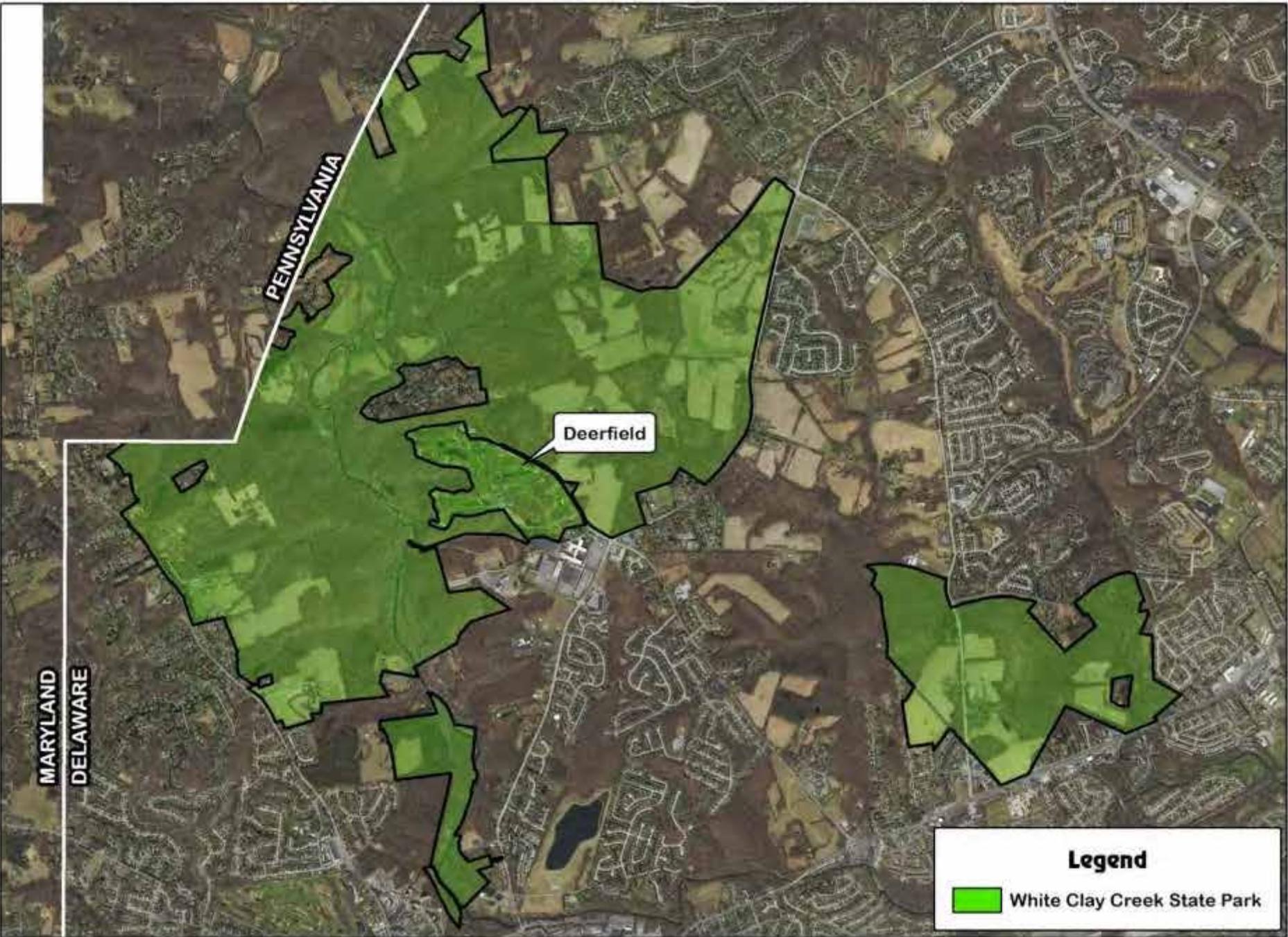


# White Clay Creek State Park Open House Buildings and Infrastructure

(Roads/Trails are the focus of the August 1 open house)







Maintenance Building

Rankin House

Event Facility/  
Clubhouse

# Deerfield-Clubhouse



- Total property is approx. 146 acres which includes golf course, clubhouse, Rankin House, and related facilities
- One-story clubhouse is approximately 30,000 sq.ft.
- Original clubhouse built circa 1995 with added banquet facilities in 1998

- Includes public golf course clubhouse, pro shop, restaurant, and event/banquet facilities.
- Operated and managed by Forewinds Hospitality under a contractual agreement with the Division of Parks and Recreation

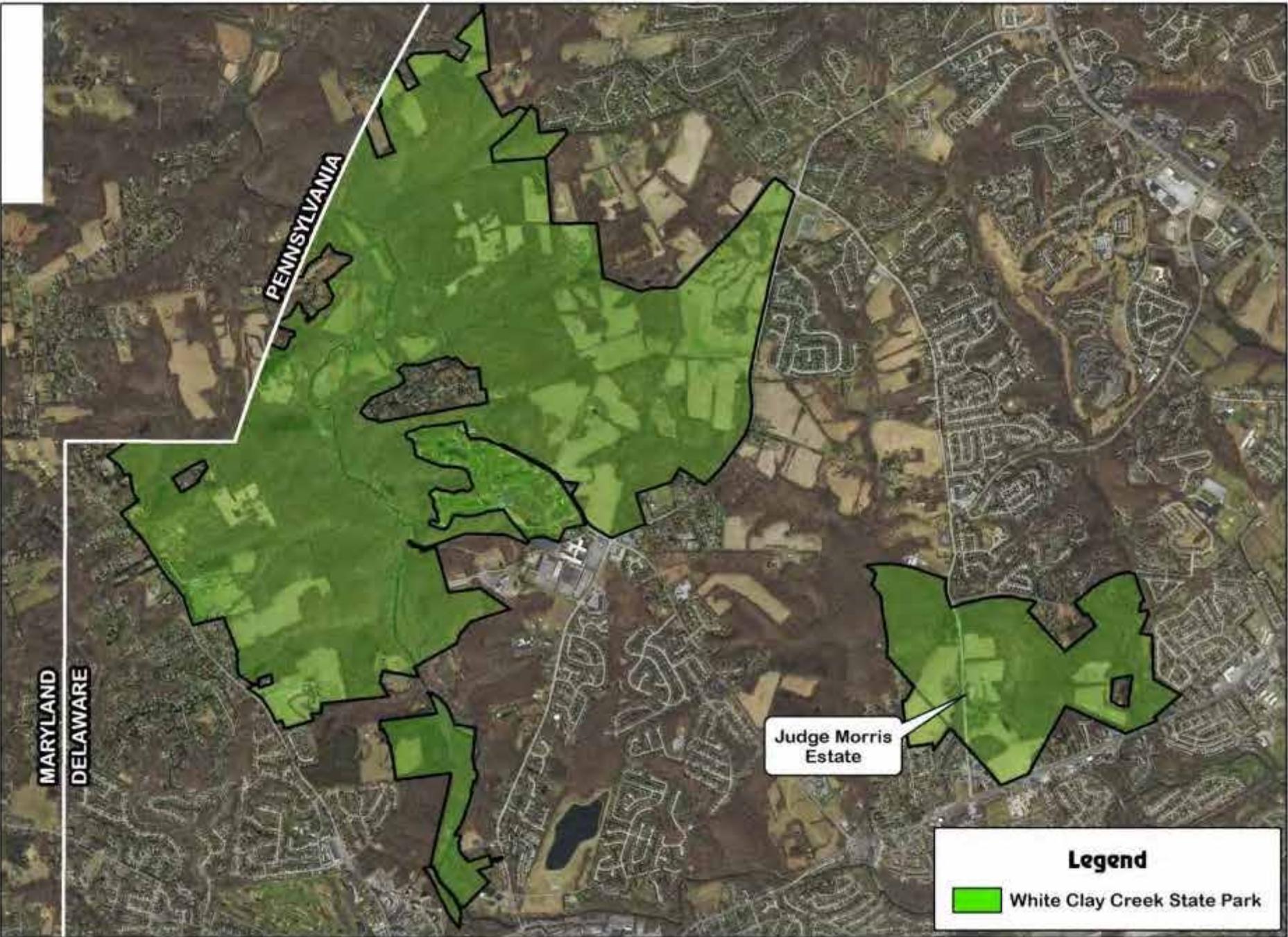


# Deerfield – Rankin House aka Yellow Hall



- Federal style house, built circa 1820
- Approximately 3,100 sq.ft.
- **Two stories, approx. average height of 8'**
- Currently used as residence managed by Deerfield staff
- Barn: ~2,100 sq.ft.      Shed: ~80 sq.ft.





PENNSYLVANIA

MARYLAND  
DELAWARE

Judge Morris  
Estate

**Legend**

 White Clay Creek State Park



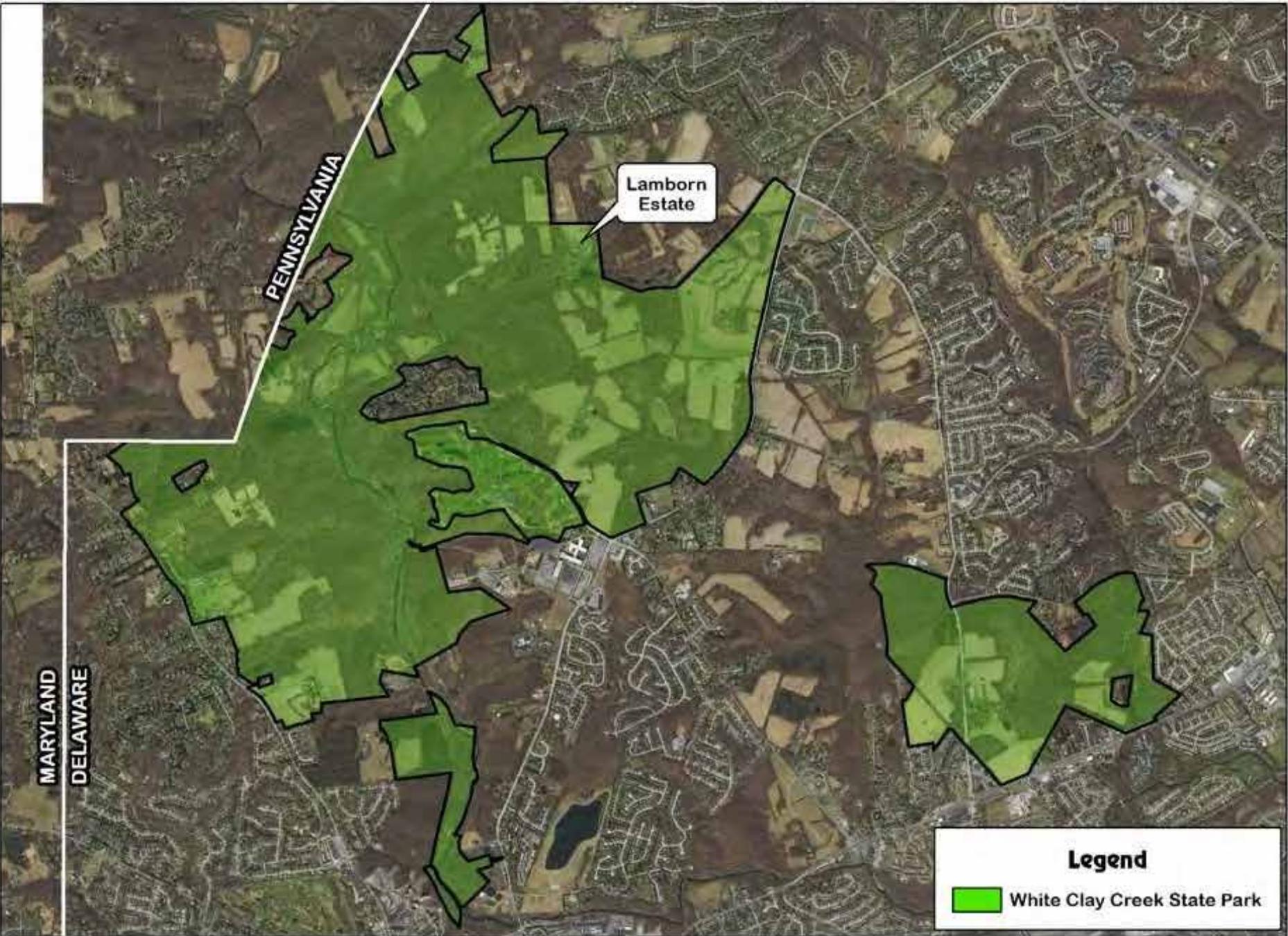
Judge Morris Estate

# Judge Morris Estate

- Former residence of the late Hugh Morris (Federal Judge and UD Board of Trustees President)
- House built in 3 phases: original stone (rear) wing in 17<sup>th</sup> or 18<sup>th</sup> century, main house in early 19<sup>th</sup> century, kitchen wing in 1939
- **3 stories, approx. average height of 8'**
- Approximately 3,521 sq.ft.
- Needs HVAC (cooling) and electrical upgrades as well as other improvements
- Former barn foundation exists nearby
- The Division has considered issuing an RFP for the house and immediately surrounding grounds to be operated by a concessionaire (for any number of uses that would be in harmony with the park)

# Judge Morris Estate





PENNSYLVANIA

Lamborn Estate

MARYLAND  
DELAWARE

**Legend**

White Clay Creek State Park



Tool  
Shed

Garage

Storage

Stable

Garage

Pool

Lamborn  
Estate

# Lamborn Estate

- Former private estate
- Prior owner currently resides and maintains the buildings and grounds as a temporary transitional situation, which was part of the acquisition agreement
- The transition is expected to be complete this summer/fall
- 12 buildings
- House is about 6,100 sq.ft. including 5 bedrooms, 4 baths, and 5 half-baths
- In addition to a 2,100 sq.ft. garage with finished loft, there are other garages, sheds, a stable, greenhouse, and studio
- The Division has considered issuing an RFP for the elaborate complex to be operated by a concessionaire (for any number of uses that would be in harmony with the park)

# Lamborn Estate

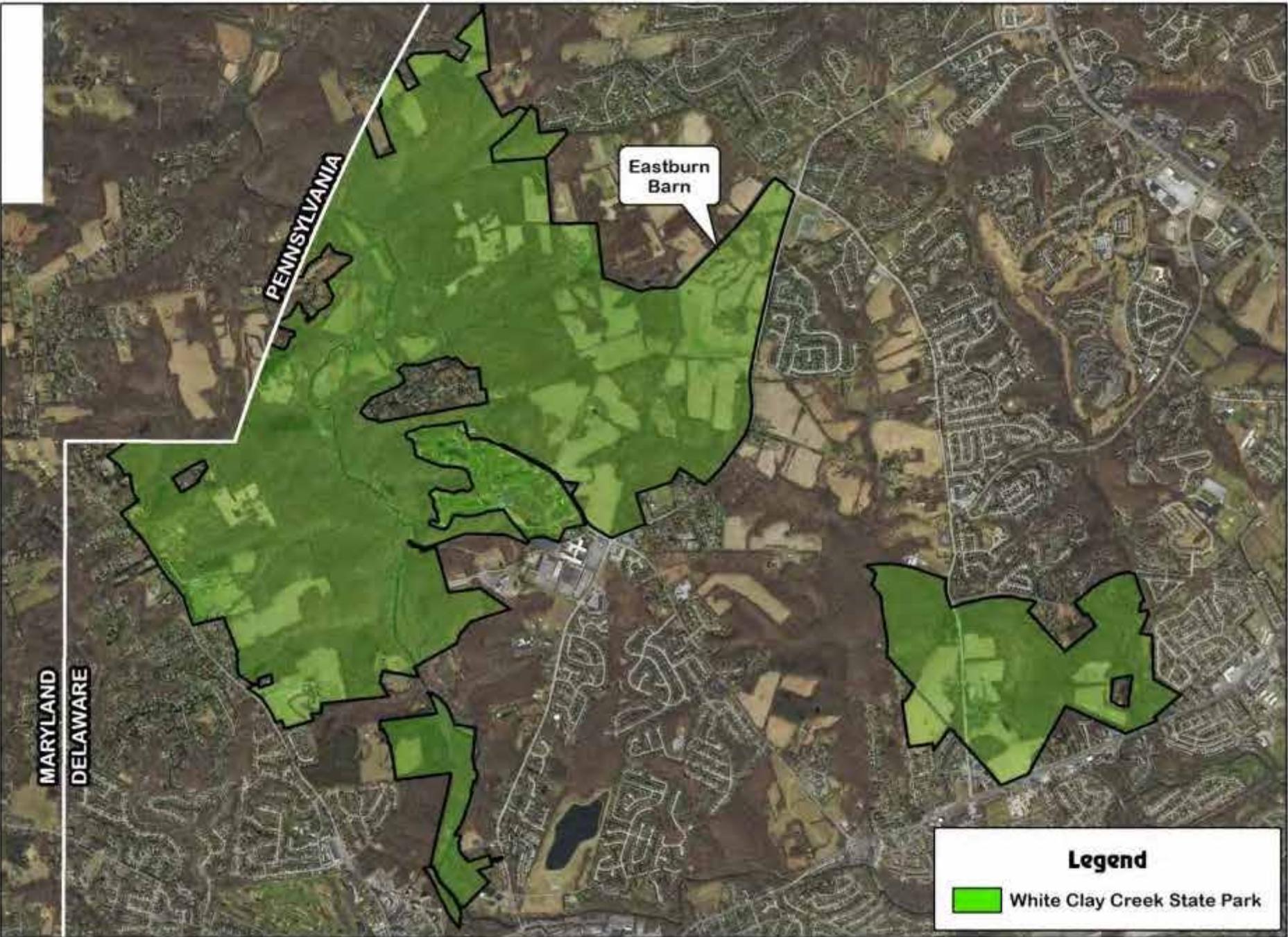


# Lamborn Estate



# Lamborn Estate







**Pleasant Hill Road**

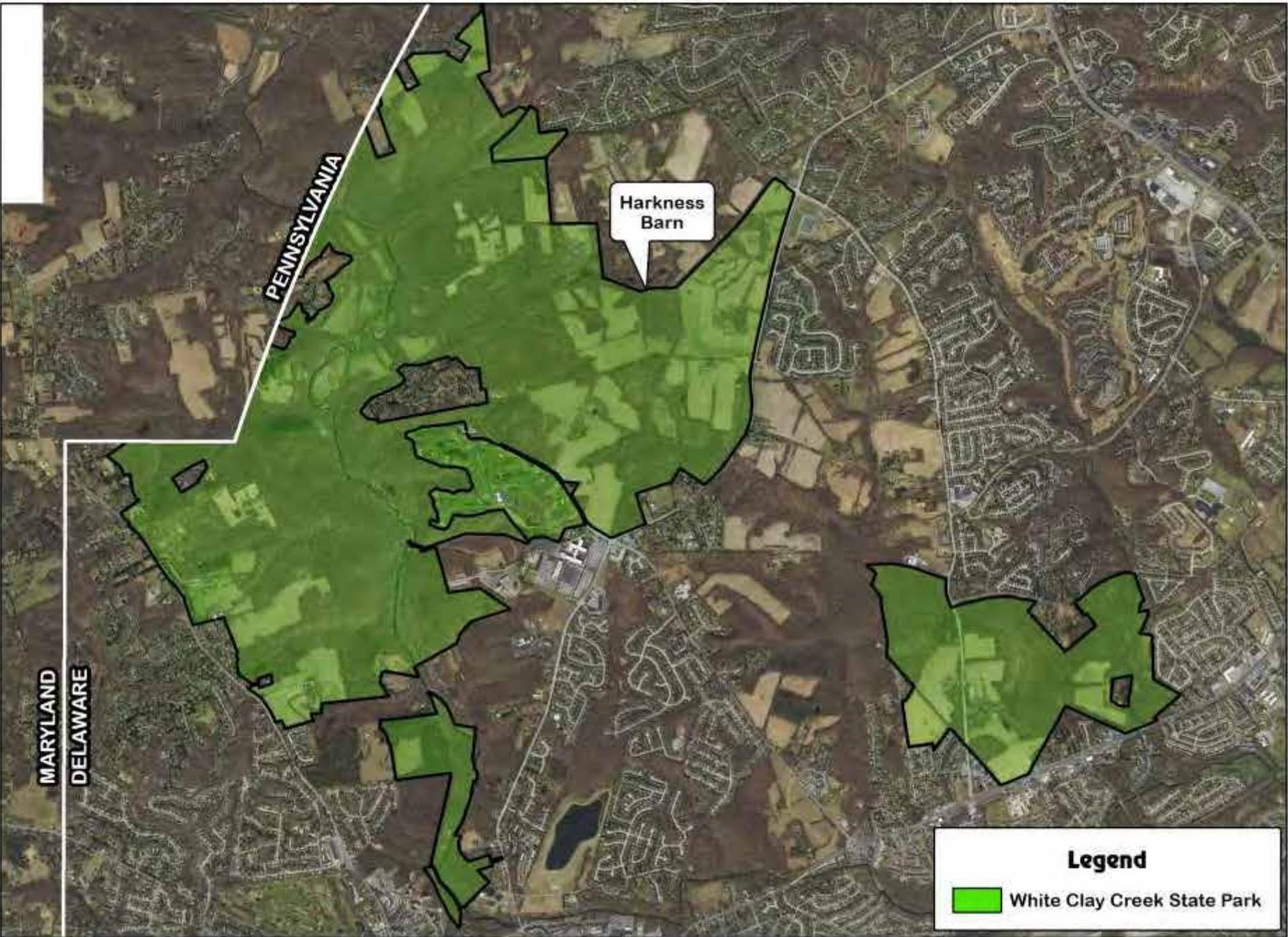
**Eastburn  
Barn**

# Eastburn Barn

- Constructed circa 1809
- Bi-level stone barn (three sides fieldstone, one timber framed)
- Approx. 1,730 sq.ft. upper level
- Farmyard is partially enclosed by a fieldstone wall
- Currently used seasonally (late spring and summer) by 4-H group for raising a few sheep

# Eastburn Barn







Pleasant Hill Road

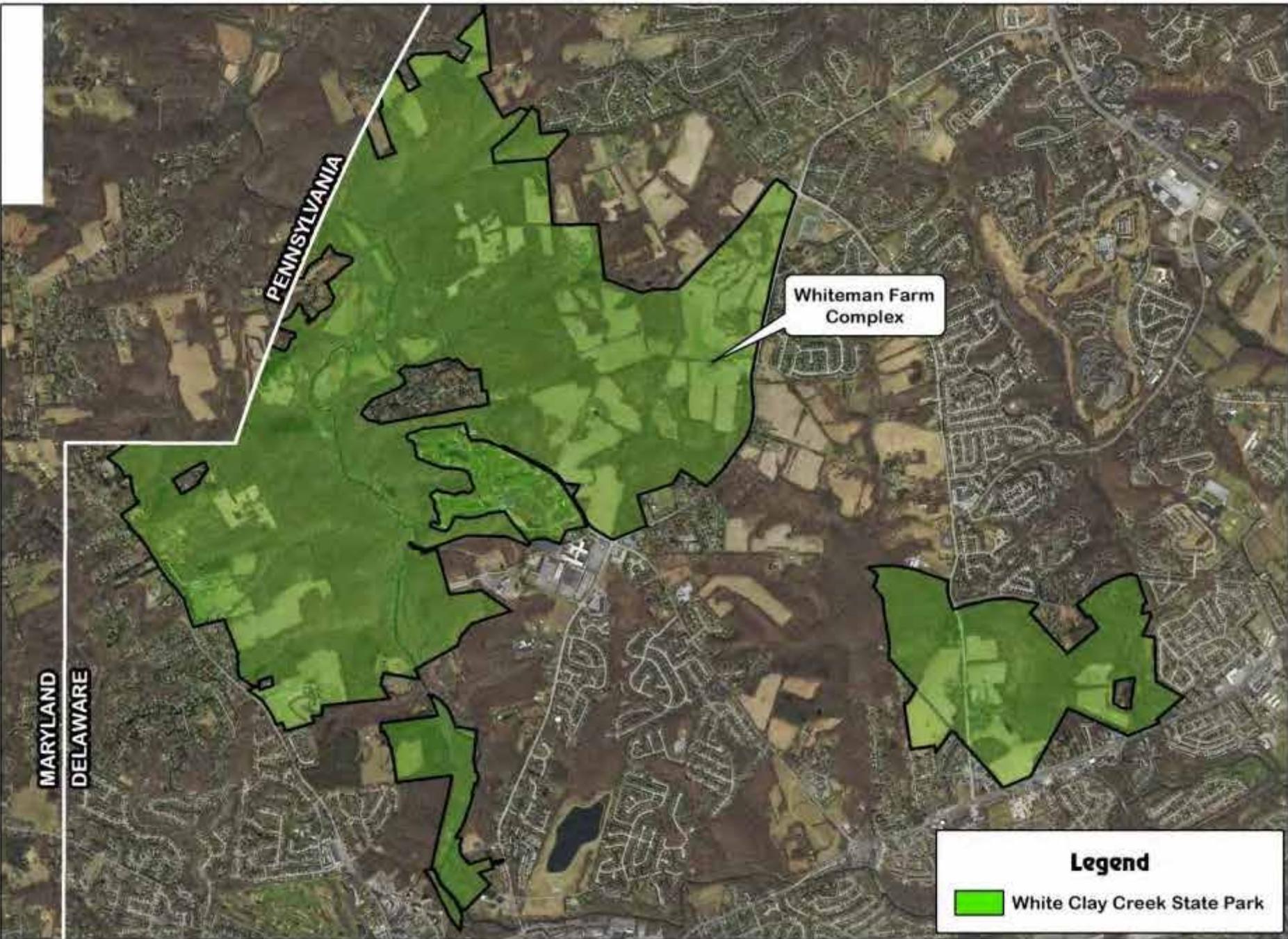
Harkness  
Barn

# Harkness Barn



- Stone construction
- Built pre-1868





PENNSYLVANIA

MARYLAND  
DELAWARE

Whiteman Farm  
Complex

**Legend**

 White Clay Creek State Park

Smithmill Road

Horse Stable/  
Trail Maintenance Shed

Whiteman Farm  
House

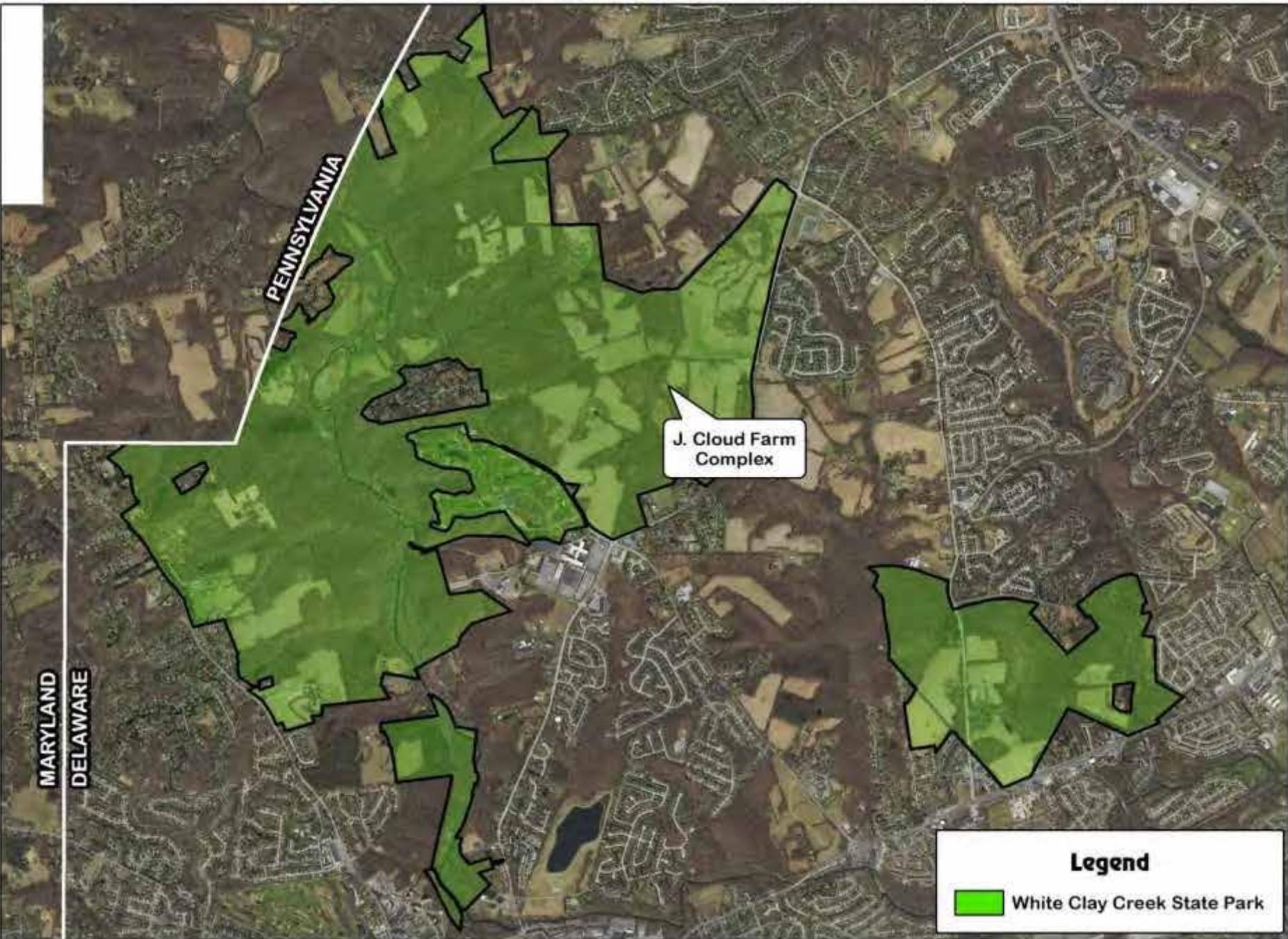


# Whiteman Farm Complex

- House originally built circa 1826 as a small farmstead
- Approximately 2,500 sq.ft.
- About 6 additional structures, the largest is a long machine shed now used for a trail crew shop and equipment storage
- Bank barn foundation
- House currently used as staff residence

# Whiteman Farm Complex





PENNSYLVANIA

MARYLAND  
DELAWARE

J. Cloud Farm  
Complex

**Legend**

 White Clay Creek State Park

- House probably built around 1920
- House is approximately 1,393 sq.ft.
- Barn is approximately 3,000 sq.ft.
- House currently used as staff residence

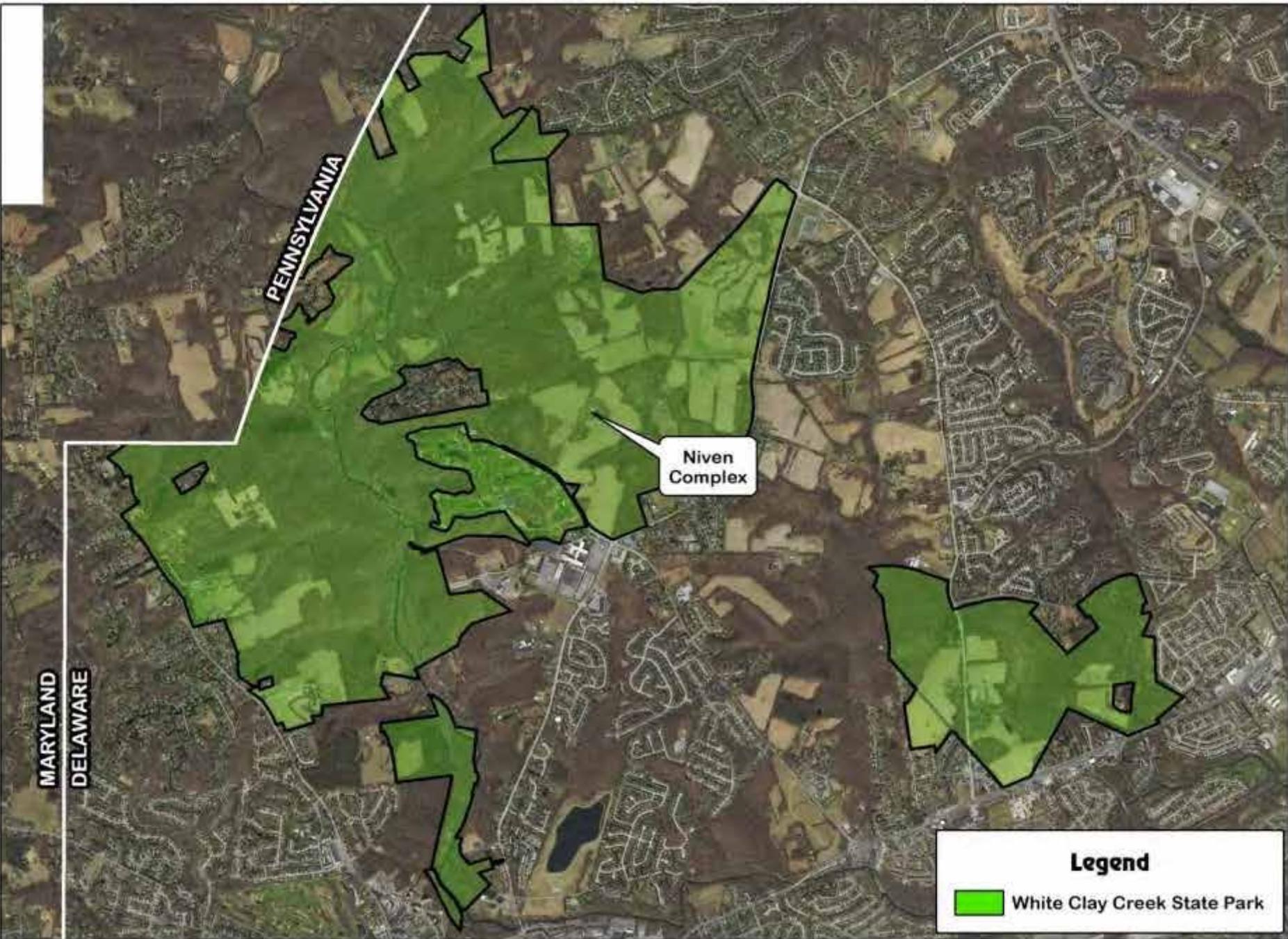
An aerial photograph of a rural property. A dirt road winds through the center, with a white car and a dark car parked on it. To the left of the road is a house with a grey roof, partially obscured by trees. To the right is a large, dark-roofed barn. The surrounding area is a mix of green grass and bare trees.

**Cloud  
Residence**

**Barn**

# J. Cloud Farm Complex





PENNSYLVANIA

MARYLAND  
DELAWARE

Niven  
Complex

**Legend**

 White Clay Creek State Park

Nine-Foot Road  
Parking Area

Niven  
Farmhouse

Garage

Shed

Shed

Wooden Stone  
Barn

Nine-Foot Road



# Niven Farm Complex

- Original portion of house built around 1850, with two additions in the early twentieth century
- Approximately 2,093 sq.ft.
- Outbuildings include a large springhouse, 2 sheds, a garage, and a bank barn (probably 1930s construction)
- The barn is about 2,520 sq.ft. and is in very poor condition from degraded timber structure and degraded stone foundation
- The setting and relative completeness make this farm complex desirable from a cultural and historic perspective
- All buildings are currently unused except for some storage

# Niven Complex - House

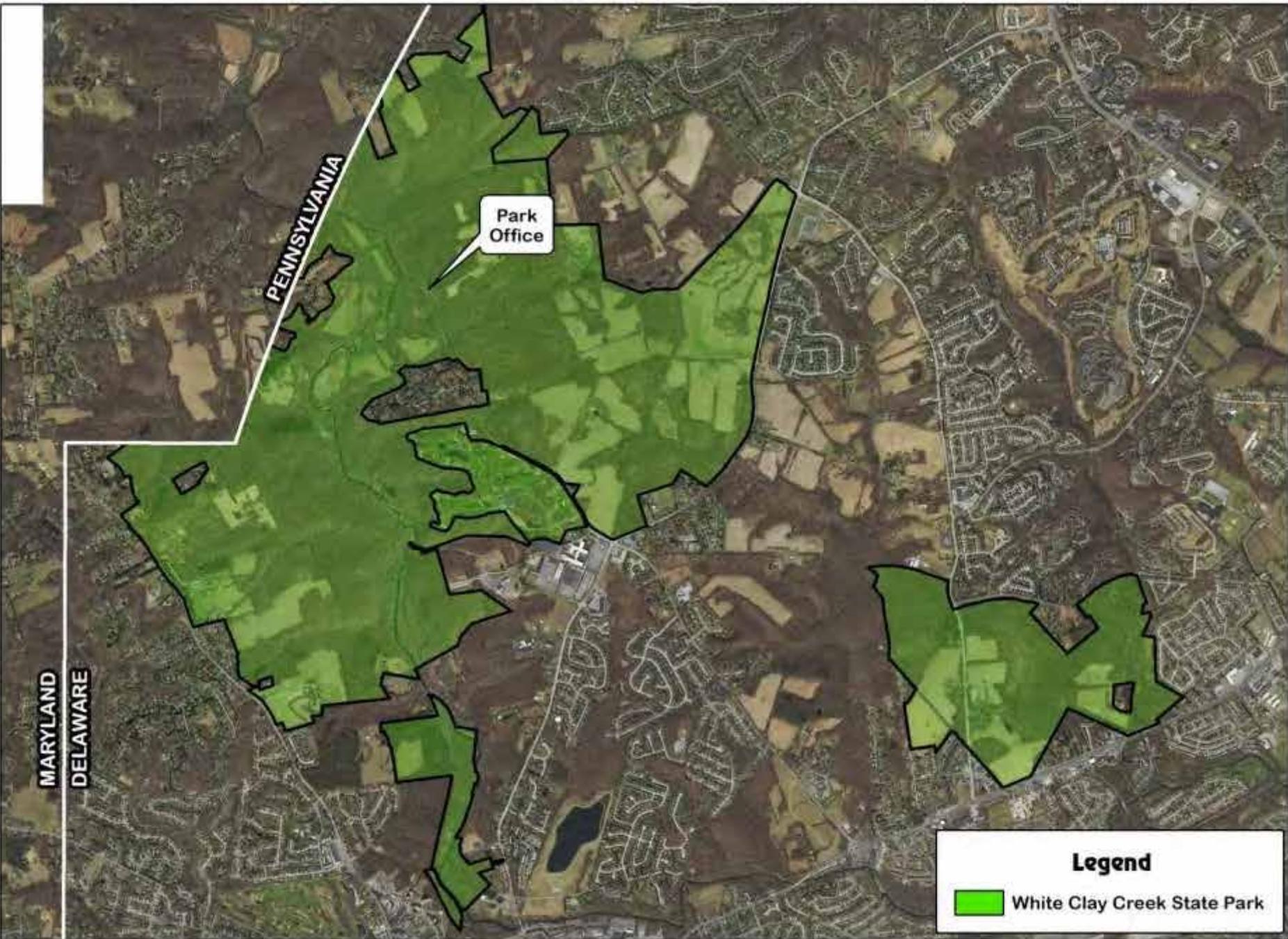


# Niven Complex - House



# Niven Complex – Bank Barn





PENNSYLVANIA

Park Office

MARYLAND  
DELAWARE

**Legend**

 White Clay Creek State Park



Chambers Rock Road

Thompson Station Road

Parking Area

Park Office

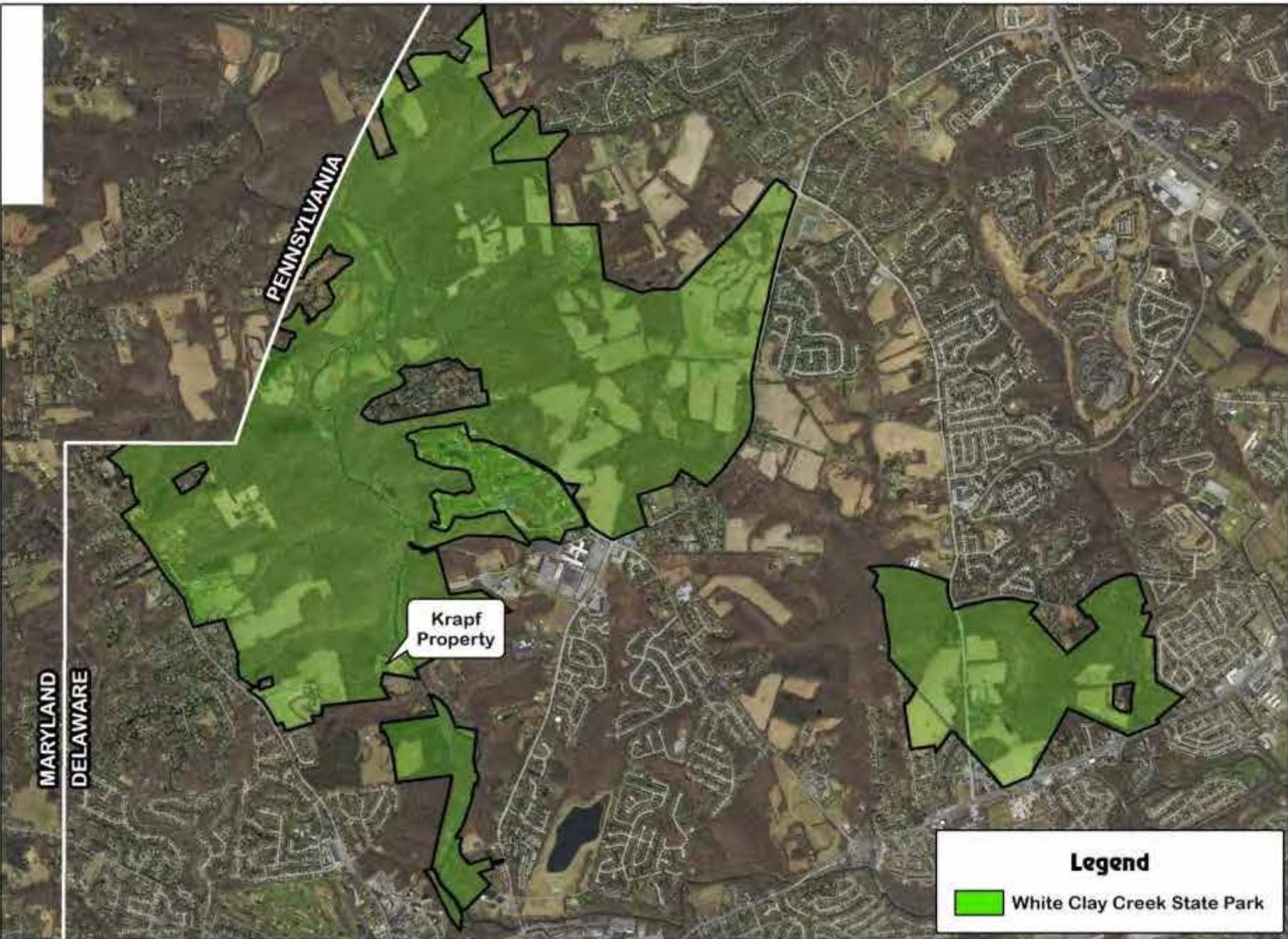
# Park Office

- Originally a school house (Hillside School, District No. 100)
- Built in the 1890s
- Approx. 1,000 sq.ft.
- More recently was a residence, then converted to park office
- Core consideration: Locating the park office where it is more visitor-friendly, accessible

Desired Attribute	Current Park Office
Proximity to organized activities/programs/facilities	
Adequate Parking	
Handicap accessible parking, entrance, bathrooms	
Cellphone reception	
Adequate office and meeting space	
Convenient access from major roadway	
Easy to find and navigate to	
Utilizes existing structure if feasible	

# Park Office





PENNSYLVANIA

MARYLAND  
DELAWARE

Krapf  
Property

**Legend**

 White Clay Creek State Park

Garage

House

Barn

Tenant House

Creek Road



# Krapf House/Complex

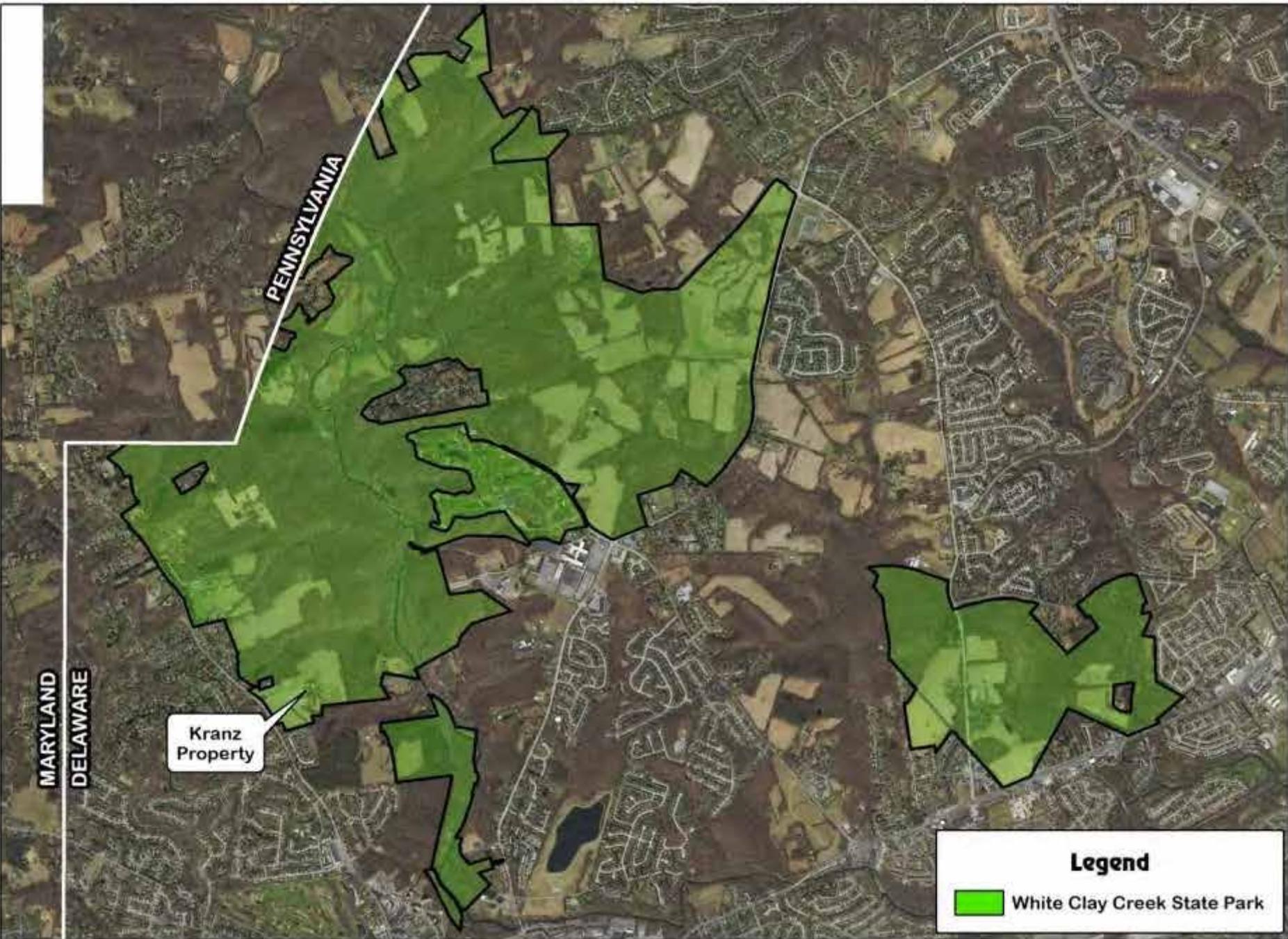
- Approximately 10.4 acres
- House: 7,500 sq.ft.
- Original unit built circa 1700, addition circa 1995
- 6 zone oil fired boiler and electric baseboard heat
- Well and Septic
- Garage: 884 sq.ft.
- Caretaker residence: 1,012 sq.ft.
- Barn: 4,400 sq.ft.
- Residences used previously to house staff, more recently they have been vacant

# Krapf House



# Krapf House/Complex





PENNSYLVANIA

MARYLAND  
DELAWARE

Kranz  
Property

**Legend**

 White Clay Creek State Park



House

Barn

Shed

New London Rd

# Kranz Farm

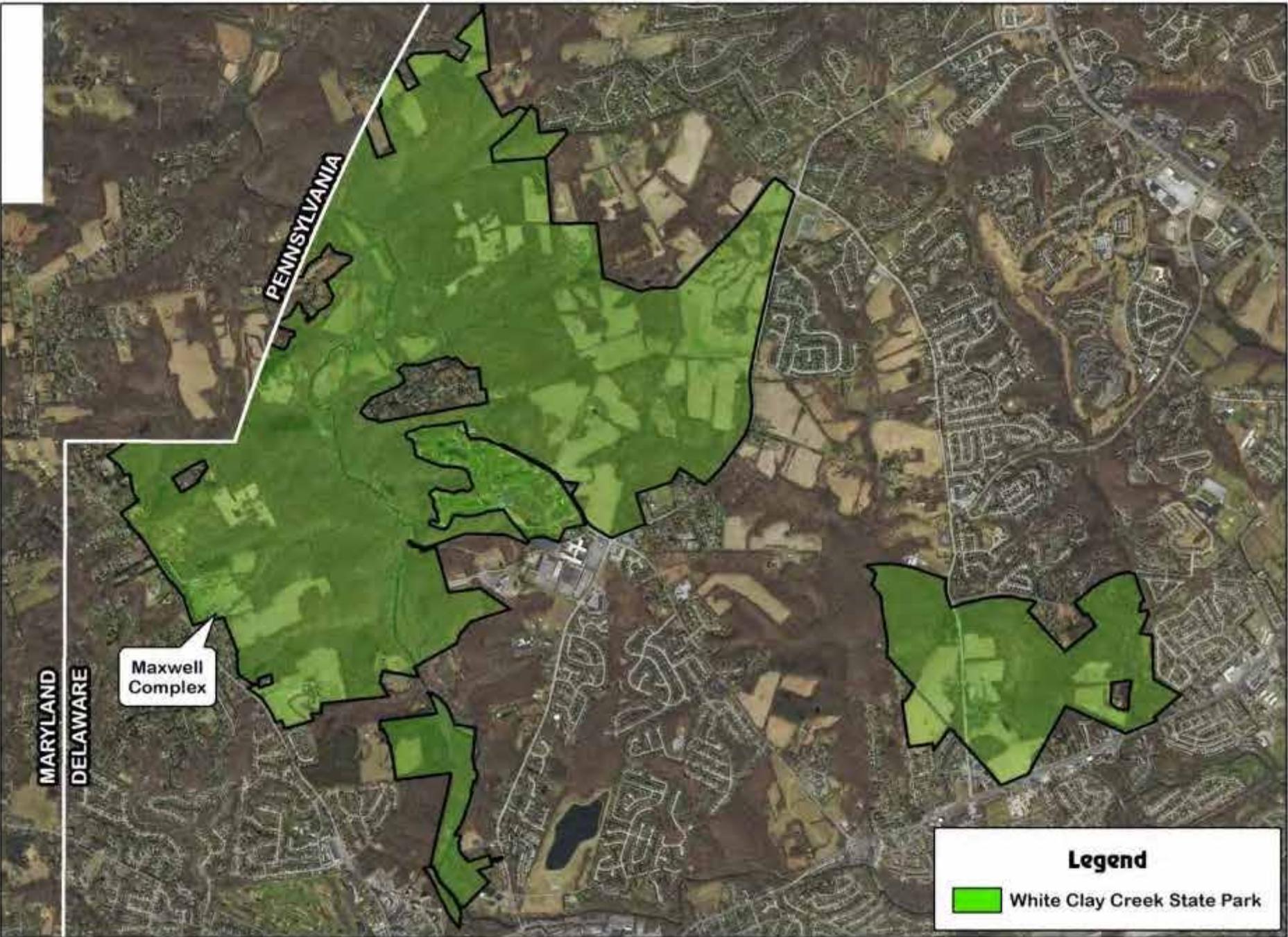
- 2-story owner-built house, original construction circa 1890, with more recent addition
- House is approx. 4,400 sq.ft., including 400 sq.ft. apartment in basement
- Barn is approx. 3,260 sq.ft. and is currently used as part of a community-supported small-scale agricultural operation (concessionaire)
- House currently used as staff residence

# Kranz Farm



# Kranz Farm







Shed

Garage

Barn

House

Storage Shed

Maintenance Bldg.

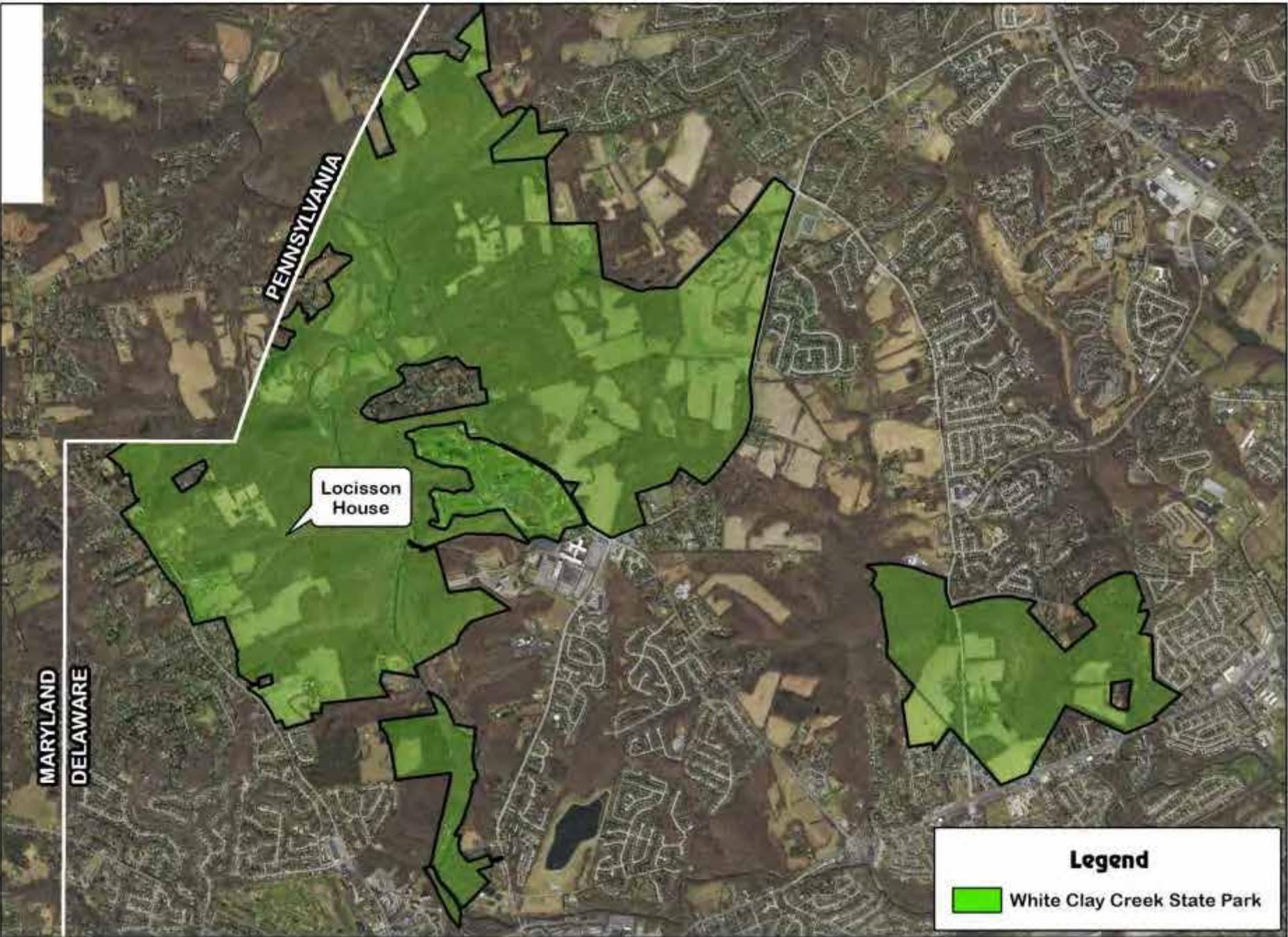
Wedgewood Road

# Maxwell Complex

- House: 2,552 sq.ft., built circa 1936
- Additional sheds, loafing barn, pole barn, and bank barn
- Bank barn is approx. 4,200 sq.ft. and is currently used as the maintenance shop/office
- House currently used as staff residence

# Maxwell House







House

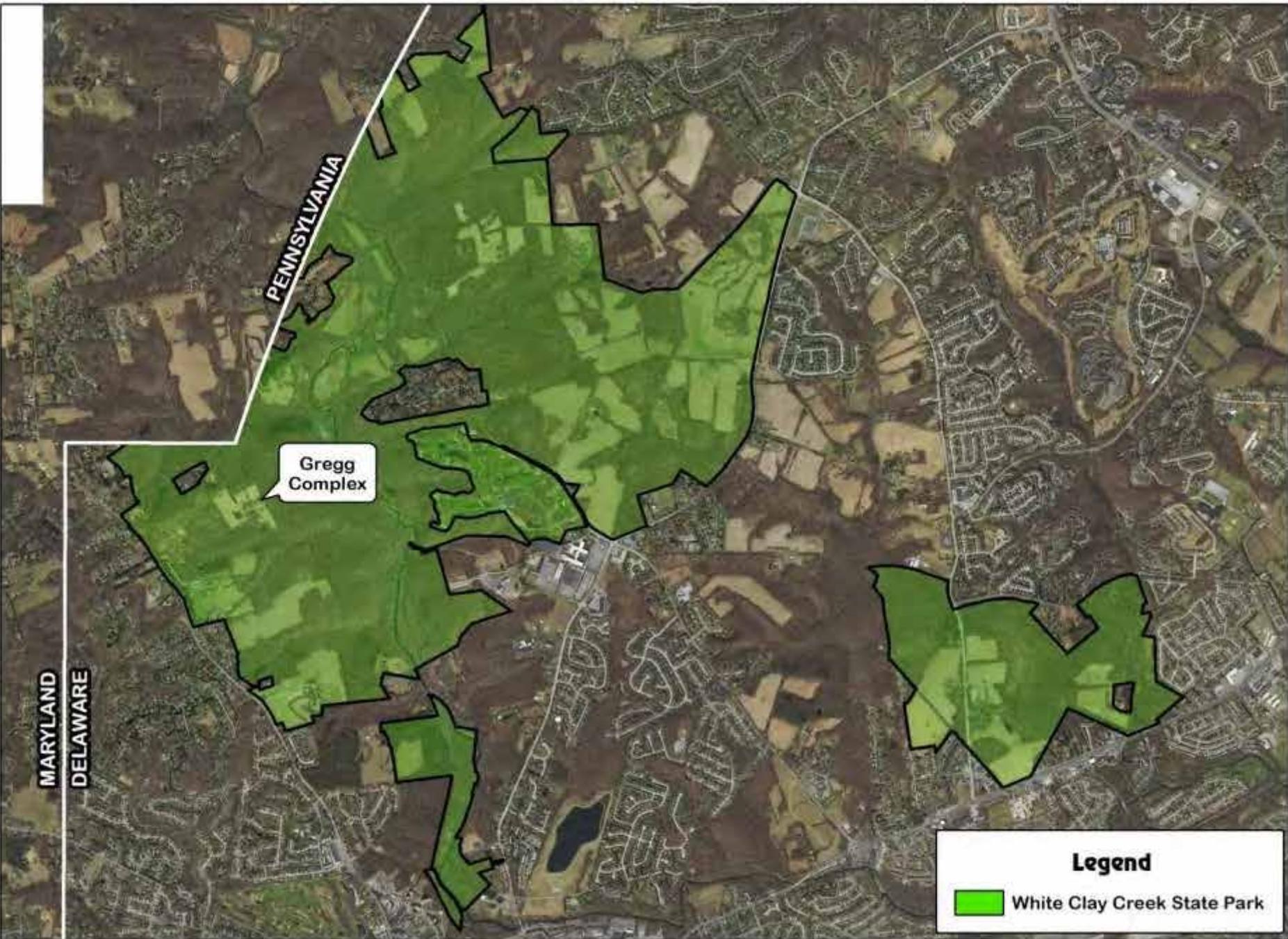
Wells Lane

Garage

# Locisson House

- House: 1,093 sq.ft.
- House currently used as staff residence





PENNSYLVANIA

Gregg Complex

MARYLAND  
DELAWARE

**Legend**

 White Clay Creek State Park



Barn

Barn

House

Wells Lane

# Gregg Complex

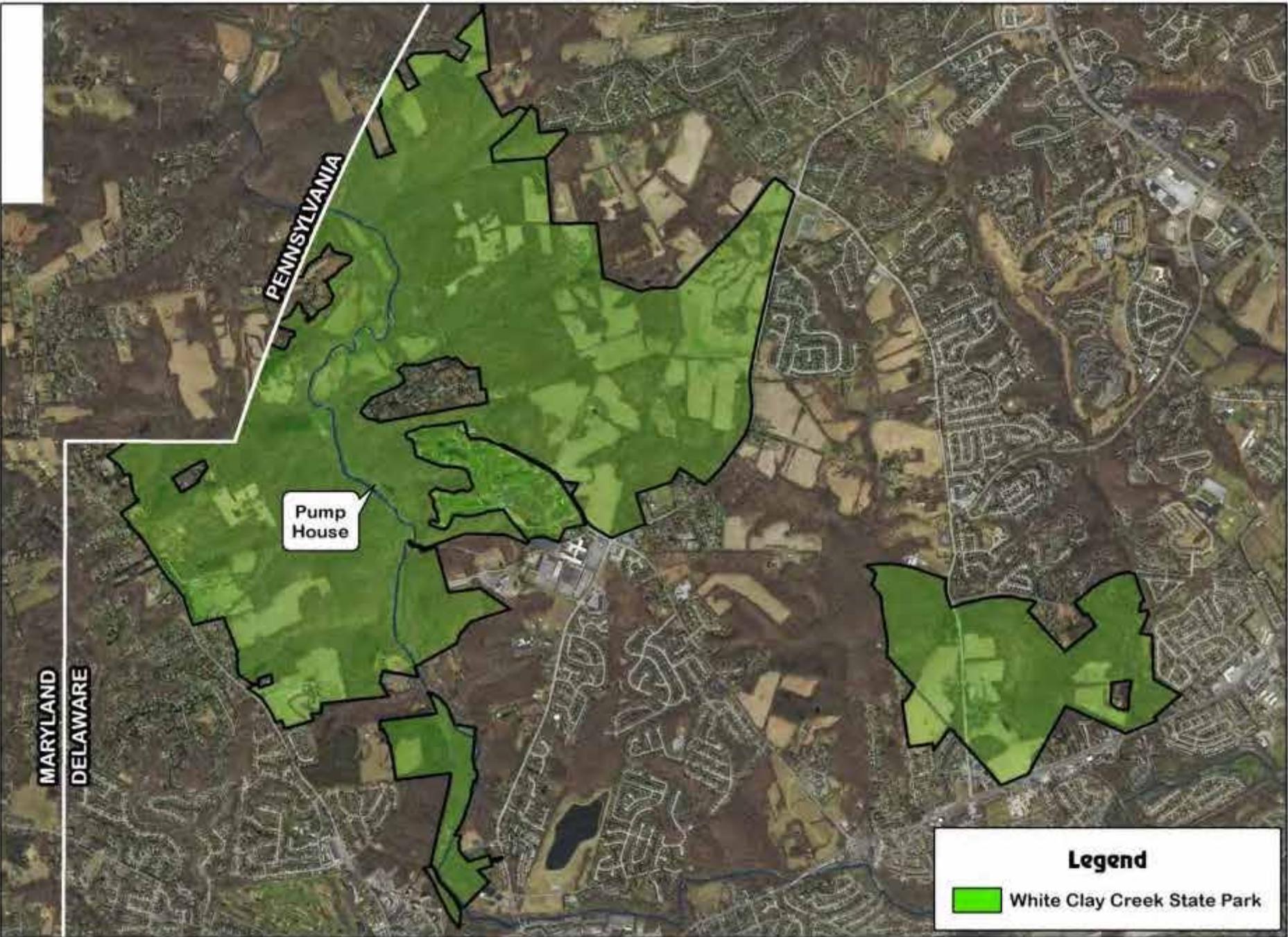
- House: 2,056 sq.ft., built circa 1948 over earlier foundation
- Additional sheds/outbuildings, former park office (223 sq.ft)
- Barn is approx. 3,260 sq.ft. and is currently partially used as storage and a satellite maintenance area
- Barn and attached shed need new roof
- House currently used as staff residence

# Gregg Complex - House



# Gregg Complex – Barns/Outbuildings





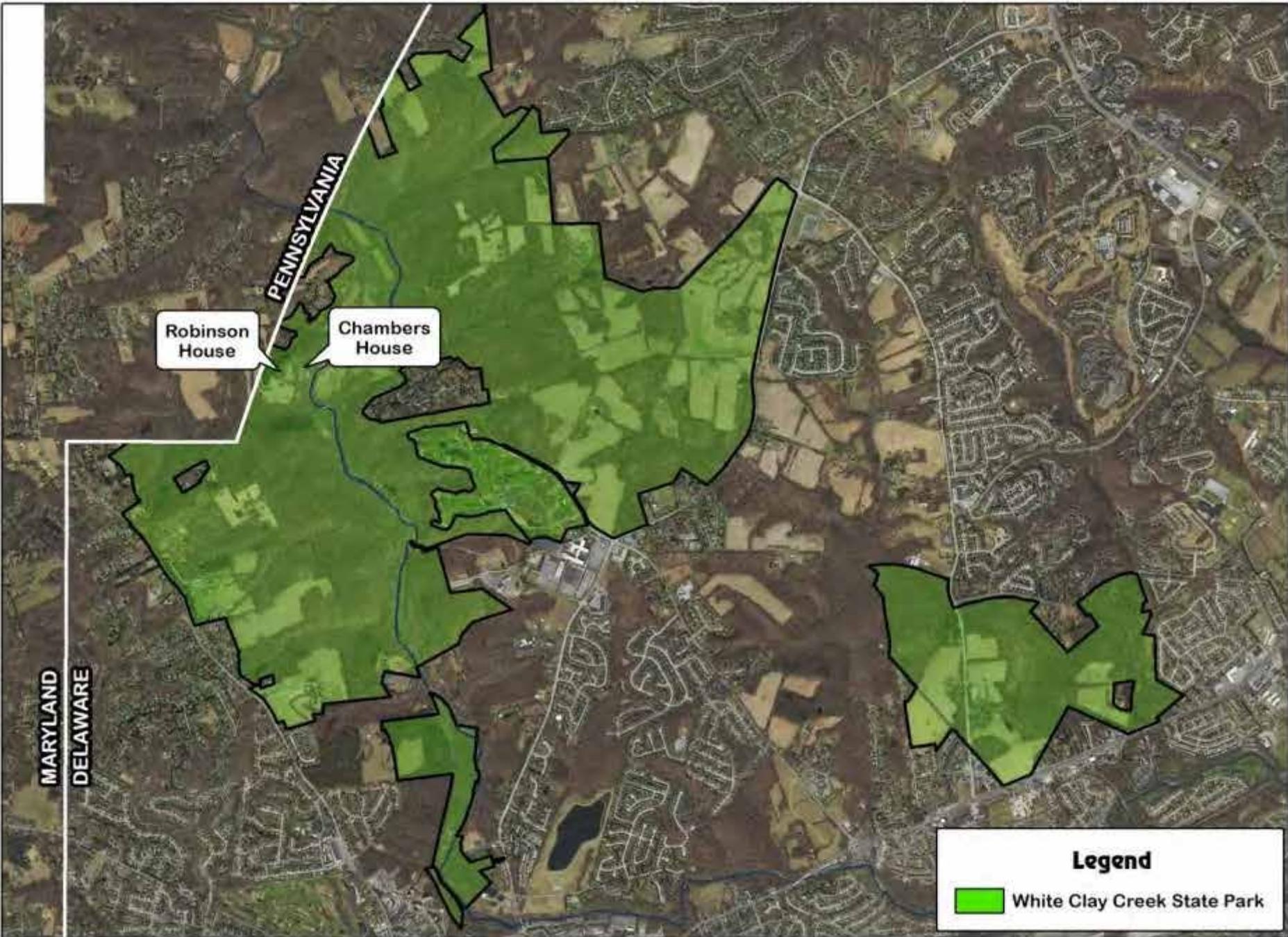
An aerial photograph showing a small, light-colored building with a dark roof, identified as a pump house, situated on a grassy area. The building is located near a road that runs diagonally across the upper right portion of the image. To the left of the building, a dark, winding stream or creek flows through a wooded area. The surrounding landscape is densely forested with trees, many of which appear to be without leaves, suggesting a late autumn or winter setting. The overall scene is captured from a high-angle perspective.

Pump House

White Clay Creek

# Pump House(s)

- Approx. 1,085 sq.ft. block building and 800 sq.ft. stone building
- Former pumphouse for Dupont Louviers
- Structures are currently vacant



PENNSYLVANIA

Robinson House

Chambers House

MARYLAND  
DELAWARE

**Legend**

 White Clay Creek State Park



Chambers House  
(Nature Center)

Robinson  
House

Comfort  
Station

Garage

Parking  
Area

# Chambers House

- National Register-listed
- Constructed circa 1820 as a house
- Approximately 1,600 sq.ft.
- Currently serves as the Nature Center, Programming headquarters, and includes workstations for staff
- Generally can only accommodate groups of 25 people max.
- Floor space and storage space is very limited, and underserves the capacity/demand for programs
- Served 10,700 program participants in 2017
- Access road is subject to erosion and flooding

# Chambers House/Robinson House



# Robinson House

- Constructed circa 1962 as a house
- Intended to be a lakeside residence by the former owner of the Chambers House who thought that lower property would be flooded by dam and reservoir which never materialized. The reservoir never materialized and the land ultimately became a large portion of the Park, thanks to local advocates.
- The story of the Robinson House is an essential experience for park programming
- Approximately 2,220 sq.ft.
- Currently is used periodically for meeting space or programming
- Needs a number of repairs/maintenance items
- Vehicle access is very limited. The narrow driveway cannot handle regular vehicle traffic, nor larger vehicles.
- Current access also starts along the same section of Creek Road as the Chambers House, which is subject to erosion and flooding

# Chambers House/Robinson House



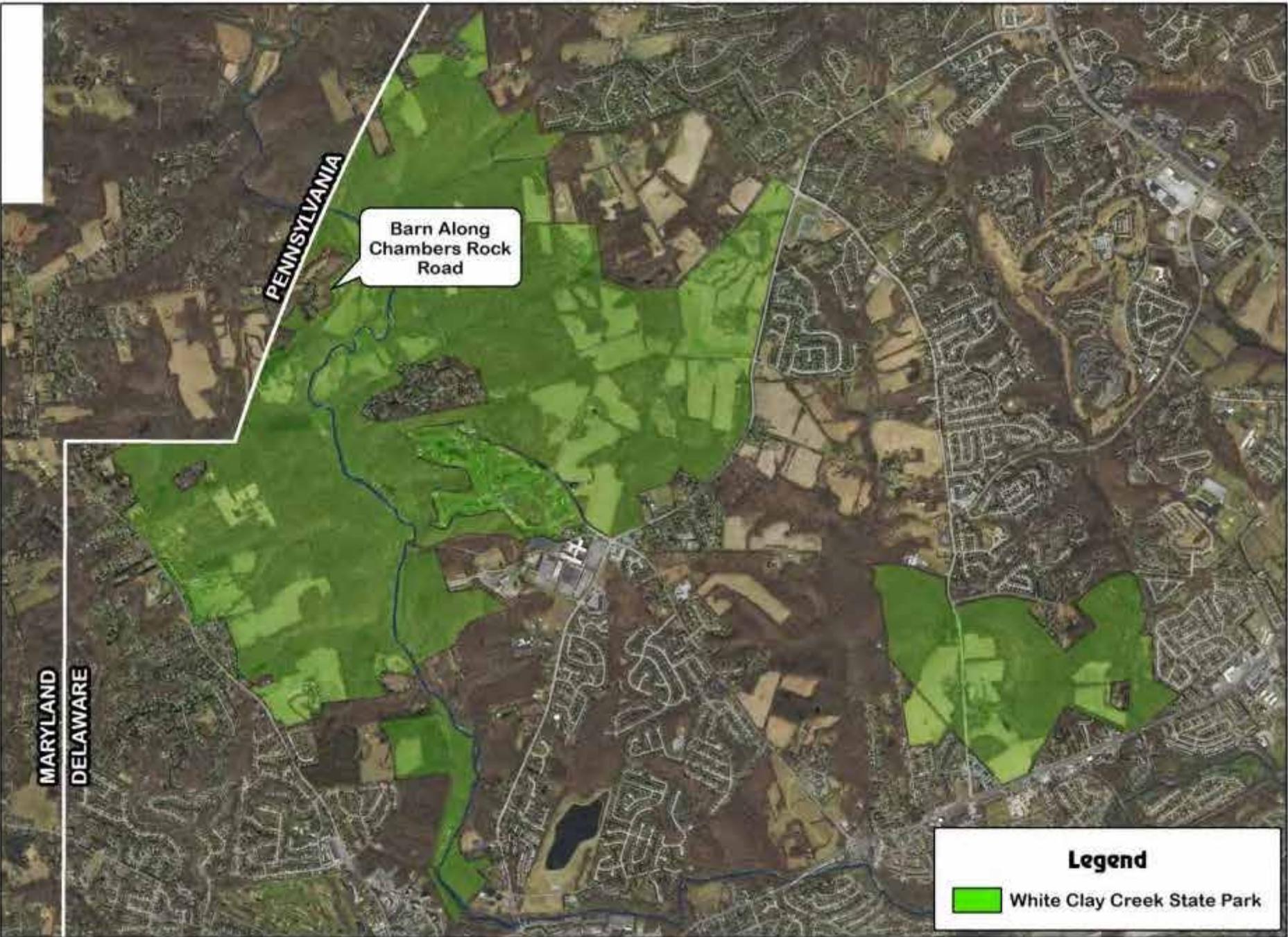
# Chambers House/Robinson House



# Education Center Core Consideration

- Providing Education Center infrastructure that better serves the demand for programs and activities

Desired Attribute	Current Nature Center
Proximity to the Creek, essential experiences of the Park	✓
Adequate Parking including school buses	✓
Handicap accessible parking, entrance, bathrooms	✗
Weather-protected classroom/interpretation space	✗
Adequate office and meeting space	✗
Access protected from flooding/erosion	✗
Easy to find and navigate to	✗
Utilizes existing structure if possible	✓



PENNSYLVANIA

Barn Along  
Chambers Rock  
Road

MARYLAND  
DELAWARE

**Legend**

 White Clay Creek State Park



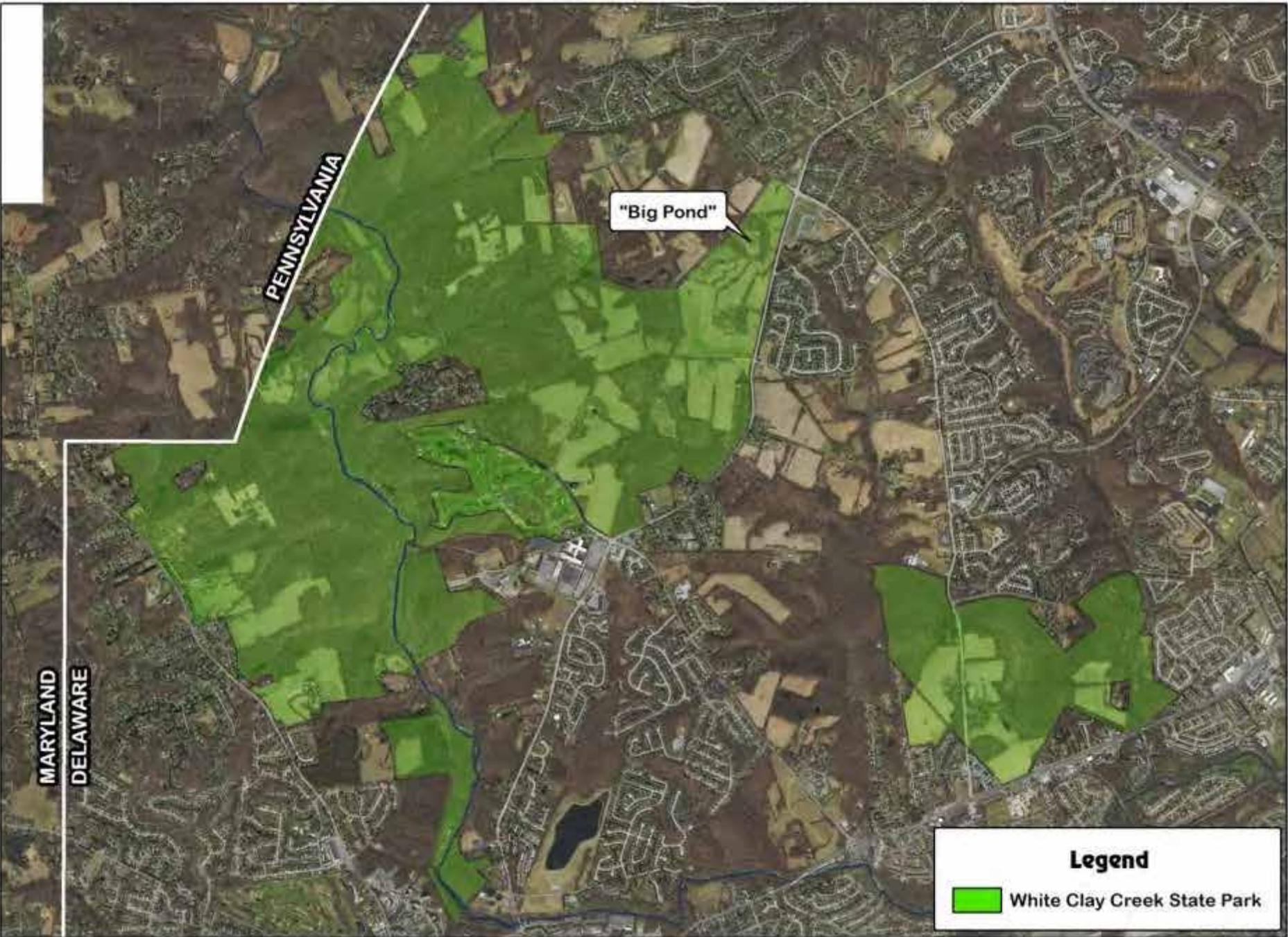
**Chambers Rock Road**

**Barn Along  
Chambers Rock  
Road**

**PennDel Trail**

# Barn along Chambers Rock Rd.





**Pleasant Hill Road**

Former  
Big Pond  
Site

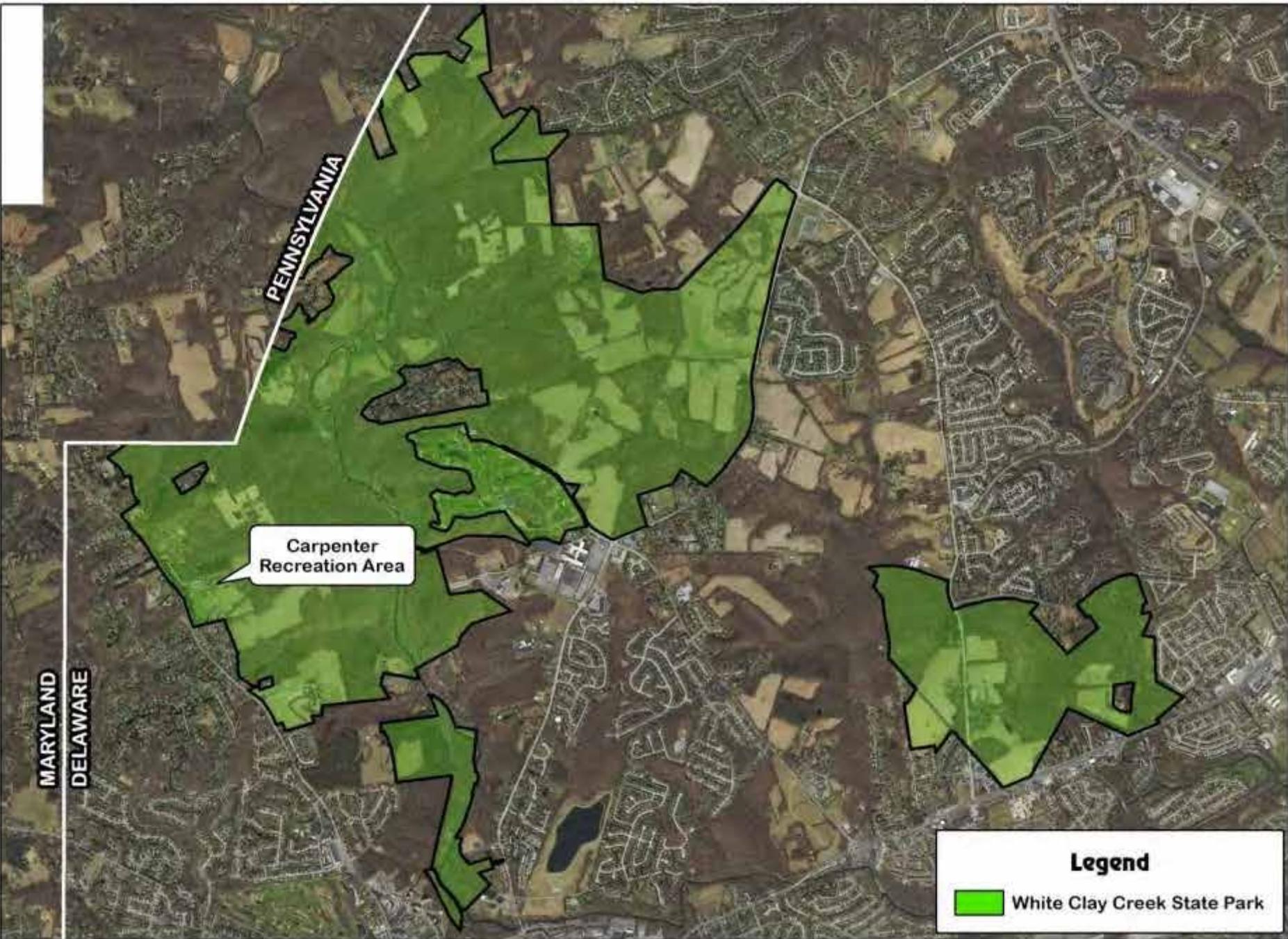
**Paper Mill Road**



# “Big Pond”



- Photos taken in 2015
- The area was occupied by the Newark China Clay Company around 1912-1942
- The pond was constructed circa 1951 to attract waterfowl as part of Samuel Hallock **DuPont's experimental game and hunting** preserve
- The pond was about 5 acres in size and intentionally very shallow
- Dam has failed
- Leave as is, restore the stream, or restore the dam and shallow pond?



PENNSYLVANIA

Carpenter  
Recreation Area

MARYLAND  
DELAWARE

**Legend**

 White Clay Creek State Park



Comfort Station

Playground

Pavilion

Band Stage

Shed

New London Road

# Carpenter Recreation Area

- Comfort Station is approximately 576 sq.ft., two rooms with a total of 5 toilets, 1 urinal, and 6 sinks. Closed during colder months.
- Pavilion: 800 sq.ft.
- Band stage: 1,360 sq.ft., constructed in 2001
- Playground designed for ages 5-12

# Carpenter Recreation Area



# Core considerations

- Finding a way to manage/maintain buildings in a cost effective way
  - Weatherproof roof/exterior
  - Adequate HVAC/ventilated to prevent mildew/warping
  - Sound foundation
  - Structure/condition adequate for occupancy or use
  - Working electric, running water, and functional related systems
- Identified source of funding for protecting structural integrity
- Occupancy/Use of buildings greatly improves building condition

Please share your comments by emailing  
**“DNREC\_WCCMasterplan@state.de.us”**