn crib, spring houses, a wagon house, and a cabin structural remnant are important representatives of the historic use of the landscape that play a critical role in conveying historic conditions and providing residences and other shelters for current lessees.

Recommendation: Apply the preservation treatment standards to preserve buildings and structures that contribute to the unit.

Considerations: Monitor condition of contributing buildings and structures annually. Inspect and photograph condition. Note any impacts or deterioration

compared to previous inspection. File record of inspection in the Facility Management Software System (FMSS), Cultural Resource Inventory System (CRIS), or other appropriate database. When the Long Range Interpretive Plan is prepared, interpret the historic significance of the contributing houses. The inventory of landscape features presented in tables in Chapter 4 of this report describes contributing buildings and structures.

BS-5: Rehabilitate contributing buildings and structures

Issue: Ongoing use of buildings and structures within the landscape often necessitates changes to accommodate needs.

Recommendation: When changes are necessary to accommodate use of historic buildings or structures, apply the rehabilitation treatment standards to ensure changes do not impact the integrity of the landscape.

Considerations: Maintain the building's historic appearance within view of the public by limiting additions or expansions to areas not visible to the public (i.e., behind the building or within the interior). The inventory of landscape features presented in tables in Chapter 4 of this report describes contributing buildings and structures.

BS-6: Guide design for new park buildings or structures

Issue: New buildings or structures may be necessary to support park use.

Recommendation: Design the new construction to be compatible with the historic character of the landscape, regional vernacular architectural style, and the Brandywine Valley unit's contributing buildings and structures.

Site new facilities to avoid impacts to historic materials, features, views, and spatial relationships identified as contributing to the property. Ensure that the location, design, and construction of new facilities are subordinate to the contributing features.

Differentiate new additions from historic features and avoid adding conjectural buildings or structures that were not present historically and may create a false sense of history.

Considerations: Weigh the long-term maintenance and life-cycle costs of materials selected for new design and construction within the Brandywine Valley unit. Prioritize materials that are durable, low maintenance, and environmentally sustainable.

BS-7: Guide design for new buildings or structures at farmsteads

Issue: Continued use of the farmsteads as leased properties preserves these sites but also requires consideration of evolving needs of lessees. Lessees sometimes require new buildings or structures to support their occupation and use of the properties.

Recommendation: If it is not possible to accommodate a necessary and compatible use with existing structures, follow *The Secretary of the Interior's Guidelines for the Treatment of Historic Properties* to determine if an appropriate addition can be designed that is compatible with the historic character of the landscape (https://www.nationalparkservice.gov/crps/tps/landscape-guidelines/index.htm).

Considerations: If addition of a new building or structure to a farmstead is requested, work with the lessee to determine if the proposed use is compatible with the historic character of the farmstead. If the use is compatible, determine if an existing historic structure can fulfill the need.

BS-9: Preserve structural remnants

Issue: Many structural remnants in the area are unevaluated or undocumented. Further research and protection measures are needed.

Recommendation: Work with the Northeast Archeological Resources Program to apply preservation treatment standards.

Considerations: At the time of the Cultural Landscape Report's publication, a team of archeologists is conducting investigations in the park and will identify work to be completed in the Chandler's Hollow study area.

SMALL-SCALE FEATURES

Guidelines for treatment of small-scale features structures focus on preservation of historic materials, workmanship, and design and maintenance of compatible features. This section addresses small-scale features within the Brandywine Valley unit that are not addressed in Chapters 6 or 7. Small-scale features addressed here are state boundary monuments, property survey markers, Peter's Rock, a cabin structural remnant, and rows of boulders that occur along road edges throughout the unit.

Treatment guidelines for small-scale features associated with farmsteads emphasize evaluation or preservation of unevaluated stone walls and a wellhead; maintenance of compatible fences, walls, lines of stones and sewer features; and reduction of impacts from non-compatible features. In addition, guidelines address approaches to apply when additions of small-scale features are desired.

These recommendations are focused on goals to preserve contributing features, provide guidelines for appropriate change to accommodate current and future private residential and agricultural use, and leverage the cultural landscape for place-based historical interpretation.

Recommendation locations are identified on Drawing RT-5.6: Brandywine Valley Unit Structures and Small-Scale Features Treatment and Drawing RT-5.8: Farmstead Circulation, Structures, and Small-Scale Features Treatment.

SS-1: Preserve contributing small-scale features

Issue: Historic small-scale features serve as tangible representatives of historic use and conditions in the landscape.

Recommendation: Apply the preservation treatment standards and guidelines to preserve small-scale features that contribute to the unit, including:

- State boundary monuments 14 and 15
- Property survey marker
- Peter's Rock

Considerations: Monitor condition of contributing small-scale features annually. Inspect and photograph condition. Note any impacts or deterioration compared to previous inspection. File record of inspection in the Facility Management Software System, Cultural Landscape Inventory, or other appropriate database. The boundary markers and historic structures are part of Cultural Resource Information System—Historic Structures. When the Long Range Interpretive Plan is prepared, interpret the historic significance of selected contributing small-scale features that are at sites accessible to the public. The inventory of landscape features presented in tables in Chapter 4 of this report describes contributing small-scale features.

SS-2: Maintain rows of boulders

Issue: Rows of boulders along roadsides and parking lot edges throughout the unit were placed after the end of the period of significance by the Woodlawn Trustees to establish edges and discourage parking in non-designated locations (compatible).

Recommendation: Maintain rows of boulders as parking control measures.

Considerations: Allow for relocation of rows of boulders as necessary to adjust drainage, maintenance, or alignment of vehicular circulation routes and parking lots.

SS-3: Preserve or evaluate unevaluated small-scale features at farmsteads

Issue: There are many unevaluated small-scale features located at farmsteads within the unit.

Recommendation: If possible, evaluate unevaluated small-scale features prior to undertaking work beyond basic maintenance and stabilization.

Considerations: It is understood that historic documentation for many farmsteads is not readily available and therefore it is recommended that unevaluated features be preserved until further determination is possible. The inventory of landscape features presented in tables in Chapter 4 of this report identifies unevaluated small-scale features at farmsteads.

SS-4: Remove, screen, or adjust non-contributing, non-compatible small-scale features at farmsteads

Issue: Non-compatible small-scale features detract from the historic character of the landscape. Examples include lawn ornaments, farm equipment parts, furniture, play equipment and fencing that is not consistent with historic features, materials, or densities. One property where these elements detract from the historic character is 140 Beaver Valley Road.

Recommendation: In locations where non-contributing small-scale features are impacting compatible features or characteristics of the landscape, remove, screen from view, or design compatible new features according to rehabilitation guidelines (https://www.nationalparkservice.gov/crps/tps/landscape-guidelines/rehab/structure.htm). Table 5.1 lists features to be removed, screened, or adjusted to minimize impacts.

*Considerations:*The inventory of landscape features presented in tables in Chapter 4 identifies farmsteads that contain non-contributing small-scale features that are impacting compatible features.

VISITOR EXPERIENCE

Visitor experience recommendations expand opportunities for visitors to explore and learn about the historic themes associated with the landscape. They address visitor orientation, access, and wayfinding. Chapter 1 includes recommendations for Future Research, Studies, and Planning, including preparation of a Long Range Interpretive Plan for the Brandywine Valley unit. That plan will comprehensively consider interpretation throughout the unit and present a plan for the future. Recommendations for interpretation in this Cultural Landscape Report are intended to inform the development of that plan specifically as it relates to the cultural landscape by identifying locations and features in the landscape that can be highlighted to improve visitor understanding of historic significance. Key

locations across the Brandywine Valley unit contain resources associated with significance themes. Some are currently accessible to visitors either physically or visually, and others have potential for future access. Recommendations are organized by locations identified on Drawing RT-5.7: Brandywine Valley Unit Visitor Experience Recommendations.

These recommendations are focused on goals to improve public access through circulation and view management and to leverage the cultural landscape for place-based historical interpretation.

VE-1: Improve wayfinding associated with trails and roads

Issue: More information regarding locations for parking, trailheads, and historic resources is needed to help visitors navigate and enjoy the park.

Recommendation: Follow recommendations in the 2022 Message Schedule and Location Plan and the Trails Plan to address wayfinding associated with trails and roads in the Brandywine Valley unit.

Considerations: When the Trails Plan is completed, some trail locations may change.

VE-2: Improve wayfinding at existing parking lots

Issue: The parking lots lack formal physical amenities to direct visitors and identify destinations, trail routes, and trail connections.

Recommendation: Follow recommendations in the 2022 Message Schedule and Location Plan and the Trails Plan , to address wayfinding associated with trails and roads in the Brandywine Valley unit.

Considerations: When the Trails Plan is completed, some trail locations may change.

VE-3: Expand visitor experience opportunities related to significance associated with Brandywine Creek

Issue: The trail along Brandywine Creek connects to a regional trail. Portions align with or stand alongside the historic road on the unit's western edge, which touches the waterway and offers the closest and most direct experience of Brandywine Creek. The trail facilitates public access to the creek and can be utilized to interpret and educate visitors about the park's natural resources and the creek's cultural significance.

Recommendation: In the short term, formalize existing viewing points and opportunities for waterfront access from the existing trail.

Considerations: When a Long Term Interpretive Plan for the Brandywine Valley unit is developed, interpret the significance of the creek related to the natural and cultural history of the valley.

VE-4: Expand visitor experience opportunities related to significance associated with agriculture at the Ramsey agritourism site

Issue: Agricultural uses continue to contribute to the historic character of the landscape. Agritourism often contributes to the historic setting, but elements sometimes detract from historic character. Identify how historic agricultural uses of the landscape can be leveraged for visitor education without increasing buildings and structures that impact contributing views and spatial organization.

Recommendation: In the short term, provide dedicated pedestrian access to the Ramsey's Farm agritourism site from the farmstead at 405 Ramsey Road. Related recommendation: R-16 (Chapter 7, Drawing RT-7.2). Work with the property manager to accomplish this recommendation.

Considerations: When a Long Term Interpretive Plan for the Brandywine Valley unit is developed, interpret the history of agriculture and the Ramsey family heritage associated with the significance of the unit.

VE-5: Expand visitor experience opportunities related to significance associated with Bancroft's vision for protection of views

Issue: The view from the high point on the driveway to 4700 Thompson Bridge Road, Farmstead 17, includes the adjacent lands of Granogue Tower and Mansion, which are outside the Brandywine Valley unit. The contributing picturesque view offers opportunities for visitors to consider the efforts of William Bancroft and the Woodlawn Trustees to preserve the Brandywine Valley for public recreation.

Recommendation: Add a small parking area, wayfinding, trail connection, and interpretive information at the high point on the driveway that leads to Farmstead 17 to provide visitors access to this exceptional view and improve trail access. Add a gate to preserve privacy at Farmstead 17.

Considerations: Incorporate this recommendation into the Trails Plan. When a Long Term Interpretive Plan for the Brandywine Valley unit is developed, interpret the legacy of Bancroft's vision for protection of views of the landscape.

VE-6: Expand visitor experience opportunities related to significance associated with conservation at the south end of the unit

Issue: The south portion of the unit adjacent to Brandywine Creek State Park presents opportunities for interpretation of significance associated with conservation.

Recommendation: Follow recommendations in the 2022 Message Schedule and Location Plan and the Trails Plan to address wayfinding associated with this location. Consider also adding trail identification.

Considerations: When a Long Term Interpretive Plan for the Brandywine Valley unit is developed, interpret the significant conservation initiatives associated with the valley in this area.

VE-7: Interpret industrial significance associated with Beaver Valley Quarry

Issue: The Beaver Valley Quarry site at Farmstead 1, 123 and 159 Beaver Valley Road, represents the industrial significance of the valley and provides an opportunity for visitors to learn about this aspect of history.

Recommendation: When a Long Term Interpretive Plan for the Brandywine Valley unit is developed, consider interpreting the industrial significance associated with the Beaver Valley Quarry.

Considerations: The site is vulnerable to vandalism and decisions about its interpretation and protection need to be made concurrently. To inform interpretation, consider conducting additional research to better understand the quarry operation. Chapter 4 describes the significance associated with this site.

VE-8: Interpret agricultural and industrial significance associated with Farmstead 3, 211 Beaver Valley Road

Issue: Farmstead 3 represents the agricultural and industrial significance of the valley and provides an opportunity for visitors to learn about these aspects of history.

Recommendation: When a Long Term Interpretive Plan for the Brandywine Valley unit is developed, consider interpreting the agricultural and industrial significance associated with Farmstead 3.

Considerations: Chapter 4 describes the significance associated with this farmstead.

VE-9: Interpret agricultural significance associated with Farmstead 6, 221 Beaver Valley Road

Issue: Farmstead 6 represents the agricultural significance of the valley and provides an opportunity for visitors to learn about these aspects of history.

Recommendation: When a Long Term Interpretive Plan for the Brandywine Valley unit is developed, consider interpreting the agricultural significance associated with Farmstead 6.

Considerations: Chapter 4 describes the significance associated with this farmstead.

VE-10: Interpret agricultural and industrial significance associated with Farmstead 11, 800 Beaver Valley Road

Issue: Farmstead 11 represents the agricultural and industrial significance of the valley and provides an opportunity for visitors to learn about these aspects of history.

Recommendation: When a Long Term Interpretive Plan for the Brandywine Valley unit is developed, consider interpreting the agricultural and industrial significance associated with Farmstead 11.

Considerations: Chapter 4 describes the significance associated with this farmstead.

SPECIFIC FARMSTEAD RECOMMENDATIONS

Farmsteads are critically important to the historic character of the Brandywine Valley unit. Collectively they contribute to the overall significance of the landscape and individually their characteristics and features are identifiable at a smaller scale, conveying historic character, materials, and workmanship, not as easily imparted at the scale of the Brandywine Valley unit as a whole.

Consider developing detailed treatment recommendations for all farmsteads. Until this can be accomplished, preserve all contributing and unevaluated landscape features, buildings, and structures identified in Table 4.5.

FARMSTEADS

The 21 farmsteads within the Brandywine Valley unit are:

- 123 and 159 Beaver Valley Road, Farmstead 1
- 162 Beaver Valley Road, Farmstead 2
- 211 Beaver Valley Road, Farmstead 3
- 216 Beaver Valley Road, Farmstead 4
- 232 Beaver Valley Road, Farmstead 5
- 221 Beaver Valley Road, Farmstead 6
- 140 Beaver Valley Road, Farmstead 7
- 701 Beaver Valley Road, Farmstead 8
- 601 Beaver Valley Road, Farmstead 9
- 137 Beaver Valley Road, Farmstead 10
- 800 Beaver Valley Road, Farmstead 11
- 810 Beaver Valley Road, Farmstead 12
- 405 Ramsey Road, Farmstead 13
- 400, 404, and 406 Ramsey Road, Farmstead 14, 15, and 16
- 4700 and 4501 Thompson Bridge Road, Farmstead 17 and 18
- 100 Ramsey Road, Farmstead 19
- 502 and 500 Woodlawn Road, 20 and 21

TABLE 5.1: Specific Farmstead Recommendations
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Treatment Task Key	Recommendation	Reference Documents	Notes
123 and 159 Beaver Valley Road, Farmstead #1 (Brubaker / Woodlawn #137)			
V-1	Establish a view from Beaver Valley Road toward the barn at 159 Beaver Valley Road, facing north.	Drawing RT-5.4	The historic barn at 159 Beaver Valley Road is not visible or accessible to the public. With focused view management, the historic barn could be visible to park visitors from the road at a distance that is not likely to disrupt the privacy of residents. This is important because public access to the landscape is limited and views are an important strategy to increase public access. Assess whether this location has any high-quality woodland, critical habitat, streams, wetlands or steep slopes, or if waterways are present within riparian buffers of 50 feet. Asses whether it is likely that long-term preservation of the view is feasible, given anticipated funding.
	Preserve the spring and work with natural resource managers to determine an approach to erridacate the bamboo and replace it with appropriate native plants.	Drawing 4.5 Table 4.5	An unnamed spring that runs in the southwest corner of the site and terminates into an area of thick bamboo contributes to the historic landscape. Springs were important resources for agriculture in the Brandywine Valley during the period of significance.
162 Beaver Valley Road, Farmstead #2			
BS-4	Preserve contributing spring house with active water access	Drawings RT-5.8, 4.6 Table 4.6	Apply the preservation treatment standards to stabilize and maintain the masonry. Any masonry and mortar removed should be replaced in-kind. Monitor and minimize interior flooding and standing water. Monitor and maintain exterior and interior masonry, mortar, and coatings.
SS-4	Allow retention of the fence. If additional fences are desired that are closer to public views, work with lessee to develop a fence type that meets rehabilitation standards.	Drawings RT-5.8, 4.6 Table 4.6	A non-contributing metal fence that surrounds the vineyard has a distinct character that is not consistent with historic materials in the landscape. The fence is far enough away from roads that it is not creating a major impact.

TABLE 5.1: Specific Farmstead Recommendations
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Treatment Task Key	Recommendation	Reference Documents	Notes
211 Beaver Valley Road, Farmstead #3			
BS-4	Preserve the wagon house	Drawings RT-5.8, 4.7 Table 4.7	The wagon house contributes to the historic landscape.
V-3	Establish a view from Beaver Valley Road and the pedestrian trail toward the historic buildings and landscape at 211 Beaver Valley Road, facing north.	Drawing RT-5.4	The historic buildings and landscape at Farmstead 3 are not visible or accessible to the public. With focused view management, the historic buildings and landscape could be visible to park visitors from the trail at a distance that is not likely to disrupt the privacy of residents. This is important because public access to the landscape is so limited and views are an important strategy to increase public access. Assess whether this location has any high-quality woodland, critical habitat, streams, wetlands or steep slopes, or if waterways are present within riparian buffers of 50 feet. Assess whether it is likely that long-term preservation of the view is feasible, given anticipated funding.
216 Beaver Valley Road, Farmstead #4			
			No specific recommendations for this farmstead.
232 Beaver Valley Road, Farmstead #5			
V-2	Establish a view from the trail toward buildings at Farmstead 5, 232 Beaver Valley Road, facing east.	Drawing RT-5.4	The historic buildings at Farmstead 5 are not visible or accessible to the public. With focused view management, the historic buildings could be visible to park visitors from the trail at a distance that is not likely to disrupt the privacy of residents. This is important because public access to the landscape is so limited and views are an important strategy to increase public access. Assess whether this location has any high-quality woodland, critical habitat, streams, wetlands or steep slopes, or if waterways are present within riparian buffers of 50 feet. Assess whether it is likely that long-term preservation of the view is feasible, given anticipated funding.

TABLE 5.1: Specific Farmstead Recommendations
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Treatment Task Key	Recommendation	Reference Documents	Notes
221 Beaver Valley Road, Farmstead #6			
SS-4	Consider working with leasee to reduce fences in the landscape. Do not allow more fences to be added within views from the roads or trails. If the lease holder changes, remove non-contributing fences prior to establishing a new lease.	Drawings RT-5.8, 4.10 Table 4.10	Non-contributing post and wire fences sub-divide fields into smaller areas than historic distracting from the historic character of the landscape.
V-4	Establish a view from Beaver Valley Road toward buildings at Farmstead 6, 221 Beaver Valley Road, facing northeast.	Drawing RT-5.4	The historic buildings at Farmstead 6 are not visible or accessible to the public. With focused view management, the historic buildings could be visible to park visitors from the trail at a distance that is not likely to disrupt the privacy of residents. This is important because public access to the landscape is so limited and views are an important strategy to increase public access. Assess whether this location has any high-quality woodland, critical habitat, streams, wetlands or steep slopes, or if waterways are present within riparian buffers of 50 feet. Assess whether it is likely that long term preservation of the view is feasible, given anticipated funding.
V-6	Preserve the view of historic buildings at Farmstead 6 from Beaver Valley Road facing northwest. Maintain the landscape to prevent vegetation from encroaching on the existing view. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.	Drawing RT-5.4	The view from Beaver Valley Road toward historic buildings at Farmstead 6 is accessible to the public and contributes to the historic character of the landscape. This view is important because public access to the landscape is so limited and views are an important strategy to allow public access.
C-11	Add new trail connection. Formalize the trail section connecting between the hiking trail northwest of this farmstead and the combined farm road/trail that extends from Beaver Valley Road to the buildings. Use materials and standards aligned with the recommendations in the Trails Plan currently being developed.	Drawing RT-5.5	There is no formal trail connection between the hiking trail northwest of Farmstead 6 and the combined farm road/trail that extends from Beaver Valley Road to the buildings. There are historic buildings in this location and an informal trail that can be formalized to provide a connection. The contributing features at this farmstead, in particular the barn, shed, and stone house structural remnants, present an opportunity for interpretation.
140 Beaver Valley Road, Farmstead #7			
SS-4	Work with leasee to reduce non-contributing elements in the landscape. Do not allow more elements to be added within views from the road or trails.	Drawings RT-5.8, 4.11 Table 4.11	Non-contributing ornamental landscape elements including a large number of lawn ornaments, farm equipment parts, furniture, and play equipment detract from the historic character of the farmstead.
SS-4	Consider working with leasee to reduce fences in the landscape. Do not allow more fences to be added within views from the roads or trails. If the lease holder changes, remove non-contributing fences prior to establishing a new lease.	Drawings RT-5.8, 4.11 Table 4.11	Non-contributing post and wire fence sub-divide fields into smaller areas than historic detracting from the historic character of the landscape

TABLE 5.1: Specific Farmstead Recommendations
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Treatment Task Key	Recommendation	Reference Documents	Notes
701 Beaver Valley Road, Farmstead #8			
			No specific recommendations for this farmstead.
601 Beaver Valley Road, Farmstead #9			
VSO-4 VSO-13	If the prospect of leasing fields is promising, rehabilitate areas of successional woodland into open fields for agricultural leasing at this farmstead. Alternatively, prioritize this location when preparing a Vegetation Management and Monitoring Plan for the Brandywine Valley unit. Assess condition of existing plant communities and incorporate best management practices and treatment recommendations for long-term plant community health with consideration of changing climate conditions and effects of invasive plants.	Drawings RT-5.2, RT-5.3	Successional woody vegetation in former fields and pasture is impacting spatial organization, vegetation (invasive species), and views.
V-5	Establish a view from Beaver Valley Road toward buildings at Farmstead 9, 601 Beaver Valley Road, facing east.	Drawing RT-5.4	The historic buildings at Farmstead 9 are not visible or accessible to the public. With focused view management, the historic buildings could be visible to park visitors from the trail at a distance that is not likely to disrupt the privacy of residents. This is important because public access to the landscape is so limited and views are an important strategy to increase public access. Assess whether this location has any high-quality woodland, critical habitat, streams, wetlands or steep slopes, or if waterways are present within riparian buffers of 50 feet. Assess whether it is likely that preservation of the view is feasible, given anticipated funding.
V-8	Preserve the view from trail toward histoirc buildings at Farmstead 9, 601 Beaver Valley Road, facing east. Maintain the landscape to prevent vegetation from encroaching on the existing view. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.	Drawing RT-5.4	The view from the trail toward historic buildings at Farmstead 9 is accessible to the public and contributes to the historic character of the landscape. This view is important because public access to the landscape is limited and views are an important strategy to allow public access.
BS-4	Preserve contributing spring house with active water access	Drawings RT-5.8, 4.13	Apply the preservation treatment standards to stabilize and maintain the masonry. Any masonry and mortar removed should be replaced in-kind. Monitor and minimize interior flooding and standing water. Monitor and maintain exterior and interior masonry, mortar, and coatings.

TABLE 5.1: Specific Farmstead Recommendations
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Treatment Task Key	Recommendation	Reference Documents	Notes
137 Beaver Valley Road, Farmstead #10			
VSO-4 VSO-13	If the prospect of leasing fields is promising, rehabilitate areas of successional woodland into open fields for agricultural leasing at this farmstead. Alternatively, prioritize this location when preparing a Vegetation Management and Monitoring Plan for the Brandywine Valley unit. Assess condition of existing plant communities and incorporate best management practices and treatment recommendations for long-term plant community health with consideration of changing climate conditions and effects of invasive plants.	Drawings RT-5.2, RT-5.3, 4.14	Woods are non-contributing, non-compatible.
SS-4	If vegetation is changed and views of the fence from public accessible routes are created, work with leasee to encourage replacement of the fence with one that is more consistent with the historic character of the landscape. If the lease holder changes, consider removing non-contributing fences prior to establishing a new lease.	Drawings RT-5.8, 4.14	Non-contributing tall metal fence surrounding garden is not consistent with historic character but it is not currently visible to the public.
	Assess the condition of the historic house to determine if the evergreen trees are impacting it. If they are, prune or remove the trees and repair the house.	Drawing 4.14	Evergreen trees may be impacting the historic house.
800 Beaver Valley Road, Farmstead #11			
VSO-13	Prune or remove shrubs that are impacting historic building fabric and repair building.	Drawing RT-5.3	Ornamental shrubs impact historic building fabric.
V-7	Preserve view from Beaver Valley Road toward buildings at Farmstead 11, 800 Beaver Valley Road, facing west. Maintain the landscape to prevent vegetation from encroaching on the existing view. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.	Drawing RT-5.4	The view from Beaver Valley Road toward historic buildings at Farmstead 11 is accessible to the public and contributes to the historic character of the landscape. This view is important because public access to the landscape is so limited and views are an important strategy to allow public access.
810 Beaver Valley Road, Farmstead #12			
VSO-13	Prune or remove vegetation that is impacting historic building and repair building.	Drawings RT-5.3, 4.16	Some vegetation impacts historic building.
V-7	Preserve view from Beaver Valley Road toward buildings at Farmstead 12, 810 Beaver Valley Road, facing west. Maintain the landscape to prevent vegetation from encroaching on the existing view. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.	Drawing RT-5.4	The view from Beaver Valley Road toward historic buildings at Farmstead 12 is accessible to the public and contributes to the historic character of the landscape. This view is important because public access to the landscape is so limited and views are an important strategy to allow public access.
BS-4	Preserve contributing spring house with active water access	Drawings RT-5.8, 4.16	Apply the preservation treatment standards to stabilize and maintain the masonry. Any masonry and mortar removed should be replaced in-kind. Monitor and minimize interior flooding and standing water. Monitor and maintain exterior and interior masonry, mortar, and coatings.

TABLE 5.1: Specific Farmstead Recommendations
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

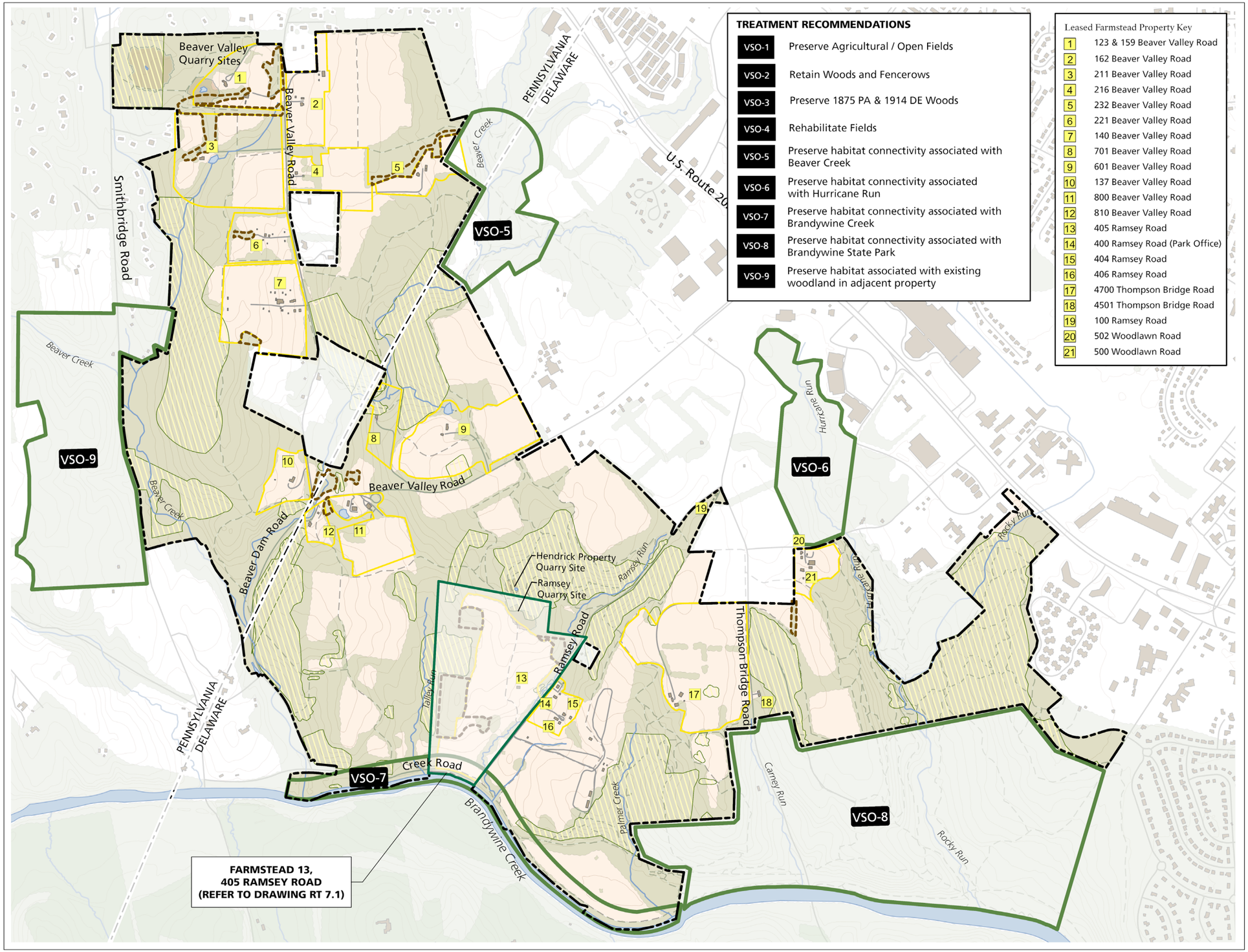
Treatment Task Key	Recommendation	Reference Documents	Notes
405 Ramsey Road, Farmstead #13			
			Treatment recommendations for this farmstead are addressed in Chapter 7.
400 Ramsey Road, (Park Office) Farmstead #14			
V-9	Preserve view from Ramsey Road toward buildings at Farmstead 14, 400 Ramsey Road, facing south. Maintain the landscape to prevent vegetation from encroaching on the existing views. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.	Drawing RT-5.4	The view from Ramsey Road toward historic buildings at Farmstead 14 is accessible to the public and contributes to the historic character of the landscape. This view is important because public access to the landscape is limited and views are an important strategy to allow public access.
404 Ramsey Road, Farmstead #15			
VSO-13	Maintain existing open fields at current edges. Rehabilitate fields in documented historic locations.	Drawings 4.18, RT-5.3	Some areas of woods have grown into areas that were open fields during the early twentieth century. This location is not a high priority for rehabilitation of fields but retention of current patterns is desirable to avoid further loss of historic patterns.
V-9	Preserve view from Ramsey Road toward buildings at Farmstead 15, 404 Ramsey Road, facing south. Maintain the landscape to prevent vegetation from encroaching on the existing views. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.	Drawing RT-5.4	The views from Ramsey Road toward historic buildings at Farmstead 15 is accessible to the public and contributes to the historic character of the landscape. This view is important because public access to the landscape is limited and views are an important strategy to allow public access.
406 Ramsey Road, Farmstead #16			
V-9	Preserve views from Ramsey Road toward buildings at Farmstead 16, 406 Ramsey Road, facing south. Maintain the landscape to prevent vegetation from encroaching on the existing views. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.	Drawing RT-5.4	The view from Ramsey Road toward historic buildings at Farmstead 16 is accessible to the public and contributes to the historic character of the landscape. This view is important because public access to the landscape is limited and views are an important strategy to allow public access.

TABLE 5.1: Specific Farmstead Recommendations
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Treatment Task Key	Recommendation	Reference Documents	Notes
4700 Thompson Bridge Road, Farmstead #17			
VSO-13	Prune or remove trees and shrubs that are impacting historic buildings. Maintain the landscape to prevent vegetation from encroaching on the existing views. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.	Drawings RT-5.3, 4.19 Table 4.19	Some non-contributing trees are impacting historic buildings and some are growing in areas that were open during the historic period. Also, some shrubs are impacting historic buildings.
BS-4	Preserve historic stable.	Drawing RT-5.8	The stable contributes to the historic character of the landscape.
V-10	Preserve the panoramic view of rolling hills, open fields, wooded areas, and small-scale dispersed farmstead buildings and structures, from the top of the driveway approaching Farmstead 17, 4700 Thompson Bridge Road, facing west. Avoid major changes or additions to properties within the view that may alter the visual character. Maintain contributing natural systems, vegetation, spatial patterns, topography, land use, circulation routes, buildings, structures, and small-scale features that are within these views. Avoid adding new buildings, structures, or small-scale features that are not compatible with the historic character, including those that are larger in scale, are different in style or type in a way that makes them stand out in the landscape, use materials that visually dominate the scene, or are clustered in a way that changes the overall balance of open space to built elements.	Drawing RT-5.4	This view contributes to the historic character of the landscape and represents Bancroft's vision to preserve expansive pastoral views from the area's hilltops.
4501 Thompson Bridge Road, Farmstead #18			
VSO-13	Maintain existing open fields at current edges. Rehabilitate fields in documented historic locations.	Drawings RT-5.3, 4.19 Table 4.19	Successional vegetation and woods cover more than half of the original parcel that was open in 1914. This location is not a high priority for rehabilitation of fields but retention of current patterns is desirable to avoid further loss of historic patterns.
100 Ramsey Road, Farmstead #19			
VSO-13	Prune or remove shrubs that are impacting historic buildings and repair the buildings.	Drawings RT-5.3, 4.20 Table 4.20	Some of the shrubs at this property are impacting historic building fabric.
502 Woodlawn Road, Farmstead #20			
			No specific recommendations for this farmstead.

TABLE 5.1: Specific Farmstead Recommendations
FIRST STATE NATIONAL HISTORIC PARK—BRANDYWINE VALLEY

Treatment Task Key	Recommendation	Reference Documents	Notes
500 Woodlawn Road, Farmstead #21			
VSO-13	Prune or remove trees that are impacting historic buildings and repair the buildings.	Drawings RT-5.3, 4.21	Some trees are impacting historic buildings and some are growing in areas that were open historically.
VSO-13	Prune or remove vegetation that is impacting historic buildings and repair the buildings.	Drawings RT-5.3, 4.21	Some successional vegetation with invasive vines and shrubs is growing near the barn.
BS-4	Preserve unevaluated stables until it is possible to conduct an evaluation.	Drawing RT-5.8, 4.21	The stables may contribute to the historic character of the farmstead.
BS-4	Preserve historic corncrib.	Drawing RT-5.8, 4.21	The corncrib contributes to the historic character of the farmstead.
BS-4	Preserve contributing spring house with active water access.	Drawing RT-5.8, 4.21	Apply the preservation treatment standards to stabilize and maintain the masonry. Any masonry and mortar removed should be replaced in-kind. Monitor and minimize interior flooding and standing water. Monitor and maintain exterior and interior masonry, mortar, and coatings.



TREATMENT RECOMMENDATIONS

VSO-1	Preserve Agricultural / Open Fields
VSO-2	Retain Woods and Fencerows
VSO-3	Preserve 1875 PA & 1914 DE Woods
VSO-4	Rehabilitate Fields
VSO-5	Preserve habitat connectivity associated with Beaver Creek
VSO-6	Preserve habitat connectivity associated with Hurricane Run
VSO-7	Preserve habitat connectivity associated with Brandywine Creek
VSO-8	Preserve habitat connectivity associated with Brandywine State Park
VSO-9	Preserve habitat associated with existing woodland in adjacent property

Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Brandywine Valley Unit Vegetation and Spatial Organization Treatment

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. 2023 Maxar World Imagery
3. 1875 Birmingham and Concord Township Atlases
4. 1914 Topographic Map
5. NPS Landsnet Boundaries and Tracts

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- Farmstead Context
- DE PA State Border
- VSO-1: Preserve Agricultural/Open Field
- VSO-2: Retain Woods and Fencerows
- VSO-3: Preserve 1875 PA & 1914 DE Woods
- VSO-4: Rehabilitate Fields
- Existing Water/ Waterway
- Existing Waterways
- Existing Roads
- Existing Trails
- Existing Quarry
- Preserve Habitat Connectivity

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing RT -5.2

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Cultural Landscape Report
Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Farmstead Vegetation and Spatial Organization Treatment

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

TREATMENT RECOMMENDATIONS

VSO-10	Preserve contributing farmstead patterns of organization
VSO-11	Preserve contributing fences, fencerows, and tree lines
VSO-12	Preserve contributing trees, shrubs and herbaceous plants
VSO-13	Remove non-contributing, non-compatible vegetation
VSO-14	Retain compatible lawns
VSO-15	Maintain compatible farmstead patterns of organization
VSO-16	Maintain compatible fences, fencerows, and tree lines
VSO-17	Maintain compatible trees, shrubs, herbaceous plants, and gardens

Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

FARMSTEAD 13, 405 RAMSEY ROAD (REFER TO DRAWING RT 7.1)

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- Parcel Boundary
- Existing Woods and Fencerows
- Existing Building
- Existing Water/ Waterway
- Existing Agricultural/ Open Field
- Existing Vineyard
- Existing Meadow
- Existing Roads
- Existing Trails
- Existing Public Parking Lot
- Existing Quarry
- Existing Waterways
- VSO-10 / VS0-15 Farmstead patterns of organization (Refer to Tables in Chapter 4)

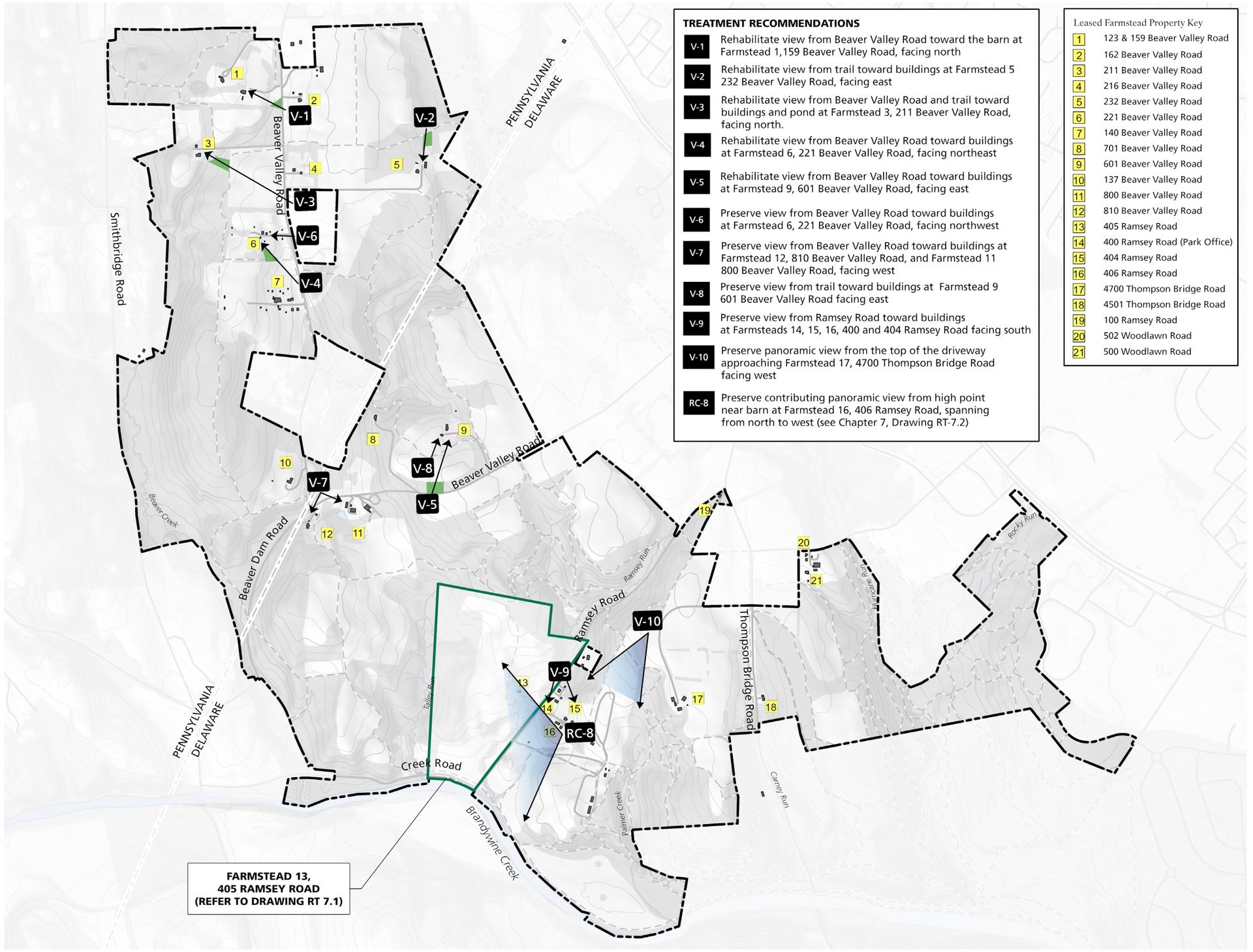
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing RT -5.3

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TREATMENT RECOMMENDATIONS

V-1	Rehabilitate view from Beaver Valley Road toward the barn at Farmstead 1,159 Beaver Valley Road, facing north
V-2	Rehabilitate view from trail toward buildings at Farmstead 5 232 Beaver Valley Road, facing east
V-3	Rehabilitate view from Beaver Valley Road and trail toward buildings and pond at Farmstead 3, 211 Beaver Valley Road, facing north.
V-4	Rehabilitate view from Beaver Valley Road toward buildings at Farmstead 6, 221 Beaver Valley Road, facing northeast
V-5	Rehabilitate view from Beaver Valley Road toward buildings at Farmstead 9, 601 Beaver Valley Road, facing east
V-6	Preserve view from Beaver Valley Road toward buildings at Farmstead 6, 221 Beaver Valley Road, facing northwest
V-7	Preserve view from Beaver Valley Road toward buildings at Farmstead 12, 810 Beaver Valley Road, and Farmstead 11 800 Beaver Valley Road, facing west
V-8	Preserve view from trail toward buildings at Farmstead 9 601 Beaver Valley Road facing east
V-9	Preserve view from Ramsey Road toward buildings at Farmsteads 14, 15, 16, 400 and 404 Ramsey Road facing south
V-10	Preserve panoramic view from the top of the driveway approaching Farmstead 17, 4700 Thompson Bridge Road facing west
RC-8	Preserve contributing panoramic view from high point near barn at Farmstead 16, 406 Ramsey Road, spanning from north to west (see Chapter 7, Drawing RT-7.2)

Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report Brandywine Valley

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Brandywine Valley Unit View Treatment

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SOURCES

1. USDA Orthoimagery, 2017
2. NPS Landsnet Boundaries and Tracts
3. Field Review, November 2022

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- DE PA State Border
- Existing Woods and Fencerows
- Existing Roads
- Existing Trails
- Preserve Panoramic View
- Manage vegetation to Rehabilitate View
- Direction of View

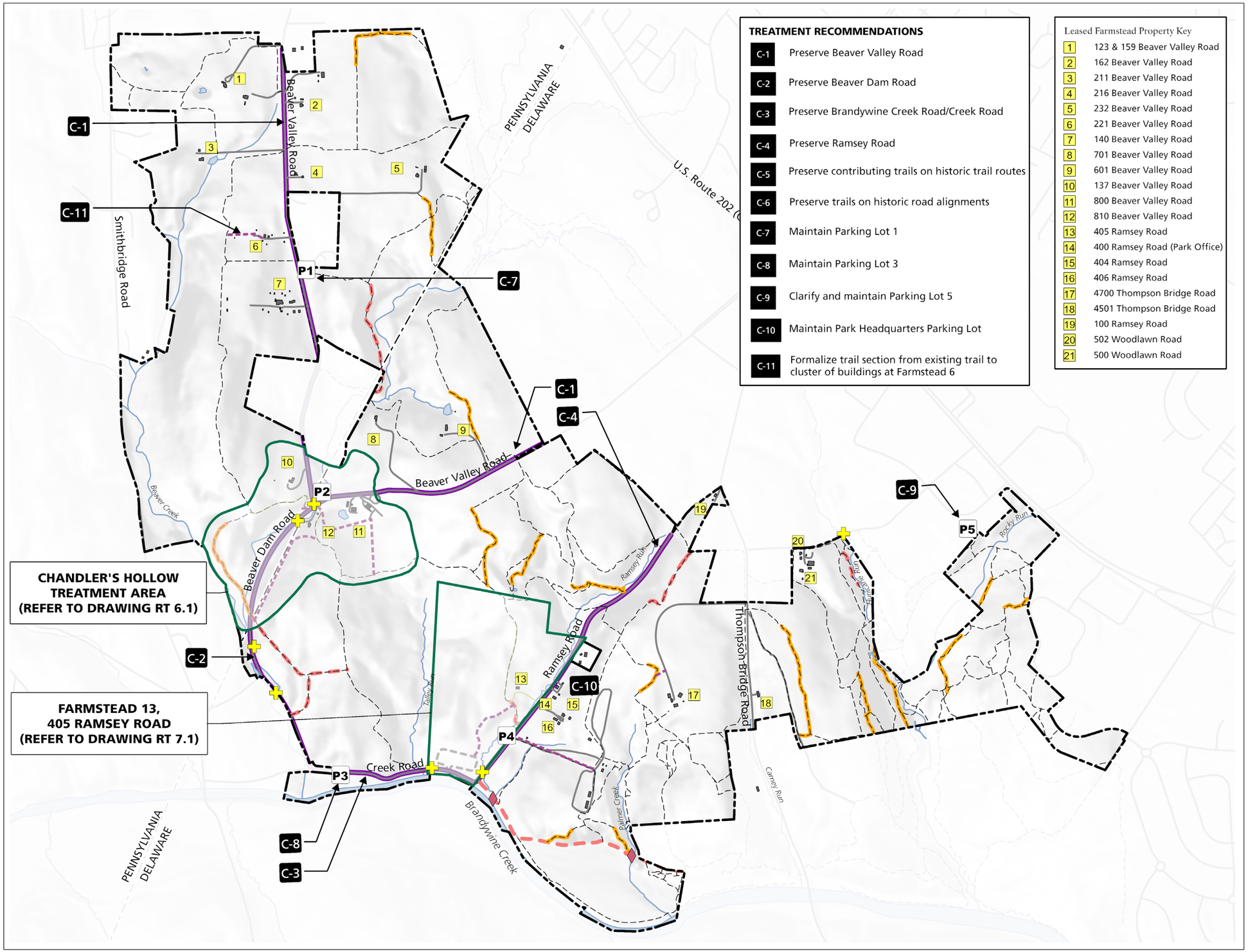
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing RT -5.4

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TREATMENT RECOMMENDATIONS

C-1	Preserve Beaver Valley Road
C-2	Preserve Beaver Dam Road
C-3	Preserve Brandywine Creek Road/Creek Road
C-4	Preserve Ramsey Road
C-5	Preserve contributing trails on historic trail routes
C-6	Preserve trails on historic road alignments
C-7	Maintain Parking Lot 1
C-8	Maintain Parking Lot 3
C-9	Clarify and maintain Parking Lot 5
C-10	Maintain Park Headquarters Parking Lot
C-11	Formalize trail section from existing trail to cluster of buildings at Farmstead 6

Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

Brandywine Valley Unit Circulation Treatment

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. NPS Landsnet Boundaries and Tracts
2. 1914 Topographic Map (fence lines and property lines)
3. 1870 Concord & Birmingham Atlases (drives, roads, property lines)
4. 1868 Pomeroy & Beers Map of Brandywine (drives)
5. 1875 Birmingham & Concord Township Atlases (drives, roads, property lines)
6. 1960s Woodlawn Trails Map (trails)
7. Field Review, November 2022

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- DE PA State Border
- Existing Waterways
- Existing Roads
- Existing Trails
- Add Trail Connection
- Preserve Contributing Roads
- C-5: Preserve Contributing Trails on Historic Trail Routes
- C-6: Preserve Trails on Historic Road Alignments
- Existing Seasonal Parking Lot
- P: Maintain Parking Lot
- Vehicular Bridge: See Treatment Tasks on Drawing RT-5.5
- Pedestrian Bridge: See Treatment Tasks on Drawing RT-5.5

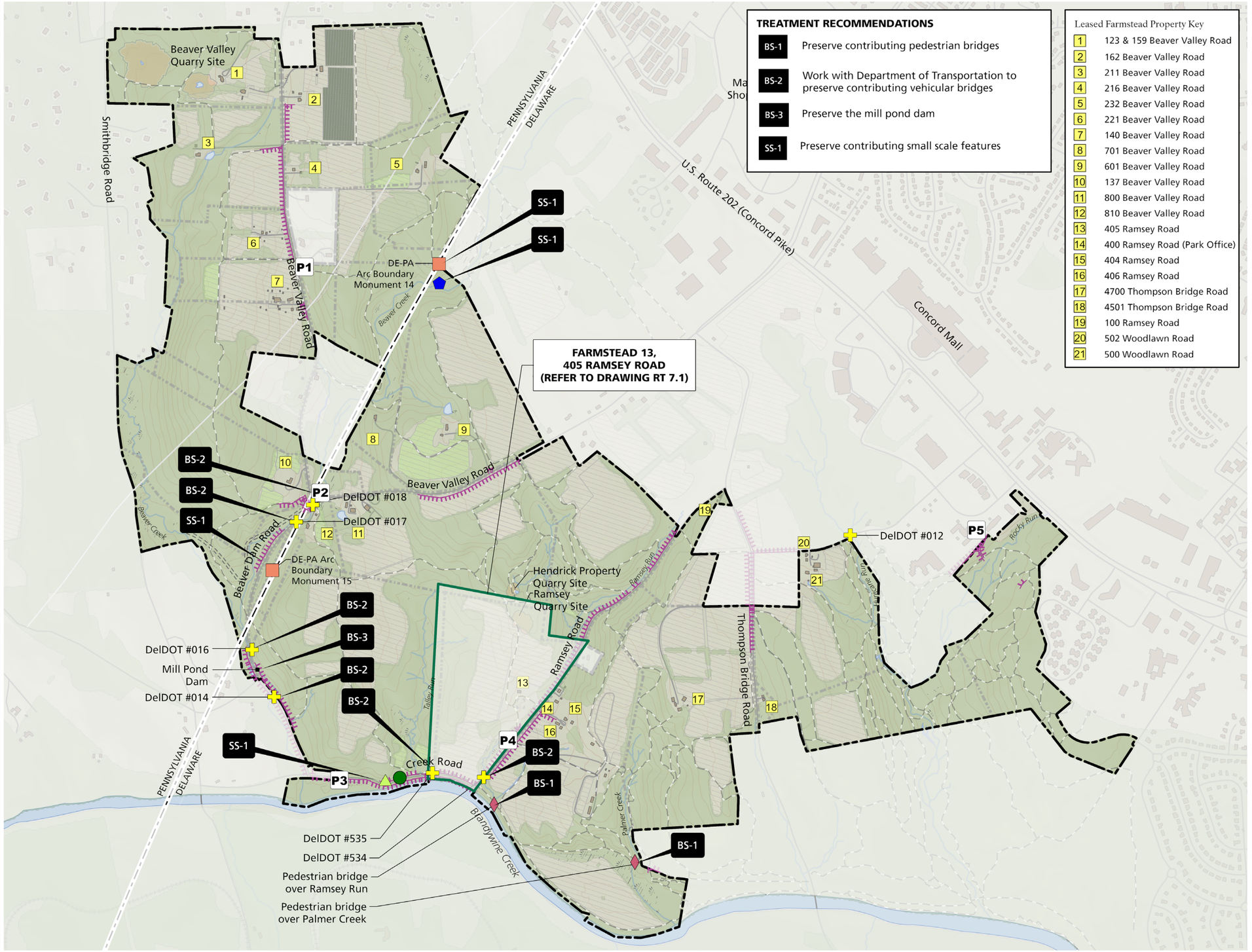
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing RT -5.5

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Cultural Landscape Report Brandywine Valley

First State
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Wilmington, Delaware

Brandywine Valley Unit Structures and Small Scale Features Treatment

National Park Service

Olmsted Center for Landscape Preservation

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SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- Parcel Boundary
- Existing Woods and Fencerows
- Existing Building
- Existing Agricultural/ Open Field
- Existing Vineyard
- Existing Meadow
- Existing Roads
- Existing Trails
- Existing Waterways
- Existing Quarry
- SS-2: Maintain Row of Boulders
- Property Survey Marker
- State Boundary Monument
- Cabin Structural Remnant
- Peter's Rock
- Vehicular Bridge
- Pedestrian Bridge

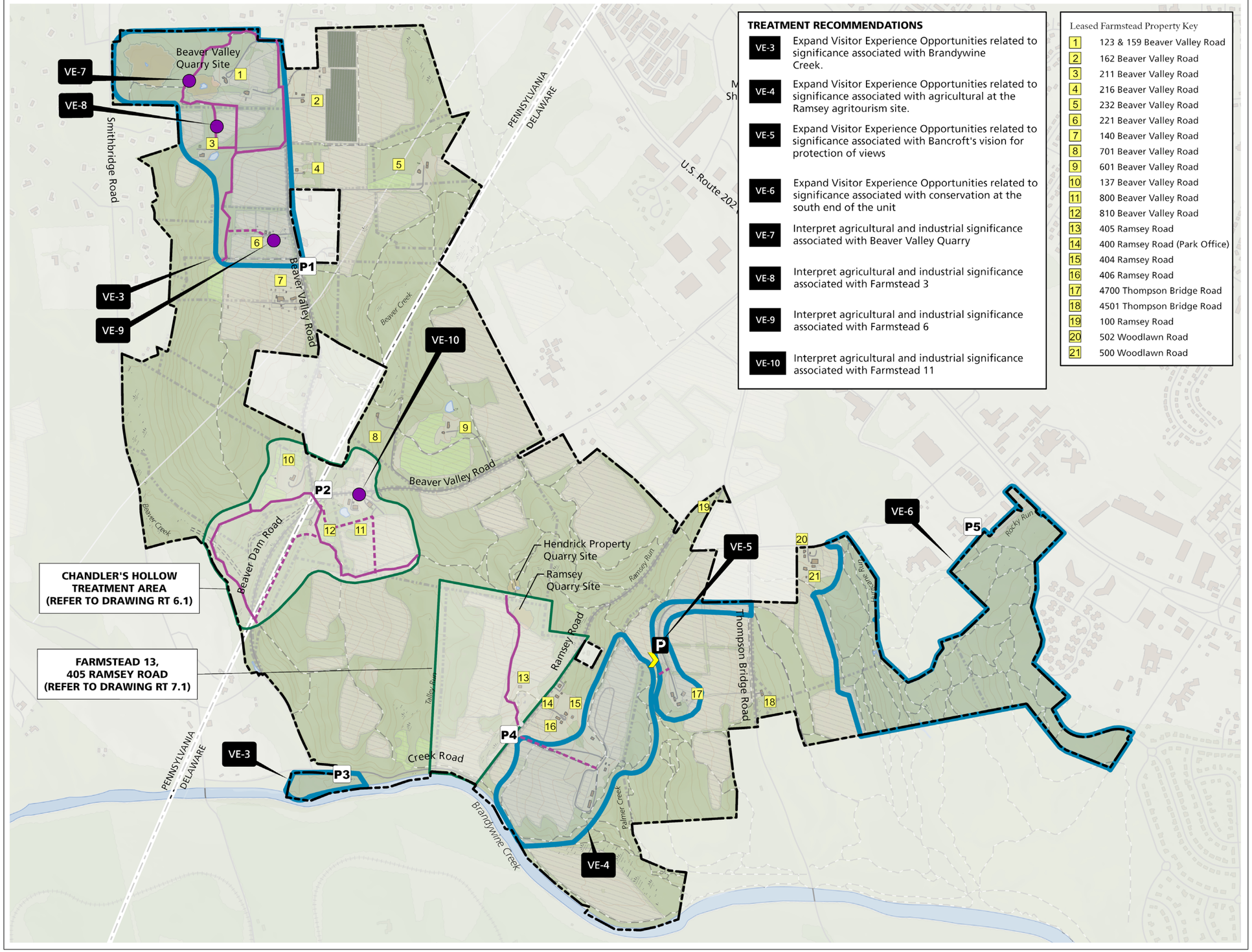
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location
4. This drawing addresses only structures and small-scale features external to farmsteads. Locations of structures and small-scale features at farmsteads are identified in tables at the end of Chapter 4.

0 300 600 1,200 Feet

Drawing RT -5.6

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TREATMENT RECOMMENDATIONS

VE-3	Expand Visitor Experience Opportunities related to significance associated with Brandywine Creek.
VE-4	Expand Visitor Experience Opportunities related to significance associated with agricultural at the Ramsey agritourism site.
VE-5	Expand Visitor Experience Opportunities related to significance associated with Bancroft's vision for protection of views
VE-6	Expand Visitor Experience Opportunities related to significance associated with conservation at the south end of the unit
VE-7	Interpret agricultural and industrial significance associated with Beaver Valley Quarry
VE-8	Interpret agricultural and industrial significance associated with Farmstead 3
VE-9	Interpret agricultural and industrial significance associated with Farmstead 6
VE-10	Interpret agricultural and industrial significance associated with Farmstead 11

Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

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First State
National Historic Park
Wilmington, Delaware

Brandywine Valley Unit Visitor Experience Treatment

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- Parcel Boundary
- Existing Woods and Fencerows
- Existing Building
- Existing Agriculture /Open Field
- Existing Vineyard
- Existing Meadow
- Existing Roads
- Existing Trails
- Existing Waterways
- Existing Public Parking
- Existing Quarry
- Historic theme area
- Maintain existing trail for visitor experience
- Add trail connection
- Create viewpoint
- Add visitor parking
- Interpretation Opportunity

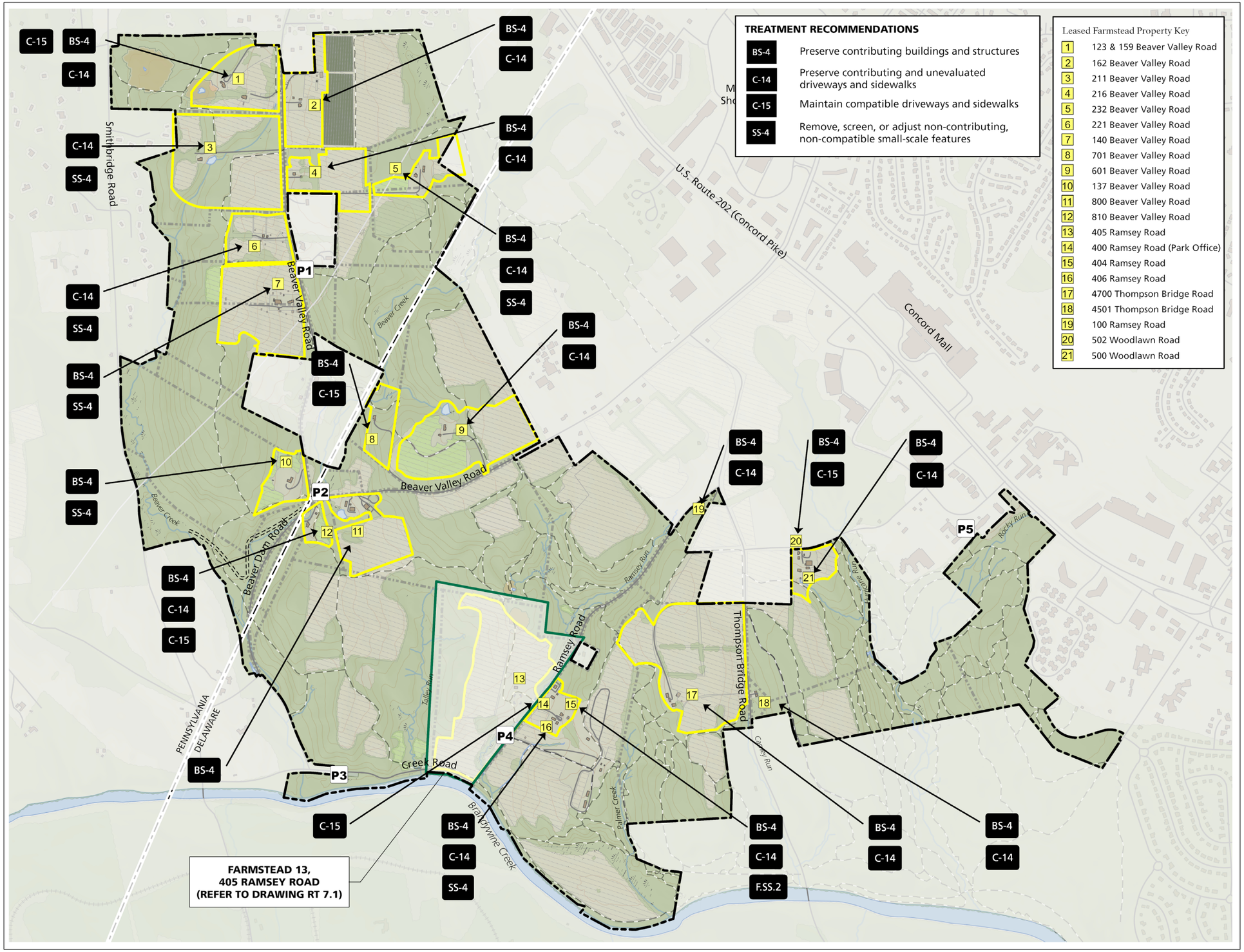
NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing RT -5.7

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TREATMENT RECOMMENDATIONS

BS-4	Preserve contributing buildings and structures
C-14	Preserve contributing and unevaluated driveways and sidewalks
C-15	Maintain compatible driveways and sidewalks
SS-4	Remove, screen, or adjust non-contributing, non-compatible small-scale features

Leased Farmstead Property Key

1	123 & 159 Beaver Valley Road
2	162 Beaver Valley Road
3	211 Beaver Valley Road
4	216 Beaver Valley Road
5	232 Beaver Valley Road
6	221 Beaver Valley Road
7	140 Beaver Valley Road
8	701 Beaver Valley Road
9	601 Beaver Valley Road
10	137 Beaver Valley Road
11	800 Beaver Valley Road
12	810 Beaver Valley Road
13	405 Ramsey Road
14	400 Ramsey Road (Park Office)
15	404 Ramsey Road
16	406 Ramsey Road
17	4700 Thompson Bridge Road
18	4501 Thompson Bridge Road
19	100 Ramsey Road
20	502 Woodlawn Road
21	500 Woodlawn Road

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Farmstead Circulation, Structures & Small-Scale Features Treatment

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SOURCES

1. USDA Orthoimagery, 2017
2. USGS DEM, 2021
3. ESRI Building Footprints, 2022
4. NPS Landsnet Boundaries and Tracts
5. Field Review, November 2022
6. 2023 Hand drawn NPS Map

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- Parcel Boundary
- Existing Woods and Fencerows
- Existing Building
- Existing Water/ Waterway
- Existing Agricultural/ Open Field
- Existing Vineyard
- Existing Meadow
- Existing Roads
- Existing Trails
- Existing Public Parking Lot
- Existing Quarry
- Existing Waterways
- Farmstead Context

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 20'-0"
3. All features shown in approximate scale and location

0 300 600 1,200 Feet

Drawing RT -5.8

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ENDNOTES

1 Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, A Guide to Cultural Landscape Reports: Contents, Process, and Techniques (Washington, D.C.: National Park Service, 1998, second printing 2005), 134.

2 United States, Congress, House. United States Code. Title 16, section 1, Office of the Law Revision Counsel, 03 Dec. 2021, uscode.house.gov.

3 National Park Service, Beaver Valley CLI, 102.

4 Reed and Wallace, First State National Historical Park Historic Resource Study, 132-33.

5 National Park Service, "The National Park Service Has Named the Northern Unit of the Park," First State National Historical Park DE, PA, last modified September 16, 2021, https://www.nps.gov/frst/learn/news/the-national-park-service-has-named-the-northern-unit-of-the-park.htm.

6 Delaware County, Pennsylvania Register of Deeds, Book 6669, Page 208.

7 Tribes have asked for the term "prehistoric" not to be used but in this instance the term is a formal category for the National Register of Historic Places.

8 First State National Historical Park Foundation Document, p. 10.

9 First State National Historical Park Master Lease of Properties at Beaver Valley Unit, National Park Service Archives, 2017, 1.

10 First State National Historical Park Master Lease of Properties at Beaver Valley Unit, National Park Service Archives, 2017, 35.

11 Repair and Maintenance Plan, Patterson, Unpublished report, National Park Service Archives, 2018, 1.

12 First State National Historical Park Master Lease of Properties at Beaver Valley Unit, National Park Service Archives, 2017, 28.

13 Charles A. Birnbaum and Christine Capella Peters, eds., The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes (Washington, D.C.: U.S. Department of the Interior, 1996), 48.

14 First State National Historical Park Foundation Document, 10.

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Photo source: Quinn Evans, 2022.

Chapter 6
Chandler's Hollow Landscape Treatment Plan

CHANDLER'S HOLLOW LANDSCAPE TREATMENT GOALS
CHANDLER'S HOLLOW LANDSCAPE TREATMENT RECOMMENDATIONS

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Chandler's Hollow is located at the intersection of Beaver Dam and Beaver Valley Roads in the heart of Brandywine Valley. The current state boundary, with its historic permutations and stone monuments, runs through the center of this area and delimits Delaware and Pennsylvania.

The primarily Quaker farms and farmsteads within the area of the Brandywine Valley unit had a suburban relationship to the cities of Wilmington, Delaware, and Philadelphia, Pennsylvania. This relationship created hamlets and villages in the area rather than large towns. One such hamlet within the area of the Brandywine Valley unit is Chandler's Hollow. Chandler's Hollow received its name from the Chandler family, who owned land on the north side of Beaver Creek as early as 1742 and were members of the Religious Society of Friends. The hamlet's name changed in the nineteenth century to Beaver Valley and historically included approximately a dozen houses and businesses along with a school and a number of mills and factories.

The remnants of buildings and industrial structures near the intersection of Beaver Dam Road and Beaver Valley Road represent the Chandler's Hollow industrial area. Here, structural remnants, foundations, and topographic features associated with a former mill, dam, and mill pond are within close proximity to existing trails and farmsteads. What appears to be an overgrown field contains unevaluated archeological features that may be significant representatives of the hamlet that once included residences, businesses, a school, post office, mills, and associated structures. Currently, the area lacks clarity; it is hard to understand the elements present and how they relate to historic themes.

This chapter presents the recommended Treatment Plan for the landscape at Chandler's Hollow, the remnant of a small hamlet in the Brandywine Valley unit. The central location, concentration of resources associated with agriculture, settlement, industry, and the state boundary stories as well as existing parking and trails present opportunities for visitors to connect with multiple themes of historical significance in one location.

The Chandler's Hollow Treatment Plan identifies opportunities for linking existing trails in short loops that connect between sites associated with multiple historic themes and suggests locations for interpretation and wayfinding. These recommendations are preliminary and will be considered further through studies addressing trails, wayfinding, circulation, archeological sites, and interpretation throughout the Brandywine Valley unit.

CHANDLER'S HOLLOW LANDSCAPE TREATMENT GOALS

Goals for treatment of the Chandler's Hollow landscape are to:

1. Identify and preserve contributing landscape features.

2. Improve access to, or view of, selected industrial sites.

3. Improve wayfinding and pedestrian safety.

4. Add interpretation of mill-related features, state boundary markers, and the former state boundary location.

CHANDLER'S HOLLOW LANDSCAPE TREATMENT RECOMMENDATIONS

Chandler's Hollow recommendations address circulation, visitor experience, and structures related to the stabilization and preservation of the area's contributing above-ground structural remnants. Drawing RT-6.1 illustrates the Treatment Plan. Treatment recommendations associated with Chandler's Hollow are identified as C-1 through C-8.

CIRCULATION TREATMENT

C-1: Maintain parking lot 2

Issue: Parking lot 2 is a small dirt and gravel parking area (non-contributing, compatible) with space for two cars on Beaver Valley Road near Farmstead 12, 810 Beaver Valley Road. This small lot is adjacent to a trailhead at Chandler's Hollow in a location that provides access to multiple historic features and should be maintained.

Recommendation: Maintain parking lot 2 and improve it to meet Architectural Barriers Act Accessibility Standards (https://www.access-board.gov/aba/).

Considerations: Evaluate opportunities for establishing more parking at this site if demands increase as new trails and interpretation opportunities are implemented. Determine the most appropriate size, alignment, surface, ingress, egress, and safety.

C-2: Add trail running parallel to the state boundary line

Issue: The existing trails through Chandler's Hollow do not provide adequate access to locations of historic features. They largely circumvent the core area and are dissociated with parking lot 2.

Recommendation: Add a trail connecting from the south side of Beaver Dam Road, running along the south side of the current state boundary line and past State Boundary Marker 15, then curving to the south to connect with the existing trail near 810 Beaver Valley Road. This will create a short loop for visitors to view multiple historic theme-related features. See drawing RT-6.1.

Considerations: Incorporate this recommendation into the Trails Plan. Provide surface consistent with recommendations in the Trails Plan currently being developed.

C-3: Add trail connecting parking lot 2 with the existing trail network

Issue: The existing trails through Chandler's Hollow do not provide adequate access to locations of historic features. They largely circumvent the core area and are dissociated with parking lot 2.

Recommendation: Use the driveway that extends from parking lot 2 as a trail leading to the southwest. Add a trail extending from the driveway to the southeast along the northeast side of the field to give visitors the opportunity to view farmstead 11 at 800 Beaver Valley Road. Use the existing farm road to connect to the existing trail southwest of the field. This will create a short loop for visitors to view multiple historic theme-related features. See drawing RT-6.1.

Considerations: Incorporate this recommendation into the Trails Plan. Provide surface consistent with recommendations in the Trails Plan currently being developed.

C-4: Add trail connecting to the mill race

Issue: The existing trails through Chandler's Hollow do not provide adequate access to locations of historic features. They largely circumvent the core area and are dissociated with parking lot 2.

Recommendation: Add a trail connecting the farm road north of the intersection of Beaver Valley Road and Beaver Dam Road with the beginning of the mill race. This will create an opportunity to interpret the mill race. See drawing RT-6.1.

Considerations: Incorporate this recommendation into the Trails Plan. Provide surface consistent with recommendations in the Trails Plan currently being developed.

C-5: Add pedestrian wayfinding

Issue: No formal physical amenities exist to direct visitors and identify destinations, trail routes, and trail connections.

Recommendation: Provide trail markers and other wayfinding signage strategies to assist visitor navigation.

a. At parking lot 2, provide directional orientation to trailheads C-3 and C-4.

b. At trailhead south of Beaver Valley Road near parking lot 2, provide marker identifying trailhead and distance to intersection with existing trail.

c. At trailhead north of the intersection of Beaver Dam and Beaver Valley Road, provide marker identifying trailhead and distances to mill raceway interpretation opportunities C-7a and C-7b.

d. At trail intersection south of Beaver Dam Road, provide directional marker and distance to the mill raceway and directional marker and distance to parking lot 2.

e. At trail intersection south of farmstead 12 at 810 Beaver Valley Road, provide directional marker and distances to state boundary interpretation opportunities C-7c, C-7d, C-7e, and C7f.

f. At trail intersection south of fields associated with farmstead at 800 Beaver Valley Road, provide directional marker and distance to Parking Lot 2 and directional marker and distance to interpretation opportunity C-7f.

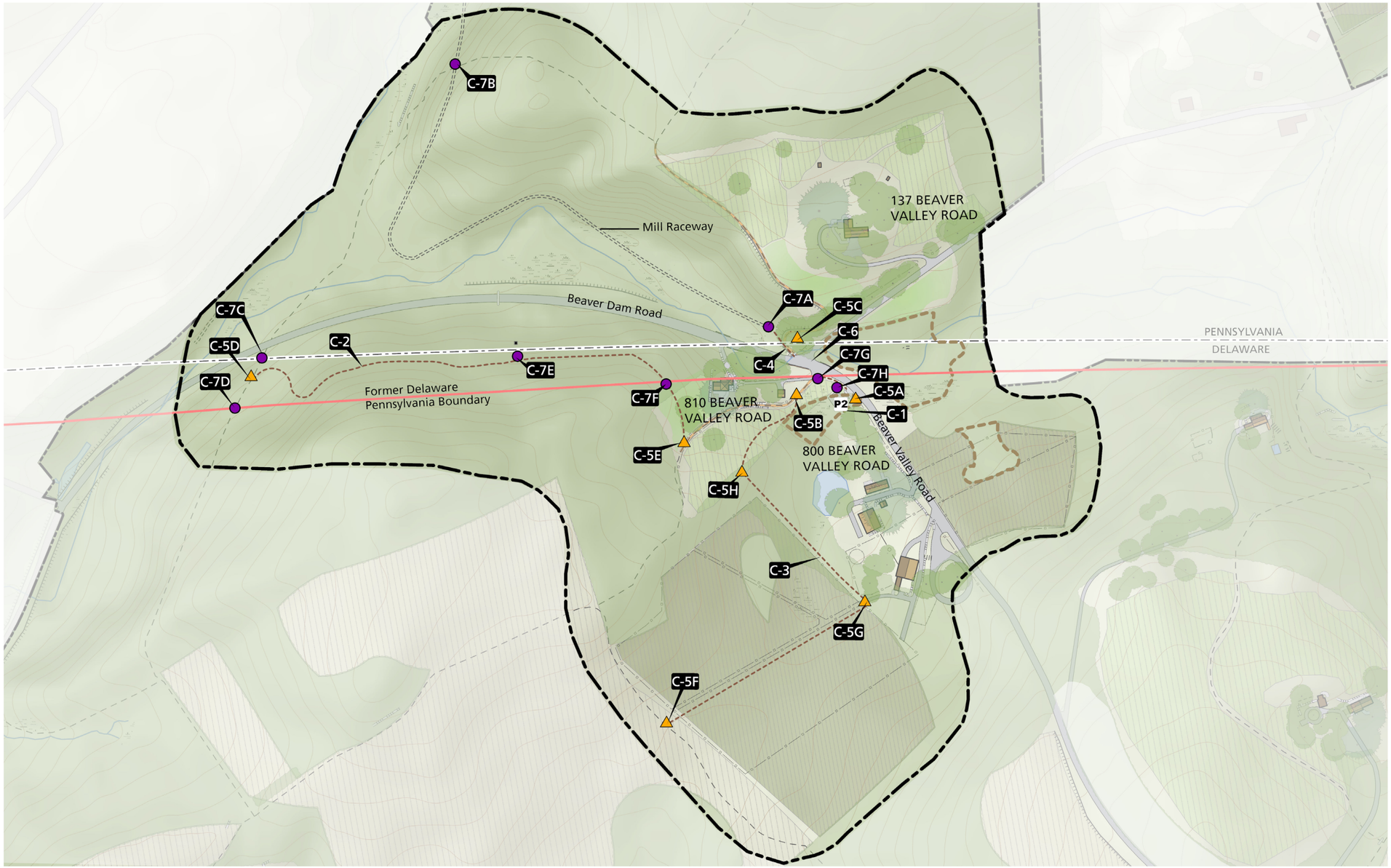
g. At bend in trail south of farmstead 11 at 800 Beaver Valley Road, provide directional marker indicating that trail turns through pasture.

h. At intersection of farm road and trail, provide directional marker indicating that trail crosses driveway.

Considerations: Follow recommendations in the 2022 Message Schedule and Location Plan and the Trails Plan, to address wayfinding associated with trails and roads,

C-6: Improve pedestrian safety

Issue: Currently, pedestrians must walk along Beaver Valley Road from parking lot 2 to one trail, and they must also cross the road to access the other existing trail. The road is characterized by a narrow right-of-way with minimal shoulders and steep adjacent topography. Trees grow within feet of the road and their canopies project overhead to create tunnel views. As the roadway curves through Chandler's Hollow, these conditions create visual blind spots for drivers and safety concerns for pedestrians.



TREATMENT RECOMMENDATIONS

- **C-1** Maintain parking lot 2
- **C-2, C-3, C-4** Add trail
- **C-5** Add pedestrian wayfinding
- **C-6** Improve pedestrian safety
- **C-7** Interpret historic features

- **C-5A** Provide directional orientation to trailheads C-3 and C-4
- **C-5B** Provide marker identifying trailhead and distance to mill raceway interpretation opportunities C-7A and C-7B
- **C-5C** At trailhead north of the intersection of Beaver Dam and Beaver Valley Road
- **C-5D** Provide directional marker and distance to the mill raceway and directional marker and distance to parking lot 2
- **C-5E** Provide directional marker and distances to state boundary interpretation opportunities C-7C, C-7D, C-7E, and C-7F
- **C-5F** Provide directional marker and distance to parking lot 2 and directional marker and distance to interpretation opportunity C-7F
- **C-5G** Provide directional marker indicating trail turns through pasture
- **C-5H** Provide directional marker indicating trail crosses driveway
- **C-7A** Mill race topography adjacent to trail near intersection of Beaver Dam and Beaver Valley Road
- **C-7B** Mill race topography crossing trail near northwest portion of Chandler's Hollow area
- **C-7C** Current state boundary line where it crosses existing trail south of Beaver Dam Road
- **C-7D** Former state boundary line where it crosses existing trail south of Beaver Dam Road
- **C-7E** Delaware–Pennsylvania arc boundary monument 15
- **C-7F** Former state boundary line southwest of arc boundary monument 15
- **C-7G** Former state boundary line near parking lot 2
- **C-7H** Chandler's Hollow general history at parking lot 2

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First State
National Historic Park
Wilmington, Delaware

Chandler's Hollow Treatment

National Park Service
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SOURCES

1. USDA Orthoimagery, 2017
2. NPS Landsnet Boundaries and Tracts
3. Field Review, November 2022

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- Brandywine Valley Unit 2021 Legislative Boundary
- Chandler's Hollow Treatment Area
- Existing Woods
- Existing Building
- Existing Water Body/ Waterway
- Existing Pasture
- Existing Meadow
- Existing Wetlands
- Existing Road
- Maintain Farm Road and Trail
- Existing Trails
- Existing Waterways
- Existing Fences
- Existing Row of Boulders
- Existing Public Parking
- Existing Boundary Monument
- Add Trail
- Add Pedestrian Wayfinding
- Interpretation Opportunity

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 10'-0"
3. All features shown in approximate scale and location

0 80 160 320 Feet

Drawing RT -6.1

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Recommendation: Prepare a Traffic, Transportation, and Site Access Study to comprehensively address pedestrian and vehicular safety in Chandler's Hollow with specific focus on strategies to mitigate vehicle speed, establish safe pedestrian crossings, and enhance visibility all along Beaver Valley Road.

Considerations: Collaborate with Department of Transportation in the interim period prior to development of the Traffic, Transportation, and Site Access Study to identify and implement temporary signage and pedestrian crosswalk opportunities, specifically at the intersection of Beaver Dam Road and Beaver Valley Road and the trail crossing at Beaver Dam Road near Mill Pond dam and the state boundary.

Follow recommendations in the 2022 Message Schedule and Location Plan and the Trails Plan to address signage associated with trails and roads.

VISITOR EXPERIENCE TREATMENT

C-7: Interpret historic features along trail routes

Issue: Currently, the area lacks clarity and it is hard to understand the elements present and how they relate to historic themes.

Recommendation: Interpret historic features and themes along trail routes.

a. Mill race topography adjacent to trail near intersection of Beaver Dam and Beaver Valley Roads.

b. Mill race topography crossing trail near northwest portion of Chandler's Hollow area.

c. Current state boundary line where it crosses existing trail south of Beaver Dam Road.

d. Former state boundary line where it crosses existing trail south of Beaver Dam Road.

e. Delaware–Pennsylvania arc boundary monument 15.

f. Former state boundary line southwest of arc boundary monument 15.

g. Former state boundary line near parking lot 2.

h. Chandler's Hollow general history at parking lot 2.

Considerations: Identify a range of interpretive approaches and opportunities within the Long Range Interpretive Plan.

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Photo source: Quinn Evans, 2022.

Chapter 7
405 Ramsey Road Landscape Treatment Plan

405 RAMSEY ROAD LANDSCAPE TREATMENT GOALS

405 RAMSEY ROAD FARMSTEAD CONTEXT LANDSCAPE TREATMENT RECOMMENDATIONS

405 RAMSEY ROAD FARMSTEAD CORE LANDSCAPE TREATMENT RECOMMENDATIONS

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This chapter presents the recommended Treatment Plan for the landscape at 405 Ramsey Road (Farmstead 13). The National Park Service desires to rehabilitate the property to create a public visitation program. The site's central location, extant house and other farm features, panoramic views, quarry remnant, connections to trails, and close proximity to existing parking and the park headquarters make it an ideal location for a visitor contact station. The plan emphasizes rehabilitation of the landscape, house, and barn foundation to preserve historic significance and highlight aspects of the landscape that present opportunities for interpretation and educational use. It addresses fundamental circulation considerations prior to full development of a comprehensive site use program and therefore is presented as a foundation for future decision-making. Further consideration of the house's adaptation and a comprehensive program of use for the property are planned. Treatment recommendations for the property emphasize strategies that follow rehabilitation guidelines.

The treatment is initially presented for the entire 65-acre property, referred to as the context for the farmstead and illustrated on Drawing RT-7.1. Contextual treatments focus on vegetation, views, circulation, small-scale features, visitor experience, archeological sites, and spatial organization, and are described in treatment recommendations RC-1 through RC-17.

Next, treatment recommendations for the farmstead core are described related to vegetation, views, circulation, buildings and structures, small-scale features, visitor experience, and spatial organization, and are explained in treatment recommendations R-1 through R-26 and illustrated in Drawing RT-7.2.

Appendix B contains two concept alternatives for the site that were considered during a treatment workshop with stakeholders but were dismissed in favor of a treatment plan combining the most appropriate recommendations identified in each concept.

Appendix C contains a Class C Uniformat Construction Cost Estimate for the farmstead core treatment recommendations. A Class C estimate is a conceptual cost estimate based on square foot or unit cost costs of similar construction scenarios. The estimate adheres to NPS UNIFORMAT protocols for cost coding as applicable. See Appendix C for a complete overview and summary of scope and assumptions.

405 RAMSEY ROAD LANDSCAPE TREATMENT GOALS

Goals for treatment of the farmstead landscape at 405 Ramsey Road are to:

1. Preserve features and aspects of the property that contribute to the significance of the landscape.

2. Rehabilitate the 13-acre historic Ramsey House Farm Site to better reflect the period of significance.

3. Identify opportunities for new public visitation programs.

405 RAMSEY ROAD FARMSTEAD CONTEXT LANDSCAPE TREATMENT RECOMMENDATIONS

Farmstead context recommendations address vegetation, views, circulation, small-scale features, visitor experience, archeology, and spatial organization for the 65-acre property that includes fields, woods, wetlands, trails, and fences. Treatment recommendations associated with the context of the property are identified as RC-1 through RC-17.

VEGETATION TREATMENT

RC-1: Rehabilitate open fields from woods

Issue: In the years since the historic period, open fields ceased to be cultivated and were left to successional forest growth. The existing woods are inconsistent with historic land-use patterns and create a false sense of historic period land-use patterns.

Recommendation: Rehabilitate selected open fields in wooded areas where historic fields existed; see Drawing RT-7.1. Related recommendation: RC-17.

Considerations: Locations identified for field rehabilitation meet the following criteria: documentation identifies the area as open field during the historic period; the area is visible to park visitors using designated circulation routes; no critical habitat is present; no streams, wetlands, or slopes above 25 percent are present; changes to vegetation are avoided in a riparian buffer of 50 to 100 feet on both sides of waterways. The locations identified on Drawing RT-7.1 appear to meet these criteria based on a high-level analysis; however, further detailed investigation is needed to confirm. In the event that fields identified for rehabilitation are in locations that include wetlands or streams, follow National Environmental Policy Act policy and guidance protocols under Section 404 of the Clean Water Act.

RC-2: Rehabilitate open fields from successional vegetation

Issue: In the years since the historic period, open fields ceased to be cultivated and were left to successional forest growth including invasive species. The existing successional growth is inconsistent with historic agricultural land-use patterns and creates a false sense of historic vegetation conditions for visitors.

Recommendation: Rehabilitate selected open fields in successional vegetation areas where historic fields existed; see Drawing RT-7.1. Add rehabilitated fields to agricultural leasing program. Related recommendation: RC-17.

Considerations: Locations identified for field rehabilitation meet the following criteria: documentation identifies the area as open field during the historic period; the area is visible to park visitors using designated circulation routes; no critical habitat is present; no streams, wetlands, or slopes above 25 percent are present; changes to vegetation are avoided in a riparian buffer of 50 to 100 feet on both sides of waterways.

RC-3: Maintain contributing open fields

Issue: To preserve historic agricultural land-use patterns in perpetuity, the fields require recurring seasonal management.

Recommendation: Manage fields to sustain in good condition; see Drawing RT-7.1. Related recommendation: RC-16.

Considerations: Develop best management practices for fields and require lessees to follow.

RC-4: Retain woods

Issue: Woodland is located to the north and east of the farmstead core along the parcel boundaries, as it was during the period of significance. This woodland remains and should be preserved.

Recommendation: Retain existing Piedmont successional forest; see Drawing RT-7.1.

Considerations: When a Vegetation Management and Monitoring Plan is complete, follow recommendations for addressing long-term forest community health.

RC-5A: Maintain successional vegetation

Issue: Currently, successional growth in the fencerows and transitional landscape between open fields and the farmstead core contains heavy woody understory species with the threat of invasive species growth.

Recommendation: Allow successional vegetation to evolve so long as it does not negatively impact views or adjacent vegetative land cover; see Drawing RT-7.1. Monitor for invasive species and understory growth that threatens tree health.

Considerations: When a Vegetation Management and Monitoring Plan is complete, follow recommendations for addressing long-term successional plant community health.

RC-5B: Maintain compatible tree line

Issue: The existing tree line postdates the period of significance, however, it defines the open fields and circulation along the farm road and trail to the lookout memorial.

Recommendation: Maintain or change the compatible tree line as needed to support ongoing use.

Considerations: If the tree line impacts the contributing panoramic view from the high point at the trail and memorial (see recommendation RC-7), selective vegetation removal can be implemented.

RC-6: Maintain wetlands

Issue: Ramsey Run wetlands running parallel to Ramsey Road contain low-growing vegetation and some trees. Successional vegetation may contribute to the spread of invasive species and could impact the integrity of the wetland resources. Without appropriate actions, invasive species growth can degrade the wetland.

Recommendation: Maintain wetland plant communities; see Drawing RT-7.1. Monitor for invasive species and remove trees that pose a risk to life and property through non-invasive means.

Considerations: Tree removal in designated wetlands should be achieved without driving machinery within the limits of the designated wetlands. Trees that are professionally assessed as dead or dying, which pose a fall risk hazard, should be cut and left where they are felled and the stump left in situ. Follow applicable National Environmental Policy Act policy and guidance protocols for Wetlands and Forestry under Section 404 of the Clean Water Act.

When a Vegetation Management and Monitoring Plan is complete, follow recommendations for addressing long-term wetland community health and invasives removal.

VIEW TREATMENT

RC-7: Preserve contributing panoramic view from high point at trail and memorial, facing west

Issue: The topography and open character of the fields are consistent with conditions presented in the 1914 topographic map and 1937 aerial imagery. There are small patches of successional trees, but they do not obstruct the overall view. Though it is slightly diminished by these successional trees, the panoramic view southwest across the farmstead is still retained and requires preservation.

Recommendation: Preserve the panoramic view, which contributes to the integrity of the landscape related to Bancroft's vision to preserve expansive pastoral views from the hilltops in the area. Retain this expansive views of rolling hills, open fields, wooded areas, and the farmstead house. See Drawing RT-7.1.

Considerations: Where successional vegetation and invasive species in the fencerow impact the view, selective vegetation removal can be implemented in accordance with recommendation RC-5A.

RC-8: Preserve contributing panoramic view from high point near barn at Farmstead 16, 406 Ramsey Road, spanning from north to west

Issue: The view from the hill at 406 Ramsey Road facing northwest, presents open fields, farmsteads, fencerows, and woodlands, all situated upon rolling topography. The relationships of open to wooded areas and farmsteads are consistent with the 1914 topographic map and 1937 aerial imagery and modern intrusions are minimal. This contributing view requires preservation.

Recommendation: Preserve the panoramic view, which contributes to the integrity of the landscape related to Bancroft's vision to preserve expansive pastoral views from the hilltops in the area. Retain this expansive views of rolling hills, open fields, wooded areas, and farmstead houses and structures. See Drawings RT-7.1 and RT-5.3. Related recommendations: BV.VSO.1.

Considerations: Where successional tree vegetation along Ramsey Road impact the view of the house at 405 Ramsey Road, selective vegetation removal can be implemented in accordance with recommendation R-3.

V-9: Preserve views from Ramsey Road toward buildings at Farmsteads 14, 15, and 16, 400 and 404 Ramsey Road, facing south

Issue: In locations where views of historic farmhouses and barns are accessible to the public and contribute to the historic character of the landscape, it is important to retain these views because public access to the landscape is limited and views are a key strategy to allow public access.

Recommendation: Preserve the southern view from Ramsey Road towards historic farmhouses and barns. Maintain the landscape to prevent vegetation from encroaching on existing views. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding building, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.

Considerations: Assess whether it is likely that long-term preservation of views is feasible, given anticipated maintenance needs and likely future funding.

V-10: Preserve panoramic view from the top of the driveway approaching Farmstead 17, 4700 Thompson Bridge Road, facing west

Issue: In locations where views of historic farmhouses and barns are accessible to the public and contribute to the historic character of the landscape, it is important to retain these views because public access to the landscape is limited and views are a key strategy to allow public access.

Recommendation: Preserve the western view from 4700 Thompson Bridge Road towards historic farmhouses and barns. Maintain the landscape to prevent vegetation from encroaching on existing views. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding building, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.

Considerations: Assess whether it is likely that long-term preservation of views is feasible, given anticipated maintenance needs and likely future funding. If necessary, prioritize management of panoramic views.

CIRCULATION TREATMENT

RC-9: Maintain farm road

Issue: The farm road aligns with the historic fenceline that today is used as a recreational trail and a limited access vehicle lane. It represents possible historic circulation patterns and is therefore necessary to preserve.

Recommendation: Maintain limited access farm road in good condition for recreational use and agricultural lessees. See Drawing RT-7.1.

Considerations: Adhere to best management practices included in the Trails Plan, which is currently being developed.

RC-10: Maintain trail connection at farm road

Issue: The continuation of the trail eastward from the farm road aligns with the historic fenceline or property boundary that today is used as a pedestrian/equestrian trail. It represents possible historic circulation patterns and is therefore necessary to preserve.

Recommendation: Maintain the trail that connects to the farm road and extends beyond the farmstead boundary to connect with adjacent multi-use trails. See Drawing RT-7.1.

Considerations: Adhere to best management practices included in the Trails Plan currently being developed.

RC-11: Add trail from seasonal parking lot to farmstead core

Issue: No current pedestrian connection exists from the seasonal parking lot to the house at 405 Ramsey Road. A new circulation route that services future programmatic changes and enhanced visitor experience at the Ramsey Road farmstead will improve access and connectivity.

Recommendation: Mow a trail from the seasonal parking lot to the farm road; see Drawing RT-7.1. Related recommendations: RC-12, RC-14.

Considerations: Incorporate this recommendation into the Trails Plan. Adhere to best management practices included in the Trails Plan currently being developed. Trail alignment should accommodate all users by minimizing the gradient along the length of the trail to the extent possible.

At the time of the Cultural Landscape Report's publication, the park is exploring how the use of the seasonal parking lot will impact visitation but no determinations about improvements, modifications, or permanency have been made.

RC-12: Maintain seasonal parking lot

Issue: A seasonal parking lot (non-contributing) has been established over the last several years in an old field on the east side of Creek Road. It has been used between Memorial Day and Labor Day.

Recommendation: Maintain the seasonal lot. Evaluate opportunities and constraints associated with establishing this site as a continuing seasonal parking area to determine the most appropriate size, location, alignment, surface, ingress, egress, wayfinding, and connections to trails. Related recommendations: BV.C.4, RC-11, and RC-14.

Considerations: At the time of the Cultural Landscape Report's publication, the park is exploring how the use of the seasonal parking lot will impact visitation but no determinations about improvements, modifications, or permanency have been made.

Future treatment of the parking area should identify riparian buffers, wetlands, and floodplains associated with Ramsey Run and Brandywine Creek. Development adjacent to these two waterbodies should adhere to best management practices and National Environmental Policy Act protocols as required.

SMALL-SCALE FEATURES TREATMENT

RC-13: Construct fence in historic location

Issue: Fences related to the farmstead, once separating the pastures and agricultural fields from the home site, no longer exist. The loss of this contributing feature impacts representation and visitor awareness of spatial organization during the historic period of significance.

Recommendation: Add fences in the open fields consistent with their surveyed locations in 1914; see Drawing RT-7.1.

Considerations: Use materials and construction details compatible with the rural vernacular landscape. Types of fencing during the historic period would have included post and rail and post and wire. Factors affecting fence type decision-making include cost, long-term maintenance, visual cohesion with nearby fences, historic precedents, and high visibility areas related to visitor experience.

VISITOR EXPERIENCE TREATMENT

RC-14: Add wayfinding at seasonal parking lot

Issue: No formal physical amenities exist to direct visitors and identify destinations, trail routes, and trail connections.

Recommendation: To orient visitors to the area and identify the trails connections with 405 Ramsey Road, add wayfinding at the seasonal parking lot. Related recommendations: RC-11, RC-12.

Considerations: At the time of the Cultural Landscape Report's publication, the park is exploring how the use of the seasonal parking lot will impact visitation but no determinations about improvements, modifications, or permanency have been made.

RC-15: Interpret contributing view and lookout memorial

Issue: In 2017, The Conservation Fund installed a rustic rest stop consisting of three medium-sized boulders, approximately 5,000–15,000 lb. each, at the top of the hill behind the Ramsey house. The memorial is compatible but lacks clarity of purpose.

Recommendation: Provide interpretation opportunities at the lookout memorial. See Drawing RT-7.1.

Considerations: The memorial postdates the period of significance and is not a character-defining feature of the Brandywine Valley unit.

ARCHEOLOGICAL SITES TREATMENT

RC-16: Preserve the quarry site according to archeological recommendations

Issue: Ramsey Quarry structural remnants are located in a mature forest on the north side of Ramsey Road. There is one large open pit and several shallow pits. The shallower pits are in proximity to a trail and have been disturbed by mountain bikers. Further research and protection measures are needed.

Recommendation: Work with the Northeast Archeological Resources Program (NARP) and the Natural Resource Stewardship and Science Geological Resources Division (NRSS) to develop and apply preservation treatment standards to the quarry at the Ramsey farm. See Drawing RT-7.1.

Considerations: This is another unique feature within the farmstead that may warrant interpretation or another educational approach that could be identified in the Long Range Interpretive Plan. Maintaining viewing opportunities along the existing trail would also be required.

SPATIAL ORGANIZATION TREATMENT

RC-17: Preserve contributing spatial patterns

Issue: The existing distribution of open fields, woods, fences, and fencerow vegetation and the arrangement of buildings, structures, and circulation across the farmstead contributes to the landscape's historic character.

Recommendation: Maintain relationships of significant patterns of vegetation, open rolling fields, and structures and features including the house, barn, and driveway.

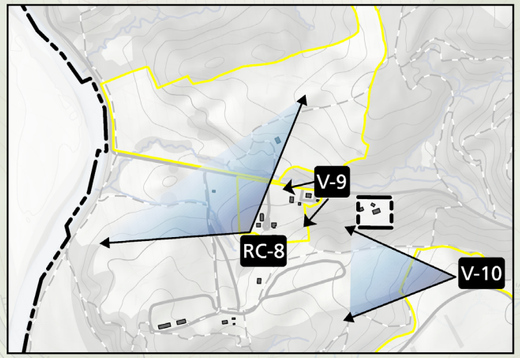
Considerations: The inventory of landscape features presented in tables in Chapter 4 of this report identifies the complete assessment of contributing spatial organization patterns.

RC-18: Rehabilitate selected significant spatial patterns that are missing

Issue: Contributing open fields, fences, and fencerow vegetation define historic field patterns across the landscape.

Recommendation: Convert woods and successional vegetation to open fields in selected locations. Related recommendations: RC-1 and RC-2.

Recommendation: Add fences to identify historic field patterns in locations that are visible to visitors. Related recommendation: RC-13.



Inset Map: Preserve contributing panoramic view (RC-8)

Feet
0 1,000

TREATMENT RECOMMENDATIONS

- **RC-1** Rehabilitate open fields from woods
- **RC-2** Rehabilitate open fields from successional vegetation
- **RC-3** Maintain open fields
- **RC-4** Retain woods
- **RC-5** Retain successional vegetation
- **RC-6** Maintain wetlands
- **RC-7** Preserve panoramic view
- **RC-8** Preserve panoramic view
- **RC-9** Maintain existing farm road
- **RC-10** Maintain trail connection at farm road
- **RC-11** Add trail
- **RC-12** Maintain seasonal parking lot
- **RC-13** Construct fences in historic locations
- **RC-14** Add wayfinding at seasonal parking lot
- **RC-15** Consider interpreting historic view at lookout memorial
- **RC-16** Preserve the quarry site
- **V-9** Preserve views from Ramsey Road toward buildings at Farmsteads 14, 15, and 16
- **V-10** Preserve panoramic view from top of the driveway approaching Farmstead 17

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

405 Ramsey Road Farmstead Context Treatment

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. USDA Orthoimagery, 2017
2. NPS Landsnet Boundaries and Tracts
3. Field Review, November 2022

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 405 Ramsey Road Farmstead Treatment Area
- 405 Ramsey Road Farmstead Core Treatment Area
- Woods
- Existing Building
- Maintain Open Fields
- Rehabilitate Open Fields
- Maintain Wetlands
- Retain Existing Road
- Maintain Farm Road
- Preserve Panoramic View
- Maintain Trails
- Existing Waterways
- Existing Boulders
- Existing Quarry
- Add Trail
- Construct Fences
- Add wayfinding
- Interpret Historic View

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 10'-0"
3. All features shown in approximate scale and location

Feet
0 65 130 260

Drawing RT -7.1

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TREATMENT RECOMMENDATIONS

R-2	Retain successional vegetation
R-3	Maintain wetlands
R-4	Maintain lawn in public areas immediately surrounding the house
R-5	Establish rough turf
R-6	Remove vegetation that is impacting the historic barn foundation
R-7	Plant native deciduous canopy trees
R-8A	Preserve contributing view of house
R-8B	Rehabilitate view between the farmstead and Ramsey Road
R-9	Widen and resurface farmstead driveway
R-10	Formalize vehicular link to parking Lot #4
R-11	Expand visitor parking Lot #4 along Ramsey Road
R-12	Add barrier-free parking near house
R-13	Add pedestrian crosswalks across Ramsey Road
R-14	Add barrier-free pedestrian paths
R-15	Add pedestrian trail
R-16	Retain pedestrian trail
R-17	Rehabilitate house for use to be determined through future planning project.
R-18	Stabilize and adapt barn foundation for outdoor program use
R-19	Add a structure in the historic location of the corn crib
R-20	Relocate the boulders to accommodate parking lot modifications
R-21	Construct fences in historic locations
R-22	Interpret the former location of the chicken coop
R-23	Interpret the former location of the commercial butter churn
R-24	Remove aluminum fence
R-25	Add picnic area

Cultural Landscape Report Brandywine Valley

First State
National Historic Park
Wilmington, Delaware

405 Ramsey Road Farmstead Core Treatment

National Park Service
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SOURCES

1. USDA Orthoimagery, 2017
2. NPS Landsnet Boundaries and Tracts
3. Field Review, November 2022

DRAWN BY

Quinn Evans, ArcGIS Pro 3.3.1, November 2024

LEGEND

- 405 Ramsey Road Farmstead Core Treatment Area
- Woods
- Existing Building
- Add Structure
- Maintain Open Fields
- Existing Turf
- Existing Successional Vegetation
- Maintain Wetlands
- Rehabilitate Road and Parking
- Maintain Farm Road and Trail
- Maintain Trails
- Existing Waterways
- Existing Stone Walls
- Existing Boulders
- Relocate Boulders
- Add Gate
- Add Trail
- Construct Fences
- Interpret Missing Historic Structure
- Interpret Missing Historic Feature
- Picnic Area
- Add Trees
- Remove Trees

NOTES

1. Projection: NAD 1983 (NSRS2007) UTM Zone 18N
2. Contour Interval = 10'-0"
3. All features shown in approximate scale and location

0 20 40 80 Feet

Drawing RT -7.2

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405 RAMSEY ROAD FARMSTEAD CORE LANDSCAPE TREATMENT RECOMMENDATIONS

Farmstead core recommendations address vegetation, views, circulation, buildings and structures, small-scale features, visitor experience, and spatial organization for the 7.3-acre core that includes the farmhouse, barn foundation, driveway, and parking lot 4. Drawing RT-7.2 illustrates the Treatment Plan. Treatment recommendations associated with the farmstead core are identified as R-1 through R-26.

VEGETATION TREATMENT

R-1: Manage successional vegetation related to views

Issue: Views from Ramsey Road toward the farmstead are accessible to the public and contribute to the historic character of the landscape. Successional vegetation in areas not historically wooded is non-contributing and screens the house from public view.

Recommendation: Selectively remove or prune successional vegetation to rehabilitate historic views of the farmstead core. Related recommendations: R-4, R-5, and R-8B.

Considerations: Retain mature trees and desirable species, focusing on removal of aggressive invasive species and saplings. Partial views are acceptable to allow for protection of soils and slopes from erosion.

Wetland integrity should be maintained by not permitting machinery to be driven within the limits of designated wetlands for the purposes of tree removal. Trees that are professionally assessed as dead or dying, which pose a fall risk hazard, should be cut and left where they are felled and the stump left in situ.

R-2: Retain successional vegetation

Issue: In the years since the historic period, open fields ceased to be cultivated and were left to successional forest growth. In some cases this vegetation is compatible with existing woods and will support healthy habitat development and viewshed definition.

Recommendation: Allow successional vegetation to evolve; see Drawing RT-7.2.

Recommendation: Retain successional vegetation to screen views of parking lot 4.

Considerations: When a Vegetation Management and Monitoring Plan is complete, follow recommendations for addressing long-term plant community health.

R-3: Maintain wetlands

Issue: Ramsey Run wetlands running parallel to Ramsey Road contain low-growing vegetation and some trees. Some of these trees block visitor views of the house. Successional vegetation may contribute to the spread of invasive species and could impact the integrity of the wetland resources. Without appropriate actions, invasive species growth can damage wetland health.

Recommendation: Maintain wetland plant communities; see Drawing RT-7.2. Monitor for invasive species and remove trees through non-invasive means that impact viewsheds and pose a risk to life and property.

Considerations: Tree removal in designated wetlands should be achieved without driving machinery within the limits of the designated wetlands. Trees that are professionally assessed as dead or dying, which pose a fall risk hazard, should be cut and left where they are felled and the stump left in situ. Follow applicable National Environmental Policy Act policy and guidance protocols for Wetlands and Forestry under Section 404 of the Clean Water Act.

When a Vegetation Management and Monitoring Plan is complete, follow recommendations for addressing long-term wetland community health and invasives removal.

R-4: Maintain lawn in public areas immediately surrounding the house

Issue: The existing lawn area creates a greensward surrounding the farmhouse. While the lawn may be associated with historic domestic agricultural landscapes during the historic period, the historic extent of it is difficult to determine. Lawn, however, is compatible and well-suited for the future visitor experience and preservation of views.

Recommendation: Maintain turf through routine maintenance; see Drawing RT-7.2.

Considerations: Allow for mixed species of grasses and forbs. Set mower at high level. Avoid using pesticides, fertilizers, or irrigation, as a pristine maintained lawn is not desirable. If necessary, seed with a native, low-grow grass and forb mix of species to establish a rough lawn that requires less frequent mowing. This has the added benefit of supporting pollinators and other insects.

Definition:
Throughout this report the term **"rough turf"** is used to described a mix of low grass and forb species that require less frequent mowing. Pesticides, fertilizers, and irrigation should not be used. Set mower at high level. This type of turf is not desired to be pristine or highly manicured.

R-5: Establish rough turf

Issue: Successional vegetation in areas not historically wooded is non-contributing, screens the house and barn foundation from public view, and prevents public access.

Recommendation: Remove woody successional vegetation surrounding the historic barn and on the south-facing slope as well as in the area east of the existing farm road. Related recommendation: R-18.

Recommendation: Establish rough turf to support preservation of the barn foundation and improve views of the structure. See Drawing RT-7.2.

Considerations: Seed with a native, low-grow grass and forb mix of species to establish a rough lawn that requires less frequent mowing. Maintain through routine mowing but set mower at high level. Avoid using pesticides, fertilizers, or irrigation, as a pristine lawn in not desirable.

R-6: Remove vegetation that is impacting the historic barn foundation

Issue: Successional vegetation is threatening the integrity of the remaining barn structure.

Recommendation: As soon as possible, carefully remove vegetation from vertical and horizontal masonry surfaces without disturbing stones or mortar. Cut rather than pull roots or vines. Remove adjacent trees; see Drawing RT-7.2. Related recommendation: R-18.

Considerations: Trunk flares and tree roots can be extensive and may be integral to the remaining barn structure. Work with masonry conservator to determine the best approach for removal, prioritizing protection of the structure. Stumps and root systems may be left intact. When the Historic Structure Report is prepared for the barn foundation, incorporate recommendations for long-term preservation of the barn foundation, including techniques for keeping the structure free from vegetation.

R-7: Plant native deciduous canopy trees

Issue: Deciduous shade trees were typically associated with domestic agricultural landscapes during the historic period. While individual trees may not contribute, they are compatible and additional shade tree planting will benefit the future visitor experience.

Recommendation: Plant new deciduous canopy trees in the vicinity of the house to reflect historic conditions and create shade for visitors; see Drawing RT-7.2.

Considerations: In specifying the species of canopy trees to be planted, the trees' seasonal interest should be considered alongside longevity and resilience to limb failure given their possible proximity to the house as they mature. Oaks (*Quercus* spp.), American beech (*Fagus grandifolia*), sugar maple (*Acer saccharum*), and tuliptree (*Liriodendron tulipifera*) are regarded as long-lived, historically field-grown species with desirable form.

VIEW TREATMENT

R-8A: Preserve view from Ramsey Road toward house, facing north

Issue: Views from Ramsey Road toward the house and barn foundation are accessible to the public and contribute to the landscape's historic character. Expansion of woodland and successional vegetation screen the house from public view. The remaining view northward along the driveway is an important component of the landscape's historic character.

Recommendation: Preserve the view toward the Ramsey house from Ramsey Road; see Drawing RT-7.2. Related recommendations: R-3, R-4, R-5, R-6.

Considerations: Where trees and undergrowth in wetland areas immediately east and west of the driveway impact the oblique view to the house along Ramsey Road, selective vegetation removal can be implemented in accordance with recommendation R-3 to maintain and/or expand the viewshed and applicable wetland protection and management policies. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.

R-8B: Rehabilitate view from Ramsey Road toward the farmstead

Issue: Views from Ramsey Road toward Farmstead 13 are accessible to the public and contribute to the historic character of the landscape.

Recommendation: Preserve the views of the historic house and barn foundation from Ramsey Road; see Drawing RT-7.2. Related recommendation: R-1.

Considerations: This view is important because public access to the landscape is so limited and views are an important strategy to allow public access. Manage vegetation through selective removal to improve representation of historic conditions and expand visual access to historic features from Ramsey Road. Avoid excessive additions of equipment, vehicles, or features not documented to be present during the historic period. Avoid adding buildings, structures, pavement, circulation routes, or other elements that distract from the historic character of the property.

CIRCULATION TREATMENT

R-9: Rehabilitate contributing farmstead driveway

Issue: Today, the existing drive from the house south to Ramsey Road appears to be in the alignment of the historic farm road. However, its asphalt surface is non-contributing and non-compatible. The treatment of the road's surface should complement the character of the rural landscape.

Recommendation: Widen the farmstead driveway to a uniform minimum one-way width of 10 feet to ensure suitable access for emergency vehicles, buses, and accessible parking and drop-off compliant with the Architectural Barriers Act Accessibility Standard. Maintain this width along the contributing segment from Ramsey Road to the house. A two-track road of compacted earth subgrade with a layer of fine compacted aggregate or a chip seal asphalt drive is a potentially suitable paving alternative.

Considerations: Earthwork should avoid full-depth excavation in favor of using existing roadbase and constructing above existing conditions to the extent possible. Use anticipated traffic volume relative to visitation growth, maintenance, and present topographic conditions to assess the ability for the paving options to withstand moderate vehicle traffic.

R-10: Formalize vehicular link to parking lot 4

Issue: The farm road connecting parking lot 4 with the Ramsey house and barn is incompatible with requirements for future visitor and emergency vehicle access and circulation. The farm road is too narrow and turning radii too tight. The general alignment should be maintained.

Recommendation: Widen the farm access road from the barn structural remnants south to Ramsey Road to a uniform minimum one-way width of 16 feet. Minor realignment of the nonhistoric layout will be necessary to ensure compliance with minimum turning radii for emergency vehicles, farm equipment, and buses. The intersection of the farm road with Ramsey Road should be treated as private—for farm and emergency vehicles only. Install new access control features at this location. Treatment of the road's surface should be compatible with, but differentiated from, the rehabilitation of the farmstead driveway.

Considerations: No vehicular stream crossing structure currently exists over Ramsey Run. Consult appropriate engineering professionals to determine the minimum requirements for establishing streambed through structures based on expected traffic loading, subgrade conditions, and construction limitations within the delineated wetland area. Accommodating two-way traffic is largely based on field access for farm vehicles and equipment. If future access changes or farm

vehicle use is intermittent and outside standard public visitation hours, limit the paved width to 12 feet with accessible shoulders on each side.

R-11: Expand visitor parking lot 4 along Ramsey Road

Issue: Parking lot 4 on Ramsey Road across from Ramsey's Farm accommodates 12 to 15 cars. The gravel lot is enclosed by boulders to prevent overflow. However, it requires expansion and surface improvements to enhance circulation and accessibility for visitors.

Recommendation: Expand parking westward, into land area topographically suitable and farther removed from the streambanks, to avoid encroaching into the delineated wetland.

- The parking area's dimensions should minimally accommodate thirteen passenger vehicles, one Architectural Barriers Act Accessibility Standard parking stall with access aisle, and two standard school buses. Separation of parking types (e.g., car vs. bus) is recommended to avoid conflicts and ensure safety for large groups. The western zone is designed for vehicles and the eastern zone for buses.
- The centerline of the entrance drive aisle should align with the centerline of the Ramsey's Farm agritourism lane on the south side of Ramsey Road.
- Paving the parking area with fine compacted aggregate or chip seal asphalt to match the rehabilitated driveways is preferred.
- Along the northern edge of the parking area, a row of stone boulders can be used as a barrier to safeguard the adjacent wetland.
- A pedestrian route links visitors crossing Ramsey Road from the Ramsey Farm agritourism site to a path leading up the farm access road to the historic house. Recommended paving is compacted fine aggregate surfacing, at a minimum width of 5 feet, to complement the rehabilitated driveways.

Considerations: The installation of concrete or asphalt paving would detract from the landscape's historic character and should only be considered as a last resort.

R-12: Add barrier-free parking near house

Issue: Future visitor programming will require accessible parking near the house where no parking is currently provided.

Recommendation: The dimensions of the paved area should accommodate one standard 9-foot-wide parking space, one standard accessible parking space, and one van parking space, arranged in a single row and meeting Architectural Barriers Act Accessibility Standard requirements.

Considerations: Up to three accessible parking spaces can be accommodated in this location.

R-13: Work with the Department of Transportation to add pedestrian crosswalks on Ramsey Road

Issue Improvements for pedestrian safety, including dedicated road crossings across Ramsey Road, should be made to link existing and future trails.

Recommendation: Work with the related Department of Transportation to have standard white crosswalk striping installed on Ramsey Road. Placement should occur on the east side of the entrance drives, connecting the proposed trails to the north and south sides of the road.

Considerations: Include Ramsey Road in the preparation of the Traffic, Transportation, and Site Access Study for Chandler's Hollow to address pedestrian and vehicular safety between the Park Office, Ramsey's Farm agritourism site, and 405 Ramsey Road.

R-14: Add barrier-free pedestrian paths

Issue: Future visitor programming will require accessible routes to the house and education and interpretation opportunities where feasible.

Recommendation: Add barrier-free paths around the house, at a minimum width of 5 feet, compatible with the historic character of the landscape and meeting Architectural Barriers Act Accessibility Standard requirements.

Considerations: Utilize a stable paving material that evokes the character of the farmstead and the rehabilitated driveways, such as mortared irregular stone paving suitable for walkways or chip seal asphalt.

R-15: Add pedestrian trail

Issue: Future visitor programming may require a direct route for staff and park patrons between the park office and 405 Ramsey Road.

Recommendation: Add 4-foot-wide paths compatible with the historic character of the landscape and matching the driveway resurfacing.

Considerations: Utilize a paving material that evokes the character of the farmstead's historic compacted earth and dirt roads, such as chip seal or compacted fine aggregate surfacing. An aggregate binding agent may be considered to stabilize the paving surface along elevation changes that pose erosive and maintenance challenges.

R-16: Retain pedestrian trail

Issue: The pedestrian connection between Ramsey's Farm agritourism site and 405 Ramsey Road is the existing driveway on the Ramsey Farm property, which is not easily discernable.

Recommendation: Retain the pedestrian trail connection on the driveway. This will benefit future visitor programming at the farmstead.

Considerations: Provide a mown or compacted earth trail beside the driveway from Ramsey's Farm agritourism site to the visitor parking lot 4 along Ramsey Road.

Incorporate this recommendation into the Trails Plan. Use an alternate surface treatment or other best practice trail building techniques to help visitors traverse the landscape, minimize maintenance, and be resistance to inclement weather.

BUILDINGS AND STRUCTURES TREATMENT

R-17: Rehabilitate house for use to be determined

Issue: The historic farmhouse is a character-defining feature of the farmstead at 405 Ramsey Road, as its appearance largely reflects the typology of vernacular stone architecture common in the Brandywine Valley during the period of significance. Future visitor programming may require the house be adapted for educational or interpretation opportunities.

Recommendation: Document, assess, and provide treatment options as part of a Historic Structure Report or other appropriate planning assessment and document. In the short term, apply the preservation treatment standards identified in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to preserve the house.

Considerations: Document, assess, and provide treatment options as part of a Historic Structure Report.

R-18: Stabilize and adapt barn foundation for outdoor program use

Issue: While the existing stone foundation is in the location of the former barn associated with the farmstead at 405 Ramsey Road, its integrity has not been evaluated. The foundation provides an informative venue for future outdoor programming for visitors.

Recommendation: In the short term, assess condition and stabilize the stone walls according to preservation treatment standards identified in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.



Figure 7.1. Precedent for a stabilized historic foundation with groundplane treatment that accommodates visitors and outdoor programs (São Jorge Castle, designed by Global Arquitectura Paisagista + JLCG Arquitectos © FG+SG; Landezine.com).

Recommendation: In the short term, remove surrounding vegetation that may impact the structure. Related recommendation: R-6.

Recommendation: Use the space within the barn foundation for outdoor programs. Prepare the ground surface within the foundation walls for outdoor programs by removing vegetation and paving with compacted fine aggregate surfacing. Meet Architectural Barriers Act Accessibility Standard requirements. See Figure 7.1.

Considerations: Document, assess, and provide treatment options as part of a Historic Structure Report.

R-19: Add a structure in the historic location of the corn crib

Issue: Many former structures from the historic agricultural period have been lost.

Recommendation: Add a structure with an exterior character that represents the missing corn crib, and provide a compatible use in the interior. Related recommendation: R-27. See Figure 7.2.

Considerations: Possible uses include a small restroom/comfort station or small visitor contact station.



Figure 7.2. Precedent for the exterior architectural character of a structure representing the missing corn crib (Howard County Conservancy).

SMALL-SCALE FEATURES TREATMENT

R-20: Relocate the boulders to accommodate parking lot modifications

Issue: As the rows of boulders postdate the period of significance, they are not a character-defining feature of the Brandywine Valley but are compatible. They provide a measure of safety and delineation for the parking area, which should be maintained in the recommended parking lot treatment.

Recommendation: Relocate linear rows of boulders around the new parking lot in a linear alignment consistent with the pattern and layout of the existing condition. Photographically document the existing boulders before work begins to confirm placement consistent with existing arrangement. Related recommendation: R-11.

Considerations: Parking lot modifications may require the boulders to be set closer to Ramsey Road. Relocation may also yield surplus boulders, which should be stockpiled off site for future use as determined by the park.

R-21: Construct fences in historic locations

Issue: Fences related to the farmstead, once separating the pastures and agricultural fields from the home site, no longer exist. The loss of this contributing feature impacts representation and visitor awareness of spatial organization during the historic period of significance.

Recommendation: Add fences surrounding the house and along the driveway, consistent with their surveyed locations in 1914. Related recommendation: R-26.

Considerations: Where public access is required to visit interpretive features, break fence runs. Use materials and construction details compatible with the rural vernacular landscape. Types of fencing during the historic period would have included post and rail and post and wire. Factors affecting fence type decision-making include cost, long-term maintenance, visual cohesion with nearby fences, historic precedents, and high visibility areas related to visitor experience.

R-22: Interpret the former location of the chicken coop

Issue: Many former structures from the historic agricultural period have been lost.

Recommendation: Interpret the former location of a chicken coop near the house. Related recommendation: R-27.

Considerations: Add a chicken coop typical of those located in Brandywine Valley during the agricultural period of significance or other interpretative approach according to the Long Range Interpretive Plan when it is complete.

R-23: Interpret the former location of the commercial butter churn

Issue: Many former structures from the historic agricultural period have been lost.

Recommendation: Interpret the former location of a commercial butter churn. Related recommendation: R-27.

Considerations: Add a simple feature like a pole or ground marking, or use another interpretive approach according to the Long Range Interpretive Plan when it is complete.

R-24: Remove non-contributing, non-compatible aluminum fence

Issue: The existing aluminum fence, painted brown, is not consistent with the historic character of the property.

Recommendation: Remove the non-contributing fence that is impacting the historic character of the landscape.

Considerations: If a fence is required for public safety or to prevent public access, design compatible new features according to rehabilitation guidelines to assure the preservation of the historic character of the landscape (https://www.nps.gov/crps/tps/landscape-guidelines/rehab/structure.htm).

VISITOR EXPERIENCE TREATMENT

R-25: Add picnic area

Issue: Future visitor programming may require a place for visitors to rest, observe, eat, and socialize.

Recommendation: Designate an area east of the house and add picnic tables to accommodate small groups. See Figure 7.3.

Considerations: The number of tables required may evolve as the programmatic capacity and visitor opportunities do.



Figure 7.3. Precedent for a Architectural Barriers Act Accessibility Standard-compliant steel-framed picnic table with rectangular hardwood tabletop and benches (Belson Outdoors).

SPATIAL ORGANIZATION TREATMENT

R-26: Preserve contributing spatial patterns

Issue: The existing distribution of vegetation, fences, arrangement of buildings, structures, and circulation across the farmstead contributes to the landscape's historic character.

Recommendation: Maintain relationships of significant patterns of vegetation, structures, and features including the house, barn, driveway, and fences.

Considerations: The inventory of landscape features presented in tables in Chapter 4 of this report identifies the complete assessment of contributing spatial organization patterns.

R-27: Rehabilitate selected significant spatial patterns that are missing

Issue: Many former structures from the historic agricultural period have been lost.

Recommendation: Rehabilitate spatial relationships at the farmstead core by adding features to represent the corn crib, chicken coop, and commercial butter churn in the landscape.

Considerations: Refer to recommendations R-19, R-22, and R-23, and interpretive approaches identified according to the Long Range Interpretive Plan when it is complete.

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Appendix A: Terminology

APPENDIX A: TERMINOLOGY

Specific terminology used in this document is provided below for reference.

AGRICULTURAL VEGETATION

Describes cultivated fields, a vineyard, old fields managed as meadows, old fields where successional vegetation is encroaching, non-extant orchards, and fencerows.

CHARACTER-DEFINING FEATURE

A prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character. Land use patterns, vegetation, furnishings, decorative details, and materials may be such features.

FARMSTEAD

A cluster of farm buildings and landscape features in addition to the adjacent and visible fields and woods. Associated with historic properties.

CONTRIBUTING AND NON-CONTRIBUTING FEATURES

Contributing feature

Significant individual elements or physical characteristics remaining from the period of significance.

Non-contributing feature

Individual features or physical characteristics constructed or emerging after the period of significance.

Non-contributing, compatible feature

Non-contributing features are considered compatible when they fit within the physical context of the historic period and do not impact the historic integrity of the property.

Non-contributing, incompatible feature

Incompatible features are those that are not harmonious with the quality of the cultural landscape and, by virtue of their existence, can lessen the historic character.

CULTURAL LANDSCAPE

A geographic area (including both cultural and natural resources and the wildlife or domestic animals therein) associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. The National Park Service identifies four types of cultural landscapes:

Historic site

A landscape significant for its association with a historic event, activity, or person.

Historic designed landscape

A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person, trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes.

Historic vernacular landscape

A landscape that evolved through use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives. Function plays a significant role in vernacular landscapes.

Ethnographic landscape

Area containing natural and cultural resources that associated people define as heritage resources, including plant and animal communities, geographic features, and structures.

CULTURAL LANDSCAPE REPORT

A cultural landscape report (CLR) documents the history and existing conditions of a cultural landscape, evaluates its significance according to the Secretary of the Interior's *Standards*, and provides design and management recommendations for the property.

FEATURE

The smallest element(s) of a cultural landscape that contributes to its significance and that can be the subject of a treatment intervention.

HISTORIC CHARACTER

The sum of all features, visual aspects, materials, and spaces associated with a cultural landscape's history. These qualities are often referred to as character-defining.

HISTORIC SIGNIFICANCE

The recognized importance a property displays when it has been evaluated, including when it has been found to meet National Register Criteria.

INTEGRITY

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance. The seven qualities of integrity as defined by the National Register program are location, design, setting, feeling, association, materials, and workmanship.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting

Setting is the physical environment of a historic property.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association

Association is the direct link between an important historic event or person and a historic property.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

LANDSCAPE CHARACTERISTICS

The tangible and intangible characteristics of a landscape that define and characterize the landscape and that, individually and collectively, give a landscape character and aid in understanding its cultural value. A cultural landscape is documented and assessed according to these landscape characteristics:

Natural systems and features

Natural systems and features are those natural aspects that have influenced the development and physical form of the study area, including geology, streams, and soils.

Topography

Topography is the three-dimensional configuration of the landscape surface, characterized by slope and orientation.

Spatial organization

Spatial organization is the arrangement of elements that define and create space through the ground, vertical, and overhead planes, including topography, vegetation, natural systems, and buildings and structures.

Land use

Land use is tied to the ways that people use the landscape and is often related to patterns of spatial organization.

Views

Views present a range of vision, natural or human-made.

Circulation

Circulation includes features and materials that constitute systems of movement, including vehicular routes such as roads and pedestrian routes such as paths and trails.

Vegetation

Vegetation is indigenous or introduced trees, shrubs, vines, ground covers, herbaceous plants, fields, and lawns.

Buildings and structures

Buildings and structures are three-dimensional human-made constructs such as houses, sheds, and privies.

Small-scale features

Small-scale features are human-scaled elements that provide specific functions at the site. These include both historic features related to land activities such as agricultural equipment, fences, and decorative landscape elements as well as contemporary features placed by the National Park Service including signs and campsite furnishings.

Archeological sites

Archeological sites are locations containing surface and subsurface remnants related to precontact and historic land use.

NATIONAL REGISTER OF HISTORIC PLACES

The official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

NATIONAL HISTORIC LANDMARK (NHL)

A district, site, building, structure, or object of national historical significance, designated by the Secretary of the Interior under authority of the Historic Sites

Act of 1935 and entered in the National Register of Historic Places. A historic site may be important enough to receive designation as an National Historic Landmark if it is the location with the strongest association with a turning point or significant event in American history; is the best location to tell the story of an individual who played a significant role in the history of the United States; is an exceptional representation of a particular building or engineering method, technique, or building type in the country; or provides the potential to yield new and innovative information about the past through archeology.

PERIOD OF SIGNIFICANCE

The span of time for which a cultural landscape attains historical significance and for which it meets National Register criteria.

ROUGH TURF

Mix of low grass and forb species that require less frequent mowing. Pesticides, fertilizers, and irrigation should not be used. Set mower at high level. This type of turf is not desired to be pristine or highly manicured.

TREATMENT TERMINOLOGY

The following terminology is used in this report to describe recommended treatment actions for the cultural landscape. Definition of these terms is intended to establish a clear understanding of the treatment recommendations.

Add

Add refers to the installation of new features required for new compatible use. Addition should be planned, designed, and installed to be clearly differentiated from contributing features so that these features are not radically changed, obscured, damaged, or destroyed.

Avoid

Avoid is to prevent the occurrence of an unnecessary “human cause” impact to the cultural landscape within reasonable circumstances.

Conduct

Conduct is to organize and carry out.

Consider

Consider is to evaluate if a treatment action should be undertaken.

Coordinate

Coordinate is to bring into a common action and make equal in relative significance so that multiple actions work well together.

In-kind

In-kind refers to the method of replacing features if necessary. In-kind means to replace something in the same way, with the same materials, form, and detailing.

Maintain

Maintain refers to measures that sustain the form, integrity, and materials of features, either on a regular basis or as a non-recurring event.

Manage

Manage refers to skillfully exercising control and altering a condition to achieve a desired state over time, often with regards to vegetation or environmental conditions.

Modify

Modify refers to a minor or partial change to a feature or landscape to allow for a new use while maintaining its historical, cultural, or architectural character and/or contributing features.

Monitor

Monitor refers to a systematic observation, record, and review of the progress or quality of a feature over a period of time.

Plant

Plant refers to the placement or establishment of woody or herbaceous vegetation or seeds in the ground so that they can grow.

Prepare

Prepare refers to the steps needed to make a feature or process ready for use or consideration.

Preserve

As defined under Preservation below the heading of *US Secretary of the Interior's Standards for the Treatment of Historic Properties* earlier in this appendix.

Protect

Protect refers to actions to safeguard a historic feature by defending or guarding it against further deterioration or loss. Such action is generally of temporary nature and anticipates future preservation treatment.

Provide

Provide is to make available the facilities and services necessary to support visitor experience within the cultural landscape.

Re-establish

Re-establish refers to the actions taken to establish the historic condition, character, or contributing feature of the cultural landscape again or anew.

Rehabilitate

As defined under Rehabilitation below the heading of *US Secretary of the Interior's Standards for the Treatment of Historic Properties* earlier in this appendix.

Repair

Repair refers to those measures that are necessary to correct deteriorated, damaged, or faulty materials of features. These measures are more extensive than regular maintenance and undertake work necessary to bring a feature or area to good condition.

Remove

Remove refers to the act of eliminating a feature from its location through extraction or demolition. Such action is generally applied when non-contributing features impede the establishment of other preservation treatments.

Retain

Retain refers to allowing a feature (contributing or non-contributing) to stay in place without intervention or active management.

Stabilize

Stabilize refers to those measures that require more work than standard maintenance practices and are necessary to prevent further deterioration, failure, or loss of contributing features.

US SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Preservation

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Restoration

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Appendix B:
405 Ramsey Road Landscape Treatment Concepts Considered and Dismissed

APPENDIX B: 405 RAMSEY ROAD LANDSCAPE TREATMENT CONCEPTS CONSIDERED AND DISMISSED

This appendix presents the treatment concepts considered for the core farmstead landscape at 405 Ramsey Road that were dismissed in favor of a treatment plan combining the most appropriate recommendations identified in each concept. The appendix is intended to serve as a record of the Cultural Landscape Report decision-making process.

Treatment concepts were presented during a remote workshop on January 18, 2024. Two options were developed for the core farmstead landscape at 405 Ramsey Road. A follow-up meeting on February 15, 2024, confirmed the preferred treatment, which was refined and is presented in Chapter 9: 405 Ramsey Road Landscape Treatment Plan.

405 RAMSEY ROAD FARMSTEAD CORE: CONCEPT ALTERNATIVE 1

Concept Alternative 1 proposes to rehabilitate the landscape to enhance the visitor experience by formalizing the driveway, farm road, and parking while maintaining existing alignments and circulation patterns. The concept emphasizes the preservation of historic significance and highlights aspects of the landscape that present opportunities for interpretation and educational use. This is addressed through interpretation of missing structures, including the corn crib, chicken coop, and commercial butter churn, by adding a structure or feature representative of what has been lost. The barn foundation is also stabilized and made accessible for future program use.

Concept Alternative 1 is illustrated in Figure B-1. Key recommendations include:

a. Adapt residence for use to be determined.

b. Add structure to represent missing corn crib on exterior and provide use to be determined in interior.

c. Add interpretive feature to represent missing chicken coop.

d. Establish small picnic area.

e. Stabilize and adapt barn foundation for outdoor program use. Establish accessible ground surface.

f. Interpret historic location of commercial butter churn.

g. Rehabilitate farm road to be one-way vehicular route for emergency vehicles, drop-off, and barrier-free parking access.

h. Add three barrier-free and one regular parking spot.

i. Establish one-way vehicular route for emergency vehicles, farm vehicles, and parking.

j. Modify existing parking lot to include separate entrance and exit, one-way circulation, 14 parking spaces, and two bus parking spaces.

Concept Alternative 1 was dismissed in part because future possible program opportunities were not addressed with enough flexibility in regard to ease of access, spatial requirements, and minimizing impacts to natural features, all largely associated with the parking lot. However, the recommendations for missing structures and features are incorporated into the preferred treatment concept.

405 RAMSEY ROAD FARMSTEAD CORE: CONCEPT ALTERNATIVE 2

Concept Alternative 2 proposes to rehabilitate the landscape to enhance the visitor experience by formalizing the driveway, farm road, and parking to improve access, circulation, and vehicle capacity. The concept emphasizes the preservation of historic significance and highlights aspects of the landscape that present opportunities for interpretation and educational use. This is addressed through wayside interpretation of missing structures, including the corn crib, chicken coop, and commercial butter churn as well as the extant barn foundation.

Concept Alternative 2 is illustrated in Figure B-2. Key recommendations include:

a. Adapt residence for use to be determined in future.

b. Interpret historic location of corn crib.

c. Interpret historic location of chicken coop.

d. Establish small picnic area.

e. Stabilize, preserve, and interpret barn foundation.

f. Interpret historic location of commercial butter churn.

g. Rehabilitate east farm road to be one-way vehicular route for emergency vehicles, drop-off, and barrier-free parking access.

h. Add two barrier-free parking spaces.

i. Establish west road as two-way vehicular limited access route for emergency vehicles and farm vehicles.

j. Modify existing parking lot. Align entrance/exit with agritourism access drive and extend lot to the west to provide 26 parking spaces and two bus spaces with two-way traffic.

Concept Alternative 2 was the basis for refinement as the preferred treatment plan for the 405 Ramsey Road farmstead core with the following clarifications:

- Include "add structure to represent missing corn crib on exterior and provide use to be determined in interior" in lieu of "interpret historic location of corn crib."
- Include "add interpretive feature to represent missing chicken coop" in lieu of "interpret historic location of chicken coop."
- Include "stabilize and adapt barn foundation for outdoor program use. Establish accessible ground surface" in lieu of "stabilize, preserve, and interpret barn foundation."

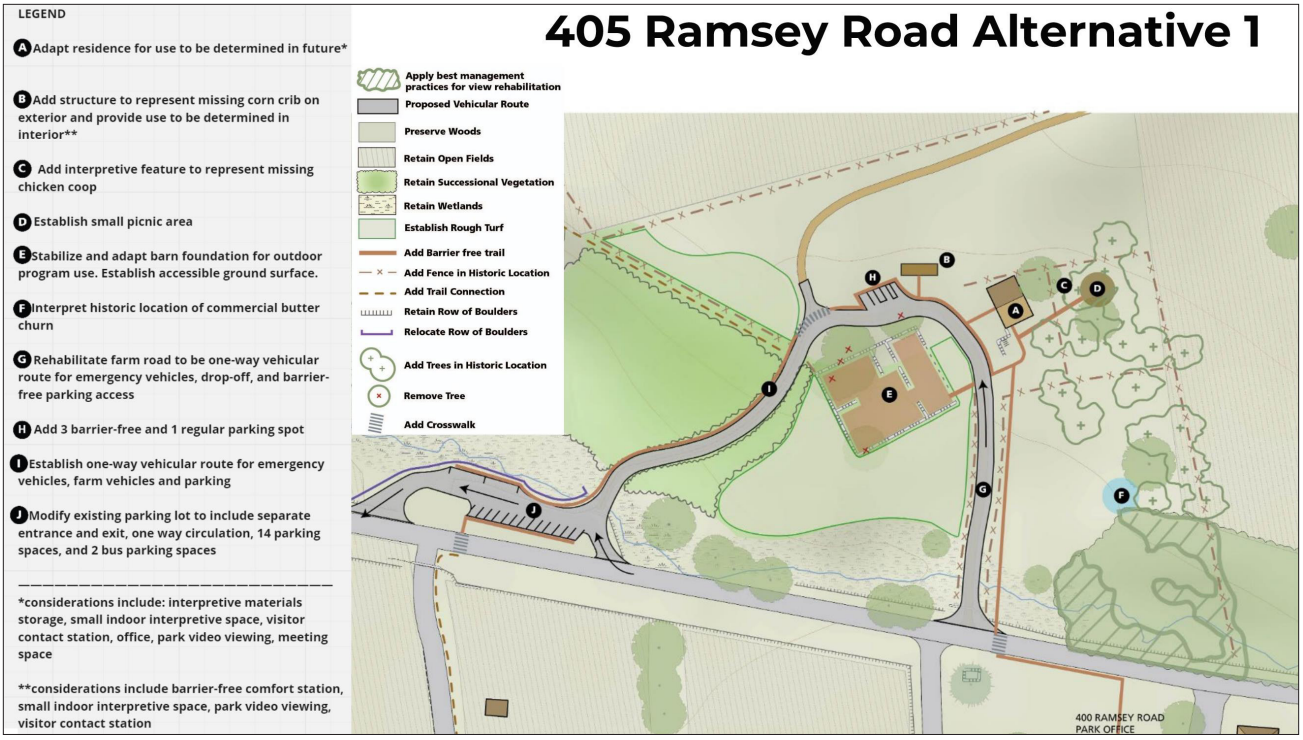


Figure B-1. 405 Ramsey Road Landscape Treatment Concept Alternative 1.

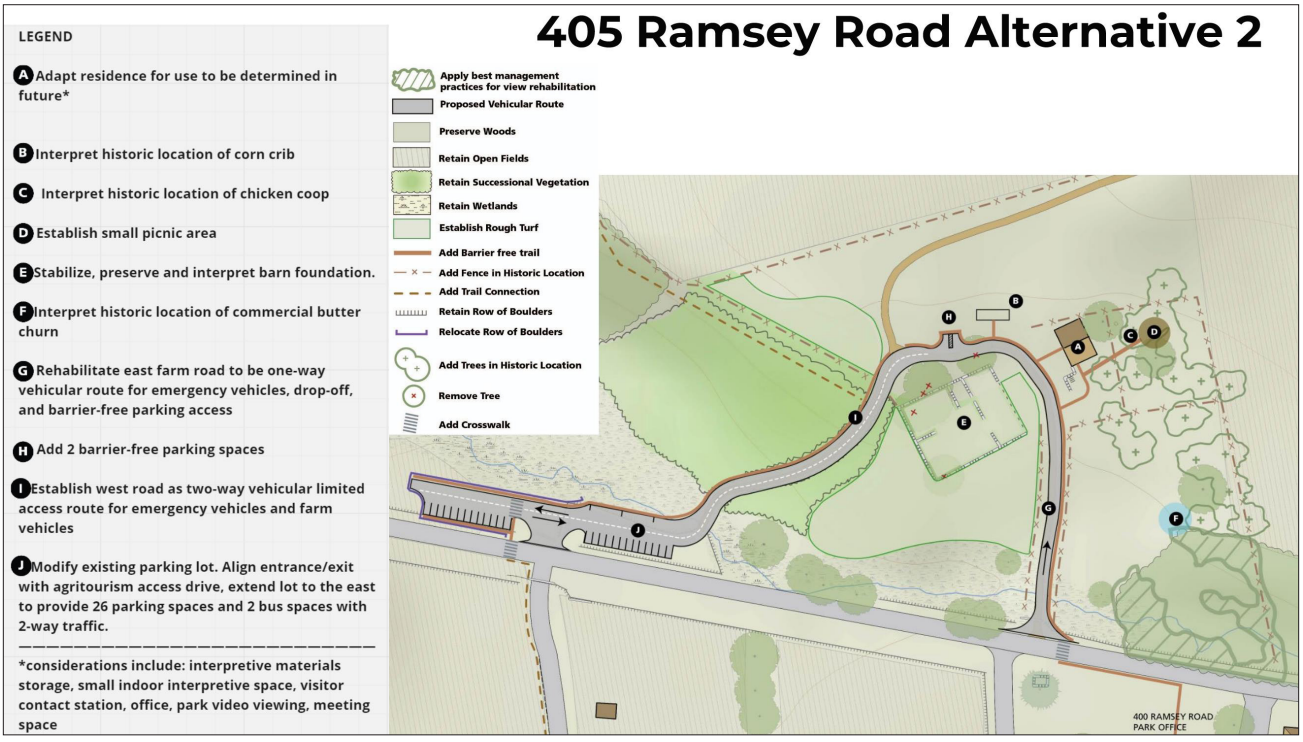


Figure B-2. 405 Ramsey Road Landscape Treatment Concept Alternative 2.

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Appendix C:
405 Ramsey Road Landscape Treatment Plan
Class C Cost Estimate

APPENDIX C: 405 RAMSEY ROAD LANDSCAPE TREATMENT PLAN CLASS C COST ESTIMATE

This appendix presents the Class C Uniformat Construction Cost Estimate prepared for the farmstead core area at 405 Ramsey Road. The cost estimate adheres to NPS UNIFORMAT protocols for the development of costs, projections, and allowances. This cost estimate is considered a Class C estimate because the scope of work is conceptual and has not been fully defined. The estimate serves NPS and First State National Historical Park with planning-level data that will inform future design and treatment scopes of work.

SCOPE AND ASSUMPTIONS

The cost estimate accounts for the treatment recommendations as documented on treatment drawing RT-7.2, 405 Ramsey Road Farmstead Core. The cost estimate addresses rehabilitation of extant features and construction of new features compatible with the historic landscape that support the use of the farmstead as a location for public visitation and potential education programs. No ground survey has been conducted, nor any other site assessments identifying utility, geotechnical, or stormwater information necessary for accurate and complete design development. Costs for buildings and structures that haven't been designed are based on precedents with similar programs and scales. Final materials, details, and methods of construction have not been identified, and as such, cost contingencies are held in the cost estimate for this reason.

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Recommended Treatment 405 Ramsey Road
Park:	First State Historic Park Wilmington, Delaware
Park Alpha:	FRST
PMIS Number:	255174
Estimate Date:	4/4/2024
Prepared By:	Chris Clark
Company:	Construction Management Resources
Address:	11006 Parallel Pkwy Suite 200
City, State Zip:	Kansas City, KS 66109
Phone:	913-262-6715

BACKGROUND SUPPORTING MATERIAL (Scope of Work):

Rehabilitate the property to create a public visitation program. This includes improving the surrounding landscape, parking, visitor and emergency vehicles access, ABA compliance, the barn foundation, but not the main house. Also provide a park restrooms building near existing house.

SOURCE OF COST DATA:

RS Means 2023 Cost Data - Adjusted for Wilmington, DE

ESTIMATE ASSUMPTIONS:

Based on design schedule (4/15/2027) and assumed 18 month construction schedule. Mid-point of construction to be January 2028. CMR assumes open and competitive bidding.

MAJOR CHANGES FROM PREVIOUS ESTIMATE:

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

PROJECT INFORMATION

Project:	Recommended Treatment 405 Ramsey Road
Park:	First State Historic Park Wilmington, Delaware
Park Alpha:	FRST
PMIS Number:	255174
Estimate Date:	4/4/2024

DESCRIPTION OF MARK-UP & ADD-ONS:

Location Factor:	0.00%	Based on Wilmington, DE Rates
Remoteness Factor:	0.00%	Site is in published commercial center.
Wage Rate Factor:	0.00%	Based on Wilmington, DE Rates
State & Local Taxes:	0.00%	Included in Unit Prices
Design Contingency:	30.00%	Preliminary information for estimate.
Standard. General Conditions:	18.00%	Explain & Justify
Government General Conditions:	7.00%	Explain & Justify
Historic Preservation Factor:	3.00%	Allowance
Contractor Overhead:	10.00%	Explain & Justify
Contractor Profit:	10.00%	Explain & Justify
Bonds and Permits:	3.00%	
Contracting Method Adjustment:	8.00%	Assumes competitive contractor participation
Annual Inflation Escalation Factor:	4.00%	Projected annual inflation rate.
Time Until Project Midpoint (Months)	45	Number of months from estimate (or data) date until the projects midpoint of construction. Start date of April 2027 with 18 month duration.

OTHER COMMENTS:

Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

BASIS OF ESTIMATE

Project: Recommended Treatment 405 Ramsey Road
Park: First State Historic Park Wilmington, Delaware
Alpha: FRST
PMIS: 255174

Estimate By: Chris Clark
Date: 04/04/24
Reviewed By: Dustin Smith
Date: 04/04/24

	Size/Count	Units
	1	LS

Item No.	WBS	Description	QUANTITY	Unit	Cost/Unit	Total Cost	Total NET Costs
1	XX	R-1 Manage successional vegetaion	1	LS	$ 11,103.21	$ 11,103	$ 28,809
2	XX	R-5 Establish rough turf	1	LS	$ 20,254.51	$ 20,255	$ 52,553
3	XX	R-6 Remove vegetation impacting barn	1	LS	$ 56,516.95	$ 56,517	$ 146,640
4	XX	R-7 Plant new canopy trees	1	LS	$ 14,450.00	$ 14,450	$ 37,492
5	XX	R-8 Rehabilitate farmstead views	1	LS	$ 15,000.00	$ 15,000	$ 38,919
6	XX	R-9 Widen farmstead driveway	1	LS	$ 21,217.83	$ 21,218	$ 55,052
7	XX	R-10 Formalize farm road	1	LS	$ 38,331.53	$ 38,332	$ 99,456
8	XX	R-11 Expand visitor parking	1	LS	$ 53,293.05	$ 53,293	$ 138,276
9	XX	R-12 Add barrier-free parking	1	LS	$ 3,714.20	$ 3,714	$ 9,637
10	XX	R-13 Add pedestrian crosswalks	1	LS	$ 3,790.08	$ 3,790	$ 9,834
11	XX	R-14 Add barrier-free paths	1	LS	$ 45,081.33	$ 45,081	$ 116,969
12	XX	R-15 Add pedestrian trail	1	LS	$ 22,297.32	$ 22,297	$ 57,853
13	XX	R-18 Rehabilitate barn foundation	1	LS	$ 116,799.50	$ 116,800	$ 303,051
14	XX	R-19 Add corn crib comfort station	1	LS	$ 248,486.90	$ 248,487	$ 644,730
15	XX	R-20 Relocate boulders	1	LS	$ 18,933.60	$ 18,934	$ 49,126
16	XX	R-21 Construct fences	1	LS	$ 37,539.82	$ 37,540	$ 97,402
17	XX	R-22 Interpret chicken coop	1	LS	$ 7,500.00	$ 7,500	$ 19,460
18	XX	R-23 Interpret butter churn	1	LS	$ 7,962.39	$ 7,962	$ 20,659
19	XX	R-24 Add picnic area	1	LS	$ 9,000.00	$ 9,000	$ 23,352
		Subtotal Direct Construction Costs	**1**		**$ 751,272.22**	**$ 751,272**	**$1,949,270**
		Total Value of Government Furnished Property (GFP) Inc. in Direct Cost			**$0.00**		
					Direct Cost Subtotal without GFP		**$751,272**
	Published Location Factor	0.00%					$0
	Remoteness Factor	0.00%					$0
	Federal Wage Rate Factor	0.00%					$0
	State & Local Taxes	0.00%			in unit $		$0
	Design Contingency	30.00%					$225,382
	Total Direct Construction Costs						**$976,654**
	Standard General Conditions	18.00%					$175,798
	Government General Conditions	7.00%					$68,366
	Historic Preservation Factor	3.00%					$29,300
	Subtotal NET Construction Cost						**$1,250,117**
	Overhead	10.00%					$125,012
	Profit	10.00%					$137,513
	Estimated NET Construction Cost						**$1,512,642**
	Bonds & Permits	3.00%					**$45,379**
	Contracting Method Adjustment	8.00%					$124,642
	Inflation Escalation	4.00%	45		17.11%		$266,608
	Total Estimated NET Cost of Construction						**$1,949,270**

United States Department of the Interior
National Park Service
Class C Construction Cost Estimate

LINE ITEM COST

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: XX R-1 Manage successional vegetaion **Total Cost:** $11,103

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	BASE ELEMENT				
MF-2004 Code	Clear Low Vegetation in Succession	3,930	SY	$ 2.50	$9,825
MF-2004 Code	Stabilize and Re-vegetate Cleared Area with rough turf	1,023	SY	$ 1.25	$1,279
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 11,103.21**	**$11,103**

Summary Item: XX R-1 Manage successional vegetaion

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-1 Manage successional vegetaic**	**1**	**LS**	**$ 11,103.21**	**$11,103**

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: XX R-5 Establish rough turf **Total Cost:** $20,255

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	BASE ELEMENT				
MF-2004 Code	Grade and Prep Soils for Seeding as Req.	2,894	SY	$ 3.50	$10,127
MF-2004 Code	Seed Area	2,894	SY	$ 1.00	$2,894
MF-2004 Code	Cut/Fill Allow	482	CY	$ 15.00	$7,234
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 20,254.51**	**$20,255**

Summary Item: XX R-5 Establish rough turf

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-5 Establish rough turf**	**1**	**LS**	**$ 20,254.51**	**$20,255**

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-6 Remove vegetation impacting barn** **Total Cost:** $56,517

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	Successional Vegetation Management grown in to Barn Walls	1,869	SY	$ 7.50	$14,017
MF-2004 Code	Carefully Remove Large Trees, Protect Barn Walls	5	EA	$ 3,500.00	$17,500
MF-2004 Code	Professional Arboricultural Assessment	1	LS	$ 10,000.00	$10,000
MF-2004 Code	Stabilize Masonry	1	LS	$ 15,000.00	$15,000
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 56,516.95**	**$56,517**

Summary Item: **XX** **R-6 Remove vegetation impacting barn**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-6 Remove vegetation impacting**	**1**	**LS**	**$ 56,516.95**	**$56,517**

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-7 Plant new canopy trees** **Total Cost:** $14,450

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	Canopy Trees around House - 2.5 cal. Oak	17	EA	$ 850.00	$14,450
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 14,450.00**	**$14,450**

Summary Item: **XX** **R-7 Plant new canopy trees**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-7 Plant new canopy trees**	**1**	**LS**	**$ 14,450.00**	**$14,450**

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-8 Rehabilitate farmstead views** **Total Cost:** $15,000

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	BASE ELEMENT				
MF-2004 Code	Remove Selective Trees Allow	10	EA	$ 1,500.00	$15,000
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 15,000.00**	**$15,000**

Summary Item: **XX** **R-8 Rehabilitate farmstead views**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-8 Rehabilitate farmstead views**	**1**	**LS**	**$ 15,000.00**	**$15,000**

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-9 Widen farmstead driveway** **Total Cost:** $21,218

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	Chip & Seal Driveway w/ 6"Agg Base	363	SY	$ 32.00	$11,602
MF-2004 Code	Grade Driveway	363	SY	$ 2.25	$816
MF-2004 Code	Stop Sign Allow	1	EA	$ 300.00	$300
MF-2004 Code	Creek Crossing Allow	1	EA	$ 8,500.00	$8,500
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 21,217.83**	**$21,218**

Summary Item: **XX** **R-9 Widen farmstead driveway**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-9 Widen farmstead driveway**	**1**	**LS**	**$ 21,217.83**	**$21,218**

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-10 Formalize farm road** **Total Cost:** $38,332

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	Chip & Seal Driveway w/ 6"Agg Base	862	SY	$ 32.00	$27,592
MF-2004 Code	Grade Driveway	862	SY	$ 2.25	$1,940
MF-2004 Code	Stop Sign Allow	1	EA	$ 300.00	$300
MF-2004 Code	Creek Crossing Allow	1	EA	$ 8,500.00	$8,500
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 38,331.53**	**$38,332**

Summary Item: **XX** **R-10 Formalize farm road**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-10 Formalize farm road**	**1**	**LS**	**$ 38,331.53**	**$38,332**

United States Department of the Interior
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LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-11 Expand visitor parking** **Total Cost:** $53,293

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	Clear Site	766	SY	$ 1.50	$1,148
MF-2004 Code	Chip & Seal Paving at Car Parking	638	SY	$ 32.00	$20,415
MF-2004 Code	HD Chip & Seal Paving at Bus Parking	579	SY	$ 35.00	$20,255
MF-2004 Code	Grade Paving	1,217	SY	$ 2.25	$2,738
MF-2004 Code	Parking Striping	13	EA	$ 25.00	$325
MF-2004 Code	ADA Striping	1	EA	$ 175.00	$175
MF-2004 Code	Crosshatch Striping	75	SF	$ 2.50	$187
MF-2004 Code	Stop Sign Allow	1	EA	$ 300.00	$300
MF-2004 Code	Restore Surrounding Work Area	1	LS	$ 5,000.00	$5,000
MF-2004 Code	Demo Trees Allow	2	EA	$ 500.00	$1,000
MF-2004 Code	Vehicle Gate	1	EA	$ 1,750.00	$1,750
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 53,293.05**	**$53,293**

Summary Item: **XX** **R-11 Expand visitor parking**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-11 Expand visitor parking**	**1**	**LS**	**$ 53,293.05**	**$53,293**

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-12 Add barrier-free parking** **Total Cost:** $3,714

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	Clear Site	103	SY	$ 2.00	$206
MF-2004 Code	Chip & Seal Paving	69	SY	$ 32.00	$2,202
MF-2004 Code	Grade Paving	69	SY	$ 2.25	$155
MF-2004 Code	Parking Striping	1	EA	$ 25.00	$25
MF-2004 Code	ADA Striping	2	EA	$ 175.00	$350
MF-2004 Code	Crosshatch Striping	111	SF	$ 2.50	$276
MF-2004 Code	Restore Work Area	1	LS	$ 500.00	$500
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 3,714.20**	**$3,714**

Summary Item: **XX** **R-12 Add barrier-free parking**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-12 Add barrier-free parking**	**1**	**LS**	**$ 3,714.20**	**$3,714**

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LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: XX R-13 Add pedestrian crosswalks **Total Cost:** $3,790

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	New White Crosswalk Striping	263	SF	$ 7.00	$1,840
MF-2004 Code	Crosswalk Signs with arrows	4	EA	$ 300.00	$1,200
MF-2004 Code	Demo Existing crosswalk	1	LS	$ 750.00	$750
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 3,790.08**	**$3,790**

Summary Item: XX R-13 Add pedestrian crosswalks

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-13 Add pedestrian crosswalks**	**1**	**LS**	**$ 3,790.08**	**$3,790**

United States Department of the Interior
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LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-14 Add barrier-free paths** **Total Cost:** $45,081

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	New 5'-Wide Path - Field Stone Pavers in Mortar Bed	2,073	SF	$ 15.00	$31,091
MF-2004 Code	Concrete Subbase	2,073	SF	$ 6.00	$12,436
MF-2004 Code	Grade Path	2,073	SF	$ 0.75	$1,555
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 45,081.33**	**$45,081**

Summary Item: **XX** **R-14 Add barrier-free paths**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-14 Add barrier-free paths**	**1**	**LS**	**$ 45,081.33**	**$45,081**

United States Department of the Interior
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LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-15 Add pedestrian trail** **Total Cost:** $22,297

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	New 4'-Wide Path - Decomposed Granite/Limestone Fines	3,878	SF	$ 5.00	$19,389
MF-2004 Code	Grade Path	3,878	SF	$ 0.75	$2,908
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 22,297.32**	**$22,297**

Summary Item: **XX** **R-15 Add pedestrian trail**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-15 Add pedestrian trail**	**1**	**LS**	**$ 22,297.32**	**$22,297**

United States Department of the Interior
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LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: XX R-18 Rehabilitate barn foundation **Total Cost:** $116,800

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	BASE ELEMENT				
MF-2004 Code	Rehabilitate & Assess Masonry Foundation Wall at Barn	1,977	SF	$ 30.00	$59,300
MF-2004 Code	Infill and compact Interior barn as needed to make usable space. No ground disturbance	10,000	SF	$ 2.25	$22,500
MF-2004 Code	Crushed Fines at Interior	10,000	SF	$ 3.50	$35,000
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 116,799.50**	**$116,800**

Summary Item: XX R-18 Rehabilitate barn foundation

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-18 Rehabilitate barn foundation**	**1**	**LS**	**$ 116,799.50**	**$116,800**

United States Department of the Interior
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LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
Park Alpha:	**FRST**	**Reviewed By:**	Dustin Smith
PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-19 Add corn crib comfort station** **Total Cost:** $248,487

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	SOG - 4" on 4" Cr. Rock	651	SF	$ 10.00	$6,507
MF-2004 Code	Grade Beam Allow	113	LF	$ 175.00	$19,835
MF-2004 Code	Framed	1,133	SF	$ 35.00	$39,669
MF-2004 Code	Sloped Roof Structure & Roofing & Ceiling	893	SF	$ 45.00	$40,203
MF-2004 Code	Allow	1	EA	$ 4,000.00	$4,000
MF-2004 Code	Allow	3	EA	$ 3,000.00	$9,000
MF-2004 Code	Wood Windows Allow	4	EA	$ 1,200.00	$4,800
MF-2004 Code	Epoxy Floor	651	SF	$ 20.00	$13,014
MF-2004 Code	Cove Base	142	LF	$ 15.00	$2,125
MF-2004 Code	Epoxy Paint Int Walls Allow	1,417	SF	$ 2.50	$3,542
MF-2004 Code	Paint Exterior Walls	1,133	SF	$ 3.00	$3,400
MF-2004 Code	Soap Disp	2	EA	$ 80.00	$160
MF-2004 Code	Rec. Paper Towel/ Trash	2	EA	$ 350.00	$700
MF-2004 Code	Mirror	2	EA	$ 115.00	$230
MF-2004 Code	Grab bars	6	EA	$ 105.00	$630
MF-2004 Code	TP Disp	2	EA	$ 125.00	$250
MF-2004 Code	San Napkin Disp	2	EA	$ 150.00	$300
MF-2004 Code	Mop Rack and Shelf	1	EA	$ 200.00	$200
MF-2004 Code	ADA Water Closet	2	EA	$ 7,000.00	$14,000
MF-2004 Code	Wall Mntd. Lavatory	2	EA	$ 7,200.00	$14,400
MF-2004 Code	Janitor's Sink	1	EA	$ 6,500.00	$6,500
MF-2004 Code	Floor Drain	2	EA	$ 3,000.00	$6,000
MF-2004 Code	Instantaneous Water Heaters	2	EA	$ 2,000.00	$4,000
MF-2004 Code	Exhaust Fans	2	EA	$ 1,500.00	$3,000
MF-2004 Code	Unit Heaters Allow	3	EA	$ 3,000.00	$9,000
MF-2004 Code	Electrical Allow	651	SF	$ 30.00	$19,522
MF-2004 Code	Connect to Septic on site	100	LF	$ 40.00	$4,000
MF-2004 Code	Connect Water Service on site	100	LF	$ 45.00	$4,500
MF-2004 Code	Connect Electrical Service on site OH pole near Ramsey	300	LF	$ 25.00	$7,500
MF-2004 Code	Misc Grading & Landscaping	1	LS	$ 7,500.00	$7,500
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 248,486.90**	**$248,487**

Summary Item: **XX** **R-19 Add corn crib comfort station**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-19 Add corn crib comfort station**	**1**	**LS**	**$ 248,486.90**	**$248,487**

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LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
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PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-20 Relocate boulders** **Total Cost:** $18,934

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	BASE ELEMENT				
MF-2004 Code	Document & Relocate Stone Boulder Rows at Parking	421	LF	$ 45.00	$18,934
SUBTOTAL	BASE ELEMENT	1	LS	$ 18,933.60	$18,934

Summary Item: **XX** **R-20 Relocate boulders**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	R-20 Relocate boulders	1	LS	$ 18,933.60	$18,934

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
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PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-21 Construct fences** **Total Cost:** $37,540

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	New Split-Rail Fence	1,166	LF	$ 30.00	$34,990
MF-2004 Code	Pedestrian Gates - 4'W	3	EA	$ 850.00	$2,550
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 37,539.82**	**$37,540**

Summary Item: **XX** **R-21 Construct fences**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-21 Construct fences**	**1**	**LS**	**$ 37,539.82**	**$37,540**

United States Department of the Interior
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Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
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PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-22 Interpret chicken coop** **Total Cost:** $7,500

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	BASE ELEMENT				
MF-2004 Code	Pre-Fab Chicken Coop	1	LS	$ 7,500.00	$7,500
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 7,500.00**	**$7,500**

Summary Item: **XX** **R-22 Interpret chicken coop**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-22 Interpret chicken coop**	**1**	**LS**	**$ 7,500.00**	**$7,500**

United States Department of the Interior
National Park Service
Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

Project:	**Recommended Treatment 405 Ramsey Road**	**Estimate By:**	Chris Clark
Park:	**First State Historic Park Wilmington, Delaware**	**Date:**	04/04/24
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PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-23 Interpret butter churn** **Total Cost:** $7,962

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	**BASE ELEMENT**				
MF-2004 Code	Circular SOG Allow	314	SF	$ 15.00	$4,712
MF-2004 Code	Add Butter Churn Pole	1	EA	$ 2,000.00	$2,000
MF-2004 Code	New Ground Markings to Indicate Butter Churn	1	LS	$ 500.00	$500
MF-2004 Code	Signage Allow	1	LS	$ 750.00	$750
MF-2004 Code	Note: This work will disturb the ground surface at a significant historic site. Cost may be affected by discovery of archeological resources. Archeological monitoring is not included in this cost estimate			$ -	$0
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 7,962.39**	**$7,962**

Summary Item: **XX** **R-23 Interpret butter churn**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-23 Interpret butter churn**	**1**	**LS**	**$ 7,962.39**	**$7,962**

United States Department of the Interior
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Class A Construction Cost Estimate

LINE ITEM COST SUMMARY

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PMIS:	**255174**	**Date:**	04/04/24

Summary Item: **XX** **R-24 Add picnic area** **Total Cost:** $9,000

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
BASE CODE	BASE ELEMENT				
MF-2004 Code	Add Picnic Tables	3	EA	$ 3,000.00	$9,000
SUBTOTAL	**BASE ELEMENT**	**1**	**LS**	**$ 9,000.00**	**$9,000**

Summary Item: **XX** **R-24 Add picnic area**

Uniformat II WBS Code	Description	Quantity	Unit	Unit Cost	TOTAL Cost
XX	**R-24 Add picnic area**	**1**	**LS**	**$ 9,000.00**	**$9,000**

National Park Service
U.S. Department of the Interior



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