

**Intensive-Level Historic Architectural Survey
Northeast Front Street Grade Separated Intersection Undertaking,
Milford, Kent County, Delaware**

**Addendum – Sunnybrae (K07726)
416 Tenth Street**



**Delaware Department of Transportation
Prepared by Michael C. Hahn, AICP with assistance from Laura A. Keeley and Nathaniel
Delesline**

April 2014

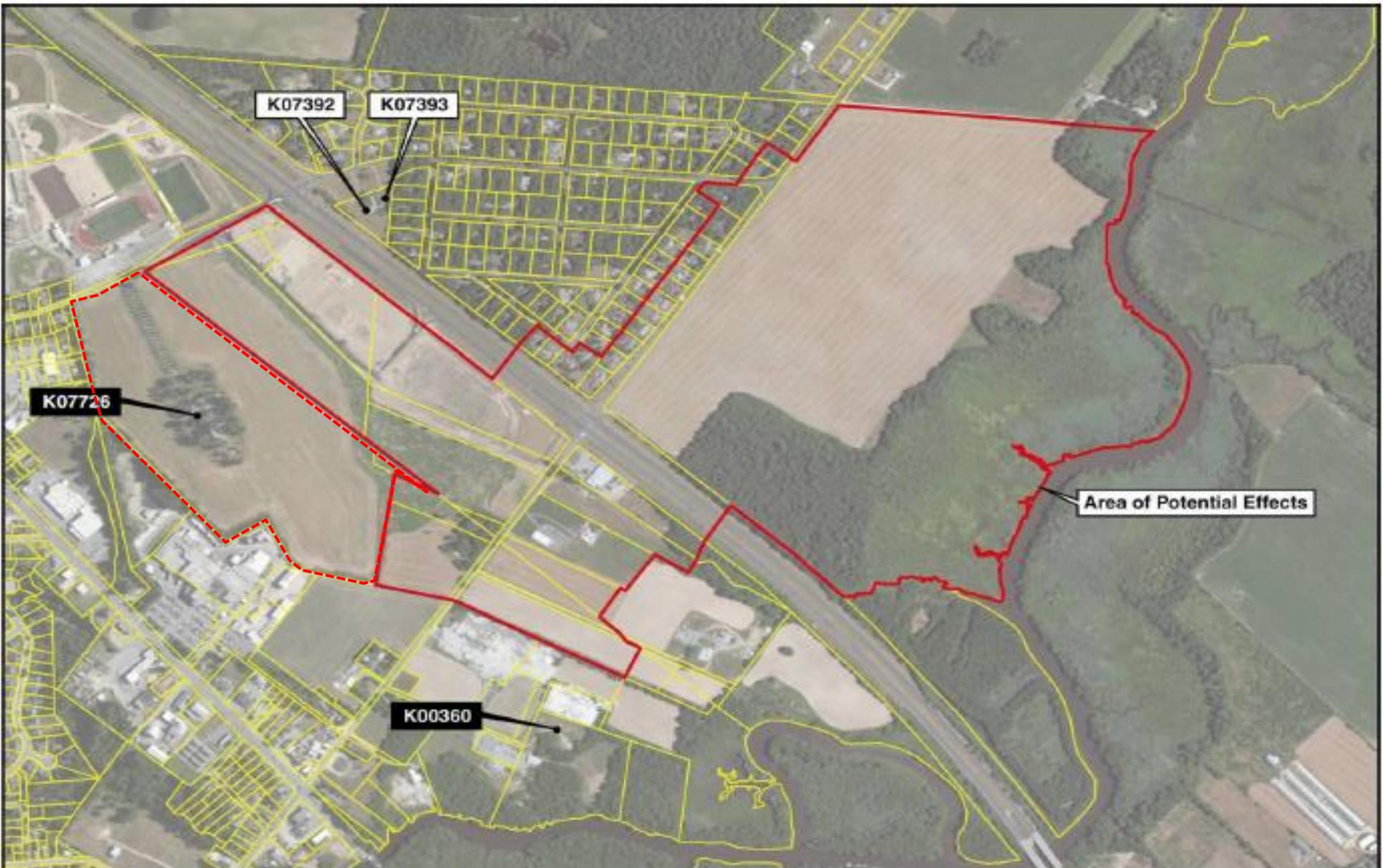
EXECUTIVE SUMMARY

This report is submitted as an addendum or as an extra property supplement with the Intensive-Level Historic Architectural Survey, *NE Front Street Grade Separated Intersection Project* prepared by John Milner Associates, Inc. The Area of Potential Effect (APE) for this project originally included eight (8) properties comprising a survey area of 313.51 acres. Clarity in the project and assemblage of different property borders that occurred during the development of Semi-Final Plans necessitated the intensive-level architectural survey of one (1) additional property towards the northwestern half of the APE. This is bringing the total intensive-level historic architectural survey to nine (9) properties evaluated. With the APE expanding to approximately 383 acres and the necessitation to include one property survey evaluation known as Sunnybrae (K07726), the enclosed location map summarizes the changes and the properties evaluated.

There were no known National Register eligible or listed resources within the additional survey area. Additionally, none of the eight properties within the intensive-level historic architectural survey had been recommended eligible for the National Register of Historic Places.

Survey data for the addendum and/or this one property intensive National Register evaluation is on file at the Delaware Division of Historical and Cultural Affairs and DelDOT in Dover. Research, field efforts, and written efforts were undertaken in December 2013 through March of 2014.

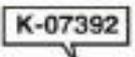
The scope effort for this property included an individual building description and an assessment of significance and integrity for a National Register eligibility recommendation. The historic context for the APE has already been developed within the original John Milner Associates, Inc. survey report. However, the property type identified in this evaluation reflects a Georgian architectural style that had not been explicitly described in the report. Excerpts and defining elements to justify or refute its eligibility recommendation are included in the write-up. As such, and with the original report, this intensive level architectural survey has been conducted or is in consistency in accordance with the DE SHPO Guidelines for Architectural and Archaeological Surveys (1993) and *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (National Park Service 2002).



Project APE



Kent County Parcel



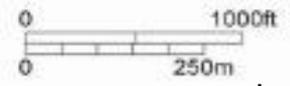
K-07392 Previously Identified Architectural Resource
Evaluated in Current Survey



K-00360 Previously Identified Architectural Resource
Not Evaluated in Current Survey - Now Evaluated



Addendum APE



Location Map

Sunnybrae (K07726)

416 Tenth Street, Milford, DE Tax PIN: 5-16-17419-01-0101-00001; 5-16-17419-01-1300-00001; 5-16-17419-01-0100-00001

UTM: Zone 18 X:463417.5623

Y:4308669.8021; Lat 38° 55'34" N; Long - 75° 25'19"W



(Note: The property owner did not grant permission to undertake photographs and offered limited access viewing. There was, however, a walk around of the buildings and immediate grounds. They indicated to use their web site <http://www.sunnybraemansion.com/index.html> for any photographs and descriptions. Unless indicated, all photos offered would have been taken mid-to-late 2000's by an uncredited photographer.)

Description:

The Sunnybrae property consists of three parcels (now one) that constitute in a total of approximately 69.71 acres. Set within an immediate agricultural setting (but becoming surrounding commercial), it is located in Milford, Delaware. The property has currently been annexed into City Limits and zoning has been modified for commercial purposes. The dwelling hosts a long tree lined paved driveway whereby the main dwelling and two tenant houses are surrounded by both mature and recently placed screening trees, landscaping, and hardscape elements. The main dwelling is "T" shaped with a one story rear addition. Overall the dwelling is claimed to be 6,800 sq. ft., but is listed as 5,209 square feet on Kent County records. The dwelling is a two and half story brick mansion with full basement that was built in 1936. The name "Sunnybrae" dates with the origins of the main dwelling and is derived from a Scottish word meaning sunny slope.

Though recently renovated and updated, the dwelling (K07726.001) is classic example of 5-bay symmetrical Georgian Revival style. Its decorative brick is set in Flemish Bond which is capped by a side gable slate roof (main section). The main section is centered between two frame sun porches (three bays each) at each side to the east and west. A brick chimney centrally rises along the west end. The sun porch wings are capped with either slate or reproductive slate roofing and boast three window bays each on front, side, and rear that are outlined by framed transom surrounds. The 3rd or upper ½ story along the façade is marked with two gable dormer windows along the façade that lie outside an unbroken triangular pediment that is centered over facade. In doing this, the central dormer on upper floor has been covered over by the cross gable pediment. Other matching dormer windows are located on the back end of the main block and along the sides of the "T" shaped dwelling section. A balanced chimney rises at each side end in the back portion of the dwelling. Separate entrance doorways exist on each side of the dwelling

and one towards the rear. Because the T-shaped form is slightly off center to the east, a rear covered patio exists on the west end of the main block. The back patio is marked with brick flooring and a covered roof supported by corner post. The roofing appears to be an asphalt reproduction in slate shingles. Black shutters both paneled and board and batten (joined) outline most of the 8/8, 6/6, or 4/4 double hung sash windows throughout the entire brick structure on all floors. Along with all the windows, it appears that most of the shutters are reproductions or newly added elements. The symmetrical main front block (façade) consists of all 6/6 double hung sashes spaced equally apart on all floors.

The front façade has been significantly modified into a southern style Greek Revival Portico with six (6) fluted (metal shell) columns with a Corinthian and cornice line supporting a full and embellished pediment roof (pointed). A center fixed octagon window is located in the gable peak. The raised flooring deck for the portico and entrance steps exhibits a herringbone brick pattern. Stamped concrete patterns make to look like slate pathways provide walkway paths beyond to driveways, paved parking areas, and side porch wings from this main entrance.

The dwelling entrance door (paneled) is original and is centered between the two window bays at each end and a breezeway. The entrance is also backed by transom surrounds and fixed sidelights. It (front entrance) is also outlined with solid column posts and a cornice outline highlighted with dentils. Inside, the dwelling is said to be 10 bedrooms, 7 bathrooms, 3 kitchens, a living room and dining room, and two sunrooms. The basement is finished with a bar, restrooms, and an entertainment area. Although it could be functional as a residential home and/or bed and breakfast, the dwelling currently serves as a conference and special event center that is rented out (i.e. weddings, birthdays, reunions, fundraisers).

Inside, Sunnybrae is said to display hardwood flooring that is to emulate the best work of the 19th century. It also features early 20th century amenities such as a dumbwaiter and laundry chute. Uncertain as to whether they really are original, it also was built with a telephone booth, wine cellar, barber shop/makeup, dance floor with bar, and a walk-in vault with two inch thick steel doors to secure valuables. The current owners upgraded and retrofitted a fair amount of the interior for houseguests in rental affairs to appear thematically authentic as well as providing all 21st century accommodations for themselves and guests.

Based on information on the property's web site, "Sunnybrae boasts a harmonious blend of unique family pieces, antiques, and reproductions. Some special points of interest are: the rare and original brass box lock on the front door; the Italian green marble pedestals placed beside the mantle mirror that engulfs the entire wall. This in turn reflects the grandeur of the grand piano and other formal table pieces as well as furniture. Each bedroom and sunroom takes on their own unique characteristics to the smallest detail" (<http://www.sunnybraemansion.com/index.html>). Based on web site credits for those that renovated Sunnybrae, it is doubtful that any antique pieces and flooring patterns (both wood and tile), or window treatments are original. They are without some renovation and enhancement to the dwelling.

There are three additional buildings on the property. There is a five-bay, one and ½ story, side gable garage that is actually attached to a two-story brick caretaker or tenant dwelling

with side gable roof (i.e. K07726.002). Historically in 1937, it is mentioned that the 5-bay brick garage section was also equipped with a car washing stand along with a pressure washing system and greasing outfit. Above the garage and attached to the garage (with what can now be called the caretaker or tenant quarters) was previously mentioned in 1937 as being separate offices and servants quarters. Just beyond (south) the garage and caretaker building section is another one-story, 3-bay, front gable framed dwelling (i.e. K07726.003). It is 5-bays wide and is sheathed in vinyl siding and asphalt shingles. This building rests on a concrete block foundation and functions as another tenant dwelling known as the caretaker's dwelling.

Historic Context:

Hundred: Milford, Kent County; SHPO Quadrant: 12-13-16; Geographic Zone: Upper Peninsula; Time Period: Urbanization and Early Suburbanization (1880-1940 +/-); Historic Period Themes: Architecture, Engineering and Decorative Arts; People and Families

History:

Daniel and Rhoda Townsend first conveyed the property (said to be 70 acres total) on December 2, 1918 to their daughter Rhoda Townsend Ruddell. Rhoda and her husband farmed on this site until they declared bankruptcy during the Great Depression in 1935. During bankrupt proceedings, the property was conveyed to local attorney Myer Ableman on April 12, 1935 via the Commercial Mortgage Investment Company – Commercial Trust Building, Philadelphia PA. This mortgage company listed Mabel Smith as President and Florence G. Davis as Secretary/Treasurer. Florence G. Davis was the wife of Edward M. Davis, financier and philanthropist.

Evidently, The Davis' conceived of an opportunity here since Edward M. Davis had grown up in Milford and probably wish to return back home. As such, the Davis family claimed the title thru the mortgage company and then commissioned a new dwelling to be built. The building, itself, was constructed by Captain Johnson who is the same individual who built the Milford Hospital and Dentsply Caulk in Milford. In doing so, "the origins of Sunnybrae date to 1935-36 when Edward M. Davis (1877-1943) had the brick mansion built for his retirement or summer home after an established career working in Philadelphia with the Pennsylvania Railroad. He was later affiliated with the A.I. DuPont family business in both Philadelphia and Wilmington" (Kenton, 2012). Soon after completion of the dwelling, the local Milford newspaper made its media announcement. That clipping is offered on the following page.

Business reversals in the stock market in 1939 caused Edward M. Davis to lose the property (with dwellings) back with the mortgage company and later in 1945 to a Pennsylvania family headed by Samuel L. Allen. Allen bequeathed the mansion at this death in 1955 to his daughter Emily Allen Elfreth. Emily Elfreth, mother of Leonard (1919-1996), left Sunnybrae to her son Leonard Elfreth in 1962 following her death. Leonard died in 1996, leaving Sunnybrae to his wife, Jane Lippincott Elfreth who later passed away in 2001. Lippincott-Elfreth left the property to her son, Allen L. Elfreth.

MILFORD, DELAWARE, FRIDAY, APRIL 2, 1937



Sunnybrae, Milford, Delaware, beautiful new home of Edward M. Davis, prominent financier and philanthropist of Milford and Philadelphia. Sunnybrae, one of the most modern equipped homes on the Delmarva peninsula, is situated in the center of a splendid rolling 128 acre lawn of Kentucky blue grass. Built along Colonial lines, there are twenty-four rooms, not including nine baths, a reception room, Turkish bath and auditorium fitted with an orchestra stage. Located in the basement, the auditorium has ample accommodations for 150 people. Each room, baths included, is provided with a radio; and the kitchen, according to General Electric authorities, is the finest equipped in the East. Directly back of the house is the garage with ample room for six cars, fully equipped with a washing stand, high-pressure washing system and greasing outfit. The second floor of the garage is divided into three offices and commodious servant quarters.

Above clipping taken from, *Milford Chronicle* April 2, 1937 and courtesy of Milford Museum.



Mr. and Mrs. Elfreth stand on the spacious lawn of Sunnybrae, (above) their Georgian-Colonial home which will be open to the public for the first

time on Old Milford Day, Sept. 17. At left is the 18th-century tall-case clock by William M. Huston which stands in the Elfreths' living room.

Leonard and Jane Lippincott Elfreth pictured here (above) in 1972. You will notice the front of the dwelling is not altered with façade and other entrance enhancements that have been recently undertaken. Ashes of Leonard and Jane Elfreth and Jane's father, George A. Lippincott, were scattered on the front lawn of Sunnybrae after their deaths. Their spirits are said to still exist in the home (<https://milfordlive.com/2013/03/12/sunnybrae-investigated-for-paranormal-activity/> and <http://delmarvahistorichaunts.com/videos/>). Clipping taken from *Delaware State News* September 1, 1972 and courtesy of Milford Museum.

Allen L. Elfreth did not own the property long and immediately sold the property to Lynn A. and Karen McColley in 2002. The McColley's currently own the property, but do not reside on the property, which hosts the main dwelling and two separate tenants or caretaker/office dwellings located towards the rear (south) of the main dwelling.

Because of difficulty and probable high expenses, conditions of the property immediately surrounding the dwelling and landscaped grounds were kept minimal. It is not documented nor adequately researched, but it appears that the surrounding agricultural grounds have always been rented out to local tenant farmers. The original date of construction and functional use of the dwelling was a retirement home for a business couple who appeared to be an automotive collector; not a gentleman farmer. While the fields were farmed for agricultural needs, the house and grounds were kept in fair condition. During 2002 the McCauley family started an extensive restoration and upgrade of Sunnybrae. Their efforts really took place between 2004-2008 in an arduous and lengthy effort that repaired or replaced floors, walls, exterior and interior. The focus is said to have transformed Sunnybrae into a rental conference center for businesses and social events. The McColly's believe that their renovation efforts are in keeping with the original intent of the dwelling, which would be to entertain large numbers during social events. This may be partially accurate since the 1937 media clipping makes mention of the finished basement with an orchestra stage with auditorium area large enough to host 150 people. Whether or not the Sunnybrae dwelling or the Davis family originally built and intended their property to be a central focus and place of a Milford social gathering is certainly debatable. If anything, the dwelling's functional size and interior/exterior layout is simply large enough to host special events.

Analysis and Evaluation:

Although distinguished for Georgian Revival style, the impressive entrance of the dwelling is actually a reproduction and recent alteration with Corinthian columns and cornice lines, pent roofing, and concrete imprint walk ways made to look like slate. Decorative aluminum pole and electrical lighting also surrounds walkways and parking lot areas. The circular drive in front of the dwelling is a recent expansion along with gardens, landscaping, monuments, gazebos, flagpole areas, sculptures, and a large brick reflection pool/waterway fountain. In fact several of the brick pilasters nearing the entrance gates are recent changes and additions. The bronze plaques and all the black iron gates tipped in gold as well as the 1000 foot long driveway that is lined with Sawtooth Oaks and Sunset Maples are all recent modifications and enhancements to the property's setting and feeling. The entrance drive is further complemented by the massive flagpole with majestic flags that seem to welcome you as you approach. The expanded driveway (modified) forks to the east and continues to the side of the dwelling for an expanded parking lot area and rear access to the 5 bay garage (1-1/2 story) with attached 2-story carriage house (K07726.002). This secondary outbuilding/dwelling is constructed with a Flemish brick pattern matching that of the main dwelling. In toward the back of the garage/carriage house is another one story (framed) tenant or caretaker house (K07726.003). The web site advertising the property (<http://www.sunnybraemansion.com/index.html>) boasts that the historic Sunnybrae Mansion is a blend of southern plantation charm and today's technology.

Although the dwelling exhibits a high-style of Georgian architecture complemented with its Flemish brick bond, brick header/stretcher window lintel and sill treatment, as well as a symmetrical façade marked with a grand entranceway door façade with transom and sidelight surrounds and cornice line with dentils, today's technology and restoration effort has overwhelmed the elements that could make the dwelling and property National Register eligible.

Overall, the dwelling reflects a text book disseminating a higher and/or modest architectural style of Georgian and Colonial Revival Architecture as mostly seen in Delaware homes of the elite and elsewhere. However, the recent Greek Revival Portico addition along the front façade confuses the elements of its architectural style. It presents itself as a false sense of place and location from a National Register perspective. Enhanced pathways, slate roof replacements and repairs, as well as all fixed and double hung window replacements and shutters (135 total according to web site, including several stain glass substitutes) have altered the architecture, fabric, and design. Pavement markings, contemporary bronze, marble and/or concrete monuments, dramatically added landscaping, hardscape, street pole lighting, gutters, porch renovations, modified/new entrance gates, and garden additions have altered the grounds and create a new sense of place that was never evident on this property. Taken together, this has compromised the property's design, setting, and feeling from a National Register evaluation perspective. According to credits on the web site, Sunnybrae was also enhanced and modified with tile and wood flooring, multi kitchen additions, bathrooms, plumbing, electrical, HVAC, and fan systems. It is probable that lighting fixtures as well as walling and treatments, including tin ceilings and wood trim have also been modified to be enhanced. Other modern amenities that might provide accommodations for conference meetings and special events have also likely modified the interior décor.

The one and one-half story 5-bay garage/carriage house (1008 sq. ft.) is attached to a two story tenant/office or servant house (1856 sq. ft.). This has also been altered with the in-fill of its two garage door bays as added interior units of living quarters on the first floor and renovations of the upper ½ floor into living quarters with a separate modern entranceway. The remaining garage doors are also modern replacements. Based on sources, it is said that that the 5-bay garage and the 2-story tenant/office/servant section were both built at the same time of main dwelling (i.e. 1936). However, it appears the façade of the two-story Flemish brick bond tenant house is actually covered by the addition and attachment of the 5-bay garage/carriage section. As such, it appears that the front of this dwelling, which is marked with a one-bay covered entrance paneled door and one upper dormer, is facing the rear of Sunnybrae. However, this seems to be the rear of the dwelling. Based on walk over, the southern portion of the façade (not covered over by the garage) is evident to the west. As such, it is possible that this two-story brick dwelling was previously extant before 1936 when Sunnybrae was first built. It was likely reconstructed in with origins main dwelling and added onto with a matching multi five-bay garage extension. In fact, other mapping sources do indicate that a dwelling was situated at or near the current footprint of the main dwelling before the origins of Sunnybrae. This concludes that the main Sunnybrae dwelling replaced a previous farmhouse, or the fact that Sunnybrae was newly constructed to act as the principal dwelling by overshadowing and converting the two-story dwelling into a secondary dwelling. Further interior inspection may necessary to reach this conclusion. Nonetheless, within the two-story brick tenant/office or servants quarters, all 6/6

double hung sash windows are replacements. The bay configuration on the west end (side) has been modified in window size and configuration within the first and second floors.

In addition, there is a one story, three-bay, front gable framed building situated south and behind the garage/carriage/office/tenant house. This other framed building (K07726.003) is claimed to be 1,728 sq. ft. and is five bays long. Claimed to be the caretaker's house today, it is rectangular in form with all replacement windows and siding. It rests on a concrete block foundation.

According to aerial photographs and/or USGS maps from 1918, 1937, 1953, 1954, 1955, 1961 a former dwelling was also evident the southeast end of the property (presently within agricultural land). A dirt access way also connected into North East Front Street or New Wharf Road and with this dwelling (or outbuilding). As such, a second former dwelling was situated within the confines of an agricultural field and was evident during the time that Sunnybrae was first constructed. This dwelling or outbuilding cluster remained in the landscape and on the property's tax map sharing access with Sunnybrae between the two public roads. It is not until after 1961 that the dwelling(s) at the southeast field corner are removed and something is then newly situated behind the garage/office/tenant/servant house (which is behind Sunnybrae). It is possible that this building (K07726.003) was moved or relocated to its current position, or this second tenant house was first constructed between 1962 and 1969 according to dated aerials. In fact, the Beers 1868 atlas and 1918 USGS map have two dwellings spotted, one at the footprint vicinity of Sunnybrae and the other at this location within the agricultural field. Based on lack of access, information, and with recent renovations, it is difficult to speculate on its actual construction date for this other secondary dwelling. It may have been a building moved to this location based solely on its foundation block. More information is needed as well as or better accounts and clarity from aerials. Nevertheless this third tenant dwelling appears altered from window, entrance porch, foundation, and vinyl siding replacements.

Based on assessment of all readily available information, the Sunnybrae dwelling or property is not eligible for the National Register of Historic Places under any criteria. Based on history, inspection, and documented analysis, it does not reflect significant broad patterns of Delaware history or of the Milford area to be eligible under Criterion A. It is not an agricultural property, nor do the man-made building units reflect or support an agrarian use. The property has transformed from a final retirement home of a once hometown Milford resident, Edward Martin Davis, to a thematic events home that conveys a misleading and contemporary sense of modest style southern architecture and landscape. Although the dwelling can be credited with a beautiful surrounding with complements, the property with dwelling is actually modified by a transitional setting and feeling that is now contemporary and fictional for a thematic business events operation. This settlement pattern within the local community and on the property's grounds is not significant, nor eligible under Criterion A.

Edward Martin Davis is listed as a financier and later philanthropist, but it is really uncertain on how his contributions ever reflected the Milford area until much later when he returned home and retired. "Davis' productive life and association with the Pennsylvania Rail Road and employment with Alfred I. DuPont (and philanthropy) was much earlier whereby his

residence and occupancy was in Philadelphia. He had already retired from business affairs and is described in the Milford New Papers as ‘living quietly at Sunnybrae’ on his birthday in January 27, 1937. It further indicates that Mr. Davis is widely known throughout the state and is member of the Philadelphia Board of Trade, the Pens Atlantic Club, the Manufactures Club of Philadelphia, and the Elks. He is a large contributor to the YMCA and many charities and churches” (Kenton, 2012). In his obituary (April 1, 1943), it notes that he was retired and died from a long illness. More importantly, it notes that he returned to his hometown to retire. He was known for his philanthropy, while aiding many boys and girls to obtain a higher education. However, this philanthropy can probably be commonly associated with his employment and affairs as an employee or lobbyist with the A.I. DuPont family and Nemours Foundation. It is not known what extraordinary philanthropic endeavors followed during his residency and tenure at Sunnybrae. Moreover, his level and direct or indirect association and involvement in social clubs, trades, or charities do not rise to a significant level for the National Register and are based out of state.

In addition, the local Elfreth family or Jane Lippincott Elfreth (whom she married into) would not rise to the level of National Register significance and recognition. Jane Lippincott Elfreth’s father, George A. Lippincott, is of local significance for his business and trade affairs in the region. His ashes have been spread over the grounds of the property. However, this was not his residence, but his daughter’s whom she had later married into. In addition, according to sources, the Elfreth’s (Leonard and Jane) vacated or occupied the Sunnybre principally during summers and/or weekends since their primary residence was within the Philadelphia area (Kenton). As such, the families that owned and resided at Sunnybrae do not reflect a contribution levels that rise to the significance of National Register under Criterion B.

This property is not eligible under Criterion C for its architectural style. Its actual architect (not builder) is unknown, but probably resulted from a catalogue of high or moderate style prints intended not to be overwhelming in detail. As such, Sunnybrae does reflect upon a higher style or works of a master, but in modest form. However, the main 1930’s dwelling and all secondary buildings on the property have been modified or enhanced. With the main dwelling, the “T” shaped form has been slightly modified with rear one-story back addition and alterations in the rear porches and side entranceways. The main dwelling has been modified such that its modest style of Georgian Revival architectural form has been compromised for National Register quality. Window replacements, roofing, gutters, shutter types, and the overwhelming contemporary massing of the front façade portico into a Greek Revival addition (early 2000’s and modern) have changed the character in design and massing of its architectural elements.

Based on description and renovation credits on the interior, there is also convincing evidence that the interior has also been significantly upgraded to reflect an enhanced architectural detail for the 21st century. Thus, a false building façade and sense of time may exist for a dwelling with spacious grounds that were meant to reflect and characterize the late 1930’s as a retirement home. Although much credit can be attributed to historic preservation of this property, its mid-1930’s flavor and elements have been too modernized for the comforts of today. Secondary dwellings and a 5-bay carriage house garage matching or preceding the

origins of Sunnybrae have been altered, in-filled, or adapted into tenant or rental quarters. They now lack any self-reliance on the main dwelling for which they would have originally served. As such, the secondary dwellings on the property are neither eligible, nor complementary on their own.

Under Criteria D, construction methods or materials for all dwellings seem to be commonly constructed and applied. No new information may be obtained should the dwelling(s) be removed or demolished under any Section 106 federal undertaking. As such, the property, excluding its archaeological potential, is not eligible under this criterion.

CONCLUSIONS AND RECOMMENDATIONS

This intensive-level architectural history survey addendum of one property was conducted within the APE for the *Northeast Front Street Grade Separated Interchange*, Milford, Kent County Delaware.

The survey included a site visit to survey the property determined to meet the fifty year age requirement. Identified as Sunnybre (K07726), the current property owner was hesitant to allow access and discouraged photographic documentation. Beyond a quick walk over, information and photographs had principally been obtained at <http://www.sunnybraemansion.com/index.html>. An interview with notes collected by a local historian, David Kenton, had also been conducted in absence of a full reconnaissance walk over with 2013 photographs. He (Kenton) conducted a great deal of research for the current property owners and of the project area. During his youth and as a young adult, Kenton frequently visited and patronized on the property as a colleague and friend of the Elfreth family. His accounts were best documented and verified. With all available information collected and reviewed, the Sunnybre property was recommended not eligible for the National Register of Historic Places.

Additional missing photographs of two secondary residences (K07726.002 and .003) on this property would have been helpful for better documentation and records. However, in absence of this material, they did not factor into the eligibility recommendation. Should full access and photographic permission be granted, it would be prudent to include additional photographs and/descriptions into CRS update forms and for state historic survey records.

Sources or References:

<http://www.sunnybraemansion.com/index.html> - The property's web site.

Information Obtained at Milford Museum, Milford, DE (file on Sunnybrae).

David Kenton, Sunnybrae Mansion & Farm: 1762-2012, private research, notes, and consultation

DelDOT Environmental Studies (Delesline, Hahn, Keeley) walk over on 12/19/13

DelDOT or DataMil Aerial photographs and/or USGS maps from 1918, 1937, 1953, 1954, 1955, 1961, or 1968

Kent County Tax Assessment taken at: (<http://kent400.co.kent.de.us/cgi-bin/web001cl?MAPPIN=5-16-17419-01-0101-00001>)

Maps:

2012 aerial from DeIDOT ArcInfo. Area in dashed red indicates the entire parcel @ 69.71 acres

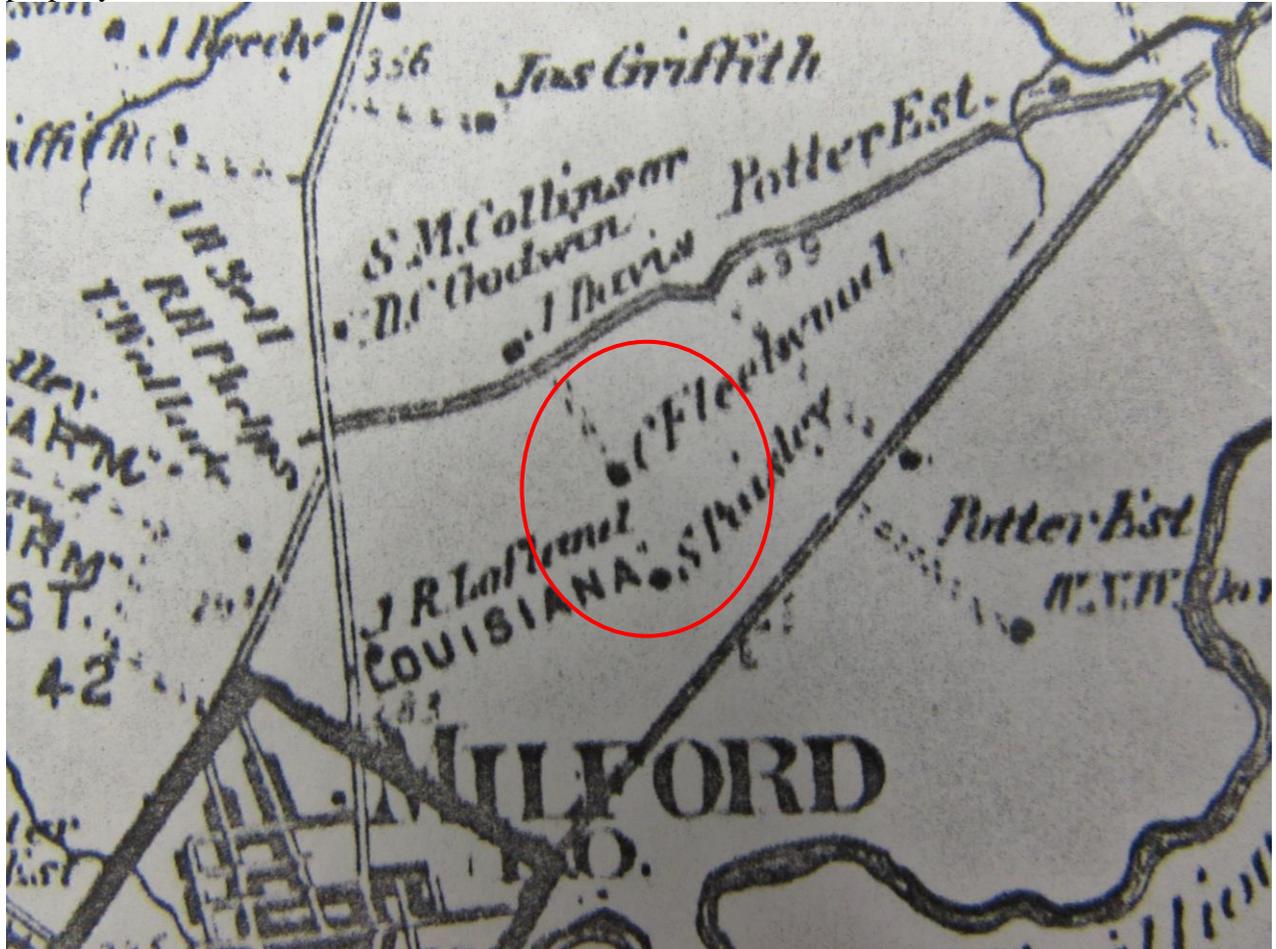


2012 zoom-in from DelDOT ArcInfo

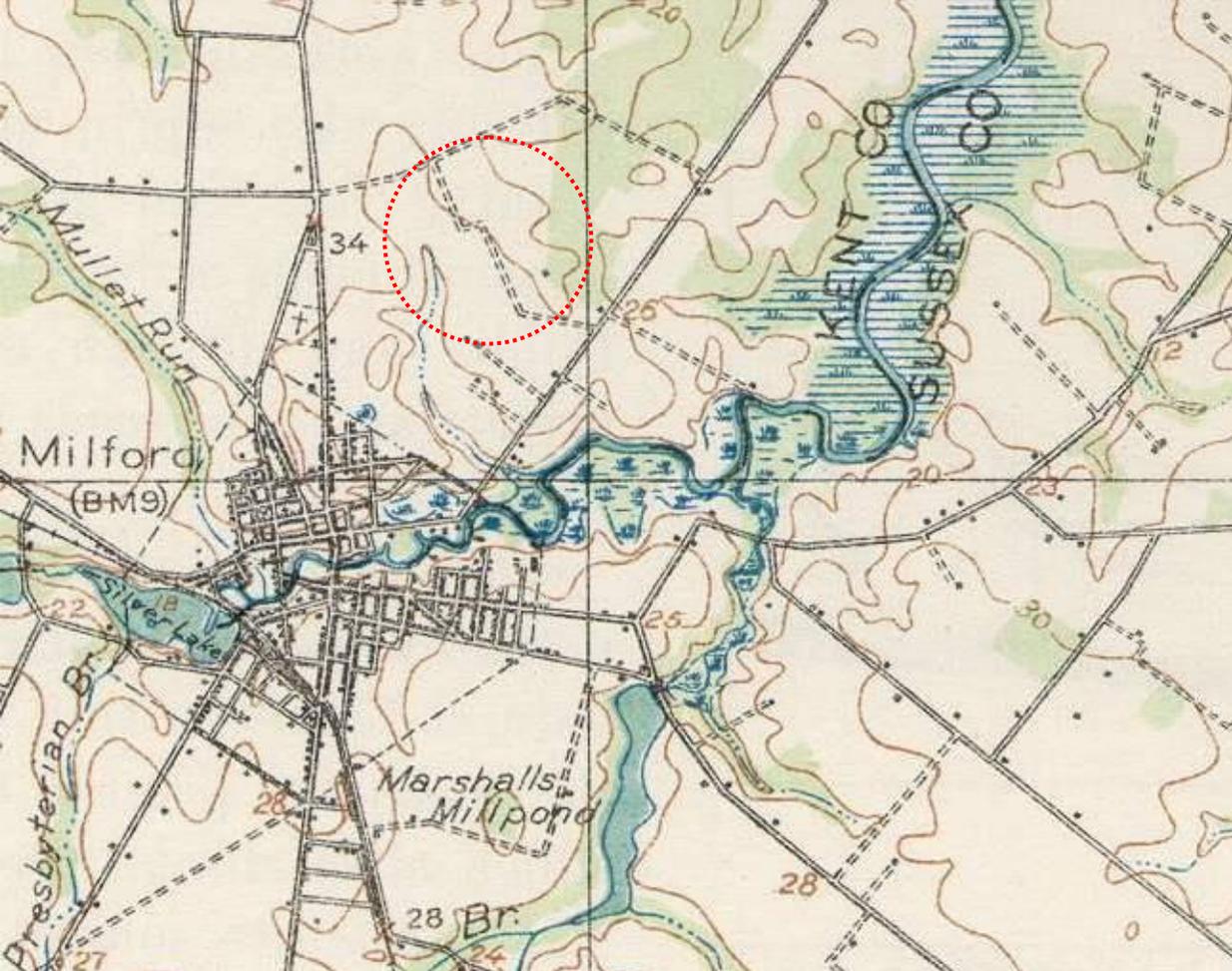


1. Main Dwelling (.001)
2. Garage/Carriage House/Office/Tenant House (.002)
3. Secondary Tenant Dwelling (.003)

1868 Beers Atlas. You will notice C. Fleetwood and S. Paisley have structures on the current property area.



1918 USGS Cedar Creek DE Quad SW of Sunnybrae area circled in dashed red.



1954 Aerial from DataMil. The main dwelling as well as garage/tenant/office/servant dwelling are spotted among the isolated grassy section as well as other unknown dwelling/building (arrowed in red) with a continuous back egress/entrance. It is thought that this additional built structure had been outbuildings. Based on interviews and records, the Sunnybrae property had been tenanted out and farmed by locals.



1954 USGS Milford Quad depicting some of the same elements as aerial. Sunnybrae area is circled in dashed red.



Photographs: Unless indicated photographs were taken from <http://www.sunnybraemansion.com/index.html> which would be sometime between 2004-2008.

Photo 1. Front gate entrance looking south



Photo 2. Forked driveway access looking north towards front entrance



Photo 3. Taken from Google Earth 2007



Photo 4. Front façade and fountain entrance area



Photo 5. East side and façade with walkway looking southwest



Photo 6. East side with side entrance and rear of sun porch looking north



Photo 7. Rear of dwelling looking north



Photo 8. Garage with attached tenant house looking south

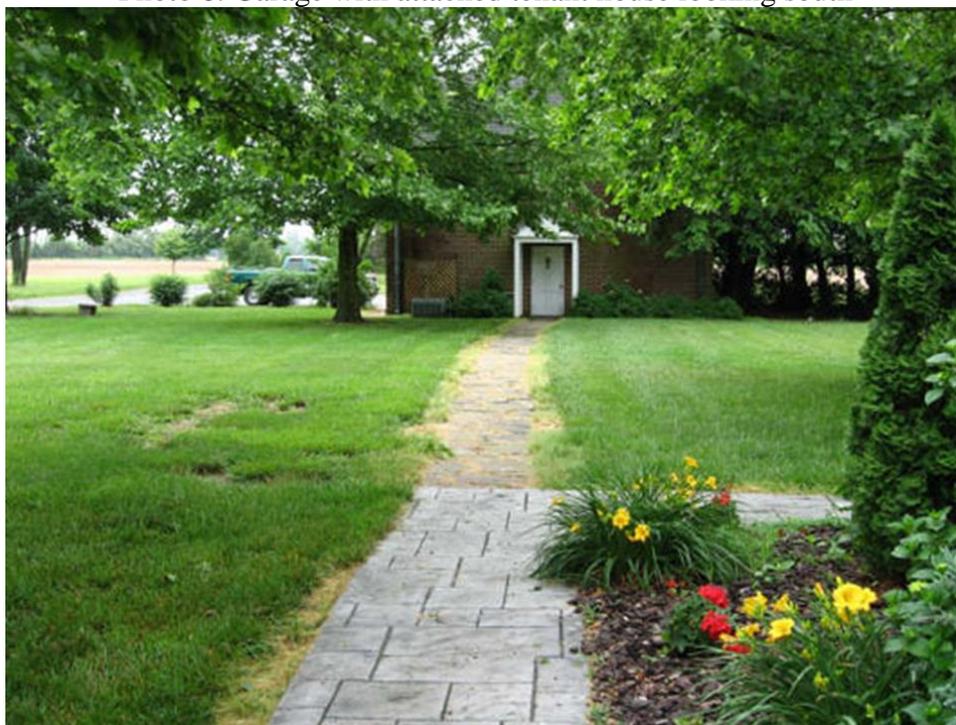


Photo 9. Back of west sun porch wing looking northeast



Photo 10. One of three fireplace mantle area on ground floor





DELAWARE DIVISION OF HISTORICAL AND CULTURAL AFFAIRS
STATE HISTORIC PRESERVATION OFFICE
21 THE GREEN, DOVER, DE 19901

CRS # K07726
SPO Map 12-13-16
Hundred Milford
Quad Milford
Other 1617419010101

**CULTURAL RESOURCE SURVEY
PROPERTY IDENTIFICATION FORM**

1. HISTORIC NAME/FUNCTION: Sunnybrae/(dwelling); used as a venue for formal and casual events.
2. ADDRESS/LOCATION: 416 North Tenth Street Milford, Delaware
3. TOWN/NEAREST NAMED PLACE: Milford vicinity?
4. MAIN TYPE OF RESOURCE: building structure site object
landscape district
5. MAIN FUNCTION OF PROPERTY: Used to stage formal and casual events
6. PROJECT TITLE/ REASON FOR SURVEY (if applicable):
SR1, NE Front Street Grade Separated Intersection T201112201

7. ADDITIONAL FORMS USED:

#:	Form:	List property types:
1	CRS 2 Main Building Form	
2	CRS 3 Secondary Building Form	
	CRS 4 Archaeological Site Form	
	CRS 5 Structure (Building-Like) Form	
	CRS 6 Structure (Land Feature) Form	
	CRS 7 Object Form	
	CRS 8 Landscape Elements Form	
1	CRS 9 Map Form	N/A
1	CRS 13 Photographs Form	N/A
	CRS 14 Proposed District Form	
	CRS 15 Structure (Bridge) Form	

8. SURVEYOR INFORMATION:

Surveyor name: Nathaniel Delesline, Michael Hahn, Laura Keeley

Principal Investigator name: Michael Hahn, AICP

Organization: Delaware Department of Transportation Date: 12/17/2013

9. OTHER NOTES OR OBSERVATIONS:

CRS# K07726

The Sunnybrae property consists of three parcels (now one) that constitute approximately 69.71 acres. It is located within Milford, Delaware, set within an agricultural setting (that is being surrounded by commercial structures). The property has currently been annexed into City Limits. The dwelling hosts a long tree lined driveway whereby the main dwelling and two tenant houses are surrounded by both mature and recently placed screening trees and landscaping. The main dwelling is "T" shaped with a one story rear addition. Overall the dwelling is claimed to be 6,800 sq. ft., but is listed as 5,209 square feet on county records. The dwelling is a 2 1/2 story brick mansion with basement that was built in 1936. The name "Sunnybrae" dates with the origins of the main dwelling and is derived from a Scottish word meaning sunny slope.

Though recently renovated and updated, the dwelling is classic example of 5-bay symmetrical Georgian Revival style. Its Flemish bond brick section is capped by a side gable slate roof (main section) which is centered between two frame sun porches (three bays each) at each side to the east and west. The sun porch wings are capped with either slate or reproductive slate roofing. The upper 3rd-story (1/2) along the façade is marked with two dormer windows located beyond the center placed cross pediment roofline. The front façade has been significantly modified into a southern style Greek Revival Portico with six (6) fluted (metal shell) columns with a Corinthian cornice supporting a full and embellished pediment roof (pointed) with a center octagon window in the gable peak. The raised flooring for the portico and entrance steps exhibits a herringbone bone brick pattern. Stamped concrete patterns make to look like slate pathways provide walkways beyond to driveways, parking areas, and side porch wings from this main entrance.

10. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

- a) Time period(s)
- Pre-European Contact
 - Paleo-Indian
 - Archaic
 - Woodland I
 - Woodland II
 - 1600-1750± Contact Period (Native American)
 - 1630-1730± Exploration and Frontier Settlement
 - 1730-1770± Intensified and Durable Occupation
 - 1770-1830± Early Industrialization
 - 1830-1880± Industrialization and Early Urbanization
 - 1880-1940± Urbanization and Early Suburbanization
 - 1940-1960± Suburbanization and Early Ex-urbanization

- b) Geographical zone
- Piedmont
 - Upper Peninsula
 - Lower Peninsula/Cypress Swamp
 - Coastal
 - Urban (City of Wilmington)

- c) Historic period theme(s)
- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Settlement Patterns and Demographic Changes |
| <input type="checkbox"/> Trapping/Hunting | <input checked="" type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying | <input type="checkbox"/> Government |
| <input type="checkbox"/> Fishing/Oystering | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Education |
| <input type="checkbox"/> Retailing/Wholesaling | <input type="checkbox"/> Community Organizations |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Occupational Organizations |
| <input type="checkbox"/> Professional Services | <input checked="" type="checkbox"/> Major Families, Individuals and Events |



DELAWARE DIVISION OF HISTORICAL AND CULTURAL AFFAIRS
 STATE HISTORIC PRESERVATION OFFICE
 21 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
 MAIN BUILDING FORM

CRS # K07726.001

1. ADDRESS/LOCATION: 416 Tenth Street Milford, Delaware
2. FUNCTION(S): historic dwelling current conference and social events
3. YEAR BUILT: 1936 CIRCA?: ARCHITECT/BUILDER: unkn/Captain Johnson (builder)
4. STYLE OR FLOOR PLAN: Georgain Revival, "T" shape
5. INTEGRITY: original site moved
if moved, from where N/A other location's CRS # year

<u>list major alterations and additions with years (if known)</u>	<u>year</u>
<u>a. Replacement shutters, roofing, gutters, and all windows; interior fixtures.</u>	<u>2006</u>
<u>b. Southern style Greek Revival Portico with 6 fluted metal shell columns</u>	<u>2006</u>

6. CURRENT CONDITION: excellent good fair poor
7. DESCRIPTION: (Describe the resource as completely as possible. Use N/A for not applicable; leave no blanks.)
- a. Overall shape: T shape Stories: 2 and 1/2
 Additions: rear, one-story; front portico and entrance
- b. Structural system (if known): brick
- c. Foundation: materials: unknown (brick?)
 basement: full partial not visible no basement
- d. Exterior walls (original if visible & any subsequent coverings): brick
- e. Roof: shape: side gable
 materials: slate
 cornice: box
 dormers: yes, three along façade with one covered; others on other gable roofs behind facade
 chimney: location(s): west gable end of the main block; 2 at each end of back T.

8. DESCRIPTION OF ELEVATIONS:

- a. Facade: Direction: N
- 1) Bays 5
- 2) Windows 4 @ 1st floor; 5 @ 2nd story
 fenestration evenly spaced
 type 6/6 double hung sash
 trim brick/wood - brick outlines lintels and sill
 shutters all on both floors and three paneled

Facade (cont'd)

- 3) **Door(s)** 1
 location center of facade
 type wood, paneled
 trim surrounded by transom and sidelights; columns and entablature with dentils
- 4) **Porch(es)** central entrance portico; sun porches at the E & W side of main structure.

b. Side: Direction: E

- 1) **Bays** 5 beyond sun porch
- 2) **Windows** 4 (first floor only)
 fenestration irregular
 type replacement pairs on each floor and combination of 8/8, 6/6 and 4/4 double hung sash
 trim brick/wood - brick outlines lintels and sill
 shutters yes, combination of paneled and board and batten
- 3) **Door(s)** 1
 location southern end and covered with front gable supported by 2 block posts.
 type paneled
 trim wood
- 4) **Porch(es)** yes, inclosed sun porch with one 8/8 double hung sash and two 4/4 outlined by fixed panels on E side; three 6/6 @ north and south ends also outlined by fixed panels.

c. Side: Direction: W

- 1) **Bays** 5
- 2) **Windows** 4 (first floor only); not recorded on 2nd or upper 1/2 story
 fenestration irregular
 type replacement pairs on each floor and combination of 6/6 and/or 4/4 double hung sash
 trim brick/wood - brick outlines lintels and sill
 shutters yes, combination of paneled and board and batten
- 3) **Door(s)** 1
 location Can not see, but there is a handicapped ramp with entrance.
 type N/A
 trim N/A
- 4) **Porch(es)** yes, inclosed sun porch with one 8/8 double hung sash and two 4/4 outline by fixed panels on west side' three 6/6 at north and south ends also outlined by fixed panels

d. Rear: Direction: S

- 1) **Bays** three on 1st floor; five on 2nd floor, two upper 1/2 story
- 2) **Windows** fixed or 4 pane casement; 6/6 or 4/4 double hung sash
 fenestration irregular
 type replacement on each floor
 trim brick/wood - brick outlines lintels and sill
 shutters some are outlined with board and batten
- 3) **Door(s)** 1
 location west end
 type double, glass pane
 trim wood
- 4) **Porch(es)** 1 covered porch with brick flooring off southwest end of main block

9. **INTERIOR:** not accessible but based on web site description upgrades have been undertaken to kitchens, basement, and bathrooms as well as tiling and flooring.

Extensive landscaping: includes the front gate and fenceing, a gazebo, monuments, a water fountain, newly planted trees, lighting, upgraded paved parking lot, and flagpoles centered on a circular brick reflecting pool. Located on the east front grounds is a bronze replica of a Civil War officer on horseback, (The Freedom Statue).



DELAWARE DIVISION OF HISTORICAL AND CULTURAL AFFAIRS
STATE HISTORIC PRESERVATION OFFICE
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CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # K07726.002

1. ADDRESS/LOCATION: 416 Tenth Street, Milford, Delaware

2. FUNCTION(S): historic garage/servant quarters current garage/ tenant dwelling

3. YEAR BUILT: 1936 CIRCA?: ARCHITECT/BUILDER: unkn/Captain Johnson (builder)

4. STYLE/FLOOR PLAN: T shape 5 bay garage attached to 2-story tenant house with side gable

5. INTEGRITY: original site moved

if moved, from where original location's CRS # year
N/A

list major alterations and additions with years (if known) year

- a. One garage bay section has been converted into a single entry door with side lights.
- b. Second garage bay has been converted into double windows as part of living quarters.

6. CURRENT CONDITION: excellent good fair poor

7. DESCRIPTION:

a. Structural system brick

b. Number of stories 1 1/2

c. Wall coverings brick

d. Foundation unknown - likely brick

e. Roof

structural system wood- side gable

coverings asphalt

openings 4 gable front dormers; 2 on each side (garage section); one bay entrance with covered porch (tenant house section)

8. DESCRIPTION OF ELEVATIONS:

a. Facade: direction: N

1) bays: (tenant house) one on each floor

2) windows: none

3) door(s): 1, panel 1/2 light

4) other: front of house could be back of house which is now covered by the 5 bay garage extension.

b. Side: direction: E

- 1) **bays:** 7 (5 garage bays two infilled); two tenant house
- 2) **windows:** replacment 6/6 or 4/4 double hung sash
- 3) **door(s):** 2 modern covered by storm door.
- 4) **other:** tenant house has a center placed end galbe chimney on this end

c. Side: direction: W

- 1) **bays:** not accessible
- 2) **windows:** not accessible - but two dormers on 1/2 story of garge and walker of tenant house suggests bays rearranged in size and orientation.
- 3) **door(s):** N/A
- 4) **other:** not accessible

d. Rear: direction: S

- 1) **bays:** not accessible
- 2) **windows:** not accessible
- 3) **door(s):** not accessible - based on very quick walk over there is a back door that actually could be part of the front (i.e. dwelling re-oriented?)
- 4) **other:** not fully accessible

9. INTERIOR (if accessible):

a) Floor plan not accessible

b) Partition/walls not accessible

c) Finishes not accessible

d) Furnishings/machinery not accessible

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CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # K07726.003

1. ADDRESS/LOCATION: 416 Tenth Street Milford, Delaware

2. FUNCTION(S): historic caretaker/tenant current primary caretaker house

3. YEAR BUILT: 1962 CIRCA?: ARCHITECT/BUILDER: unknown

4. STYLE/FLOOR PLAN: retangular/framed with front gable roof with asphalt shinges and new siding.

5. INTEGRITY: original site moved

if moved, from where original location's CRS # year

This building could have been moved from southeast of existing property lot

list major alterations and additions with years (if known) year

a. siding and windows 2006

b.

6. CURRENT CONDITION: excellent good fair poor

7. DESCRIPTION:

a. Structural system wood/timber

b. Number of stories 1

c. Wall coverings vinyl siding

d. Foundation concrete block

e. Roof

structural system wood/timber framed

coverings ashpault shingles

openings none

8. DESCRIPTION OF ELEVATIONS:

a. Facade: direction: N

1) bays: 3

2) windows: two 6/6 modern replacement double hung sash

3) door(s): 1 appeared to be modern

4) other: N/A

b. Side: direction: E

- 1) **bays:** appreaed to be 5 bays long
- 2) **windows:** all windows are modern 6/6 double hung sash replacement
- 3) **door(s):** N/A
- 4) **other:** N/A

c. Side: direction: W

- 1) **bays:** not accessible
- 2) **windows:** not accessible
- 3) **door(s):** not accessible
- 4) **other:** N/A

d. Rear: direction: S

- 1) **bays:** not accessible
- 2) **windows:** not accessible
- 3) **door(s):** not accessible
- 4) **other:** N/A

9. INTERIOR (if accessible):

a) Floor plan not accessible

b) Partition/walls not accessible

c) Finishes not accessible

d) Furnishings/machinery not accessible

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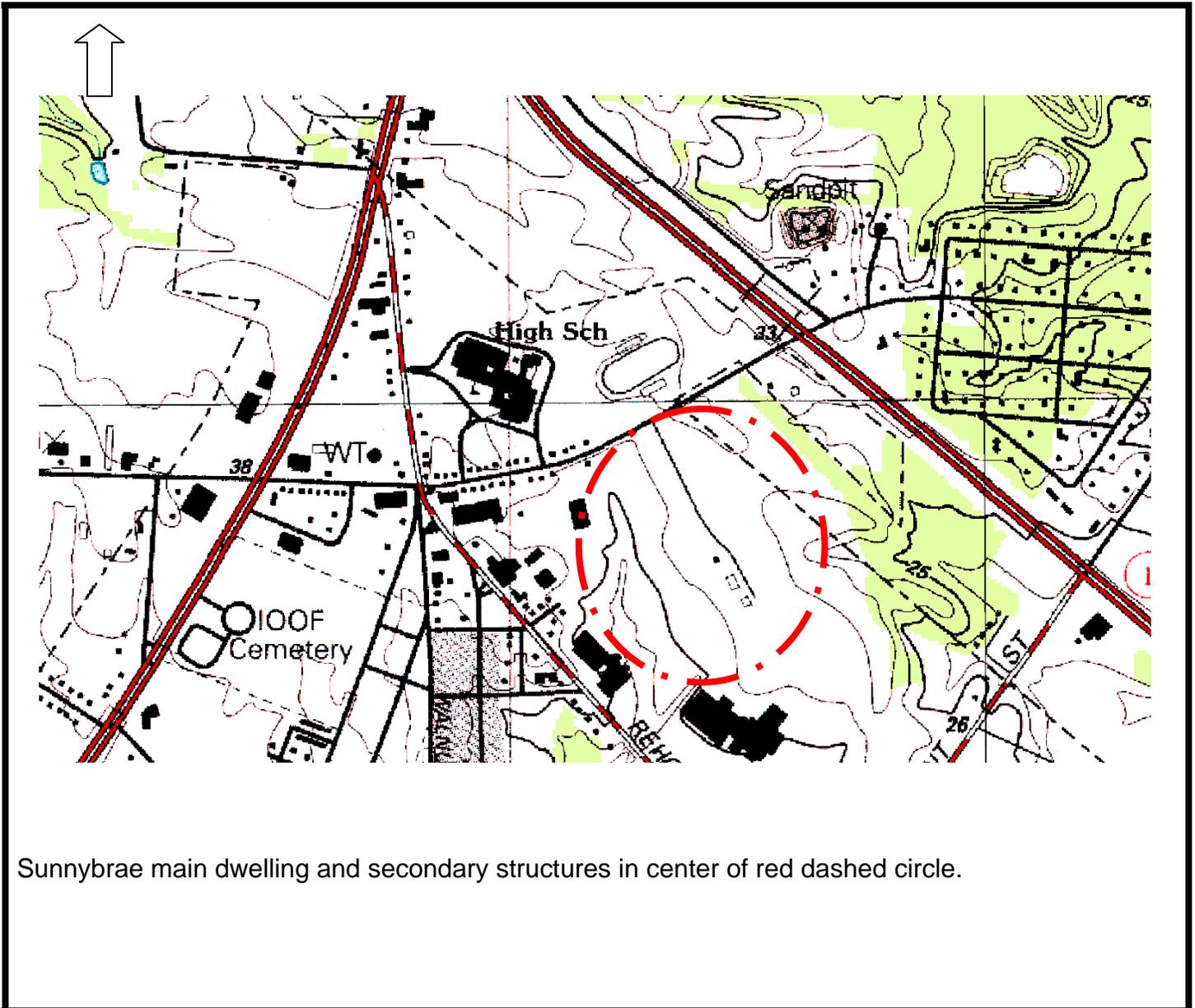
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CULTURAL RESOURCE SURVEY
MAP FORM

CRS # K07726

1. ADDRESS/LOCATION: 416 Tenth Street Milford, Delaware
2. NOT FOR PUBLICATION reason: _____
3. LOCATION MAP:
Indicate position of resource in relation to geographical landmarks such as streams and crossroads.
(insert section of USGS quad map or aerial photograph with location marked)

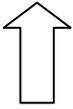
INDICATE NORTH ON SKETCH



4. SITE PLAN:

(insert aerial photograph or map showing relationship of buildings, driveway, outbuildings, fences, etc., to each other; label elements as needed; add other pages as needed)

INDICATE NORTH ON PLAN



Sunnybrae inside of red dashed circle from 2012 aerial



- 1. Main Dwelling (.001)
- 2. Garage/Carriage House/Office/Tenant House (.002)
- 3. Secondary Tenant Dwelling (.003)



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CULTURAL RESOURCE SURVEY
DIGITAL PHOTOGRAPHS FORM

CRS # K07726

Date c.2006 Surveyor/Photographer Taken from web site

Insert photographs; note file name and brief description of view: PECT RATIO – DO NOT STRETCH PHOTO): 1) Front entrance area looking at gate and section of plaque 2) Entrance looking south 3) Beyond gate looking southeast towards main dwelling 4) Driveway entrance looking north towards NE Tenth Street (note split in entranceway)

Photo 1)



Photo 2)



Photo 3)



Photo 4)





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CULTURAL RESOURCE SURVEY
DIGITAL PHOTOGRAPHS FORM

CRS # K07726

Date 2007 Surveyor/Photographer Taken from Google Earth

Insert photographs; note file name and brief description of view: PECT RATIO – DO NOT STRETCH PHOTO): 5) Aerial view and prior to recent development along eastern end

Photo 5)





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CULTURAL RESOURCE
SURVEY
DIGITAL PHOTOGRAPHS FORM

CRS # K07726

Date c.2006 Surveyor/Photographer Taken from web site

Insert photographs; note file name and brief description of view: PECT RATIO – DO NOT STRETCH PHOTO): 6) Front façade & entrance area looking south 7) façade area and fountain 8) Front façade and portico 9) front façade and east porch area (note sidewalk pathway)

Photo 6



Photo 7)



Photo 8)



Photo 9)





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CULTURAL RESOURCE SURVEY
DIGITAL PHOTOGRAPHS FORM

CRS # K07726

Date c.2006 Surveyor/Photographer Taken from web site

Insert photographs; note file name and brief description of view: PECT RATIO – DO NOT STRETCH PHOTO): 10) East side entrance looking north 11) Rear of property west end 12) Rear of property looking north 13) Tenant dwelling behind (south) of main dwelling

Photo 10)



Photo 11)



Photo 12)



Photo 13)





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CULTURAL RESOURCE SURVEY
DIGITAL PHOTOGRAPHS FORM

CRS # K07726

Date c.2006 Surveyor/Photographer Taken from web site

Insert photographs; note file name and brief description of view: PECT RATIO – DO NOT STRETCH PHOTO): 14) east side and circular driveway/pavement 15) West rear of porch wing 16) Interior of foyer & steps to 2nd floor 17) Fireplace mantel in parlor

Photo 14)



Photo 15)



Photo 16)



Photo 17)

