

APR 11 1986

United States Department of the Interior  
National Park Service

HISTORIC PRESERVATION

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic High Hill Farm

and or common Connemara Farm

2. Location

street & number 180 Thornton Road N/A not for publication

city, town Concord Township N/A vicinity of

state Pennsylvania code 042 county Delaware code 045

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. John Giblin

street & number 180 Thornton Road

city, town Thornbury Township N/A vicinity of state Pennsylvania 19373

5. Location of Legal Description

courthouse, registry of deeds, etc. Delaware County Courthouse

street & number West Front Street

city, town Media state Pennsylvania

6. Representation in Existing Surveys

title Delaware Co. Hist. Resource Survey has this property been determined eligible?  yes  no

date 1983, No. 045-CO-93  federal  state  county  local

depository for survey records Delaware County Planning Department

city, town Media state Pennsylvania

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date <u>1971</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

High on the hillside above Route 1 at the western edge of Delaware County is the complex of High Hill Farm, bordered on the east by Thornton Road and surrounded by housing developments. The complex consists of two principal buildings, the great double barn and the house, both principally from the early twentieth century, and several smaller outbuildings, including an 1880s carriage house or stable, a creamery, and various sheds and structures.

The barn is the building that dominates the group, both by its position at the crest of its ridge, and by its sheer volume, stretching more than 100 feet on its long side (Photos, 1-3). In plan it is T-shaped, following the norms of the bank barn type, but with a pair of great sliding doors on the uphill side and its lower side opening out onto a fenced barnyard. The orientation is conventional as well, with the yard on the south, and the overhang of the forebay providing shelter to animals below. In the center of the south wall is a large projecting volume of the straw shed where grasses were threshed, separating grain from straw, so that the grain could fall through to the lower level and the straw would remain on the upper levels where it was stored. That plan is in accord with the norms of the so called "Chester County" type of the turn of the century (Photo 1). At each end are attached sheds -- a low, stone walled shed containing the cider press and refrigerator storage on the west end, and a calving shed on the east. The calving shed is a low hipped roofed structure that opens into the barnyard.

Because it is from the turn of the century, the High Hill Farm barn is principally of wood, though resting on masonry foundations. By the 1890s, masonry end walls of the sort found in Lancaster and Montgomery counties, especially in the vicinity of German populations, were no longer being constructed. In their place came the wood framed and wood-sided barns apparently derived from English practice. Interestingly, in the western suburbs, many of these buildings were sided with vertical board and battens, creating a recognizable subgroup of buildings that contrast with the Montgomery and Berks County vertical butt-edged siding barns such as that at Siegfriedsdale of the same date. With its wide boards and pronounced battens, above its rubble stone foundations, the barn at High Hill Farm is a particularly well preserved example of the type. The gables are broad, and like the walls are infilled with board and batten siding which overlaps the lower boarding to create a shingled layer marking the gable. Each gable contains a tripartite window derived from A.J. Downing's Architecture of Country Houses. The roof, originally of wood shakes and now resurfaced with asphalt shingles, is interrupted at the third points by large louvered cupolas that helped to ventilate the building. They recall the Italianate styles of mid-century, which were incorporated into the rural vernacular. Their gables take similar angles to the main roof, unifying the general appearance of the building.

(Continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

Continuation sheet

High Hill Farm

Item number

7

Page

2

Because barn volumes are so directly a product of their exterior scale, the interior of the immense building is awesome (Photos, 4-5). While the lower stall level is low ceilinged and subdivided into small stalls (Photos, 6-7), the upper hay loft is cathedral-like in its grandeur. The ramped access to the barn opens through large sliding doors into two parallel passages framed by the frames or "bents" of the barn (Photo 5). These are sawn, square section timbers of immense size joined to horizontal beams and diagonal braces by carefully cut mortise and tenon joints, each carefully held by hand hewn oak pegs. The view down the length of the barn makes it clear that the repetitive structure is the principal organizing feature of the space, subdividing the building into four essentially equal units, the end bays (the hay mows) and the two bays that open off the large sliding doors. The straw shed opens off the right center bay, perhaps indicating that this was the usual entrance, where grasses could be unloaded directly. Interior wall surfaces are the back sides of the exterior boarding against the end frames while the ceiling is formed by the rafters carrying the sub-roof.

The barn contains several features of considerable interest, most notable being the cider press and refrigerated storage room from the days when High Hill Farm was a well known orchard (Photo 8). Off the lower level is an adjacent shed, on the west side of the barn, containing an apple sorter and press. The cork walls are lined with pipes of an ancient ammonia cooling system that dates, according to patents from the early twentieth century, about the time when the barn was constructed.

Between the barn and the road is the main farmhouse, which Richard Beebe, the builder's grandson, indicated in an interview also was designed by the barn architect, Lawrence Beebe (Photos, 9-11). It conforms to the norms of regional domestic rural architecture, continuing the centuries old plan of the center hall Georgian house, but here modified by details from the shingle style on the exterior and from the Queen Anne on the interior. Those are merely details however demonstrating no commitment to meaningless change, but rather continuing the forms of domestic architecture that had been tried for a century and more and found satisfactory. Two features of the exterior indicate that Beebe was aware of changing style — the porch which surrounds two of the sides of the house, and is treated with massive posts and simple brackets derived from the arts and crafts, and the broad shed-roofed dormer which came from the bungalow styles also derived from the arts and crafts. Shorn of those features and clad in clapboards instead of shingles, the house would be almost timeless. Other features link it to its era. Sash are the larger one-over-one type, typical of turn-of-the-century construction, while the front doors are double leafed with Queen Anne trim.

The interior is similarly conventional, but with hints of contemporary taste. The vestibule opens through paired wood doors of light oak or chestnut, into a generously scaled hall flanked by public rooms on either side (Photo 10). The

(Continued)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet High Hill Farm

Item number 7

Page 3

stair is the principal feature of the hall with a handsome grooved newel, which like the door trim, is derived from the colonial revival side of the Queen Anne. On the other hand, the natural wood and the stylized grooved pilaster-like detailing of the newel recall Victorian taste. The parlor is given focus by a tall wood mantle, probably acquired from a builder's supply house of the period, which is infilled with glazed tortoise shell tile around the fireplace (Photo 11). The upper stories follow the conventions of the house plan, with chambers at each corner around the central hall.

Two other buildings are of sufficient note to warrant comment, and perhaps to provide a clue about early buildings on the site. Of these, the most impressive is the carriage house or stable which is probably an 1880s structure with later additions (Photo 12). It takes the form of a center gabled Downing cottage, but its detail and its two-over-two window sash are essentially Victorian, particularly the shingled texture of the gables, and the jerkinhead of the central gable. The duality of its purpose is indicated by the larger carriage doors under the porch, and the screened door on the left opening into the stableman's living quarters above. Presumably this survived from the Concord Hill nursery era, and by its location, near the house, but to its rear, was built for its stable use.

One final structure remains to be noted, a small rectangular gabled building that stands to the rear of the house. Judging from its shingled surfaces, its latticework portico and its generous three light windows, it is probably from the same era as the house. Its interior is sheathed in close fitting varnished wood, implying a use as a creamery for the dairy farm. Though most of the land has been sold off, the farm complex is intact, with the house, barn, carriage house and creamery surviving as built.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** c. 1880, 1903; 1910 **Builder/Architect** Lawrence Beebe

## Statement of Significance (in one paragraph)

High Hill Farm is significant as an important example of barns designed by Lawrence Beebe, a prominent barn builder in southeastern Pennsylvania. During his career, Beebe built as many as one hundred barns, some of which were immense in size. The barn at High Hill Farm, with its handsome proportions and large size, is a worthy representative of Beebe's work. The barn, the house and outbuildings on the farm are also in superb condition and are well preserved examples of turn of the century farm complexes in Delaware County.

Lawrence Beebe was born in 1886, the son of Darlington Beebe, who was also a barn builder, and was himself the son of a carpenter who had immigrated to Pennsylvania in 1832.(1) As such, Beebe represented more than a century of building tradition when he retired after 56 years of work in the family trade. In an interview with Berenice Ball, in Barns of Chester County, Beebe both described construction practice and noted a number of his clients who were scattered across eastern Pennsylvania from Delaware to Lancaster counties where he built the great barn for the Elizabethtown Masonic Home.(2) Other barns that he constructed were of sufficient size and economic importance to merit being reported in Philadelphia papers such as the DeNenno barn in Chester County which was described in the Philadelphia Record of 11 January 1914.(3) That barn, described as the "largest in Chester County" compares favorably in form and detail to the High Hill barn and corroborates the information about the High Hill barn filed with the Delaware County Planning Commission in 1981, by Mrs. Harold DeNenno.

Documentary evidence further supports Beebe's importance as a barn builder in southeastern Pennsylvania. Because Beebe lived into the era of oral history, he has been interviewed and recorded by West Chester University professor John Turner; earlier, Beebe was the subject of a portion of Ball's Barns of Chester County which covered his career, and a description of his work practice.(4) Thus, his work is especially well documented, and any surviving examples have added interest because they illustrate his practice. This is all the more important for although he may have designed as many as one hundred barns in his career, at this point, only a handful are known to have survived, including the comparable aforementioned DeNenno barn, the Goodman barn in Dilworthington, and the great barn at High Hill Farm.(5)

Though documentary evidence supports the contribution of Beebe to the region, there is surprisingly little on other contemporary barn builders, or on regional and ethnic practice. References are found to the possibility of German barn forms(6) and Marshall Jones referred to a "Quaker" type,(7) an idea confirmed by John Dickey, who listed four general types in an interview with Stevenson Fletcher in 1955.(8) But, because barns have primarily been the focus of study of folklorists, who tend not to look for individuality, it seems unlikely that comparative studies of barn builders will be undertaken, even though there exist considerable lists of barn builders, including that provided by Beebe, in Ball(9) and Jones' list in the Barn File at the Chester County Historical Society.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

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Continuation sheet High Hill Farm, Delaware Co. Item number 8 Page 2

In addition to High Hill Farm's important barn and barn builder this farm complex has another point of interest. This complex is one of the rare instances where the house and the barn of a farm can be shown to have been built by the same designer. This is not to say that many farm houses were not built by barn builders, merely that because there were no permits, and little documentation, that such information is rare. In this instance, High Hill Farm demonstrates the conservatism of the rural builders, for the house itself conforms to a plan type that existed from the early-nineteenth century, while the styling uses motifs of the 1880s in the Queen Anne door surrounds, the fireplace design and the natural wood finishes.

High Hill Farm has added interest beyond the design and character of its buildings, due to its evolutionary use from orchard to dairy farm. Early records, dating back to the 1840s list the farm as a nursery, probably of fruit trees. A generation later, it appeared on the Stone and Pomeroy map of Philadelphia and its Environs (1860) as the Concord Hill Nursery, owned by the Peters family(10). Their names remained associated with the farm until 1903. Presumably, the small carriage house, the brick substructure of the farmhouse, and the eastern portion of the barn foundations date from that era. The farm changed ownership in 1903, when it was purchased by George Haenn. The house had been damaged by fire, and was rebuilt at that time, according to local documents by "Beebe of Thornton(11). Seven years later, the barn was also damaged by fire and it too was rebuilt and enlarged to its present monumental dimensions, again by "Beebe of Thornton."

Though the orchards of the original farm remained, accounting for the cider press and refrigeration room, the new owners were principally dairy farmers serving the growing Philadelphia suburbs. The farm itself was typical of the area, both in becoming a dairy, and in its size - some 77 acres which was about average for western Delaware County(12). As late as 1910, census figures indicate that some 70 percent of all land in the county was used for agricultural purposes, with less than ten percent used for housing and related uses(13). By 1910, large dairy operators, such as George Wood's Wawa dairy were acquiring milk, and shipping finished products into Philadelphia and Wilmington. Presumably, it was that shift in marketing that caused the Haenn family to enlarge the barn, and to turn it into a dairy barn with a major stall level, an attached bull pen and a straw shed which permitted the farmer to feed his herd in the winter. Of note are the concrete floors, electric lighting and other modern conveniences that indicate that Beebe was aware of modern theory about the transmission of bovine tuberculosis(14); similarly the varnished walls of the creamery demonstrated the importance of cleanliness in handling milk products.

High Hill Farm and its barn gain added significance due to the shrinking number of intact barns and farm complexes in southeastern Pennsylvania. The ongoing loss of barns in eastern Pennsylvania is obvious, but because there has been no census of such buildings since the nineteenth century the extent of the losses is difficult to determine. Empirical evidence gained in surveying the immediate region, and corroborative information gained from the Chester County Historical Society and from Berenice Ball's study confirms the downward trend in absolute numbers, while degeneration of integrity is occurring as barns are resided and adapted to modern uses. It is thus especially fortunate that buildings of the caliber of the High Hill complex survive, and that Beebe's barn remains to impress present and future generations. With its immense barn of handsome proportions and mature type, this farm complex is a worthy representative of turn of the century farms in Delaware County and of Beebe's career.

United States Department of the Interior  
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National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
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Continuation sheet High Hill Farm, Delaware Co. Item number 8 Page 3

Footnotes

1. Berenice Ball, Barns of Chester County, Pennsylvania, pp. 36-49
2. Ibid.
3. Cited in Ball, pp. 45-46. Mrs. Harold DeNenno of Concord Township Historical Society is related to the client of that farm.
4. Ball, op cit, pp. 36-49.
5. Ball, ibid., p.41.
6. M.L. Learned, Ph.D., "The German Barn in America", University of Pennsylvania Lectures, 1913-14, pp. 335-349
7. Marshall Johns, "Barns", unpublished ms. Chester County Historical Society.
8. Stevenson Fletcher, Pennsylvania Agriculture and County Life, vol. 11, p. 66.
9. Ball, op cit, p. 36-49
10. Stone and Pomeroy, Map of the Vicinity of Philadelphia. 1860.
11. Marshall Jones, "Barn Building, A Lost Art Done by Master Craftsmen", and file sheets, Delaware County Historic Resources Survey, No. 45-CO-93.
12. E.V. Smith Atlas of Delaware County, Phila. 1892, p. 28;  
A.H. Mueller, Atlas of Delaware County East of Ridley Creek, Phila. 1913, vol. 11 p. 52
13. J.W. Jordan, A History of Delaware County and its People, 3 vols. New York, 1915, vol. 1, p. 333.
14. Fletcher, op cit, pp. 65-69.

# 9. Major Bibliographical References

(see attached sheet)

# 10. Geographical Data

Acreage of nominated property 2 acres

Quadrangle name West Chester Quad

Quadrangle scale 1:24,000

### UTM References

A 

1	8
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4	5	5	1	2	0
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4	4	1	6	2	0	0
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### Verbal boundary description and justification

(see attached sheet)

### List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title George E. Thomas, Ph.D.

organization Clio Group, Inc.

date April 16, 1986 (revision)

street & number 3961 Baltimore Avenue

telephone (215) 386-6276

city or town Philadelphia

state Pennsylvania

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

### State Historic Preservation Officer signature

title Dr. LARRY E. TISE, State Historic Preservation Officer date \_\_\_\_\_

### For NPS use only

I hereby certify that this property is included in the National Register

date \_\_\_\_\_

Keeper of the National Register

Attest:

date \_\_\_\_\_

Chief of Registration



# 9. Major Bibliographical References

(see attached sheet)

# 10. Geographical Data

Acreeage of nominated property 2 acres

Quadrangle name West Chester Quad

Quadrangle scale 1:24,000

UTM References

A	1 8	4 5 5 1 2 0	4 4 1 6 2 0 0
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

Verbal boundary description and justification

(see attached sheet)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
state	N/A	code	N/A	county	N/A	code	N/A

# 11. Form Prepared By

name/title George E. Thomas, Ph.D.

organization Clio Group, Inc. date April 16, 1986 (revision)

street & number 3961 Baltimore Avenue telephone (215) 386-6276

city or town Philadelphia state Pennsylvania

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State Historic Preservation Officer signature 

title Dr. LARRY E. TISE, State Historic Preservation Officer date 7/20/96

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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National Park Service

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For NPS use only

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Continuation sheet High Hill Farm

Item number 9

Page 1

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Jones, Marshall L. "Barn Building, A Lost Art Done by Master Craftsmen." Daily Local News, West Chester, 21 January 1978.

Learned, M.L. "The German Barn in America", University of Pennsylvania Lectures, 1913-14, pp. 338-349.

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Atlases:

Mueller, A.H., Atlas of Delaware County, Pennsylvania West of Ridley Creek, vol. II, Philadelphia, 1913, pl. 52.

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Stone and Pomeroy, Map of the Vicinity of Philadelphia, Philadelphia, 1860.

Delaware County History:

Jordan, J.W. A History of Delaware County and Its People, 3 volumes, New York, 1914, passim.

Unpublished sources:

Mrs. Harold DeNenno, Delaware County Historic Sites Survey, #45-CO-93, filed with the Delaware County Planning files.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet High Hill Farm

Item number 9

Page 2

Bibliography (Continued):

Jones, Marshall, "Barns" unpublished manuscript, in Barn File, Chester County Historical Society.

Taped interview with Lawrence Beebe conducted by Dr. John Turner, History Department, West Chester University.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

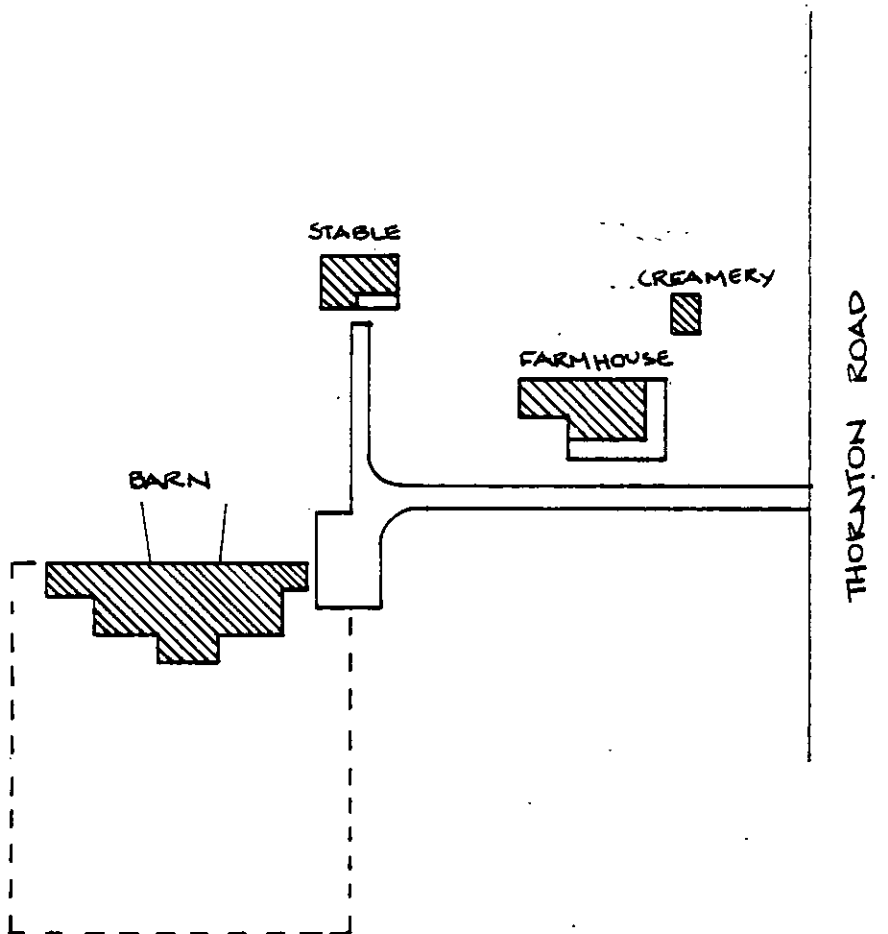
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Continuation sheet High Hill Farm

Item number 10

Page 1

High Hill Farm  
180 Thornton Road  
Concord Township  
Delaware County, PA



(Not to scale)

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National Register of Historic Places  
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Continuation sheet High Hill Farm

Item number 10

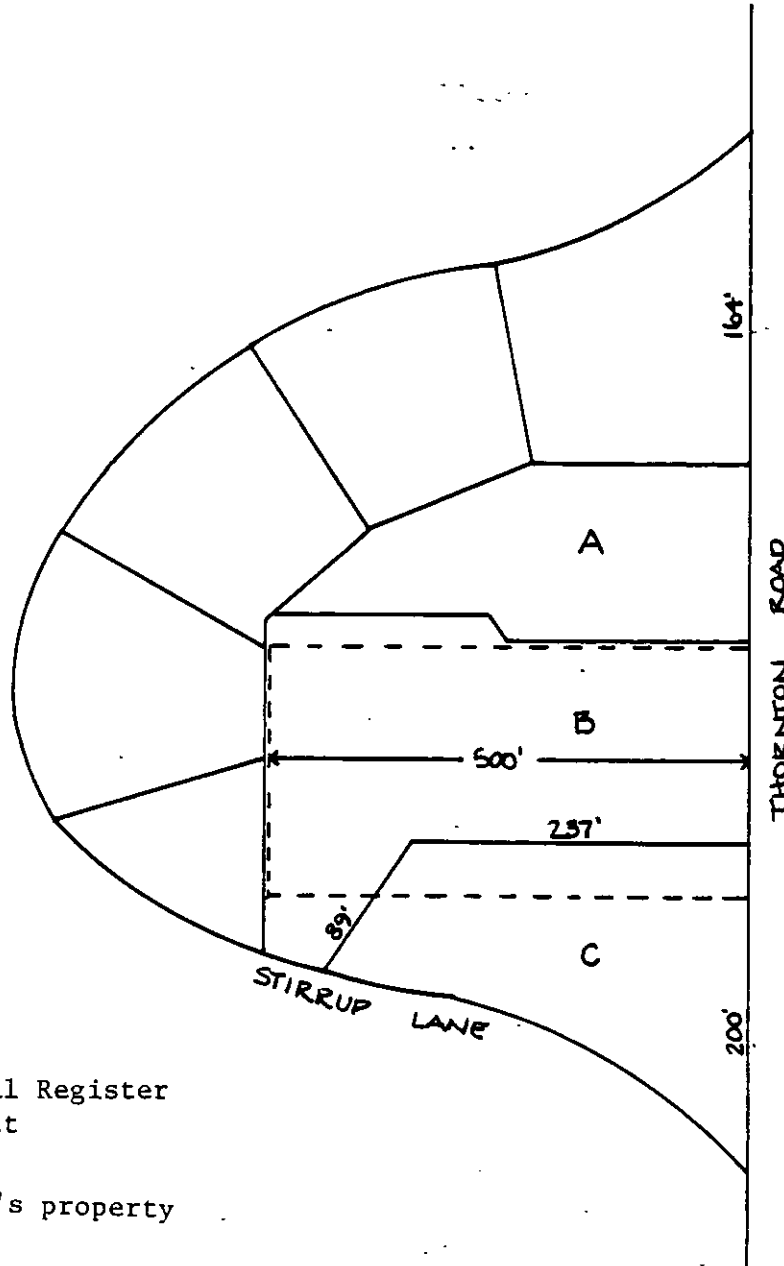
Page 2

Property Description:

Beginning at a point 150 feet above the south intersection of Thornton Road and Stirrup Lane, then extending west 500 feet perpendicular to Thornton Road, then extending north at right angles 272 feet, then extending east 500 feet to Thornton Road, 372 feet above the south intersection of Stirrup Lane.

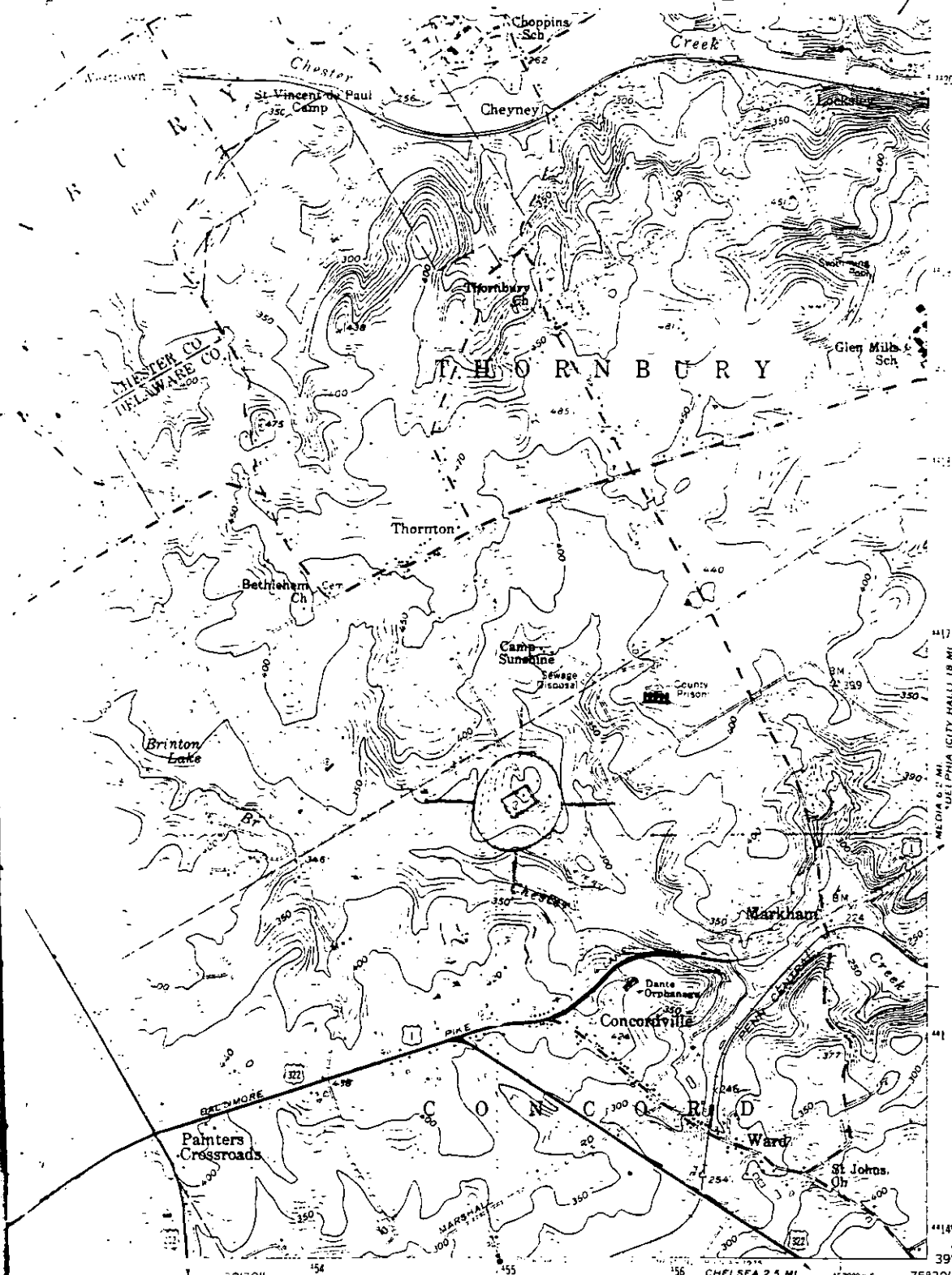
Justification:

The property described contains the buildings and barnyard of High Hill Farm, and its immediate site.



----- Proposed National Register  
Historic District

A, B, and C are Giblin's property



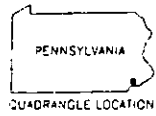
HIGH HILL FARM  
 Delaware County  
 West Chester quadrangle  
 Zone 18  
 E455120 N4416200

BRANDYWINE SUMMIT 0.1 MI.  
 WILMINGTON, DEL. 8.9 MI

CHELSEA 2.5 MI.  
 CHESTER 8.3 MI.

ROAD CLASSIFICATION

- Lightly
- - - Unimproved dirt
- State Route



WEST CHESTER, PA.

13952 5 W7530/7 5  
 1954