

(Rev. 10-90)

United States Department of the Interior
National Park Service



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**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historical name John Carney Agricultural Complex
other names/site number N-9390

2. Location

street & number 4300 Thompson Bridge Road not for publication NA
city or town Greenville, Brandywine Hundred vicinity X
state Delaware code DE county New Castle code 003 zip code 19807

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally. (See continuation sheet for additional comments.)

Stephen J. ...

1/16/09

Signature of certifying official

Date

Delaware Division of Historical and Cultural Affairs
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (See continuation sheet for additional comments.)

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Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property X meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official
Christopher A. Coons, County Executive
New Castle County, Delaware

Date 7/12/07

State or Federal agency and bureau

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4. National Park Service Certification

=====

I, hereby certify that this property is:

- entered in the National Register
 ___ See continuation sheet.
- determined eligible for the
 National Register
 ___ See continuation sheet.
- determined not eligible for the
 National Register
- removed from the National Register

- other (explain):

Edson H. Beall 2-25-09

Joe
Signature of Keeper Date of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u> 3 </u>	<u> 0 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 4 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 7 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Agriculture Processing - Bank Barn

Agriculture Storage- Springhouse

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Landscape state park

=====

7. Description

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Architectural Classification (Enter categories from instructions)

Late 19th to Early 20th Colonial Revival

Materials (Enter categories from instructions)

foundation stone
roof asphalt shingle
walls wood
aluminum siding
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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John Carney Agricultural Complex
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Physical Description

The John Carney Agricultural Complex is located on the north side of Thompson Bridge Road in Brandywine Hundred, approximately one quarter mile east of the Brandywine River. The topography is characteristic of the Piedmont Region in general; gently sloping to steep hills are dissected by minor streams that drain into the Brandywine River. The Carney House and its agricultural outbuildings are situated at the base of a steep hillside below a farm road and above a small spring in a flood pool at the head of Carney's Run. The bank barn provided ground level access from the yard area to the stables; while wagons entered the hay loft from the farm lane behind the barn. Today, the property retains a sense of its historic setting and is maintained as a residence for the Park staff at Brandywine Creek State Park.

The linear layout of the Carney Complex includes the frame dwelling built above a stone basement, a stone springhouse, a stone and wood frame bank barn, and a series of stone retaining walls which have created a terraced landscape behind and in front of the house. One stone wall forms the back of the barn and incorporates two end walls of the attached wagon sheds. A second series of walls separates the house and springhouse from the hillside on a 50 foot wide building terrace that rises four feet above the floodplain. The driveway extends from the barn to the terrace at the back of the house. A third stone wall forms a terrace cut into the hillside just below the farm road. This terrace was large enough to have supported an outbuilding. The farm road provided access to neighboring farms and to the pastures above the hillside. The north boundary of the site conforms to the top of the wooded hillside, about 200 feet behind the building layout. Altogether, there are seven contributing elements on this site including the dwelling, 2 outbuildings, the farm road, and 3 series of stone walls.

The original orientation of the farm complex was built to face north toward the farm road, with the entrance to the house approached by a drive which extends from the barn to the back of the house. Today, the front façade has been re-oriented to face south where it overlooks a spring fed floodplain along Carney's Run. The raised drive over Carney's Run begins at Thompson's Bridge Road just east of the house, extends north to the barn, then turns west to pass behind the springhouse. The driveway joins a level terrace behind the house and the stone retaining wall. A small sidewalk leads between the springhouse and the house to the front door, while two doors off a sidewalk at the rear of the house provide the primary access.

Dwelling

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The Carney house is a vernacular farm dwelling that was built soon after acquisition of the property in 1874. This rectangular, wood frame dwelling has a gable roof with two levels in which a 2½ story, 4-bay wide main block joins a 2 story, 2 bay wing addition at the east gable end. While the main section was originally constructed as a hall and parlor plan, the current floor plan consists of an open living and dining room area with a doorway to the kitchen through the east end wall. The second floor contains two bedrooms and a bath over the living and dining room, and a third bedroom over the kitchen. A finished attic level with two dormer windows is divided into two rooms above the main block. The main block retains a winder stair from the basement to the attic level which is located on the north side of the east end wall. The wing addition is accessed from the first and second floor through a center doorway next to the winder stair in the east end wall.

Exterior

The south facade retains a strong sense of the 19th century plan which consisted of a main block and a kitchen wing added soon after the main section was completed. Measuring 30.2 x 16.2 feet the main block was built over a full basement. The basement walls are built of mortared fieldstone walls finished with stucco. Four horizontal tripartite windows provide light and air to the cellar. A four foot wide opening at ground level to the right of center in the east wall foundation allowed the extension of water and electric lines to the kitchen wing. The four foot deep crawl space beneath the kitchen wing has a poured concrete floor and cinder block walls finished with cement. A doorway in the southwest corner opens to a bulkhead entrance to the basement.

The four-bay south façade is the principal front elevation with a door opening to the living room. A shed-roofed porch, eight feet deep, rests on four wood posts and shields the first floor and the main entrance. While the first floor has a four bay wide arrangement in which the door is in the second bay from left on the front; the second floor has a three-bay window plan. All of the windows are six-over-six double hung sash windows. The second story openings align with the right and left bay openings on the first floor, while the front door and center window on the first floor are offset to the left and right of center.

The front door contains 12 window lights in the top 2/3 of the door panel. All 3 windows on the first floor have paneled shutters, while on the second floor the windows have louvered shutters. The exterior walls of the main block are covered with German wood siding while the interior walls are finished with plaster over lathe. A pair of gable pedimented dormer windows with 6/6 lights pierce the asphalt shingled roof.

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On the west elevation there is an exterior bulkhead entrance to the southwest corner of the basement. From the ground level, a pair of metal doors open to the basement stairs between a stone bulkhead finished with stucco. The bulkhead protects a set of wooden doors which have a window (1/1) opening in each half. The doors are made of hardwood panels milled with 2" bead on the interior and exterior sides. The hardware to the door includes a thumb released locking plate on the exterior side which bolts into the wood sill under the first floor. On the first floor a picture window is framed by two smaller double hung (4/4 lights) windows and set within one pair of paneled shutters. The second floor has two six-over-six light double hung windows with louvered shutters. The attic level has a set of center-hinged 2/2 casement windows that are located under the gable ridge.

At the rear elevation a small pediment shaped porch supported by two posts covers the formal entrance to the dining room. This original entry to the house is centrally located with one window to the left and a 20th century exterior fireplace placed in the bay to the right of the door. The fireplace is laid with finished brick and mortar. The chimney stack is cut into the roof line flush with the eaves. A single belt course of brick one foot below the top of the chimney marks the only decoration at the top. There are three window openings on the second floor, two are smaller six-over-six double hung sash grouped to the left of center and the third window aligns with the east bay on the first floor.

A 14' X 17' two story, two bay kitchen wing obscures the first and second floor of the east elevation. This wing has an asphalt shingled gable roof that ties into the east end of the main block at the base of two horizontal, tripartite casement attic windows. The exterior of the wing is covered with aluminum siding, while the interior walls (except partition walls) are plaster. The north and south walls of the wing are inset one foot from the main block. On the rear elevation a separate kitchen entrance, about 6 feet east of the main block, is covered by a pediment shaped gable porch on two post supports which meet the driveway. A casement window with a 6 light sash divided by wood muntins is located to the right of the door. There are two openings on the second floor rear elevation; one is a six-over-six double hung sash, while the other opening is an eight-over-eight double hung sash window. There is one opening in the east gable end on the first floor, a single six-over-six double hung sash window with paneled shutters.

From the front elevation of the kitchen wing there are two window openings on the first floor and two openings on the second floor. In the first bay of the kitchen a single wood surround frames a large opening with

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a fixed center 6-light sash, flanked by two casement windows of the same size. Paneled shutters frame the wood surround. A single 6-light casement window is located to the right of center of the second bay. This narrow window is balanced diagonally with the window to the right of the kitchen entry. The windows on the second floor are both six-over-six light double-hung sash frames in wood surrounds with louvered shutters.

Interior

The 12-light wood paneled door in the front elevation opens into a full width 29' X 15' front room, encompassing the first floor of the main block. About two feet east of the front door, across the floor, there is a trace of previous partition wall which once divided the hall and parlor rooms (1906 Probate). The flooring in the main room is irregular 5 inch board wood running east and west. Centered on the north wall is a 12-light wood paneled door which leads outside to a level patio below a 10 foot high stone retaining wall. Opposite the first two bays of the main block on the north wall, there is a walled-in fireplace with an opening 2.8 feet wide, a plain brick surround, and simple wood trim flush with the plaster wall. A decorative wood mantle is above the fireplace surround. A metal fire-screen and a set of ceramic floor tiles protect a 2' X 4' apron in front of the hearth. On the west wall, the large picture window is now fixed in place, but once could be replaced with a screen window to allow air circulation through the house in the summer.

In the northeast corner, along the east wall, there is a pair of two-over-two paneled interior wood doors that open to the boxed-in winder stairs; the outer door leads upstairs and the inner door leads to the basement. A wood banister curves around the outer wall, while a vertical pole lends support on the inside curve. In the center of the east wall, adjacent to the stairwell, an interior paneled door opens to the kitchen area.

In the northwest corner of the kitchen area there is a half bath inside the exterior door on the north wall. From this door to the northeast corner there is a 3 foot deep closet and pantry accessed by two paneled doors. The interior partition walls are frame and drywall. A view through the kitchen to the springhouse opens from the window in the east wall. In the southeast corner there is a space larger than the present electric stove centered under the single casement window. Wooden floor cabinets about 2' deep extend from the stove to the southwest corner of the kitchen. The Chicago-style window on the south wall is centered over the sink with a view to the spring fed yard area below the house. A pair of built-in, double-door wooden cabinets 16" deep frame the window to either side of the sink while a set of quarter round shelves are located in the corner next to the stove. A 10" wide decorative soffit board with a scalloped edge placed on edge along the ceiling connects

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the two cabinets above the sink and extends to the corner above the stove. The kitchen hardware, cabinets and window are typical of domestic design of the 1930's to 1950's.

There are three bedrooms and a bath on the second floor. A hallway about 3' X 20' circulates from the stairwell around a small center bedroom to the center bay window and the door to the west room. The west bedroom measures 13' X 15' with the addition of two closets along the length of the north wall. The space for the original center bedroom was partitioned in half to allow for the addition of a 5' wide bathroom in the bay along the south wall and space in the hallway for built-in closets. The present center bedroom is about 7' X 11' with 2' deep closets inset along the hallway. The flooring above the main block is 5" irregular board wood running east and west. The hall also connects to the east bedroom over the kitchen. This bedroom is finished with two 2' deep closets to either side of the hallway door. The flooring in this room, beginning in the hallway is laid with 2 1/2 inch hardwood running east and west.

The stairway continues to the finished attic over the main block. The third floor has been altered to include a bathroom and a study. Where the stairwell meets the attic, a small opening leads to a vented space under the rafters of the wing addition. One endwall window lights the stairwell, while the other lights the bathroom. The interior attic walls are finished with plaster. All floors in the attic level have been covered with 2 1/2" hardwood running north and south. A simple casement window opens through the west wall

Agricultural Outbuildings

The two outbuildings associated with this property are part of the original layout and construction of the stone walls. The bank barn was built with the rear wall as part of a stone retaining wall which extends to the rear wall of a pair of one-story wagon sheds to either side the bank barn. Both sheds were enclosed by stone walls at either end and each one shares a common wall with the barn. The west wagon shed was converted to an attached garage and tool shed. The east wagon shed was removed so that only the stone walls and an outline of the original roof line on the west end of the barn are visible. The upper level of the barn is sided with vertical board and batten, while the lower level has been framed in with 4 windows, and a 6' foot wide double-door. The exterior of the lower level is covered with 12 inch width asphalt siding.

The barn represents the typical 19th century bank barn construction of the Piedmont area in Delaware. It is a gable roofed, rectangular, bi-level building with storage for hay and a threshing floor in the upper level

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and stables in the lower level. The bank barn is sited to provide access with a wagon to the upper level. The upper level is entered by a ramp through a pair of large double-doors that are hung with rollers on a track under the eaves. The barn is constructed 3 bays wide and 3 bays deep of post and beams that transverse a floor measuring 28 feet wide x 40 feet long. The upper level of the barn is intact to its original period of construction, while the lower level reflects the changes occurring during the early 20th century.

The conversion of the lower level from a small farm operation to 5 finished horse stalls and one tack area is typical of the transformation of the rural countryside to larger estate holdings in northern Delaware. The horse stalls have sliding wooden doors, hung from rollers on a track. The stalls on the west end of the barn include horizontal 6-light sash windows placed high in the stone wall. The interior of each stall is sided with 10" wood boards at least 5 feet high. The stable floor is made of finished concrete and the rear walls are finished with stucco. The wood stalls measure 9' x 9' and there is a wide center bay for tacking up the horses. A raised driveway with a culvert allows vehicles and trailers access from the road to the barn.

The 1 1/2 story stone springhouse with a gable roof was built about 2 feet below ground level, 8.5 feet east of the kitchen. The spring house still provides running water diverted through a pipe from the hillside into a 3'X 4' interior basin. It also provides a cold storage space over the summer. Its association with the building terrace and stone retaining walls places its construction with the original agricultural complex. It was designed with a drain that runs out of the building, through the front terrace to the spring in the front yard. The water level in the interior basin inside the spring house is controlled by raising the height of the drain pipe above the incoming flow of water. Measuring 12.2 x 20.2 feet, the building is banked into the ground. The stone walls are 18 inches thick and they are pierced by 3 horizontal tripartite windows: two on the south side and one on the north side, all set about 5' above the floor. One narrow window at the east gable end is a two-over-four double-hung sash. A heavy wooden door with cast iron hinges and a one-over-one center window opens toward the house.

Stone Walls and Farm Road

The stone retaining walls represent 3 sets of terraces that define the building space for the primary dwelling, the barn and its shed additions, and a miscellaneous terrace that is situated below the farm road west of the house. The first set of walls encompasses the barn and its shed additions. The second set of walls encompasses the house and the spring house between a rear retaining wall and a raised front wall above the

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spring-fed yard. The third stone wall measures 36 feet long and encloses a level space about 12 X 36' that is located midway up the slope between the house and the farm lane. It may have formed a platform for a small building such as a wood shed. The farm lane behind the house, barn, and terrace system is a remnant of the agricultural landscape that once connected the property to the farms along the Brandywine River and the hay pastures of the upper meadows. Today it links the trails in Brandywine Creek State Park to Thompson Bridge Road.

Though no prior archaeological testing was conducted at the John Carney Agricultural Complex, there is a potential for archaeological site remains to be identified which relate to the assemblage of frame barns, sheds and features that comprised the late 19th century Carney farmstead.

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8. Statement of Significance

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

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

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

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Agriculture
Conservation

Period of Significance 1870-1910

1910 - Present

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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Statement of Significance

The John Carney Agricultural Complex is eligible for listing in the National Register of Historic Places under Criterion A, reflecting broad patterns of history from two different periods in Delaware's piedmont region. First, the Carney Agricultural Complex reflects subsistence agriculture at the end of the 19th century and second, it reflects the development of the open space preservation movement in the 20th century. Built by John Carney and his wife Mary after 1874, the linear complex of house and outbuildings (some in ruins or demolished) reflects the diversity of activities conducted by the family over the 30 years of its existence as a family farm in a setting that includes steep hillsides as well as flatter terrain suitable for agricultural fields, pastures and gardens. Following the death of John Carney's widow, Mary, in 1906, the farm was purchased by William Poole Bancroft, a Wilmington industrialist and philanthropist who was committed to public open space and affordable housing. In 1912, the Carney farm, along with more than 1350 additional acres of land in Brandywine Hundred, were transferred from Bancroft to the Woodlawn Company (now Woodlawn Trustees), which maintained this large tract more or less intact as farm and forest land through the beginning of the 21st century. During this time, the Carney House and other farm houses owned by the corporation were first updated as tenant houses and later modernized and converted to "country homes" that were rented out. The Carney Agricultural Complex, along with 11.2 acres of land, was transferred to the Delaware Division of Parks and Recreation in 1997 and is managed as part of Brandywine Creek State Park.

The John Carney Agricultural Complex and Farming in Delaware's Piedmont Region

The John Carney Agricultural Complex is located on a tract of approximately 90 acres of land granted to Nathaniel Kennedy by agents of the Pennsylvania Land Company (PLC) in 1759¹. This tract was among the smaller tracts granted by the PLC in this area. Kennedy left his land to his son, John, at an undetermined date in the late 18th century. John is listed in an 1816 tax assessment as owning 90 acres with a log dwelling.

After his death in 1826, John Kennedy left his land to his four children, John Jr., Rebecca (Gallat), Mary (Nixon), and Elizabeth. This division of land into ever smaller tracts was characteristic of the early 19th century in Delaware's Piedmont region, and led to abandonment of unprofitable farms on the one hand and to more intensive cultivation of more viable properties on the other. Each of the four Kennedy children received roughly 24 acres of land, too little to produce much of a surplus, but probably sufficient to feed a household.² Family farms of this period in southern New Castle County were generally smaller than 200 acres and averaged about 100 acres.³ Of the four, only Elizabeth and Mary (with her husband, John Nixon) continued to live on the

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property they inherited. John, Jr. moved to Ohio and had sold his share by 1833. Rebecca retained ownership of her share until 1865. Elizabeth inherited the log house built by her grandparents and lived there until her death in 1869.⁴ John and Mary Nixon built a two-story stone bank house on Mary's share, which they sold in 1853. Cornelius Sweeney purchased the John Kennedy, Jr. tract in 1842, and apparently built a small house there. It must not have been very impressive, however, because in 1861 both Cornelius Sweeney and Rebecca Gallat were assessed the same amount (\$480) for 24 acres of land even though the assessors noted the presence of a "small house" on Sweeney's land. In 1864 and 1865, both the Gallat tract and the Sweeney tract were purchased by T. L. and A. P. Talley for \$1100 and \$1000 respectively, again suggesting that the Sweeney house was of negligible value. The Talleys sold the combined tracts to William Wilson in 1870. Wilson then divided the consolidated tract into two unequal tracts along the line of a "New road to be laid out and opened from the Brandywine Creek Eastwardly"⁵. Wilson incorporated the southern portion into his existing landholdings, while John Carney purchased the larger tract (30 acres) on the north side of this new road in 1874 for \$1570.

The Carney House and its associated agricultural buildings date from about 1874 when John Carney purchased the land,⁶ a third of which was listed in an 1893 tax assessment as "wood and rough"⁷ and established a small farm on the steep hillside that was probably sufficient to feed a family with an income from other sources to meet cash expenses, but not large enough to be economically viable as the family's sole source of income. Despite the small size of their farm, John and Mary Carney continued to live there for more than 20 years, raising a family of seven children.

The inventory of John Carney's estate focuses on the farm, rather than the house, and demonstrates the subsistence level of agricultural activities. The household and kitchen goods are listed as a single entry, but the farm-related entries are more detailed. The inventory indicates the presence of farm animals that were raised primarily to provide food for the family, including one cow, two heifers, two pigs, and 65 chickens, though the chickens probably also provided a source of cash income through the sale of eggs and the occasional elderly stewing chicken. The crops listed in the inventory also appear to have been used primarily for food for the family, including corn and wheat, which could be taken to a local grist mill to be exchanged for cornmeal and flour, but also included fodder for the animals such as hay and corn fodder (dried leaves from corn stalks). Farming implements used by the Carney family included two plows, two cultivators, and a double harrow. Though only two horses are listed in the inventory (one a very expensive mare), the presence of several carts or wagons of various types, including two horse-drawn wagons, a cart and a market Dearburn, suggests that Carney may at one time have hired out his services as a carter to earn extra cash.⁸ Overall, the impression is one of a self-sufficient subsistence farmer, rather than someone engaged in dairy farming or in farming someone else's

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land.

After the death of John's wife, Mary Carney, ten years later, an appraisal of her estate provides information on the house as well as the farm. Though there was no detailed list of household goods, the value of these goods is listed room-by-room. This listing clearly indicates that the floor plan of the house has remained substantially unchanged despite later alterations. The inventory of Mrs. Carney's estate begins with the garrett or attic in the main block of the house, proceeds through the west and center rooms of the main block and into the east room over the kitchen, through a short hallway leading to the boxed staircase down to the first floor. On the first floor, the appraisers began in the east room, moved to the west room, (both in the main block) then went down into the cellar and back up to the kitchen. The inventory also lists outbuildings, including a spring house, chicken house, slaughter house, wood house and wagon house. The only animals listed are a horse and cow, though the contents of the chicken house are valued at \$25.00, so this entry probably includes a fairly large number of chickens. Crops listed include corn (with the sheller), corn fodder, straw, a substantial quantity of hay, and wheat.⁹ It appears that during the ten years between the deaths of John Carney and Mary Carney there was still some farming, at least animal husbandry, though possibly on a smaller scale than when John was alive.

Despite the small size of the farm, the Carney Agricultural Complex reflects the diversity of activities that were conducted on the farms of Delaware's Piedmont region in the 19th century. Though courtyard plans¹⁰ were perhaps more common for agricultural complexes in more open areas of the county, the tightly constrained linear arrangement of the Carney complex hugging the edge of the hillside conserves both the fertile land in the floodplain of Carney's Run and the flatter arable land on the ridge top above the complex for cultivation and pasturage. The bank barn and spring house were developed to support the dairy farming that became an important element of New Castle County agriculture during the 19th century, and their presence in the Carney complex suggests that dairying was one of the activities carried out by the Carneys. Even small farms like that of the Carneys could keep a few cows to produce milk for making cream, butter and even cheese to sell at market or for consumption by the family. The slaughter house listed in Mary Carney's inventory makes it clear that the Carneys were raising much of their own meat and processing it themselves. The chickens raised in the chicken house could provide a small but steady income from selling eggs as well as providing food for the Carneys. The Carneys clearly produced much of the fodder and bedding for their animals, as well as raising wheat and corn that could be sold or exchanged for flour and corn meal at a local mill. It is likely that they also raised vegetables and other produce in the fertile floodplain below the house, both for their own consumption and for sale at market.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4 John Carney Agricultural Complex
Name of property
New Castle County, Delaware
County, State

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In 1907, Mary Carney's children sold the property to William Poole Bancroft for the sum of \$3400 dollars, and this small farm became one of the first tracts in a large landholding that has become an important element in open space preservation in Brandywine Hundred.¹¹ In 1912, Bancroft transferred his personal landholdings in Brandywine Hundred, including the Carney property, to the Woodlawn Company.¹² When the Woodlawn Company changed their organization's structure from a stock subscription to non-profit in 1919, they became the Woodlawn Trustees, as the company is still known today. All properties owned by the Woodlawn Company were transferred to the Woodlawn Trustees.¹³ The Trustees retained ownership of the Carney House until it was given to Brandywine Creek State Park in 1997 at no cost.

The Preservation of Open Space in the Brandywine Creek Area

Joseph Bancroft and Sons Company was a textile mill established on the banks of the Brandywine River in 1831 by Joseph Bancroft. One of Joseph's sons, William Poole, started working at the mill as a child and became a partner in the family business in 1865. William was greatly concerned with the condition of the rapidly expanding city of Wilmington. He believed in "constructive city planning - specifically, for providing public parks, parkways, and well planned residential developments."¹⁴ After helping to establish the Wilmington park system by donating the land for Rockford Park, Bancroft formed the Woodlawn Company on April 8, 1901 for the purpose of buying land in Wilmington to build affordable housing for residents.¹⁵

On February 15, 1912 at the Company Director's annual meeting a letter written by Bancroft urged the Board to purchase the lands in Brandywine Hundred that he had purchased over the preceding years. Two months later at a meeting on April 9, the Board adopted a resolution to buy the Brandywine Hundred lands that Bancroft had purchased. A total of 1,392 acres was purchased for the sum of \$148,000 and the issuing of 700 shares of stock.¹⁶

The near 1,400 acres purchased by Bancroft and transferred to the Woodlawn Company were divided up into 20 properties. The properties lay in the area to the west of the Wilmington and Great Valley Turnpike above Talleyville (the present day Concord Pike) and on the eastern side of the Brandywine River. The Woodlawn properties stretched from bordering on A.I. DuPont's land in the south to lying on part of the Pennsylvania line in the north.¹⁷

The Carney property was one of Bancroft's smaller holdings, consisting of only 24 acres, when it

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CONTINUATION SHEET

Section 8 Page 5 John Carney Agricultural Complex
Name of property

New Castle County, Delaware
County, State

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transferred from William Poole Bancroft to the Woodlawn Company in 1912. The surrounding tracts of property were acquired by Bancroft between 1907 and 1911, with Carney's land being acquired on April 12, 1907.

The original intention behind the purchase of the Brandywine Hundred lands by Bancroft was for the eventual deeding of the land to the city of Wilmington for use as "a boulevard or parkway a mile or two long between different parks and the remainder of the land be laid out and disposed of as a residence district."¹⁸ The only areas of land turned into residential districts are the present neighborhoods of Alapocas, Woodbrook, Sharpley, Edenridge, and Tavistock.¹⁹

The acquisition of nearly 1,400 acres north of Wilmington meant a new phase for the Woodlawn Company. Instead of constructing housing for city residents, the Company now had to maintain working tenant farms. The organization hired agriculturalist Arthur Smedley as their Farm Lands Manger "to oversee the rental and maintenance of the farm properties under the supervision of Charles Beck."²⁰

The operation of the area's tenant farms proved to be a costly proposition as the rental income did not cover the expenses associated with the properties. Since most of the farmsteads and associated buildings were in disrepair, money was spent to make them livable again.²¹

Another source of money loss for Woodlawn proved to be their effort at running a dairy farm. By 1930 the losses reached such a height that the Trustees (they changed their name from the Woodlawn Company to the Woodlawn Trustees in 1919) decided to end the operation. The increasing costs of running a dairy operation and no increase in the income of tenant farmers resulted in many of the tenants to abandon farming. In an effort to recoup these costs, the Trustees decided to modernize selected farmsteads and rent them out as "country homes."²² The interior modifications to the Carney House indicate that this was one of the houses selected for this process.

After initial work by an architect and a general contractor, it was decided that subsequent jobs would be planned and carried out by the in-house Woodlawn staff. From 1935 to 1962, one modernization job a year was undertaken. One of these jobs was work on the John Carney House on Thompson's Bridge Road.²³

Today, the John Carney Agricultural Complex serves as a staff residence for Brandywine Creek State Park, part of the Delaware State Park system. The property is surrounded by lands owned by the Division of

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6 John Carney Agricultural Complex
Name of property
New Castle County, Delaware
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Parks and Recreation as well as tracts still owned by the Woodlawn Trustees. As part of the State Park system, the complex preserves a sense of the small family farm established by the Carneys while contributing to the commitment to public open space espoused by William Poole Bancroft and carried out by the Woodlawn Trustees over the last century.

¹ The Pennsylvania Land Company was formed by a consortium of London investors that held land granted to them by William Penn as a speculative investment.

² Amish farmers in nearby Lancaster County, Pennsylvania, using the technology that would have been available to the Carneys, consider a farm of less than 50 acres unlikely to be profitable.

³ K. W. Dobbs, "rural responsibilities": Estate Farms in Northern New Castle County, Delaware and the Impact on Open Space Planning into the 1990's". Manuscript on file, Delaware Division of Parks and Recreation.

⁴ NCCRD Vol. O-6, p.218, Ibid, p.47

⁵ NCCRD Vol. F-10, p. 253.

⁶ NCCRD Vol. F-10, pp. 253-254.

⁷ New Castle County Assessment Records, 1893-1897, East Brandywine Hundred, p. 581.

⁸ New Castle County Probates and Wills, John Carney 1895-1896.

⁹ NCC Probates and Wills, Mary Carney, 1906-1907.

¹⁰ Nivin Farm Draft National Register Nomination, Section 8, p.5.

¹¹ NCCRD Vol. L-21, p.205, Delaware Public Archives: Dover.

¹² NCCRD Vol. S-23, p.435-457, Delaware Public Archives: Dover.

¹³ NCCRD Vol. N-28, p.1-67, Delaware Public Archives: Dover.

¹⁴ Woodlawn Trustees, Inc., "For the Future Wilmington," 1974, PAM F173.68.W89, Historical Society of Delaware: Wilmington.

¹⁵ Theodore S. Beck, "The Story of Woodlawn," 17 February 1971, pgs.1,5, Bill Frank Collection, Box 4, Folder 21, Historical Society of Delaware: Wilmington.

¹⁶ Ibid, p.16.

¹⁷ NCCRD Vol. S-23, pgs.435-457.

¹⁸ William Poole Bancroft letter as quoted by Beck, p.15.

¹⁹ Beck, pgs.29, 31, 34, 36-37.

²⁰ Beck, p.17.

²¹ Beck, p.20.

²² Beck, p.21.

²³ Beck, p.22.

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS)
- preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey #
 - recorded by Historic American Engineering Record #

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Delaware Department of Natural Resources and Environmental Control, Division of Parks and Recreation

=====

10. Geographical Data

=====

Acreage of Property approximately 11 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing			Zone Easting Northing				
A	<u>18</u>	<u>451493</u>	<u>4407897</u>	C	<u>18</u>	<u>451721</u>	<u>4407933</u>
B	<u>18</u>	<u>451642</u>	<u>4408000</u>	D	<u>18</u>	<u>451576</u>	<u>4407803</u>

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 1 John Carney Agricultural Complex
Name of property
New Castle County, Delaware
County, State

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BIBLIOGRAPHY

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Blume, Cara Lee, Kelli W. Dobbs, and Christine Kershaw

2002 *A Cultural Resources Management Plan for the Historic Period Resources of the Whiteley Farms Addition to White Clay Creek State Park.* Manuscript on file, Delaware Division of Parks and Recreation.

Delaware Public Archives, Dover, Delaware

New Castle County Recorder of Deeds

New Castle County Assessment Records, 1893-1897

New Castle County Probates and Wills, John Carney, 1895-1896

New Castle County Probates and Wills, Mary Carney, 1906-1907

Dobbs, Kelli W.

N.D. *"'Rural Responsibilities': Estate Farms in Northern New Castle County, Delaware and the Impact on Open Space Planning into the 1990's"*, Manuscript on File, Delaware Division of Parks and Recreation.

Historical Society of Delaware, Wilmington, Delaware

Beck, Theodore S. "The Story of Woodlawn," 17 February 1971, pgs.1,5, Bill Frank Collection, Box 4, Folder 21.

Woodlawn Trustees, Inc. "For the Future Wilmington" 1974, PAM F173.68.W89.

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11. Form Prepared By

=====

name/title Dr. Cara Lee Blume, Cultural Resource Manager
organization Delaware Department of Natural Resources and Environmental Control, Division of Parks and Recreation
date September 20, 2006

street & number 152 S. State St, telephone (302) 739-9191

city or town Dover state DE zip code 19901

=====

Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Delaware Department of Natural Resources and Environmental Control

street & number 89 Kings Highway telephone (302) 739-9200

city or town Dover state DE zip code 19901

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photo Labels Page 1 John Carney Agricultural Complex
Name of property
New Castle County, Delaware
County, State

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Photograph Labels

John Carney Agricultural Complex
4300 Thompson Bridge Road
Greenville vicinity, New Castle County, Delaware

Photographer: Mark Miller

Date: June 5, 2006

Location of Negative: Delaware Department of Natural Resources and Environmental Control
(DNREC), Division of Parks and Recreation

Description of Views:

- Photo 1 of 16. View Northwest to Dwelling and Springhouse
- Photo 2 of 16. View East to Dwelling and Barn from Farm Lane
- Photo 3 of 16. View Southwest to Dwelling from Farm Lane
- Photo 4 of 16. View East on Front Porch
- Photo 5 of 16. View West across Living Room
- Photo 6 of 16. View East to interior Kitchen
- Photo 7 of 16. View East in Attic to Stairwell and Bath
- Photo 8 of 16. View Northeast in Basement to Stairwell
- Photo 9 of 16. View Southeast from Driveway to Springhouse Door
- Photo 10 of 16. View Northwest to Water Basin inside Springhouse
- Photo 11 of 16. View North to Barn and Attached Garage
- Photo 12 of 16. View Northwest to Barn and Retaining Wall

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photo Labels Page 2 John Carney Agricultural Complex
Name of property
New Castle County, Delaware
County, State

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Photo 13 of 16. View Southeast from Interior Stable Area

Photo 14 of 16. View West Inside Hay Loft to Timber Frame Endwall

Photo 15 of 16. View East Down Farm Lane

Photo 16 of 16 View Southwest from Drive to Meadow in Front Yard

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Carney, John, Agricultural Complex

MULTIPLE NAME:

STATE & COUNTY: DELAWARE, New Castle

DATE RECEIVED: 1/16/09 DATE OF PENDING LIST: 2/02/09
DATE OF 16TH DAY: 2/17/09 DATE OF 45TH DAY: 3/01/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000050

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2-25-09 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY, DE

PHOTO 1 of 16



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY, DE

PHOTO 2 of 16



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY, DE

PHOTO 3 of 16



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY, DE

PHOTO 4 of 16



JOHN CERNEY AGRICULTURAL COMPLEX
4300 THOMPSON BRIDGE RD
GREENVILLE VICINITY
NEW CASTLE COUNTY, DE
PHOTO 5 of 16



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY, DE

PHOTO 6 of 16



JOHN CARNEY AGRICULTURAL COMPLEX

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NEW CASTLE COUNTY. DE

PHOTO 7 of 16



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY. DE

PHOTO 8 of 16



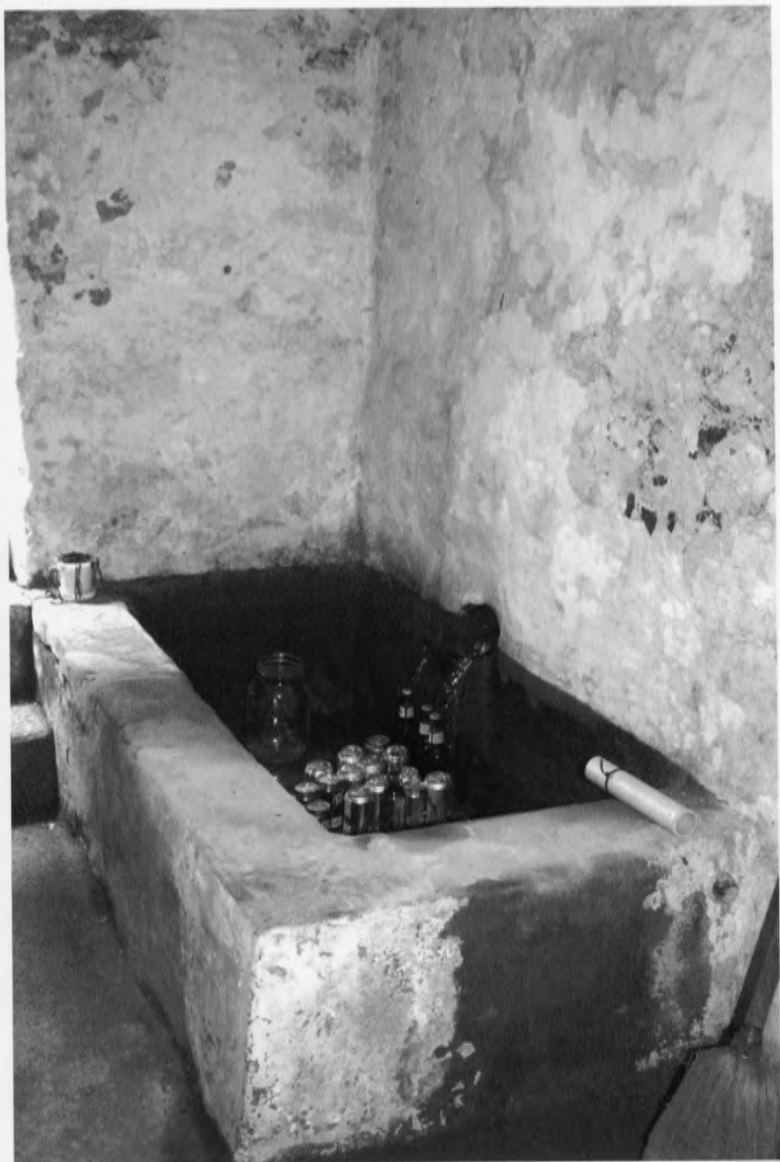
JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY, DE

PHOTO 9 of 16



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

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PHOTO 10 OF 16



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY, DE

PHOTO 11 OF 16



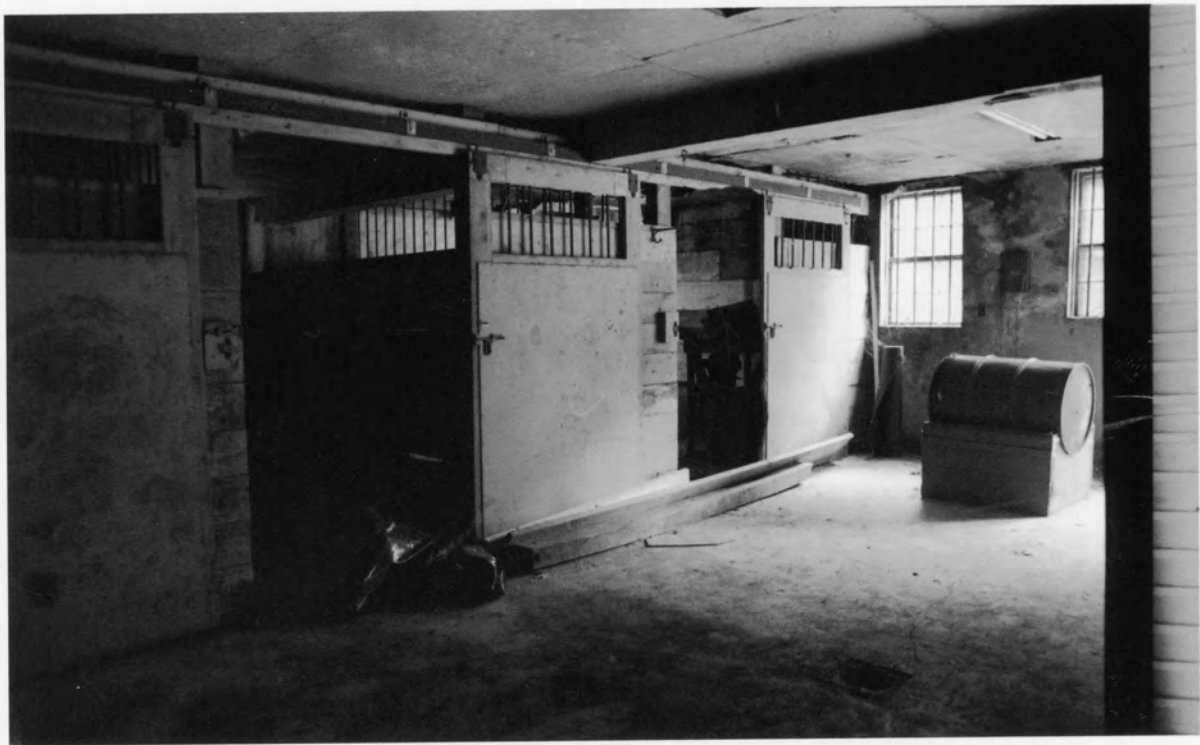
JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

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NEW CASTLE COUNTY, DE

PHOTO 12 of 16



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NEW CASTLE COUNTY, DE

PHOTO 13 of 16



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PHOTO 14 of 16



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NEW CASTLE COUNTY, DE

PHOTO 15 OF 16



JOHN CARNEY AGRICULTURAL COMPLEX

4300 THOMPSON BRIDGE RD

GREENVILLE VICINITY

NEW CASTLE COUNTY, DE

PHOTO 16 of 16



John Carney
Agricultural Complex
Greenville vicinity
New Castle County,
DE
UTM coordinates
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4407897 North
B - 451642 East
4408000 North
C - 451721 East
4407933 North
D - 451576 East
4407803 North

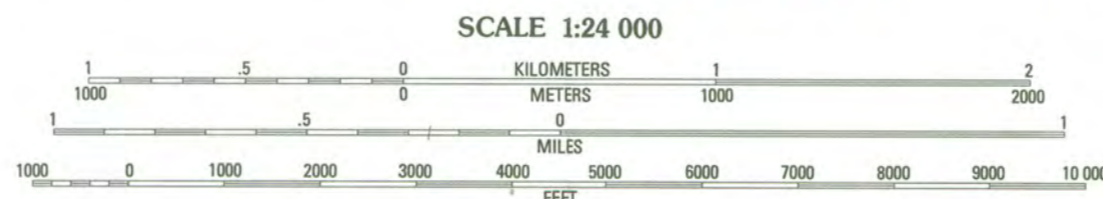
Produced by the United States Geological Survey

Derived from imagery taken 1989 and other sources. Photoinspected using imagery taken 1997; no major culture or drainage changes observed. Survey control current as of 1991. Boundaries, other than corporate, revised 1999.

North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 18. 10 000-foot ticks: Delaware Coordinate System of 1983. 2 500-meter ticks: Pennsylvania Coordinate System of 1983 (south zone).

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geographic Survey NADCON software.

There may be private inholdings within the boundaries of the National or State reservations shown on this map.



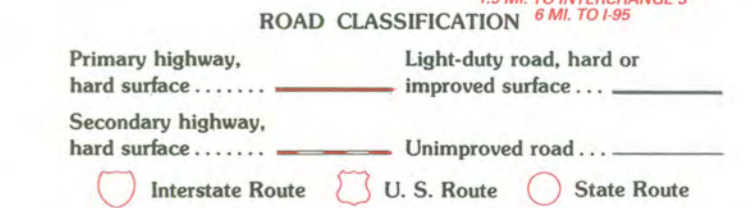
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)
(TO CONVERT ELEVATIONS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, SUBTRACT 1 FOOT)
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



1	2	3	1 Unionville
			2 West Chester
			3 Media
4	5	4 Kennett Square	
			5 Marcus Hook
			6 Newark East
6	7	8	7 Wilmington South
			8 Penns Grove

ADJOINING 7.5' QUADRANGLE NAMES

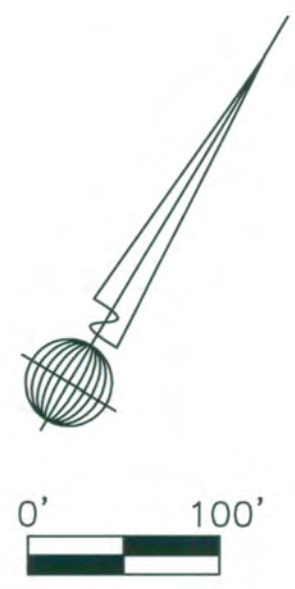
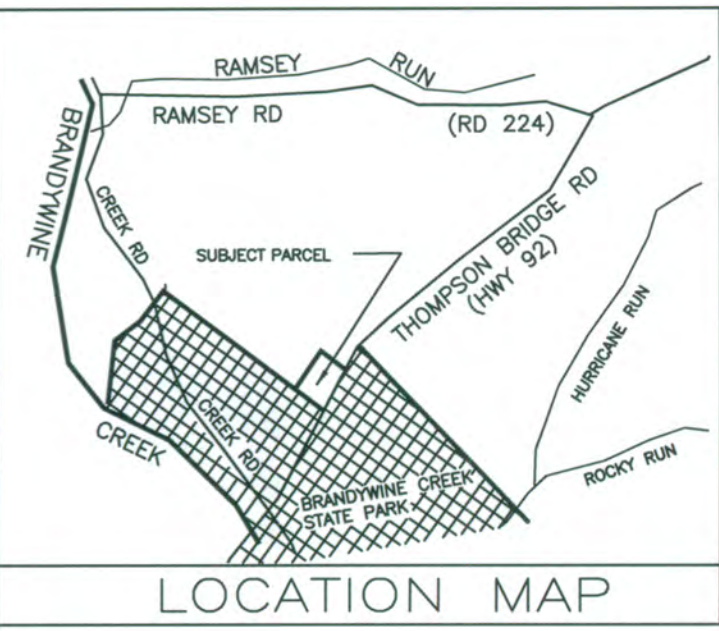


WILMINGTON NORTH, DEL.-PA.

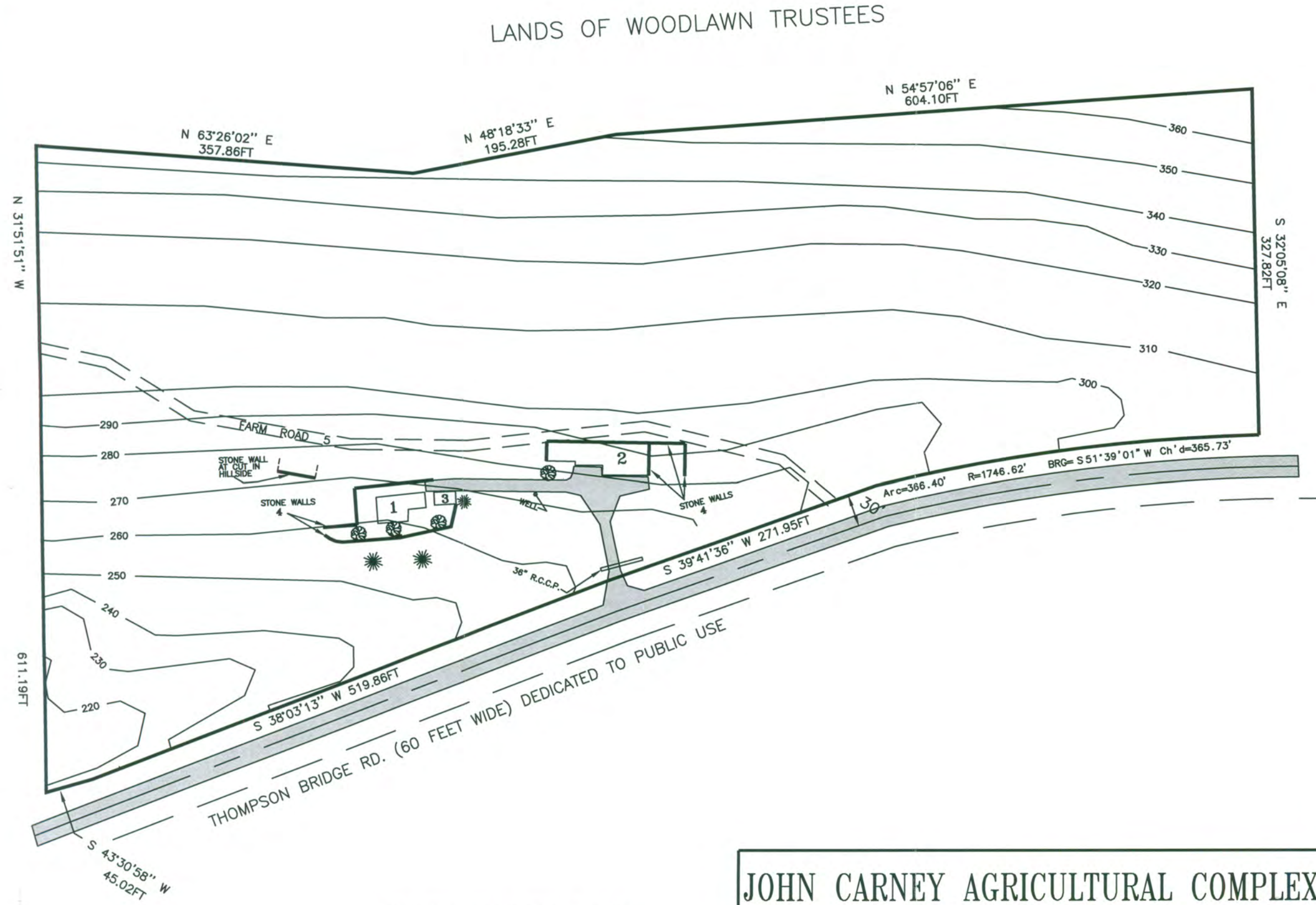
1997

NIMA 5863 1 SE-SERIES V832





- CONTRIBUTING PROPERTIES**
1. HOUSE
 2. BARN & ATTACHED WAGONSHED
 3. SPRINGHOUSE
 4. STONE WALLS
 5. FARM ROAD



THOMPSON BRIDGE RD. (60 FEET WIDE) DEDICATED TO PUBLIC USE

4300 THOMPSON BRIDGE ROAD
GREENVILLE VICINITY
NEW CASTLE COUNTY, DELAWARE

JOHN CARNEY AGRICULTURAL COMPLEX			
BRANDYWINE CREEK STATE PARK		BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE	
MAP 1-SITE PLAN	TAX PARCEL NO.: 06-028.00-001	SCALE: 1"=100'	DATE: 10/27/06

State of Delaware
Historical and Cultural Affairs

21 The Green
Dover, DE 19901-3611

Phone: (302) 736.7400

Fax: (302) 739.5660

January 14, 2009



Dr. Janet Snyder Matthews, Keeper
National Register of Historic Places
National Park Service 2280
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Dear Dr. Matthews:

Enclosed please find the following nominations for listing on the National Register of Historic Places:

John Carney Agricultural Complex, Greenville Vicinity, New Castle County, DE
Rosemont, 15 ½ Cragmere Road, Brandywine Hundred, New Castle County, DE
Woman's Christian Temperance Union Fountain, Rehoboth Beach, Sussex County, DE

If there are any questions regarding these documents, please contact Joan Larrivee, Architectural Historian for the Delaware State Historic Preservation Office at (302) 736-7400.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Marz".

Stephen Marz, Deputy Director
Delaware Division of Historical and Cultural Affairs
and Deputy State Historic Preservation Officer

Enclosures

