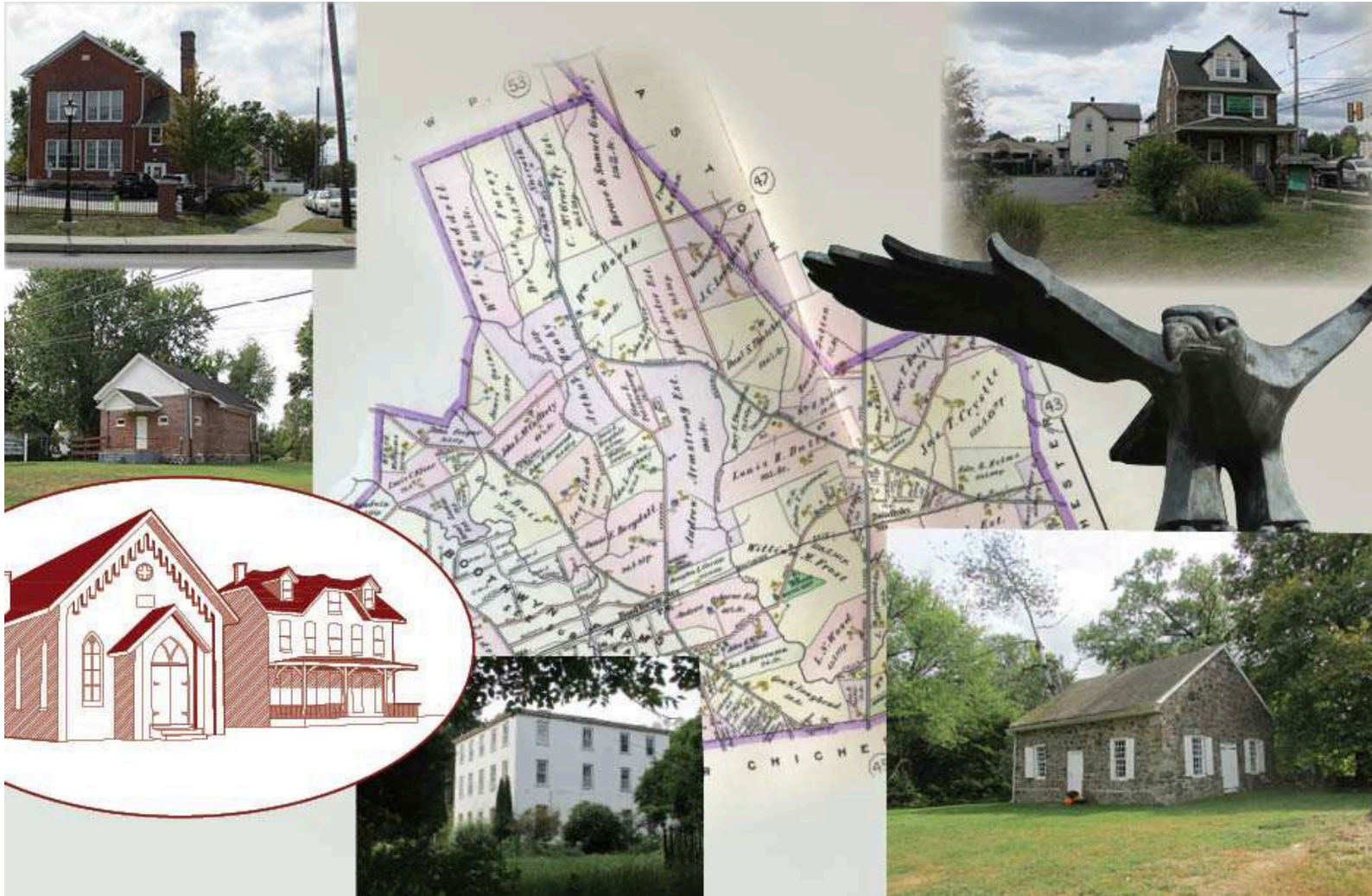


UPPER CHICHESTER TOWNSHIP

Historic Sites Survey



TOWNSHIP OF UPPER CHICHESTER
DELAWARE COUNTY, PENNSYLVANIA
RESOLUTION NO 2024 - 53

A RESOLUTION ADOPTING THE UPPER CHICHESTER TOWNSHIP HISTORIC SITES SURVEY

WHEREAS, the Township of Upper Chichester engaged in planning initiatives to update the 1983 Upper Chichester Township Historic Sites Survey which includes task force meetings, public presentations, and collaboration with Chichester Historic Society and Delaware County Planning Department; and

WHEREAS, Seidel Planning & Design, Ltd, Township Planner, designed and presented a draft of the Upper Chichester Township Historic Sites Survey to the Upper Chichester Planning Commission on September 26, 2024; and

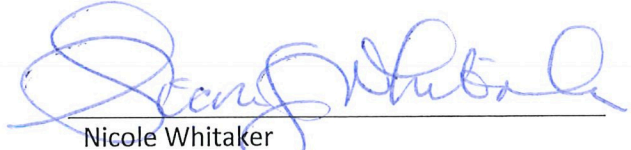
WHEREAS, Seidel Planning & Design, Ltd, Township Planner, designed and presented the final Upper Chichester Township Historic Sites Survey to the Board of Commissioners of Upper Chichester Township on December 6, 2024; and

WHEREAS, the Board of Commissioners of Upper Chichester Township recognize that the Upper Chichester Township Historic Sites Survey will be a valuable tool in decision making for the Township as it continues to develop and evolve; so

THEREFORE, BE IT RESOLVED that the Board of Commissioners of Upper Chichester Township, Delaware County, Pennsylvania, hereby adopt the Upper Chichester Township Historic Sites Survey.

DULY ADOPTED this 12th day of December 2024.

TOWNSHIP OF UPPER CHICHESTER



Nicole Whitaker
President, Board of Commissioners

ATTEST



George L. Needles, III
Township Secretary

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Recent land development activities, planned roadway expansions, and changes in land uses within Upper Chichester Township have resulted in direct impacts to historic resources, including the demolition of some historic resources to accommodate new land uses. Additional development pressures, including a change in land uses on properties both containing, and adjacent to historic resources has resulted in indirect impacts to existing historic resources within Upper Chichester Township.

The purpose of the following Upper Chichester Township Historic Sites Survey is to document the history of previously identified historic resources, identify and document additional historic resources potentially eligible for the State or National Historic Register, and provide planning recommendations for the future use and preservation of the identified, preserved historic resources.

ACKNOWLEDGEMENTS

This report was supported by a planning grant from the Pennsylvania Historical and Museum Commission's (PHMC) Keystone Historic Preservation (KHP) Grant Program, a program funded by the Commonwealth of Pennsylvania, and the Upper Chichester Township Commissioners.

The Chichester Historical Society is a non-profit organization established to preserve the local history of the original Chichester Liberty, covering the towns of Upper and Lower Chichester Townships and the Boroughs of Marcus Hook and Trainer and played a pivotal role in providing additional information, sites to be investigated and inventoried, and historic photographs.

The report was made possible through the efforts of the following task force individuals & partners:

- **Upper Chichester Township Staff**
 - *George L. Needles III, Township Manager
 - *Gabrielle O'Connor, Special Project Coordinator
 - Bill Gavin, License & Inspection Director

- **Upper Chichester Township Board of Commissioners**
 - President, Nicole Whitaker, 2nd Ward Commissioner
 - Vice-President, Edward Raikowski, 1st Ward Commissioner
 - Joseph Baiocco, 3rd Ward Commissioner
 - Joseph Neary, 4th Ward Commissioner
 - Michael Gaudiuso, 5th Ward Commissioner

- **Chichester Historic Society**
 - *Cyndi Charney, Upper Chichester Township Zoning Hearing Board - 4th Ward
 - *Frank Sill, Upper Chichester Township resident, business owner, and volunteer

- **Delaware County Planning Department**
 - *Kate Clifford, Planner III

- **Upper Chichester Township Professionals**
 - *Brian Seidel, RLA, AICP, Appointed Township Planner & Landscape Architect
 - *J. Wesley Beers, RLA, Planner & Landscape Architect

*Participated in Task Force Meetings

1983 Upper Chichester Township Historic Sites Survey

A Historic Sites Survey for Upper Chichester Township PA was previously prepared by the Delaware County Planning Department in June 1983 which contained an inventory of (83) historic resources.

Worksheets identifying specific details of (44) historic resources were included within the 1983 survey and submitted to the Pennsylvania State Historic Preservation Office. (4) of these resources were determined to be eligible for the National Register and (8) resources were determined to be eligible for the State Register in 1983. Only (35) of the (44) resources with detailed worksheets exist in 2024.

Limited information was provided for the remaining identified historic resources that were not provided with detailed worksheets.

Aston, Lower Chichester, and Upper Chichester Multi-Municipal Comprehensive Plan, 2005

The Aston, Lower Chichester, and Upper Chichester Multi-Municipal Comprehensive Plan identified historic resources within Upper Chichester Township including (50) resources that were previously identified within the 1983 Study and (15) additional properties added since the 1983 Survey.

The 2005 Comprehensive Plan provides an overview of the attached report indicating.....windshield surveys are a crucial first step for preservation planning. The inventories combine individual historic resources and representative examples of groups of resources that share a common development pattern or style. Some references may not seem historic, as they are from the more “recent past”; however, they may qualify as legitimate entries in a township inventory if they add to a strong neighborhood character. It is also important to note that while the resources listed on the windshield surveys are significant to [the] township’s history, they may not be eligible for listing on the National Register of Historic Places...These windshield surveys...are not complete listings of every resource within the Townships. They should be considered the groundwork for a more comprehensive and detailed survey that each community should complete to initiate the process of local preservation. (Page 3-8)

The previous 1983 and 2005 surveys provide a strong foundation for the new study. A comparison of the 1983 and 2005 surveys reveal (8) of the resources identified in both surveys and an additional resource identified in the 2005 Comprehensive Plan have been demolished. Recommendations of the task force for the 2024 study included:

- The historic background and property information identified within the 1983 study should be incorporated into the 2024 study, with minor adjustments.
- The inventory of resources in 2024 should include the (83) properties identified in the 1983 report, the (15) additional properties identified within the 2005 Comprehensive Plan, and an additional (25) properties identified by the task force.
- The Historic Resource Survey Forms provided within the 1983 Survey provided a consistent template for all identified resources. While the State no longer uses these forms, a similar template should be provided for all resources in the 2024 survey.
- All historic resources would be provided with a survey form to document the historic information. Resources existing in 2024 would be provided with an additional information to document the current conditions.
- The numbering of the resources identified within the 2024 survey should correspond to the site numbers identified within the 1983 survey.
- The (44) resource worksheets included within the 1983 report should be updated to preserve the documented history and historical photographs of these properties, regardless of whether the properties exist in 2024 or had been demolished.
- Providing detailed worksheets for each of the identified resources was important to preserve the historic documentation with photographic information regardless if the resource had been demolished or if it exists in 2024. Even where limited information may be available, the worksheets will provide a framework for future updates to the Historic Sites Survey.
- Information maintained by the Delaware County Planning Department and the Chichester Historical Society should be considered reliable and used as the primary source to update the historic resource worksheets.
- Mapping the location of the resources within the Township as they relate to current neighborhood designations, street addresses, county parcel numbers, and zoning districts was necessary to accurately identify the location of the properties and provide recommendations for future uses.
- The resource worksheets should include a current photograph of the structure or resource obtained during the summer of 2024 (if existing) to accurately document to structure and the condition.

Upper Chichester is a first-class township, incorporated on December 30, 1941. Located in southwestern Delaware County, Pennsylvania, the township has a total area of 6.7 square miles and is located west of the City of Chester and Chester Township, is bordered to the south by Lower Chichester Township and the State of Delaware, to the west by Bethel Township, and to the north by Aston Township. The township is named after Chichester in England, a cathedral city and market town in West Sussex, from which many of its settlers came.

Origins: The Lenni Lenape

The name Lenni Lenape means “Original People.” Named “Delaware” by European settlers, these Indigenous people erected semipermanent villages in the area. Occupancy was seasonal, tied to fishing and hunting cycles with some farming. The sachem, Naaman, headed a large settlement along the Delaware River at the mouth of the creek which still bears his name.

A network of trails utilized the ridgelines to connect these villages to the main "Swedes' Path" (now U.S. Route 13/10th Street in Marcus Hook Borough) and "Minquas Path". The European settlers adapted these trails to be the first roads surveyed in the Township and are still the principal local highways. In 1686, the road from Bethel to Marcus Hook was established, including the present Bethel Road and the southern section of Chichester Avenue. Its purpose was to give a route for the settlers from Concord to the Delaware River waterfront in Marcus Hook. The "Old Chichester and Bethel" Road (now Larkin Road), "Old Concord Road" (now, Chichester Avenue) and Poulson Road (now Blueball Avenue) were laid out in the first decade of English settlement.

The Colonists

The Upper Chichester area was claimed both by the Swedes (1643) and by the Dutch (1654), but both nations were primarily interested only in trading with the Lenape, not necessarily colonizing the area. Although some settlements were built in the Delaware River tier, European occupation was firmly established under William Penn's Land Grants in 1683.

The first people to buy land from Penn were fourteen English and Welsh settlers, including one woman. Known as "First Purchasers", most of them were Quakers. Some of the original grantees were speculators, or commissioned agents, who immediately sold or transferred their land purchases. Others, however, settled on their land and have descendants still in the area.

The area where Upper Chichester is located was originally part of a larger area that included Upper and Lower Chichester Townships and Marcus Hook and Trainer Boroughs. On April 20th, 1682, at the request of the inhabitants, the Governor granted them authority to change the name from “Marcus Hook” to “Chichester”. Under William Penn, townships were referred to as “Liberties”, presumably in recognition of the colony as a model of religious freedom/liberty. Accordingly, Chichester was known as the “Chichester Liberty.” It wasn’t until the early 1700s when the distinction between Upper and Lower Chichester was made. In 1735, the two areas were taxed as separate districts, but the first record of Upper Chichester as a formal entity does not appear in Court records until 1759.

Religion & Churches:

The first house of worship in the township was the Chichester Friends' Meeting, organized in 1682 as a Quaker place for worship. After meeting in members' homes, a log house of worship was constructed in 1688 on land given by James Brown. The congregation was comprised of the Quaker settlers of Aston, Bethel, Birmingham, Concord, Chichester, Thornbury, and Westtown Townships plus north and west indefinitely.

A 1768 fire destroyed the log structure, which was replaced in 1769 by the present stone structure and the white oak wagon sheds. The ancestors of many regionally prominent families and two American Presidents (Lincoln and Nixon) worshipped here. The Chichester meetinghouse remains the only "unimproved" (i.e., modernized) Quaker meetinghouse in the area. The structure is still used for worship twice a year.

Following the division of Friends, an Orthodox meetinghouse (1831) and school were built just south of Larkin's Corner on land donated by Salkeld Larkin, a prominent local Quaker and educationalist. Both structures are standing but have been severely altered for commercial use. In 1686, the road from Bethel to Marcus Hook was established, including the present Bethel Road and the southern section of Chichester Avenue. Its purpose was to give a route for the settlers from Concord to the Delaware River waterfront in Marcus Hook.

Other religious institutions throughout the township include:

- The Memorial Presbyterian Church erected in 1885.
- The Twin Oaks Mission (now St. Matthew's AME) in 1921,
- Mount Pleasant Baptist Church in 1926
- Bible Presbyterian (now Restoration Presbyterian) in 1943.
- Immaculate Heart Cemetery, established in 1892 and expanded in 1913, is owned and operated by the Archdiocese of Philadelphia.

Religious philanthropy extended beyond the construction of churches. At the turn of the 20th century, camp meetings at Beulah Park in Ogden and Twin Oaks in Thorpe's Woods were popular religious resorts during the summer months. Additionally, the Baptists established the "Home Mission, Inc." in 1905 which served as a fresh air farm for the disadvantaged children of Wilmington. After many years of active service, the mission folded, the farm was razed and the residential community of "Naamanwood" was constructed.

Schools

Upper Chichester citizens have been conscientious in providing schools for the township before being required to do so by state law, the Pennsylvania Education Act of 1834. A private school existed in the Twin Oaks section prior to 1775, while the members of the Chichester Meeting ran a grammar school from 1793 on. The Orthodox Friends' School was started in 1834, and a private academy operated briefly during the 19th century in the Pierce-McCay house in McCaysville.

Following the passage of the Pennsylvania School Act in 1834, which provided free public education to municipalities that approved the plan, the two existing schools in the township were converted to public schools. School #1, the McCay Avenue School, was started by Quakers prior to 1825 and remained in operation until 1970. School #2, Twin Oaks, or the Dutton School, also predated mandatory public education. The original c.1795 schoolhouse, located at the intersection of the Conchester Highway, (Route 322) and Market Street, was replaced with a new building in 1870. It remained in operation until 1929, when the building was sold at public auction, later to be demolished for construction of the Conchester Highway.

School #3, Larkin's, operated from 1842 to 1859 in the kitchen of Salkeld and Sarah Larkin's home on Chichester Avenue. The school was relocated to a new stone schoolhouse built on a one-acre lot adjacent to the Larkin farm. The schoolhouse was in use until 1927 when it was closed and sold by the district. School #4 at Ogden was in use from 1919 to 1970, when it was the last one room schoolhouse in operation in Delaware, Montgomery, and Philadelphia Counties. Today it serves as a community center.

A rapid growth in population during the first half of the twentieth century prompted a building program that included the construction of several new schools. Some of these buildings still exist and have been repurposed, while others have been demolished.

Schools in Upper Chichester's history include:

- Johnson Avenue School was built in 1918.
- Washington Avenue School in 1922
- A small school on the south side of Meetinghouse Road and Third Avenue in 1923 that was closed in 1926.
- Boothwyn School erected in 1926
- The 1929 Locust Hill School, also known as "Locust Knoll", is now used for the school district's administrative offices.
- Thaddeus Stevens School on Broadway Avenue, built in 1947, is currently used for commercial business purposes.

The Upper Chichester High School, also known as the Boothwyn High School, was established in 1936 when a second floor was added to the 1926 Boothwyn School. The high school continued at this site until 1953 when the Upper and Lower Chichester School Districts merged, creating a new district. High school students moved to a new building on Meetinghouse Road, known as the Chichester Junior-Senior High School, until severe overcrowding necessitated construction of a new high school on Chichester Avenue in 1963. Following passage of the Reorganization Act of 1963, the addition of high school students from Trainer and Marcus Hook required further expansion of the building to accommodate these students.

The 1926 Boothwyn School was converted into Boothwyn Elementary School in 1953 and served as an elementary school until it closed in 2010. The students were moved to a new school building on Blueball Avenue, also known as Boothwyn Elementary. The old building was vacant until 2011, when it was sold for commercial office space.

In 1970, the school district built the original Hilltop Elementary School on a 1950s former Nike missile launch site. With the opening of this school, the Ogden, McCay Avenue, and Locust Hill Schools closed their doors. Hilltop Elementary, along with remnants of the Nike site, were demolished for construction of a new school which opened nearby in 2007.

The Early Economy

Following regional patterns, the township was predominantly an agricultural community of independent farmsteads, resulting in a rural atmosphere well into the twentieth century. McCaysville, a small crossroad town at Chichester Avenue and Meetinghouse Road (now Boothwyn Town Center), predates the American Revolution and was the only major concentration of structures for two hundred years.

Other major intersections also were named after nearby early families:

- Pennell's Corner at Bethel and Larkin Roads
- Larkin's Corner, also known as Hanby's, at Larkin and Chichester Roads
- Broomall's Corner at Naamans Creek and Meetinghouse Roads

In addition to farmsteads, several early mills were established along the swift-running creeks: the 1753-1860 Dutton sawmill (later run by Joseph Talbot, then by Benjamin Elliott); the 1756-1884 Talbot grist mill; and the 1843-1875 Larkin sawmill. In 1895, Clark Hance and Clark Baldwin, and later Thomas Booth, had a grist mill and coal yard at Ogden Station.

Transportation & Development

Developments in transportation radically affected Upper Chichester's economy and settlement patterns. From 1883-1884, the Baltimore and Ohio Railroad, the "B&O," was constructed through this area. Once in use, it allowed area farmers to reach a much wider market and lead to specialization in crops. The first rail stations at Boothwyn, Twin Oaks, and Ogden were loading platforms for goods, but later became physical buildings. With access to farther reaching and faster transport, this area became known for its dairy products, bottled spring water, cherries, ice production, and beef. In fact, the cherry crop, harvested in June and July, yielded up to 30,000 pounds which needed to be shipped by rail every day.

Additionally, the development of the B&O helped increase the popularity of this region, thus creating tourism as a viable source of income. Summer Hotels and boarding homes proliferated the region from the 1880s to the 1920s. Unfortunately, the automobile boom made vacation farther away possible and popularity as a resort area declined. Thus, freight and passengers for the township dropped, and the railroad reduced the line to one track following World War II in the 1940s. In April 1958, all passenger service from Baltimore to Philadelphia was suspended. Today, the railroad is operated by CSX Transportation for freight only.

The automobile's growing popularity in the early 20th century necessitated the construction of better roads that connected large cities to outlying rural and suburban areas. Construction of the Conchester Highway (U.S. Route 322) in 1949 and I-95 in 1965-1969 were significant transportation developments in the Township. These highways reduced commute times and facilitated suburban development farther from the cities of Philadelphia and Wilmington. The Township became more attractive to commercial investors prompting growth in the township. In fact, the 1970s multi-phase Willowbrook development added hundreds of single-family homes, apartments, and a shopping center with the township's first supermarket.

The township boasts several prominent citizens and interesting local characters. In the following section, you can learn about each person's contributions to society.

JOHN BEZER (1641-1684):

John Bezer was one of three land commissioners appointed by William Penn in 1681 to assist Governor Markham with the purchase of land and laying out the City of Philadelphia. Bezer purchased 1,000 acres of land in Pennsylvania and settled on a 500-acre plantation in Upper Chichester, known as Mount Pleasant. He served as a Justice in the Chester Court in 1682 and as a member of the First Legislative Assembly in 1683. Bezer attended the first monthly meeting held by Friends in Chichester in 1684 and was a contributor to the building of the first meetinghouse. The Chichester Meeting (045-UC-58), one of the oldest in Pennsylvania's history, is still active for worship on an occasional basis.

BROOMALL FAMILY:

The Broomall family has also been notable, producing **John M. Broomall (1816-1894)**, a U. S. Congressman and Head Judge of Delaware County for many years. Additionally, **Dr. Anna Broomall (1847-1931)**, his daughter, was born and raised here during her early formative years. She became a women's physician and established the first maternal health and prenatal care clinic in the United States. The Broomall's had extensive landholdings in Ogden along Meetinghouse and Naamans Creek Roads. The house is located at 2131 Meetinghouse Road (045-UC-28).

PEIRCE CROSBY (1824-1899):

A descendant of John Morton, signer of the U.S. Declaration of Independence, farm boy Peirce Crosby grew up to become the admiral commanding the U. S. naval operations during the Mexican War. The Crosby residence was located at 204 Meetinghouse Road (045-UC-64). The house has been demolished.

JOSEPH PENNELL (1857-1926):

Joseph Pennell, a farmer's grandson, amused himself sketching the family barn and tools on the Pennell homestead at 1727 Larkin Road (045-UC-13). These drawings attracted attention to his talent and led to international fame as an etcher in the early 20th century.

JOHN "JACK" OGDEN (1897-1977) and WARREN "CURLEY" OGDEN (1901-1964):

Brothers, John and Warren Ogden, were direct descendants of David Ogden who traveled to the Pennsylvania colony with William Penn on the ship "Welcome" in 1682. The Ogden boys were born and raised at "Highview," the family homestead on Naamans Creek Road where their father owned a large dairy farm (045-UC-20). Both boys went on to become professional baseball pitchers. **John Ogden** played with the New York Giants (1918), St. Louis Browns (1928-1929), and Cincinnati Reds (1931-1932). After retiring, Jack scouted for the Philadelphia Phillies and was inducted into the International League Hall of Fame (1952). **Warren Ogden** played with the Philadelphia Athletics (1922-1924) and Washington Senators (1924-1926). While with the Senators, Curley pitched in game seven of the 1924 World Series. The Senators beat the Giants, 4 to 3, in twelve innings to win the series.

DR. ALAN G. EVANS:

During his career at the Naval Surface Warfare Center, Dr. Alan G. Evans was the principal investigator for many research and development projects and demonstrated the very first basic use of GPS measurements to achieve high accuracy, i.e., centimeter level, position changes. Dr. Evans lived with his family at 2019 Naamans Creek Road and attended Chichester High School. Following his graduation in 1960, Evans earned a Bachelor of Science in Electrical Engineering from Widener University in 1964. He holds a master's degree and a Doctorate in Electrical Engineering from Drexel University in 1967. He has six navigation-related U.S. patents and has authored or co-authored sixty-four papers at navigation and geodetic conferences. Dr. Evans received the Defense Mapping Agency Research and Development Award in 1989 and the Navy Superior Civilian Service Award in 2007.

GLORIA JEANNE (TURNER) McGLONE:

Gloria Jeanne (Turner) McGlone, an accomplished dancer and vocalist, was raised in the family home on Blueball Avenue. Following college, she embarked on a stage career that included performing in “Raisin,” the Tony award-winning Best Musical of 1973. McGlone was also the first Black singer of the Ed Sullivan Singers, a specialty group on the Ed Sullivan Show. She went on to tour with Harry Belafonte for more than 13 years. She also toured with British pop singer, Englebert Humperdink. With Belafonte, she sang for Queen Elizabeth at her 25th Jubilee.

TINA SLOAN GREEN (born April 27, 1944):

Tina Sloan Green, the daughter of Norwood and Sally Sloan, moved with her family to Excelsior Village (045-UC-28) in 1958, during her first year of high school. In 1974 she was hired by Temple University to teach and coach. The following year she became the first African American head coach in women’s college lacrosse history. Sloan Green went on to lead the Temple Owls women’s lacrosse team to one AIAW title in 1982 and two NCAA titles in 1984 and 1988.

EDWARD MATTHEW “DOC” DOUGHERTY (born November 4, 1947):

As a professional golfer, Edward Dougherty, had nineteen top ten finishes in PGA Tour events during his career, including a win at the Deposit Guaranty Golf Classic in 1995. More recently, he has enjoyed a great degree of success on the elite senior circuit.

JOHN ULYSSES MOBLEY (born Oct. 10, 1973):

Professional football player, John Ulysses Mobley is one of the more renowned graduates of Chichester High School. A resident of Excelsior Village, Mobley was drafted in the first round of the 1996 NFL draft by the Denver Broncos. He was a linebacker for eight seasons with the Broncos from 1996 to 2003. In Super Bowl XXXII, Mobley deflected a Brett Favre pass on 4th and 6 from the 31-yard line with just over 30 seconds left in the game, sealing a 31-24 victory for the Broncos.

INVENTORY OF HISTORIC RESOURCES

Each of the historic resources were identified, researched, and provided with a ‘Historic Resource Worksheet’ which can be found in the appendix of this report. The worksheets include current and/ or historic photographs, observations of the condition and historic integrity of the structure, and brief summary of the known historical information.

The identified resources were also mapped utilizing GIS software, parcel information obtained from the Delaware County Planning Department, and resource information provided by the Chichester Historical Society to illustrate existing land uses, existing zoning classifications, and current neighborhood designations within Upper Chichester Township to identify community building styles and development patterns. These maps are provided in the appendices of this report.

Some neighborhoods did have a higher concentration of historic resources (such as Boothwyn Town Center), however the mapping did not result in the identification of a high-density of historic resources that may warrant the need for a ‘historic district’. Instead, the resources appear to be random which is most likely a result of recent development patterns. “Because of the random and sometimes ill-planned subdivisions in Upper Chichester, the extant historic structures are almost all closely bounded by modern infill. Farms have been sold off and cut up and old residences razed for new commercial concerns. There are a few locations where “farmhouse strips” retain some thematic unity, but no strong new historic district possibilities were apparent. (1983 Upper Chichester Historic Site Survey, Page 15)

While a ‘historic district’ was not apparent, the identified historic resources can generally be identified within the categories of:

- Historic structures on primary/ commercial corridors or within non-residential zoning districts
- Historic structures within residential communities
- Historic institutional uses

Assessment of Existing Regulations

Upper Chichester Township identifies regulations regarding historic resources in the code requirements of Chapter 351 Historic Preservation which indicates “the preservation and protection of buildings and structures of historic, architectural, cultural, educational and aesthetic merit are public necessities.” The identified purposes of the chapter are to (in summary):

- Identify and provide an opportunity to preserve historic buildings and structures
- Maintain or improve property values in Upper Chichester Township
- Retain and enhance historic properties which contribute to the community character
- Assure that new construction is compatible with existing historic buildings and structures
- Encourage the restoration and rehabilitation of historic buildings and structures
- Enhance the attractiveness of Upper Chichester Township, to support and promote business, commerce, industry and tourism
- Promote the use of historic buildings and structures

Despite the title of ‘Historic Preservation’ and the stated purposes to encourage the use and rehabilitation of historic properties, the code provides little guidance, direction, incentives, or recommendations for the preservation of resources. Instead, the code provides requirements to be followed for the demolition of structures.

Considerations for Future Regulations

In addition to providing standards to be followed for the demolition of historic structures, regulations could be added to encourage or incentivize property owners or developers to preserve, restore, and enhance historic properties.

Examples of development incentives could be to allow:

- Increased building cover
- Increased development intensity/ density
- Additional uses on the property
- Expanded permitted/ adaptive uses
- Reduction of permit fees for historic renovations
- Relaxed dimensional standards

In exchange for the incentives identified above, a property owner or developer could be required to provide:

- Preservation of historic structures
- Enhanced landscaping and/ or buffering
- Enhanced streetscape lighting and/ or paving
- Period-correct building materials and/ or methods
- Historic signs and/ or plaques
- Pedestrian or vehicular circulation improvements

Adaptive uses for historic institutional uses

Institutional uses such as churches, schools, and governmental buildings add to the character and identity of a community. While these uses should be preserved whenever possible, it is important to consider what additional uses may be appropriate for these buildings, should the primary use become vacated or abandoned (such as the Ogden School).

A church in a residential community may be appropriate to accommodate adaptive uses such as:

- Multi-family residential conversion
- Bed and breakfast use
- Day care center

A similar church along a primary/ commercial corridor may be appropriate to be utilized as:

- A Library
- Personal services
- Business offices

Adaptive uses for historic structures on primary/commercial corridors or within non-residential zoning districts

Consideration could be provided to permitting historic resources on primary roadways such as Chichester Avenue, Meetinghouse Road, Market Street, and/ or Naamans Creek Road to incorporate low-impact commercial uses in addition to the uses permitted in the underlying zoning district. These uses should be subject to conditional use approval and meet identified standards to maintain compatibility with the surrounding community, preserve the historic character of the resource, and meet identified parking and development standards.

Examples of alternative uses may include:

- Professional or business office
- Religious institutions and their ancillary uses
- Low-impact home-based businesses
- Mixed use, low-impact 1st floor commercial with residential above
- Limited conversion to multi-family residential uses
- Artisan manufacturing, trade, or handcraft production
- Personal service shop, including tailor, barber, beauty salon, dressmaking, or similar shop
- Studios/instruction schools for dance, music, art, or photography
- Government administration, public safety, post office, community center, or public library
- Medical services
- Bed and breakfast use
- Child day care center
- Antique shop
- Financial services
- Artist studio or crafts workshop

Adaptive uses for historic structures within residential communities

Historic resources within existing, established residential communities should be limited to residential uses, but could encourage expanded home-based business.

Examples of potential low-impact home-based business may include:

- Professional or business office
- Bed and breakfast use
- Child day care center
- Antique shop
- Financial services
- Medical services
- Artisan manufacturing, trade, or handcraft production
- Artist studio or crafts workshop
- Personal service shop, including tailor, barber, beauty salon, dressmaking, or similar shop
- Studios/instruction schools for dance, music, art, or photography

Examples of Successful Adaptive Reuses & Rehabilitations

Recently in Upper Chichester there have been a number of successful repurpose and renovation of Historic Structures. The McCay Avenue Schoolhouse (#44 of this survey) was recently renovated including modern site improvements including curbs and paving suitable for a service/ commercial use. The interior of the structure was renovated to accommodate customer-oriented accounting services.



Renovated McCay Avenue Schoolhouse

The historic residence located at 2552 Central Avenue (#21 of this survey) within the Ogden Neighborhood was recently renovated. The Carpenter Gothic style frame farmhouse and frame carriage barn were built by Willard T. Galbreath in 1892. The use of the property appears to be continuing as a Single Family Residence



Renovated 2552 Central Avenue

In addition to multiple meetings with the task force, the Historic Sites Survey was presented to the community at publicly advertised community activities sponsored by Upper Chichester Township including the National Night Out Community Event at the Chichester Middle School on August 13, 2024, and a Community Day at the Upper Chichester Township Furey Road Municipal Complex on September 22, 2024.

At both events, Township staff and professionals engaged with the community and solicited surveys from residents to gauge interest in historic preservation efforts and to potentially identify any historic resources that may have been overlooked by the task force. The surveys asked:

- the neighborhood in which the respondent resides
- if the respondent was a property owner, a residential tenant, a business owner, or an employee within the Township
- if there were properties within the respondent's neighborhood and/ or community that should be considered historic and/ or preserved
- if the respondent would support development incentives to encourage the preservation and/ or reuse of historic buildings, and
- if the respondent values historic preservation over open space preservation, recreational uses, or the Township's proximity to primary roads and businesses.

Approximately 50% of the respondents included Historic Preservation as a high-value element; however 75% of these respondents also identified open space preservation and recreational uses as a high value. It should be noted that all of the respondents supported the idea of providing development incentives to encourage the preservation and/ or reuse of historic buildings.

GOALS & ACTION ITEMS

Historical Markers: Work with willing property owners to obtain authorization and easements to install Historic Markers on appropriate properties to identify the historic importance of the community.

National Register Designation: Utilizing the resource worksheets completed as part of this report, identify appropriate properties and work with willing property owners to coordinate potential submission to the Pennsylvania Historical and Museum Commission (PHMC) and eligibility for the National Register.

Preservation Incentives: Update Upper Chichester Township code requirements to identify standards and incentives to encourage preservation of historic resources.

Main Street Designation: Pursue Main Street / Elm Street grant programs and/ or designations along primary roadways such as Chichester Avenue in an effort to obtain façade grants for properties along these highly visible corridors.

Neighborhood Planning: Identify the unique historic architectural styles, themes, and building materials characteristic of the individual Upper Chichester Township neighborhoods to be included within the recommended design standards of the Township's comprehensive neighborhood plans.

Delaware County Planning Department: The Mission of the Delaware County Planning Department is to elevate quality of life, prosperity, and pride of place in Delaware County through innovative, sustainable, and equitable planning, and meaningful collaboration with communities, governments, and organizations. The Delaware County Planning Department conducts programs and initiatives to assist municipalities with sound planning practices.

- **Act 135-Abandoned and Blighted Property Conservatorship Act:** The Abandoned and Blighted Property Conservatorship Act (Act 135) is a legislative tool designed to empower communities to take action against neglected properties that are a blight on their neighborhoods with the court appointed conservator who can take control of abandoned or blighted properties, rehabilitate them, and return them to productive use.
- **CDBG-Community Development Block Grant:** Funding originates from the Federal Department of Housing and Urban Development (HUD), then is distributed to states, and then counties, and is managed locally by the Delaware County Office of Housing & Community Development (OHCD). Annually, OHCD notifies each municipality of any eligible areas for funding; when applying for funding, the project must take place in one of these areas. In 2024, Upper Chichester Township had no eligible communities, but this could change at any time.

Pennsylvania Department of Community and Economic Development (DCED): DCED supports good stewardship and sustainable development initiatives and acts as an advisor and advocate to provide strategic technical assistance, training, and financial resources to help communities and industries flourish.

- **BOS-Business in our Sites:** A state-run program run by DCED that offers loans to municipalities or other actors that work to develop or redevelop a property for commercial use. Loan could be used by Upper Chichester Township to purchase vacant sites and prepare them to be more attractive to prospective developers.
- **Keystone Communities Program:** Run by DCED, Keystone Communities is a grant that combines several programs like Main Street and Elm Street into one funding source. The grant aids community revitalization projects, including neighborhood and commercial district improvements.
- **Main Street Matters:** Sponsored by the PA DCED, the program is designed to support our downtown cores and surrounding neighborhoods as a flexible tool for use in community and economic development for a variety of uses including planning activities, façade grant programs, business improvement grant programs, accessible housing programs, and district development grants.
- **Historic Tax Credits:** State and Federal Historic Tax Credits can be sought for National Register Listed and Eligible properties that are income-producing such as apartments, commercial properties, and businesses.

Pennsylvania Historical and Museum Commission is responsible for the collection, conservation, and interpretation of Pennsylvania's historic heritage, which we accomplish through the Pennsylvania State Archives, the State Museum of Pennsylvania, the Pennsylvania Trails of History (historic sites and museums), the Pennsylvania State Historic Preservation Office, and the Bureau of Management Services.

- **Keystone Historic Preservation Construction Grants:** The Pennsylvania Historical and Museum Commission (PHMC) provides funding to nonprofit organizations and local governments for small construction projects for publicly accessible historic resources to support projects that rehabilitate, restore, or preserve historic resources listed in or eligible for listing in the National Register of Historic Places.
- **Pennsylvania Historical Marker Program:** The Pennsylvania Historical and Museum Commission (PHMC) administers a program of historical markers to capture the stories of people, places, events, and innovations that have affected the lives of Pennsylvanians over the centuries featuring subjects such as Native Americans, early settlers, government and politics, athletes, entertainers, artists, struggles for freedom and equality, factories and businesses, and a multitude of other noteworthy topics.

Delaware Valley Regional Planning Commission (DVRPC): The Delaware Valley Regional Planning Commission is the federally designated Metropolitan Planning Organization for the Greater Philadelphia region, including Delaware County and Upper Chichester Township. DVRPC's mission is to achieve a vision of a prosperous, innovative, equitable, resilient, and sustainable region that increases mobility choices by investing in a safe and modern transportation system; that protects and preserves natural resources while creating healthy communities; and that fosters greater opportunities for all by convening a wide-array of partners.

- 1 250th Anniversary Book for the town of Chichester, ... 1701-1951. N.p., n.d.

- 2 Ashmead, Henry G. (1884). History of Delaware County, Pennsylvania. Philadelphia, L.H. Everts & Co.

- 3 Aston, Lower Chichester, and Upper Chichester Multi-Municipal Comprehensive Plan. Delaware County Planning Department, 2005
 - <https://ecode360.com/documents/UP1263/public/460239037.pdf>

- 4 Baker, Chester F. (c.1900-1930s). Typescript notebooks of deeds, road docketts and genealogies, in Delaware County Historical Society.

- 5 Broomall, Dr. Anna. (c.1900-1929). Collection of photographs, in Delaware County Historical Society.

- 6 Chichester Historical Society, 2024, chichesterhistory.org/. Accessed 31 Aug. 2024

- 7 Delaware County Historical Society. Miscellaneous collections including photographs, newspaper clippings, local tax records, genealogies, WPA survey, and the 1798 Direct Tax.

- 8 Delaware County Planning Department. (2020, September). Delaware County 2035 | Historic Preservation Plan. Media.
 - <https://www.delcopa.gov/planning/pubs/delco2035/HistoricPreservationPlan.html>

- 9 Delaware County Planning Department. (September 1978). Joint Comprehensive Plan for Trainer, Marcus Hook, Lower Chichester, and Upper Chichester. Media, DCPD.

- 10 ExplorePAHistory. (n.d.). Great Minquas Path Historical Marker. Retrieved from <https://explorepahistory.com/hmarker.php?markerId=1-A-209>

- 11 Hayes, Jacob C. (1923). The Delaware Curve: the story of the Pennsylvania-Delaware circular boundary... West Chester.

- 12 Historic Sites Survey. Upper Chichester Township, PA, Delaware County Planning Department, June 1983.

- 13 Peters, John C. (c.1977). A Short History of the Village of Ogden. 50th Anniversary of the First Baptist Church of Ogden, 1927-1977.

- 14 Smith, George. (1862). History of Delaware County, Pennsylvania... Philadelphia. H.G. Ashmead

- 15 The Original People and Their Land: The Lenape, Pre-History to the 18th Century Part of West Philadelphia Before the 20th Century 20th Century Social and Economic Trends
 - <https://collaborativehistory.gse.upenn.edu/stories/original-people-and-their-land-lenape-pre-history-18th-century/>

- 16 Pennsylvania Historical and Museum Commission. Pennsylvania Historical & Museum Commission,
 - <https://www.pa.gov/agencies/phmc.html>

- 17 Wheelwright, Stevenson & Langran. (April-September 1966). Upper Chichester Township Comprehensive Plan, report one

APPENDICES

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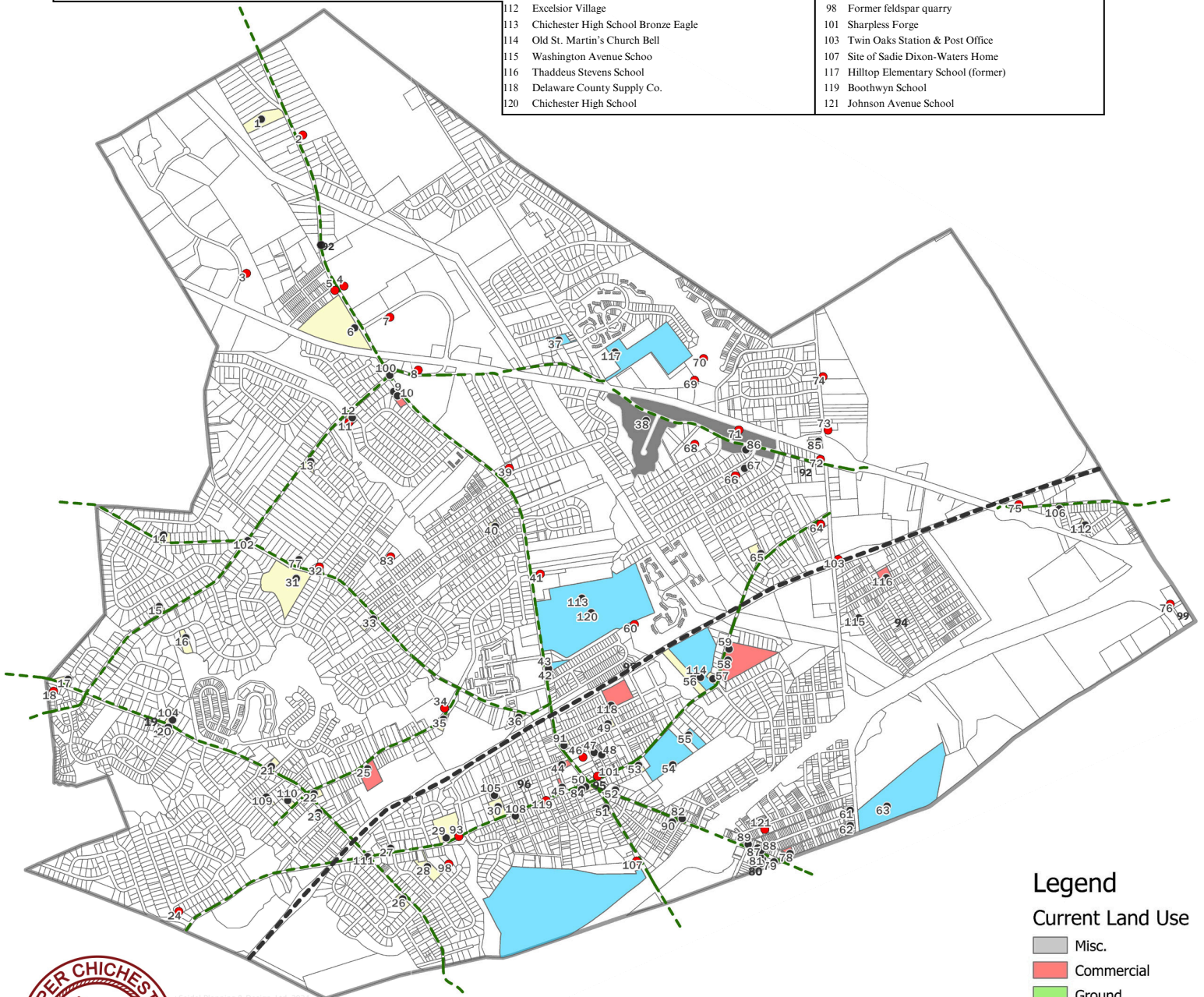
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◦ Ogden	33
◦ Township Line Commercial	34
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◦ Twin Oaks Village	36

EXISTING SITES

DEMOLISHED SITES

1 Van Epps Farm	40 1346 Plum Street	80 1706 Chichester Avenue	2 Upper or Reynolds House
6 Salkeld Larkin Farm	42 Memorial United Presbyterian- Manse	81 1800 Chichester Avenue	3 Twaddell Farm
9 Orthodox Friends' Meeting	43 Memorial United Presbyterian- Church	82 2101/2103 Chichester Avenue	4 Butler Farm
10 Orthodox Friends' School	44 School #1 - McCay Avenue School	84 1313 Meetinghouse Road	5 School #3 - Larkin School
12 1569 Larkin Road	45 Boothwyn School	85 Dutton Property	7 Horse Farm
13 Pennell Homestead	47 1102 Mason Street	86 704 Bethel Avenue	8 489 Bethel Road
14 The Frigar Mansion	48 2633 Sharpless Avenue	87 1807-1811 Chichester Avenue	11 Site of Larkin Saw Mill
15 2610 Larkin Road	49 Osborne House	88 1801 Chichester Avenue	18 4590 Naamans Creek Rd
16 4310 Trophy Drive	50 Pierce Farmhouse	89 1821-1827 Chichester Avenue	24 Site of Keaton House
17 Samuel Goodley House	51 1303 Okiola Avenue	90 2108-2110 Chichester Avenue	32 1809 Galey Street
19 Outbuilding to Ogden House	52 Boothwyn Post Office	91 2807 Chichester Avenue	34 Site of Talbot-Pennell-McCay Grist Mill
20 Ogden House	53 957 Meetinghouse Road	92 Historic Farm Roads	39 Below St. John Fisher Church
21 Galbreath House	54 Chichester Middle School	93 McCay's Bridge	41 3601 Chichester Avenue
22 3143 Naaman's Creek Road	a/k/a Chichester Junior High School	94 Twin Oaks Village	46 Matys House
23 School #4 - Ogden School	55 727 Meetinghouse Road	95 Boothwyn	60 Approximate site of earthworks
25 Ogden Inn	56 St Martin's Episcopal Church	96 Boothwyn Farms Subdivision	64 Crosby family house
26 Pennell-Broomall House	57 Jeremiah C. Brown House	97 Baltimore and Ohio Railroad	66 339 Ruth Avenue
27 Dutton Peters House	58 Chichester Friends' Meeting	99 Keyserstown	68 802 Bethel Avenue
28 Broomall Homestead	59 Meeting Caretaker	100 Larkin's Corner	69 Site of Dutton Saw Mill
29 Talbot House	61 George & Ida Johnson House	102 Pennell's Cross-roads	70 Kingsman Dutton House
30 1834 Meetinghouse Road	62 1712 & 1714 Market Street	104 Worrell House (a/k/a Mary Louisa Ogden House)	71 Dutton Springhouse
31 4260 Bethel Road	63 Immaculate Heart Cemetery	105 McCay Mansion Springhouse	72 Site of School #2
33 Huston Homestead	65 Johnson/Stephenson Farm	106 Merritt Home	73 Dutton-Reilly-Dix house
35 1861 Mill Road	67 337 Ruth Avenue	108 McCay Chapel	74 Dutton Farm
36 3116 Boothwyn Road	77 4309 Bethel Road	109 Hance Carriage House	75 317 Bethel Avenue
37 495 Cherry Tree Road	78 532 West Laughead Avenue	110 Hance Spring House	76 Site of Matthew Boyd Brickyard
38 Locust Hill School a/k/a Locust Knol	79 1702 Chichester Avenue	111 Broomall's Crossroads	83 Lonesome Pine Inn
		112 Excelsior Village	98 Former feldspar quarry
		113 Chichester High School Bronze Eagle	101 Sharpless Forge
		114 Old St. Martin's Church Bell	103 Twin Oaks Station & Post Office
		115 Washington Avenue School	107 Site of Sadie Dixon-Waters Home
		116 Thaddeus Stevens School	117 Hilltop Elementary School (former)
		118 Delaware County Supply Co.	119 Boothwyn School
		120 Chichester High School	121 Johnson Avenue School



Legend

Current Land Use

- Misc.
- Commercial
- Ground
- Residential
- Tax Exempt



Historic Resources Inventory
Current Land Use Map
 Upper Chichester Township, Delaware County, PA

EXISTING SITES

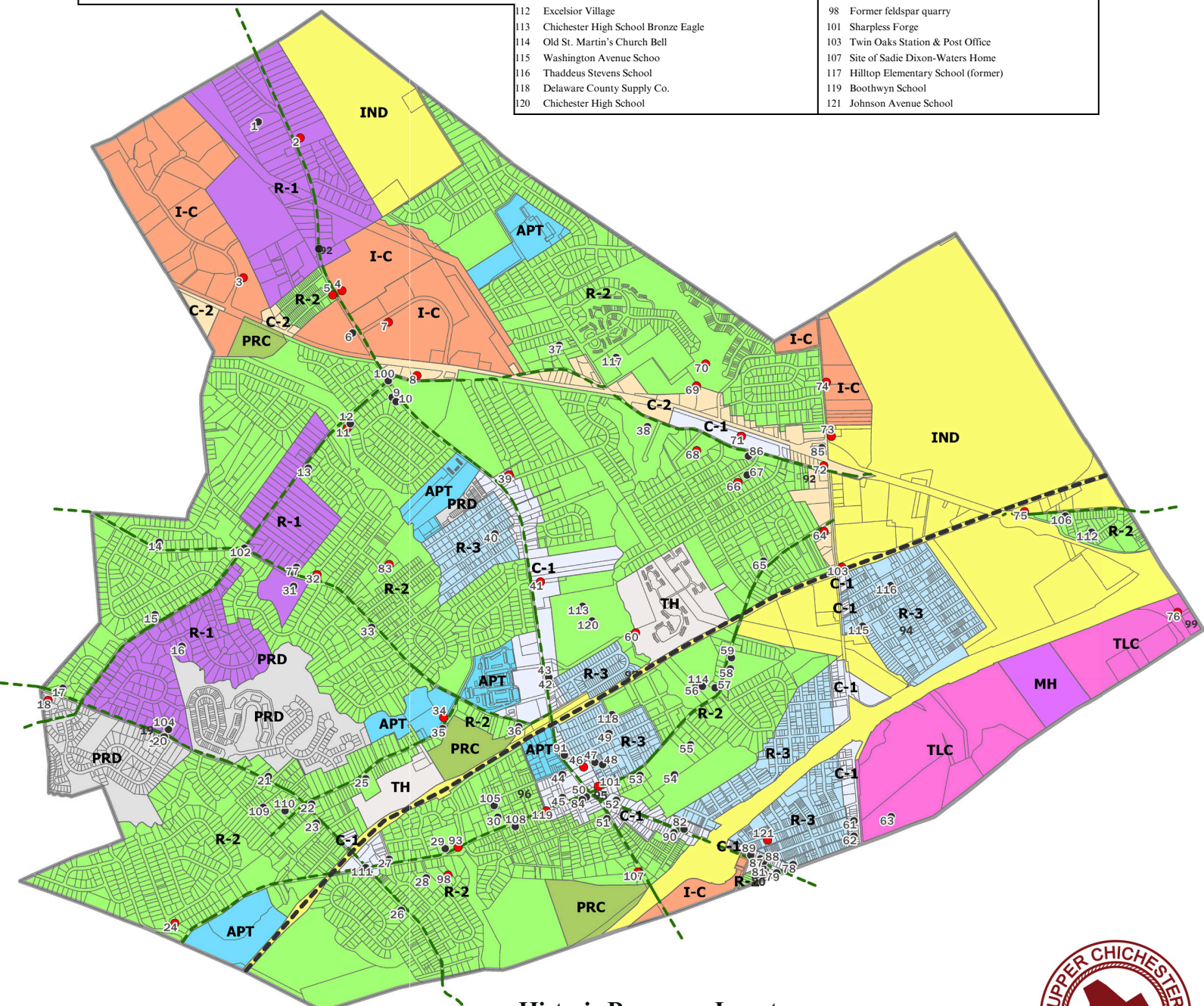
DEMOLISHED SITES

- 1 Van Epps Farm
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- 14 The Frigar Mansion
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- 16 4310 Trophy Drive
- 17 Samuel Goodley House
- 19 Outbuilding to Ogden House
- 20 Ogden House
- 21 Galbreath House
- 22 3143 Naaman's Creek Road
- 23 School #4 - Ogden School
- 25 Ogden Inn
- 26 Pennell-Broomall House
- 27 Dutton Peters House
- 28 Broomall Homestead
- 29 Talbot House
- 30 1834 Meetinghouse Road
- 31 4260 Bethel Road
- 33 Huston Homestead
- 35 1861 Mill Road
- 36 3116 Boothwyn Road
- 37 495 Cherry Tree Road
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- 42 Memorial United Presbyterian- Manse
- 43 Memorial United Presbyterian- Church
- 44 School #1 - McCay Avenue School
- 45 Boothwyn School
- 47 1102 Mason Street
- 48 2633 Sharpless Avenue
- 49 Osborne House
- 50 Pierce Farmhouse
- 51 1303 Okiola Avenue
- 52 Boothwyn Post Office
- 53 957 Meetinghouse Road
- Chichester Middle School
- 54 a/k/a Chichester Junior High School
- 55 727 Meetinghouse Road
- 56 St Martin's Episcopal Church
- 57 Jeremiah C. Brown House
- 58 Chichester Friends' Meeting
- 59 Meeting Caretaker
- 61 George & Ida Johnson House
- 62 1712 & 1714 Market Street
- 63 Immaculate Heart Cemetery
- 65 Johnson/Stephenson Farm
- 67 337 Ruth Avenue
- 77 4309 Bethel Road
- 78 532 West Laughead Avenue
- 79 1702 Chichester Avenue

- 80 1706 Chichester Avenue
- 81 1800 Chichester Avenue
- 82 2101/2103 Chichester Avenue
- 84 1313 Meetinghouse Road
- 85 Dutton Property
- 86 704 Bethel Avenue
- 87 1807-1811 Chichester Avenue
- 88 1801 Chichester Avenue
- 89 1821-1827 Chichester Avenue
- 90 2108-2110 Chichester Avenue
- 91 2807 Chichester Avenue
- 92 Historic Farm Roads
- 93 McCay's Bridge
- 94 Twin Oaks Village
- 95 Boothwyn
- 96 Boothwyn Farms Subdivision
- 97 Baltimore and Ohio Railroad
- 99 Keyserstown
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- 102 Pennell's Cross-roads
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- 109 Hance Carriage House
- 110 Hance Spring House
- 111 Broomall's Crossroads
- 112 Excelsior Village
- 113 Chichester High School Bronze Eagle
- 114 Old St. Martin's Church Bell
- 115 Washington Avenue School
- 116 Thaddeus Stevens School
- 118 Delaware County Supply Co.
- 120 Chichester High School

- 2 Upper or Reynolds House
- 3 Twaddell Farm
- 4 Butler Farm
- 5 School #3 - Larkin School
- 7 Horse Farm
- 8 489 Bethel Road
- 11 Site of Larkin Saw Mill
- 18 4590 Naamans Creek Rd
- 24 Site of Keaton House
- 32 1809 Galey Street
- 34 Site of Talbot-Pennell-McCay Grist Mill
- 39 Below St. John Fisher Church
- 41 3601 Chichester Avenue
- 46 Matys House
- 60 Approximate site of earthworks
- 64 Crosby family house
- 66 339 Ruth Avenue
- 68 802 Bethel Avenue
- 69 Site of Dutton Saw Mill
- 70 Kingsman Dutton House
- 71 Dutton Springhouse
- 72 Site of School #2
- 73 Dutton-Reilly-Dix house
- 74 Dutton Farm
- 75 317 Bethel Avenue
- 76 Site of Matthew Boyd Brickyard
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- 119 Boothwyn School
- 121 Johnson Avenue School



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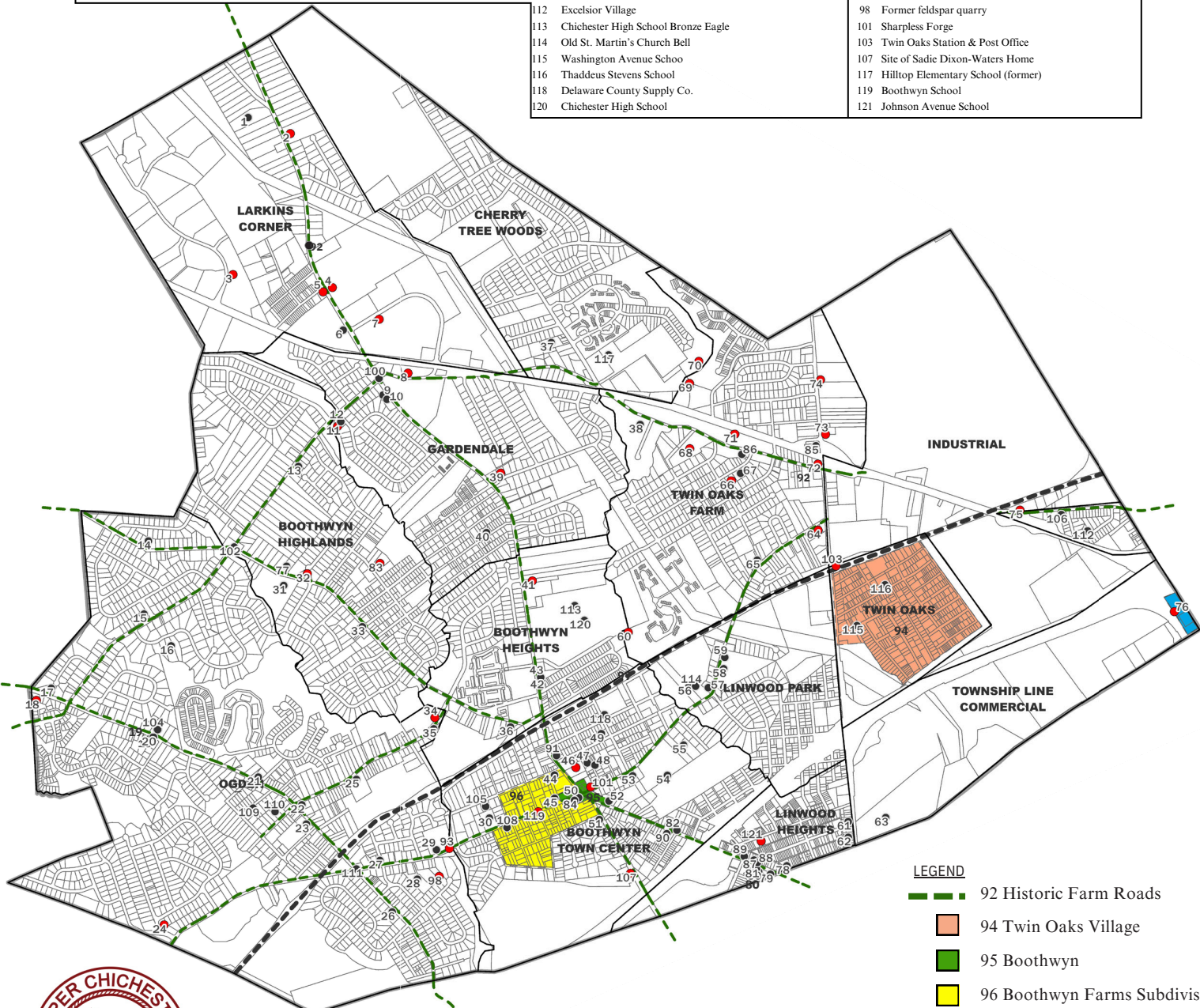
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- 43 Memorial United Presbyterian- Church
- 44 School #1 - McCay Avenue School
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- 49 Osborne House
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- 119 Boothwyn School
- 121 Johnson Avenue School

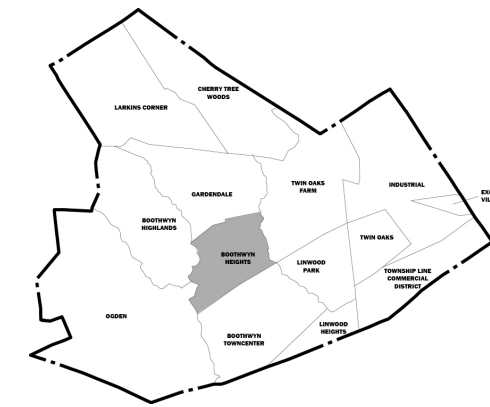


Historic Resources Inventory
Township Neighborhoods Map
 Upper Chichester Township, Delaware County, PA

Model Planning & Design, LLC 2021





BOOTHWYN HEIGHTS



Location Key Map

Map Key

-  Existing Resource
-  Demolished Resource

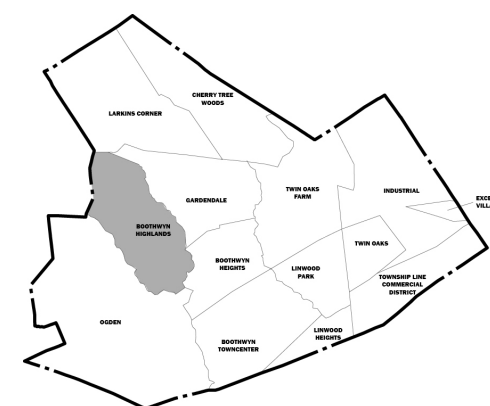
- 36 3116 Boothwyn Road
- 41 3601 Chichester Avenue
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- 43 Memorial United Presbyterian- Church
- 92 Historic Farm Roads
- 97 Baltimore & Ohio Railroad
- 113 Chichester High School Bronze Eagle
- 120 Chichester High School



HISTORIC RESOURCES - KEY MAP





BOOTHWYN HIGHLANDS

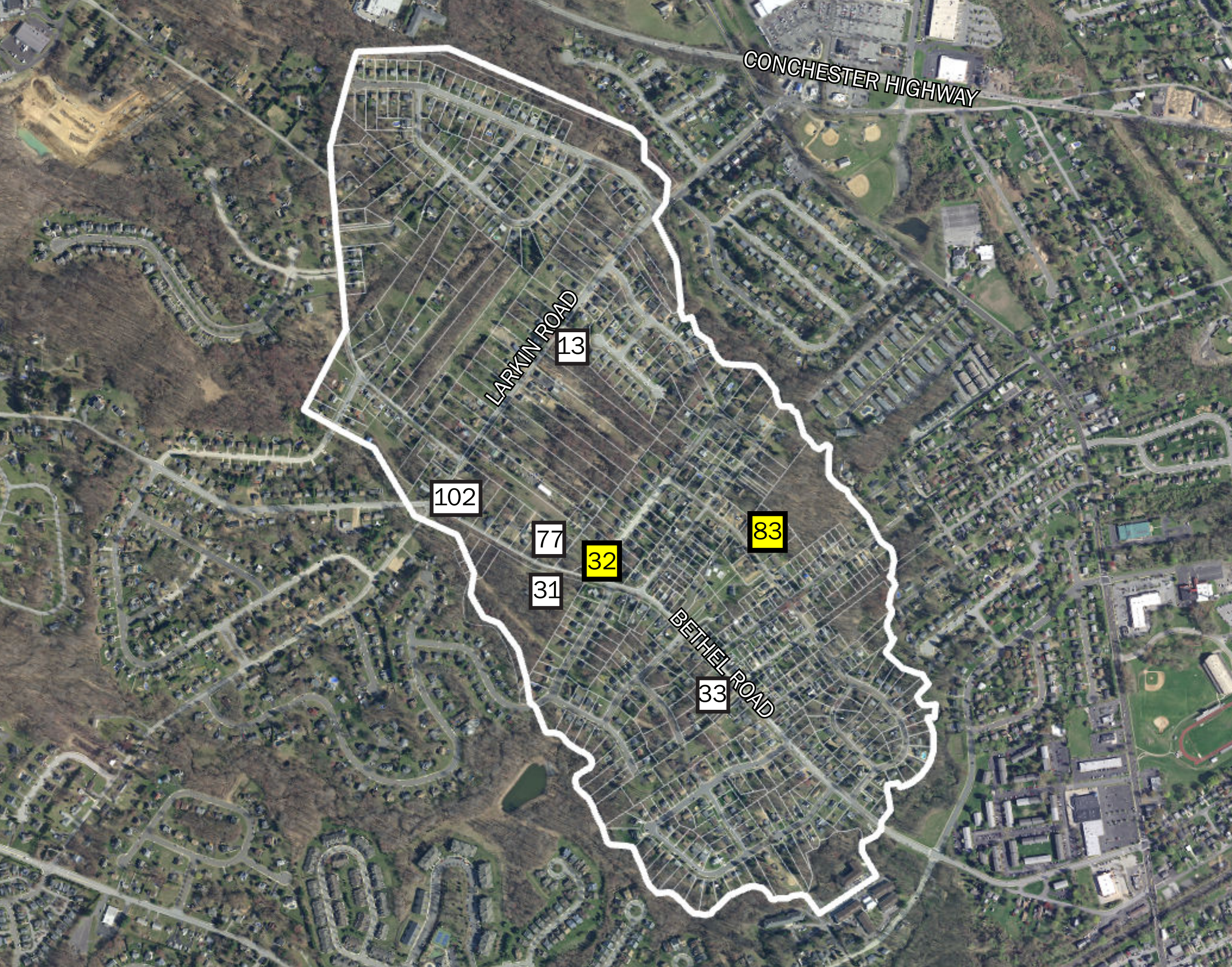


Location Key Map

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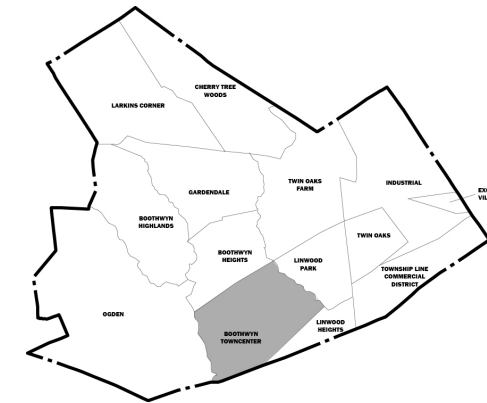
-  Existing Resource
-  Demolished Resource

- 13 Pennell Homestead
- 31 4260 Bethel Road
- 32 1809 Galey Street
- 33 Huston Homestead
- 77 4309 Bethel Road
- 83 Lonesome Pine Inn
- 102 Pennell's Cross-roads





BOOTHWYN TOWN CENTER



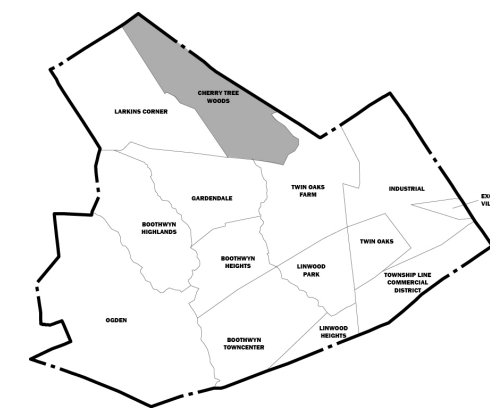
Location Key Map
Map Key

- Existing Resource
- Demolished Resource

- 30 1834 Meetinghouse Road
- 44 School #1 - McCay Avenue School
- 45 Boothwyn School
- 46 2635 Chichester Avenue
- 47 1102 Mason Street
- 48 2633 Sharpless Avenue
- 49 Osborne House
- 50 Pierce Farmhouse
- 51 1303 Okiola Avenue
- 52 Boothwyn Post Office
- 53 957 Meetinghouse Road
- 54 Chichester Middle School a/k/a Chichester Junior High School
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- 84 1313 Meetinghouse Road
- 90 2108-2110 Chichester Avenue
- 91 2807 Chichester Avenue
- 92 Historic Farm Roads
- 95 Boothwyn
- 96 Boothwyn Farms
- 97 Baltimore & Ohio Railroad
- 101 Sharpless Forge
- 105 McCay Mansion Springhouse
- 107 Site of Sadie Dixon-Waters Home
- 108 McCay Chapel
- 118 Delaware County Supply Co.
- 119 Boothwyn School





CHERRY TREE WOODS

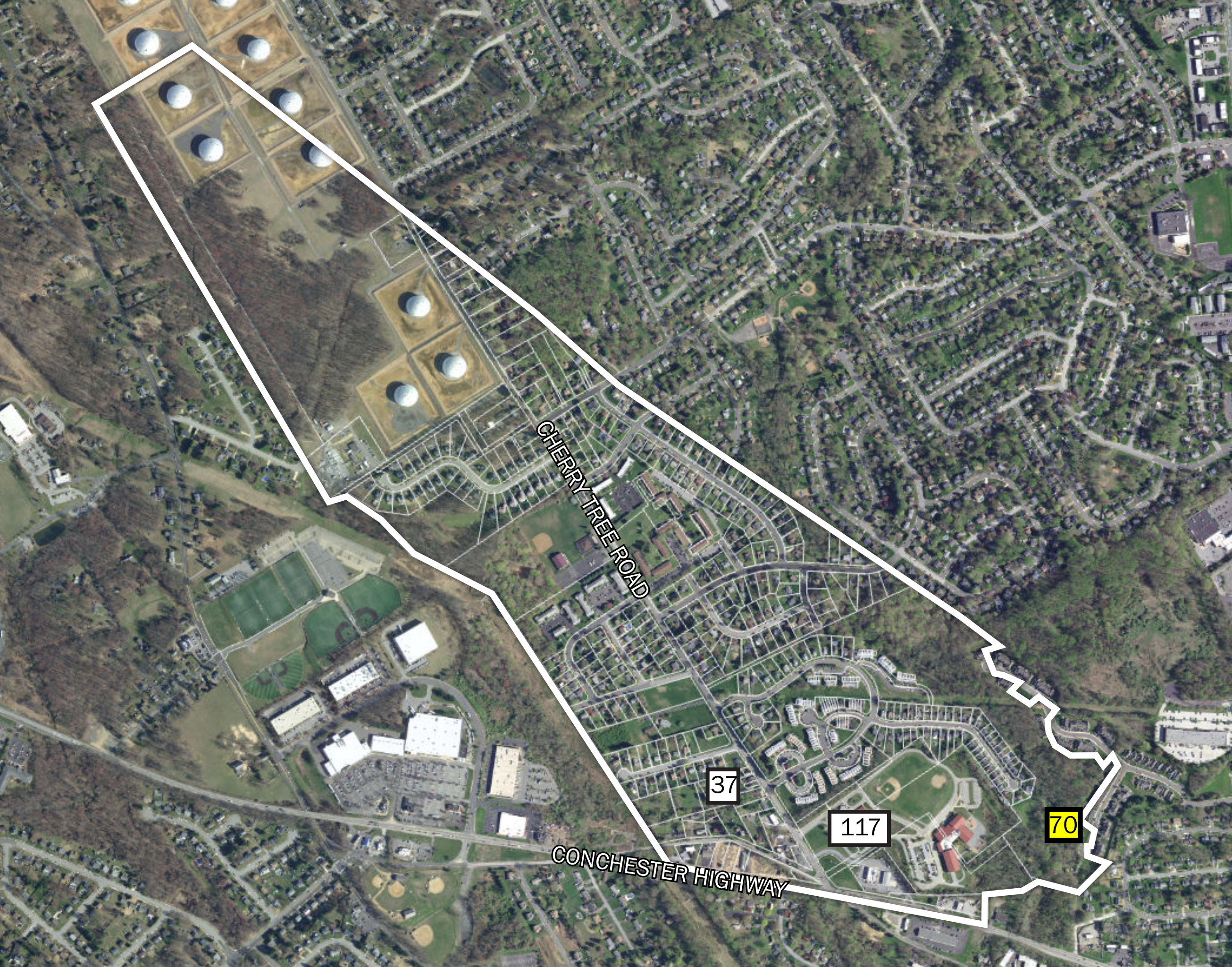


Location Key Map

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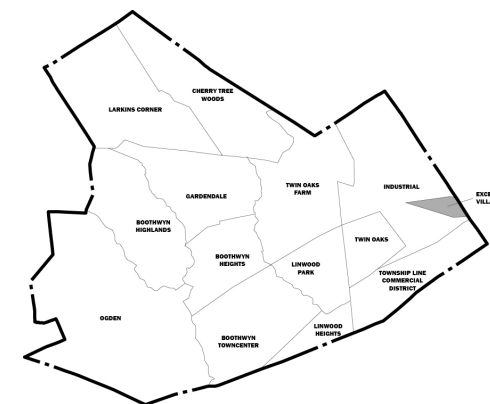
- 37 495 Cherry Tree Road
- 70 Kingsman Dutton House
- 117 Hilltop Elementary School



HISTORIC RESOURCES - KEY MAP





EXCELSIOR VILLAGE



Location Key Map

Map Key

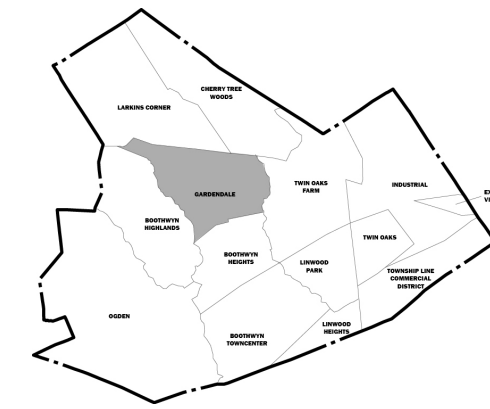
-  Existing Resource
-  Demolished Resource

- 75 317 Bethel Road
- 106 Merritt Home
- 112 Sloan House







GARDENDALE



Location Key Map

Map Key

-  Existing Resource
-  Demolished Resource

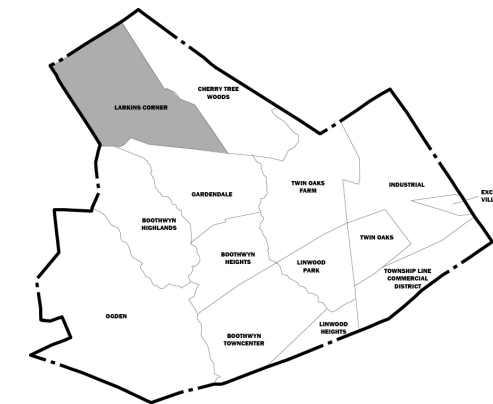
- 8 489 Bethel Road
- 9 Orthodox Friends' Meeting
- 10 Orthodox Friends' School
- 11 Site of Larkin Saw Mill
- 12 1569 Larkin Road
- 39 Below St. John Fisher Church
- 40 1346 Plum Street
- 92 Historic Farm Roads
- 100 Larkin's Corner



HISTORIC RESOURCES - KEY MAP





LARKINS CORNER

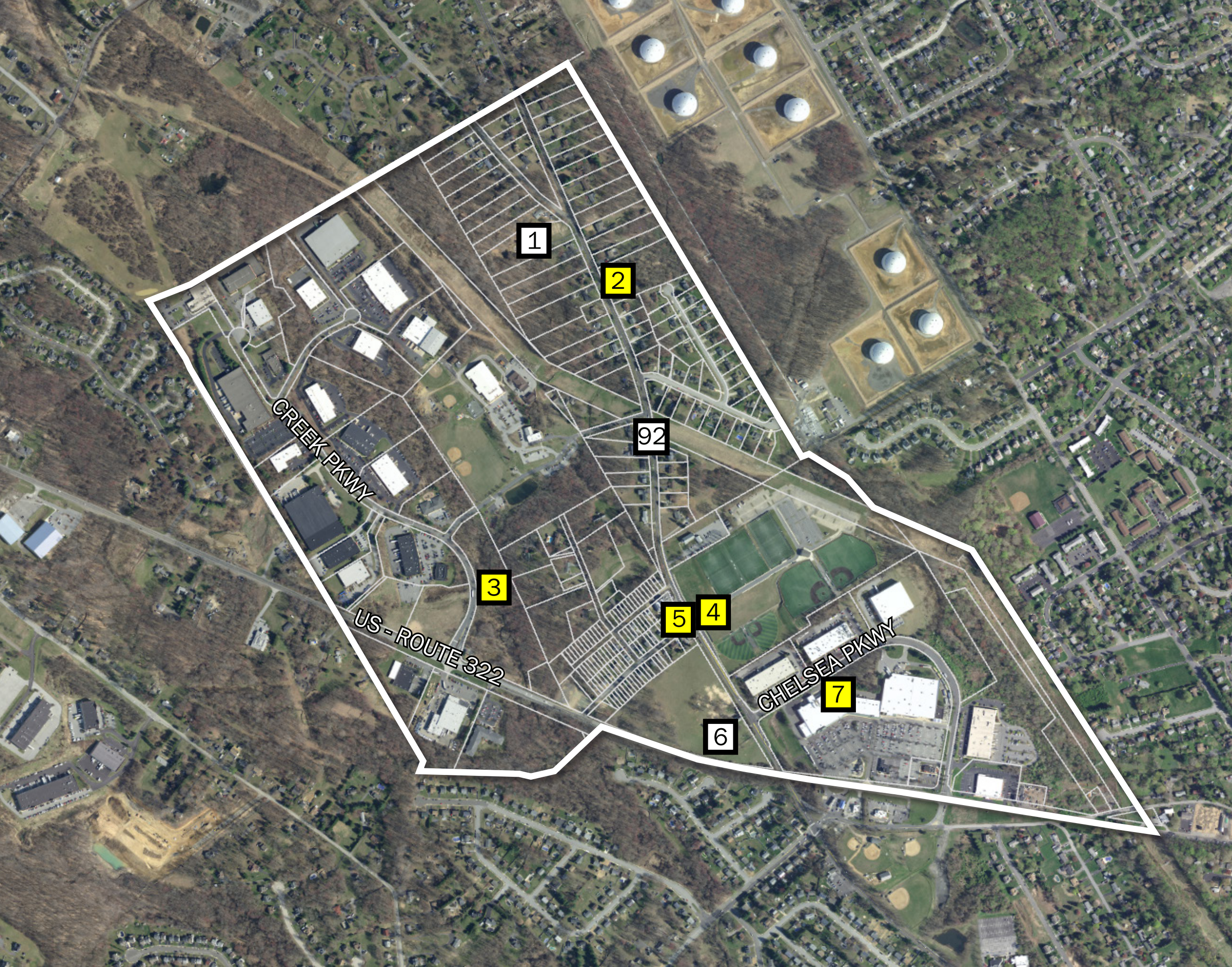


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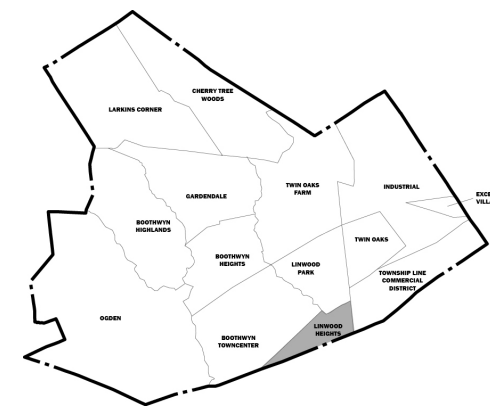
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


LINWOOD HEIGHTS

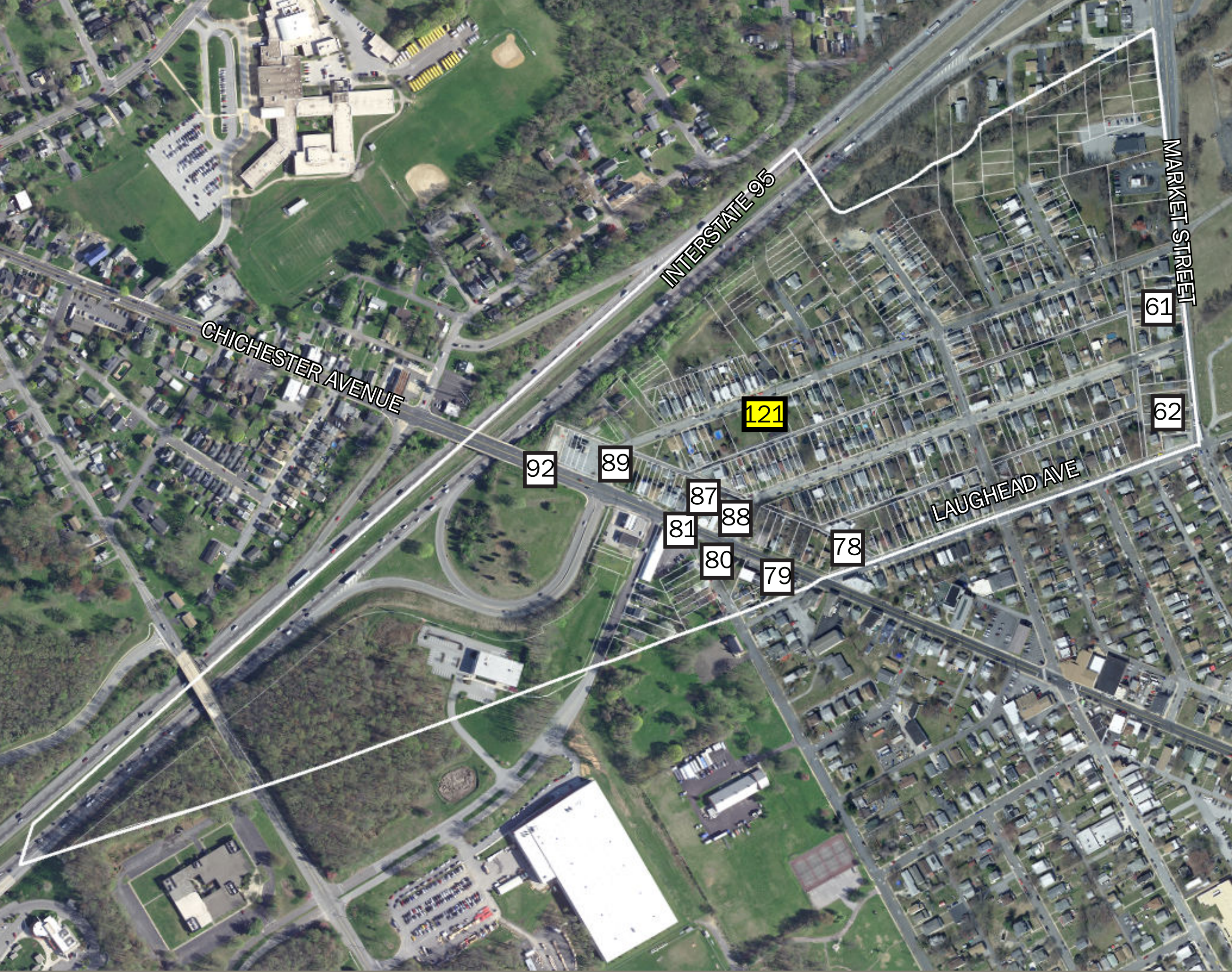


Location Key Map

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-  Demolished Resource

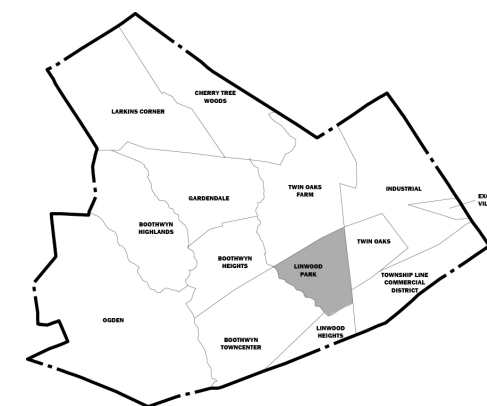
- 61 George & Ida Johnson House
- 62 1714 Market Street
- 78 532 West Laughead Avenue
- 79 1702 Chichester Avenue
- 80 1706 Chichester Avenue
- 81 1800 Chichester Avenue
- 87 1807-1811 Chichester Avenue
- 88 1801 Chichester Avenue
- 89 1821-1827 Chichester Avenue
- 92 Historic Farm Roads
- 121 Johnson Ave School







LINWOOD PARK

PARK



Location Key Map

Map Key

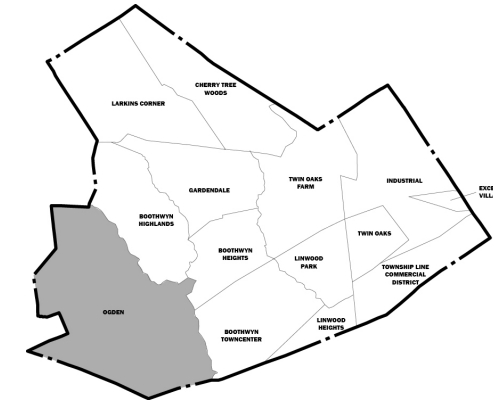
-  Existing Resource
-  Demolished Resource

- 56 St Martin's Episcopal Church
- 57 Jeremiah C. Brown House
- 58 Chichester Friends' Meeting
- 59 Meeting Caretaker
- 92 Historic Farm Roads
- 114 Old St. Martin's Church Bell





OGDEN



Location Key Map

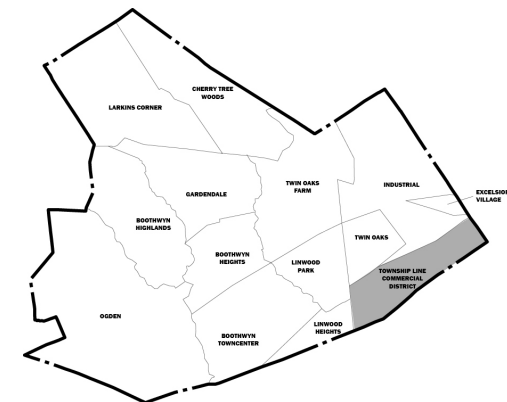
Map Key

- Existing Resource
- Demolished Resource

- 14 The Frigar Mansion
- 15 2610 Larkin Road
- 16 4310 Trophy Drive
- 17 Samuel Goodley House
- 18 11 Patriots Court
- 19 Outbuilding to Ogden House
- 20 Ogden House
- 21 Galbreath House
- 22 3143 Naaman's Creek Road
- 23 School #4 - Ogden School
- 24 Site of Keaton House
- 25 Ogden Inn
- 26 Pennell-Broomall House
- 27 2302 Meetinghouse Road
- 28 Broomall Homestead
- 29 Talbot House
- 34 Site of Talbot-Pennell-McCay Grist Mill
- 35 1861 Mill Road
- 92 Historic Farm Roads
- 93 McCay's Bridge
- 97 Baltimore & Ohio Railroad
- 98 Former feldspar quarry
- 104 Worrell House (a/k/a Mary Louisa Ogden House)
- 109 Hance Carriage House
- 110 Hance Spring House
- 111 Broomall's Crossroads





TOWNSHIP LINE COMMERCIAL



Location Key Map

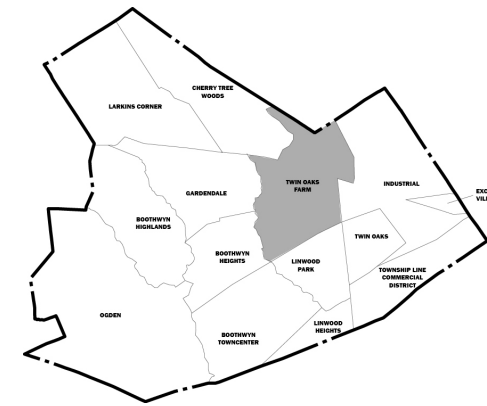
Map Key

-  Existing Resource
-  Demolished Resource

- 63 Immaculate Heart Cemetery
- 76 Site of Matthew Boyd Brickyard
- 99 Keysertown



TWIN OAKS FARM



Location Key Map
Map Key

- Existing Resource
- Demolished Resource

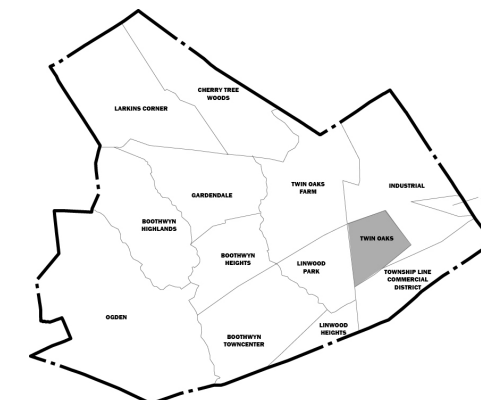
- 38 Locust Hill School a/k/a Locust Knoll
- 60 Approximate site of earthworks, prob. Ice dam
- 64 Crosby family house
- 65 Johnson/Stephenson Farm
- 66 339 Ruth Avenue
- 67 337 Ruth Avenue
- 68 802 Bethel Avenue
- 69 Site of Dutton Saw Mill
- 71 709 Bethel Avenue
- 72 Site of School #2
- 73 Dutton-Reilly-Dix house
- 74 Dutton Farm
- 85 Dutton Property
- 86 704 Bethel Avenue
- 92 Historic Farm Photos
- 97 Baltimore & Ohio Railroad



HISTORIC RESOURCES - KEY MAP





TWIN OAKS VILLAGE



Location Key Map

Map Key

-  Existing Resource
-  Demolished Resource



- 94 Twin Oaks
- 97 Baltimore & Ohio Railroad
- 103 Twin Oaks Station & Post Office
- 115 Washington Avenue School
- 116 Thaddeus Stevens School


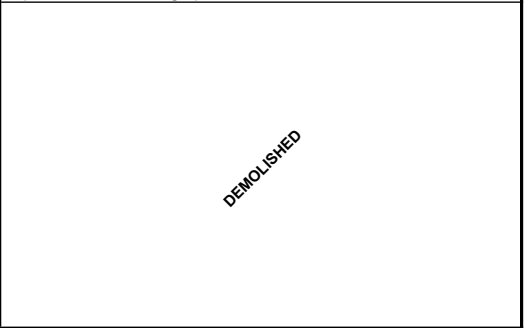




HISTORIC RESOURCES - KEY MAP



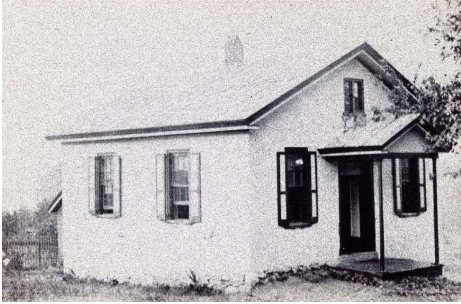


HISTORIC SITES WORKSHEETS


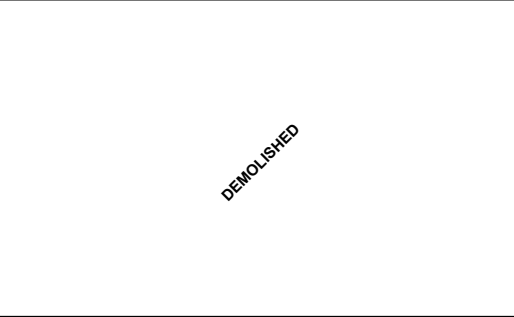
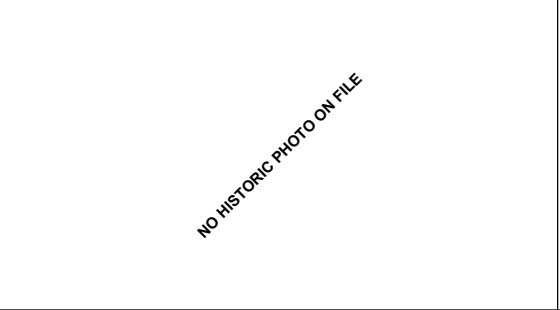
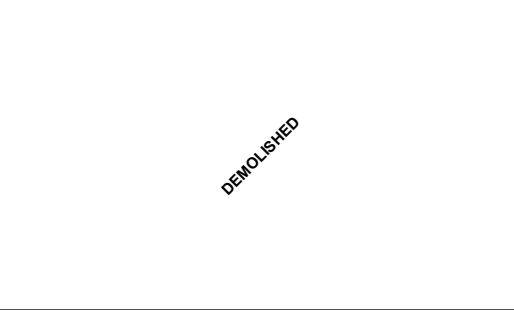


PAGE #	RESOURCE	PAGE #	RESOURCE	PAGE #	RESOURCE
38	1 Van Epps Farm	52	42 Memorial United Presbyterian- Manse	66	81 1800 Chichester Avenue
	2 Upper or Reynolds House		43 Memorial United Presbyterian- Church		82 2101/2103 Chichester Avenue
	3 Twaddell Farm	53	44 School #1 - McCay Avenue School		83 Lonesome Pine Inn
4 Butler Farm	45 Boothwyn School		84 1313 Meetinghouse Road		
39	5 School #3 - Larkin School	54	46 Matys House	67	85 Dutton Property
	6 Salkeld Larkin Farm		47 1102 Mason Street		86 704 Bethel Avenue
40	7 Horse Farm	55	48 2633 Sharpless Avenue	68	87 1807-1811 Chichester Avenue
	8 489 Bethel Road		49 Osborne House		88 1801 Chichester Avenue
41	9 Orthodox Friends' Meeting	56	50 Pierce Farmhouse	69	89 1821-1827 Chichester Avenue
	10 Orthodox Friends' School		51 1303 Okiola Avenue		90 2108-2110 Chichester Avenue
	11 Site of Larkin Saw Mill		52 Boothwyn Post Office		91 2807 Chichester Avenue
42	12 1569 Larkin Road	57	53 957 Meetinghouse Road	70	92 Historic Farm Roads
	13 Pennell Homestead		54 Chichester Middle School a/k/a Chichester Junior High School		93 McCay's Bridge
	14 The Frigar Mansion		55 727 Meetinghouse Road		94 Twin Oaks Village
43	15 2610 Larkin Road	58	56 St Martin's Episcopal Church	71	95 Boothwyn
	16 4310 Trophy Drive		57 Jeremiah C. Brown House		96 Boothwyn Farms Subdivision
	17 Samuel Goodley House		58 Chichester Friends' Meeting		97 Baltimore and Ohio Railroad
44	18 4590 Naamans Creek Rd	59	59 Meeting Caretaker	72	98 Former feldspar quarry
	19 Outbuilding to Ogden House		60 Approximate site of earthworks		99 Keysertown
	20 Ogden House		61 George & Ida Johnson House		100 Larkin's Corner
45	21 Galbreath House	60	62 1712 & 1714 Market Street	73	101 Sharpless Forge
	22 3143 Naaman's Creek Road		63 Immaculate Heart Cemetery		102 Pennell's Cross-roads
	23 School #4 - Ogden School		64 Crosby family house		103 Twin Oaks Station & Post Office
46	24 Site of Keaton House	61	65 Johnson/Stephenson Farm	74	104 Worrell House a/k/a Mary Louisa Ogden House
	25 Ogden Inn		66 339 Ruth Avenue		105 McCay Mansion Springhouse
	26 Pennell-Broomall House		67 337 Ruth Avenue		106 Merritt Home
47	27 Dutton Peters House	62	68 802 Bethel Avenue	75	107 Site of Sadie Dixon-Waters Home
	28 Broomall Homestead		69 Site of Dutton Saw Mill		108 McCay Chapel
	29 Talbot House		70 Kingsman Dutton House		109 Hance Carriage House
48	30 1834 Meetinghouse Road	63	71 Dutton Springhouse	76	110 Hance Spring House
	31 4260 Bethel Road		72 Site of School #2		111 Broomall's Crossroads
	32 1809 Galey Street		73 Dutton-Reilly-Dix house		112 Excelsior Village
49	33 Huston Homestead	64	74 Dutton Farm	77	113 Chichester High School Bronze Eagle
	34 Site of Talbot-Pennell-McCay Grist Mill		75 317 Bethel Avenue		114 Old St. Martin's Church Bell
50	35 1861 Mill Road	65	76 Site of Matthew Boyd Brickyard	78	115 Washington Avenue Schoo
	36 3116 Boothwyn Road		77 4309 Bethel Road		116 Thaddeus Stevens School
	37 495 Cherry Tree Road		78 532 West Laughead Avenue		117 Hilltop Elementary School (former)
51	38 Locust Hill School a/k/a Locust Knol	66	79 1702 Chichester Avenue	79	118 Delaware County Supply Co.
	39 Below St. John Fisher Church		80 1706 Chichester Avenue		119 Boothwyn School
	40 1346 Plum Street				120 Chichester High School
	41 3601 Chichester Avenue				121 Johnson Avenue School




1		Van Epps Farm			
Address:	5446 Chichester Avenue	Survey Code:	045-UC-1	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000098417	PA Share #:	1995RE02407		
Condition:	Good	Zoning District:	R-1 Low Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as a Single Family Dwelling		
Significance:	Formerly the Van Epps farm [1983]				





2		Upper or Reynolds House			
Address:	5413 Chichester Avenue	Survey Code:	045-UC-2	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000089100	PA Share #:	1995RE02408		
Condition:	Demolished	Zoning District:	R-1 Low Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	Larkins House- This house, located on the east side of Old Concord Road (now Chichester Avenue) about six-tenths of a mile south of Concord Road, was built by William Larkins in 1751. The house is still standing, 1936. J.W. McGroerty is the present owner. [1936 WPA] Built by William Larkin (or William Lodge) in 1761 (datestone in NW gable), this property was a farm and dairy farm until the recent past. Located on rising ground W of and overlooking Bezor's Run, it is now situated in a development area. The old dairy barn at the SW corner of the property burned in the 1920s; its site is now marked by 3 evergreens. Several ancient trees on grounds. Owned in 1810 by Benjamin Cloud; in 1812 by John & Joseph Booth, who built the stone addition. In 1850, a wagon barn & springhouse lay NW of house. [1982] Maps show: 1848- John Booth, 1870- Mrs. Reynolds, 1875- J. White, 1892- C. McGrodey, 1913- C. McGroerty Est., 1934- Samuel Goodley Jr. et ux. [2020] It was demolished in 1997, but the stone pillars that were at the end of the driveway are still standing. [2020]				







3		Twaddell Farm			
Address:	4 Creek Parkway [formerly 507 Conchester Highway]	Survey Code:	045-UC-3	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000103502	PA Share #:	1998RE00290		
Condition:	Demolished	Zoning District:	I-C Industrial/ Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	Formerly a dairy farm, the 105-acre property has been recently rezoned industrial-commercial & is for sale. Owned by L. Jones (119 acres) in 1875 and by William H. Twaddell (119 acres) in 1913. [1983] The springhouse is still standing [2024] This former farmstead is now an industrial complex with only the springhouse remaining. The 1870 Hopkins atlas list the owner of the 119-acre property as L. Jones. At this time, there was a house, barn, springhouse on the property. According to the 1913 Mueller Atlas, the farmstead is comprised of a stone house, stone springhouse, a barn, and outbuildings. The owner of the 118-acre property was William H. Twaddell. The 1933 Franklin Atlas also lists William H. Twaddell as the owner of the property, still 118 acres. The property has been commercially developed and the house and associated barns have been razed. [1994]				







4		Butler Farm			
Address:	4881 Chichester Road	Survey Code:	N/A	Historic Photograph:	2012 Photograph:
Parcel Number:	09000088800	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	I-C Industrial/ Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	<p>Demolished c. 2013 for parking area for Maple Zone Batworks. It was noted in 2012 that the Butler Farm was one of the two last remaining farms in Upper Chichester. It also states 'After discussions with the Chichester Historical Society it is believed that the developer has taken several steps to preserve the history and promote the significance of the Butler Estate. The Chichester Historical Society is under the impression that the developer will relocate both an original well and the existing shelling room, one of the oldest structures on the site. The site will also feature a historical marker that will deliver a brief history of the farm which once functioned as a focal point of the Township.' The corn crib and shelling room were relocated on the site. The wellhead was relocated to a private property in Concord Township. Interpretive signage was promised but yet to be installed. Maps indicate the property was in the Larkin family 1848-1875, James Cheatham 1892, William Booth 1913, and William & Charles Butler 1934. [2024]</p>				
5		School #3 - Larkin School			
Address:	4880 Chichester Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000288103	PA Share #:	N/A		<p style="text-align: center; font-size: 2em; color: red; transform: rotate(-45deg);">DEMOLISHED</p>
Condition:	Demolished	Zoning District:	R-2 Medium Density District		
Historic Use:	School	Future Use Recommendation:	Demolished		
Significance:	<p>Larkin School (School No.3)- This school was kept in the home of Salkeld Larkin on the west side of Chichester Avenue north of Bethel Avenue from 1842 to 1859. A stone schoolhouse was built in 1859 on the west side of Chichester Avenue about 1700 feet north of Bethel Avenue (Larkin's Corners), subsequently abandoned, and a few years ago sold to "Eddie" Sheetz, a noted sportsman, who died in 1936. [1936 WPA] Demolished in August 2024.</p>				
6		Salkeld Larkin Farm			
Address:	4800 Chichester Avenue	Survey Code:	045-UC-6	Historic Photograph:	2024 Photograph:
Parcel Number:	09000097800	PA Share #:	1994RE01176		
Condition:	Good	Zoning District:	I-C Industrial/ Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Farmhouse to be moved on site		
Significance:	<p>Significance: This property, currently a horse farm, is endangered & is zoned for an industrial park. Built ca. 1812 & 1824 by prominent Quaker preacher Salkeld Larkin, the house passed to his son, James Larkin, and in 1887 to William Weinert, father of Mrs. Arthur Hanby. [1982] The barn was dismantled in June of 2024 to be rebuilt somewhere offsite. The house was moved in October 2024 elsewhere on site, to be adaptively reused. [2024]</p>				






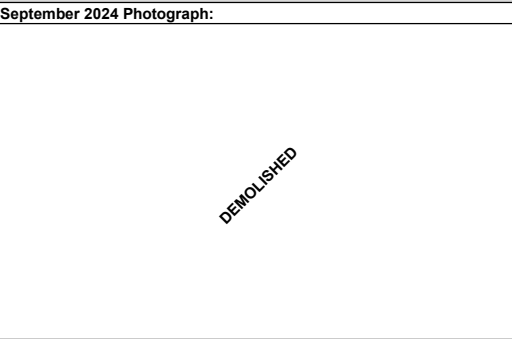
7		Horse Farm			
Address:	4533 Naaman's Creek Road	Survey Code:	045-UC-7	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000088600	PA Share #:	2019RE04255		
Condition:	Demolished	Zoning District:	I-C Industrial/ Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	<p>Now a riding stable, the property has decaying frame outbuildings NE & NW of house. Owned by A. Larkin (100 acres) in 1875; owned by William C. Booth in 1913. Possibly a former dairy farm. Salkeld Larkin lived in a house on this property while building his 1812 home across Chichester Rd. [1983] Demolished c. 1994 [2020]</p>				
8		489 Bethel Road			
Address:	518 Conchester Highway	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000026000	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	C-2 Highway Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	<p>This house appears on maps from 1848 onwards. In 1848, it was part of Salkeld Larkin's farm. In 1913, it was a frame house with a front porch owned by John B. Stiner, by 1934 it was owned by E.P. Dwyer. Property was sold from Dwyer (owner in 1983) to developer in 1988 and house photo does not appear in tax assessor's database (is Boston Market at that time). More research needs to be done regarding the house. The property is now a restaurant (McDonald's). Demolished 1988-1994. This Bethel Road is now Bethel Avenue. [2024]</p>				
9		Orthodox Friends' Meeting			
Address:	4406 Chichester Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000097600	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Religious_Structure	Future Use Recommendation:	Continue as Commercial Use		
Significance:	<p>Chichester Orthodox Meetinghouse- This Meetinghouse was built in 1831 on the west side of Chichester Avenue just south of Larkin Road or Bethel Avenue. It was abandoned as a Meetinghouse about 1883. The building was sold and is now, 1936, used as a residence. [1936 WPA]</p>				







10		Orthodox Friends' School			
Address:	4400 Chichester Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000097500	PA Share #:	N/A	NO HISTORIC PHOTO ON FILE	
Condition:		Zoning District:	R-2 Medium Density District		
Historic Use:	Church_School	Future Use Recommendation:	Continue as a Diner Restaurant/ Commercial Use		
Significance:	<p>Friends School- After the Orthodox Quakers withdrew from the Hicksite Church on Meeting House Road, they built a stone schoolhouse on the west side of Chichester Avenue just south of Larkin Road or Bethel Avenue in 1834. The schoolhouse ceased to be used for school purposes by the Friends shortly after the establishment of the public school system in the Township, although some report school was reconvened here to the time of the sale of the building to Squire Josua Bailey about 1908. At this writing, 1936, the property is being used for commercial purposes. [1936 WPA]</p> <p>More research is required to determine the history and description of the original building. [2024]</p>				
11		Site of Larkin Saw Mill			
Address:	1569 Larkin Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000174609	PA Share #:	N/A	NO HISTORIC PHOTO ON FILE	DEMOLISHED
Condition:	Demolished	Zoning District:	R-2 Medium Density District		
Historic Use:	Manufacturing_Facility	Future Use Recommendation:	Demolished		
Significance:	<p>WPA- Salkeld Larkin's Saw Mill- Although a historical map shows that a saw mill in 1848 was located just south of Larkin Road or Bethel Avenue and on the west bank of the East Branch of Naaman's Creek, investigations cannot check same. Neither can we find in any written history of Upper Chichester any facts confirming the location as shown on the map. It may have existed but, as above stated, no tangible record can be ascertained at this time checking the map. It is also shown on the map of the great flood of 1843. [1936]</p> <p>UC 3 in 2019 Delaware County Mill Survey. [2020]</p>				
12		1569 Larkin Road			
Address:	1569 Larkin Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000174609	PA Share #:	1995RE02410		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as a Single Family Dwelling		
Significance:	<p>Residence presumably connected with the Larkin saw mill complex, active just NW of house from ca. 1843-1880s; traces of mill race on property. Owners included Salkeld Larkin & Eyre Family; Arthur Hanby in 1913. [1983]</p>				







13 Pennell Homestead					
Address:	1727 Larkin Road	Survey Code:	045-UC-13	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000174801	PA Share #:	1995RE02411		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as a Single Family Dwelling		
Significance:	<p>Pennell Farmhouse- This farmhouse was built in 1824 by Joseph and Mary Pennell who were grandparents of Joseph Pennell, the famous etcher. It was located on the south side of Larkin Road one-quarter mile west of Larkin's Corner or Chichester Avenue. The barn on the farm has been made famous because Joseph Pennell received his inspiration here etching farm implements that started him on his road to fame. The barn has since been torn down but the stone foundation can still be seen, 1936. [1936 WPA]</p> <p>This dairy farm was built by Joseph and Mary Pennell, grandparents of famous etcher Joseph Pennell, in 1825. The artist began his career here, sketching architectural details of house & barn, & etchings of farm implements. A private school was held here in the 19th century, to prepare children for Westtown Friends' School in Chester County. [1983]</p>				
14 The Frigar Mansion					
Address:	4498 Bethel Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000031000	PA Share #:	N/A	<i>NO HISTORIC PHOTO ON FILE</i>	
Condition:	Fair	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Multifamily Use		
Significance:	<p>The Frigar Mansion was constructed by John Frigar and his wife, Martha, in 1905 on the site of the Joseph Newlin Estate. Built c. 1870; frame Victorian vernacular farmhouse; once part of the 43-acre J. Newlin Estate. [2005]</p> <p>Building appears on 1848 (William Cloud), 1870 and 1875 (both Joseph Newlin) maps, but not 1892 map (Joseph Newlin). Detailed outline on 1913 map (John Frigar) shows L-shaped building with wrap-around porch. More research is needed to determine date and ownership. [2020]</p>				
15 2610 Larkin Road					
Address:	2610 Larkin Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000180310	PA Share #:	N/A	<i>NO HISTORIC PHOTO ON FILE</i>	
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence		
Significance:	<p>Historic maps show the following owners: 1848- Hiram Barnes, 1870- H. Barnes, 1875- G. Closs, 1892- M. Quinn, 1913- Louis C. Kline, 1934- Stephen Berry. [2020]</p>				



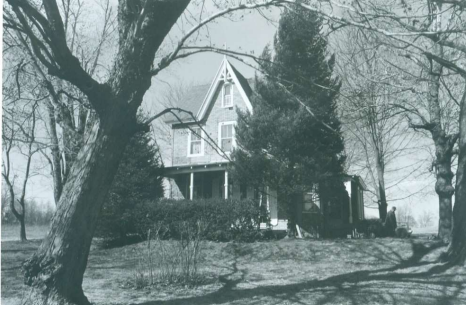



16		4310 Trophy Drive		Historic Photograph:		September 2024 Photograph:	
Address:	4310 Trophy Drive	Survey Code:	N/A				
Parcel Number:	09000177101	PA Share #:	1995RE02412				
Condition:	Good	Zoning District:	R-1 Low Density Residential District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence				
Significance:	Owned in 1875 by J.R. Pyle (36 acres); in 1913 by Samuel Larkin (31 acres). Other residents include Delaware Larkin (born on this farm in 1863, noted local miller, butcher and politician), Casper Schmidt and the Wirtz family. [1983]						
17		Samuel Goodley House		Historic Photograph:		September 2024 Photograph:	
Address:	4533 Naaman's Creek Road	Survey Code:	045-UC-17				
Parcel Number:	09000246100	PA Share #:	0.00				
Condition:	Good	Zoning District:	R-2 Medium Density District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence				
Significance:	Owned in 1875 by S. Goodley (35 acres) & in 1913 by George M. Boudwin (33 acres). Owned 1890s to 1902 by Charles O. Dehner. [1983] Deed Research- Robert Booth acquired 43 acres from the executor for Robert Johnson, John M. Broomall, in 1858 (Deed Book E2, Page 678). In 1863, Robert and Martha Booth sold 34 acres 3 rods and 15 perches to Samuel Goodley (Deed Book K2, page 298). This property was passed down through the Goodley family for almost 40 years, until it was sold to Sallie B. Broomall by William S. and Matilda Goodley and Wesley and Mary P. Clayton in 1900 (Deed Book E10, Page 226). Charles A. and Sallie B. Broomall sold the tract to George M. Boudwin in 1902 (Deed Book O10, Page 139). The parcel, containing 26 acres, has been in the Boudwin family for almost 100 years, and is currently owned by Joseph W. and Celia Jane Boudwin (Deed Book 615, Page 583). [1999] Built in late-1700s; stone and stucco Georgian vernacular with 19th century addition; purchased by Samuel Goodley in 1863 from Robert and Martha Booth; purchased by Wesley and Mary Clayton in 1900. [2005]						
18		4590 Naamans Creek Rd		Historic Photograph:		September 2024 Photograph:	
Address:	11 Patriots Court	Survey Code:	N/A				
Parcel Number:	09000268164	PA Share #:	2018RE00891				
Condition:	Demolished	Zoning District:	PRD Planned Residential Development District				
Historic Use:	Multiple_Dwelling	Future Use Recommendation:	Demolished				
Significance:	Owned in 1875 by T. Painter & in 1913 by James Bayard Reed (58+ acres). Occupied by Jessie Whalen. Original house, of which stone basement remains, was log. 3 generations named Thomas Painter lived here until 1909, when James Bayard Reed of Upland purchased the farm. He ran it & a dairy here until selling to Grover Porter in 1919. Porter sold the property to Sun Oil. [1983] Original property was on boundary between Bethel and Upper Chichester Townships. According to maps, house was in Bethel and barn was in Upper Chichester. Property has been subdivided and all buildings demolished. Upper Chichester tax parcel is 09000268164, Bethel tax parcel is 03000033770. Tax assessors' database indicate the current houses were constructed in 1996/1997. Sun Oil possibly sold the property in 1987 (Deed book 458, Page 106 and Deed book 485, Page 105). [2020]						




19		Outbuilding to Ogden House		Historic Photograph:		September 2024 Photograph:	
Address:	4002 Naaman's Creek Road	Survey Code:	045-UC-19				
Parcel Number:	09000252101	PA Share #:	2001RE00048				
Condition:	Good	Zoning District:	R-1 Low Density Residential District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as accessory structure or home based bus				
Significance:	Outbuildings for the John C. Ogden farm; probably built mid to late 19th century upon expansion of farmhouse into summer resort hotel. [1983]						
20		Ogden House		Historic Photograph:		September 2024 Photograph:	
Address:	4000-4002 Naaman's Creek R	Survey Code:	045-UC-20				
Parcel Number:	09000252100	PA Share #:	2001RE01942				
Condition:	Good	Zoning District:	R-1 Low Density Residential District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as multifamily residential use				
Significance:	The house remained the focal center of a prosperous dairy farm until the death of Harvey T. Ogden in this century. During the mid to late 19th century, the Ogdens took in summer guests as part of the County's "resort" boom. The settled area S of this site, the RR station & P.O. were all named Ogden for this family. [1983] The John C. Ogden House was originally owned and probably built for Andrew Hance. Mr. Hance purchased the tract from Powell Clayton and Robert Johnson in 1829. The house, which remained in the Ogden family until 1972, was acquired when John C. and Emily Ogden purchased the property in 1866 (Delaware County Recorder of Deeds). Based on the style and materials used, the John C. Ogden House was built in the early 19th century. [1999]						
21		Galbreath House		Historic Photograph:		September 2024 Photograph:	
Address:	2552 Central Avenue	Survey Code:	045-UC-21				
Parcel Number:	09000244900	PA Share #:	2001RE00049				
Condition:	Excellent	Zoning District:	R-2 Medium Density District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence				
Significance:	The c.1892 Carpenter Gothic style frame farmhouse and frame carriage barn were built by Willard T. Galbreath. Galbreath acquired the property in December 1890 from the National Real Estate Company, developers of the Boothwyn Farms subdivision. Galbreath was the only contractor and builder in Ogden until 1920. He subdivided and constructed most of the structures in the Ogden area since 1900 (Mill, Central, Ogden, and Upland Avenues). He was also a member of the consortium that developed the Osborne farm (survey #49) around this time (Randall, Johnson, Clements, and Galbreath Avenues). The latter street was named in his honor.						

22		3143 Naaman's Creek Road		Historic Photograph:	September 2024 Photograph:
Address:	3143 Naaman's Creek Road	Survey Code:	045-UC-22		
Parcel Number:	09000243500	PA Share #:	1995RE02413		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as a Single Family Dwelling		
Significance:	This structure appears to be a mid-19th century frame farmhouse which was "modernized" ca. 1900 as a summer resort hotel. It is located in the village of Ogden at the intersection of two early roads and pre-existed the 1913 Boothwyn Farms subdivision. At that time it was owned by W.H. Talley and a frame stable was NE of the residence. [1983] Owned by W. H. Talley in 1913. [2005]				
23		School #4 - Ogden School		Historic Photograph:	September 2024 Photograph:
Address:	3110 Naaman's Creek Road	Survey Code:	045-UC-23		
Parcel Number:	09000250001	PA Share #:	1995RE49194		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	School	Future Use Recommendation:	Continue as institution use (Historic Society) , can be		
Significance:	Ogden School- This school of brick was built in 1919. It is located on the southwest side of Naaman's Creek Road three hundred and fifty feet southeast of Mill Road. First, second and third grades are taught in the one large room. The present teacher is Mrs. Grace Twaddell, 1936. [1936 WPA] Operated 1919 to 1970, it was the last one-room schoolhouse in Delaware County. Originally held 7 grades, but only used for first grade during final years. Presently utilized as a Senior Citizen's Center and community hall. [1983] Built by Willard T. Galbreath, the school operated from 1919 to 1970 and originally held seven grades; now a senior center. [2005] Currently the home of the Chichester Historical Society. [2020]				
24		Site of Keaton House		Historic Photograph:	September 2024 Photograph:
Address:	10 Bridge Road	Survey Code:	N/A		
Parcel Number:	09000362510	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	Historic maps show the following owners: 1848- Heirs of William G. Smith, 1870- Jno. B. Smith, 1875- J.B. Smith, 1892- W. S. Brown, 1913- Mission Home, 1934- The Home Mission Inc. & Amelia F. Taylor. [2020]				





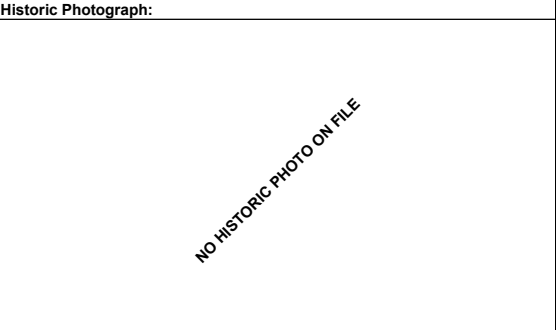

25		Ogden Inn		Historic Photograph:	September 2024 Photograph:
Address:	2247 Mill Road	Survey Code:	045-UC-25		
Parcel Number:	09000288103	PA Share #:	1995RE02414		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Multifamily Use		
Significance:	Built before 1825, this stone house was owned by William McKay during most of the 19th century. It had 23 rooms & porches on all sides. In 1875, it was part of J.B. McKay's 350 acre tract. Later, it became the Oak Lawn Boarding House operated by Mr. Ervin. By 1913, the site was owned by Ervin's widow, Mrs. Amelia E. Larkin (remarried to local butcher Delaware Larkin) and was surrounded by the Boothwyn Farms subdivision. (Delaware Larkin later owned the historic miller's house, 2333 Orchard Lane, Lower Chichester.) Has been restored by present owners. Formerly on the property were a frame carriage barn, springhouse & boardwalk to the Ogden Station on the B. & O. [1983] Originally part of the William McCay, Sr. 350-acre farm estate; subdivided c.1900 for the Boothwyn Farms subdivision. [2005]				
26		Pennell-Broomall House		Historic Photograph:	September 2024 Photograph:
Address:	2230 Naaman's Creek Road	Survey Code:	045-UC-26		
Parcel Number:	09000247900	PA Share #:	2001RE00672		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as single family use		
Significance:	First house on this site was frame, built 1737 by the William Clayton family & may be incorporated in present rear wing. Stone section built by James Pennell ca. 1806, after Nathan Pennell bought area W of Naaman's Creek Rd. to the Delaware line in 1803. This property passed to William & Jane McCay, who sold it in turn with 80 acres to John Broomall in 1829. George (d. 1848) & son Charles Broomall resided here. The farm was sold to George Helms, survivor of the USS Maine, in 1902. Helms sold several building lots, finally selling to a developer who built "Ogden Park." [1983] Built c. 1806; Georgian vernacular stone farmhouse built by James Pennell and later purchased by William and Jane McCay; sold in 1829 with 80 acres to the John Broomall family; sold to George Helms in 1902; sold again to a developer who built the Ogden Park subdivision. [2005]				
27		Dutton Peters House		Historic Photograph:	September 2024 Photograph:
Address:	2302 Meetinghouse Road	Survey Code:	N/A		
Parcel Number:	09000217300	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Low Impact Commercial renovation		
Significance:	Currently medical office. Current owners purchased property in 1985. Unknown when change of use occurred. Tax assessors database lists build date of 1917 and addition in 1980 (possibly the single story L addition). This kit house was built by Dutton and Mary Peters in 1914. [2024]				


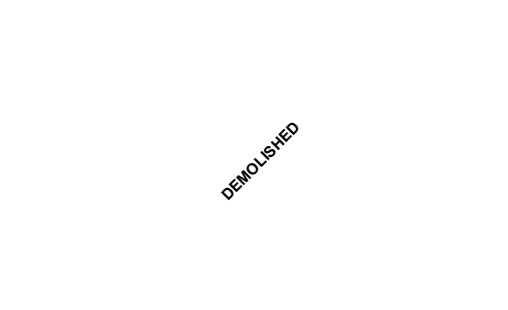




28		Broomall Homestead			
Address:	2131 Meetinghouse Road	Survey Code:	045-UC-28	Historic Photograph:	2024 Photograph:
Parcel Number:	09000225700	PA Share #:	1995RE02415		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Use		
Significance:	<p>George Broomall Farm- This farmhouse was built in 1812 on the south side of Meeting House Road and the west side of Naaman's Creek. It was noted for its clear spring and well water. Today, 1936, a regular business is in operation with the selling of this spring water, being owned by John B. Boudwin. [1936 WPA]</p> <p>Built by John Broomall in 1812, after acquiring 2 farms covering from the Middle Branch of Naaman's Creek to the Delaware line, this house incorporated building stone and poplar flooring from the ancient "Ark" or "Reynolds Block House" (an early log defense house like the Robinson block house in DE). This farmstead was bought in 1808 from John & Sarah Talbot; it stayed in the Broomall family until 1902 when John Boudwin acquired it. He named its 60-acres "Cherry Ridge" after its chief crop & also conducted a business bottling the famous pure spring water on the property. In 1917, the bulk of the farm was sold and divided into building lots called "Boothwyn Acres." Land was also noted in 1910s for its feldspar veins containing semi-precious stones; the quarry has long been filled in. Home of Congressman John M. Broomall. [1983]</p> <p>Built in 1812; owned by Congressman Broomall's family until 1902, when it was purchased by John Boudwin, who named the estate "Cherry Ridge" after his largest crop; the site was also known for its semi-precious feldspar veins, which were mined in the 1910s. [2005]</p>				
29		Talbot House			
Address:	2036 Meetinghouse Road	Survey Code:	045-UC-29	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000217100	PA Share #:	1995RE02416		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as single family use		
Significance:	<p>Known as the old Talbot house "at the bridge" (once the McCay covered bridge, 1852-1916), this residence may also have contained the Talbot furniture shop. The first resident & builder reputedly was "Little" John Talbot (ca. 1770-1820), who, like his son John (b. ca. 1816), was a cabinetmaker. The property eventually passed to grandson John (b. ca. 1843, of Phila.), then to the McCay and Mason families. [1983]</p> <p>Built by cabinetmaker "Little" John Talbot; later purchased by the McCay and then Mason families. [2005]</p>				
30		1834 Meetinghouse Road			
Address:	1834 Meetinghouse Road	Survey Code:	045-UC-30	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000216601	PA Share #:	1995RE02417		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Institutional Use		
Significance:	<p>Built by William McCay c. 1812 (datestone in SW gable peak is obliterated) as the main residence on his large tract. The property passed to his son John B. McCay, builder of the frame addition as a kitchen ca. 1860, who owned the site until 1903. Bergdoll held title from 1903 to 1913, when the house and a small plot was sold to Mrs. Lucy McLaughlin-Carroll. Bergdoll sold the bulk of the farmstead to the developers of Boothwyn Farms for subdivision in 1913. [1983]</p> <p>Built c. 1810 by William McCay; John B. McCay, William's son, added a frame kitchen c. 1860; the house and land were purchased by the Bergdoll family in 1903; they were sold to the developers of the Boothwyn Farms subdivision in 1913. [2005]</p>				



31		4260 Bethel Road			
Address:	4260 Bethel Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000033600	PA Share #:	1995RE02418		
Condition:	Good	Zoning District:	R-1 Low Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as multi-family residential		
Significance:	House is located on knoll S of main road & overlooking the Middle Branch of Naaman's Creek & Spring Run, on the former William Richardson (1855-ca. 1900) & Dr. George F. Bair (1912-1930s) farm. Reputedly built by the Halsey family & used as a summer resort in the middle 19th century. The property is now 9.4 acres. [1983] Residence attributed to the Halsey family; known as the William Richardson farm from 1855-1900, the house also served as a summer resort; purchased by Dr. George F. Bair in 1912; now apartments; potentially eligible for listing on the National Register of Historic Places. [2005] Now single family home. [2020]				
32		1809 Galey Street			
Address:	1809 Galey Street	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000131664	PA Share #:	1995RE02419		
Condition:	Demolished	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	Typical area farmhouse for mid-19th century, this property was part of N. Pennell's 85 acre farm in 1875. In 1913, it was on 18+ acres owned by John R. Greenwood & remains a farmstead today. Several very large oaks on SW portion of property to Laurel Rd. [1983] Demolished c. 1989. Land where the house was is now 1809 Galey Road, which was built in 1989, and it is likely the farmland was subdivided at that time as all of Galey Street was built in 1988/1989. [2020]				
33		Huston Homestead			
Address:	3826 Bethel Road	Survey Code:	045-UC-33	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000033400	PA Share #:	1995RE02420		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence		
Significance:	Located on high ground overlooking the Middle Branch of Naaman's Creek and on an early main road, tradition maintains this residence was built c. 1790 by the Huston family. It appears (without the addition) in the 1798 Direct Tax records. The wing was added before 1843, when owned by Ann Huston. From 1855 till ca. 1900, William Richardson owned the property, selling it to the Hallses. In 1912, Dr. George K. Bair bought the 73 acre farm. Across Bethel Rd. ca. 1 block N stood the 2nd Huston home. A large mansion known as "Edgwood", it was bought & remodelled ca. 1910 by Frank & J.B. Okie, who renamed it "Pine Knoll." This architecturally notable site was demolished in 1979 for a modern subdivision. [1983] The actual build date is unknown but attributed to the Huston family. Agnes "Ann" Huston (1755-1839) and her sister Rebekah Huston (1750-1830) acquired the property from their brother William Huston, Jr. (1764-1851) in an Indenture dated April 9, 1792. The deed includes mention of a plantation transferred to their brother from their father William Huston, Sr. In her will, Ann identifies the house and property and again mentions that she and Rebekah acquired it from their brother William. In the 1793 Pennsylvania Septennial census, Ann and Rebekah are recorded as inhabitants, signifying that they were property owners. The house first appears in tax records in 1798 with Ann Huston listed as the owner of 2 acres with a stone 20'x15' two-story dwelling house and one outbuilding. The outbuilding is described as an 8'x10' kitchen built of logs. The Anna Broomall scrapbooks at Delaware County Historical Society contain a photo of the house taken in 1910 with the following description: "Charles Smith and the father of James Huston owned the greater part of Upper Chichester in 1843. The little house on the Bethel Road or Booth's Corner Road, opposite Okie's is said to be the old Huston house. In the '50s the homestead was owned and occupied by Ann Huston, who sold it to William Richardson in 1855." The house was later used as a tenant house or was home to family members of later owners, including the Richardson's, Halsey's, and Dr. George Baier. In 1955, George and Hilda Powell purchased the house for their primary residence. The house stayed in the Powell family until 2021, when it was bought by John Mullen. It received a Heritage Commission Award in 2023 for the rehabilitation of the house [2023]				



34		Site of Talbot-Pennell-McCay Grist Mill			
Address:	1800 Mill Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000230601	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	APT Apartment District		
Historic Use:	Manufacturing_Facility	Future Use Recommendation:	Demolished		
Significance:	<p>Former mill site, off Mill Road, near the East Branch of Naamans Creek. [2005] Note- the map location for this on the 2005 map has the mill site closer to Naamans Creek Road, where there is no record of a mill. [2020] UC 1 in 2019 Delaware County Mill Survey. The following were compiled for that survey: 1826 Survey- No. 2. Br. On the same branch in Upper Chichester, head and fall about 25 feet; owned by the heirs of Nathan Pennell, deceased, and occupied by William Salthouse; grinds from 3 to 4,000 bushels of grain per annum. WPA- Talbot Grist Mill (F.H. Butler Mill)- In 1767 J. Talbot built a stone grist mill on the northwest side of Mill Road slightly west of Bethel Road on the west bank of Naaman's Creek. This mill for many years was noted in that section of the County due to its commanding such a large trade. The mill passed into the possession of N. Pennell about 1820. This mill was also known as the F.H. Butler Grist Mill. In 1826 it was rented by M. Larkin and in later years owned by William and John B. McCay. In 1884 the mill burned to the ground. There is nothing left of the mill at this writing, 1936, but the old miller's house is still standing on the southeast side of Mill Road. Ashmead- The Talbot Mill- In 1767, John Talbot built a stone grist-mill on the east branch of Naaman's Creek, which for many years was noted in that section of the county commanding a large and remunerative trade. The mill, shortly after 1820, passed into possession of Nathan Pennell. In 1826 it was owned by his heirs and rented to Mordecai Larkin, and subsequently to others. It was finally purchased by William McCay, and subsequently became the property of his son, John B. McCay. In 1884 the ancient mill was entirely consumed by fire. HRS- no card for 34, but 35 says 'This bank house and one to the N (razed in 1978), were associated with the Talbot Grist Mill. This mill (045-UC-34) was located NW of residence and was built in 1767 by John Talbot. A major commercial enterprise for many years, it was operated by Nathan Pennell ca. 1820, & rented to Mordecai Larkin in 1826. Later owners included William & John B. McCay & F.H. Butler. The mill burned beyond restoration in 1884; its site & the 1796 mill owners' residence have been razed for the Lutheran Knolls retirement complex, 1982.' [2020]</p>				
35		1861 Mill Road			
Address:	1861 Mill Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000227300	PA Share #:	1995RE02421		
Condition:		Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as single family use		
Significance:	<p>This bank house and one to the N (razed in 1978), were associated with the Talbot Grist Mill. This mill (UC-34) was located NW of residence and was built in 1767 by John Talbot. A major commercial enterprise for many years, it was operated by Nathan Pennell ca. 1820, and rented to Mordecai Larkin in 1826. Later owners included William & John B. McCay & F.H. Butler. The mill burned beyond restoration in 1884; its site & the 1796 mill owner's residence have been razed for the Lutheran Knolls retirement complex, 1982. [1983]</p>				
					






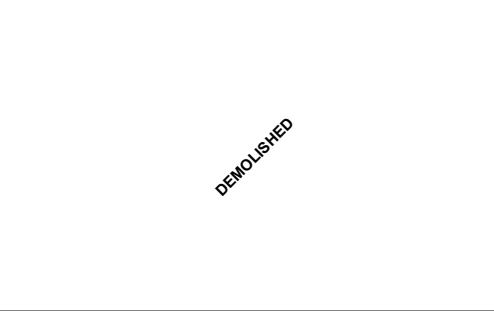
DEMOLISHED







36		3116 Boothwyn Road		Historic Photograph:		September 2024 Photograph:	
Address:	3116 Boothwyn Road	Survey Code:	045-UC-36				
Parcel Number:	09000031400	PA Share #:	1995RE52728				
Condition:	Good	Zoning District:	R-1 Low Density Residential District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence				
Significance:	An excellent example of late 19th century architectural style. Part of George W. Sharpe's estate in 1913. [1983] Built c. 1870; associated with the George W. Sharpe family. [2005]						
37		495 Cherry Tree Road		Historic Photograph:		2024 Photograph:	
Address:	495 Cherry Tree Road	Survey Code:	N/A				
Parcel Number:	09000070700	PA Share #:	N/A				
Condition:	Good	Zoning District:	R-2 Medium Density District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family residence				
Significance:	In 1848, the land was owned by Robert R. Dutton. By 1875 and through 1913, it was owned by Edward B. Jester. By 1934, the land is owned by John Litwa. In 1913 and 1934, the property includes two dwellings and a barn; on the 1913 map, one dwelling is stone and the other is frame. These were located off of what is now Cotton Lane. A stone house is at this approximate location in 1934, owned by A.L. Elmer. The 1953 aerial shows a building at this location and two along Cherry Tree Road. The tax database dates the house to 1966, however historic aerials show a house with a different footprint on 1973 and earlier photographs; this large sloped roof does not appear until 1981, with the subsequent rear and side additions in the 1990s. Additional research is needed to determine the exact date of this house and what was there prior to its construction. [2024]						
38		Locust Hill School a/k/a Locust Knoll		Historic Photograph:		September 2024 Photograph:	
Address:	832 Bethel Avenue	Survey Code:	N/A				
Parcel Number:	09000021101	PA Share #:	N/A				
Condition:	Good	Zoning District:	R-2 Medium Density District				
Historic Use:	School	Future Use Recommendation:	Adaptive Commercial Use				
Significance:	Former school building. Appears on 1934 map but not on 1913. Tax assessor's database says 1930/1950. Currently maintenance & food service building for Chichester School District. [2020]						



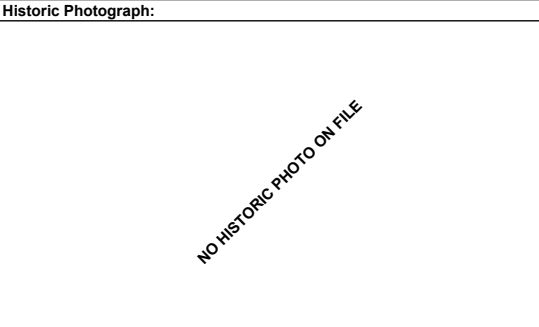

39				Below St. John Fisher Church	
Address:		Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	9000022215	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	R-2 Medium Density District		
Historic Use:		Future Use Recommendation:	Demolished		
Significance:	<p>Maps show: 1892- C.E. Hannum, 1913- John Frost, 1934- H. H. Hipkins. The 1983 map shows the dot being at the corner of Oliver Lane and Flora Lane. However, the 1983 map list included this as 'Chichester Ave, below St. John Fisher Church (McAbee).' The house appears on historic aerials through 2006 but was demolished in 2007 and the land cleared for the Kates Glen subdivision. The house's side faced Chichester Avenue. [2024]</p>				
40				1346 Plum Street	
Address:	1346 Plum Street	Survey Code:	045-UC-40	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000283500	PA Share #:	1995RE52729		
Condition:	Good	Zoning District:	R-3 High Density Residential		
Historic Use:	Single Family	Future Use Recommendation:	Continue as multi-family residential		
Significance:	<p>This farmhouse has many similarities to the Pennell Homestead (UC-13). Allowed to deteriorate to the point of attracting vandals, the structure was purchased and rehabilitated by the present owner. Was part of the J.B. Okie farm in 1875; on 36.75 acres belonging to Edward L. Anthony in 1913. [1983] Built in the early-19th century; part of the J.B. Okie farm in 1875; in 1913 the 36.75 acre tract belonged to Edward L. Anthony. [2005]</p>				
41				3601 Chichester Avenue	
Address:	3601 Chichester Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000085900	PA Share #:	1995RE02422		
Condition:	Demolished	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	<p>Built in 1807 by the Kerlin family, this residence was subsequently owned by John M. Broomall (1842-1852) and by Andrew Armstrong (pre-1875-post 1915, 190 acres), donor of the Memorial United Presbyterian Church. Located on rising ground W of Marcus Hook Creek, it is now a 3-unit apartment. [1983]</p>				



42		Memorial United Presbyterian- Manse		Historic Photograph:		September 2024 Photograph:	
Address:	3215 Chichester Avenue	Survey Code:	045-UC-42				
Parcel Number:	09000085300	PA Share #:	1995RE02423				
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	Church-related_Residence	Future Use Recommendation:	Continue as an institutional use. Should Church congregation move, multi family residential or commercial or institutional adaptive reuse.				
Significance:	Chichester Memorial Presbyterian Church- This church was built in 1885 on the east side of Chichester Avenue about seven hundred feet north of the Baltimore and Ohio Railroad. It is still being used for religious services, 1936. [1936 WPA] Built by funds given by Andrew Armstrong in memory of his son, William Samuel Armstrong, who died shortly after beginning a medical practice. The church was dedicated Oct. 18, 1885 and chartered by the Commonwealth in 1886. The old church had no cellar, and used oil lamps and coal stoves. After the turn of the century, a furnace cellar was dug, a center aisle built (1929) and electricity installed (1933). Further improvements were made in 1938 and 1944. [1983] Built in 1885; brick Gothic church and Queen Anne-style parsonage built with money from farmer Andrew Armstrong in memory of his son, William Samuel Armstrong. [2005]						


43		Memorial United Presbyterian- Church		Historic Photograph:		September 2024 Photograph:	
Address:	3217 Chichester Avenue	Survey Code:	N/A				
Parcel Number:	09000085299	PA Share #:	1995RE02423				
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	Religious_Structure	Future Use Recommendation:	Low impact commercial use				
Significance:	Chichester Memorial Presbyterian Church- This church was built in 1885 on the east side of Chichester Avenue about seven hundred feet north of the Baltimore and Ohio Railroad. It is still being used for religious services, 1936. [1936 WPA] Built by funds given by Andrew Armstrong in memory of his son, William Samuel Armstrong, who died shortly after beginning a medical practice. The church was dedicated Oct. 18, 1885 and chartered by the Commonwealth in 1886. The old church had no cellar, and used oil lamps and coal stoves. After the turn of the century, a furnace cellar was dug, a center aisle built (1929) and electricity installed (1933). Further improvements were made in 1938 and 1944. [1983] Built in 1885; brick Gothic church and Queen Anne-style parsonage built with money from farmer Andrew Armstrong in memory of his son, William Samuel Armstrong. [2005]						



44		School #1 - McCay Avenue School		Historic Photograph:		September 2024 Photograph:	
Address:	McCay & Chichester Avenue	Survey Code:	045-UC-44				
Parcel Number:	09000205600	PA Share #:	1983RE02340				
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	School	Future Use Recommendation:	Continue as adapted commercial reuse				
Significance:	<p>Subscription School (McCay School- School No.1)- The original site of this school was a brick house on the southwest corner of McCay Avenue and Boothwyn Road or Chichester Avenue. It was built prior to 1825 and was used until 1867 when the present school was erected. [1936 WPA]</p> <p>The original brick school building was erected prior to 1825 for a subscription school, which became a public institution after 1837. In 1867, this structure was razed and the present building erected by the school directors. The 1867 school's first floor was originally the school, and the 2nd floor construction paid for by donations, serving for Sunday School & public meetings. Called School #1 and the McCay School. [1983]</p> <p>Boothwyn Farms Subdivision- Various early-20th century frame homes; subdivided from the McCay Family Estate in 1901 by a Philadelphia developer. [2005]</p> <p>Ceased being a school ca. 1984, was millwork shop, then vacant and left to deteriorate. Restoration work begun and change of use to insurance office. War memorial on corner of McCay and Chichester to be moved to park at corner of Meetinghouse and Chichester. [2020]</p>						
45		Boothwyn School		Historic Photograph:		September 2024 Photograph:	
Address:	1414 Meetinghouse Road	Survey Code:	N/A				
Parcel Number:	09000215301	PA Share #:	N/A				
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	School	Future Use Recommendation:	Continue with current institutional use				
Significance:	<p>Boothwyn Junior High School- This school was built in 1927 on the north side of Meeting House Road about four hundred feet west of Boothwyn Road or Chichester Avenue. A new auditorium and other improvements were added during 1935-6. [1936 WPA]</p>						
46		Matys House		Historic Photograph:		September 2024 Photograph:	
Address:	2635 Chichester Avenue	Survey Code:	N/A				
Parcel Number:	09000083100	PA Share #:	N/A				
Condition:	Demolished	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	Single Family	Future Use Recommendation:	Demolished				
Significance:	<p>Appears to be built between 1892 and 1913; Frame house at this location owned by Rodman Smithin 1913. In 1983 it was owned by Konyk and used as an antique store. It was demolished in the 1980s after the survey was written. [2024]</p>						






47		1102 Mason Street		Historic Photograph:	September 2024 Photograph:
Address:	1102 Mason Street	Survey Code:	N/A		
Parcel Number:	09000205200	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-3 High Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence		
Significance:	Cyndi can add more history				
48		2633 Sharpless Avenue		Historic Photograph:	September 2024 Photograph:
Address:	2633 Sharpless Avenue	Survey Code:	N/A		
Parcel Number:	09000312200	PA Share #:	N/A		
Condition:	Fair	Zoning District:	R-3 High Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence		
Significance:	Appears on historic maps of 1913 and 1934. [2020]				
49		Osborne House		Historic Photograph:	September 2024 Photograph:
Address:	1008 Galbreath Avenue	Survey Code:	045-UC-49		
Parcel Number:	09000130400	PA Share #:	1995RE43748		
Condition:	Good	Zoning District:	R-3 High Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family residence		
Significance:	<p>Built as residence on 50 acre farm by Andrew Osbourne (b.1838, Ireland), prominent Democratic county leader. Among other business enterprises, he planned to start a brickyard utilizing clay deposits along Marcus Hook Creek on the farm. In 1917, the property was sold & subdivided by developer Willard T. Galbreath & others. Subsequently owned by the Flowers Family. Cannon balls have been found in the house & the yard. [1983]</p> <p>Built c. mid-19th century; stucco over stone residence built as part of a 5-acre farmstead owned by prominent Democratic leader Andrew Osbourne; in 1917 the property was subdivided by Willard T. Galbreath and others. [2005]</p> <p>Maps indicate a building on the Thomas Flower estate in 1848, and on the Andrew Osbourne Estate 1870-1913. Deed research should be done to confirm, but it is therefore more likely that it was owned/ built by the Flower family and then subsequently owned by Andrew Osbourne. Tax assessors database state it was built in 1950, which might be the date of an addition. [2020]</p>				



50		Pierce Farmhouse			
Address:	2410 Chichester Avenue	Survey Code:	045-UC-50	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000093900	PA Share #:	2000RE00488		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Continuation or Expansion of Commercial use		
Significance:	<p>Pierce's Farmhouse- The exact date of the building of this farmhouse is not known but the present owners date it back to 1861. It is located on the southwest corner of Chichester Avenue and Meeting House Road. The house is built of field stone and recently has been renovated. It is said school at one time was held here but no exact dates are on record. [1936 WPA] Exact construction date unknown, but reputedly built by William McCay, Sr. early in the 18th century. This crossroads was the site of a small village known as McCaysville prior to the Revolution. In 1836, Esther Hughes lived here & about then, school was conducted in this structure for a brief time. Elizabeth Martin resided here in the 1850s, then Dr. Emmanuel. The property passed to the Pierce family ca. 1900, being owned in 1913 by H. Pierce. Presently used as a florist shop. [1983] Pierce Farmhouse, now Ronso Florists, was built in the early 1800s, supposedly by William McCay, Sr. Before the Revolutionary War, this crossroads was the site of a small village called McKaysville. Ester Hughes lived here in 1836. A school was conducted in this structure for a short time. Elizabeth Martin resided here in the 1850s, then Dr. Emmanuel. The property belonged to H. Pierce in 1913. [1983, Upper Chichester Township, CELEBRATION '83, 1718 - 1983] The William McCay House is located at the intersection of Chichester Avenue and Meetinghouse Road in Boothwyn, Upper Chichester Township, Delaware County, Pennsylvania. Prior to the American Revolution there was a small village known as McKaysville located at this crossroads. (Note: The name in question has been found to have been spelled as both "McCay" and "McKay" in various documents.) The current property was originally part of the properties of William McCay. The 1848 map shown William McCay owning property in excess of 100 acres. The 1870 Atlas shows the property owned by John B. McCay, Williams son. Deed research undertaken at the Delaware County Recorder of Deeds Office indicate that William McCay started to acquire property in Upper Chichester Township in 1805. At that time he bought 48 acres, with "messuage", from Josiah Lamplugh for \$860. Over the next 9 years he acquired additional land from Lamplugh. Since the deed did not indicate the type of dwelling, it is not possible to positively date the current stone house on the property. The first deed that refers to a "stone house" on the property does not appear until later in the 19th century. [2000 322 Survey] Built in 18th century; Penn plan, fieldstone residence and part of the William McCay, Sr. farm estate; last remaining building of McCaysville crossroads village, a major agricultural trade center from the late-18th to early-20th century; potentially eligible for listing on the National Register of Historic Places. [2005]</p>				
51		1303 Okiola Avenue			
Address:	1303 Okiola Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000035900	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family residence		
Significance:	<p>Built in 1760 & 1768 with subsequent additions. Known as the Stephenson Farm, ca. 1770-1870, it was owned by J.R. Johnson (40 acres) in 1875 before reverting to the Stevenson family by 1913. [1983] Farmhouse owned by the Stephenson family from 1770-1870.</p>				



52		Boothwyn Post Office			
Address:	2323 Chichester Avenue	Survey Code:	045-UC-52	Historic Photograph:	September 2024 Photograph:
Parcel Number:	0900082400	PA Share #:	1995RE50864		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Low Impact home occupied commercial or office use		
Significance:	<p>Boothwyn Post Office- This post office was started in 1888 in the Smith Farmhouse on the northeast side of Chichester Avenue about five hundred feet southeast of Meeting House Road. Mrs. Rachel C. Smith was the first postmistress. The 1913 atlas shows the post office at the Baltimore and Ohio Railroad Station of Boothwyn. It was later moved to its present location in the Sharpless building, on the east side of Chichester Avenue about one hundred feet north of Meeting House Road. [19- 1936 WPA]</p> <p>Old Farmhouse- This farmhouse was built in the early 1700s by the John Dutton, then a member of the State Militia, the law and order of those days. It is located on the east side of Chichester Avenue about five hundred feet south of Meeting House Road. In this house today, 1936, reside two sisters, the Misses Smith, and their mother who was the first postmistress, the post office being in their home. This old farmhouse, which had been in the family for generations, has been renovated but once, being built of field stone. The sisters are descendants of John Dutton, he being their great-great-grandfather. Their grandfather, John Stevenson, owned this property too, and maintained a wheelwright, cabinet-making and undertaking establishment at the southeast corner of these two roads. Minshall, the undertaker of Chester, learned his profession with Mr. Stevenson. [28- 1936 WPA]</p> <p>Built in the early 18th century by John Dutton, this stone farmhouse was later owned by John Stevenson who ran wheelwright, cabinetmaking & undertaking businesses from this site on the SE side of the Chichester Crossroads. In 1888, the farmhouse was owned by the Smith sisters & Mrs. Rachel C. Smith became first postmistress for Boothwyn at that time. Blacksmith William Rowland used the barn for his shop at the turn of the century. Recently sold by the Reformed Presbyterian Church of Boothwyn to a private owner. [1983]</p> <p>Built in the early-18th century by John Dutton; in the mid-19th century the property (then owned by John Stevenson) contained wheelwrighting, cabinet-making and undertaking businesses; in the late-19th century the farmhouse was owned by Mrs. Rachel C. Smith, the first postmistress in Boothwyn. [2005]</p>				




53		957 Meetinghouse Road			
Address:	957 Meetinghouse Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000221200	PA Share #:	N/A	NO HISTORIC PHOTO ON FILE	
Condition:	Good	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family residence		
Significance:	<p>According to historic maps, the owners of the land and house are as follows: Jonathan Stevenson in 1848-70, J.H. Worriow in 1892, John Wood in 1913. [2020]</p>				





54		Chichester Middle School a/k/a Chichester Junior High School			
Address:	925 Meetinghouse Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000221001	PA Share #:	2013RE00017		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	School	Future Use Recommendation:	Continue as a School		
Significance:	<p>The Chichester Middle School, located at 925 Meetinghouse Road, Boothwyn PA, is a building that was originally constructed in 1951, and had three more additions constructed over following forty one years. The building was built to house Junior/Senior High students. Currently the building houses students in fifth through eighth grades. [2013 DOE]</p>				



55		727 Meetinghouse Road		Historic Photograph:	September 2024 Photograph:
Address:	727 Meetinghouse Road	Survey Code:	N/A		
Parcel Number:	09000220800	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Low Impact commercial or adaptive commercial reuse		
Significance:	Built in the 19th century; frame vernacular Victorian residence; part of the 18-acre D. Boyd Estate in 1875. [2005] Historic maps show- 1848- William Reynolds, 1870 & 1875- David Boyd, 1892- William Twaddell, 1913- John Wood, 1934- Albert & Lawrence J. Wood. [2020]				
56		St Martin's Episcopal Church		Historic Photograph:	September 2024 Photograph:
Address:	700 Meetinghouse Road	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000212202	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Religious_Structure	Future Use Recommendation:	Continue as Single Family Residence		
Significance:	Designed by Roland T. Addis in 1966. He specialized in ecclesiastical work and served as a member of the Architects' Committee of the Episcopal Diocese of Pennsylvania. Drawings are located at the Athenaeum of Philadelphia in the Roland T. Addis Collection. [2024]				
57		Jeremiah C. Brown House		Historic Photograph:	September 2024 Photograph:
Address:	670 Meetinghouse Road	Survey Code:	045-UC-57		
Parcel Number:	09000212200	PA Share #:	1995RE02424		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue Single Family Residence		
Significance:	Farmhouse- This stone farmhouse was built in the late 1700s and was later owned by Jeremiah C. Brown. It is located on the north side of Meeting House Road opposite the Friends Meeting House. It is said that during the Revolutionary War some of the soldiers were housed here while the nearby Friends Meeting House was used as a hospital. [1936 WPA] Reputedly used to house wounded Americans after the battle of Brandywine, this house was supposedly built before the Revolution by members of the Brown family (who gave the land for the neighboring Friends' Meeting). The property belonged to Jeremiah C. Brown (ca. 1832-1875), then becoming part of Edward Bullocks' 150-acre farm before being purchased in 1910 by William N. Frost. [1983] Farmhouse attributed to the Brown Family; reputedly housed wounded Americans after the Battle of Brandywine; the Brown family donated part of the 150-plus acre tract for the Chichester Friends Meetinghouse across the street; potentially eligible for listing on the National Register of Historic Places. [2005] In 1983, the house had stucco on all elevations, and in ca. 1990, the stucco was removed [2024]				




58		Chichester Friends' Meeting			
Address:	627 Meetinghouse Road	Survey Code:	045-UC-58	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000220400	PA Share #:	1973RE00001		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Religious_Structure	Future Use Recommendation:	Continue as Institutional Use		
Significance:	<p>Hicksite Meeting House and Cemetery- The present Friends Meeting House was erected by the Society on a lot of two acres lying about one thousand feet east of Chichester or Marcus Hook Creek and on the southeast side of Meeting House Road. Chichester meetings, for record and business, were held for the first time on the 17th of January, 1684, at a private home. After that it was the custom to hold meetings at various designated homes at which time the thought of collecting money to erect a Meeting House was always a matter of discussion. We find that John Brown deeded to the Society on October 4th, 1688, a lot on which a Meeting House could be erected and the balance of the ground used for a cemetery. The exact date of the erection of the Meeting House is not known, but it is presumed to have been about 1690. On December 4th, 1768, this old Meeting House, which was constructed of logs, was totally destroyed. However, the House was built in 1703. It is of interest to know that the British Army under the command of Lord Cornwallis was quartered at Aston from the thirteenth to the fifteenth day of September, 1777. During the evening of one of these days some of these British soldiers halted at the Meeting House and shot repeatedly at the closed doors. The marks of the bullet holes can be easily seen today, 1936. The Meeting house in later years has not been used to any great extent for religious purposes. However, we are advised that the public is always welcome to visit this old church. The ground surrounding the old Meeting House was made a burial place and many generations of Friends belonging to Chichester Meeting have been buried here. Due to the testimony of the Society in early times being opposed to the erection of tombstones, the resting places of many of the first settlers in the graveyard cannot be designated with any degree of certainty. During the Civil War quite a few of the soldiers were buried here. [1936 WPA]</p> <p>Chichester Meeting was established as a Monthly Meeting in 1684, the First Monthly Meeting was held on March 17. At the close of 1688 James Browns conveyed two acres of land to trustees for the use 'of the people of God called Quakers in the township of Chichester.' The exact date of the erection of the meeting house is not recorded, but on December 4, 1768, it burned and the present stone meeting house was built the following year.</p> <p>This Meeting House is a typical Eighteenth and early Nineteenth Century Quaker house of worship with an interior partition for the purpose of separating the male from the female congregation [1973 NR form]</p> <p>One of the earliest Friends' Meetings in PA, Chichester has an extensive & notable history, summarized in its National Register nomination (3-4-1973). American wounded from the Battle of Brandywine were sheltered here & bullet holes from British patrols still are visible in the main door. 6 ancestors of Abraham Lincoln & 3 of Richard Nixon worshipped here, as did many other early families influential in state history. The meeting & its 7.7 acres are evocative of the 18th century. [1983]</p> <p>Though this is the second meetinghouse to occupy this site, it remains one of the first Quaker Meetinghouses in Pennsylvania; shelter for wounded American soldiers during the Revolution; various outbuildings from the late-18th and 19th centuries; listed on the National Register of Historic Places in 1973. [2005]</p>				


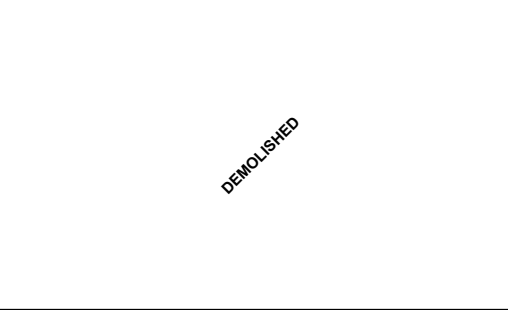

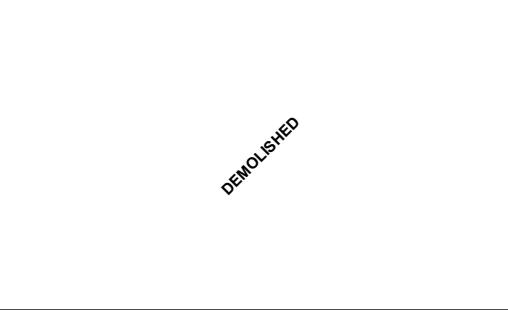


59		Meeting Caretaker			
Address:	627 Meetinghouse Road	Survey Code:	045-UC-59	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000220400	PA Share #:	1995RE02425		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Church Related Residence	Future Use Recommendation:	Continue as Single Family residence		
Significance:	<p>Sources differ on whether the caretaker's house was built after construction of the original Meetinghouse (ca. 1703) or at the end of the 18th century. Sheds were built ca. 1768. Further research is being done by local historian Beulah Pennington. [1983]</p> <p>Caretakers' house built in 1703 and various outbuildings from the late-18th and 19th centuries. [2005]</p>				



60		Approximate site of earthworks, prob. Ice dam		Historic Photograph:	September 2024 Photograph:
Address:	3333 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	DEMOLISHED
Parcel Number:	09000085600	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Fortification	Future Use Recommendation:	Demolished		
Significance:	<p>Redoubt- On the east bank of Marcus Hook Creek, about six hundred feet north of the B. & O. R.R., and on land of the Andrew Armstrong Estate, is an embankment about parallel with the railroad which some have claimed is a redoubt thrown up during the Revolutionary War, but which others claim was an extension of a dam-breast for uses of an ice pond. John M. Broomall owned this property at one time. There are said to be authentic redoubts in Frost's Woods on Market Street (Hook Road) just south of the railroad, and also in the woods north of the Mill Road. These could not be substantiated. [1936 WPA]</p> <p>1848 Ash map shows a large pond on John Broomall land. Dam would be at southernmost point of the lake, on the boundary of his land and Thomas Flower estate. Exact point is 39.838091, -75.436864. Currently on land owned by Chichester School District, for Chichester High School. Terrain maps do not show any embankment at this location or at either of the other two locations. Redoubt does not appear on any maps apart from WPA entry. [2020]</p>				
61		Johnson House		Historic Photograph:	September 2024 Photograph:
Address:	1902 Market Street	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000197900	PA Share #:	N/A		
Condition:	Poor	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence		
Significance:					
62		1712-1714 Market Street		Historic Photograph:	September 2024 Photograph:
Address:	1712 & 1714 Market Street	Survey Code:	N/A		
Parcel Number:	09000196600 & 09000196700	PA Share #:	1995RE43749		
Condition:	Fair	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as attached residential dwellings		
Significance:	<p>Built c. 1820; home was part of a 25-acre tract owned by C. Palmer in 1875 and a 15-acre tract belonging to James B. Taylor in 1913. [2005]</p>				




63		Immaculate Heart Cemetery			
Address:	1701 Market Street	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000191500	PA Share #:	N/A	NO HISTORIC PHOTO ON FILE	
Condition:	Good	Zoning District:	TLC Township Line Commercial District		
Historic Use:	Cemetery	Future Use Recommendation:	Continue as cemetery		
Significance:	<p>Immaculate Heart Cemetery- This cemetery, located at the northeast corner of Marcus Hook-Village Green Road, or Market Street and Laughead Avenue, was established in 1892 with just a small plot of ground. In 1913 more ground was acquired. At the present time, 1936, it is quite a large cemetery. [1936 WPA]</p> <p>Website for cemetery states: Immaculate Heart of Mary cemetery opened in 1887 and sits upon 21 acres of land dotted with luscious trees & shrubbery & breathtaking upright Crucifixion memorial displaying Jesus on the cross accompanied by two additional upright memorials of Joseph & Mary. Prior to its opening, burials were made at St. Michael's cemetery in Chester, PA. [2020]</p>				
64		Crosby family house			
Address:	203 Meetinghouse Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000201600	PA Share #:	1995RE02426		DEMOLISHED
Condition:	Demolished	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	<p>Built prior to 1828 by the Crosby family, this house was the residence of Admiral Pierce Crosby, naval commander during the Mexican War & a relation of Signer John Morton. Subsequent owners included Stephen Magin, Thomas Roberts (1884) and William H. Dutton (ca. 1898). [1983]</p> <p>Demolished ca. 2006 [2020]</p>				
65		Johnson/Stephenson Farm			
Address:	226 Meetinghouse Road	Survey Code:	045-UC-65	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000210400	PA Share #:	1995RE02427		
Condition:	Poor	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as single family residence or home based business		
Significance:	<p>Built in 1760 & 1768 with subsequent additions. Known as the Stephenson Farm, ca. 1770-1870, it was owned by J.R. Johnson (40 acres) in 1875 before reverting to the Stephenson family by 1913. [1983]</p> <p>Farmhouse owned by the Stephenson family from 1770-1870.</p>				




66		339 Ruth Avenue		Historic Photograph:	September 2024 Photograph:
Address:	339 Ruth Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	DEMOLISHED
Parcel Number:	09000305502	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Storage	Future Use Recommendation:	Demolished		
Significance:	Forebay barn to 337 Ruth Ave. (UC-67) had been converted to apartments, was gutted by fire in March 1982 prior to demolition in Aug. 1982. [1983]				
67		337 Ruth Avenue		Historic Photograph:	September 2024 Photograph:
Address:	337 Ruth Avenue	Survey Code:	045-UC-67		
Parcel Number:	09000305500	PA Share #:	1995RE02428		
Condition:	Good	Zoning District:	R-3 High Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence or Multi-Family Residence		
Significance:	Built by John Valentine, the house was occupied for a long time by the Chance family. It originally was the center of a farm extending west to Marcus Hook Creek & appears to have been owned in 1875 by C. Psotta. Ca. 1913-1940, it was part of a 105-acre farm owned by Lewis H. Dutton. Owners doing further research. [1983] Built in late-18th century, farmhouse built by John Valentine; occupied by the Chance, Psotta, and Lewis H. Dutton families; originally part of one of the largest farm estates in the area, maintaining 105+ acres until the 1940s. [2005]				
68		802 Bethel Avenue		Historic Photograph:	September 2024 Photograph:
Address:	802 Bethel Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	DEMOLISHED
Parcel Number:	09000020900	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	No description written in 1983, or name of owner. Appears to be site of Louis H. Dutton house on 1913 map and A. Rebeino house in 1934. Owner in 1962 is Francisco Ribeiro according to tax assessors database. Current apartment building is listed as being built in 1956, and property includes five bungalows along Bethel Avenue. No description or otherwise for original dwelling apart from frame house on 1913 map. Property is part of F. Dutton land in 1892, but no building at this location. [2020]				





69		Site of Dutton Saw Mill		Historic Photograph:		September 2024 Photograph:	
Address:	401 Cherry Tree Road	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE		DEMOLISHED	
Parcel Number:	09000072002	PA Share #:	N/A				
Condition:	Demolished	Zoning District:	R-2 Medium Density Residential District				
Historic Use:	Manufacturing Facility	Future Use Recommendation:	Demolished				
Significance:	<p>UC 2 in 2019 Delaware County Mill Survey. The following were compiled for that survey: 1826 Survey- No. 2. On Marcushook Creek, in Up. Chichester, a saw-mill; owned and occupied by Jos. Talbot, cuts from 30 to 50,000 feet of lumber per an.</p> <p>WPA- Kingsman Dutton's Saw Mill- This mill was built about 1753 by Kingsman Dutton on the west bank of Marcus Hook Creek about four hundred feet south of the Dutton House (No.3). This property was sold by Sheriff and Joseph Talbot became owner in 1768. The Estate went to his grandson, Benjamin Elliott, who removed the old saw mill in 1860. The land later came into the possession of J. Franklin Bothell who recently sold the property to the Sun Oil Company.</p> <p>Ashmead- Dutton's Saw Mill- On a branch of Green Creek, and on the tract of land surveyed to John Kingsman in 1682, a saw-mill was built shortly after the middle of the last century by Kingsman Dutton, the grandson of the settler, Kingsman's daughter Elizabeth having married John Dutton. The date stone on the east gable of the two-story brick house standing near the east branch of Aston township, erected by Kingsman Dutton, bears that date, and it is supposed that he built the saw-mill about that time. He died leaving his estate much involved, and the premises were sold by the sheriff in 1768. Joseph Talbot became the owner of the mill and plantation, and the estate descended to his grandson, Benjamin Elliott, who removed the old saw-mill building in 1860; it having been long discarded, became dilapidated and an unsightly ruin. [2020]</p>						
70		Kingsman Dutton House		Historic Photograph:		September 2024 Photograph:	
Address:		Survey Code:	N/A			DEMOLISHED	
Parcel Number:		PA Share #:	N/A				
Condition:	Demolished	Zoning District:	R-2 Medium Density Residential District				
Historic Use:	Single Family	Future Use Recommendation:	Demolished				
Significance:	<p>Kingsman Dutton House- The above home, an English brick two and a half story building 18 x 25', was built in 1753 eleven hundred feet northeast of Bethel Avenue and about three hundred feet northwest of Marcus Hook Creek. Since it was erected little, if any, alterations have been made. At present, 1936, it is owned by the Sun Oil Company. Many know it as the "Benjamin Elliott House", and more recently it was owned by J. Franklin Bothell (See Marker #10). [1936 WPA]</p> <p>No card written in 1983. Ashmead mentions the house in 1884: 'The date stone on the east gable of the two-story brick house standing near the east branch of Aston township, erected by Kingsman Dutton, bears that date, and it is supposed that he built the saw-mill about that time.' Date is not specifically mentioned by Ashmead. WPA states: 'Kingsman Dutton House- The above home, an English brick two and a half story building 18 x 25', was built in 1753 eleven hundred feet northeast of Bethel Avenue and about three hundred feet northwest of Marcus Hook Creek. Since it was erected little, if any, alterations have been made. At present, 1936, it is owned by the Sun Oil Company. Many known [sic] it as the "Benjamin Elliott House", and more recently it was owned by J. Franklin Bothell (see Marker #10).' [2020]</p>						
71		Dutton Springhouse		Historic Photograph:		September 2024 Photograph:	
Address:	709 Bethel Avenue	Survey Code:	045-UC-71				
Parcel Number:	09000024800	PA Share #:	1998RE01596				
Condition:	Demolished	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	Secondary_Structure	Future Use Recommendation:	Demolished				
Significance:	<p>Springhouse most likely part of the Dutton homestead and dairy farm. [2005] Found ineligible for National Register by PHMC on 1/6/1999 and it was demolished for the widening of Route 322 in late 2020. [2020]</p>						




72		Site of School #2			
Address:	3606 Market Street	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000202700	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	C-2 Highway Commercial District		
Historic Use:	School	Future Use Recommendation:	Demolished		
Significance:	<p>School No. 2 (Twin Oaks School- Dutton School)- The original "white schoolhouse" was of stone and probably established prior to 1775 on the northwest corner of Market Street or Hook Road and Bethel Avenue. An addition was made in 1838. In 1870 a brick structure was erected on this site and used until 1929. Later the building was sold to J. Ralston, who used it for amusement purposes. in 1932 it was altered and is now, 1936, used as a private residence. [1936 WPA] Razed ca. 1956. [1983]</p>				
73		Dutton-Reilly-Dix house			
Address:	3655 Market Street	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000194900	PA Share #:	1995RE45499		
Condition:	Demolished	Zoning District:	IND Industrial District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	0				
74		Dutton Farm			
Address:	4021 Market Street	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000196100	PA Share #:	1995RE02430		
Condition:	Demolished	Zoning District:	IC Industrial Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	<p>House & barn demolished 1981 & large aluminum-shed storage complex built on property, following rezoning to commercial. Built by descendants of Kingsman Dutton, whose notable red & black brick homestead & mill lay W of Market St. not far from this home. Extensive deed & architectural investigation done by Del. Co. Heritage Comm. prior to demolition. 1913 owner- Minor M. Dutton (20 acres); 1875 owner= W. H. Dutton (64 acres) [1983] Farmhouse built by the Kingsman Dutton family; small frame horse barn on premises; last remaining building from the Dutton family mill complex. [2005]</p>				




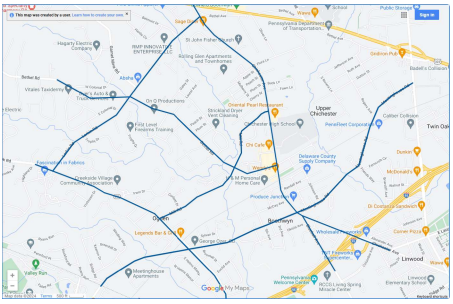
75		317 Bethel Avenue			
Address:	317 Bethel Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	0900022800	PA Share #:	1994RE00614	NO HISTORIC PHOTO ON FILE	DEMOLISHED
Condition:	Demolished	Zoning District:	IND Industrial District		
Historic Use:	Single Family	Future Use	Demolished		
		Recommendation:			
Significance:	Demolished between 2012 and 2018. Glimpses visible on Google Streetview and Zillow. Tax assessors database has photo from 1990s, but is partially hidden by trees. Currently for sale as industrial land http://looplink.flynco.com/ll/3817501/317-Bethel-Rd/ [2020]				
76		Site of Matthew Boyd Brickyard			
Address:	167 Keystone Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000168500	PA Share #:	N/A	NO HISTORIC PHOTO ON FILE	DEMOLISHED
Condition:	Demolished	Zoning District:	TLC Township Line Commercial District		
Historic Use:	Manufacturing Facility	Future Use	Demolished		
		Recommendation:			
Significance:	Appears on historic maps of 1870-1892. 1913 map does not indicate 'brickyard' but land is owned by estate of Matthew Boyd. In 1934, the land is owned by Price Brick Co. [2020]				
77		4309 Bethel Road			
Address:	4309 Bethel Road	Survey Code:	045-UC-77	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000029600	PA Share #:	1995RE02431		
Condition:	Good	Zoning District:	R-1 Low Density Residential District		
Historic Use:	Single Family	Future Use	Continue as Single Family Residence		
		Recommendation:			
Significance:	Typical area mid-19th century farm house, this structure is located just across Bethel Rd. from #4260. The property was part of N. Pennell's 85-acre farm in 1875; in 1913, it was on 2 acres belonging to Mary A. Hemmerley. [1983] Built in 1840-1860; part of Nathan Pennell's 85 acres in 1875; subdivided by 1913, with only 2 acre per house lot. [2005]				



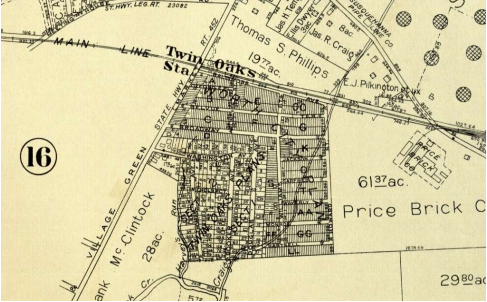



78		532 West Laughead Avenue		Historic Photograph:	September 2024 Photograph:
Address:	532 West Laughead Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000184301	PA Share #:	N/A		
Condition:		Zoning District:	R-3 High Density Residential District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence		
Significance:	The 1913 map shows a frame house owned by J. Honan as the only parcel in this vicinity not owned by George Laughead, for which Laughead Avenue is named. In 1892, the land is owned by Joseph Maletesta. [2024]				
79		1702 Chichester Avenue		Historic Photograph:	September 2024 Photograph:
Address:	1702 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000089501	PA Share #:	N/A		
Condition:	Fair	Zoning District:	43		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family residence or Home based business		
Significance:	Built in late-19th/ early-20th century; stucco-over-stone former residence. [2005] Appears on 1913 and 1934 maps. 1892 map has a J.T. Gill owning a house in this triangle of land bounded by Chichester Avenue, Hewes Avenue and Pershing Avenue, but it could be 1706 or 1800 Chichester Avenue instead. No building appears on maps prior to 1892 in this location. Tax assessors database lists it as being built in 1880. Deed research may need to be done to determine which house is the Gill house. [2020]				
80		1706 Chichester Avenue		Historic Photograph:	September 2024 Photograph:
Address:	1706 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000089600	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence or Home based business		
Significance:	Built in 19th century; stucco-over-stone vernacular residence. [2005] Appears on 1913 and 1934 maps. 1892 map has a J.T. Gill owning a house in this triangle of land bounded by Chichester Avenue, Hewes Avenue and Pershing Avenue, but it could be 1702 or 1800 Chichester Avenue instead. No building appears on maps prior to 1892 in this location. Tax assessors database lists it as being built in 1860. Deed research may need to be done to determine which house is the Gill house. [2020]				

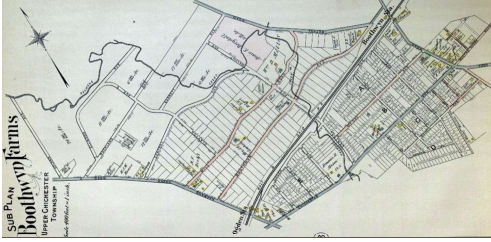
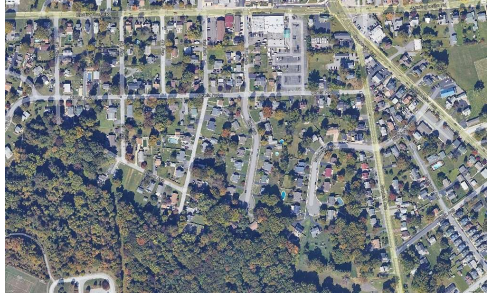


81		1800 Chichester Avenue		Historic Photograph:		September 2024 Photograph:	
Address:	1800 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE			
Parcel Number:	09000089700	PA Share #:	N/A				
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as a Single Family Dwelling				
Significance:	Built in 19th century; vernacular frame house. [2005] Appears on 1913 and 1934 maps. 1892 map has a J.T. Gill owning a house in this triangle of land bounded by Chichester Avenue, Hewes Avenue and Pershing Avenue, but it could be 1702 or 1706 Chichester Avenue instead. No building appears on maps prior to 1892 in this location. Tax assessors database lists it as being built in 1850. Deed research may need to be done to determine which house is the Gill house. [2020]						
82		2101/2103 Chichester Avenue		Historic Photograph:		September 2024 Photograph:	
Address:	2101/2103 Chichester Avenue	Survey Code:	N/A				
Parcel Number:	09000080800, 09000080900	PA Share #:	1995RE02432				
Condition:	Fair	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as attached single family residence				
Significance:	In 1875, this structure is listed as on the P. Birnbaum 60-acre farm; in 1913, the same property was owned by George W. Laughead. [1983] Part of the 60-acre P. Birnbaum farm estate in 1875; owned by George Laughead in 1913. [2005]						
83		Lonesome Pine Inn		Historic Photograph:		September 2024 Photograph:	
Address:	4111 Greenwood Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE		DEMOLISHED	
Parcel Number:	09000138400	PA Share #:	N/A				
Condition:	Demolished	Zoning District:	R-2 Medium Density District				
Historic Use:	Single Family	Future Use Recommendation:	Demolished				
Significance:	Built in 20th century; vernacular brick commercial and residential buildings. [2005]						



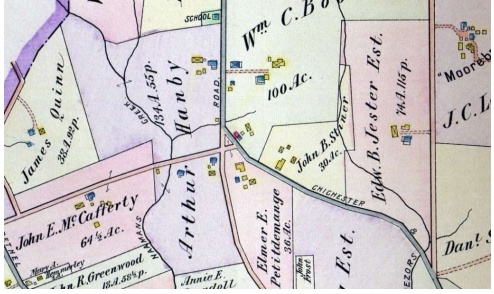
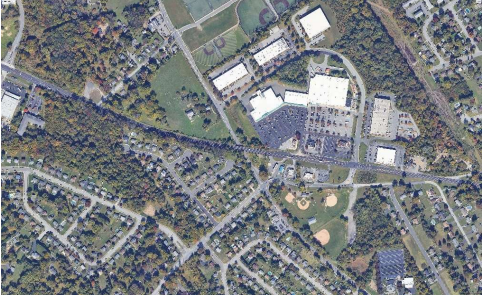
84		1313 Meetinghouse Road		Historic Photograph:	September 2024 Photograph:
Address:	1313 Meetinghouse Road	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000222500	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Low impact commercial use		
Significance:	2005 survey says c. 1910, tax assessor's database says 1920. Appears on 1934 map but not 1913 map, so 1920 more likely. [2020]				
85		Dutton Property		Historic Photograph:	September 2024 Photograph:
Address:	3638 Market Street	Survey Code:	N/A		
Parcel Number:	09000202900	PA Share #:	1994RE01538		
Condition:	Good	Zoning District:	C-2 Highway Commercial District		
Historic Use:	Single Family	Future Use Recommendation:	Continue as Single Family Residence or Home based business		
Significance:	The property reflects the late nineteenth and early twentieth century development of suburban living within the S.R. 322 project survey area. It has been determined eligible for the National Register of Historic Places. [1994 322 Survey]				
86		704 Bethel Avenue		Historic Photograph:	September 2024 Photograph:
Address:	704 Bethel Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000020300	PA Share #:	N/A		
Condition:	Fair	Zoning District:	R-2 Medium Density District		
Historic Use:	Single Family	Future Use Recommendation:	Low impact commercial use		
Significance:	Built in 20th century; vernacular frame building in the Twin Oaks Manor Subdivision.. [2024]				



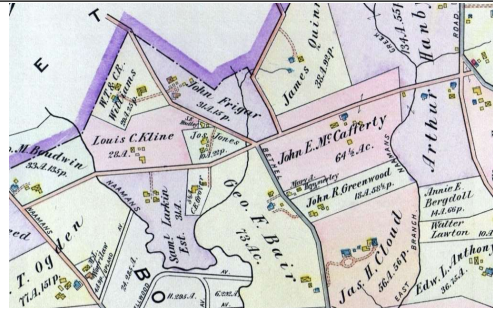
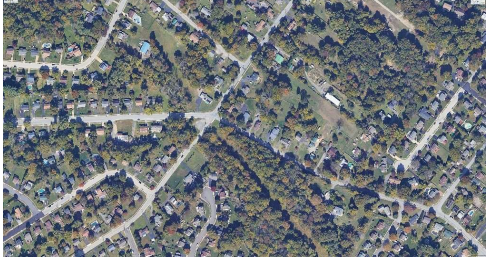

87		1807-1811 Chichester Avenue		Historic Photograph:	September 2024 Photograph:
Address:	1807-1811 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000076901-09000077000	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Multiple_Dwelling	Future Use	Continue as multifamily units		
Significance:	Built in 20th century; vernacular brick commercial and residential buildings. [2005]				
88		1801 Chichester Avenue		Historic Photograph:	September 2024 Photograph:
Address:	1801 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000076900	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Multiple_Dwelling	Future Use	Commercial use		
Significance:	Built in 20th century; vernacular brick commercial and residential buildings. [2005]				
89		1821-1827 Chichester Avenue		Historic Photograph:	September 2024 Photograph:
Address:	1821-1827 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000077300-09000077600	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Multiple_Dwelling	Future Use	Continue as attached single family residences		
Significance:	Built in early-20th century; twin, detached Prairie-esque style residences. [2005] If it is decided to keep these in the survey, the properties should be split up into different entries. [2020]				



90		2108-2110 Chichester Avenue		Historic Photograph:	September 2024 Photograph:
Address:	2108-2110 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000091600	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Multiple_Dwelling	Future Use Recommendation:	Continue as attached single family residence		
Significance:	Built in late-19th century; stucco, detached twin houses. [2005] Deed research should be done to confirm actual build date. There are some houses along this road in 1913 but only one in 1892. In 1934 it shows as a twin house. Unsure if it was originally a single house and was changed to a twin. [2020]				
91		2807 Chichester Avenue		Historic Photograph:	September 2024 Photograph:
Address:	2807 Chichester Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	09000083500	PA Share #:	N/A		
Condition:	Good	Zoning District:	C-1 Neighborhood Commercial District		
Historic Use:	Business	Future Use Recommendation:	Mixed use structure with commercial use on first floor and residential on second floor		
Significance:	Built in late -19th century; vernacular stucco house; possibly built as a commercial building. [2005] Does not show up on 1913 map, but shows on 1934 map. Has appearance of commercial building with Italianate brackets on roofline. [2020]				
92		Historic Farm Roads		Historic Photograph:	September 2024 Photograph:
Address:	Multiple addresses	Survey Code:	N/A		
Parcel Number:	Multiple addresses	PA Share #:	N/A		
Condition:		Zoning District:	Multiple		
Historic Use:	Road-related_Vehicular	Future Use Recommendation:	Roads remain in place		
Significance:	Historic farm-to-market road network; Blueball and Chichester Avenues constructed 1688; Naaman's Creek Road constructed 1686; each road was key to the development of the municipalities they traverse; important locally for their role in moving goods and people to and from the Delaware River and the interior of the county; important nationally for their role in early "westward expansion"; important troop movement routes during the American Revolution; potentially eligible for multi-jurisdiction listing on the National Register of Historic Places. [2005]				


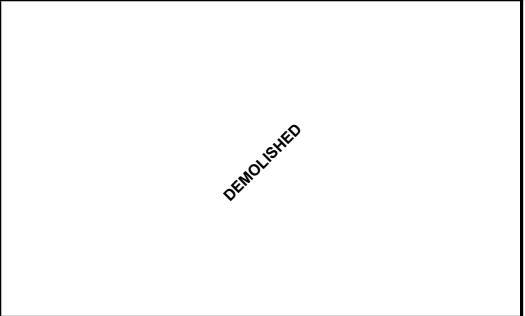


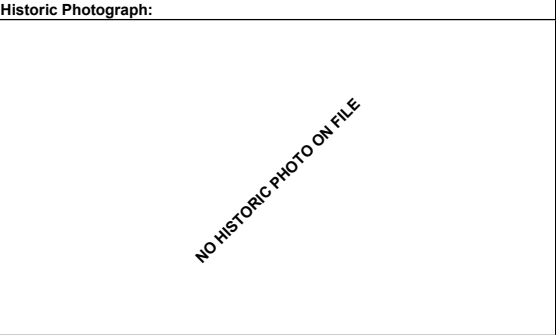

93				McCay's Bridge	
Address:	Meetinghouse Road over East Branch of Naamans Creek	Survey Code:	N/A	Historic Photograph: 	September 2024 Photograph: 
Parcel Number:	39.82825, -75.44735	PA Share #:	1983RE01875		
Condition:	Poor	Zoning District:	R-3 Residential District		
Historic Use:	Road-related_Vehicular	Future Use Recommendation:	Continue as Bridge		
Significance:	The original crossing of Meetinghouse Road over the East Branch of Naamans Creek was a covered bridge. In 1916, it was replaced by a concrete bridge, which was designed by A.F. Daman Jr and built by Whittaker & Diehl, according to a plaque on the bridge. An original wooden sidewalk on the north side is still existing, but was removed from the south side by 1982. [2024]				
94				Twin Oaks Village	
Address:		Survey Code:	N/A	Historic Photograph: 	September 2024 Photograph: 
Parcel Number:	Multiple addresses	PA Share #:	N/A		
Condition:		Zoning District:	Multiple		
Historic Use:	Multiple Dwelling	Future Use Recommendation:	Neighborhood Plan in Place		
Significance:	Twin Oaks Subdivision; African-American neighborhood marked with frame worker housing from the Industrial Era [2005] 1934 map shows all roads laid out, but houses were primarily in the Washington/ Thomas/ Booker/ Douglas Avenues. Later development would spread to the surrounding streets. [2020]				
95				Boothwyn	
Address:		Survey Code:	N/A	Historic Photograph: 	September 2024 Photograph: 
Parcel Number:	Multiple addresses	PA Share #:	N/A		
Condition:		Zoning District:	Multiple		
Historic Use:		Future Use Recommendation:	Redevelopment Plan in Place		
Significance:	Chichester Cross-roads or McCaysville- Formed by the intersection of Chichester Avenue (old Concord Road) and Meetinghouse Road. These cross-roads are commonly referred to in old records. [1936 WPA] Boothwyn, an early crossroads village; served as the township's central economic area until the early-20th century. [2005]				





96		Boothwyn Farms Subdivision		Historic Photograph:		September 2024 Photograph:	
Address:		Survey Code:	N/A				
Parcel Number:	Multiple addresses	PA Share #:	N/A				
Condition:		Zoning District:	Multiple				
Historic Use:	Multiple Dwelling	Future Use Recommendation:	Redevelopment Plan in Place				
Significance:	Boothwyn Farms Subdivision; various early-20th century frame homes; subdivided from the McCay Family Estate in 1901 by a Philadelphia developer. [2005]						
97		Baltimore and Ohio Railroad		Historic Photograph:		September 2024 Photograph:	
Address:		Survey Code:	N/A				
Parcel Number:	n/a	PA Share #:	2007RE00164				
Condition:	Good	Zoning District:	Multiple				
Historic Use:	Rail-related	Future Use Recommendation:	Railroad in use				
Significance:	<p>Baltimore and Ohio Railroad; important in the movement of goods to and from Wilmington and Philadelphia [2005]</p> <p>History adapted from Shopp 2006: The Baltimore & Ohio Railroad (CSX) through the project corridor was laid out in the mid 19th century as a passenger and freight line. Although only a small portion of railroad is within the current project's Area of Potential Effect (APE), it is part of a larger operation, detailed below.</p> <p>In the late 19th century, the President of the Baltimore and Ohio Railroad, John W. Garrett, strongly desired to build a line between Baltimore and New York, to compete with the Pennsylvania Railroad. Due to funding limitations, Garrett and his management team only succeeded in constructing a line between the east side of Baltimore and the eastern shore of the Schuylkill River, where their Philadelphia Branch connected with the Philadelphia & Reading Railroad (P&R). To achieve a route to New York, the Baltimore and Ohio used the P&R's new Delaware and Bound Brook Railroad and then switched to the Central Railroad of New Jersey's trackage at Bound Brook for the run into Jersey City and a ferry connection to downtown Manhattan (Harwood 1990:29-34). Construction of the line began in 1883, but the B&O encountered numerous physical and political roadblocks to completing it. The first regular Baltimore-Philadelphia passenger trains did not begin operating until September 1886 (Harwood 1990:34-40).</p> <p>The B&O passenger trains operating over the Baltimore-New York route became world renowned. Known as "The Royal Blue Route" due to the color of the coaches and other passenger equipment, the railroad spared no expense in making its patrons happy to be riding the B&O versus the PRR trains to New York. Finally, however, the competition for passenger dollars became insurmountable. In late 1957, the B&O petitioned the Interstate Commerce Commission for abandoning all passenger service north of Baltimore. The last passenger trains operated in April 1958 (Harwood 1990:73-84, 170).</p> <p>Following the cessation of passenger service, the B&O sought to immediately reduce the costs associated with maintaining the right-of-way and reduced the Philadelphia Branch to a single track between Rossville, Maryland and Darby, Pennsylvania. Centralized Traffic Control, or CTC, replaced all of the manned interlocking towers along the route. The railroad completed its work in 1960, making the Philadelphia Branch a much more profitable line (Harwood 1990:170-171). In 1962, the Chesapeake & Ohio Railroad (C&O) gained a controlling interest in the B&O. Eleven years later, in 1973, the parent company chose "Chessie System Railroads" to identify the C&O, the B&O and the Western Maryland railroads under a single corporate umbrella. In 1987, the B&O formally merged into the C&O and this conglomeration became CSX Transportation (CSXT), known today as CSX (Harwood 1990:172-177).</p> <p>With Amtrak operating the Northeast Corridor almost exclusively as a passenger route today, CSX's Philadelphia Branch now serves as the main north-south route for freight moving to Philadelphia and New York. [2007]</p>						





98		Former feldspar quarry			
Address:	2104 Euclid Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	09000111900	PA Share #:	N/A	NO HISTORIC PHOTO ON FILE	DEMOLISHED
Condition:	Demolished	Zoning District:	R-2 Medium Density District		
Historic Use:	Extractive_Facility	Future Use Recommendation:	Demolished		
Significance:	Former feldspar quarry; associated with major economic activity in the Township during the 19th century. Once part of the 140-acre G. Broomall estate. [2005] Newspaper article from Chester Times, December 6, 1912 states that when the land was in the ownership of George Broomall, it was not a mine; it was only mined after it changed ownership to John Boudwin. An article from Chester Times, June 20, 1908, states that the Elam Feldspar Mining Company, who operated a feldspar mine near Brandywine Summit camp meeting in Concord, entered into a lease with John Boudwin to mine the feldspar on his land as the mine in Concord was nearly finished. The mine does not appear on 1913 or 1934 maps (John Boudwin is the owner on both maps), so the exact location is unknown. The land now encompasses several addresses along Meetinghouse Road, Broomall Street and Euclid Avenue. [2020]				
99		Keysertown			
Address:		Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	n/a	PA Share #:	N/A		
Condition:		Zoning District:	IND Industrial District		
Historic Use:		Future Use Recommendation:	Part of township line road commercial area		
Significance:	Keysertown- Keysertown was located on a plot of ground situated on the south side of Chichester Road and on the east and west side of Keysertown Road (now Keystone Road). The site was the property of several German farmers in the early 1800s and they named the location "Keysertown". During the World War (1917) that name was abandoned. It is known as Upper Chichester at this writing, 1936. [1936 WPA] Keysertown Road is indicated on 1848 and 1934 map, but not as a region, only a road name. 1848 is only on Lower Chichester/ Trainer boundary. [2020]				
100		Larkin's Corner			
Address:		Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	n/a	PA Share #:	N/A		
Condition:		Zoning District:	Multiple		
Historic Use:		Future Use Recommendation:	Redevelopment Plan in Place		
Significance:	Larkin's Corners or Cross-roads- Names in honor of Salkeld Larkin and his progenitors, who owned and occupied the majority of the "corners" at the intersection of Chichester Avenue (Old Concord Road) and Bethel Avenue (Old Chichester and Bethel Road). These cross-roads have also been known as "Hanby's Corner" for Arthur Hanby who lived (1936) on the west side of Chichester Avenue north of the Corners. [1936 WPA] "Larkin's Corners" only appears on 1934 map. Is also name of shopping center on site of #7 Horse Farm, although actual crossroads are to the west. [1934]				






101		Sharpless Forge		Historic Photograph:		September 2024 Photograph:	
Address:	1116 Meetinghouse Road	Survey Code:	N/A				
Parcel Number:	9000214800	PA Share #:	N/A				
Condition:	Demolished	Zoning District:	C-1 Neighborhood Commercial District				
Historic Use:	Specialty_Store	Future Use Recommendation:	Demolished				
Significance:	<p>Sharpless Forge- F.E. Sharpless, a blacksmith and wheelwright, had his shop on the northeast corner of Chichester Avenue and Meeting House Road. It was built in 1861. The premises were formerly owned by John B. McCay and his father. Now, on this site a row of modern stores with apartments has been erected. The blacksmith shop is still standing, 1936, but it is in the rear of the new buildings. [1936 WPA]</p> <p>Blacksmith shop appears on historic maps 1870- 1913 (wheelwright shop in 1870 and 1875). Building appears on 1934 map, but not labeled. Location of BSS changes in various maps. Sometimes along Chichester Avenue, sometimes along Meeting House Road. [2020]</p>						
102		Pennell's Cross-roads		Historic Photograph:		September 2024 Photograph:	
Address:		Survey Code:	N/A				
Parcel Number:	n/a	PA Share #:	N/A				
Condition:		Zoning District:	Multiple				
Historic Use:		Future Use Recommendation:	Roads remain in place				
Significance:	<p>Pennell's Cross-roads- These cross-roads are at the intersection of Bethel Road (or Boothwyn Avenue) and Larkin Road (or Bethel Avenue). In older days they were named after the family of Joseph Pennell. The name is very well known in the Township of Upper Chichester. The roads held this name until the names of roads throughout the Township were changed. [1936 WPA]</p> <p>The roads are on maps from 1848-1934, but 'Pennell's Cross Roads' is not indicated on any map. [2020]</p>						
103		Twin Oaks Station & Post Office		Historic Photograph:		September 2024 Photograph:	
Address:		Survey Code:	N/A	 <p>Twin Oaks, Pennsylvania and four other locations received examples of this ornate residential-style station design. Smithsonian Institution Collection.</p>		<p style="text-align: center; font-size: 2em; font-weight: bold;">DEMOLISHED</p>	
Parcel Number:	n/a	PA Share #:	N/A				
Condition:	Demolished	Zoning District:	Multiple				
Historic Use:	Post_Office	Future Use Recommendation:	Demolished				
Significance:	<p>Twin Oaks Post Office- This post office began functioning when the Baltimore and Ohio Railroad was cut through in 1884. It is located on the north side of the railroad about one hundred and fifty feet east of Hook Road or Market Street. The station agent at Twin Oaks was the postmaster. Today, 1936, the post office and railroad station were discontinued. The people in that section have R.F.D. from Boothwyn. The old railroad station is now a private dwelling. [1936 WPA] Appears on 1892 map south of the R.R. and on 1913 and 1934 maps north of the R.R. It no longer exists. [2020]</p> <p>Historic photo captioned "Twin Oaks, Pennsylvania and four other locations received examples of this ornate residential-style station design. Smithsonian Institution Collection."</p>						



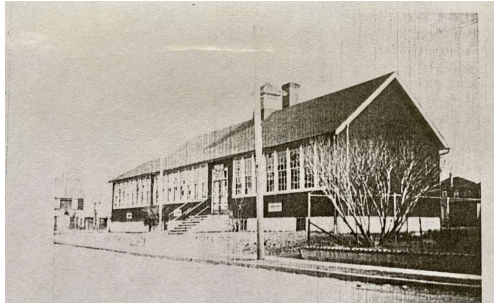
104		Worrell House (a/k/a Mary Louisa Ogden House)		Historic Photograph:	September 2024 Photograph:
Address:	4001 Naamans Creek Road	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	9000245401	PA Share #:	N/A		
Condition:	Good	Zoning District:	PRC Planned retirement Community District		
Historic Use:	Single Family	Future Use	Continue as single family residence		
Significance:					
105		McCay Mansion Springhouse		Historic Photograph:	September 2024 Photograph:
Address:	1821 McCay Avenue	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	9000207100	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Secondary_Structure	Future Use	Continue as single family residence		
Significance:					
106		Merritt Home		Historic Photograph:	September 2024 Photograph:
Address:	300 Bethel Road	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	
Parcel Number:	9000018400	PA Share #:	N/A		
Condition:		Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Single Family	Future Use	Continue as single family residence		
Significance:	Former home of Raleigh H. Merritt (author, realtor, developer) & James R., "Jymie", Merritt (bassist, composer)				

107		Site of Sadie Dixon-Waters Home			
Address:	2132 Blueball Avenue	Survey Code:	N/A	Historic Photograph:	
Parcel Number:	9000034500	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	Multiple		
Historic Use:	Single Family	Future Use Recommendation:	Demolished		
Significance:	Former home of Sadie Dixon-Waters, nee Hines (bowler) and Gloria (Turner) McClone (singer)			September 2024 Photograph: 	
108		McCay Chapel			
Address:	1803-1805 Meetinghouse Road	Survey Code:	N/A	Historic Photograph:	
Parcel Number:	09000224000; 09000224100	PA Share #:	N/A		
Condition:		Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Religious_Structure	Future Use Recommendation:	Continue as multifamily residential use		
Significance:				September 2024 Photograph: 	
109		Hance Carriage House			
Address:	2641-2643 Clayton Street	Survey Code:	N/A	Historic Photograph:	
Parcel Number:	09000100500; 09000100600	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Secondary_Structure	Future Use Recommendation:	Continue as attached single family residence		
Significance:	Former carriage house associated with Clarke Hance			September 2024 Photograph: 	

110		Hance Spring House		Historic Photograph:		September 2024 Photograph:	
Address:	2628 Mill Road	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE			
Parcel Number:	9000233500	PA Share #:	N/A				
Condition:	Fair	Zoning District:	R-2 Medium Density Residential District				
Historic Use:	Secondary_Structure	Future Use Recommendation:	Low impact home based buisness				
Significance:	Outbuilding at rear of site attributed to Clarke Hance farm						
111		Broomall's Crossroads		Historic Photograph:		September 2024 Photograph:	
Address:	Intersection of Meetinghouse a	Survey Code:	N/A				
Parcel Number:	n/a	PA Share #:	N/A				
Condition:		Zoning District:	Multiple				
Historic Use:		Future Use Recommendation:	Roads remain in place				
Significance:							
112		Excelsior Village		Historic Photograph:		September 2024 Photograph:	
Address:	Excelsior Drive and Bethel Ave	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE			
Parcel Number:	Various	PA Share #:	N/A				
Condition:	Various	Zoning District:	R-2 Medium Density Residential District				
Historic Use:	Single Family	Future Use Recommendation:	Continue as single family residence				
Significance:	Tina Sloan Green was the first African American to play for the United States women's national field hockey team from 1969 to 1973. In 1975 she was hired by Temple University and became the first African American head coach of a women's college lacrosse team. As head coach from 1975 to 1992, she led the Temple Owls to three national titles.						

113 Chichester High School Bronze Eagle					
Address:	3333 Chichester Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	9000085602	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Work of Art	Future Use	Continue as sculpture		
Significance:	Donated to Chichester School District by the John Wanamaker stores when they went out of business at the Springfield Mall		Recommendation:		
114 Old St. Martin's Church Bell					
Address:	700 Meetinghouse Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	9000212202	PA Share #:	N/A	<p style="text-align: center; transform: rotate(-45deg);">NO HISTORIC PHOTO ON FILE</p>	
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	Work of Art	Future Use	Remain in Place		
Significance:	The St. Martin's Church congregation moved from Marcus Hook to Upper Chichester and brought the bell from the old church with them.		Recommendation:		
115 Washington Avenue School					
Address:	32 Washington Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	9000348100	PA Share #:	N/A	<p style="text-align: center; transform: rotate(-45deg);">NO HISTORIC PHOTO ON FILE</p>	
Condition:	Good	Zoning District:	R-3 High Density Residential District		
Historic Use:	School	Future Use	Continue as single family residence		
Significance:	Two room schoolhouse in Worth City, or the southeast section of Twin Oaks. First school for "colored" children in Upper Chichester. In use from 1922 to 1947, when the Thaddeus Stevens School replaced it. Adapted for reuse as a private residence.[2024]		Recommendation:		

116 Thaddeus Stevens School					
Address:	220 Broadway Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	9000049900	PA Share #:	N/A	NO HISTORIC PHOTO ON FILE	
Condition:	Fair	Zoning District:	R-3 High Density Residential District		
Historic Use:	School	Future Use Recommendation:	Continue as Commercial Use		
Significance:	A four-room, single story building built in 1947 at a cost of \$52,000 with space for up to 130 students. At the time of construction, it was the most modern school in the district.				
117 Hilltop Elementary School (former)					
Address:	Cherry Tree Road	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	9000072002	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	School	Future Use Recommendation:	Demolished		
Significance:	In 1970, the school district built the original Hilltop Elementary School on a 1950s former Nike missile launch site. With the opening of this school, the Ogden, McCay Avenue, and Locust Hill Schools closed their doors. Hilltop Elementary, along with remnants of the Nike site, were demolished for construction of a new school which opened nearby in 2007.. Also on the site is a 1950s contemporary styled building currently used as an administration building.				
118 Delaware County Supply Co.					
Address:	1000 Randall Avenue	Survey Code:	N/A	Historic Photograph:	September 2024 Photograph:
Parcel Number:	9000293900	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-3 High Density Residential District		
Historic Use:	Specialty_Store	Future Use Recommendation:	Continue as Commercial Use		
Significance:	Founded in 1924 this four generation family owned business has retained its historic c.1950 MCM facade as well as related industrial buildings on the site.				

119		Boothwyn School		Historic Photograph:	September 2024 Photograph:
Address:	South side of Meetinghouse Rd	Survey Code:	N/A	NO HISTORIC PHOTO ON FILE	DEMOLISHED
Parcel Number:	9000223200	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	School	Future Use Recommendation:	Demolished		
Significance:	Originally built in 1923 to address a classroom shortage in the district. It was closed and sold to a private owner when the 1926 Boothwyn School opened.				
120		Chichester High School		Historic Photograph:	September 2024 Photograph:
Address:	3333 Chichester Avenue	Survey Code:	N/A		
Parcel Number:	9000085602	PA Share #:	N/A		
Condition:	Good	Zoning District:	R-2 Medium Density Residential District		
Historic Use:	School	Future Use Recommendation:	Continue as school		
Significance:	Designed by Vincent Kling in 1961, it was opened for school in 1963. Plans and models are in the Athenaeum of Philadelphia. The addition to the south of the main building and the pool/gym building were built ca. 1972.				
121		Johnson Avenue School		Historic Photograph:	September 2024 Photograph:
Address:	South side of Johnson Avenue	Survey Code:	N/A		DEMOLISHED
Parcel Number:	n/a	PA Share #:	N/A		
Condition:	Demolished	Zoning District:	R-3 High Density Residential District		
Historic Use:	School	Future Use Recommendation:	Demolished		
Significance:					