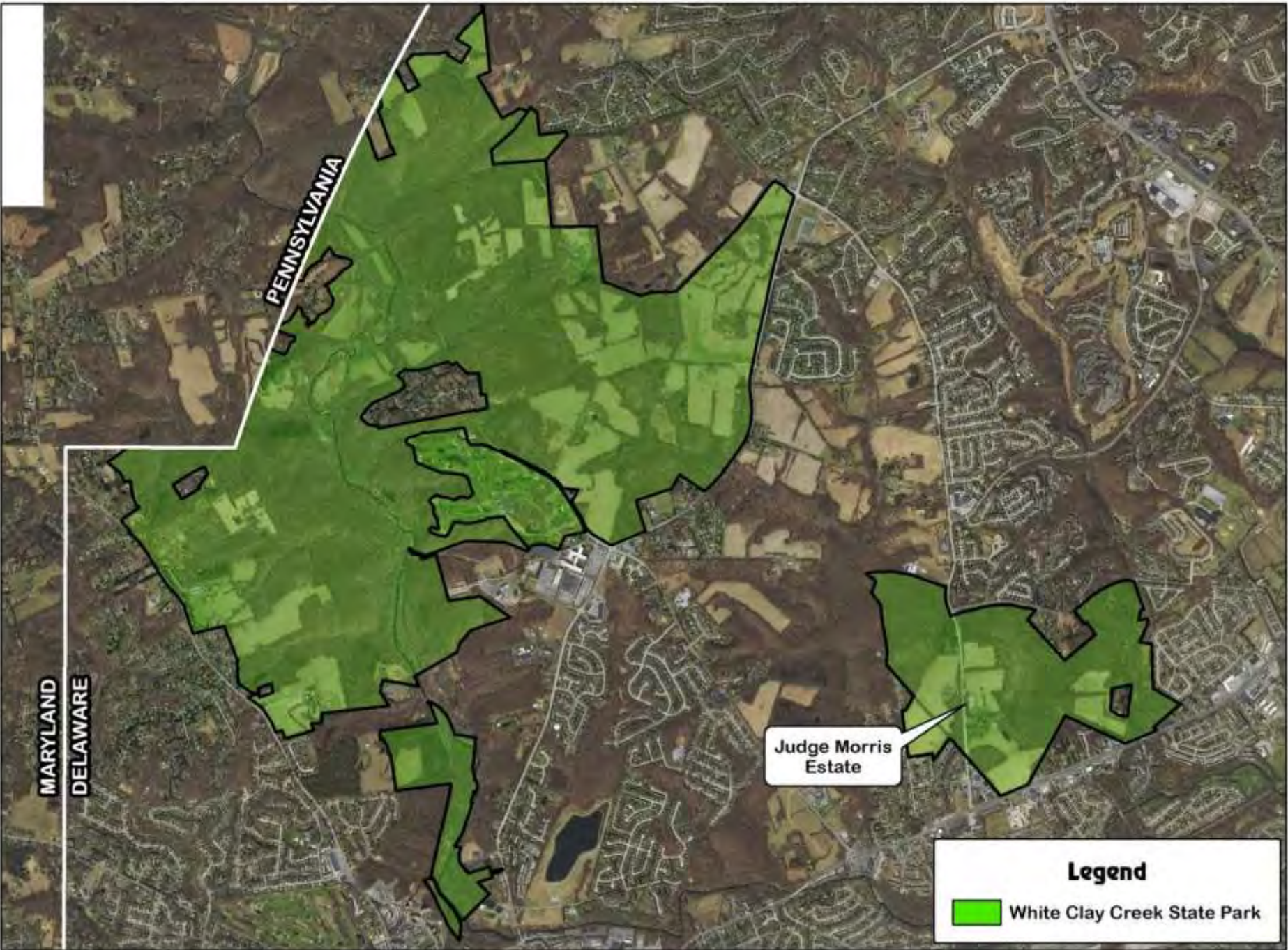


White Clay Creek State Park

Underutilized Buildings



**DELAWARE
STATE PARKS**



PENNSYLVANIA

MARYLAND
DELAWARE

Judge Morris
Estate

Legend

White Clay Creek State Park



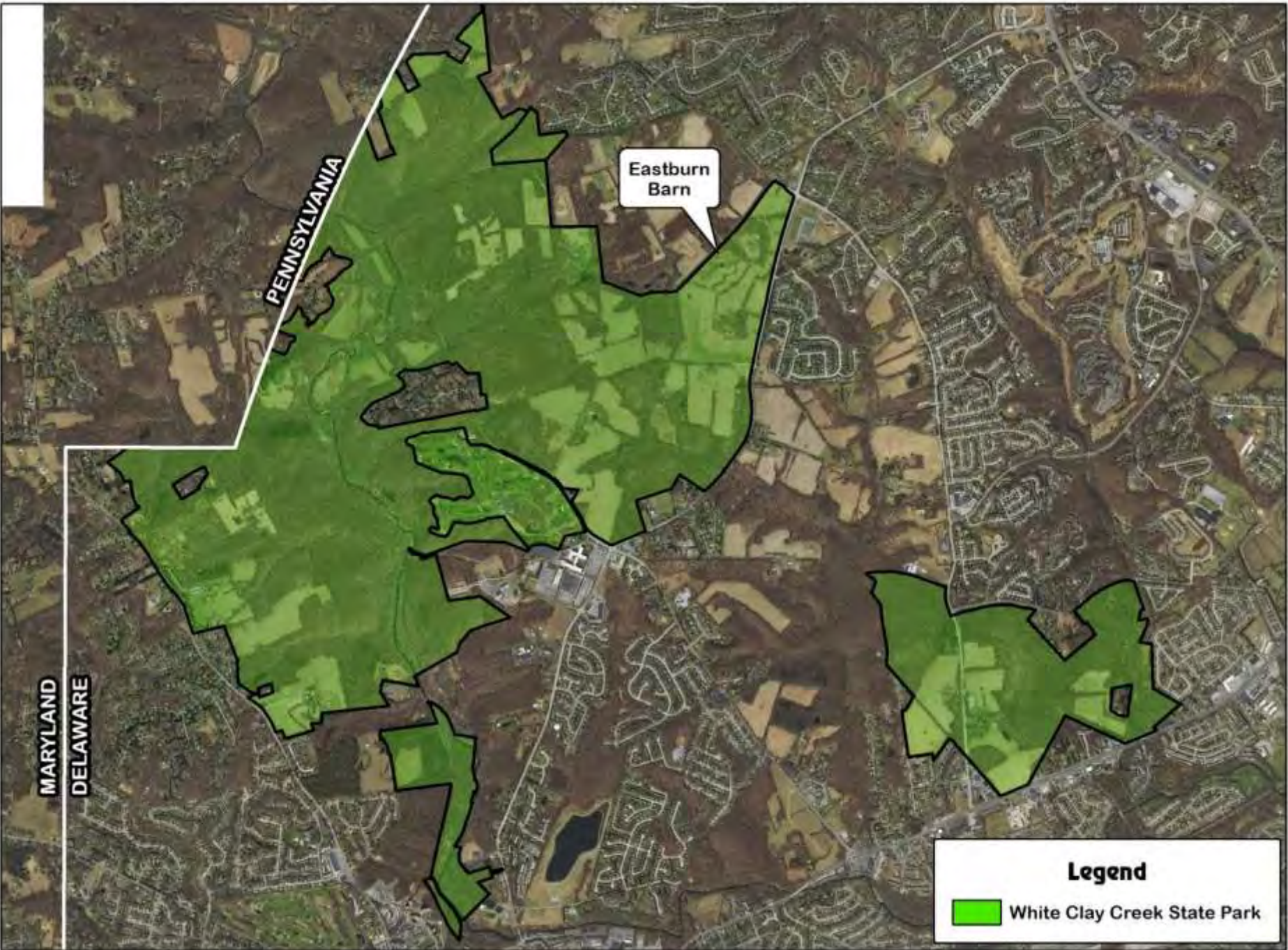
Judge Morris Estate

Judge Morris Estate

- Former residence of the late Hugh Morris (Federal Judge and UD Board of Trustees President)
- House built in 3 phases: original stone (rear) wing in 17th or 18th century, main house in early 19th century, kitchen wing in 1939
- 3 stories, approximately 3,521 sq.ft.
- Needs HVAC (cooling) and electrical upgrades as well as other improvements
- Former barn foundation exists nearby
- The Division has issued a Request For Proposals for the house and immediately surrounding grounds to be operated by a concessionaire (for any number of uses that would be in harmony with the park). Award notice is pending.

Judge Morris Estate







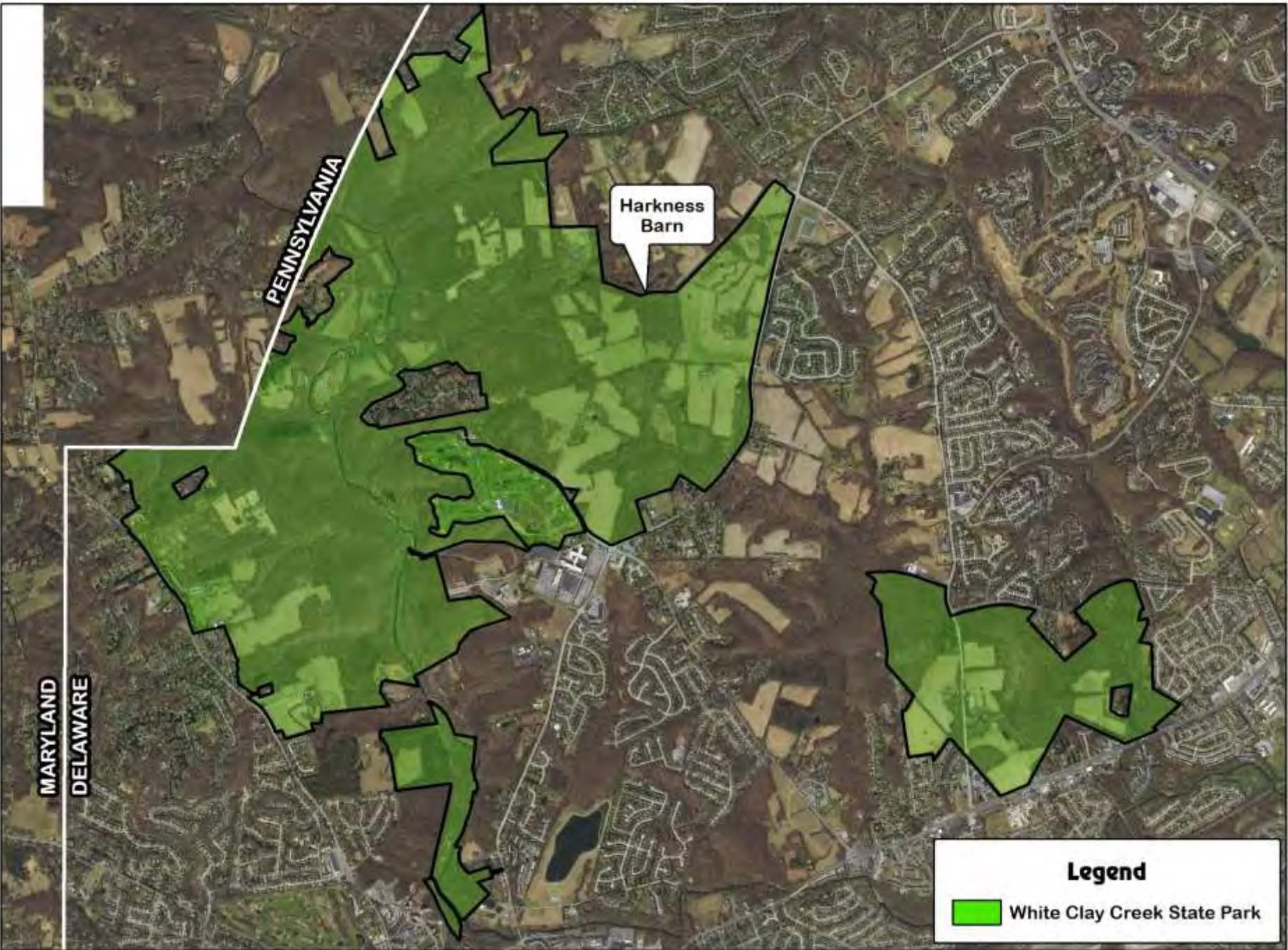
Pleasant Hill Road

**Eastburn
Barn**

Eastburn Barn

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







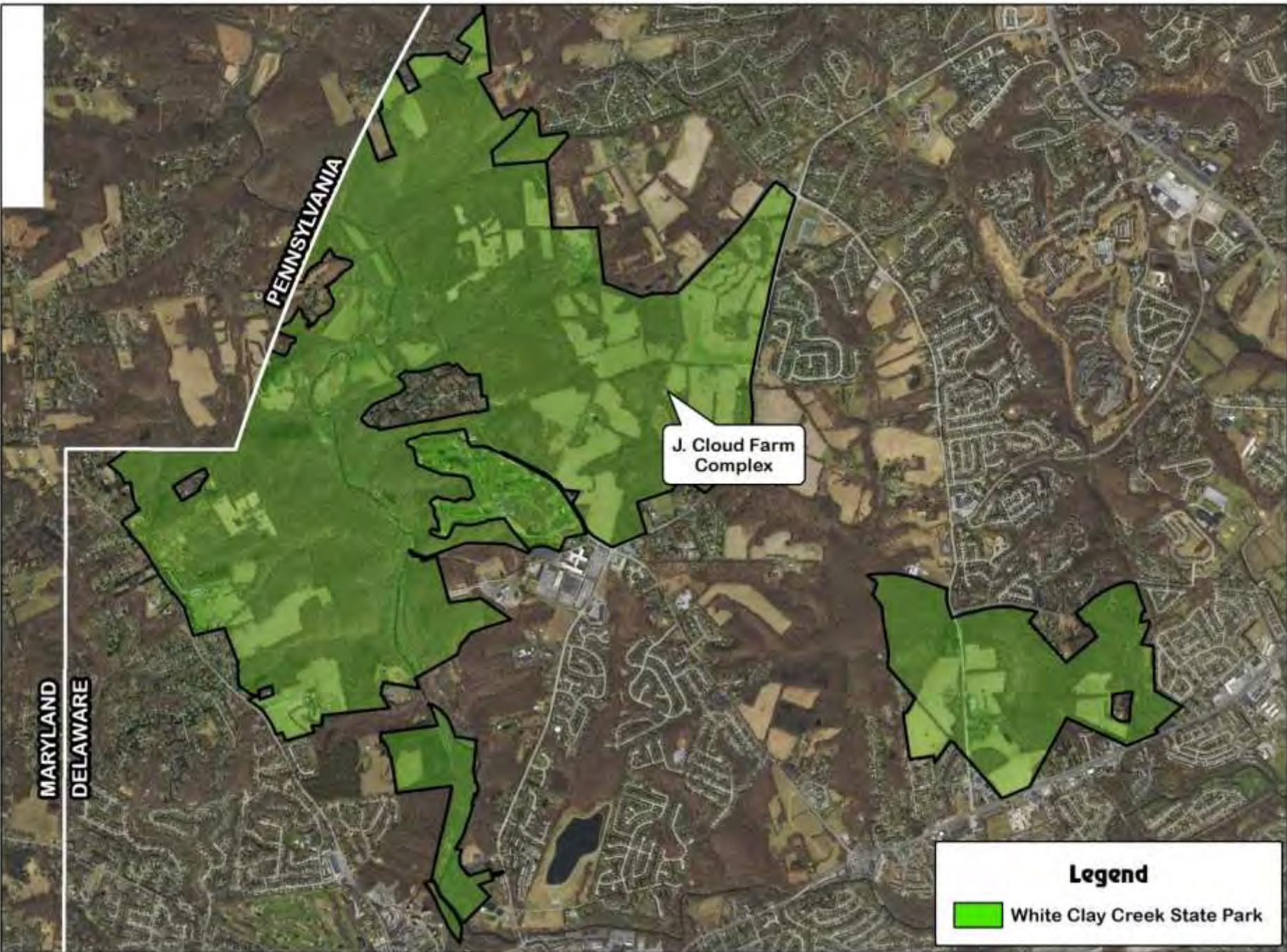
Pleasant Hill Road

Harkness
Barn

Harkness Barn



- Stone construction
- Built pre-1868




PENNSYLVANIA


MARYLAND
DELAWARE

J. Cloud Farm
Complex

Legend

 White Clay Creek State Park

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

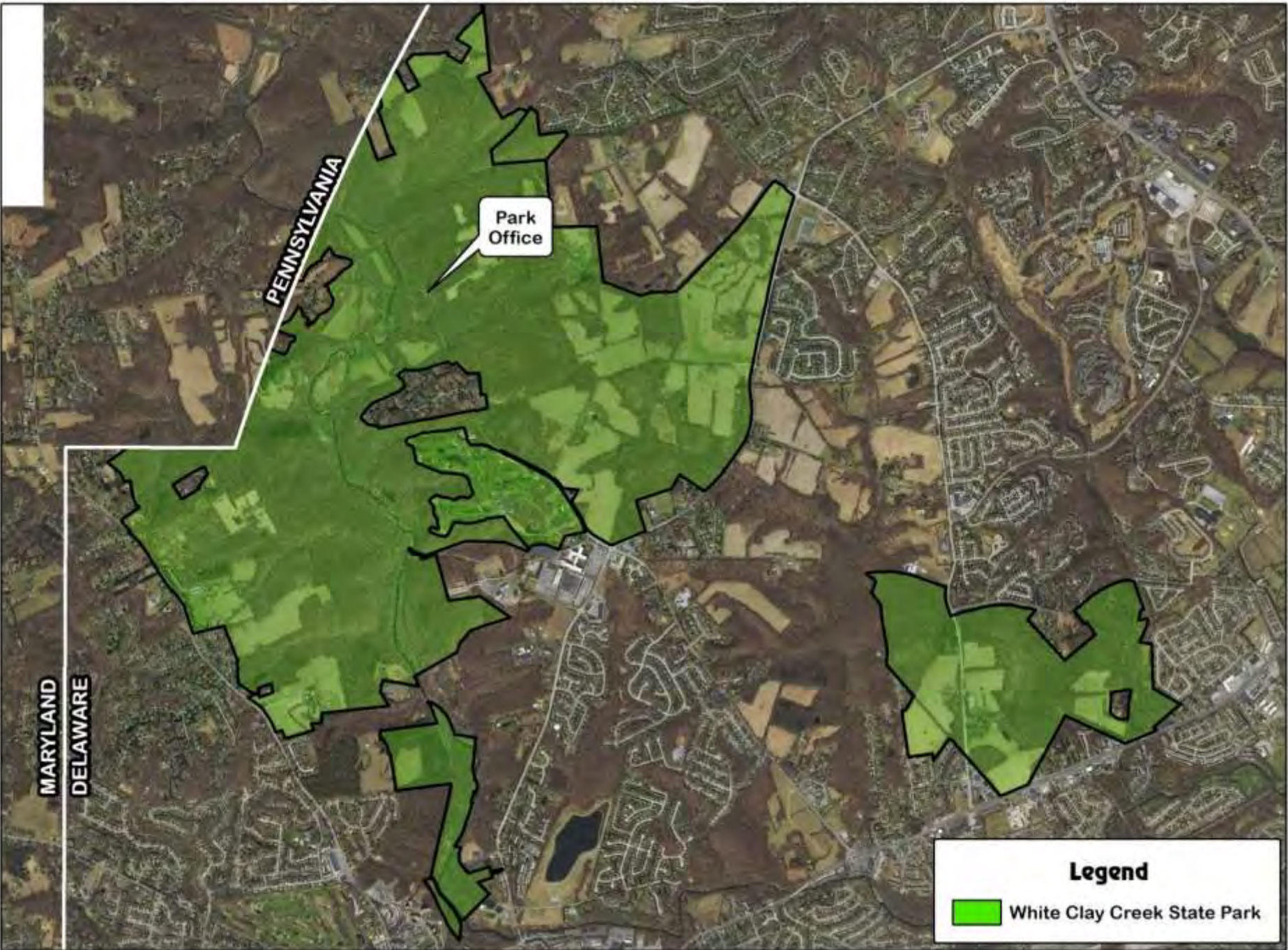
An aerial photograph of a rural property. A dirt road curves through a grassy field. On the left side of the road, there is a house with a dark roof and a chimney. A white car and a dark car are parked on the road near the house. On the right side of the road, there is a large barn with a dark roof. The surrounding area is a mix of green grass and bare trees.

**Cloud
Residence**

Barn

J. Cloud Farm Complex







Chambers Rock Road

Thompson Station Road









Parking Area

Park Office

Park Office

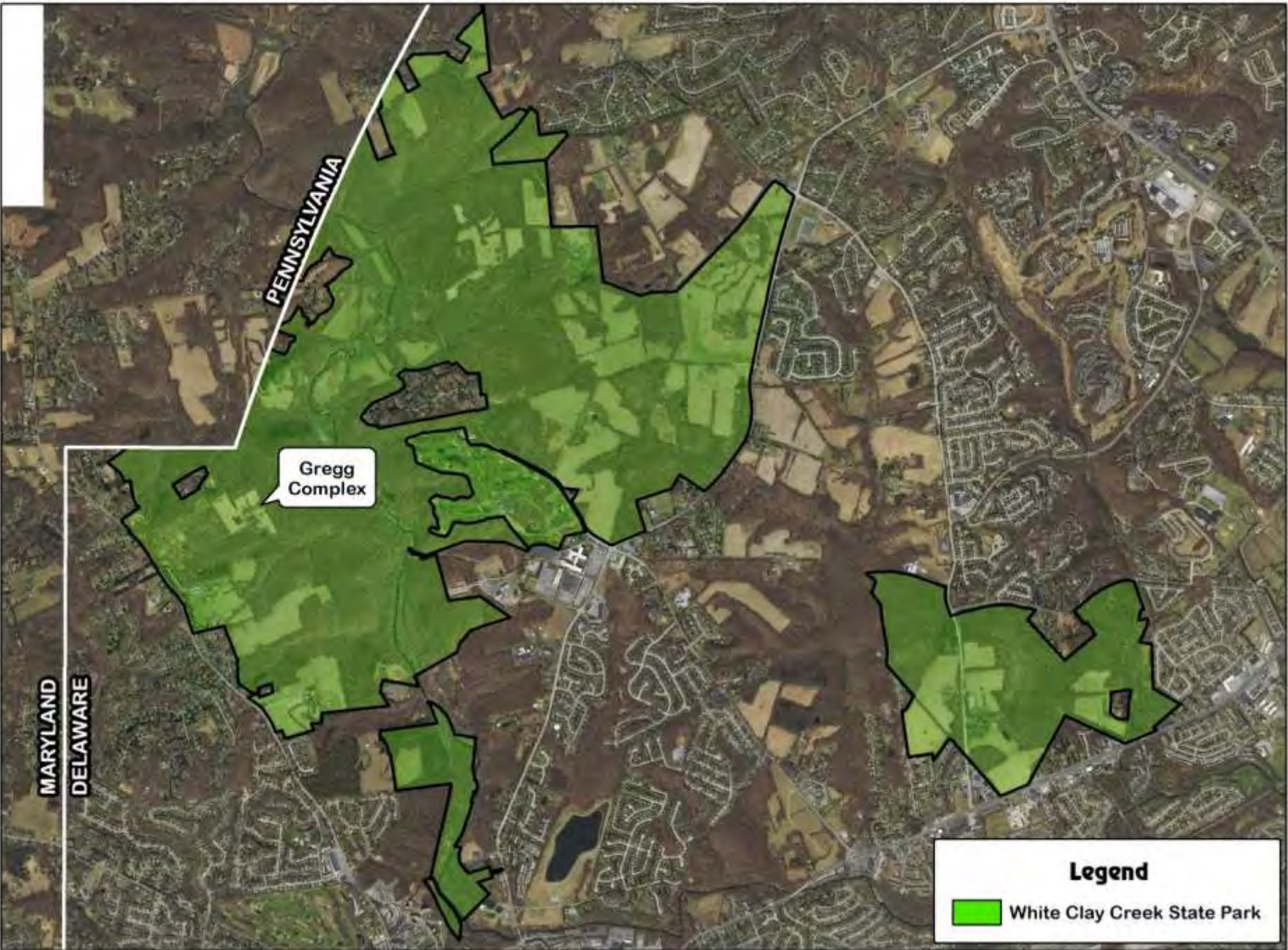
- Originally a school house (Hillside School, District No. 100)
- Built in the 1890s
- Approx. 1,000 sq.ft.
- More recently was a residence, then converted to park office

- Core consideration: Locating the park office where it is more visitor-friendly, accessible

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

Park Office







House

Barn

Barn

Wells Lane

Gregg Complex

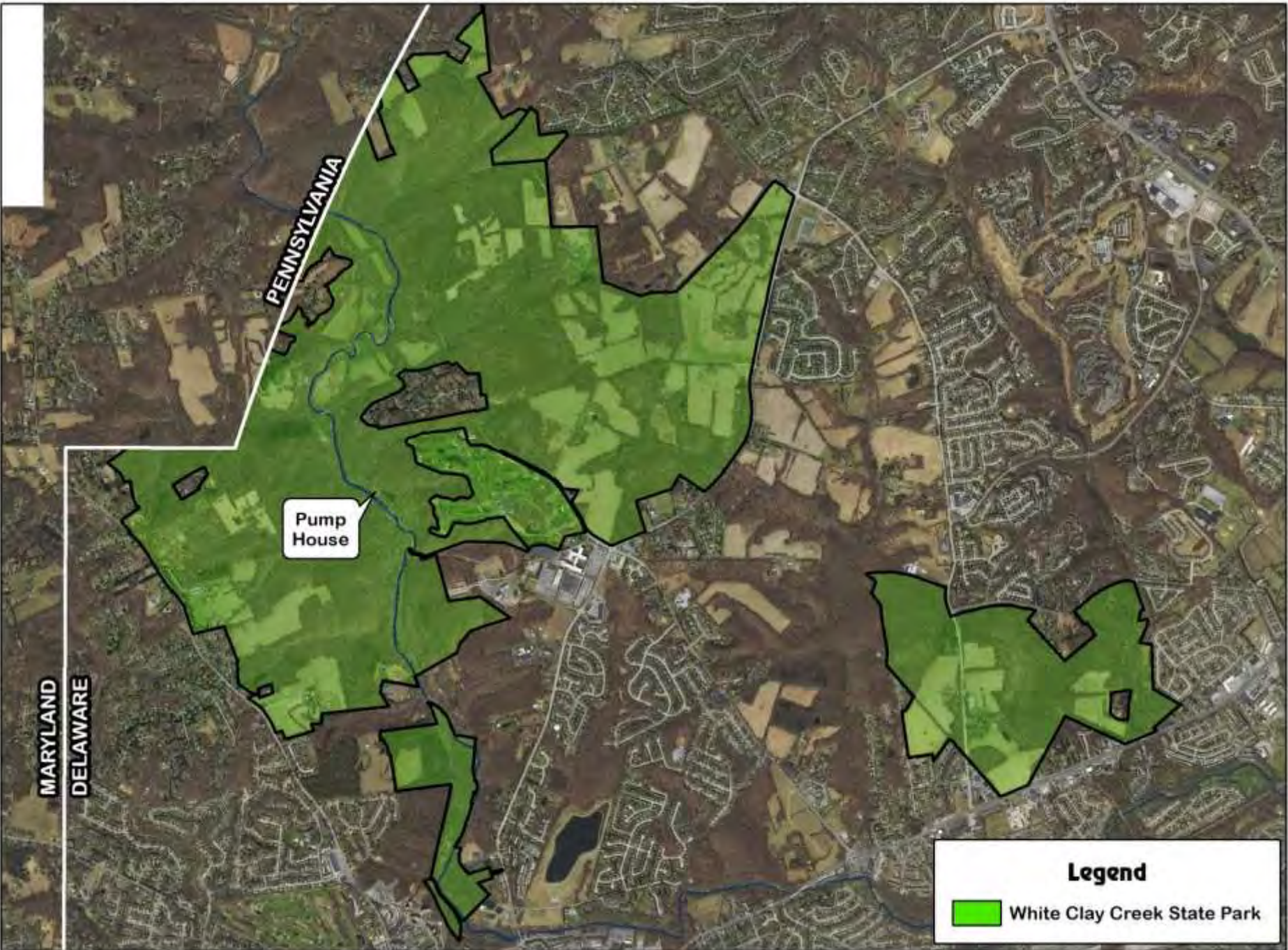
- House: 2,056 sq.ft., built circa 1948 over earlier foundation
- Additional sheds/outbuildings, former park office (223 sq.ft)
- Barn is approx. 3,260 sq.ft. and is currently partially used as storage and a satellite maintenance area
- Barn and attached shed need new roof
- House currently used as staff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

Gregg Complex - House



Gregg Complex – Barns/Outbuildings







PENNSYLVANIA

Pump House

MARYLAND
DELAWARE

Legend

 White Clay Creek State Park

An aerial photograph showing a small industrial or utility complex situated on a grassy bank next to a creek. The complex consists of several interconnected buildings with dark roofs. A white callout box with a pointer identifies one of the buildings as the 'Pump House'. The creek, labeled 'White Clay Creek', flows from the bottom left towards the top right. The surrounding area is densely wooded with bare trees, suggesting a late autumn or winter setting. A road or path runs parallel to the creek on the right side of the image.

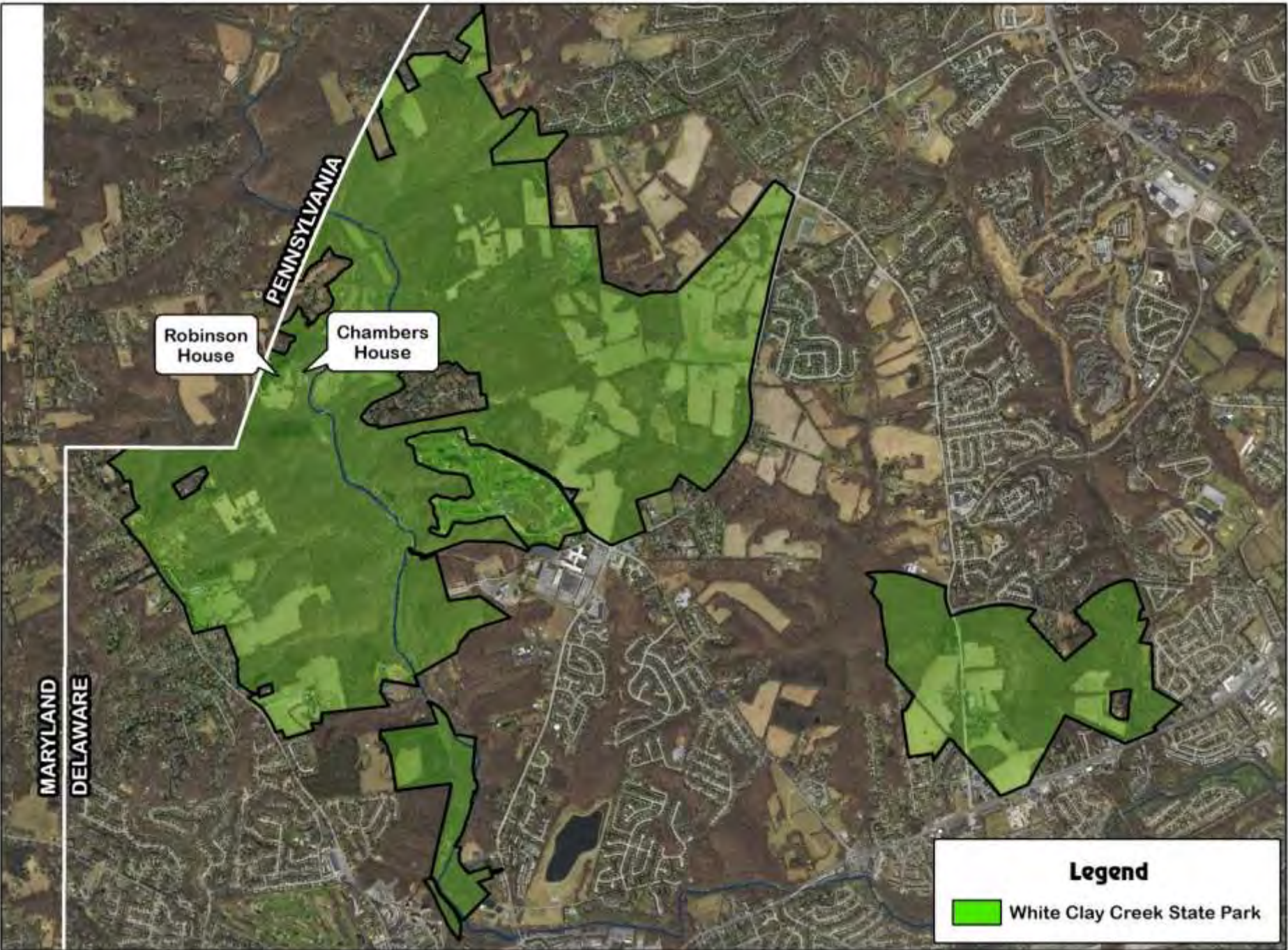
Pump House

White Clay Creek

Pump House(s)

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






Robinson House

Chambers House

PENNSYLVANIA

MARYLAND
DELAWARE

Legend

 White Clay Creek State Park



Garage

Robinson House

Chambers House
(Nature Center)

Parking Area

Comfort Station

Chambers House

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

Chambers House



Robinson House

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



Robinson House

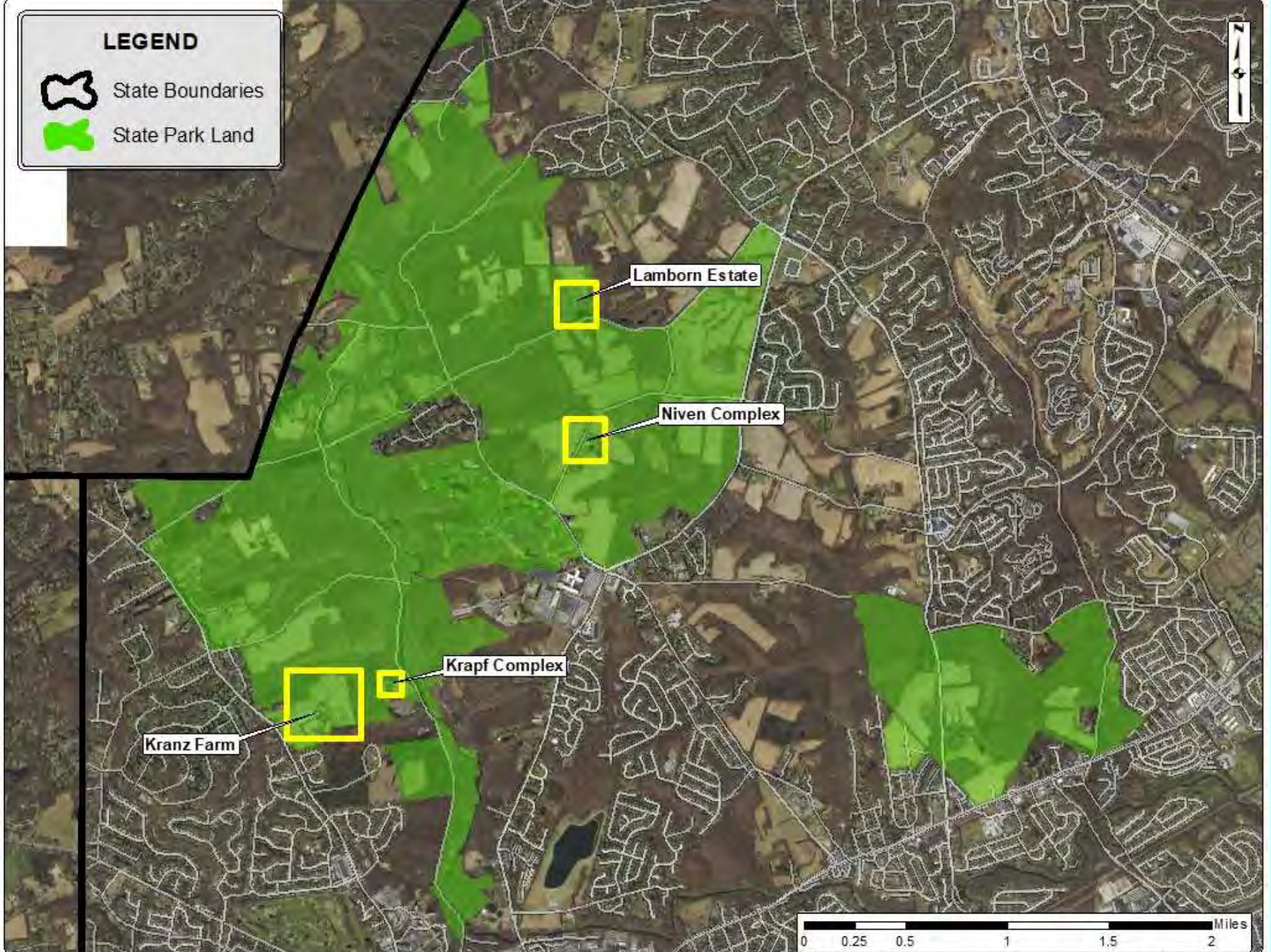


Chambers House/Robinson House



LEGEND

-  State Boundaries
-  State Park Land



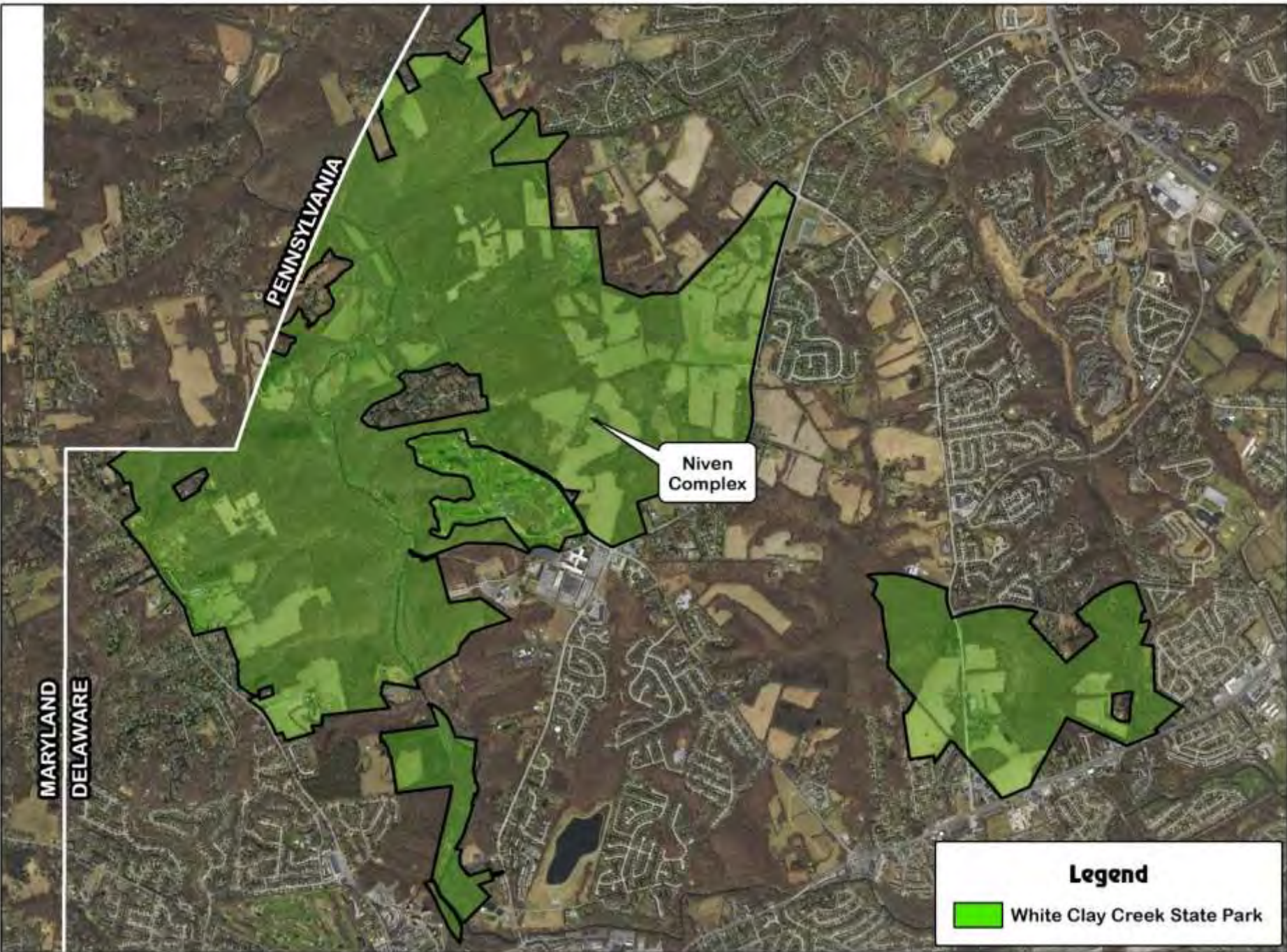
Lamborn Estate

Niven Complex

Krapf Complex

Kranz Farm

0 0.25 0.5 1 1.5 2 Miles




PENNSYLVANIA

MARYLAND
DELAWARE

Niven
Complex

Legend

 White Clay Creek State Park

Nine-Foot Road
Parking Area

Niven
Farmhouse

Garage

Shed

Shed

Wooden Stone
Barn

Nine-Foot Road



Niven Farm Complex

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

Niven Complex - House

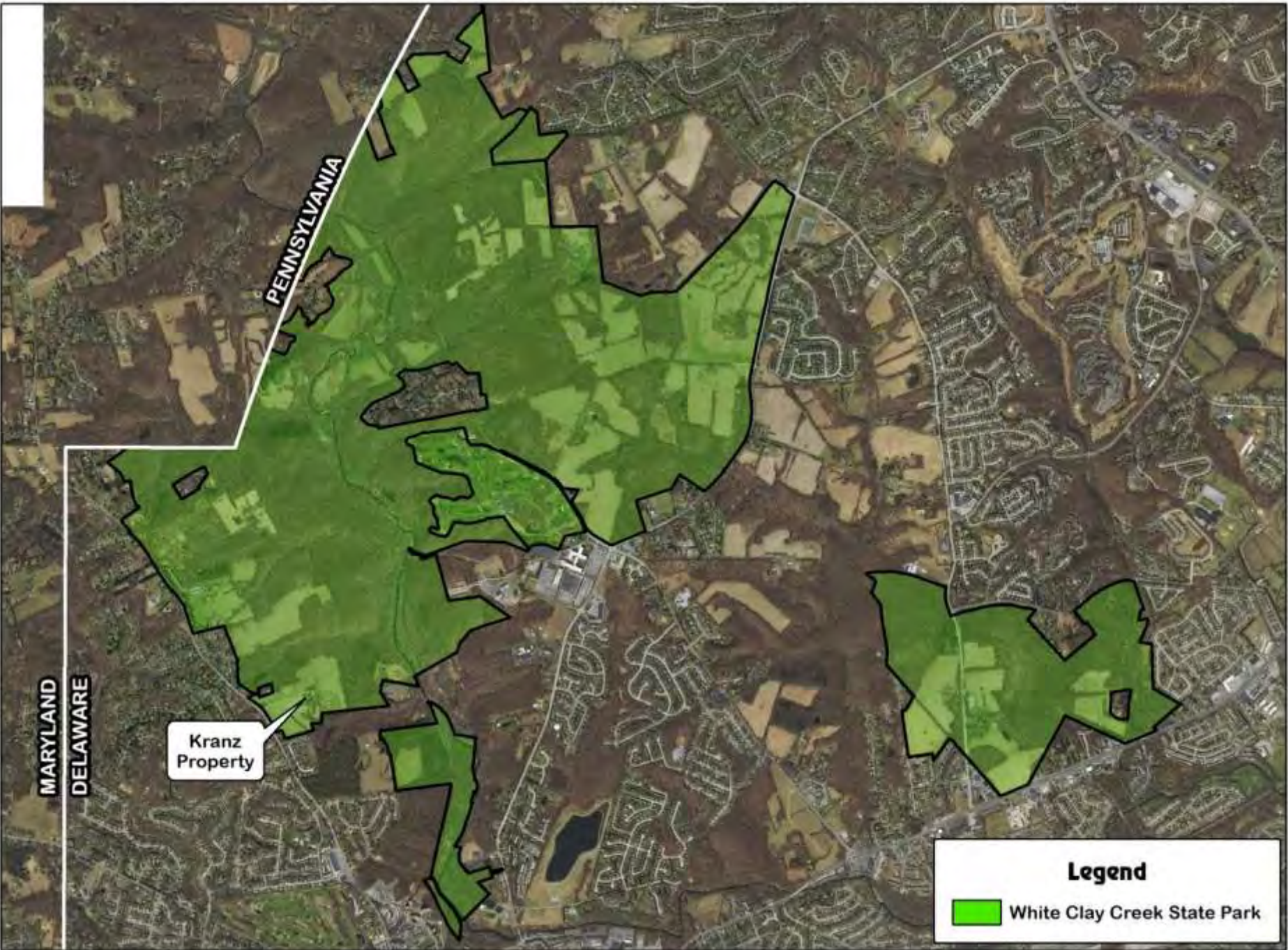


Niven Complex - House



Niven Complex – Bank Barn





PENNSYLVANIA

MARYLAND
DELAWARE

Kranz
Property

Legend

White Clay Creek State Park



House

Barn

Shed

New London Rd

Kranz Farm

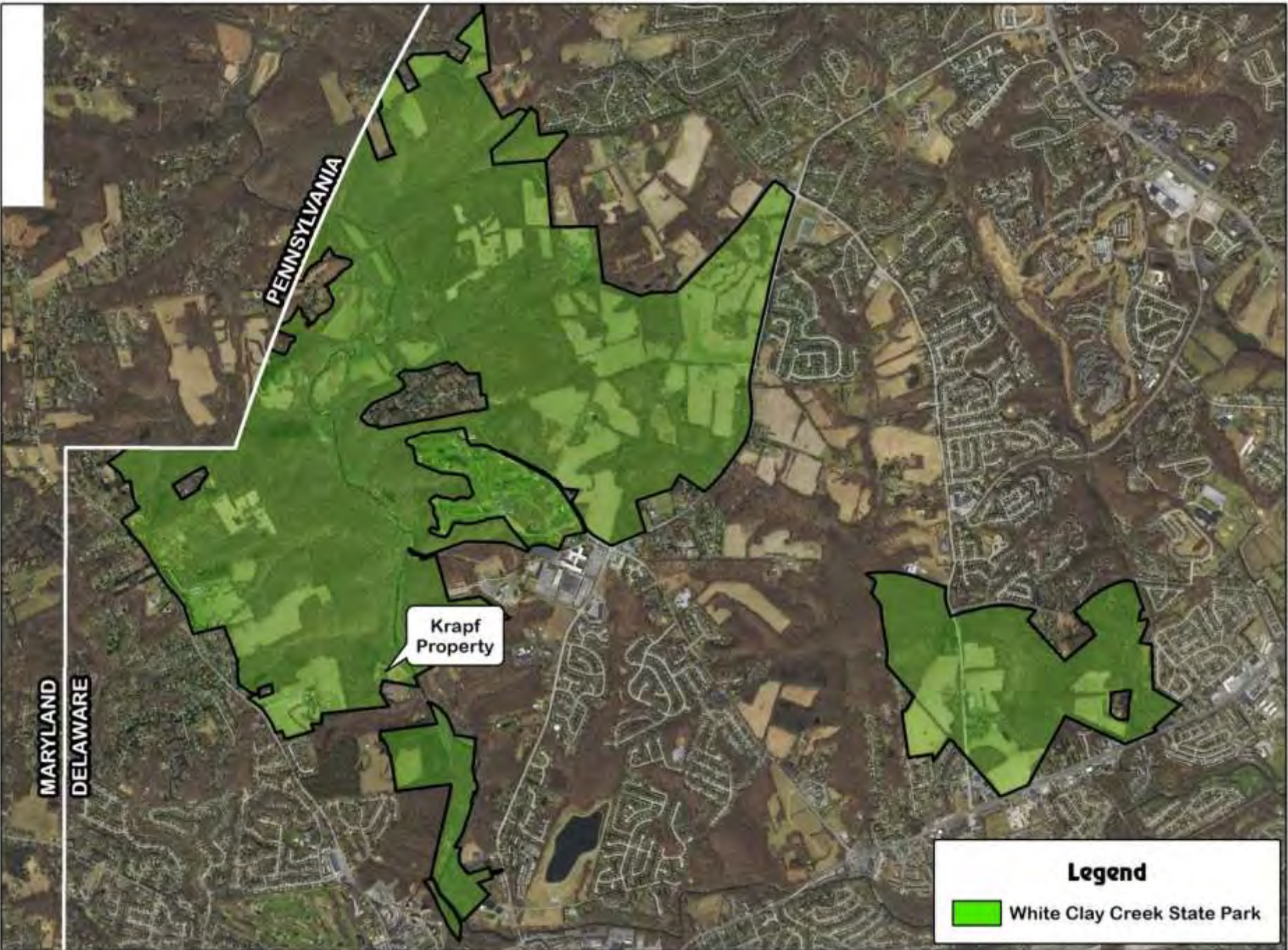
- 2-story owner-built house, original construction circa 1890, with more recent addition
- House is approx. 4,400 sq.ft., including 400 sq.ft. apartment in basement
- Barn is approx. 3,260 sq.ft. The current concessionaire uses the barn and a few acres for a community supported agriculture program, produce stand, education programs, and raising a few small animals.
- House currently used as staff residence, apartment used by concessionaire

Kranz Farm



Kranz Farm





PENNSYLVANIA

MARYLAND
DELAWARE

Krapf
Property

Legend

 White Clay Creek State Park

Garage

House

Barn

Tenant House

Creek Road



Krapf House/Complex

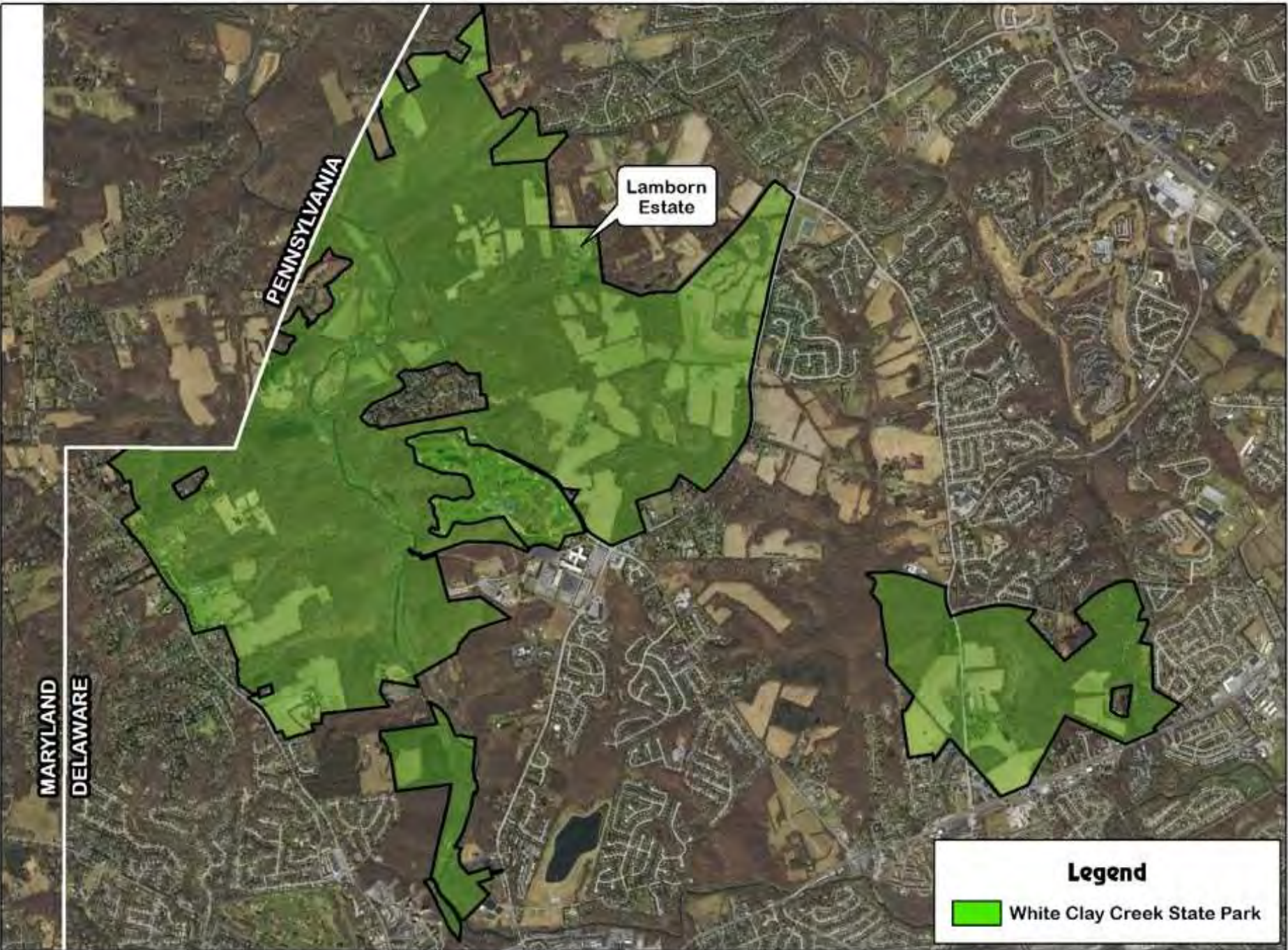
- Approximately 10.4 acres
- House: 7,500 sq.ft.
- Original unit built circa 1700, addition circa 1995
- 6 zone oil fired boiler and electric baseboard heat
- Well and Septic
- Garage: 884 sq.ft.
- Caretaker residence: 1,012 sq.ft.
- Barn: 4,400 sq.ft.
- Residences used previously to house staff, more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

Krapf House



Krapf House/Complex







Garage

Shop

Garage

Single Stable

Storage

Twin Stable

Studio

Twin Garage

Lower Garage with Apartment

Pool

Main House

Boathouse

Lamborn Estate

- Former private estate
- Recently transitioned from former owner residency and maintenance to Park management
- 12 or so buildings (some connected)
- House is about 6,100 sq.ft. including 5 bedrooms, 4 baths, and 5 half-baths
- In addition to a 2,100 sq.ft. garage with finished loft, there are other garages, sheds, a stable, greenhouse, and studio
- The Division is considering issuing an RFP for the elaborate complex to be operated by a concessionaire (for any number of uses that would be in harmony with the park)

Lamborn Estate



Lamborn Estate



Lamborn Estate



Core considerations

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

Have you thought about **locating your organization or residing in a State Park?**

- There are several underutilized buildings in the Park
- In order to better maintain structures, there may be opportunities for individuals or organizations to utilize structures within the Park
- Scenarios could range from a one-room office in a building to a large barn to a complex of structures
- Opportunities for such a relationship may include:
 - A resident curatorship where an individual restores a house and is able to reside there long-term
 - An agreement for a business/organization to utilize a property for 5-25 years. Terms and conditions would depend on factors such as capital/maintenance investments, partnership opportunities, types of operations, etc.
- Any idea is worth a conversation. Please contact Bill Miller 302-739-9240 or bill.miller@state.de.us



[www.dnrec.delaware.gov/parks/Information/Pages/
White-Clay-Creek-State-Park-Master-Plan.aspx](http://www.dnrec.delaware.gov/parks/Information/Pages/White-Clay-Creek-State-Park-Master-Plan.aspx)



OPEN HOUSE (on Preliminary Draft) ⇨ revision ⇨ PUBLIC MEETING (on Final Draft)

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**DELAWARE
STATE PARKS**