

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: Broadlands / Bowen Farm / Gates Farm Inventory Number: CE-1451

Address: 912 Appleton Road (316) Historic district: ___ yes no

City: Elkton Zip Code: 21921 County: Cecil

USGS Quadrangle(s): Newark West

Property Owner: Appleton Road Business Trust Tax Account ID Number: 011291

Tax Map Parcel Number(s): 0115 Tax Map Number: 0021

Project: New Cecil County School of Technology Agency: _____

Agency Prepared By: Richard Grubb & Associates, Inc.

Preparer's Name: Lynn Alpert Date Prepared: _____

Documentation is presented in: MIHP form CE-1451

Preparer's Eligibility Recommendation: Eligibility recommended ___ Eligibility not recommended

Criteria: A ___ B C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ___ yes Listed: ___ yes

Site visit by MHT Staff ___ yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Description of Property

Overview

Today, Broadlands represents the architectural core of an early twentieth century "gentleman's" farm complex. It is located at 912 Appleton Road, approximately one-half mile south of Appleton Road's intersection with Fletchwood Road in the Town of Elkton in Cecil County. Broadlands is located approximately three miles northwest of the center of the village of Elkton. The surrounding area is comprised of residential clusters intermixed with agricultural fields and woodlots. Industrial development is focused around Elkton Road and the right-of-way for Maryland Area Regional Commuter (MARC) train service to the east. Interstate Route 95 is located approximately one-half mile south of the farmstead.

The farm's immediate surroundings consist of an industrial complex to the north, east, and south, and a quarry to the west, on the opposite side of Appleton Road. The historic agricultural fields and pastureland which once accompanied the farm nucleus are, for the most part, no longer extant. The farmstead is generally buffered from the modern incursions that surround it by a dense tree line along Appleton Road to the south, as well as trees and plantings surrounding the complex of buildings to the west, south, and east.

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Reviewer, National Register Program Date

The Broadlands Farmstead was laid out in a courtyard plan by Hoagland Gates around 1929 (Copley 1989: 2). The machine shed and double corn crib at the northeast corner of the building cluster is the only farm building to predate the period of Gates' ownership, and was constructed around 1850 (Democrat 1855). There are three tenant houses, constructed circa 1929, located at the northwest, southwest, and southeast corners of the building cluster. A dairy barn, also built circa 1929, is located on the eastern side of the building cluster, between the machine shed and the southeastern tenant house. A circa-1929 concrete silo is located at the northeast corner of the dairy barn. The foundations of a circa-1815 bank barn are extant and located opposite the dairy barn on the western side of the building cluster, between the two western tenant houses (Copley 1989: 2). Fieldstone barnyard walls are located in the center of the building cluster, and a small, modern, clapboard shed with a vinyl-shingle gambrel roof is located at the northern end of the barnyard.

The farmstead buildings are in poor physical condition. The roofs of all of the buildings have deteriorated and lost many of their wood shingles, allowing water to enter the buildings at a rapid rate. This has led to the deterioration of walls, floors, and ceilings, rendering the buildings unsafe for entry. There has also been a great deal of water damage to interior finishes and details.

Dairy Barn

The two-and-half-story dairy barn was constructed around 1929. The barn has a front-gable, wood-shingle roof with overhanging eaves and exposed rafters. There are two symmetrical roof-ridge cupolas toward the northern and southern ends of the roof. The barn is clad in wood shingle.

The attic level of the northern gable contains hay doors and a projecting beam which once supported a pulley system for loading hay into the hay loft. The attic level of the southern gable end contains a central lunette louvered window. There is a second-story central sliding vertical-board barn door on the northern and eastern elevations, and a second story double-hinged vertical-board barn door on the southern elevation. Access to the first story is gained via two central sliding vertical-board barn doors on the northern and southern elevations, as well as a central hinged vertical-board door on the western elevation.

All of the window openings are accompanied by simple wooden surrounds but have been boarded up and the original sash glazing patterns are unknown. Many of the windows are in groupings of two or three. On the southern elevation, the barn doors are flanked by groupings of three windows, and on the northern elevation, the barn doors are flanked by groupings of two windows, one of which has been partially filled with a louvered vent. On the western elevation, the door is flanked by two sets of groupings of three windows, followed by a single window. This pattern is the same on the eastern elevation, though there is no central door.

The foundation consists of concrete block with a cementitious parging.

The first-story interior was partially accessible and consists of flush wood plank walls and ceilings and poured concrete floors. The southern portion of the barn contains steel lally columns supporting the structure above and two rows of iron pipe stanchion stalls, which appear almost entirely intact and consist of iron pile side rails and adjustable yokes.

The upper stories were not accessible due to safety concerns stemming from building deterioration. The roof of the dairy barn has experienced extensive loss of materials and is open to the elements in multiple areas.

Machine Shed / Double Corn Crib

The machine shed and double corn crib was constructed around 1850. The building has a wood-shingle front-gable roof with overhanging eaves. The second story is clad in wood shingle while the first story is clad in horizontal board. Each gable end contains a central second-story hinged vertical board door and a central first-story vertical-board double sliding barn door. The

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barn doors lead to the central machine shed which is flanked by a corn crib on each side. The building rests on concrete block footings.

The machine shed has lost a relatively-small amount of material from the roof and is in good condition when compared with the other farm buildings.

Tenant Houses

The three tenant houses on the Broadlands farmstead are similar in design and construction. Each is one-and-a-half stories high and constructed around 1929. Each consists of two blocks in either a T-shaped or L-shaped plan, the primary block of which has a side-gable wood-shingle roof with overhanging eaves. The primary elevation of each building is symmetrical and measures three bays wide by one bay deep.

Primary access to each tenant house is gained via a central door on the first story of the primary elevation. Doors appear to have been half-glazed, half-paneled wood doors, though most have been covered or replaced with plywood. First-story windows have been filled with plywood, but have wood surrounds and vertical board shutters with a moon-shaped detail. Roof slopes are interrupted by gable dormers with six-pane awning windows with wood sash and surround, where they have not been filled with plywood. Second-story shutters are generally louvered and do not have moon-shaped details.

Building foundations consist of concrete block with a cementitious parging.

The interiors of the tenant houses were minimally accessible due to safety concerns stemming from building deterioration. The areas that were visible were heavily deteriorated with crumbling walls and collapsed floors. The roof on the primary block of the southeast tenant house has lost an especially great amount of material and is bowing in many places.

Northwest Tenant House

The northwest tenant house has an L-shaped plan with a one-story rear wing. There is a stone chimney at the northern end of the eastern roof slope on the main block. The rear wing is bisected by a one-and-a-half story, central cross gable. A brick chimney is located on the eastern slope of the cross-gable, where it meets the northern slope of the rear wing.

The main block has a front-gable wood-shingle porch over the central doorway on the primary (western) elevation, and a central doorway on the rear (eastern) elevation, with a central gable dormer in the roof slope above. The rear doorway is accessed by a set of steps and is flanked by six-pane wood sash and surround fixed windows. First-story windows are generally filled with plywood, but the attic-story window in the cross gable consists of 6/6 double-hung wooden sash and surrounds and wooden louvered shutters. Access to the rear wing is gained by several doorways on the southern elevation.

Southwest Tenant House

The southwest tenant house has a T-shaped plan with a one-story rear wing. There is a brick chimney at the southern end of the roof ridge of the rear wing. The southern half of the rear wing's eastern elevation is comprised of an open, engaged porch.

The main block has a front-gable wood-shingle porch over the central doorway on the primary (southern) elevation. Access is also gained via a door in a front-gabled projection on the western elevation of the building's rear wing. There is a central lunette window in the gable above the western door, and a central lunette louvered window in the western gable end of the building's main block. Unlike the northwestern and southeastern tenant houses, there are no dormers on the roof slope of the primary elevation for this tenant house. First-story windows have been filled with plywood.

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Much of the basement level of the tenant house is exposed. The basement is accessed by a door on the western elevation of the main block. This door is covered by a wood-shingle shed door hood. Access to the basement level of the rear wing is gained by two vertical-board hinged doors at either end of the eastern elevation. Between these doors are two groupings of three wood surround windows, similar to those on the dairy barn.

The northern elevation of the rear wing was originally engaged with the southern elevation of the bank barn. The bank barn is no longer extant, and the remaining wall consists of stucco clad masonry.

Southeast Tenant House

The southeast tenant house has a T-shaped plan with a one-and-a-half story rear wing. The rear wing is five bays long by one bay wide. There are two brick chimneys on the eastern slope of the roof of the rear wing, one at the northern end and one at the southern end. The eastern and western slopes of the roof of the rear wing are interrupted by five gable dormer windows. The windows have wood surrounds and have been filled with plywood.

Access is gained via a central door on the primary (southern) elevation. There is an engaged, open porch spanning the first story of the primary elevation. Access to the rear wing is gained via one offset door on both the eastern and western elevations. First-story windows have been filled with plywood. There is an attic window in each gable end of the main block with wooden surrounds and louvered wooden shutters. The attic window on the western elevation consists of 6/6 double hung sash, while the eastern window has been filled with plywood.

History

The land of which Broadlands, alternatively known as the Bowen Farm and the Gates Farm, was formerly a part of a 1,000-acre tract of land surveyed to Samuel James in 1704 (Copley 1989: 1). The tract spanned the present-day Maryland and Pennsylvania border. James reportedly did not pay his taxes on the property, and in 1735 he lost the property. The land was part of a larger tract, known as the Welsh Tract, and ownership of the 1000 acres reverted to David Evans, one of the original agents of the Welsh Tract. The land became known as the "James Reversion" at that time. The James Reversion passed through the Evans family for several generations (Copley 1989: 1). In 1789, Samuel Evans received a patent for the land, which was surveyed at 249 acres (Cecil County Patented Certificate 499). It does not appear that any buildings or structures were erected by the Evans family on the portion of the property that would become Broadlands. During the tenure of John R. Evans, the son of Samuel Evans who inherited the James Revision from his father, a "mansion" house and a tenant house stood on Appleton Road, north of present-day Fletchwood Road, approximately one-half mile north of the Broadlands farmstead (Blumgart 1996: 359).

In 1813, John R. Evans sold 102 acres of the James Revision south of his mansion and tenant house to Benjamin Bowen (Cecil County Deed JS-9: 84). It is likely Bowen who established the first farm on this tract of land. In 1855, when Bowen advertised the sale of his farm in the Elkton Democrat, he described it as a "model farm" with a "substantial" stone mansion, "a stone kitchen, a good barn, fine gardens and orchards, ice house and ponds for making ice from spring water, with all the necessary out-buildings" (Elkton Bulletin 1855). Agricultural buildings included "a farmer's house, barn, granary, and wagon house, all nearly new." At the time of the advertisement, the farm consisted of 140 acres, including 25 acres of woodland, the rest having been cultivated "under the careful attention of one of the best of practical farmers, for more than forty years" (Elkton Bulletin 1855).

Benjamin Bowen was unable to sell his farm at this time, and in 1859 the property passed to his niece, Sarah Ann Bowen, and her husband, William Bowen (Cecil County Deed WHR-2: 86). In 1888, Sarah Ann and William Bowen were sued by Maggie I. Evans, and the Circuit Court for Cecil County appointed William S. Evans as Trustee, with the authority to sell the Bowen Farm (Cecil County Deed JGW-4: 42). The property was purchased by Charles M. Ellis ten years later, in 1898. Ellis retained ownership of the farm until his death in 1911, and willed the property to his two nieces, Elizabeth E. Tull and Roberta F. Tull, daughters of his

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sister (Cecil County Deed SRA-7: 147). The Tull sisters sold the property to Hoagland Gates in 1929, at which point it was occupied by a tenant farmer who ran a dairy and milk route (Copley 1989: 2; Cecil County Deed SRA-7: 147).

Hoagland Gates grew up in New York society. His father, Charles Otis Gates, was a professor and had a large estate, Peacock Point, near Glen Cove (New York Times 1915: 11). The family lived in Brooklyn and his sister, Elinor Gates, was a well-known tennis champion (New York Times 1915: 11). His father died around 1910, and in 1913, Gates purchased the historic Long Point Farm in Talbot County and relocated to Maryland (Bourne and Ludlow 1978; New York Times 1915: 11; U.S. Bureau of the Census 1910). Hoagland Gates fought in France in World War I (Harrisburg Telegraph 1919: 8). His experience in the army left him intent on farm life, and after the war he purchased a second property, a 600-acre farm and house near West Grove in Chester County, Pennsylvania. On the new property, he was introduced to his neighbor's daughter, Margaret Mackey, who he subsequently married (Harrisburg Telegraph 1919: 8). The exact series of events that led Gates to purchase the property in Elkton is unclear. In 1926, he sold Long Point after a fire destroyed a hunting lodge he had built on the property (Bourne and Ludlow 1978). It is possible that the Gates family resided on the West Grove property after that time. It is clear that by 1930, Gates was living permanently at Broadlands with his wife, Margaret, and their two daughters, Ann and Elizabeth, who were eight and five years old at the time (U.S. Bureau of the Census 1930).

When Gates purchased the property, many of the Bowen-era farm buildings were extant. The stone house was reportedly standing but was in a severely deteriorated state. The barn, a Pennsylvania bank barn, granary, and wagon house (likely the extant machine shed with double corn crib) were also standing and were utilized by Gates as a part of his new farmstead. Gates added tenant houses and a dairy barn to existing farmstead, and laid out the buildings in a courtyard plan that incorporated the existing structures, creating a barnyard in the center. As the stone house was not in good condition, Gates dismantled it and reused many of its materials in the construction of the new farmstead buildings. This included the use of the stone for the barnyard walls and interior details, such as paneling, mantels, shutters, stair rails, and doors, in the new tenant houses. Gates intended to build a main house, but after the stock market crash the plan was put on hold and the tenant houses were remodeled over time for use by the family (Copley 1989: 2).

Gates primarily used the farm for breeding Jersey cattle, and the name "Broadlands" comes from the farm on the Island of Jersey where many of his cattle came from (Copley 1989: 1-2). Gates had many nationally known, champion animals which were raised on the Broadlands farmstead. In 1934, though, Gates purchased a property in Arizona, and the family began spending winters in the warmer climate due to issues with Gates' health. From 1934 until the time of his death in 1944, the farm was run by James Guibeson, a local farmer. Gates sold his stock of expensive imported cattle at that time, keeping a smaller a smaller herd of American-bred Jersey cattle at Broadlands under the care of Guibeson. The farm also had riding horses and Cheviot sheep during those years (Copley 1989: 2-3).

Hoagland Gates died in 1944, at which point his wife, Margaret Gates, took over the management of the farm and the Jersey cattle herd (Copley 1989: 3). At the time of his death, Hoagland Gates was still active in the farming community, serving as one of four directors of the American Jersey Cattle Club (Kinney 1944: 23). Margaret Gates continued to run Broadlands as long as she was able (Copley 1989: 3). In 1958, she began renting the farmland to the Spry Brothers, Inc., a farming company that runs multiple farms in and around Elkton, primarily growing soybeans ("Spry Brothers Inc." 2011). They continued to farm the land until the sale of the property out of the Gates family in 1988 (Copley 1989: 3; Cecil County Deed NDS-252: 206).

The transition of Broadlands in the early twentieth century toward the dairy industry is typical of agricultural patterns in Cecil County. The first half of the nineteenth century in Cecil County saw a transition from tobacco production to grains and dairying, as the land on many farms had been depleted of their nutrients by this time (Blumgart 1996: 91, 96). By the turn of the twentieth century, dairying was on the rise as an integral part of Cecil County's economy due to the existence of two important rail lines

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running through the area (Blumgart 1996: 119). Hoagland Gates' decision to build three tenant houses on his farmstead is also not surprising, given the agricultural practices of Cecil County. As wheat surpassed tobacco as the dominant crop in nineteenth-century Cecil County, tenancy had increased and slavery decreased due to the need for a large number of field hands only during the harvest season (Blumgart 1996: 51). Though dairy farming increased in the twentieth century, Gates likely intended to continue to use his lands for grain production, and tenancy remains important to the county farming system to this day (Blumgart 1996: 267). It was likely the combination of Gates' ailing health and the stock market crash that kept him from realizing his full plan for Broadlands and utilizing the tenant houses to fully exploit his farm property. The design of Broadlands, though, emphasizing both dairying and grain production with the anticipated need for tenant farmers, strongly reflects the agricultural patterns of Cecil County in the early to mid-twentieth century.

The farmstead has not been occupied since the 1988 sale out of the Gates family. This period of disuse left all of the remaining farmstead buildings in a heavily deteriorated state. A circa-1850 granary and bank barn, which were standing at the time of sale in 1988, are both no longer extant, likely due to deterioration and the safety concerns these buildings posed.

Determination of Eligibility

Broadlands is recommended eligible for listing in the National Register under Criterion A in the area of agriculture and Criterion C for its architecture. Broadlands is a strong example of an agricultural building complex illustrating the importance of dairying and tenant farming in early-twentieth-century Cecil County. Despite the recent loss of many of the surrounding farm fields, the machine shed with double corn crib and the three tenant houses represent the transition from tobacco to grains, and the subsequent increase in and continued importance of farm tenancy from the mid-nineteenth through the twentieth century in the county. The dairy barn with attached barnyard and silo, including the extant dairy equipment on the first story of the barn, exemplify the increased importance of the dairy industry to Cecil County agriculture in the early twentieth century. Together the buildings show a symbiotic relationship between dairying and grain production, in that the farm was designed with the intention of continuing both practices. Though these intentions did not entirely come to fruition under Hoagland Gates, the design of the farmstead to serve both practices is still clearly visible in the complex of buildings.

Architecturally, the extant farm buildings together represent a significant and distinguishable entity. The sophistication of the architecture and the arrangement of the farmstead suggest that Hoagland Gates may have had the assistance of an as-of-yet unidentified architect when creating this farmstead courtyard, especially given his family wealth and the social status he grew up with in New York City. The architectural cohesion of the farmstead's courtyard plan reflects Gates' status as a gentleman farmer, and the emphasis on large amounts of available housing for tenant farmers also reflects that Gates intended to run his farm with a great deal of help from paid laborers outside of his own family. The buildings retain high levels of integrity of materials and workmanship, as well as location, feeling and association. Despite the exceedingly poor physical condition that makes many of the buildings dangerous to enter, many of the original details, including roofing and cladding materials, as well as window surrounds, are extant. Gates' courtyard design with the central barnyard is still easily visible on the landscape, despite the loss of several farm buildings. The period of significance is 1928-1958, beginning with the date the farm was established by Hoagland Gates and ending when Margaret Gates stopped running the farm.

The farm is not recommended eligible under Criterion B. Though Hoagland Gates was active in the local agricultural community, it does not appear that he had a sufficiently strong impact on local agricultural practices.

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Photo Log

CE-1451

Broadlands

Cecil County, MD

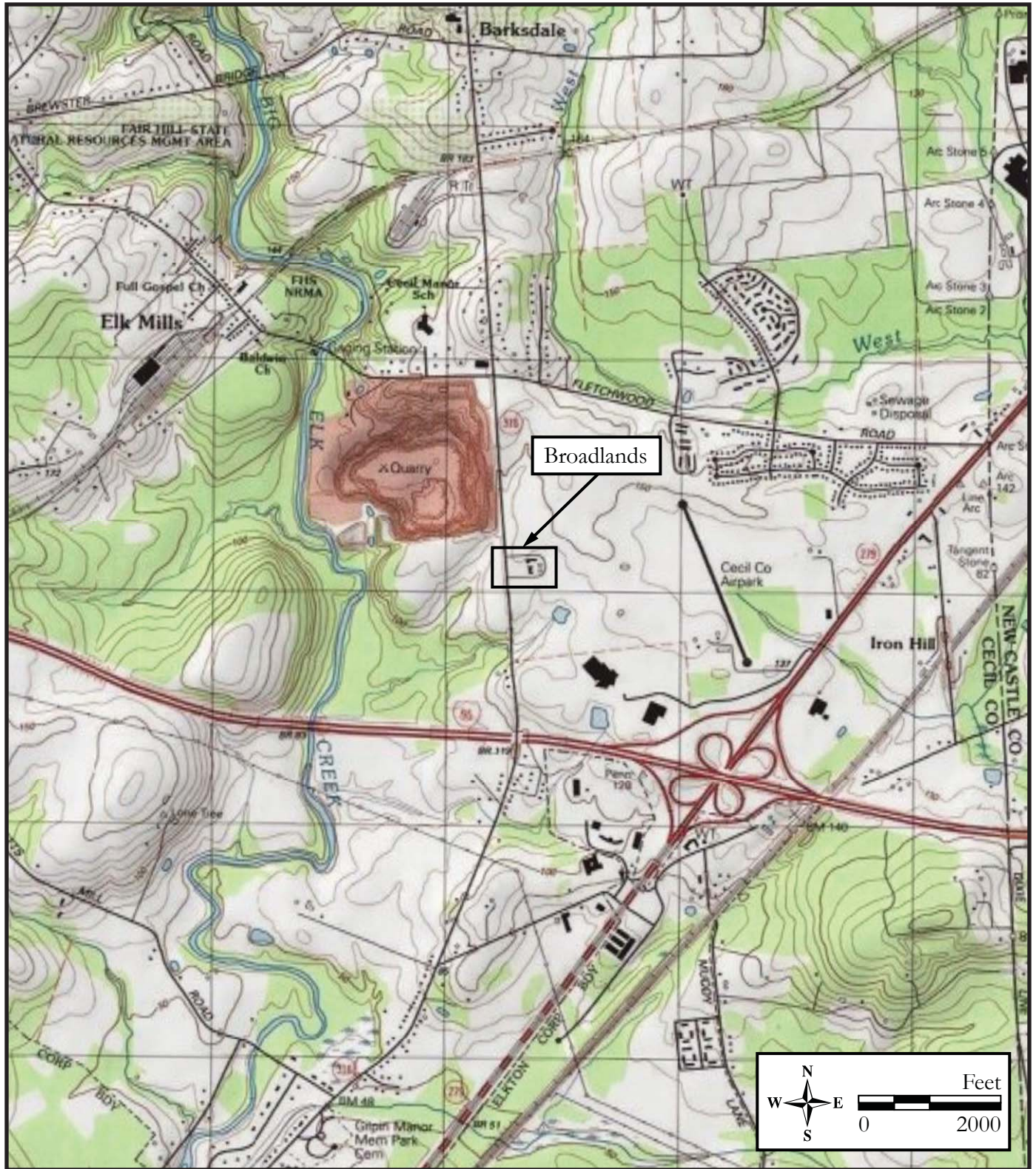
Photographer: Lynn Alpert

Date: December 6, 2013

Digital negatives on file at MD SHPO

All photographs were printed on Fugi Crystal Archive Matte Finish Black and White Paper, photographic paper developed in RA-4 chemistry, which meets a 75-year archival standard.

- 1) Overview of farmstead, looking northwest, showing southeast tenant house and dairy barn, with southwest tenant house in background
- 2) Overview of farmstead, looking east
- 3) Overview of farmstead, looking northeast, showing southeast tenant house and dairy barn
- 4) Overview of farmstead, looking southwest, showing machine shed and dairy barn
- 5) Dairy barn, north and west elevations
- 6) Dairy barn, west and south elevations
- 7) Dairy barn, south and east elevations
- 8) Machine shed and double corn crib, south and west elevations
- 9) Machine shed and double corn crib, north and east elevations, with silo to left
- 10) Northwest tenant house, primary elevation
- 11) Northwest tenant house, north elevation
- 12) Northwest tenant house, rear entrance of main block
- 13) Southwest tenant house, north and west elevations
- 14) Southwest tenant house, south and west elevations
- 15) Southwest tenant house, west elevation
- 16) Southwest tenant house, east elevation with bank barn foundations to right
- 17) Southwest tenant house, north and east elevations
- 18) Southeast tenant house, primary elevation
- 19) Southeast tenant house, south and west elevations
- 20) Southeast tenant house, south and east elevations, with dairy barn in background
- 21) Southeast tenant house, west elevation
- 22) Foundations of bank barn, looking northwest from within the barn's footprint
- 23) Foundations of bank barn, looking east, with dairy barn and machine shed in background
- 24) Barnyard wall, looking southwest, with southwest tenant house in background



Broadlands/Bowen Farm/Gates Farm, CE-1451, Newark West, MD
 (from 1992 U.S.G.S. 7.5' Quadrangle: Newark West, MD-DEL-PA).



Broadlands/Bowen Farm/Gates Farm, CE-1451
(from World Imagery, ESRI 2013).



























