

MARIE ZIMMERMANN FARM

Delaware Water Gap National Recreation Area

U.S. Route 209, 5 Miles Southwest of Milford. The property is defined at its northern boundary by Zimmermann Road and at the west by Long Meadow Road. The east boundary of the parcel is the edge of the Delaware River. The south edge of the parcel is irregularly oriented east-to-west.

Milford vicinity

Pike County

Pennsylvania

HALS PA-10

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WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN LANDSCAPES SURVEY

National Park Service

U.S. Department of the Interior

1849 C Street NW

Washington, DC 20240-0001

HISTORIC AMERICAN LANDSCAPES SURVEY

MARIE ZIMMERMANN FARM

HALS No. PA-10

Location: U.S. Route 209, 5 Miles Southwest of Milford, Pike County, Pennsylvania. The property is defined at its northern boundary by Zimmermann Road and at the west by Long Meadow Road. The east boundary of the parcel is the edge of the Delaware River. The south edge of the parcel is irregularly oriented east-to-west. Marie Zimmermann Farm is located on the west bank of the Delaware River, south of Namanock Island in the Delaware Water Gap National Recreation Area (DEWA). The property, including the core home and farm as well as surrounding woodlands and agricultural fields, totals 1255.8 acres.

Lat: 41.251828 Long: -74.857853 (Near southeast corner of farmhouse, Google Earth, Simple Cylindrical Projection, WGS84).

Present Owner: U.S Department of Interior, National Park Service, Delaware Water Gap National Recreation Area, 1 River Road, Bushkill, PA 18324

Present Use: The landscape today is primarily recreation and wildlife habitat, though the DEWA and the Friends of Marie Zimmermann (FOMZ), an organization focused on raising awareness of Marie Zimmermann's importance as an artist of national significance, are in discussions for reuse of the core structures. FOMZ is interested in maintaining The Farm and operating the property to present and interpret Marie Zimmermann to the public through tours and exhibitions.

Significance: The cultural landscape of The Farm is significant as the embodiment of a mutually influential relationship between the property and the important 20th century U.S. Arts and Crafts artist Marie Zimmermann, and as the physical expression of the Zimmermann Family's development of a preexisting farmstead into a vacation retreat, working farm, and home between 1882 to 1972. She has been compared to Cellini, a talented and versatile Renaissance artist, for applying her artistic prowess to a wide range art objects and materials. A 1935 letter cites that Marie Zimmermann "is not only the foremost worker in metals from iron to gold but is the greatest artisan in the field of beautiful home accessories and exquisite objects d'art."¹ During the period 1882-1972, Marie Zimmermann was influenced by and also shaped the landscape of The Farm to accommodate her interests, as seen by the property expansion and the addition of a trout pond, ornamental gardens, and agricultural fields. Following the expansion patterns established by her family, she added buildings to the farmstead that modified and increased the structural density there. By the time of Marie Zimmermann's death, The Farm landscape was both a natural landscape and one as shaped by her hands as any of her artworks.

Historians & Preservation Landscape Architects: Heritage Landscapes LLC, Preservation Landscape Architects & Planners, Patricia M. O'Donnell, Principal, Gregory Wade De Vries, project manager, Peter Viteretto, Matthew Kelly Medeiros, Sarah LeVaun Graulty, and Thomas Helmkamp. HALS PA-10 is drawn from the *Marie Zimmermann Farm Cultural Landscape Report*, authored by Heritage Landscapes, for NPS DEWA, 2012.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date(s) of Establishment:

The Zimmermann Family became associated with this landscape upon their purchase of 100 acres in 1882. The Zimmermann Farm is located in an area of the Upper Delaware River Valley that humans inhabited for 10,000 years, much of this time in seasonally nomadic communities.² Around 1200 AD the Lenni Lenape created permanent settlements in the region, and cleared the flat topography to create small agricultural fields. During this period, the Native Americans developed a northeast-southwest route called the Minsi Path that traversed the Pennsylvania side of the river from present-day Kingston, NY to the mouth of the Delaware River near Philadelphia, PA.³ The Minsi path evolved into what is today US Route 209.⁴ Near Miniskink Island, due east of the property, a northwest to southeast route called the called the Minisink Trail extended between present-date Wilkes-Barre to the New Jersey shore. Including the Delaware River, the property was located near the intersection of three major transportation routes at this time.

In the early seventeenth century, European farmers lightly settled the Middle and Upper Delaware.⁵ The first Europeans were Dutch, and began arriving in the area around 1730. Dutch settlers utilized the Minsi Path, which traversed the Pennsylvania side of the river from north to south, to create a regional highway called the River Road.⁶ The Dutch perpetuated many Native settlement patterns by using existing fields abandoned by previous inhabitants. They also established a vernacular landscape pattern unique to the region, placing homes and farm buildings at the edge of agricultural fields to allow contiguous agricultural land use.⁷ This pattern can be seen at the property during the time of the Van Etten family's occupancy from 1745 to 1882.⁸

During the late nineteenth century, visitors increasingly came to the region to escape from nearby New York City and enjoy the rural charm and scenic beauty.⁹ At this time, John C. and Marie Zimmermann of New York, NY began to visit the region and purchased 100 acres of land from the Van Etten family in 1882.¹⁰ At the time, the property contained several pre-existing features including a stone barn and a house.

Initially the Zimmermann Family made few changes to the landscape, but by 1912 they constructed improvements to include drives, an allée, a large stone home, and several farmstead buildings at the property.¹¹ The Zimmermann Family also slowly expanded their land holdings and when John C. and Marie Zimmermann died in 1935, their daughters Marie and Marguerite Zimmermann inherited the 400-acre property.¹² After the 1938 death of Marguerite Zimmermann, Marie Zimmermann was sole owner and added 469 acres adjacent land she owned to Zimmermann Farm. She expanded the property to its current extent and constructed new garden and farm features at what she named The Farm. The holdings continued to increase for a property of 1,255.8 acres at Marie Zimmermann's death in 1972.¹³

2. Landscape Architect, Designer, Shaper, Creator:

Though there are prominent designed landscape elements at the property, records documenting a specific landscape architect or designer have not been located during project research. Much of the shaping of the property as it exists today occurred during the ownership of John and Marie Zimmermann, and their daughter Marie. The Zimmermanns shaped their unique vision of a rural retreat within the context and details of the preexisting features and patterns both native to this landscape and as derived from Dutch settlers, like the Van Etten family, and early Native Americans of the local tribes.

3. Builder, Contractor, Laborers, Suppliers:

From 1882 to 1972, John and Marie Zimmermann, their children including daughter Marie Zimmermann, and caretakers, cultivated flower gardens, planted trees and raised a variety of crops and livestock at The Farm. The harvest is recorded as used by The Farm households, and visiting family and friends.¹⁴ It is likely that a foreman and farm workers carried out the farming operations and overall property maintenance.¹⁵ Employees mentioned in research materials include the foreman during the Marie Zimmermann period, Charles Doty, as well as employee Nelson Jaeger.¹⁶

4. Original and Subsequent Owners, Occupants:

Jacobus Van Etten of New Jersey bought land in Pennsylvania along the Delaware River at the mouth of Conashaugh Creek from William Allen. Van Etten's descendants owned the land for four generations until they sold it to John C. Zimmermann, Marie Zimmermann's father.¹⁷ In March 1882, he and his wife Marie purchased 100 acres of land from Daniel Ennis Van Etten in Delaware Township, Pike's County, Pennsylvania. Later in the year he purchased other parcels from Van Etten totaling about 100 additional acres. Structures extant on the property consisted of the Daniel Ennis Van Etten farmhouse (positioned at the edge of the agricultural fields along the plateau), the stone stable and the Brownie Holiday House.¹⁸

5. Periods of Development

a. Van Etten Farm, 1745-1881

The Van Etten Farm era spans the period of its purchase in 1745 to the sale of 100 acres owned by Daniel Ennis Van Etten to John Zimmermann in 1882. Van Etten descendants used the property as a homestead and farm for four generations. Jacobus Van Etten, a New Jersey settler of Dutch descent, purchased land along the Delaware River at the mouth of Conashaugh Creek from William Allen in 1745.¹⁹ In 1750, Johannes Van Etten (1732-1815), son of Jacobus Van Etten, erected the first house on Van Etten Farm. A stockade enclosed this building as protection against attacks from Native Americans.²⁰ A warrantee township map shows all original land purchases from the Proprietors or the Commonwealth made inside the boundaries of present-day townships. Visible in the map are property lines, owners, year of purchase and parcel sizes, and Conashaugh Creek is shown draining into the river. The area of the future Zimmermann Farm was owned by the late Wm. Allen (acreage unlisted), Algernon Magaw (456 acres purchased on January 31, 1793), Johannes Van Etter [sic] (66 acres purchased on April 4, 1755), John Van Etta [sic] (85 acres purchased on December 20, 1750), and Samuel Magaw (428 acres purchased on January 31, 1793).²¹ During the period 1754-1763 the French and Indian War impacted settlements on the Pennsylvania side of the Delaware River north of the Delaware Water Gap. Johannes Van Etten organized the local militia during the war, and commanded Fort Hynshaw in Bushkill. Four days after Van Etten assumed command, Native Americans attacked his homestead along Conashaugh Creek and burned his house and barn.²² This type of upheaval at the Van Etten Farm was characteristic of the widespread war.

After the French and Indian War, European settlement continued in the area. Delaware Township, where the property is located, first appeared on a list of Northampton County Townships in 1766.²³ In 1780, during the War of American Independence, Johannes Van Etten fought in the Battle of Conashaugh along with three of his sons and a son-in-law.²⁴ A 1792 map entitled "To Thomas Mifflin Governor, The Senate and House of Representatives of the Commonwealth of Pennsylvania" confirms the Van Ettens's presence on the property, with the name Van Ettas [sic] inscribed approximately on Van Etten Farm. The road network depicted mirrors the 1775 map, with the River Road positioned along the floodplain, and the east-west drive near Conashaugh Creek connecting the riverfront to areas in the western hills. The map includes handwritten notes of a later date locating the Minisink Trail which passed east to west several miles north of the property

(Figure 1).²⁵ In 1793 Milford, currently the county seat of Pike County, was first platted; it grew to be the largest borough near the property.²⁶

Throughout the first half of the 1800s, the character of the Upper Delaware River Valley remained agricultural. During these years a survey of the Upper Delaware Valley from 1818 shows the “Widow Van Etten” had land holdings and a small house just south of Minisink island, in the general area of Van Etten Farm (Figure 2).²⁷ The resort industry began with the 1829 opening of Anton Dutot’s boarding house, the Kittatinny House, but resort business did not have a substantial effect on the landscape until later in the century.²⁸ Though businesses accommodating visitors began to appear during this period, the Van Etten family continued to work as farmers at this time.

During the early nineteenth century, two structures were erected on Van Etten Farm. Circa 1815, John Van Gorden (the father-in-law of Daniel Ennis Van Etten) built a small saltbox home on the property near the River Road below the plateau; this building was known during Marie Zimmermann’s time as the Brownie Holiday House.²⁹ Robert K. and Solomon Van Etten built a one and a half story house with seven rooms along Conashaugh Creek to cater to raftsmen passing through the Upper Delaware River Valley in 1837.³⁰ Around 1847 Daniel Ennis Van Etten built a stable with walls of cut and dressed stone and distinct arched stone windows and door lintels. This stable was located along the base of the northwest slope of the property, reflecting a settlement pattern typical of Dutch settlers in the region, who positioned their houses at the edge of flat topography in order to maximize space for agriculture. In this period Daniel Ennis Van Etten built a farmhouse on the property, positioned at the toe of the slope near the current Valve House.³¹ It is unclear from historic sources exactly when the farmhouse was constructed, while the location of the structure is shown on an 1872 map.³² Van Etten was actively farming the property at this time, and the 1850 Agricultural Census lists him as the owner of a 225-acre property consisting of 95 acres of improved land and 130 acres unimproved land.³³

The spatial patterns of the early Van Etten settlement are demarcated on an 1872 map of Pike County. The River Road was in the middle of the floodplain in the vicinity of the Van Etten Farm, not along the base of the hills. The primary entry to the property was the Farm Access Lane, an east-west drive that lead from the River Road to a farm lane that extended over the western hills, the future Zimmermann Hill Road/Horse Trail. There were two structures at Van Etten Farm shown in the map. The name “DE Van Etten” is written over a structure in the northwest portion of the property, and “Mrs. Van Gordon” is visible where the Brownie Holiday House was located. This example indicates the Van Etten farmhouse is the structure on the map, since all other names on the map indicated residences and not agricultural

structures. Property lines are quite similar to the warrantee township map. Adjacent properties later owned by Marie Zimmermann were those of M. & C. Van Etten, R. Van Etten (the structure shown is likely the Conashaugh Spring House), and J. Van Etten.

By the 1860s the character of the Upper Delaware Valley began changing as more visitors were drawn there by its scenic qualities and recreational opportunities.³⁴ Residents of the region soon decided to capitalize on the increasing number of visitors to the region, and in 1873 Robert K. Van Etten, who lived north of Van Etten Farm near Conashaugh Creek, built a new structure on the location of his former home. Called the Conashaugh Spring House, this was an inn that could accommodate up to 25 people.³⁵ Though his relatives were going into the tourism business at this time, Daniel Ennis Van Etten continued to farm his property. The 1880 agricultural census showed Van Etten Farm consisted of 250 acres of land, including 70 acres of improved land and 180 acres of woodland. Van Etten had three dairy cows and grew crops like grass, hay, buckwheat, corn, oats, potatoes and rye.³⁶ During this same period, the Zimmermann Family first came to the United States and began a life there. In 1868 John and Marie Zimmermann immigrated to Brooklyn, NY from Aargau, Switzerland. John established a straw hat manufacturing business, using straw plaits he imported from his home canton, Aargau.³⁷ They began a family as well, and their daughter, named Marie after her mother, was born June 17, 1879.³⁸

It is clear that by the 1880s, the Van Ettens had established a landscape pattern at their property in keeping with other Dutch settlements in the region, with small agricultural fields along the flood plain and structures along the edge of it.³⁹ As more visitors came to the region, many residents began businesses to capitalize upon the growing tourism trade. Though Van Etten Farm remained an agricultural business during this period, tourism soon affected it when city dwellers John and Marie Zimmermann bought it as a vacation home in 1882.

b. Zimmermann Farm, 1882-1935

Zimmermann Farm Retreat, 1882 to 1909

Beginning in the 1880s, the Zimmermann Family began to visit the Upper Delaware Valley as a rural retreat from urban life in New York, NY. On March 18, 1882, the Zimmermanns bought 100 acres of land from Daniel Ennis Van Etten in Delaware Township, Pike's County, PA. Later that year, they purchased several adjacent parcels from Van Etten totaling about 100 additional acres increasing their holdings to 200 acres. In 1884 the family's new neighbor, Robert K. Van Etten, formed a partnership with his sons, John

and James Van Etten, to run the Conashaugh Spring House, enlarging the inn to accommodate 175 guests.⁴⁰

Historic evidence does not specify what changes the Zimmermanns made to the property for the first few years of ownership. An 1888 assessment of the family's taxable property in Pennsylvania listed 279 acres of land, two houses, two barns, one wagon house, and two horses.⁴¹ In 1889, the Zimmermann Family built a framed fore-bay cow barn as an addition to the stone stable, with a one and a half story hyphen between the two buildings. Around the same time a machine shop, foreman's house, and utility kitchen were built.⁴² It is likely that both the North and South Entry Drives were constructed around the same as the cow barn and other new farmstead buildings, as a topographical map made in 1893 shows the South Entry Drive intersecting the River Road for the first time. Four buildings are also visible at the intersection of the South Entry Drive and the River Road.⁴³ Although visitors like the Zimmermanns were increasingly vacationing and settling in the region, landscape character remained rural and scenic. According to a ca. 1890 photograph in the John C. Zimmermann III Archives of Marie Zimmermann on a ride in Pike's County, the River Road was an uneven dirt road edged by a split rail fence and traversed by horse drawn wagons and carriages. Openings in the deciduous trees and shrubs reveal a distant ridgeline typical of the scenic character that attracted early visitors to the region. During this time, the family also started a slow pattern of expanding the farmstead, and in November 1901 they purchased an adjacent parcel of land from Jennie Sarles.⁴⁴

During this period, while living in Brooklyn and visiting Zimmermann Farm, young Marie Zimmermann was developing the two passions that would dominate her life: art and the outdoors. Circa 1892, she was already venturing out into the landscape, hunting, fishing, and camping alone on Zimmermann Farm at the age of 13.⁴⁵ From 1897 to 1901 Marie Zimmermann studied painting, sculpture, and metalcraft at the Art Students League in New York, NY.⁴⁶ In 1901 she became a member of the National Arts Club at Gramercy Park in New York, NY, and in December of 1902 she had her first major exhibition at the Art Institute of Chicago's First Annual Arts Crafts Exhibit, Chicago, IL.⁴⁷

Zimmermann Farm, 1910 to 1935

The year 1910 marked the beginnings of changes at Zimmermann Farm. The Daniel Ennis Van Etten farmhouse burned in 1910. In 1911 the Sproul Act was passed in Pennsylvania. The new law authorized the state to take over and maintain 8,835 miles of road, including the River Road, which became State Route 167 at that time.⁴⁸

The Zimmermann Family began building a new home on the plateau in 1911, and in June *The Pike County Express* newspaper noted that, “John Zimmerman [sic] is building a handsome summer home on his place in Delaware Township. It is on the site of the former house on the hill just off River Road and is on an eminence commanding a fine view.”⁴⁹ At this time the North and South Entry Drives were positioned along the edge of the hills, intersecting State Route 167 toward the north and south edges of the farmlands. A new driveway was created to connect the home and entry drives. Rather than placing the home at the edge of the hills, as early settlers had, it was positioned in the middle of the plateau with views to the west of the Delaware River. The location of the north and south entry drives at the base of the hills was evocative of road placement in other areas of the region, including north of Zimmermann Farm near Conashaugh Creek.

The Zimmermann’s daughters, Marie and Marguerite, likely assisted their parents in the design of the new family home, an eclectic mix of Richardson Romanesque style with Dutch Colonial Revivalism. The architectural detailing of the building evoked the Dutch heritage of the property, but on a larger scale than historic cottages or farmhouses. The walls were constructed from a mixture of colored cut stones arranged in a style similar to the stone stable, with a Dutch gambrel style roof. An L-shaped foundation and a tower on the house gave the sense that it had expanded through additions added over time. A tower at the corner of the ell reflected Marie Zimmermann's Arts and Crafts background, reminiscent of Arts and Crafts founder William Morris's Red House. Once the house was completed in 1912, the Zimmermanns added other support structures including a sheep barn and corn cribs.⁵⁰

A 1915 topographical map of Pennsylvania shows the layout of Zimmermann Farm (Figure 3). The steep western slopes were densely forested, and the plateau and floodplains were more open. Landscape features include State Route 167 in its current alignment, the North and South Entry Drives along the toe of the slope, the Home Driveway and Allée, the Farm Access Lane, and Zimmermann Hill Road. Structures shown on the property include: the house, stone stable and cow barn, and the Brownie Holiday House and its barn. Five buildings line the highway between Dry Brook and Conashaugh Creek.⁵¹

During the first quarter of the twentieth century the Zimmermann Family made important changes to the landscape. Additions included a grove of pin oak (*Quercus palustris*) trees, planted in a grid pattern along the North Entry Drive, and a double allée along the Home Driveway composed of sugar maple (*Acer saccharum*) trees on the inside row and pin oak trees on the outside.⁵² A single European copper beech (*Fagus sylvatica* 'Atropurpurea') was positioned at the southeastern terminus of the allée. Like other trees planted

in deliberate patterns on the property, Gifford Pinchot, Milford resident and founder of the U.S. Forest Service possibly influenced the selection of this tree. Although the connection between prominent families in the area seems likely, the Pinchot dinner guest book contains no record of the Zimmermann Family.⁵³ However similar sized European copper beech were planted at Grey Towers, the Pinchot family home in nearby Milford.⁵⁴ Indeed, during the 1920s, Pinchot planted nine of his favorite tree, the European copper beech, on the grounds of Grey Towers, as well as a driveway allée similar to the Zimmermanns composed of black locust (*Robinia pseudoacacia*) trees.⁵⁵

During the 1920s changes occurred in the landscape both at Zimmermann Farm and on neighboring properties. In 1926 State Route 167 was straightened in the vicinity of Conashaugh Creek. The remnant segment of the highway became a local road used by residents who lived along it.⁵⁶ The Zimmermann Family also added features to the landscape context at their property throughout the 1920s. Additional structures were erected around this time, including the house garage and tenant garage.⁵⁷ The garages were a necessity, as the Zimmermanns had acquired a car circa 1920, and Marie Zimmermann bought a new 1921 McFarlan Roadster, which was garaged at the family farm.⁵⁸ The new elements the Zimmermanns added to the landscape began to distinguish the character of the two structural clusters on the property. The home was a spacious residence and garden area, while the farmstead was an agricultural space with fields, barnyards that was becoming a dense cluster of structures. At the same time that new buildings were constructed, the Zimmermann Family expanded their holdings near the property. In 1920, they bought land from William J. and Martha E. Hanna.⁵⁹ In August 1925 the family purchased land from Anna J. Wilmot, and in November from Joseph and Phoebe J. Layton.⁶⁰ Assessment records from 1928 appear to indicate the property expansion and list two houses, two barns, and four outbuildings at Zimmermann Farm.⁶¹ The Zimmermanns continued to add land to their property, and in August 1929 they secured acreage from Ethelyn P. Moore and from the estate of Miles C. Rowland.⁶² The pattern of property expansion, landscape additions, and new structures in the farmstead that the Zimmermanns established during the early twentieth century created a framework of landscape acquisition and structural expansion was reflected in later treatment of the landscape during the Marie Zimmermann period. Changes at the overall level also established landscape spaces and the circulation network that would be utilized from the Zimmermann Farm period through today.

Marie Zimmermann's artistic career continued to flourish during the 1920s, when she was living in New York and periodically visiting the property. She gained national recognition when the Metropolitan Museum of Art in New York, NY exhibited her work in 1922.⁶³ She was renowned for the unique

patination of metalwork, and a 1922 article in *House and Garden* noted that, “in such work as that rare artist-artisan Marie Zimmerman [sic] is doing, color is an essential part of the value of her achievement.”⁶⁴ In 1924 the Art Institute of Chicago in Chicago, IL awarded her the Logan Prize for silver and metalwork. She exhibited her work at the Art Institute of Chicago, in galleries in Detroit, MI, and numerous other places.⁶⁵ The flourishing of her artistic career is evidenced both in the diverse works she created and the honors bestowed. The *Brooklyn Eagle* noted in 1926 that Marie Zimmermann was multifaceted; among her titles were sculptor, painter, goldsmith, silversmith, cabinetmaker, wood carver, jeweler and blacksmith.⁶⁶ That same year she designed the Levi Strauss memorial and also the Montgomery Ward memorial bronze door in Chicago, both were stylized in leaf and floral pattern.⁶⁷ Marie Zimmermann finished the decade with a successful show in Detroit, which prompted the *Detroit Sunday News* to call her “a distinguished American designer”.⁶⁸

As the 1930s began, the Zimmermann Family continued to expand their Pike County property. In 1930 they acquired land from Ida M. Willis and, in 1934, they bought land from Joseph H. and Marie T. Banigan.⁶⁹ Landscape features included a sheep paddock in between the farmstead cluster and home landscape, and lawns on the north, south and east sides of the home. Early images of the sheep paddock revealed a post and woven wire fence running east to west and along the entry drive. The open expanse of the north and east lawns contrasted with the mature trees and ornamental plantings west of and immediately surrounding the home. The driveway allée was well established, three deciduous trees were positioned along the north side of the home, and another deciduous tree was located on the southeast corner of the home. Vegetation around the house was documented as turf lawns, two evergreen shrubs on the north and south side of the east entry, a grape (*Vitus*) arbor on the south façade of the home, and a flower garden along the edge of the south lawn. A gravel drive looped from the Home Driveway And Allée around the north, east, and south sides of the home. Lush vegetation characterized the south garden. Bordered by young Norway spruce (*Picea abies*) to the west, plants including peony (*Paeonia*), iris (*Iris*), and asparagus (*Asparagus officinalis*) filled two beds in the south garden.⁷⁰

The 1930s marked a transitional period for Marie Zimmermann. The Great Depression affected the art market through the 1930s, and she showed her works less often. In 1934 the US government passed legislation requiring gold and silversmiths to keep detailed records of their purchases and sales, prompting Marie Zimmermann to exclaim in frustration that she was “an artist, not a bookkeeper”.⁷¹ Despite the challenging environment, she continued to create artistic works and show them around the country. In February 1935, Mary Fanton Roberts, editor of *Arts and Decoration* magazine, wrote to R. Whitelaw, curator of the Gibbes Gallery in Charleston,

stating, “Marie Zimmermann is not only the foremost worker in metals from iron to gold but is the greatest artisan in the field of beautiful home accessories and exquisite objects d'art.”⁷² One month later she was called “a female Cellini” in a Charleston, South Carolina *News and Courier* article that noted her bronze pieces were molded nearly in the same process as the famous Italian Mannerist.⁷³

On February 9, 1933 Marie Zimmermann's mother, also named Marie, died. Her mother had lived at the property full-time since the late 1920s.⁷⁴ John C. Zimmermann died on May 5, 1935, and his will instructed that Marie and her sister, Marguerite, would inherit Zimmermann Farm. His sons received the hat manufacturing business in New York.⁷⁵ The landscape as it existed at the time exhibited a blend of vernacular settlement patterns persisting from Native Americans and Van Ettens, and vegetation and structures added by the Zimmermann Family. Maps illustrating the extent of John C. Zimmermann's estate show that the scale of the property had doubled from the initial Van Etten Farm purchases, encompassing about 400 acres (Figure 4).⁷⁶

c. 1935 Period Plan Description

John and Marie Zimmermann established the majority of the landscape at the Home & Farmstead during the period 1882-1935. They shaped the landscape character, that Marie Zimmermann inherited in 1935, through the process of putting the plateau lands into agricultural uses, opening views to the east and uphill to west to emphasize visual capture of the surrounds, planting allées, groves and individual trees, laying out roads, and placing structures in the landscape. The landscape the Zimmermanns created established an active plateau above the floodplain with the home and gardens, fields and farmstead, and access routes arrayed upon it with internal views between landscape areas and external views to the river and mountains. The Western Woodland and Eastern Floodplain are character areas of this river valley landscape that were partially owned by the Zimmermanns in 1935. The character of these areas was parallel to regional patterns, and other than the 1926 re-alignment of State Route 167 near Conashaugh, they exhibited overall continuity during this period. Understanding the character of the circa 1935 landscape provides essential knowledge about the later landscape. The following narrative addresses three 1935 character areas, 1 Home and Farmstead, 2 Eastern Floodplain and 3 Western Woodlands.

- 1 Home and Farmstead: This character area is the heart of the Zimmermann farm, encompassing the landscape located on the plateau west of State Route 167. The area is formed by the Zimmermann Family and where they lived to include: tree allées, groves and hedges, gardens and paths, orchard, productive fields, pasture, Dry Brook with bridge and dam, North

Entry Drive, South Entry Drive, Home Driveway and related cattle guards and Farm Access Lane. The Home And Farmstead are located within the area. Ridges on the west and north and State Route 167 on the south form the area boundaries. The Home & Farmstead is the location of the lands initially purchased by John C. and Marie Zimmermann in 1882.

- 2 Eastern Floodplain: This second landscape character area of the Zimmermann Farm includes the south agricultural fields on the plateau, and the fields along the Delaware River and lands Conashaugh Creek, later owned by Marie Zimmermann. The area of Conashaugh Creek is a home to early settlers including the Van Ettens during this period. Roads include State Route 167 (earlier called the Minsi Path and River Road) and Conashaugh Road. Today the area contains remnant features such as Conashaugh Road, which is the pre-1926 alignment of the River Road, as well as the Van Etten Cemetery. Documentation for this area is not as detailed or inclusive as the Home & Farmstead records.
- 3 Western Woodland: The western property area in relatively dense tree cover, composed mostly of acreage purchased from Daniel Ennis Van Etten. Dry Brook is the drainage element in the watershed within this woodland. Zimmermann Hill Road climbs the western peak to meet Long Meadow Road, which forms the western boundary of this area. Conashaugh Road connects Conashaugh village with Long Meadow Road on the northern end of the area. The eastern boundary is along the eastern and northern ridges that surround the Home & Farmstead.

1935 Character-Defining Features:

1935 Natural Features:

Natural systems and processes often direct the development and form of a landscape. The Delaware River valley, defined by the river and adjacent escarpments, makes up the principal factor and cause of landform development in the area. Marie Zimmermann Farm is characterized by floodplains along the riverbanks, a plateau, and streams that flow east into the river. The secondary feature is the slopes of the Pocono Front, which rise along the western portion of the property. These natural features also relate to landscape patterns on the property in this period. The flatter terrain along the river was farmed from the earliest periods of human habitation through 1935, while the steep slopes were consistently a sparsely settled woodland area.

1935 Topography:

Home & Farmstead

The plateau terrain is gently sloping, as seen in Figure 3. The steepest slopes are located in the barnyards west of the North Entry Drive, and 30 feet of elevation change occurs in this small cluster. A 20-foot change in elevation occurs from the vicinity of the North Entry Drive to the edge of the plateau or floodplain. Although specific topographic information is not available, it is likely that grading occurred during the construction of the North and South Entry Drives and Home Driveway, as well as leveling of landform during new building construction. In summary, the topographic character during this time can be characterized as a relatively flat plateau that is graded during this period along new circulation route and near new structures.

Eastern Floodplain

Topography in the Eastern Floodplain is gently sloping along the South Entry Drive and in the area east of State Route 167. A hillside separates the floodplain east of the river from settlements along Conashaugh Creek. The topography is slightly steeper in settlements along Conashaugh Creek, but still can be characterized as generally level. Ravines are located where Dry Brook and Conashaugh Creek pass through this area, and Conashaugh Creek is in a steeper ravine than Dry Brook. Steep slopes along the hills create a topographical boundary to the west. Grading likely occurred circa 1926 to accommodate the new alignment of State Route 167 near Conashaugh Creek. Slight topographic changes also occurred when new structures were built in this area. The terrain was graded to create level ground for new buildings. The majority of the topographic character in this area is consistent during this period, though grading does occur along new roads and near structures.

Western Woodland

Topography is very steep, as the whole area encompasses two mountains of the Pocono Front. Though documentation is limited, it is likely that topography in this area was not substantially altered during this period. Slight topographic changes likely occurred where early settlers built homes and they graded the terrain to create level ground for buildings.

1935 Vegetation:

Home & Farmstead

Vegetation within the area is a mixture of lawn, garden beds, and evergreen and deciduous trees, and distinct character distinguishes the home from the farmstead. The landscape at the farmstead is mostly turf and pasture scattered with stands of deciduous trees. Two pastures are positioned south of the clusters of farmstead structures. The east pasture is a 2.5-acre space for grazing farm animals. The 2-acre west pasture is divided in two. A portion of the western pasture is used as the farmstead garden, and the rest is grazing space. A mixture of turf grass covers the ground plane in the rest of the

farmstead, and several deciduous trees are scattered amongst the foreman's yard and barnyards. An orchard is located in the southern portion of the farmstead. A row of deciduous trees line the northern perimeter and 18 orderly spaced fruit trees are planted in a grid that parallels State Route 167.

The home landscape exhibits a more elaborate garden design than the farmstead. By the end of the period, a double allée of pin oak (*Quercus palustris*) and sugar maple (*Acer saccharum*) creates a grand entry to the home along the Home Driveway. The southeastern terminus of the allée includes a single European copper beech (*Fagus sylvatica* 'Atropurpurea'). The distinctive purple spring foliage, copper colored fall leaves, and rippled gray bark contrast with the platy dark bark and green-to-yellow foliage of the adjacent sugar maple trees in the interior of the double allée. The character of the tree harmonizes in a different way with the pin oak (*Quercus palustris*) in the exterior row of the double allée. The transitional purple-to-copper foliage of the European copper beech blends with the gray bark and deep ruby color of the pin oak fall foliage. Stands of Norway spruce (*Picea abies*) enclose the garage yard on the south and east, and an evergreen hedge is positioned along the west edge of the garage yard. The evergreen trees screen the functional garage yard from the welcoming tree plantings along the North Entry Drive and Home Driveway. An open expanse of turf on the north and east lawns of the home contrast with mature trees west of and immediately surrounding the home. Two evergreen shrubs are the only trees along the east façade, and the lack of tall vegetation facilitate views of the river through gaps in the Norway spruce (*Picea abies*) planted along the east lawn. Vegetation along the south façade is minimal, consisting of a turf lawn panel with a grapevine (*Vitis*) trained on an arbor. The south garden is two garden beds, bordered by lawn to the north and young spruce to the south, east, and west. Plants in south garden beds include peony (*Paeonia*), iris (*Iris*), and asparagus (*Asparagus officinalis*).

Eastern Floodplain

Open vegetation characterizes the Eastern Floodplain during this time, related to the agricultural focus of this area. Boundaries are delineated by rows of trees along agricultural fields. Distinctive plantings along the fields south of the main house delineate the boundaries of the agricultural spaces within them. The north field at the perimeter of the main house landscape is edged with an L-shaped planting of pignut hickory (*Carya ovata*) and further south lines of pin oak (*Quercus palustris*) interspersed with massings of flowering dogwood (*Cornus florida*) line the South Entry Drive. Plants are massed as well along circulation routes, including a trimmed hedge of Norway spruce (*Picea abies*) positioned north and south of the farm access lane along State Route 167. Steep areas such as the western hills and hydrologic bodies are densely vegetated. One of these areas includes a plantation of pin oak

positioned at the intersection of the North Entry Drive and State Route 167. The grove's unique spacing and purported connection to Gifford Pinchot make it a notable feature from this era. Overall vegetation in this area is characterized by open agricultural fields and forested slopes.

Western Woodland

Vegetation in the Western Woodland is a mixture native and altered evergreen and deciduous forest which varies by slope, soils and exposure.

1935 Watersheds & Streams:

Home & Farmstead

The Home & Farmstead contains a section of Dry Brook that flows east to the river. The brook flows through a densely vegetated area of steep slopes. The valve house and spring house are positioned over a spring located near the intersection of the North and South Entry Drives and the Home Driveway And Allée. Overall Dry Brook is the primary hydrologic feature at the Home & Farmstead during this period.

Eastern Floodplain

Hydrology is a primary element of the landscape in the Eastern Floodplain. The Delaware River passes along the east side of the area. Dry Brook and Conashaugh Creek both pass through the area and drain into the river. The hydrologic elements can be characterized as a network of watersheds that remain consistent during this period.

Western Woodland

Three watersheds are present in this area, Dry Brook and Conashaugh Creek (which flow through all three areas of Zimmermann Farm), and Adams Creek (whose headwaters are located in the southwest portion of the area). All water flows east towards the Delaware River.

1935 Spatial Organization, Land Patterns, Land Use & Visual Relationships

Home & Farmstead

The spatial organization of the Home & Farmstead is related to land patterns and visual relationships in the early history. The Delaware River is the primary spatial organizing feature in this area and relates to all landscape patterns at Zimmermann Farm. Agricultural fields along the floodplain and designed landscape along the plateau are located in relation to the river. Dry Brook is the secondary spatial organizing feature in the Home & Farmstead area. The farmstead landscape is choreographed so agricultural landscape and buildings begin after the North Entry Drive passes over the brook. The North Entry Drive visibly alters alignment in the area south of the brook; it turns

from an east-west orientation to north-south once it crosses Dry Brook bridge. The North and South Entry Drives are the tertiary spatial organizing element, and function as a spine to other landscape elements such as the driveway, farm access lanes, vegetation, and structures. The creation of the North and South Entry Drives during this period is the result of circulation additions by the Zimmermann Family, and the pattern of the drives evoke other roads in the area, including the River Road in nearby Conashaugh, that pass along the western hills through rural scenery.

Views within the Home & Farmstead are of the surrounding domestic and agricultural landscape. This open plateau is visually permeable from many vantage points, and the view along the plateau among the north lawn, orchard and farmstead is important. To the south, the landscape of the tended home grounds and allée are more vegetated and the views, therefore, are more episodic as one moves through the landscape. Located at about elevation 470, the home landscape is the immediate visual space around the building. From the home a defined slot view to the east is managed to see the Delaware River and Kittatinny Ridge with the lawn and slope east of it kept open to gain that view. Eight young Norway spruce (*Picea abies*) trees are within this managed east lawn view zone, and they are spaced with have irregular gaps between them. The orchard area, north of the house near the center of the plateau, is visually open but distinctive in character due to the repetitive fruit trees. A view north to Northern Peak is possible. Sloping down from west to east, the farmstead, fenced fields and buildings are somewhat separated by distance and elevation from the orchard and home. Ranging between elevation 470 at the northeast field to about 500 feet at the far northwest of the cleared plateau the pastures, food and flower production gardens, orchard, and clustered farmstead buildings are an open visual zone with few obstructions. Vegetated margins to the north, east and west frame and shape this open visual area. Views west toward Zimmermann Hill are possible throughout the Home & Farmstead landscapes, as the steep uphill slopes loom west above the landscape creating a clear boundary and view of trees and canopy. Overall, character area 1, Home & Farmstead, is a visually open plateau with views throughout and specific views outward toward the east and upward toward the west and woodland canopies.

Eastern Floodplain

Spatial organization in the Eastern Floodplain relates directly to the Delaware River, agricultural land use in the area and historic patterns established in the region by Native Americans, and later, the Dutch settlers. The area is located along river floodplain, which is prime farmland due to flat topography and fertile soil deposited by flooding. These fields are small open areas along the floodplain, reflecting vernacular patterns. Though landscape patterns are derived from regional landscape history, they vary throughout the area. Three

small rectilinear fields are visible along the south side of the plateau. Along State Route 167, rectilinear fields are visible lining the South Entry Drive and the floodplain west of the river. Near Conashaugh Creek field shapes are more irregular. State Route 167 is the spatial element that changes most during this period, when it is realigned to the middle of the floodplain circa 1926, leaving the remnant highway at the base of the hillside to become a local road, called Conashaugh Road.⁷⁷ Land use throughout the area is primarily agricultural, and early tourism businesses are present by 1837 when Robert K. and Solomon Van Etten expand their home to accommodate visiting rafters. The Van Ettens have an inn at the Conashaugh settlement until 1915 when fire destroys the Conashaugh Spring House. Residences are also mixed in amongst the agricultural fields. Just like other areas in the region, houses are located at the base of the hillsides, allowing for maximum planting space along the flat terrain. Overall, the spatial organization, land patterns, and visual relationships change to a degree over this period, especially near Conashaugh as the circulation patterns and land use evolve throughout the nineteenth century.

Western Woodland

The Western Woodland is spatially organized according to steep topography in the area, visible in Figure 3. Due to steep slopes, it is sparsely settled, creating an overall woodland character in the area. Long Meadow Road is the primary circulation pattern, and two secondary roads intersect it from points east. Open landscape areas correspond to homesteads visible on each of the roads, including an open meadow present near where Zimmermann Hill Road meets Long Meadow Road. The quarry mentioned in the NR update may correspond to an alum mine positioned along the north side of Dry Brook in earlier periods. Vistas from the ridges of the slopes are possible of the river and landscapes to the east. Overall the primary element in this area is the steep slopes.

1935 Circulation:

Home & Farmstead

Circulation during this period is primarily vehicular drives. The River Road is renamed State Route 167 circa 1911, but other than an upgrade to macadam paving circa 1929, it exhibits consistent character near the Home & Farmstead. Interior circulation in the area changes during the time that ownership changes from the Van Ettens to the Zimmermanns. By 1872, internal circulation, consists of the farm access lane that connects the River Road with Zimmermann Hill Road/Horse Trail. Circa 1893 the South Entry Drive is visible intersecting the River Road along the south side of the Zimmermann farm. The North and South Entry Drives form a meticulously orchestrated arrival to the home, evocative of the winding rural roads of the

region as it meanders along the plateau edge, passing over Dry Brook and through the farmstead. The Home Driveway and Allée was likely constructed simultaneously with the house, and both are visible in Figure 3. During this period a pathway circles around the home from the west entry, and a garden path passes north-south as it extends to the farm access lane, bisecting the beds in the south garden.

Eastern Floodplain

Circulation patterns in the area change during this period, when State Route 167 is rerouted in 1926 and likely surfaced with macadam around the same time. The old highway alignment becomes Conashaugh Road, a local road. The road intersects the post-1926 alignment of State Route 167 toward the north and south, and intersects Long Meadow Road to the west. Though they are not visible in historic imagery from this time, informal vehicular circulation such as farm lanes and driveways to the residences near Conashaugh Creek existed during this period. Circulation networks change during this period, and create new routes near Conashaugh Creek.

Western Woodland

Circulation in the area is primarily via Conashaugh Road on the north and Zimmermann Hill Road/Horse Trail on the south passes through the forest from the east to intersect Long Meadow Road. Very steep terrain and dense forest defines the character of these roads. Due to the area's remote location, it is likely that these were farm lanes with a moderate level of use.

1935 Constructed Water Features:

Home & Farmstead

Though a bridge is positioned where the North Entry Drive passes over Dry Brook, during this time the water circulates unimpeded by dams.⁷⁸

1935 Buildings, Structures, and Small Scale Features:

Home & Farmstead

Structures in the Home & Farmstead relate to Zimmermann Family usage. In the home, two white benches are present on the east entry, as well as several rocking chairs. The majority of structures are in place by the end of this period. Buildings include the main house, main house garage, coal shed, cistern building, valve house, animal shelter, wagon shed, cow barn, stone stable, corn crib #1, foreman's house, foreman's garage, foreman's shed, utility kitchen, egg house, and sheep barn. An arbor with grapevine (*Vitus*) is located along the south façade as well. Agricultural infrastructure such as fencing and farm buildings make up the majority of the farmstead structures. Fences separated the homestead from adjacent farmstead fields and the

orchard. A post and woven wire fence encloses a sheep paddock in historic images, and though there are not images of the cattle guard from this period, it is likely there were some structures to keep farm animals from passing to the home from the farmstead. Much of the future landscape context is shaped by the structures placed in the landscape by the end of this period.

Eastern Floodplain

Structures in the Conashaugh area of the Eastern Floodplain increase during this time period. The 1872 map is the earliest record of structures during this era, and five buildings are visible. These include the Conashaugh Spring House, several residences, and a schoolhouse. A dozen buildings are visible in the area, demonstrating expansion that occurred during this period. During early settlement, the Van Ettens establish a family cemetery in the northern portion of the fields east of the river. Structures in the cemetery are not dominant in the landscape, and the small burial plot does not appear on period maps. The principal structures in the area during this time are positioned in the settlement at Conashaugh Creek, which expands during this period.

Western Woodland

Very few structures are located in this area during early history. It is likely that small bridges were positioned on the roads where they intersected watersheds. Early images show two houses positioned along north and south sides of Zimmermann Hill Road, and these are visible at the end of the period. Overall, the Western Woodland exhibits continuity during this period, and though slight changes occur to structures the overall character remains forested hills.

d. The Farm, 1936-1972

Zimmermann Descendents Farm, 1935 To 1938

The farm landscape that Marie and Marguerite Zimmermann inherited exhibited continuity with the past during the first years of their joint ownership. Marie likely visited The Farm during these years while she pursued her artistic endeavors in New York. Over the ensuing years, the early deaths of her siblings eventuate the sole ownerships of the property by Marie Zimmermann. Changes in ownership among the Zimmermann Family progressed after 1936. Two months after her father's death in July 1935, her brother, John C. Zimmermann, died.⁷⁹ In October 1937, Marie's remaining brother, Edward Zimmermann, died.⁸⁰ One year later Marguerite Zimmermann, Marie's only remaining sibling, died. As the sole living member of her immediate family, Marie Zimmermann took possession of The Farm and over the ensuing decades adding lands and shaping the landscape.⁸¹

These changes in ownership eventuated the mapping of the property for deed purposes to reflect the succession. In May 1936, a survey map was made of the holdings to record changes in ownership that occurred after the death of John Zimmermann (Figure 4).⁸² The land owned by the heirs of John C. Zimmermann was 407 acres. The map also shows that Marie Zimmermann owned adjacent parcels to the north, south, and west. In addition to boundaries and owner names, the survey includes property lines, roads, stream course, and farm structures. The road network on the farm consisted of Pennsylvania Route 167 (future U.S. 209) and access routes from the public road, including the North Entry Drive, the South Entry Drive, the Farm Access Lane south of the main house, and the road into the mountains to the west, referred to as Zimmermann Hill. Recorded structures included three clusters: the main house and garage; the cow barn, stone stable, foreman's garage, foreman's house, and utility kitchen; and the Brownie Holiday House and barn along Route 167. By July 1936, the deed for the farm was transferred to Marie and Marguerite Zimmermann.⁸³

In summary, during the interim period between the death of Marie Zimmermann's parents and her assuming sole ownership of the farm, the character of the cultural landscape changed little. As recorded on the 1939 aerial and the 1935 period plan, the property remained a vacation home, working landscape and native woodlands and floodplain. Available graphic and documentary sources indicate continuity in character-defining features, to include spatial organization, topography, vegetation, roads, or structures between 1935 and 1939.

The Farm, 1940 to 1972

Following the death of her immediate family, Marie Zimmermann entered a transitional phase. While her art career was still active, she visited The Farm periodically, and she began making changes to the landscape. She had been living primarily in New York City and continuing her career as an artist, but by 1940 she chose The Farm as her primary residence.

During this era, Marie Zimmermann continued to sell her art with diminishing success. While a 1939 article about her show at the Faulkner Galley in the *News Press* of Santa Barbara, CA called her “the finest craftsman in the country,” she mentioned in a letter to an associate that “after nearly a month and great approval of our show from public and press, and all agree is the best that Santa Barbara has seen, we have not sold one cents worth. A new experience for all of us. Times are indeed hard.”⁸⁴ In May 1940, Zimmermann wrote a piece in *Arts and Decoration* about metalwork in the garden. The piece gives a glimpse of the design philosophy she later applied at her farm: to suit new design elements in the landscape with existing character. In the piece, she wrote, “The best possible plan, if you desire to

have iron work in your garden, is to suit the metal work to the period of your house and its accessories... for a Norman house, with its flat, walled-in garden, French ironwork would be most suitable for furniture, lanterns, doorbells and hardware.”⁸⁵ That year she also had two exhibits in the World's Fair in New York.⁸⁶

By the end of 1940, Marie Zimmermann closed her studio in Gramercy Park in New York, where she had employed as many as six craftsmen. Though she still produced some iron work and paintings for friends, it signaled the close of her commercial career as an artist.⁸⁷ From this time on, Zimmermann lived at The Farm from spring through fall, and at her home in Florida during the winter.⁸⁸ She developed a deep connection to the property in Pennsylvania, commissioning stationary that inscribed “The Farm, Milford, Pike County, Pennsylvania.”⁸⁹

In the 1940s Marie Zimmermann planned and planted gardens and organized her philanthropic interests. Evidence of interest and activity is documented in bills. A receipt from November 1940 indicates that she ordered a book titled *All About Flowering Bulbs* from Stumpp & Walter Co. in New York, NY.⁹⁰ In 1941, she purchased a book on American orchid (*Orchidaceae*) culture, several orchids, indoor lily-of-the-valley pips (*Convallaria majalis*), paper white narcissuses (*Narcissus papyraceus*) the insecticide rotenone, stimulant tablets, flower pots and saucers, peat moss, and lilies (*Lilium batemaniae*) and (*Lilium krameri*) for outdoor plantings, all from Stumpp & Walter Co., New York, NY.⁹¹ At The Farm, the owner and her staff cultivated a variety of food crops and raised livestock. The harvest was used by The Farm households, and visiting family and friends. Using the stainless steel dairy equipment originating with John Zimmermann, The Farm sold milk before pasteurization was required, and gave extra to visitors.⁹² Also engaged in philanthropic works, in 1942 Marie Zimmermann started a nonprofit foundation to benefit women named for her parents, the Marie and John Zimmermann Fund, Inc.⁹³

The 1940s were a decade of expansion at The Farm. The September 1940 deed survey records the holdings at the point of transition to residing at The Farm. The Farm property consisted of 469 acres on the west end of the site, and 407 acres along Route 167 were owned by the estate of John Zimmermann. The survey also shows that Marie had created a new barnyard since 1939. The barnyard was located on the west side of the stone stable and cow barn and was enclosed by new buildings, including the silo, storage barn, and equipment shed.⁹⁴ Around the time of the survey Marie Zimmermann began to acquire nearby parcels. In September, she purchased one acre of land in the vicinity of Conashaugh Creek from her neighbors, George A. and Martha L. Hesselman.⁹⁵ The next month, on October 10, a purchase of 319

acres of land in the vicinity of Conashaugh Creek from the estate of Frederick Willis proceeded.⁹⁶ This large property contained two subdivided parcels that were not included in the purchase: 1.7 acres owned by Ms. M. Carow, and 1 acre owned by Anna E. Johnson that remained as inholdings. Circa 1940, the regional context was changing as the Pennsylvania Route 167 became U.S. Highway 209.⁹⁷ In September 1946, Zimmermann purchased property to the north of The Farm, owned by the heir of Carlyle Carhuff, Anna Carhuff.⁹⁸ The next month, she purchased a parcel on the western edge of her property from Emeline R. Sproul, John R. and Miriam E. Sproul, and the estate of Dorothy Sproul Sharpless.⁹⁹ The expansion of the property, considerably larger than her parents acreage, had the effect of integrating dozen homes along Conashaugh Creek as a tenant village cluster for The Farm (Figure 5). By the time the expansion was complete, The size of The Farm increased from 876 acres to more than 1,200 acres.

Throughout the 1950s, improvements to the Home & Farmstead landscape are documented to indicate continuing character of the floodplain and woodlands. The 1950 assessment records enumerate an increase in structures due to the expanded holdings, listing six houses, six barns, and seven outbuildings on the property.¹⁰⁰ A set of three oblique aerial photographs held at the NPS DEWA Archives depict the property in 1957. Looking southeast, one shows the Conashaugh cluster and Route 209 tracing a north-south alignment, while a remnant of the former road enters the area from the south (Figure 16). The Eastern Floodplain, visible in the distance, is demarcated by lines of trees separating the fields and dense riparian vegetation along the Delaware River and Dry Brook banks. The slopes on the west and north of Conashaugh are densely forested, and the level sites along the road are fields and homesites. Another oblique aerial view looking north from the southern portion of The Farm reveals that the predominant landscape pattern is flat agricultural fields and wooded slopes (Figure 17). Woodlands along the slopes west of the farm are visible. The Eastern Floodplain is primarily a clear agricultural landscape, with the exception of the vegetation along the Dry Brook corridor. Lines of trees separate the fields along the northern part of the floodplain, and edge the river bank. In The Farm landscape, two new fields appear cleared and in agricultural use along the South Entry Drive. Other readily discerned landscape features are the orchard, farmstead fields, and pin oak (*Quercus palustris*) plantation. A 1957 oblique view northwest of the farm, shows the south garden stretching from the south façade of the house to an area where a large stand of trees had been visible in 1940, along the Farm Access Lane (Figure 18). The orchard is apparent north of the home, and three mature deciduous trees separate it from the other fields at the farmstead. The storage barn and equipment shed appear west of the barnyard for the first time in a period photo, as do another corn crib along the animal paddock.

Snapshots from the 1950s in the John C. Zimmermann III Archives indicate landscape character at this time. In the foreman's yard a post and woven wire fence enclosed the lawn, and the fence serves as a support for rambling roses (*Rosa*), perhaps a hardy favorite like Seafoam, and the larger flowers may be a rose in full June bloom or the it may show the large flowers of the late summer blooming Peegee hydrangea (*Hydrangea paniculata* 'Grandiflora'). Changes are also apparent in images of the south lawn and gardens. Shrubs along the east entry are pruned into spherical topiary creating a more formal entry and frame for the view east to the Delaware River. White benches from earlier images remain on the generous east entry door stoop, inviting lingering in this elevated location to enjoy the view. Mature deciduous trees around the house provide dappled shade, in contrast with the open character of the lawn. The circular drive from earlier images loops around the house from the west entry. By the early 1950s, the grape (*Vitus*) arbor on the south façade is removed and replaced by a perennial flower bed.¹⁰¹ By 1957, the overall landscape character is intact throughout the three character areas of Home & Farmstead, Eastern Floodplain, and Western Woodland. It is also clear that the orchard density slightly diminished and the space west of the home is opened along the south farm lane. In this area enlarged gardens organized with orderly rows of plants are filled with perennials and annual flowers and tomato (*Solanum lycopersicum*) plants are evident in collection of period photographs from the John C. Zimmermann III Archives. The flowers from the garden were cut for arrangements inside the house.¹⁰² A detailed 1959 aerial image depicting the area of The Farm. The landscape character and character defining features seen in the oblique view remain consistent in this image, but a new corn crib, chicken coop, and machine shop are visible at the farmstead, and the homes along Conashaugh Creek have decreased to only a half dozen.

In terms of the overall landscape in the late 1950s and 1960s, the Eastern Floodplain continues to feature an open and flat character related to the Delaware River and the agricultural land use patterns of this area. As during the past, spatial organization and land patterns along the South Entry Drive to Marie Zimmermann Farm and the area east of U.S. 209 are organized into a dozen rectangular fields that are oriented east to west. By 1957, two additional pastures are added along the south entry drive. Field sizes remain small, potentially persisting from the earliest agriculture patterns of indigenous tribes due to the character of the land.¹⁰³ The land uses and spatial organization along Conashaugh Creek are also agricultural, with a triangular area defined by Route 209 predicting the shape of the fields on the east with the hillsides to the north and west. Field boundaries in the Conashaugh area are adjusted to current farming practices. Remnants of field patterns from the earlier alignment of Route 167 or early River Road are evident at this time in period photographs. Some fields patterns are bisected by the new highway.

The position of farmhouses located at the base of the hillside allows for maximum planting space on the available level terrain. The residences have small yard spaces separate from the fields that are visible around the homes. The 1957 views document two additional farm fields are cleared to the south of the home. These new fields extend the agricultural land use, with characteristic openness and expansive views to the south of the entry drive. By 1959, the fields on the east side of the highway are in no longer in active agricultural use, with successional vegetation apparent and other fields incorporated into adjacent ones, enlarging the pattern. The landscape in general becomes less open in the Conashaugh area as several fields and settlements disappear between 1939 and 1959. These abandoned farmsteads may relate to the period, as the number of farmers in the area reduced dramatically during the Great Depression and recovery periods in the 1930s and 1940s.¹⁰⁴

The 1960s were a transitional period for The Farm and vicinity, as planning for the Tocks Island Dam project, authorized by Congress in 1962, emerged as a new threat to the region. If enacted, the proposal would have dammed the Upper Delaware River and flooded 12,000 acres, including the lands of The Farm.¹⁰⁵ This threatened widespread change to the area with a potentially devastating outcome. The eventual resolution retained the valley and did not implement the dam, but at this time only the threat was present.

The 1960s also marked the final decade under active Zimmermann stewardship, with Marie Zimmermann continuing her refinement of landscape areas by making small alterations to the landscape. As images from the 1960s illustrate, specific areas were changed while many remained intact. The south façade plantings appear as a low ground cover or shrub neatly pruned to the bottom edge of the first floor windows with a trellis for climbing rose (*Rosa*) at the south chimney and southwest corner. The foundation plantings were separated from the south garden by a path that looped around the house from the west entry and a low evergreen hedge along the south side of the path. The extent of the south garden remained the same, stretching from the south façade of the house to the border of the southern pastures. It was used in a similar manner as well, and was filled each season with differing mixes of annuals such as tuberous dahlias, perennials to include peony (*Paeonia*) and shrub roses (*Rosa*). Period images of the south garden also show the extended distant views created when two additional pastures were cleared south of the home. The south garden served as a frame and prime viewing area for the southern vistas of specimen pin oak (*Quercus palustris*) and red maple (*Acer rubrum*), as well as scenic mountainsides to the west. Other areas near the home received less precise attention, as is apparent from images of evergreen hedges along the east and west entry as well as the north and south façades that appear to have been released. Plants at the main house garage include

German bearded iris (*Iris germanica*), climbing roses, and a silver maple (*Acer saccharinum*).¹⁰⁶

The farmstead landscape differed from the home, where decorative garden features were less present. Instead, the farmstead was functional landscape and it was not uncommon for farm equipment or machinery to intrude on lawns or views. The foreman's cluster was mostly turf, with several apple trees scattered through the yard. Post and wire fences defined the spaces at the farmstead, enclosing the barnyard, as well as the vegetable garden and animal paddock.¹⁰⁷

As Marie Zimmermann refined the landscape at The Farm, the Tocks Island project continued to gain momentum. On September 1, 1965, Congress authorized the Delaware Water Gap National Recreation Area (DEWA), a large park along the lands affected by the dam, which was to be administered under the National Park Service (NPS).¹⁰⁸ A 1967 topographic map created of DEWA, including The Farm, illustrates that regional context at this time remains similar to the past, with open areas along the flat floodplain and steep wooded slopes. Fences aligned east-west enclose the fields along the Eastern Floodplain. Seven buildings are positioned on the farmland along Conashaugh Creek. Vegetation is only noted on the map in terms of general tree cover, and it shows open areas consistent with the 1959 aerials. The road network is unchanged except for the farm lane up the western peak, which is shown starting at the summit rather than at The Farm. Fence lines are visible enclosing the southern fields, orchard, vegetable garden and animal paddock. There are no fences noted around the barnyard, but period photographs in the John C. Zimmermann III Archives confirm the existence of two fenced yards whose edges coincided with the façades of the two barns. Structures apparent on the map are the Brownie Holiday House and barn, main house, main house garage, cistern, valve house, silo, cow barn, stone stable, corn crib, equipment shed, tenant house, tenant garage, chicken coop, egg house, pig and sheep barn, and utility kitchen and laundry.¹⁰⁹

In 1969, Marie Zimmermann left The Farm for the last time and moved permanently to Florida. Her decision may have been precipitated by the death of her partner Ruth Allen in October of that year, and the continuing threat of the Tocks Island Project.¹¹⁰ A 1970 aerial image, documents the region at the close of Zimmermann occupancy. The regional context remains consistent with the past character and consists of forested slopes with open fields and riparian vegetation along the level floodplain. The character defining features present included all the elements shaped by the Zimmermann occupancy and use, as well as those they conserved. This photographic image is also useful for what it fails to show, as the image depicts the south garden unplanted, indicating that planting this garden ceased with the lack of occupancy of the

home. Further, it is apparent that the grid pattern of the former orchard has gaps where trees are missing.

On June 17, 1972, Marie Zimmermann passed away at her home in Florida. The day was her 93rd birthday. Her body was cremated and the ashes were brought back to The Farm and scattered over her favorite hunting spot on Adams Brook, south of The Farm.¹¹¹ The period of Marie Zimmermann's ownership altered the landscape of the farm. She made her mark on The Farm property, shaping the landscape to suit her desires as demonstrated by the expanded land holdings and the addition of a trout pond, ornamental gardens, and agricultural fields. She also added buildings to the farmstead that altered and increased the density of the spatial pattern in the farmstead. At the death of Marie Zimmermann, The Farm expressed her interventions, in continuity with those of her family, demonstrating the molding and conservation of these acres over some 90 years. The Farm, as a cultural landscape, was a work of nature and a work of her hands, parallel to the shaping of her art works.

e. 1972 Period Plan Description Summary

Marie Zimmermann builds upon the composition established by her parents John and Marie Zimmermann and the Van Etten family at the Home & Farmstead in this period, and continues prevailing patterns in the Western Woodland and Eastern Floodplain. She adds to The Farm property, enlarging the 407-acre farm of her parents to about 937 acres by the late 1940s and 1255.8 acres by the 1960s, and stewards those lands until her departure from the property in 1969. The landscape character and character defining features of the Home & Farmstead are enriched, with the expanded south garden, change in orchard composition, alteration of field uses, and addition of new structures and fences. The decorative south garden changes plantings, and is ornamental but not formal, in the style of Country Place or Arts and Crafts gardens created elsewhere by Marie Zimmermann's peers and clients. The functional north farmstead fields includes a vegetable and flower garden that exhibits change over the period.

The Western Woodland and Eastern Floodplain maintain their predominant landscape patterns. The most significant change in these two areas occurs as a result of historic context, as farmers likely abandoned several Conashaugh farms during this period due to economic hardships related to the Great Depression of the 1930s. The Tocks Island Dam project looms as a threat to The Farm starting in the early 1960s, but does not affect landscape character during this period. The death of Marie Zimmermann in 1972 concludes this period, and coincides with a regional shift as the government accelerates land purchases for the Tocks Island project. Understanding the landscape as it

exists at the end of the Marie Zimmermann stewardship period informs existing landscape character.

The following descriptions focus on the 1972 character of each area:

- 1 Home and Farmstead: Includes the landscape and structures located on the floodplain west of U.S. 209. This is the principal area where Marie Zimmermann lived, gardened, and farmed. It includes views, gardens, driveway allée, pin oak grove, orchard, fields, pastures, paddocks, drives and paths, Dry Brook corridor and pond, bridge and dam, fences, and other small scale elements. The home building cluster and farmstead building cluster are positioned within this area. Defined by the upland plateau, the boundaries are formed by the wooded slopes to the north and the east slope above U.S. 209.
- 2 Eastern Floodplain: This is the second character area forming the landscape of The Farm. The area includes peripheral fields owned by Marie Zimmermann along the Delaware River, as well as an area along Conashaugh Creek that was is the site of a cluster of homes. The area of Conashaugh Creek was purchased by Marie Zimmermann during the 1940s and contains the old alignment of the River Road, the Van Etten Cemetery, and productive fields. Roads within this area include U.S. 209 and the local road that intersects it on the north and south sides of Conashaugh.
- 3 Western Woodland: This landscape is steeply sloped and wooded, with various woodland communities thriving in the microclimates and soils and aspects of the lands. With many slopes draining to the steam course, Dry Brook is the primary watershed in the Western Woodland. An east-west road climbs the western peak to meet Long Meadow Road, forming the western boundary. A second east-west road connects Conashaugh with Long Meadow Road to the north. The eastern boundary is positioned along the toe of the slopes adjacent to the Home & Farmstead.

1972 Character-Defining Features:

1972 Natural Features:

As in earlier eras, The Delaware River valley, defined by the river and adjacent escarpments, makes up the principal natural factor and cause of landform development in the area. Marie Zimmermann Farm is characterized by floodplains along the riverbanks, a plateau, and streams that flow east into the river. The secondary natural feature are the slopes of the Pocono Front, which rise along the western portion of the property. The flatter terrain along the river was farmed from the earliest periods of human habitation through

1935, while the steep slopes were consistently a sparsely settled woodland area.

1972 Topography:

Home & Farmstead

The topographic relief of the Zimmermann lands predict land uses and is, therefore, important to landscape character. The eastern margin of the plateau follows the 460 foot elevation from the east facade and drive at the house to the north margins of the farmstead. Relatively gentle slopes are found throughout the plateau with a range from 430 feet southeast to 500 feet northwest. Directly east of the house toward the river view the lawn slopes from 460 feet to 430 feet, while the 410 foot contour aligns along the western edge of U.S. 209. The pervasive topography of steep slopes, to both east and west, define the margins of the plateau with these adjacent grades.

Eastern Floodplain

Topography in the Eastern Floodplain relates to the deposition of river sediment on the periodically flooded flats of the landscape character area. The level and gently sloping terrain corresponds to areas in productive agriculture in 1972. Between the fields and the Delaware River, the riverbank rises a few feet above the central fields of the floodplain. Stream channels descending to the river are important topographic features in this area, with the gentle sloped margins of Dry Brook and steeper ravine of Conashaugh Creek traversing the floodplain from west to east. The steep slopes of the Pocono Front create the western boundary of the area. The Western Woodland and plateau of the Home & Farmstead ascend sharply from the average elevation of the Eastern Floodplain at 390 feet above mean sea level (fsl).

Western Woodland

The steep topography of hillsides, extending upward at close contour intervals from the 500-foot contour, characterizes the Western Woodland. The east slope of Zimmermann Hill forms the mountainside boundary between the plateau of the Home & Farmstead and the Western Woodland. Visible from the core of The Farm, a northern peak pertaining to the mountain north of Zimmermann Hill forms a distinct summit in this landscape character area. The presence of nearly continuous wooded cover indicates that there are few alterations to the native topography. An alum mine noted on earlier maps is not mentioned in period accounts of this area, nor visible from the air, but likely persists as a small topographic feature in the Western Woodland.

1972 Vegetation:

Home & Farmstead

The productive fields and planted trees, shrubs and gardens of the Home & Farmstead are character-defining vegetation. The home landscape is defined by lawn, garden beds, and groupings of evergreen and deciduous trees. The south garden is an L-shaped area along the south farm lane. Within the garden east to west lines of plants are planted in orderly rows. Garden plantings change with the tastes and ambitions of the gardeners as images show a variety of annuals in the same location, including robust rows of dahlia (*Dahlia*), and perennials such as peony (*Paeonia*) and roses (*Rosa*). A hemlock shrub (*Tsuga canadensis*) at the north end of the garden is a constant dark green mass. Period photographs provide a sense of the character of the garden. Small stones delineate the edges of the garden bed and plants visible include rows of iris (*Iris*) and tomato (*Solanum lycopersicum*). Climbing roses trained on trellises are positioned along the south façade of the house, and low vegetation forms a managed line below the windows, partially covering the foundation.

The farmstead landscape to the north is a combination of crop cultivation, pasture and orchard. The six orchard fruit trees are scattered across the former orchard space with seven shade and evergreen trees arrayed north and south of the fruit trees. The east pasture is a fenced grazing area for farm animals. The west fenced area is fully cultivated with a distinctive aesthetic element of a continuous rose hedge running north and south on both sides of the cultivated area. The foreman house yard has rose (*Rosa*) and possibly hydrangea (*Hydrangea*) along the edge fence and is edged by dense vegetation of shrubs and trees at the woodland edge. The east barnyards are mown turf, probably composed of mixed species of grasses and wildflowers, and weeds, between areas of compacted earth or gravel, with stands of gray birch (*Betula populifolia*) located in the northeast corner of the east barnyard, and a clump of deciduous trees along the east edge. The west barnyard is turf and clumps of deciduous trees, including an American beech (*Fagus grandifolia*).

As an distinctive, individual feature, the large canopy of the single European copper beech (*Fagus sylvatica* 'Atropurpurea') at the southeastern terminus of the pin oak (*Quercus palustris*) row of allée provided a large, colorful canopy near the driveway to the north of the house. The doorway framing shrubs grow freely without close pruning, as do hemlock (*Tsuga canadensis*) plantings along the west entry and south façade.

Eastern Floodplain

Vegetation in the Eastern Floodplain is a mixture of crops on the productive land, riparian corridors that are uncultivated, zones of woodland and vegetation succession from release of former uses. Dense vegetation parallels

the Delaware River banks. Several former residential yards along Conashaugh Creek are filled with successional vegetation. Steep areas along the western hills and water corridors are densely vegetated. Though the distinctive pignut hickory (*Carya ovata*), pin oak (*Quercus palustris*) and flowering dogwood (*Cornus florida*) remain along the fields south of the main house landscape, most field boundaries are delineated by rows of volunteer vegetation trees along fence lines or uncultivated margins of the fields. The trimmed Norway spruce (*Picea abies*) hedge along the farm access lane is in the early stages of release, and the canopy of the close-planted spruce planted lifts above the surface of US Route 209. The mature pin oak (*Quercus palustris*) grove along the north entry drive is an important cultural landscape feature of the Eastern Floodplain as well.

Western Woodland

Forest characterizes the vegetation of the Western Woodland. The ravines and hills of this rugged area are overlaid with a mostly closed canopy of mixed evergreen and deciduous. Swaths of eastern hemlock (*Tsuga canadensis*) dominate the steep ravines of Dry Brook and Conashaugh Creek, the major streams in Western Woodland. Zimmermann Hill and other more exposed ridgelines and hilltops exhibit a higher concentration of deciduous tree species.

1972 Watersheds & Streams:

Home & Farmstead

The Home & Farmstead area is relatively high and dry, with rainfall infiltration into the cultivated acreage, and meadow or turf covered zones. There is relatively limited impervious surface, in proportion to the pervious acreage. Dry Brook is the stream channel in this area, entering to the northwest at the pond and bridge. This topographic valley forms the low point and captures runoff from the surrounding wooded and open acreage.

Eastern Floodplain

The Delaware River is the eastern boundary of the Eastern Floodplain and the primary hydrology element of the landscape. Dry Brook and Conashaugh Creek are water features that collect runoff from the adjacent areas and traverse the Eastern Floodplain to reach the river.

Western Woodland

The watersheds present in this area, Dry Brook and Conashaugh Creek, make up the two primary hydrological features of the landscape character area in 1972. They drain the shallow soils of the forested mountains before descending to the Delaware River valley below.

1972 Spatial Organization, Land Patterns, Land Use & Visual Relationships:

Home & Farmstead

The geological shelf of the plateau is the spatial form that the Farm and Homestead is determined by. This relatively level area is both open for yard, garden and fields, and planted with selected trees and shrubs. Strong elements of the spatial organization, and land patterns and uses include:

- Field and slope intersection along the east that forms an edge between relatively level cultivated and sloped vegetated ground
- Open fields with fences, planting areas and orchard trees
- Allée and tree plantings along the drives with the house and garage
- Farm cluster of buildings, yards and paddocks to the north
- Western slope and vegetation that forms the plateau edge
- Pattern of drives entering, moving along and reaching destinations on the plateau

The visual relationships within the Home & Farmstead are related to these features, with open views throughout the eastern side of the plateau extending from north to south to encompass the turf yard of the house, the orchard and fields, and terminate at the vegetated edges to north and east. Views to the western side of the plateau are more complex, with important linear views along the shaded tree allée and drive, episodic views through shade and tree trunks around house, and a semi enclosed yard around the garage. Likewise, the farmyard complex is organized in clusters with views framed by structures. The views to the orchard, across the open fields edged by fences and to the farmstead from lawn area east and north of the house are notable.

External views eastward are toward the Delaware River and across to the Kittatinny Ridge from the house stone porch and open lawn through the managed slot in vegetation. There are also fall and winter views toward the east along the entire plateau, through tree trunks and branches. The views to the west are from the open areas of the plateau toward the trees and dense canopy of the woodlands.

Eastern Floodplain

The relatively level area east of U.S. 209 alternates between open fields and floodplain riparian vegetation as recorded by the 1970 aerial photograph. To the west of U.S. 209 the vegetated slopes rise to the edge of the plateau forming a strong physical and visual boundary. The eastern margin of the floodplain makes up the sloped, vegetated edge of the Delaware River. The steep valley walls of the Pocono Front on the west and Kittatinny Ridge to the east create an elevated horizon lines to these sides. Inside of this visual context, expansive views within open fields terminate at the wind rows and

woodlots between fields. Steeper terrain and overstory vegetation create enclosed visual relationships within the Dry Brook and Conashaugh Creek ravines at the edge of the floodplain.

Western Woodland

Forested mountains define in this landscape character area. Rugged topography intersected by streams and dense tree canopy provide structure to the land patterns of the Western Woodland. Visible alterations to the dominant woodland cover include small fields on more level terrain. An open field is present in the western part of the unit near the intersection of Zimmermann Hill Road, Long Meadow Road, and Conashaugh Road. This area corresponds to a small farmstead visible along the drive in period aerial photographs. Views within the Western Woodland are constrained by dense vegetation and steep slopes except for summits of hills and along the east-facing escarpment over the Delaware River valley.

1972 Circulation:

Home & Farmstead

The primary circulation pattern of The Farm in this character area is a C-shaped loop originating from an returning to U.S. 209. The entry to the south reaches the house along an open drive framed initially by wooded margins, then sunny open field and garden, and tree-lined drives. The diagonal allée and its extension to the farmstead is a circulation segment with a strong identity due to the farming with over-arching pin oak and sugar maple trees, while the secondary drive along the base of the west slope is a service link. The main access drive continues curving eastward, crossing the brook and extending to U.S. 209. All the drives are constructed of local compacted gravel. Farm access routes through fields form a secondary circulation pattern and are simply compacted earth. Garden paths and farmhouse yard paths are the smallest scale of circulation, located for the needed functions of moving through and reaching destinations.

Eastern Floodplain

Circulation is vehicular with a network still consisting of U.S. 209, the former alignment remnant near Conashaugh Creek, and a drive west to Longmeadow Road. Aerial imagery also shows farm lanes and driveways to the residences near Conashaugh Creek, including an east-west drive along the creek's southern edge, and another drive at the area's westernmost corner.

Western Woodland

As in the past, circulation in the area consists of two east-west roads that connect the river valley with the mountainous interior. Zimmermann Hill

Road, a historic east to west track, climbs the Dry Brook Ravine from the plateau and connects with Long Meadow Road and Conashaugh Road to the west. To the north, Conashaugh Road follows the creek of the same name and curves to the west, forming part of the northwest boundary of The Farm. The character of these roads varies. The narrow track up Zimmermann Hill is appropriate for horses and pedestrians. This unpaved road intersects with a multitude of hunting trails within the Western Woodland. Conashaugh Road, in contrast, follows a course suitable for vehicular traffic. This gradually widening road accommodates two-way travel on a gravel-paved surface.

1972 Constructed Water Features:

Home & Farmstead

A human shaped pond is constructed where Dry Brook crosses under the entry drive circa 1939.¹¹² A concrete dam in the Dry Brook ravine impounds water at the bridge of the north entry drive. The dam system consists of two component dams that connect to the channelized streambed and abutments of the bridge.

1972 Buildings, Structures, and Small Scale Features:

Home & Farmstead

There is an array of structures, furnishings, and objects in the Home & Farmstead character area. Buildings are clustered, with the house and garage to the south, and the farmstead organized into service and dwelling groupings to the north. These include the west barnyard, farmhouse, and smaller structures, including the chicken coop and corn crib near east pasture.

Site furnishings around the home include two white benches east entry stoop. A similar bench is visible on the west house doorway in some photographs. A trellis on the south façade serves as a support for climbing roses. A birdbath is positioned in the south garden, though its location changes in different images.

Fencing, gates, and cattle guards are the perimeter structures in the home landscape. Fencing encloses the home landscape, and cattle grates located at key entry points. The fencing, gates and cattle guard separate the home from the farmstead both physically and functionally. For example, while the cattle guard allows cars to pass between the gates, it prevents cattle from passing from the farmstead to home. Oral histories also describe a hook along the south entry drive where Marie Zimmermann hung a bag that was utilized as a mailbox. There are three fenced areas in the farmstead, the orchard, east

pasture, and west pasture, and each fully frames an area and is accessed at gates.

Eastern Floodplain

Nine structures are located within this character area. These habitations may also have small scale landscape objects and furnishings but insufficient documentation stymies cataloging them. Fences are positioned along the perimeters of fields along the south entry drive and along the east side of U.S. 209. Boundary fences are also present along fields near Conashaugh Creek. The Van Etten cemetery, with associated small scale elements, is located in the northern portion of the floodplains along the river.

Western Woodland

The watersheds present in this area, Dry Brook and Conashaugh Creek, make up the two primary hydrological features of the landscape character area in 1972. They drain the shallow soils of the forested mountains before descending to the Delaware River valley below.

f. NPS Stewardship, 1973-2012

On June 18, 1974, the U.S. government purchased 1255.8 acres of The Farm from the Marie and John Zimmermann Fund, John C. Zimmermann, III, and Josephine D. Zimmermann, his wife, for \$1,450,000.¹¹³ Two years after the death of Marie Zimmermann, the US Army Corps of Engineers administered The Farm as they prepared for the Tocks Island Dam project.¹¹⁴

During the four years the Army Corps of Engineers administered The Farm, NPS was active in managing cultural landscapes within the Delaware River valley. Although the Army Corps retained overall control of DEWA at this time, NPS began initial assessments for the property. As the period progressed, disapproving environmental impact statements, opposition from local officials, and financial insecurity during this same period eventually doomed the Tocks Island Dam project.

NPS first assessed the Zimmermann property in 1975, when it created *A Historical Architectural Survey of Delaware Water Gap National Recreation Area*.¹¹⁵ That same year public outcry over the Tocks Island Dam led the Delaware River Basin Commission to vote 3 to 1 against construction of the dam.¹¹⁶ A 1976 geological survey map by the Department of the Interior showed that the overall landscape pattern in the Delaware River valley at that time was a patchwork of forested hills and open fields along flat floodplains. The map showed the Brownie Holiday House in an area of open landscape along U.S. 209.¹¹⁷ In 1976, NPS assessed the main house in a Classified Structure Field Inventory Report, and began the process of submitting The Farm to the NR in 1977. Around this time vandalism and squatting on The

Farm accelerated deterioration of the landscape and structures. Consolidating resources and removing hazardous structures, NPS demolished the Brownie Holiday House and its barn at their location south of the home along U.S. 209.¹¹⁸

As efforts to create the Tocks Island Dam continued, environmental impact statements jeopardized the project. In 1978, after much public outcry, Congress designated the proposed dam area as the Middle Delaware National Scenic River, part of the National Wild and Scenic Rivers System. This designation meant the Delaware must be preserved as a free flowing river, effectively blocking the construction of the dam. The legislation transferred all of DEWA, including The Farm, to NPS authority.¹¹⁹

Over the next 34 years NPS at DEWA focused on documenting cultural resources at The Farm and assessing methods for preservation and options for reuse. In 1979, NPS submitted the property to the NR for locally significant designation. The *National Register of Historic Places Registration Form for Marie Zimmermann Farm* lists the significant periods as the nineteenth and twentieth centuries, and architecture as the area of significance.¹²⁰ In 1981, NPS began a project that examined the stability of the main house and determined the building needed emergency structural stabilization. Designs for stabilization commenced, but the project shifted focus in 1982 to adaptive reuse of the house as accommodations for seasonal rangers and a possible visitor center. This shift precipitated a Historic Structures Report to accompany new construction documents for the structure. In June 1984 NPS completed construction documents for the adaptive reuse of the main house, and in June 1985 the agency finished the Historic Structure Report.

For several years activity at The Farm slowed, although NPS continued to issue overall guidance for DEWA that was applicable to the property as well. The 1987 General Management Plan for DEWA identified three goals for the area: preservation of natural resources, preservation of cultural resources, and perpetuation of scenic resources. The plan specified that a “ Pennsylvania satellite [NPS] facility” should be located at The Farm, as well as a canoe put-in, 15-car parking area, and one toilet facility where Dry Brook meets the Delaware River.”¹²¹ In 1989 hemlock wooly adelgid (*Adelges tsugae*) was first detected in DEWA. Subsequent planning activities in the area increasingly focused on hemlock (*Tsuga*) regeneration and forest management.¹²² Agriculture continued during this time as revealed by the orderly fields on the floodplain and at the farmstead on 1991 aerial photographs. In 1992, the U.S. Congress de-authorized the Tocks Island Dam Project.¹²³ In 1993, NPS started the Hemlock Wooly Adelgid-Hemlock Program with support of the U.S. Forest Service.¹²⁴ The goals of the Hemlock Program included research to identify and document the vulnerable hemlock

ecosystems, manage hemlock wooly adelgid, and maintain park hemlock ecosystems. Hemlock rich areas along the ravines of Dry Brook and Conashaugh Creek came under study in the program.

Landscape preservation efforts at The Farm gained momentum around 1994 when NPS completed a *Cultural Landscape Inventory: Overview* (CLI) for the property. The preliminary list grouped contributing features into several categories: land use, vegetation, views, and circulation. Land uses included the north and south fields. The CLI listed vegetation including the pin oak (*Quercus palustris*) plantation, sugar maple (*Acer saccharum*) trees of the driveway allée, and Norway spruce (*Picea abies*) plantings along the east lawn. Views included the view to the orchard and farmstead from the north lawn, view to the river from the east lawn, and views to the western ridge. Circulation features listed include the north and south entry drives/farm lanes, home driveway, farm access lane, garden paths around the home, and Zimmermann Hill Road/Horse Trail.¹²⁵ In 1996, NPS researched The Farm as a component of a Preliminary Historic Resource Study of DEWA.¹²⁶ The CLI and Preliminary Historic Resource Study built on the growing understanding of the cultural resources and significance of Marie Zimmermann Farm.

Private efforts to raise awareness of Marie Zimmermann's art and importance began around this time. The Friends of Marie Zimmermann (FOMZ) were founded in 1997 to restore what Marie Zimmermann called “The Farm” and raise awareness of her importance as an artist.¹²⁷ Working jointly with NPS, FOMZ assembled a Preliminary Landscape Analysis report for the property in 1999.¹²⁸ FOMZ also led the effort to request funds from the U.S. Congress to rehabilitate the farm. The analysis gathered interviews with descendants, bibliographic information, and other historic documentation relevant to the property. NPS also completed a *Structures Description & Conditions Assessment* of The Farm in 1999. The report indicated a range of conditions of the structures at the property. Preserved and mothballed buildings rated higher than unprotected outbuildings. Vegetative components of the landscape also varied in condition. By that time, the hemlock wooly adelgid (*Adelges tsugae*) infestation was present in nearly all surveyed areas of DEWA.¹²⁹

Efforts to improve recreational opportunities and preserve cultural and natural heritage in DEWA continued into the next century. In 2000, NPS began an effort to build a long-range trail near The Farm. The Joseph M. McDade Recreational Trail followed the course of the river along part of the early Minsi Path down slope from the core of The Farm (Figure 9). In December of that year, NPS filed a decision notice that concluded the trail would have no major impact on the farm.¹³⁰ Heritage Landscapes LLC, Preservation Landscape Architects & Planners, created schematic designs for reuse and

preservation of the cultural landscape of The Farm in 2002.¹³¹ The same year, the first section of the McDade Trail opened to the public south of the property.¹³² The trail added to existing horseback trails and canoe trails near the farm. Around this time, NPS began efforts to restore the main house windows, install a geothermal heating system, and reuse farm buildings to store maintenance equipment and supplies.¹³³ FOMZ also provided paid and volunteer labor to help restore the main house and maintain the fields at The Farm. Although built elements received preservation assistance, biotic cultural resources sustained increasing pressure due to climatic factors. In 2004 and 2005, severe flooding caused damage throughout DEWA.¹³⁴ NPS attention to storm impacts on cultural resources at The Farm became an issue of increasing importance.

Landscape preservation efforts at The Farm gained momentum over the ensuing years through efforts of NPS and FOMZ. First prepared in 2001 and accepted in 2007, the update to the NR nomination changed the Level of Significance from local to national, based on the design of the homestead and the importance of Marie Zimmermann.¹³⁵ The updated nomination listed 10 sites, 21 buildings, and 12 structures that contribute to the eligibility of the farm for the National Register. Landscape features were the driveway allée, gardens, garden paths, orchard, north and south entry drives/farm lanes, farm access lane, fences, cattle guards, pin oak (*Quercus palustris*) plantation, Dry Brook, bridge and dam along Dry Brook, ridge, summit, quarry, Zimmermann Road, and Zimmermann Hill Road/Horse Trail. The list comprised all the buildings on the property. The submittal included a series of black and white photographs, funded by FOMZ, which documented The Farm circa 2003 and show a landscape in transition.¹³⁶ The presence of successional plants and the absence of shrubs, fences, and other features visible in period photographs indicate changes in landscape character. The photographs focused on structures but also revealed details of the surrounding landscape. Only small vines appear in the planting beds along the east facade of the mothballed main house. Mown grass around the main barns and tall grasses and other successional plants near the collapsed equipment shed allude to prioritized maintenance regimes. The NR nomination renewed awareness of both the importance of preserving Marie Zimmermann's physical legacy as well as the fragility of the resources at The Farm.

NPS acknowledged aging landscape character and the upcoming 100th anniversary of the main house when, in August 2011, Heritage Landscapes LLC, Preservation Landscape Architects & Planners, received the commission to develop a Cultural Landscape Report (CLR) for The Farm. NPS requested the document to provide a primary source of guidance for preservation treatment and use of the landscape. Natural disasters occurred during the production of the CLR when, in October 2011, flooding from Hurricane Irene

saturated soils in the area, swelled Dry Brook, and caused U.S. 209 to collapse. The highway closed through summer of 2012 from Milford to the intersection of PA Route 739 near Dingmans Ferry.¹³⁷ By the time of expected road opening and the 100th anniversary celebration in June 2012, this CLR should help direct the renewal of the cultural landscape at The Farm.

5. Historical Context:

The historical significance of Marie Zimmermann Farm relates to Marie Zimmermann as a nationally important artist. It is not significant as a representative of the regional historical context of landscape design in the Upper Delaware River Valley in the early twentieth century.

PART II. PHYSICAL INFORMATION

A. 2012 Landscape Character and Description Summary:

The landscape character at The Farm in 2012 is a legacy of successive occupancies and NPS safeguards since the 1970s. The Farm forms part of the larger rural and agrarian context of the Delaware River valley in 2012. Although the ratio between field and forest has shifted over time in the region, both agricultural and woodland land cover and land uses predominate in the area. Forested mountains of the Pocono Front rise from the agric cultural landscape of the floodplain. Access to The Farm traverses the surrounding mountains on small or larger roads on the valley floor. Both approaches are compatible with the character of the overall property. The presence of DEWA helps maintain a harmonious surrounding landscape that forms the bucolic setting of The Farm.

Land uses and patterns of growth during historic and present-day periods define the three landscape character areas. Review of chronological mapping and aerial photographs of The Farm yields three definable landscape areas. The three units include:

- 1 Home and Farmstead: This 14-acre area includes the landscape and structures located on the floodplain west of U.S. 209. This is the principal area where Marie Zimmermann lived, gardened, and farmed. It includes views, gardens, driveway allée, pin oak grove, orchard, fields, pastures, paddocks, drives and paths, Dry Brook corridor and pond, bridge and dam, fences, and other small scale elements. The home building cluster and farmstead building cluster are positioned within this area. Defined by the upland plateau, the boundaries are formed by the wooded slopes the north and the east slope above U.S. 209. The Home & Farmstead area comprises the majority of the initial acreage purchased by the Zimmermann Family in 1882.
- 2 Eastern Floodplain: This is the second character area forming the landscape of The Farm. The 340-acre area includes peripheral fields owned by Marie Zimmermann along the Delaware River, as well an area along Conashaugh Creek that was is the

site of a cluster of homes. The area of Conashaugh Creek was purchased by Marie Zimmermann during the 1940s and contains the old alignment of the River Road, the Van Etten Cemetery, and productive fields. Roads within this area include U.S. 209 and the local road that intersects it on the north and south sides of Conashaugh.

- 3 Western Woodland: This 902-acre landscape area is steeply sloped and wooded, with various woodland communities thriving in the microclimates and soils and aspects of the lands. With many slopes draining to the stream course, Dry Brook is the primary watershed in the Western Woodland. A east-west road climbs the western peak to meet Long Meadow Road, forming the western boundary. A second east-west road connects Conashaugh with Long Meadow Road to the north. The eastern boundary is positioned along the toe of the slopes adjacent to the Home & Farmstead.

B. Character-Defining Features:

1. Natural Features:

Natural systems and processes direct the development and form of a landscape. The Delaware River valley, defined by the river and adjacent escarpments, makes up the principal feature in the area. Floodplains along the river retain deep soils of the Chenango series that are ideal for agriculture. Steep slopes of the Pocono Front remain the dominant feature in the western portion of the site, with well drained rocky soils.

a. 2012 Topography:

Home & Farmstead

Topography and overall landforms persist from historic periods. The Home & Farmstead are positioned atop an outwash terrace related to the glacial development of the Delaware River valley. An average of 475 feet above mean sea level (fsl), this terrain consists of gentle slopes from zero to eight percent on the plateau and steep slopes from eight to twenty percent on the plateau edge leading to Dry Brook and the eastern floodplain. The steepest change in plateau topography consists of a 20-foot change in elevation near the principal barns between the north entry drive and the toe of Zimmermann Hill in the Western Woodland. There is a similar change in grade near the main house between the south entry drive the edge of the east lawn. The deep soils of the plateau remain ideal for agriculture. They belong to the Chenango series, a group of deep and well-drained soils formed in water-sorted gravelly and loamy drift. Parent materials include a mixture of gray sandstone, shale, and siltstone with lesser amounts of material derived from limestone and igneous rocks. These soils account for the undulating and gently sloping surface of the plateau, which contrasts with the steep hillside of the Western

Woodland and the Eastern Floodplain some 75 to 100 feet below. Landform and soils provide the foundation for the vegetation of the Home & Farmstead.

Eastern Floodplain

The broad and level topography of the area relates to the alluvial plain of the Delaware River. Descending from the Western Woodland and Home & Farmstead, the Dry Brook and Conashaugh Creek ravines drain the Pocono Front, the eastern escarpment of the Pocono or Allegheny Plateau. Steep slopes to the west create a topographical boundary along the mountains and settle to the floodplain fields at an average elevation of 390 ft fsl. A small raised earthen berm separates the fields of the floodplain from the river around 365 fsl. Soils of the Eastern Floodplain primarily consist of Delaware fine sandy loam. These alluvium soils derive from sandstone and shale deposited by the river during flooding. Similar to the upland plateau of the Home & Farmstead, the water table at lithic bedrock lies at depths greater than 80 inches from the surface. The well-drained soils are ideally suited for the agricultural fields leased by DEWA.

Western Woodland

Steep topography in the Western Woodland encompasses two distinct mountains, Zimmermann Hill located south of the core farmstead and an unnamed peak to the north of the farmstead. Zimmermann Hill crests around 943 fsl and the northern peak forms a distinct summit at 965 feet. The escarpment rises some 600 feet from the river. Mountain slopes range from 0 to 15 percent at ridgelines and perched valleys, 15 to 35 on moderately steep slopes, and 30 to 80 near cliff edges. The surface depression of a former quarry exists in the Western Woodland north of Dry Brook near the center of the landscape character area. Long abandoned, vegetation has reclaimed this and other small vestiges of past use of materials from the property. A small, low lying area near the western edge of the Zimmermann farm boundary consists of poorly drained Freetown mucky peat soils. This swampy area contrasts with the rocky slopes of the surrounding hills. Predominant soils of the Western Woodland include Mardin stony loam, Manlius very channery silt loam, Arnot very channery loam, and Manlius-Arnot-Rock outcrop. Described as stony, bouldery, rocky, and rubbly, these well-drained soils pertain to crumbled shale parent materials. The west facing aspect, varied soils and slopes, and historic of preservation contribute to the ecological diversity of the area.

b. 2012 Vegetation:

Home & Farmstead

Vegetation of the Home & Farmstead generally consists of four land cover categories to include mown turf around the previously inhabited areas,

grassland at former agricultural fields, and a northwestern edge of deciduous forest and mixed evergreen-deciduous forest. Within these categories, the plateau contains a diverse vegetation mosaic due to strong cultural influences over the years. The woody and herbaceous plants on the plateau of The Farm consist of native and volunteer species as well as remnants of plantings from historic periods. A regime of seasonal mowing and brushhogging maintains open areas of the north and east lawns and the north farmstead field (Figure 14).

Results of the tree inventory reveal that some historic plant material remains. These plants makes up an important character-defining feature of the current farm landscape despite altered maintenance regimes since the Marie Zimmermann period. Several areas of the plateau contain historic trees enveloped by stands of volunteer species. The tree inventory indicates that 186 freestanding trees and 13 identifiable stumps populate the core of The Farm landscape. The recorded trees belong to 20 species among 26 genera. The most common species include :

- Pin oak (*Quercus palustris*): 37
- Norway spruce (*Picea abies*): 25
- Red oak (*Quercus rubra*): 9
- Eastern hemlock (*Tsuga canadensis*): 9

Of these, 99 comprise the larger and generally older individuals. There are no freestanding invasive species; however, evidence of regenerating tree-of-heaven (*Ailanthus altissima*) indicate the potential for dispersal across the area. General tree health is good, with 88% showing fair to good condition with no visible trunk damage and unrestricted roots. The tree inventory documents the presence of many historic plants as well as recent losses and volunteer regeneration of some areas.

The various parts of the Home & Farmstead landscape exhibit different types of vegetation. On the west side of the home landscape, many historic trees remain along the driveway allée, garage yard, west entry, and east lawn. Though volunteer vegetation has encroached upon the allée along the east edge, most original trees are still present. The earliest of the allée trees date to around 1920. Along the allée, 32 sugar maple (*Acer saccharum*) spaced at 25 feet on center flank the drive. Pin oak (*Quercus palustris*) form secondary rows between 20 and 25 feet outside of the sugar maple row. The west side of the outer row contains only pin oak, while the eastern side contains a variety of other canopy tree species. The stump of a large European copper beech (*Fagus sylvatica* 'Atropurpurea') with a circumference of 42 inches marks the location of a once prominent overstory tree at the end of the allée near the main house (Figure 15). Scattered and unpruned eastern hemlock (*Tsuga*

canadensis) trees are located in the understory on all sides of the main house (Figure 14). Several stumps indicate that many period trees have been removed. Attrition and the change in scale of these former shrubs alters the feeling of separation, enclosure, and light within the grounds of the main house. Vegetation on the margin of the east lawn also shows evidence of change. Large Norway spruce (*Picea abies*) now screen views to the river from the east lawn. Along the garage grounds, eastern red-cedar (*Juniperus virginiana*), white fir (*Abies concolor*), Norway spruce, and eastern hemlock populate the turf lawn (Figure 16). Many of these conifers are remnant period plantings that visually separated the functional garage landscape from the arrival landscape at the west entry. A group of closely planted evergreen trees also provide evidence of a hedge oriented north to south in the garage surrounds. Overall, the framework for historic plantings persists along the west side of the home area, though loss of vegetation and years of unmanaged growth have altered historic character.

Succession has altered the character more noticeably in the vegetation along the east side of the landscape around the main house. A woodland canopy dominates the area, that in the recent past contained scattered remnants from the garden, such as daffodil (*Narcissus*) and periwinkle (*Vinca minor*), still visible in the landscape. Annuals from the historic period are no longer present. Several released evergreen shrubs are present on the north side of the garden. Turf surfaces the area along the east lawn, and two released evergreen shrubs are present on the east façade of the main house. Though many of the aforementioned historic Norway spruce (*Picea abies*) remain down slope from the east lawn, successional vegetation and woodland canopy have enclosed the gaps that once allowed vistas east of the river. The north lawn contains an area of open field, but much of groundplane contains volunteer vegetation.

The volunteer vegetation of the plateau includes the regeneration of native trees. Wooded edges and overgrown fence lines of the plateau contain secondary growth characterized by pin oak (*Quercus palustris*), white pine (*Pinus strobus*), and black birch (*Betula lenta*). In addition, red oak (*Quercus rubra*), sugar maple (*Acer saccharum*), hemlock (*Tsuga canadensis*), black birch, and pignut hickory (*Carya glabra*) occur in the overstory along the margin of the plateau. The Chenango soils of the plateau suit many of these species. Japanese barberry (*Berberis thunbergii*), spicebush (*Lindera benzoin*), and regenerating hardwoods dominate the understory.

The farmstead area to the north contains historic trees, but new woodland canopy and successional plants have overtaken much of the landscape. To the north, the foreman's yard remains in turf with a variety of scattered, multi-aged native trees. The orchard now contains one ancient apple (*Malus*

domestica) amidst a variety of volunteer deciduous and evergreen trees and shrubs (Figure 17). Overall, the former orchard pattern is not visible due to lost fruit trees and new growth. NPS has maintained clear areas in the two farmstead pastures through seasonal brushhogging, but the edges of the pastures are enclosed by woodland. Row formations from Marie Zimmermann's gardens appear under the grasses of the north farmstead fields. Remnant rhubarb (*Rheum rhabarbarum*) patches also persist in this area. In addition, the pasture edges have filled with volunteer woodland, but clumps of remnant rosebushes (*Rosa*) are present along the western pasture edges. On the northwest edge of the farmstead, a small palustrine emergent wetland seeps from the wooded hillside near the west barnyard. Wetland vegetation in this location includes unidentified grasses and common smartweed (*Polygonum hydropiper*). Eastern hemlock (*Tsuga canadensis*) shadesperiwinkle (*Vinca minor*) on the groundplane in the Dry Brook ravine near the bridge and trout pond dam. To summarize, remaining historic vegetation in the core of The Farm cohabits the plateau with native and non-native successional growth, while a native woodland overstory and a mixture of native and non-native understory dominate the perimeter vegetation of the Home & Farmstead.

Eastern Floodplain

The overall vegetation pattern of the Eastern Floodplain remains from the historic period with a patchwork of agricultural fields, woodlots, and densely wooded ravines. The largest continuous areas correspond to grassland and cropland. Smaller areas of seasonally flooded grassland occur along U.S. 209 and small areas of temporarily flooded herbaceous vegetation occurs on the riverbank. Vegetation of the Dry Brook and Conashaugh Creek ravines consists of five categories:

- Mixed Evergreen - Deciduous Forest
- Mixed Evergreen - Deciduous Shrubland
- Evergreen Forest
- Deciduous Forest
- Deciduous Shrubland

Wooded areas within the floodplain include deciduous forest to the east and temporarily flooded deciduous forest along the main bend in the river. Between the fields, trees common on Delaware soils of the floodplain include red maple (*Acer rubrum*), American beech (*Fagus grandifolia*), eastern cottonwood (*Populus deltoides*), red oak (*Quercus rubra*), American sycamore (*Platanus occidentalis*), American basswood (*Tilia americana*), and green ash (*Fraxinus pennsylvanica*). Remnant plantings from the Marie Zimmermann period evoke past character. Pignut hickory (*Carya ovata*) remain scattered in an L-shape along the first field south of the main house.

Lines of pin oak (*Quercus palustris*) and flowering dogwood (*Cornus florida*) are positioned along the south entry drive. The deciduous forest northwest of Dry Brook also contains vestiges of the 1920s vintage pin oak plantation.

Species composition of each of the areas demarcated by Anderson classifications varies according to soil type, nutrient and water availability, slope, aspect, surrounding vegetation, and other factors. Recent mapping by NPS provides detailed information on each of these discreet areas. Vegetation cover types can be further divided into the National Vegetation Classification System (NVCS), comprised of associations, alliances, and formations. For example, the large temporarily flooded deciduous forest along the Delaware River and the mouth of Dry Brook belongs to the following categories:

Local Name: Bottomland Mixed Hardwood Palustrine Forest

Formation Name: Lowland or Submontane Cold-deciduous Forest

Formation Number: I.B.2.N.a.

Alliance Name: Black Cherry (*Prunus serotina*) - Red Maple (*Acer rubrum*) - Canada Serviceberry (*Amelanchier canadensis*) - Oak species (*Quercus spp.*) Forest Alliance

Alliance Code: A.237

Association Name: Black Cherry (*Prunus serotina*) - Tuliptree (*Liriodendron tulipifera*) - Red Maple (*Acer rubrum*) - White Ash (*Fraxinus americana*) Forest

Association Code: C EGL006599

The NVCS classification of the mixed evergreen-deciduous forest of the lower Conashaugh Creek ravine pertain to a very different formation, alliance, and association chain:

Local Name: Eastern Hemlock - Northern Hardwood Forest

Formation Name: Mixed Needle-leaved Evergreen - Cold-deciduous forest

Formation Number: I.C.3.N.a.

Alliance Name: Eastern Hemlock (*Tsuga canadensis*) - Yellow Birch (*Betula alleghaniensis*) Forest Alliance

Alliance Code: A.412

Association Name: Eastern Hemlock (*Tsuga canadensis*) - Yellow Birch - Sugar Maple / Intermediate Woodfern (*Acer saccharum* / *Dryopteris intermedia*) Forest

Association Code: C EGL006109

The vegetation layer of the DEWA geographic information systems data set presents highly detailed and well-organized descriptions of vegetation cover at

The Farm. This information is particularly useful for understanding vegetation on the Eastern Floodplain and Western Woodland.

Western Woodland

Densely forested mountains characterize the Western Woodland. A closed canopy of mixed evergreen and deciduous forest blankets the ravines and hills of the landscape character area. Eight vegetation cover types make up the complexity of the area:

- Evergreen Forest
- Mixed Evergreen - Deciduous Forest
- Deciduous Forest
- Seasonally Flooded Deciduous Forest
- Evergreen Woodland
- Mixed Evergreen - Deciduous Woodland
- Mixed Evergreen - Deciduous Shrubland
- Seasonally Flooded Grassland

The NVCS classifications for the forest cover on Zimmermann Hill and the Dry Brook headwaters reveal diversity in the Western Woodland. On the southwest facing ridge of Zimmermann Hill, the deciduous forest conforms to an ecological community adapted to high exposure and low humidity:

Local Name: Dry Oak - Heath Forest

Formation Name: Lowland or Submontane Cold-deciduous Forest

Formation Number: I.B.2.N.a.

Alliance Name: Chestnut Oak (*Quercus prinus*) - Scarlet Oak (*Quercus coccinea*), Black Oak (*Quercus velutina*) Forest Alliance

Alliance Code: A.248

Association Name: Chestnut Oak (*Quercus prinus*) - Northern Red Oak (*Quercus rubra*), Black Oak (*Quercus velutina*) / Northern Lowbush Blueberry (*Vaccinium angustifolium*) forest

Association Code: CEG006282

The true evergreen forest of the upper Dry Brook ravine shares the factors of steep slopes and shallow soils with the Zimmermann Hill ridge, but also adapts to other environmental conditions such as deep shade and high moisture. The NVCS formation, alliance, and association chain presents a different ecological community in the center of the Western Woods:

Local Name: Eastern Hemlock Forest

Formation Name: Rounded-crowned Temperate or Subpolar Needle-leaved Evergreen Forest

Formation Number: I.A.8.N.b.

Alliance Name: Eastern White Pine (*Pinus strobus*) - Eastern Hemlock (*Tsuga canadensis*) Forest Alliance

Alliance Code: A.127

Association Name: Eastern White Pine (*Pinus strobus*) - Eastern Hemlock (*Tsuga canadensis*) Lower New England / Northern Piedmont Forest

Association Code: CELT006328

c. 2012 Watersheds & Streams:

Home & Farmstead

The hydrological regime of the Home & Farmstead relates to higher elevation drainage patterns to the west and remains consistent with historic character. The stream called Dry Brook and subsurface water flows make up the basic aspects of hydrology on the plateau. This entire landscape character area, like most of The Farm, falls within the Dry Brook watershed. The rarely intermittent stream forms the northern boundary of the landscape character area.

Subsurface flows related to soils on the plateau and the abutting uplands result in the presence of the farm spring and an ephemeral seep. Two structures, a cistern building and a cinderblock pump house, are located low on the hillside in the center of the plateau between the Home & Farmstead. These structures allude to the importance of running water for both residential and agricultural purposes at The Farm. The ephemeral seep is located approximately 150 feet northwest of the stone barn. The seep and wetland collect water during rain events and gradually filter it through deep soil layers before descending the plateau.¹³⁸

Eastern Floodplain

Hydrology remains a primary landscape element in the Eastern Floodplain. The Delaware River passes along the east side of the area in the same alignment. After the river, secondary water features include Dry Brook and Conashaugh Creek. These tributaries to the river drain the western hillsides of the Pocono Front. An intermittent stream crosses the south entry drive approximately 1,700 feet south of the collapsed equipment shed. The stream, which flows to the east, disappears approximately 50 feet east of the north entry drive.

Western Woodland

Dry Brook and Conashaugh Creek make up the primary drainage elements in the Western Woodland. The northwest, central, and south areas of The Farm are located within the Dry Brook watershed. The northeast part of the property is in the Conashaugh Creek watershed. The extent of the escarpment

face nearest to Namanock Island drains directly to the Delaware River. In perched valleys some shallow areas collect water after snowmelt and significant rain events. The largest ephemeral wetland is located in the northwest part of the Western Woodland. Collection and infiltration of surface of surface water occurs more visibly in this location due to the steep slopes and shallow soils that predominate throughout the landscape character area.

2. Designed Features:

a. 2012 Spatial Organization, Land Patterns, Land Use & Visual Relationships

Home & Farmstead

The Home & Farmstead encompasses the majority of the historic landscape at The Farm. The Delaware River valley, defined by the river and adjacent escarpments, makes up the principal spatial organizing feature in the area and relates to all landscape patterns on the property. This distinct landscape character area lies on top of the glacier-formed, outwash plateau. The north and south entry drives (also known as Zimmermann Farm Road) at the toe of the western slopes delineates the western boundary for the area, seen on Plan 26. The central agricultural fields and residential garden spaces at the Home & Farmstead are located around the farm cluster and the main house. Dry Brook flows east to west toward the river and forms a secondary spatial organizing feature in the Home & Farmstead. The steep slopes around the stream form a topographic boundary on the north side of the property. The Farm landscape is also organized on the plateau such that core farm landscape is not visible until after the north entry road crosses the brook and climbs the stream bank. The road alignment shifts after it passes over the brook, turning from an east-west orientation to north to south. Consistent with previous periods, the north and south entry drives are the principal vehicular circulation in the farmstead area.

Views and visual relationships extend to the north, east, and south of the entry drives. In general, landscape patterns and visual relationships in 2012 are more enclosed and inward directed than in the prior periods. Interior farm views abound while outward views exhibit reduced prominence:

- North, reduced views to the summit of the Northern Peak (Figure 10)
- East, obscured views to the Delaware River and Kittatinny Ridge (Figure 11)
- South, reduced views to the Zimmermann Hill ridgeline and South Farmstead Fields (Figure 12)
- West, foreshortened views to the steep, wooded slope of Zimmermann Hill (Figure 13)

Growth of historic trees and woodland succession in once clear areas enclose many formerly open views beyond the plateau. The summit of the northern peak and ridgeline of Zimmermann Hill remain prominent visual features to the north and south. Although these topographic elements rise high on the horizon beyond the tracery of tree canopies, views are variably obscured by vegetation from different location on the plateau. To varying degrees, overstory canopy around the home grounds and farmstead limit views west to dense woods on the steep profile of Zimmermann Hill. Successional vegetation and older trees also block views to the river from the margins of the plateau. Particularly from the east lawn of the main house, mature Norway spruce (*Picea abies*) block formerly punctuated views toward the river valley.

Within the Home & Farmstead, landscape succession and loss of some period features like the orchard pattern have altered visual relationships from their earlier character. New woodland growth in the orchard and along fence lines in the area prevents direct views between the grounds of the main house and the farmstead to the north. As during historic periods, topographic change and vegetation along angling drives visually separate the northern farmstead from the southwestern part of the plateau between the main house and the garage. Overall, the growth of vegetation accounts for the reduction of historic views beyond the plateau as well as views within the core landscape today.

Eastern Floodplain

Spatial organization in the Eastern Floodplain remains reminiscent of the historic character at The Farm. South and north entry drives and Zimmermann Road meander along the toe slope of the western mountains and form the boundary of the floodplain. The channels of Dry Brook and Conashaugh Creek run west to east and divide the area into northern and southern zones associated with each stream. U.S. 209 bisects agricultural fields of the floodplain. Fields are separated by woodlots and spread across the broad alluvial flats of the Delaware River. Under the supervision of NPS, agricultural leasing programs maintain and preserve many historic fields in the landscape east of U.S. 209 as well as the southern fields west of the highway. Northeast of the plateau, historic spatial patterns show evidence of landscape evolution. Continuous woodland now absorbs regular rows of pin oak (*Quercus palustris*) between the highway and the north entry drive. The fields east of U.S. 209 remain in use, though some field patterns are altered. Field sizes are comparable to the historic period and evoke the agricultural pattern. Open fields persist in the northern part of the landscape character area near Conashaugh Creek.

Visual relationships in the Eastern Floodplain relate to the shape of the Delaware River valley, patterns of land cover, and topography associated with the Dry Brook and Conashaugh Creek ravines. Overall, distant sightlines reach to the top of the Pocono Front and Kittatinny Ridgeline because the landscape character area lies on the valley floor. Open views across fields terminate at dense woodlots and windrows that divide fields. The vegetated banks of the Delaware River also enclose views to the east. Steep topography and dense overstory vegetation at the lower reaches of Dry Brook and Conashaugh Creek create enclosed interior visual zones uphill from their outfall into the Delaware River.

Western Woodland

Rugged topography sloping from west to east makes up the primary spatial organizing element of the Western Woodland. Dense deciduous and evergreen forest dissected by the drainage courses of Dry Brook and Conashaugh Creek make up the dominant land pattern in the area. Part of the Pocono Front above the outwash plateau and alluvial floodplain, the Western Woodland makes up the majority of The Farm with 902 acres of upland forests. Trails along the escarpment offer panoramic vistas over the Delaware River valley to the Kittatinny Ridge in New Jersey (Figure 9).

b. 2012 Circulation:

Home & Farmstead

Circulation features of the plateau include historic drives and paths. The home driveway and allée consists of a 600-foot long gravel drive with a width of 20 feet. The driveway connects the north and south entry drives with the parking drop off at the main house (Figure 18). Twin stone piers and a tubular metal cattle grate mark the entrance to the home driveway. The piers are 3-foot, square dry-laid slate towers approximately 4.5 feet high with double wood rail gates. The double allée contains mostly sugar maple (*Acer saccharum*) adjacent to the driveway, and mostly pin oak (*Quercus palustris*) outside of the sugar maple rows (Figure 19). The south entry drive begins in the Eastern Floodplain at U.S. 209 and gradually climbs the south slope of the plateau toward the southern home grounds. The gravel drive retains its as-built character, winding along the toe of the slope past pastures and the agricultural landscape of The Farm for approximately one half mile until it meets the home driveway. This drive, like the north entry drive, is a one-lane gravel road. The north entry drive enters the Home & Farmstead area at the concrete and stone bridge over Dry Brook. Subsidence at the crossing and migration of the gravel drive surface results in the degraded condition of the drive. Both drives are locked with steel swing gates at U.S. 209. A third drive leads to the plateau from the federal highway. The farm access lane follows an east to west alignment up the embankment of the plateau. The lane

intersects the south entry drive west of the main house at a cattle grate. Predating the south and north access drives, the farm access lane has fallen into disuse in recent years. The eastern, steeper section of the lane consists of a 12-foot wide earthen roadbed. Fallen trees and regenerating vegetation blocks passage along this part of the lane. Lined on both sides by large Norway spruce (*Picea abies*) the western section of the lane consists of a single-lane, gravel drive that joins the south entry lane to a driveway spur heading toward the main house. The 12-foot wide spur proceeds north 50 feet past two stone piers before forking into northward drive leading to the garage and home driveway and a eastward drive leading to the drop off and parking area at the main house. The piers are identical to the piers at the northwest end of the home driveway. The eastward fork is bounded by a single course of one-foot boulders that define planting beds. Prior farm roads are not evident in the current landscape.

A few trails and garden paths exist in the Home & Farmstead. The exposed tops of 5-inch stones mark the edges of a 3-foot wide garden path due west of the entrance to the main house. The path passes planting beds on the way to the garage. A similar path leads from the south side of the house in a southwestward arc through the former ornamental garden. This path is paved with irregular, flat stones ranging from 1 to 2 feet wide (Figure 20). Unearthed and collected stones lie in piles to the side of the former garden as a result of recent tilling of the former garden by FOMZ. In addition to these garden paths, a woodland trail begins on the plateau and climbs Zimmermann Hill to the west. Marketed as the Conashaugh View Equestrian Trail, the well maintained earthen trail follows the historic road over Zimmermann Hill (Figures 21). The trail traverses 1.5 miles before joining Conashaugh Road at the western perimeter of The Farm. This trail and other circulation features on the property follow historical precedent although the loss of several paths diminishes the original circulation network.

Eastern Floodplain

Circulation on the Eastern Floodplain includes roads from the period of significance and more recently developed trails related to the recreational focus at DEWA. U.S. 209, a two-lane federal highway, bisects the floodplain below the plateau. Temporary concrete barriers block through traffic on the highway between the south and north entrance drives to The Farm. The road closure results from a washout of the Dry Brook culvert in the fall of 2011. West of the highway, the south and north entry drives near Dry Brook (described in the Home & Farmstead section) and Zimmermann Road near Conashaugh Creek follow the edge of the mountains. Road stability along the approximately half mile south entry drive is impacted by an eroded surface and edge deterioration at a failed culvert of an intermittent stream course that runs from the Western Woodland toward the floodplain. Zimmermann Road

is a road that runs up the Conashaugh Creek ravine to meet with Conashaugh Road at the western boundary of The Farm. Though the route was formerly a two-lane asphalt road, it has completely washed out in recent storms, and will most likely be reconstructed as a trail in the future.

The landscape character area also contains aquatic and terrestrial trails. Canoeing is an important recreational activity on the Delaware River. Although no signage or direct views indicate the presence of The Farm on the river, canoeists can disembark at the Eastern Floodplain and hike to the home and farmstead. Nearby canoe campsites are located north and south of The Farm at Namanock Island and Sandyston, New Jersey. On the floodplain, the Joseph M. McDade Recreational Trail crosses the Eastern Floodplain from north to south. When complete, the 36-mile trail will connect Milford in the north to Delaware Water Gap in the south. Since construction of initial segments in 2002, the improved sections have a gravel paved surface and wooden bridges at stream crossings.

Western Woodland

The primary circulation features in the Western Woodland consists of Zimmermann Road and the Conashaugh View Equestrian Trail which follows parts of the historic Zimmermann Hill Road. Zimmermann Road, formerly known as Conashaugh Road, branches off of U.S. 209 in two locations, north and south of Conashaugh Creek. The two-lane public road climbs the creek valley to the northwest and departs from the main channel at a small tributary to the west. Zimmermann Road follows a historic route between the river valley and the uplands. Zimmermann Hill Road also aligns with a historic route over the escarpment; however, the unpaved road remains reserved for non-motorized use and forms the southern part of the 11.7-mile Conashaugh View Equestrian Trail (Figure 21). Access from the core of The Farm occurs near the Dry Brook Bridge even though NPS prohibits horses within the Home & Farmstead (Figure 22). The Zimmermann trailhead corresponds to the third marker in the network. At this point, the trail heads northeast toward Zimmermann Road and northwest for 1.5 miles to the intersection of Long Meadow and Conashaugh Roads. The Dry Brook watershed contains nearly the entire extent of the trail system at The Farm except where a segment descends into the Conashaugh Creek ravine near lower Zimmermann Road. Steep slopes and dense forest cover of the Western Woodland also characterize the trail experience. Dimensions of the trail vary by area, but sufficiently accommodate a horse and rider. Unlike the enclosed feeling of the Zimmermann Road experience, the trail offers selected views over the valley from several vantage points along the escarpment.

c. 2012 Constructed Water Features:

Home & Farmstead

A concrete dam in the Dry Brook ravine continues to impound a small volume of water at the bridge of the north entry drive. The dam system consists of two component dams that connect to the channelized streambed and concrete abutments of the bridge. The 1.5-foot thick, cast-in-place concrete wall of the first dam runs 75 feet long with a 10-foot spillway. The stream cascades from the spillway into an impoundment formed by the second dam. The second dam structure is a 20-foot wall of cast-in-place concrete with a width of 1.5 feet. Currently sedimentation of the pond changes its original function as game fish habitat and an open water feature (Figure 23).

d. 2012 Buildings, Structures, and Small Scale Features:

Home & Farmstead

The Home & Farmstead contains landscape structures, furnishings, and objects associated with the Marie Zimmermann period of ownership. Overall, the remaining built elements evoke period character; however, the loss and deterioration of many features lead to decreased definition of the former 1970s character. With the exception of small trail markers on the equestrian trail up Zimmermann Hill Road and a picnic table near the west entry to the main house, NPS has restricted new landscape elements on the plateau landscape. The oldest structure on the property remains a rubble stone wall approximately 550 feet long that runs across Dry Brook northeast of the pig and sheep barn. Historic fences, gates, and cattle guards remain the principal site furnishings from the historic period. Aside from the numerous farm buildings, the landscape reveals little additional fabric of a once active farm.

On the southern portion of the plateau near the main house, landscape structures include the main house garage and coalhouse. These two non-habitable buildings occupy a cohesive area west of the main house. Former planting beds, evergreen trees, and stumps separate the two areas. In the farmstead, remaining farm structures create a cluster formed by the main barns to the west and the foreman's house and supporting structures to the east. The north entry drive divides this zone. Extant furnishings and elements in this area include the foundation of an animal pen, a modern pine utility pole, a metal gas pump, and antique agricultural implements placed for visual appeal in the landscape. The animal pen remnants consist of stainless steel posts and deteriorated chain link fence over a poured-in-place concrete foundation. Overgrown with vines, grasses, and other pioneer species, the feature forms the eastern end of an enclosure associated with the dairy barn. The barnyard area northwest of the dairy barn and stone stable includes ancillary structures associated with the momentary zenith of farm production during the 1940s and 1950s. Successional vegetation in the area now encroaches on the visually remote zone that contains structures once needed

for increased storage. The aforementioned ephemeral wetland remains the nearest natural feature in the vicinity of the northwest barnyard.

The Home & Farmstead also includes numerous fences and gates. These features indicate the layout of former farm fields by demarcating areas of enclosure that Marie Zimmermann used during her ownership. Fence types include decorative and utilitarian designs. Decorative fencing is positioned along the north and south entrance drives. This 3-foot high, galvanized woven-wire fence consists of rounded loops across the top and X-shaped rivets. Small, ball finials terminate the metal posts. This fence is doubled with utilitarian fencing along the eastern edge of the drive. Throughout The Farm, utilitarian fencing consists of two rows of 3 to 4-foot high woven wire fence with standard rectangular openings or mesh wire fence with diamond or rectangular openings. Including overlap and a top strand of barbed wire, the combined height of most farm fencing reaches 7 feet. The height presumably blocks most deer from entry into an enclosed area. Most fence posts consist of trimmed eastern hemlock (*Tsuga canadensis*) trunks. Selection of mesh wire coincides with both small enclosures and with visually prominent areas of the farmstead such as the north entrance to the former vegetable garden. At this location, both diamond-mesh and circular-knot mesh with rectangular openings make up fencing and gates. The location of fence fragments indicates that all alignments were functional and dedicated to the enclosure of farm animals or the exclusion of wild animals from garden areas. Today, fencing in the farmstead is variably intact but generally delineates farm spaces and indicates the functional character of the Home & Farmstead landscape.

Eastern Floodplain

The Eastern Floodplain contains few landscape structures, site furnishings, and objects in 2012. No farm structures or residences remain in the area, although it is likely that cellar holes and building foundations remain from past settlements along Conashaugh Creek. The Van Etten Cemetery remains within a stand of mixed deciduous-evergreen forest in the center of the floodplain. Surface features of the cemetery are not evident on the 2005 aerial photograph. Other features are associated with highway safety and control of access on the property. Steel, tubular swing gates at the entrance of the north and south entry drives are kept locked for the protection of the important cultural heritage at The Farm.

Western Woodland

The Western Woodland contains few landscape structures, site furnishings, or objects. Along Zimmermann Road in the Conashaugh Creek valley, secondary forest growth now covers the foundations of farm structures demolished for the Tocks Island Dam project. In 2012, primary landscape structures consist of stream crossings on the Conashaugh View Equestrian

Trail. The trail also includes a small number of wayfinding signs (Figure 22). Similar to Marie Zimmermann's occupancy of The Farm, this landscape character area reveals little evidence of human disturbance compared to the Eastern Floodplain and the Home & Farmstead.

PART III. SOURCES OF INFORMATION

A. Drawings, Plans:

Each 24 x 36 plan has specific sources listed on it.

B. Historic Views, Photographs:

Delaware Water Gap National Recreation Area Archives contain photographs and plans for Marie Zimmermann Farm, including "To Thomas Mifflin Governor, The Senate and House of Representatives of the Commonwealth of Pennsylvania" from 1792, both the 1936 and 1940 surveys of the property, and oblique aerial views from 1957.

John C. Zimmermann III Archives contains a large collection of historic photographs of the property during the ownership of John and Marie Zimmerman and their daughter, artist Marie Zimmermann.

Pennsylvania State Archives holds a few early maps of the Upper Delaware River valley, including the property. The majority of these plans date to the Van Etten ownership of 1745-1881, and the 1882 to 1912 period of ownership by the Zimmermanns.

C. Interviews:

"A Backward Glance at Marie Zimmermann," Oral History: Elsie Bensley, Friends of Marie Zimmermann.

Kenneth Sandri, Grey Towers Cultural Resource Manager, USFS, Interview with Gregory De Vries, 17 January 2012.

John Snyder, Interview by John Albright, 20 December 1983.

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Gay Zimmermann, "Metal Works by Marie Zimmermann," catalogue for show exhibited at Colby College Museum of Art. 23 April through 30 May 1982.

Books

Kate Stephenson, *Marie Zimmermann Farm Preliminary Landscape Analysis*, August 1999.

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F. Supplemental Material: none

PART IV. PROJECT INFORMATION

The cultural landscape of the Marie Zimmermann Farm was documented for the Cultural Landscape Report by Heritage Landscapes, LLC by Patricia M. O'Donnell, Principal, Gregory Wade De Vries, Project Manager and staff members Peter Viteretto, Matthew K. Medeiros, Sarah L. Graulty, and Thomas Helmkamp.

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⁵² Field measurements of the allée pin oak (*Quercus palustris*) range from 24"-32" DBH in 2011. Using an estimate of 3" growth per 10 years of age, the trees dated between 1905-1912. The sugar maple trees (*Acer saccharum*) range from 16"-27" DBH in 2011, indicating they were planted between 1922-1959. A 1939 aerial of The Farm also shows the allée with what appears to be a mature canopy, indicating an earlier planting date is likely for both rows.

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- ¹³⁸ NPS, "Site 44: Zimmermann Tract," *Parkwide Demolition and Removal of Hazardous Structures, DEWA, Wetland Reconnaissance Survey*, 13 January 2006, p.293-297.

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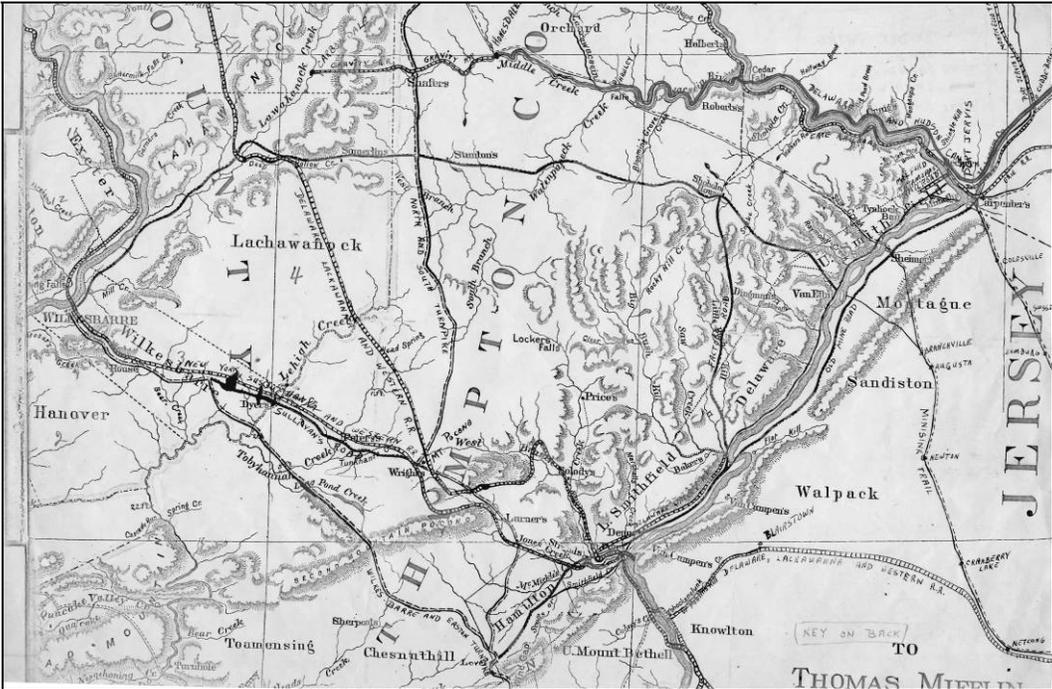


Figure 1. The Van Ettas [sic] Farm appears in Delaware Township at the intersection of the River Road and a major east-to-west road on this detail of a 1792 map entitled “To Thomas Mifflin Governor, The Senate and House of Representatives of the Commonwealth of Pennsylvania”. The map includes handwritten notes of a later date including the location of the Minisink Trail north of Van Etten Farm. Courtesy National Park Service, Delaware Water Gap National Recreation Area Archives.

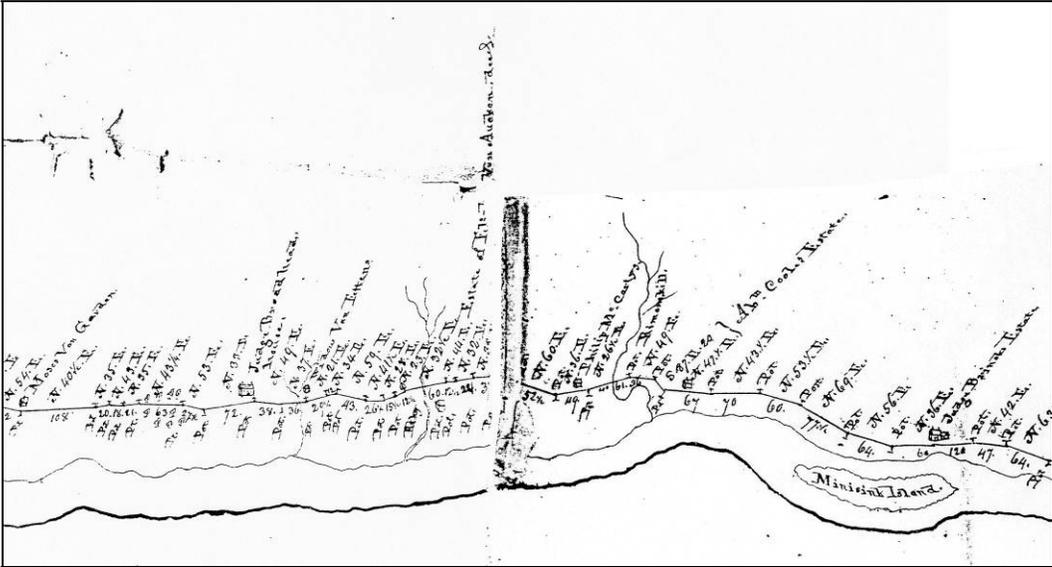


Figure 2. The River Road passes north-south along the river bank on this 1818 survey. The label “Widow Van Etten” and the illustration of a small house indicate the vicinity of Van Etten Farm. Courtesy National Park Service, Delaware Water Gap National Recreation Area Archives.

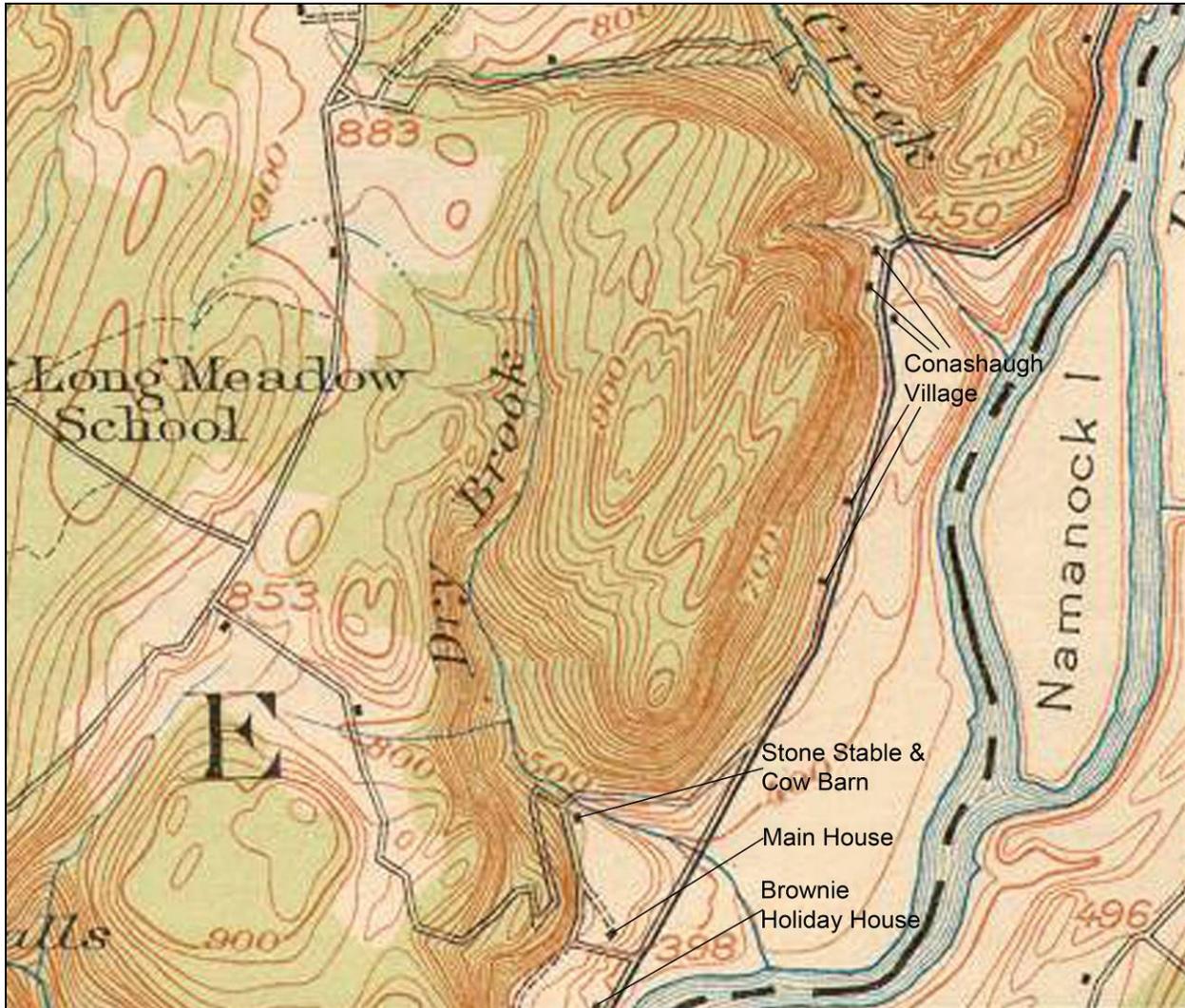


Figure 3. Vegetation is dense along steep slopes and sparse in the floodplain in this 1915 topographical map. The north entry drive along the plateau edge, and home driveway appear for the first time. State Route 167, the farm access lane, and Zimmermann Hill Road/Horse Trail are in the same alignments as Figure 4. Structures at the home and farmstead include the Brownie Holiday House, main house, stone stable and cow barn. State Route 167 is at the base of the hillside in the Conashaugh area and an east-west drive along the creek, the future Zimmermann Road, connects the highway to areas west of the hills. Three houses are visible in the western hills, and five are located in the eastern floodplain. Courtesy USGS.

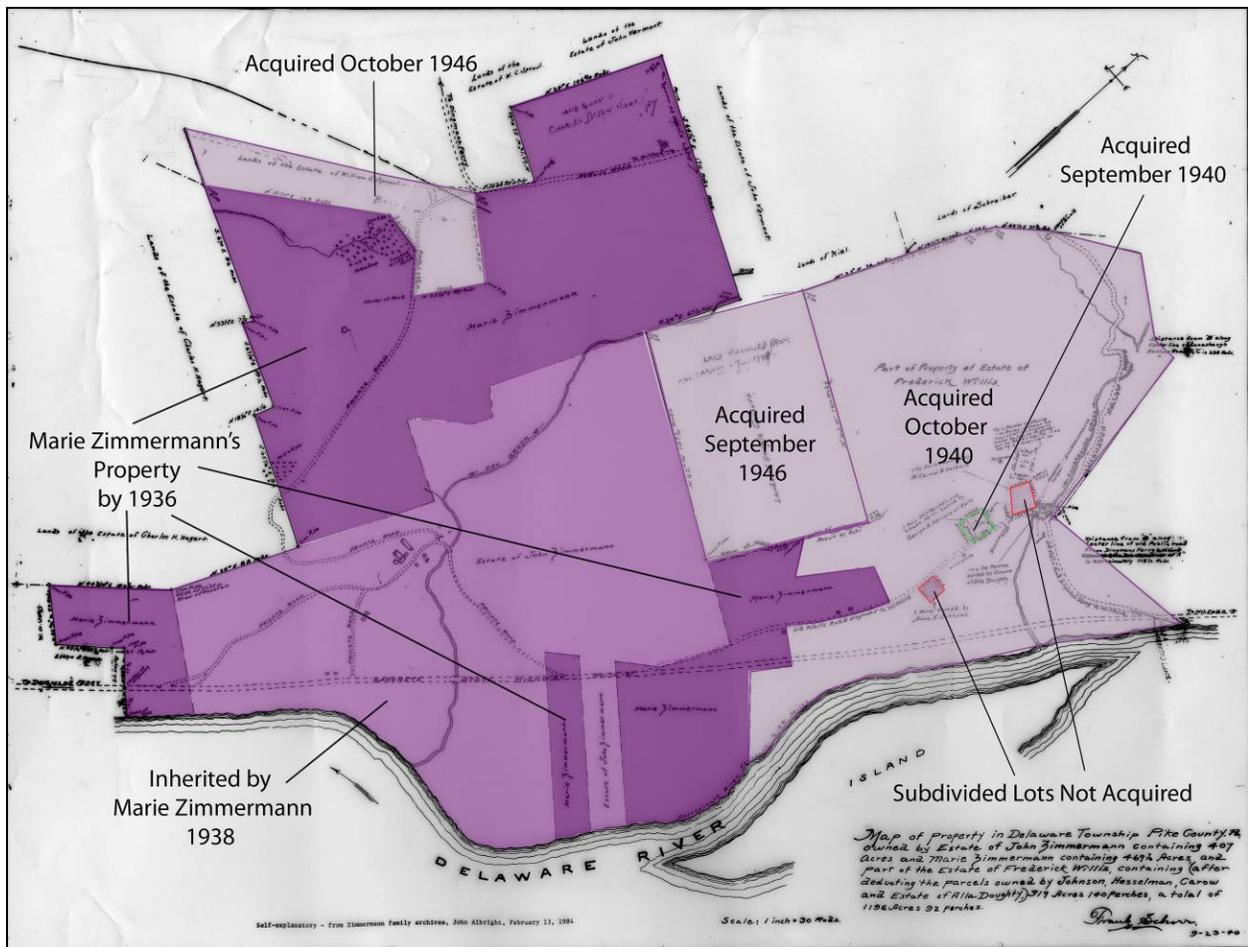


Figure 5. This 1940s deed survey is annotated to show the properties of Marie Zimmermann. The dark purple areas represent Marie Zimmermann's holdings at the time of the 1936 deed survey, the medium purple is the land Marie Zimmermann shared with Marguerite Zimmermann after their parents' death and subsequently inherited, and the light purple shows land Marie acquired in the period 1940-1946. Courtesy National Park Service, Delaware Water Gap National Recreation Area Archives with overlay by Heritage Landscapes.



Figure 6. Looking southeast, this 1957 oblique aerial photograph shows the Conashaugh cluster and Route 209 tracing a north-south alignment, while a remnant of the former road enters the area from the south. The Eastern Floodplain, visible in the distance, is demarcated by lines of trees separating the fields and dense riparian vegetation along the Delaware River and Dry Brook banks. Courtesy National Park Service, Delaware Water Gap National Recreation Area Archives.



Figure 7. This 1957 oblique aerial view looking north from the southern portion of The Farm reveals that the predominant landscape pattern is flat agricultural fields and wooded slopes. Courtesy National Park Service, Delaware Water Gap National Recreation Area Archives.

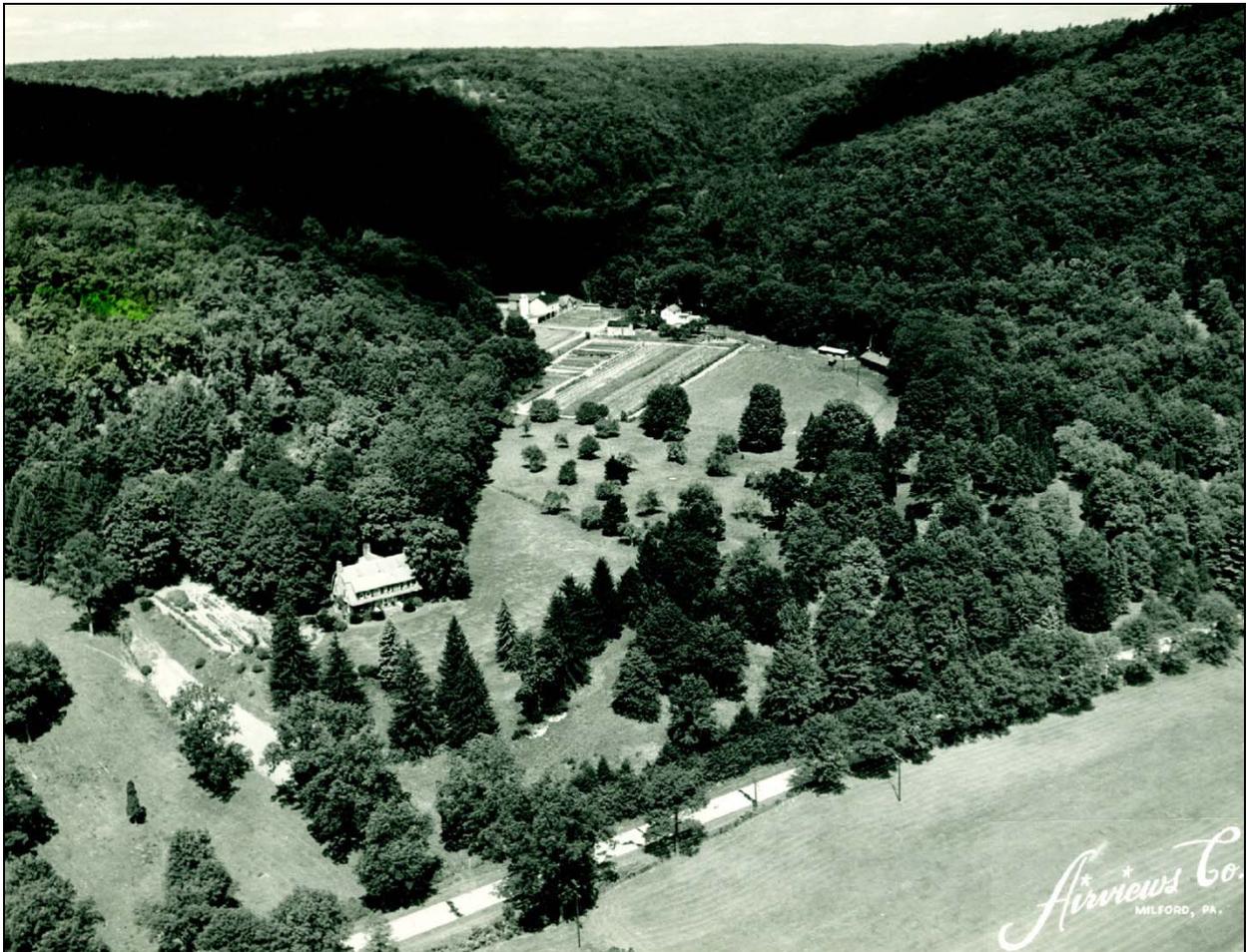


Figure 8. This 1957 oblique view northwest of the farm, shows the south garden stretching from the south façade of the house to an area where a large stand of trees had been visible in 1940, along the Farm Access Lane. The orchard is apparent north of the home, and three mature deciduous trees separate it from the other fields at the farmstead. The storage barn and equipment shed appear west of the barnyard for the first time in a period photo, as do another corn crib along the animal paddock. Courtesy National Park Service, Delaware Water Gap National Recreation Area Archives.

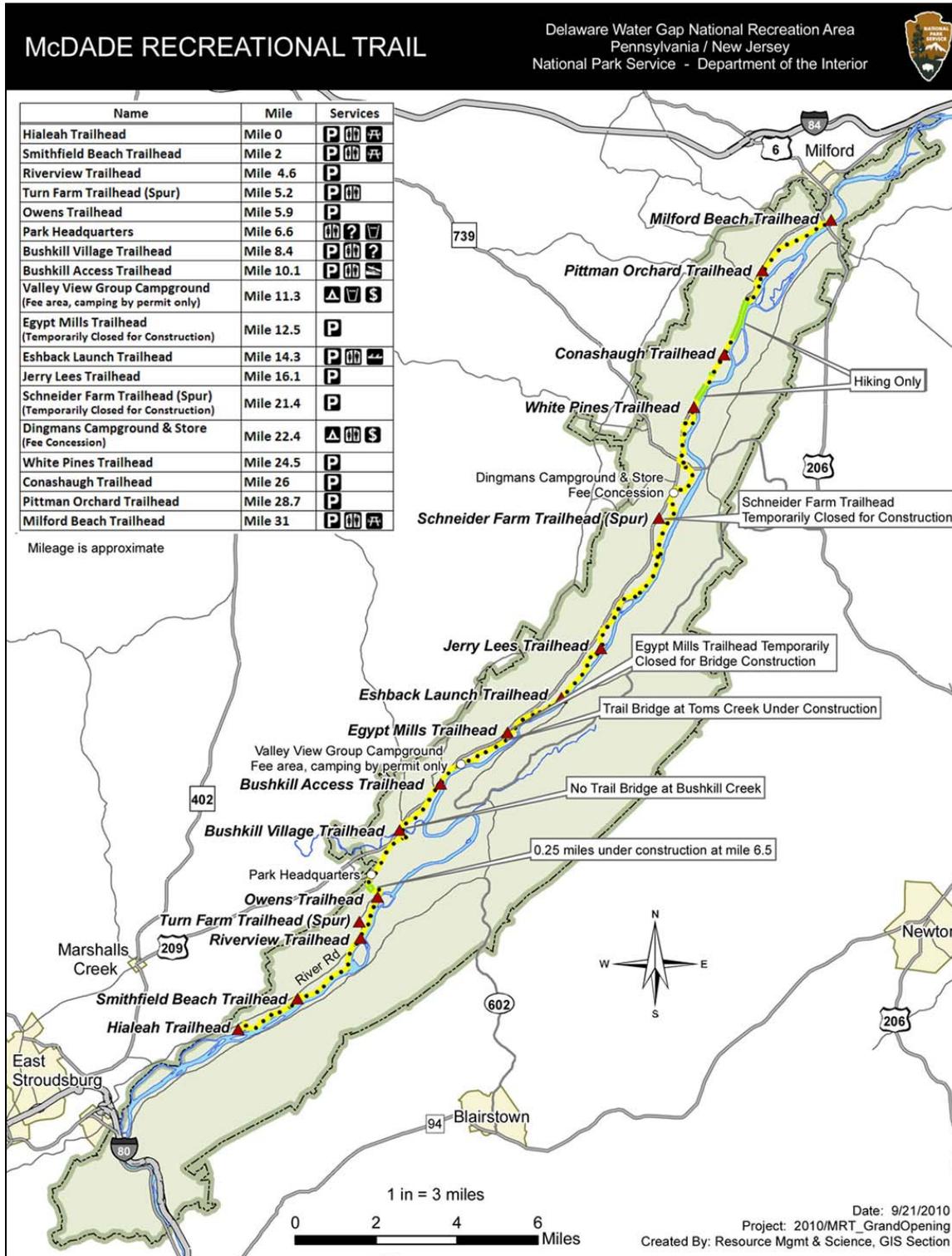


Figure 9. By 2000, NPS began preparations for constructing the Joseph M. McDade Recreational Trail. The trail now passes downslope from the core of The Farm along a historic section of the Minsi Path aligned south to north. Courtesy NPS.



Figure 10. In 2012, visual relationships and landscape patterns are enclosed and inwardly directed in the core landscape. Views of the northern peak are limited by vegetation growth, but remain prominent in the farmstead. Courtesy Heritage Landscapes.



Figure 11. Mature Norway spruce (*Picea abies*) and successional vegetation obscure views along the east lawn to the Delaware River and Kittatinny Ridge. Courtesy Heritage Landscapes.



Figure 12. Seasonal brushhogging and mowing by NPS maintains the open fields south of the home, but vegetation along the farm access lane obscures views south of Zimmermann Hill ridge and the south farmstead fields. Courtesy Heritage Landscapes.



Figure 13. Zimmermann Hill rises high above tree canopies and remains a prominent visual feature in some areas of the property. Although the topographic heights loom over the barnyards in this photograph, oak (*Quercus*) seedlings are evidence of successional growth that has resulted in foreshortened views west. Courtesy Heritage Landscapes.



Figure 14. Vegetation at the Home & Farmstead generally consists of mown turf, grassland, deciduous forest and mixed evergreen-deciduous forest. Open areas of the north and east lawns are visible as well as the north farmstead fields in this photograph. Eastern hemlock (*Tsuga canadensis*), as seen at image left, are scattered through the understory along the main house. The unpruned former shrubs alter the feeling of separation, enclosure, and quality of light within the grounds. Courtesy Heritage Landscapes.



Figure 15. The 42-inch stump of a European copper beech (*Fagus sylvatica* 'Atropurpurea'), positioned where a park service employee stands, marks the location of a once prominent overstory tree along the end of the allée near the main house. A sugar maple (*Acer saccharum*) stump is a visible remnant of the primary line of trees along the driveway. Courtesy Heritage Landscapes.



Figure 16. The turf lawn of the garage grounds is populated with eastern redcedar (*Juniperus virginiana*), white fir (*Abies concolor*), Norway spruce (*Picea abies*), and eastern hemlock (*Tsuga canadensis*). The conifers are remnants of period plantings that visually separated the functional garage landscape from the arrival landscape at the west entry. Courtesy Heritage Landscapes.



Figure 17. The orchard pattern is not visible due to missing trees and new growth. One gnarled apple tree (*Malus domestica*) remains in the orchard amidst a variety of volunteer deciduous and evergreen trees. Courtesy Heritage Landscapes.



Figure 18. Historic drives persist throughout the Home & Farmstead. The home driveway and allée is an approximately 600-foot long gravel drive with a width of 20 feet. It loops around between the north and south entry drives to the main house parking and drop off. Courtesy Heritage Landscapes.



Figure 19. The home driveway and allée consist of a row of sugar maple (*Acer saccharum*) adjacent to the driveway and a row of mostly pin oak (*Quercus palustris*) outside of the sugar maple rows. Much of the secondary row is missing closer to the main house, though stumps indicate their historical positions. Courtesy Heritage Landscapes.



Figure 20. Several garden paths persist in the Home & Farmstead landscape. Exposed tops of stones mark the edges of two garden paths to the right and left in this photograph. Stands of black locust (*Robinia pseudoacacia*) are positioned throughout the former south garden.

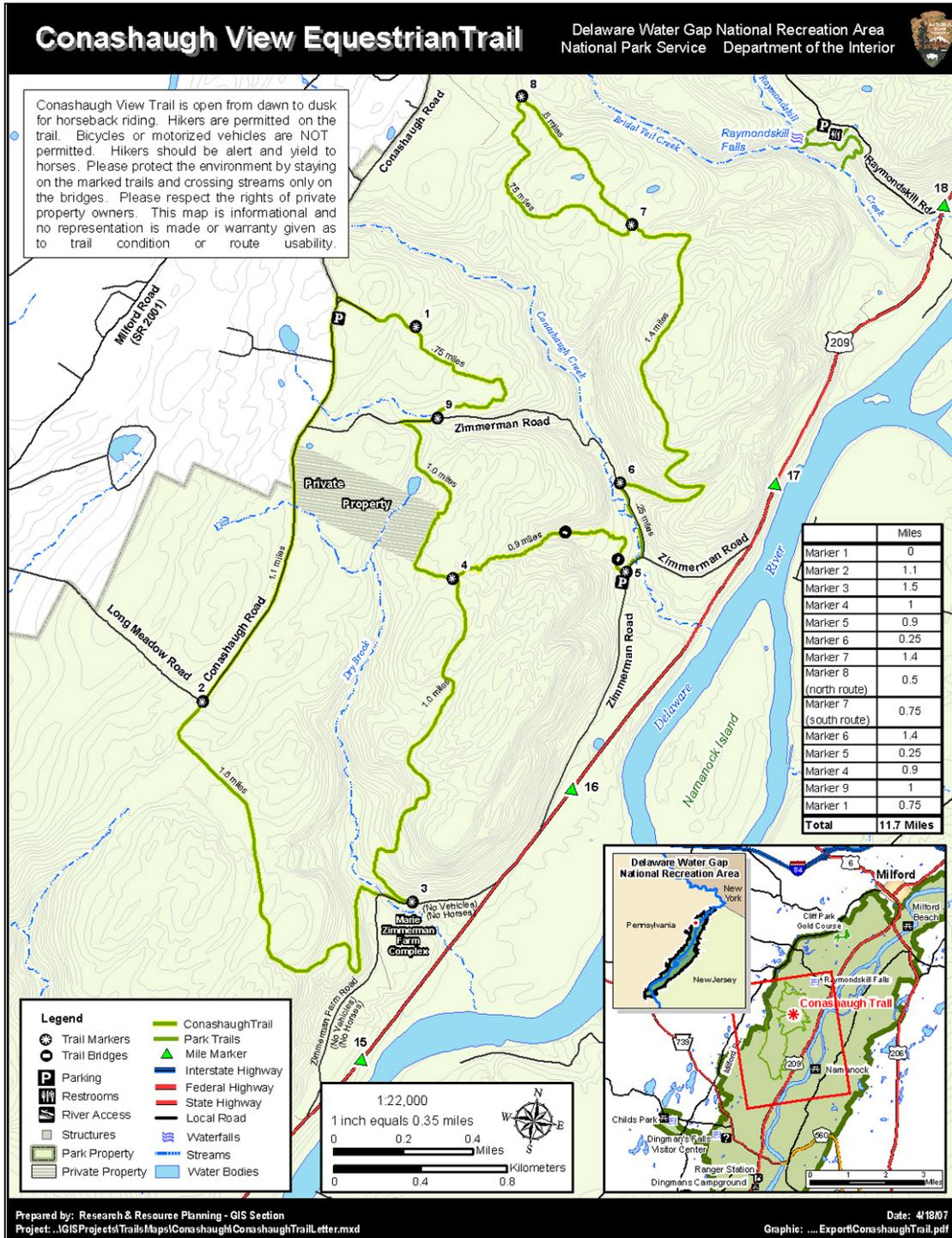


Figure 21. Trails from the historic period are incorporated into the Conashaugh View Equestrian Trail. The horse trail provides continuing use of a historic road used by Marie Zimmermann and her predecessors. Though the trail passes along the perimeter of the Home & Farmstead, access within the core is limited to pedestrians only. Courtesy NPS.



Figure 22. The trailhead for the Conashaugh View Equestrian Trail is located near Dry Brook Bridge. A trail marker for the route is one of the few contemporary structures in the core landscape. Courtesy Heritage Landscapes.



Figure 23. The trout pond is positioned along the Dry Brook stream course where it flows under the north entry drive. Sedimentation of the water changes its purpose as a fishing habitat and open water feature in the core landscape. Courtesy Heritage Landscapes.