

In short, the campground lacks key elements of integrity, including design, materials, workmanship, feeling, and association. For these reasons, the campground is not eligible under NRHP Criteria A and C.

4.2.5 Chipman Family Cemetery (S-11420)

The Chipman Family Cemetery is located on the grounds of Lowe's Lakeview Campground, but it is not associated with the campground's operation. The cemetery, a family burial plot surrounded by a chain link fence of relatively recent vintage, contains approximately 20 head and foot stones, most illegible (Photograph 12). All are related to the Chipman family, the owner of most of the surrounding land from the early nineteenth through the mid-twentieth centuries.

A cemetery is eligible for the NRHP only "if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events" (National Park Service 1991:34). None of these criteria apply to the Chipman Family Cemetery. While the Chipman family was prominent in the area, they were not of transcendent importance, which is defined as "persons...of great eminence in their fields of endeavor or [who have] had a great impact upon the history of their community" (National Park Service 1991:34). The Chipmans were farmers and millers, typical of residents of rural Sussex County and Broad Creek Hundred. There is nothing in the historical record to indicate local significance. The cemetery dates from the mid-nineteenth and early twentieth centuries, so it is not noteworthy for its age. The family plots lack distinctive design features, and there is no evidence that the cemetery is associated with historic events. The Chipman Family Cemetery is not eligible for listing in the NRHP.

4.2.6 Chipmans Mill (S-400)

Chipmans Mill, built in 1884, was listed in the NRHP in 1978. The listing included only the mill and millrace, which was located under the mill. In 1987, the mill building was destroyed by fire, with only the foundation remaining (Photograph 13). However, other resources related to the mill remain, including the mill foundation, spillway and overflow, bridge over the spillway, and millpond.

It is difficult to determine the date of the remaining items. A pond has been present in some form since the first mills were established at this location in the early



Photograph 12. Chipman Family Cemetery (S-11420), facing northeast.



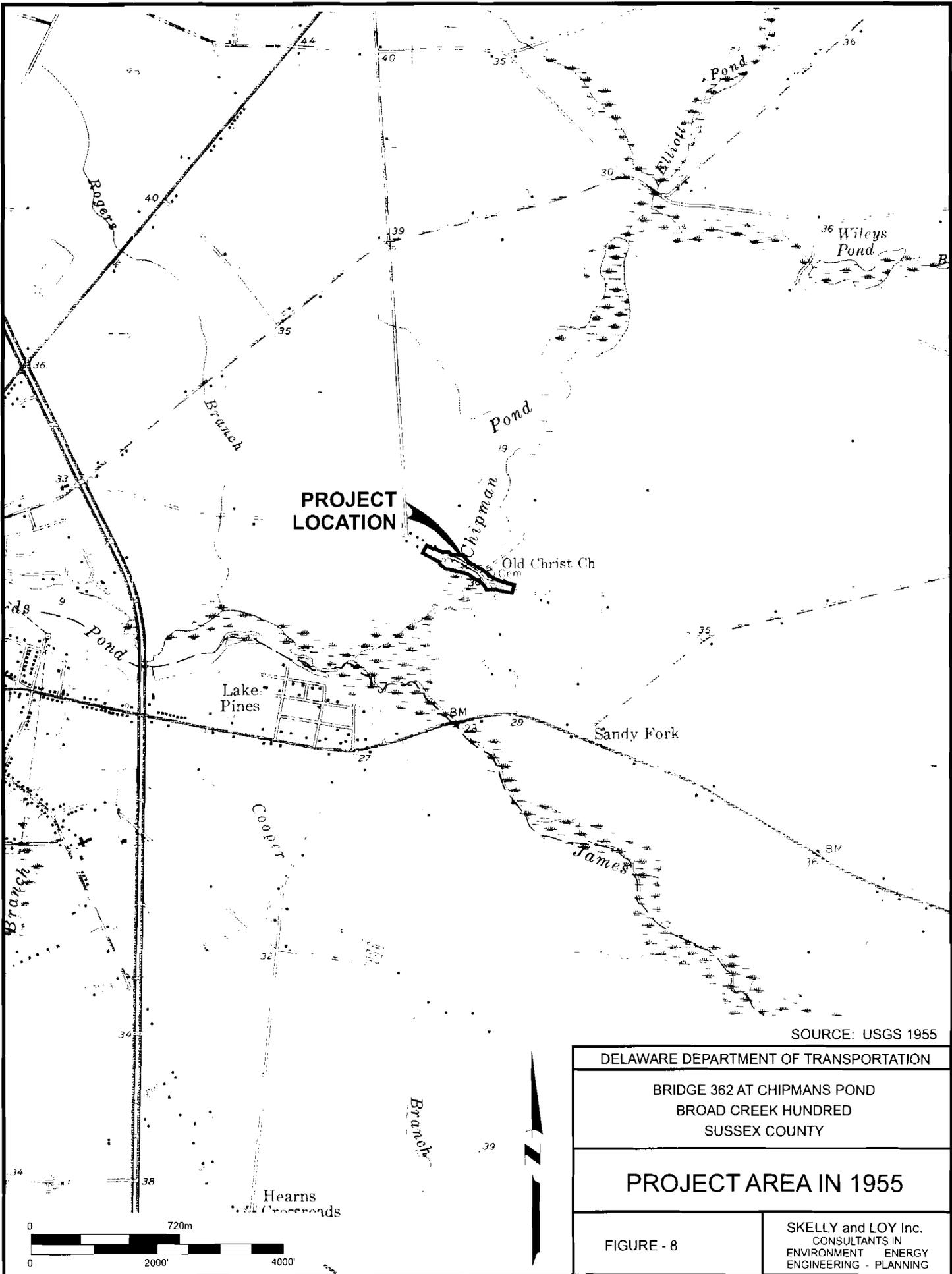
Photograph 13. Millrace and overflow spillway of Chipmans Mill (S-400), facing northeast.

nineteenth century. Interestingly, the oldest extant map of Sussex County (Price and Rea 1850) (see Figure 4) shows a pond very similar in shape to the current pond. This is not true for the 1868 map of Broad Creek Hundred (Beers 1868) (see Figure 5), but that could simply be cartographer's error. The ponds shown on the USGS quadrangle maps from 1915, 1944, and 1955 (see Figures 6 and 7; Figure 8) also resemble today's pond. From this evidence, it can be deduced that the mill dam, or a portion of it, and the millpond date from the early nineteenth century. Some of the dam, however, apparently dates to the mid-twentieth century, if reports that "the dam was cut to save the dam and mill" (Moore 1959) during the devastating 1933 Laurel flood are true.

The bridge over the millrace and spillway seems to have been constructed ca. 1934, following the Laurel flood. Supporting this conclusion are the slab bridge itself, types which were commonly built in Delaware at this time (Lichtenstein Consulting Engineers, Inc. 2000:191) and the WPA photograph of the bridge from 1936 (Willard Stewart Collection ca. 1936) (see Plate 1).

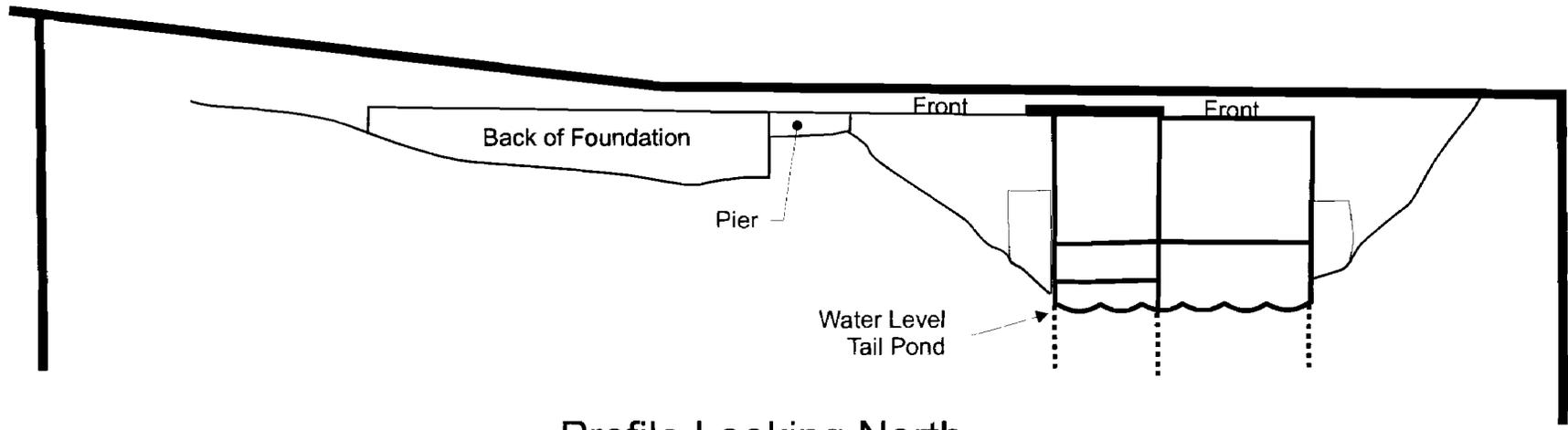
A sketch of the mill's foundation remains is shown on Figure 9. Dating the mill's foundation is difficult. The remains appear to be unreinforced concrete. Concrete construction in the United States predates 1884, when Chipman's Gristmill was erected, but a concrete foundation in rural Delaware at that time seems unusual (Condit 1960:223-231). According to the NRHP nomination for the mill, the western portion of the mill was reportedly moved from another location. Perhaps the concrete foundation supported a later expansion, or was placed following the 1933 flood.

Despite the loss of the mill building, Chipmans Mill is evaluated as eligible for listing in the NRHP as a historic district under Criterion A for its association with Sussex County milling in the nineteenth and twentieth centuries and under Criterion D for its information potential. Gristmilling was a historically important industry in agrarian Sussex County, as evidenced from the proliferation of mill seats still remaining. Chipmans Mill was locally significant, being associated with a prominent local family and a node of activity in that portion of Broad Creek Hundred for more than 150 years. The resources that remain at Chipmans Mill -- the 27.9 ha (69.0 ac) millpond that provided power; the earthen mill dam that created the pond and served as a transportation route in the area; the spillway and overflow that harnessed and moderated the power; the bridge that allowed travelers to cross over the spillway and overflow; and the mill foundation remains -- convey the components and functions of a Sussex County custom gristmill. All are contributing resources to the proposed historic district.

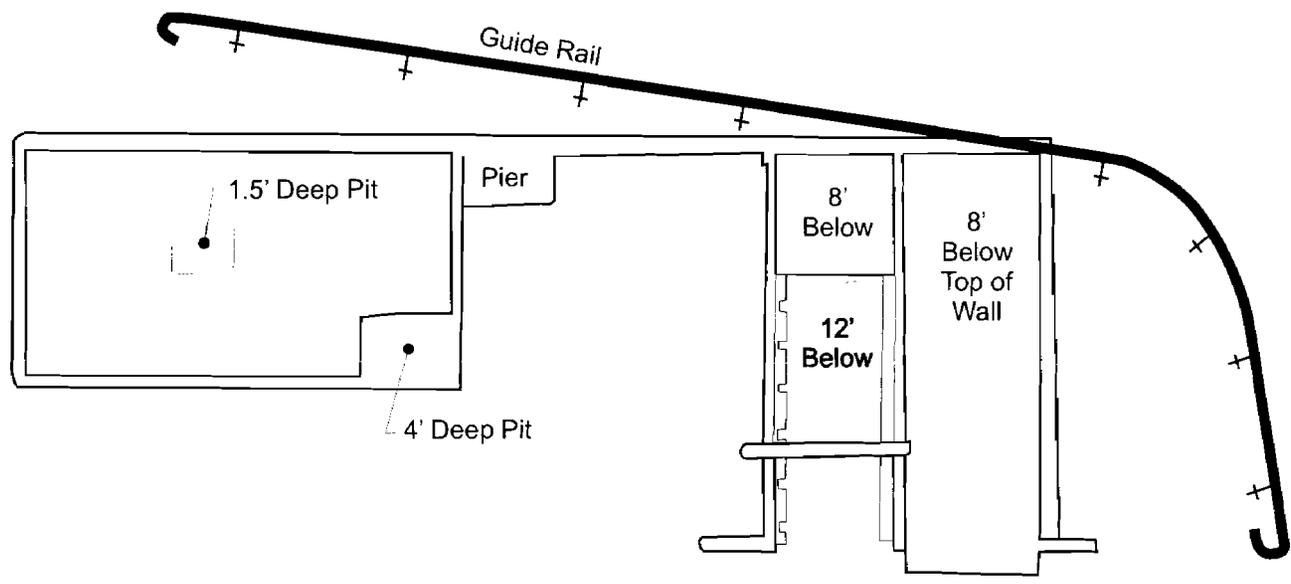


SOURCE: USGS 1955

DELAWARE DEPARTMENT OF TRANSPORTATION	
BRIDGE 362 AT CHIPMANS POND BROAD CREEK HUNDRED SUSSEX COUNTY	
PROJECT AREA IN 1955	
FIGURE - 8	SKELLY and LOY Inc. CONSULTANTS IN ENVIRONMENT ENERGY ENGINEERING - PLANNING



Profile Looking North



Plan View



DELAWARE DEPARTMENT OF TRANSPORTATION	
BRIDGE 362 AT CHIPMANS POND BROAD CREEK HUNDRED SUSSEX COUNTY	
SKETCH MAP OF CHIPMANS MILL REMAINS	
FIGURE - 9	SKELLY and LOY Inc. CONSULTANTS IN ENVIRONMENT - ENERGY ENGINEERING - PLANNING

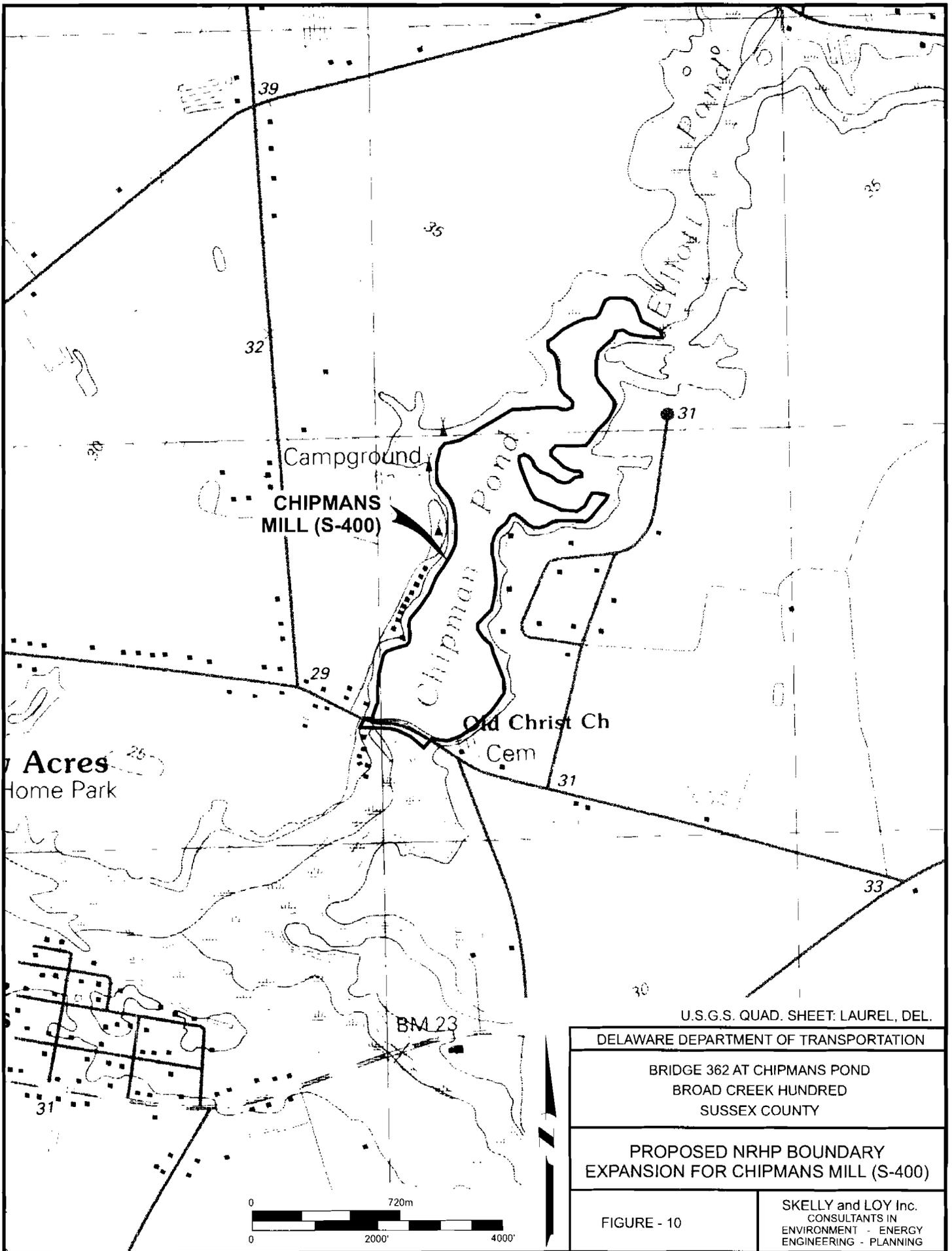
It is recommended that the existing NRHP nomination for Chipmans Mill be revised to explain the loss of the mill building and to expand the NRHP boundary. The proposed boundary is found on Figure 10. It includes the millpond, mill remains, concrete spillway and overflow, and the combination dam and bridge.

4.2.7 Bridge 362 Over Chipmans Pond (S-11421)

As noted above, Bridge 362 Over Chipmans Pond is NRHP-eligible under Criterion A as a contributing resource to the proposed Chipmans Mill Historic District. Because it is the subject of the replacement project, the bridge is also being assessed for individual NRHP eligibility. Bridge 362 is a two-span, reinforced concrete slab bridge (Photograph 14). The west span over the millrace is 2.1 m (7.0 ft) long; the east span over the overflow is 3.1 m (10.0 ft) long. Due to the angle of the former mill site to the road, the west end of the bridge is wider than the east end, 7.2 m (23.5 ft) versus 6.4 m (21.0 ft). Steel gate frames are attached to the upstream side of the bridge. They once supported the gates that regulated water flow to Chipmans Mill. The gates have been removed.

Slab bridges began to be used with frequency in this country around 1905. In Delaware, slab bridges were built in great numbers during the 1920s, no doubt because the Delaware State Highway Department (formed in 1917) adopted them as a standard design. They were built into the 1950s. Eleven slab bridges were determined eligible for NRHP listing as part of the statewide historic bridge survey. Those chosen were early, complete examples of the design; longer and complete examples; stone-faced bridges; or later examples that illustrated technological changes (Lichtenstein Consulting Engineers, Inc. 2000:188-192).

Bridge 362 is evaluated as not individually eligible for NRHP listing. It is not significantly associated with Delaware transportation history, as is required under NRHP Criterion A. The bridge is part of a mill dam. Such combination mill dams and bridges were common due to a state law that required the county to build and maintain bridges over mill spillways crossed by public roads (Heite 1991). There is nothing historically noteworthy about this example. No evidence was uncovered linking this bridge to a historically significant person; consequently, the bridge is not eligible under Criterion B. The bridge is also not significant for its engineering or architecture. It is an undistinguished example of a common bridge type built with great frequency in Delaware beginning in the 1920s. This bridge, constructed ca. 1933, is not an early example, a



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DELAWARE DEPARTMENT OF TRANSPORTATION

BRIDGE 362 AT CHIPMANS POND
 BROAD CREEK HUNDRED
 SUSSEX COUNTY

PROPOSED NRHP BOUNDARY
 EXPANSION FOR CHIPMANS MILL (S-400)

FIGURE - 10

SKELLY and LOY Inc.
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 ENVIRONMENT - ENERGY
 ENGINEERING - PLANNING



Photograph 14. Elevation view of Bridge 362 Over Chipmans Pond (S-11421), facing southeast.

long or complete example, a stone-faced bridge, or a later example illustrating technological changes. There is nothing architecturally significant about its design or details. For these reasons, the bridge is not eligible for listing under NRHP Criterion C. Finally, the bridge is not eligible for listing under NRHP Criterion D. Slab bridge technology is well documented nationally and in Delaware. The potential to yield information not already available through documentary sources is low.

4.2.8 Old Christ Church (S-188)

Old Christ Church (Photograph 15), a “Chapel-of-Ease” built between 1770 and 1772, is an outstanding example of “eighteenth century native workmanship successfully adapting Georgian ecclesiastical to a worthy expression in wood” (Wilkie 1971). The church was listed in the NRHP in 1971. The nomination references only the church, and makes no mention of the cemetery located to the building’s rear (Photograph 16). The NRHP boundary should be expanded to include this feature.

4.2.9 Chipman Potato House/Joseph Chipman Farmstead (S-5873)

Resource S-5873 was first surveyed in 1984. The CRS form references four resources: the farmhouse (called a dwelling), the barn (called a shed), the garage, and the potato house. The Chipman Potato House (Photographs 17 and 18) was individually listed in the NRHP in 1990 as S-5873. The farmstead’s other buildings were specifically excluded from the nomination. As part of the Bridge 362 at Chipmans Pond historic architectural survey, CRS update forms were completed for all the buildings originally surveyed in 1984, including the potato house, plus one building that had not been recorded. All retain the CRS Number S-5873.

The farmhouse (Photograph 19) does not appear on the 1868 map of Broad Creek Hundred (Beers 1868). According to the current owner, the farmhouse dates to ca. 1880 (Sturges Lowe, personal communication 2005). It is an example of “the dominant house” type from the agricultural areas of Sussex County in the late nineteenth and early twentieth centuries: a two-story, three- or five-bay, single pile dwelling with a kitchen wing (De Cunzo and Garcia 1993:189). The house has been fundamentally altered, however. Originally, a colonnade separated the house and the kitchen wing. In 1953, this area was filled in to create a dining room and the roof of the new wing was



Photograph 15. Old Christ Church (S-188) facade and east side, facing northwest.



Photograph 16. Old Christ Church (S-188) cemetery, facing north.



Photograph 17. Chipman Potato House (S-5873) north and west sides, facing southeast.



Photograph 18. Chipman Potato House (S-5873) facade and east side, facing northwest.



Photograph 19. Facade and east side of the Joseph Chipman Farmstead (S-5873) farmhouse, facing northwest.

raised (Sturges Lowe, personal communication 2005). The front porch is not original, and the house now sports vinyl siding and replacement windows.

The property has seen other changes as well. A large barn once found on the farmstead was removed in the 1960s. The garage now located on the property was moved from across the road (Photograph 20). The garage is a frame, one-story, gable end building with double wood doors and asphalt siding. Next to it is the former carriage barn, a two-story frame building with two shed-roof, one-story wings on each side (Photograph 21). The building has a metal roof and asbestos siding.

To the northwest of the house is a one-story, one-bay frame building that the current owners used as an office to refinish furniture. It has clapboard siding and replacement windows (Photograph 22).

The Chipman Potato House is located on the south side of Chipman Pond Road. The exterior of the building is not as well preserved as when it was listed in the NRHP in 1990, but it retains integrity. Some of the roofing material has come off, and the weatherboard siding is detached in places. The owner has had to secure the building due to theft and vandalism.

It is recommended that the NRHP boundary for the Chipman Potato House/ Joseph Chipman Farmstead (S-5873) not be expanded beyond the potato house. The farmstead is clearly related to the agricultural history of the region and to the family that dominated settlement in the area, but changes to the farmstead compromise the ability of the farmstead to convey historic associations.

To be eligible as an agricultural complex, a farmstead must consist of a farmhouse and related domestic and agricultural outbuildings. A complex is “characterized by a concentration or multiplicity of features, functions, and material culture,” which must retain temporal and design integrity (De Cunzo and Garcia 1993:250). During the Urbanization and Early Suburbanization Period (1880–1940±) in Sussex County, a complex generally included a two-story, single pile farmhouse with a kitchen wing, often exhibiting Victorian motifs such as a cross gable roof and two to 10 outbuildings laid out in a partial court behind the house. The outbuildings “defined the Sussex County agricultural landscape” (De Cunzo and Garcia 1993:191) and generally included a mixed-use barn and corn crib and, by the early to mid-twentieth century, potato houses and low broiler houses (De Cunzo and Garcia 1993:189-191).

Based on these standards of significance and integrity, the Joseph Chipman Farmstead is not eligible for NRHP listing, primarily due to a loss of integrity, which fatally undermines its ability to convey any historical significance it may have had at one



Photograph 20. Facade and north side of the Joseph Chipman Farmstead (S-5873) facing southeast.



Photograph 21. Facade and south side of the Joseph Chipman Farmstead (S-5873) carriage barn, facing northeast.



Photograph 22. Facade and east side of the Joseph Chipman Farmstead (S-5873) office, facing north.

time. It cannot convey significance under NRHP Criteria A and C due the loss or the movement of its agricultural outbuildings and changes made to the house. Its large mixe-use barn, which sat behind the house in a courtyard arrangement like that described in the preceding paragraph, was removed in the 1960s. Of the four other buildings within the farmstead, only two are in their original locations, the potato house and the carriage barn. The garage was moved from across the road, and the office was brought in from another farm. The farmhouse is undistinguished. It retains the two-story, single pile form of the dominant house type in Sussex County, but it lacks the Victorian motifs of the best examples. More tellingly, alterations compromise its historic design, materials, workmanship, feeling, and association. The porch and rear ell -- major design components of the house -- are not original, and the siding and windows are replacements. In short, little of the complex's historic design, materials, workmanship, feeling, and association are present. An exception is the Potato House, which despite a worsening of its condition from when it was first listed in 1990, retains location, design, setting, materials, workmanship, feeling, and association.

The Joseph Chipman Farmstead is not eligible under Criterion D for many of the same reasons it is not eligible under Criteria A and C. The changes it has undergone limit the value of the information potential it could convey. More complete examples retaining original architecture and outbuildings better illustrate Sussex County agricultural complexes of the period.

Finally, the Joseph Chipman Farmstead is not eligible under NRHP Criterion B. Joseph Chipman was a member of the dominant family in the immediate area for much of the nineteenth and twentieth centuries, but to be eligible under Criterion B, a resource must be associated with a person "whose specific contributions to history can be identified and documented" (National Park Service 1991:14). Joseph Chipman, a farmer by trade, also helped re-establish the gristmill in the 1880s. There is nothing in the historical record to indicate that he made noteworthy contributions to the history of the region.

4.3 Historic District Evaluation

National Register Bulletin 15 defines a historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development" (National Park Service 1991:5). Since the late eighteenth century, nearly all the land in the project APE has been owned by only three families: the

Houstons, the Chipmans, and the Lowes/Givens. Buildings, structures, and sites related to all are present in the APE. For this reason, it was determined during the March 2005 interagency field view that the APE should be assessed for historic district potential.

Based on an analysis of the remaining historic resources, the APE does not meet the definition of a historic district. National Register Bulletin 15 stresses that a district "derives its importance from the interrelationship of its resources, which can convey a visual sense of the overall historic environment" (National Park Service 1991:5). This interrelationship and visual sense are absent from the project APE, primarily due to late twentieth century changes to the resources and their setting.

East of Chipmans Pond, the buildings within the APE primarily reflect the mid-twentieth century ownership and influence of the Lowe and Givens families. They consist of two post-WW II Cape Cod style houses (S-5878 and S-5880); a recently built residence and its outbuildings, which are primarily of moved agricultural resources (S-5876); a non-historic store building dating to the mid-1960s; the altered Carlton Lowe House (S-11418; Lowe's Lakeview Campground (S-11419), which lacks a cohesive design; the Chipman Family Cemetery (S-11420), a small family burial plot surrounded by a chain-link fence; the remnants of Chipmans Mill (S-400); and the Bridge 362 Over Chipmans Pond (S-11421). Although Chipmans Mill is recommended as eligible for NRHP listing, the mill building itself is no longer extant. East of the pond, the resources relate to the Houston and Chipman ownership of the land. They include two NRHP-listed resources retaining both significance and integrity, Old Christ Church (S-188) and the Chipman Potato House (S-5873). However, the other resources associated with the farmstead on which the Chipman Potato House is located are undistinguished, moved, or altered. The farm's large barn is also no longer present. The setting is changing, too, as what was historically farmland is now giving way to residential development.

The combination of non-historic construction, loss of key historic resources, the undistinguished and altered nature of some of the remaining resources, and the wide range of dates over which the resources were constructed strips the APE of unity and cohesion. Absent this, the area cannot convey the concentration, linkage, and continuity necessary to be a historic district. The resources within the APE fail to convey the area's rural, agricultural past. There is no sense of the farming environment that characterized the area until the mid-twentieth century. The loss of Chipmans Mill, once a focal point and node of activity in the region; the alterations to the Joseph Chipman Farmstead; and the twentieth and twenty-first century construction in the western part of the APE all undermine the rural historic nature of the APE.