

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM
 OFFICE OF HISTORIC PRESERVATION Box 1026
 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local survey organization
 West Whiteland Historical Commission

8. property owners name and address
 Richard W. and Joanne T. Cava
 1240 Samuel Road
 West Chester, PA 19380

9. tax parcel number / other number
 41-8-121

10. U.T.M. zone easting
 118 41415161410
 Map#
 50 4141217111310
 northing

11. status (other surveys, lists etc.)
 CCHSS

usgs sheet: Unionville 4.686A

12. classification
 site () structure () object ()
 building (X)
 In N.R. district yes () no ()

13. date(s) (how determined)

14. period
 1800-1819

15. style, design or folk type
 Vernacular

19. original use
 Residence-non farm

20. present use
 Residence- non farm

16. architect or engineer

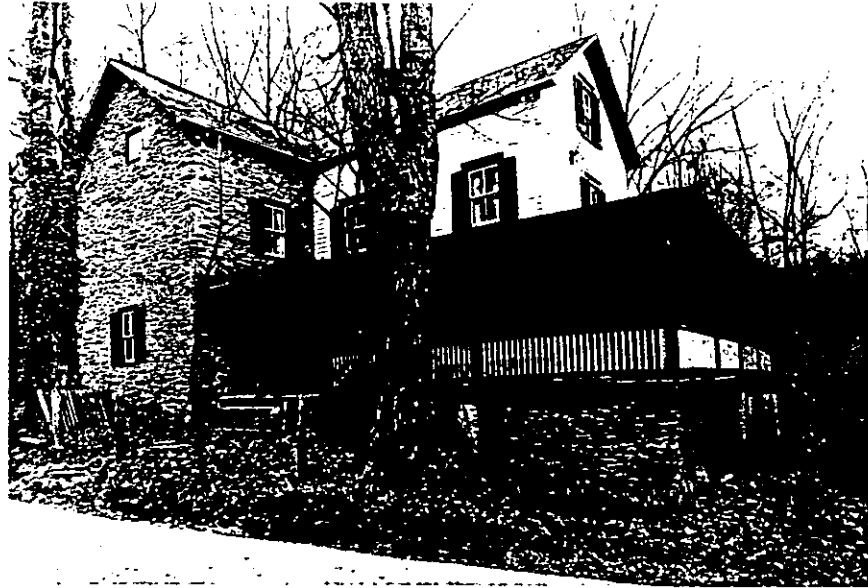
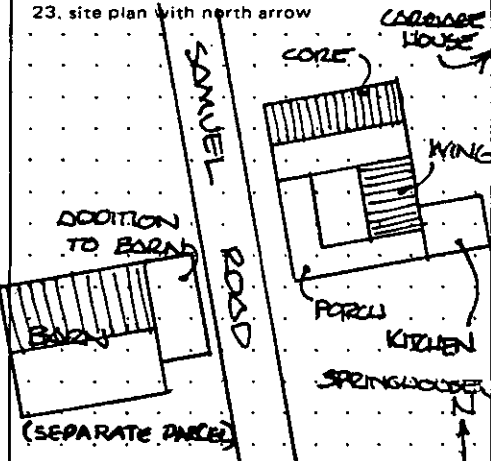
17. contractor or builder

18. primary building mat./construction
 Stone/Stucco

21. condition
 Above Average

22. integrity
 Average

23. site plan with north arrow



24. photo notation

PG: John Ronayne
 PV: SW Elevation
 PD: 11/1981

25. file/location

CCHS, #09-71, #9

26. brief description (note unusual features, integr...)

The Newlin Miller's House dates from the early 19th century. Situated in the small, hilly valley drained by Little Broad Run, it is banked into a hill along Samuel Road. The contour of the hill, however, has been changed sufficiently to eliminate an original access from the front (north elevation). A central entrance on this side of the first level obviously has been sealed off and a porch removed. As it now stands, the Miller's House is stone, rectangular, and features a two-story frame wing on the south. The one-and-one-half story stone core had two rooms on each level. The ground or basement level has a small fireplace situated in the northwest corner (although not diagonally). The current owners report that the joists of the first floor are chamfered, indicating they probably were exposed originally; they now are concealed. There are two rooms on the first level above; one, as below, has a fireplace in the corner. The plain mantle on this level appears original, as do the simple woodwork and wide floor boards. The attic is fully finished, has a "knee wall," and shows pegged rafter and collar construction. It is joined with the finished attic of the frame wing. (continue on back if necessary)

27. history, significance and/or background

Industry: The Miller's House is significant for its association with the Newlin Saw Mill which was constructed by William Newlin in the early 19th century. He had inherited the land of his father, John (obtained by patent in 1788), in 1811 and sold off all but the mill land. By 1842, William Newlin had signed a 999-year agreement for the water rights to the "ditch known as Broad Run." The mill was described in 1858 as a "frame Saw-mill with stone foundations, driven by 18' overshoot wheel with 5' face," (continue on back if necessary)

28. sources of information

CCHS: A. P. Reid T.S. #2490, West Whiteland Clipping File -
 Lands: CCT 1-2-1858, L 1-3-1895

29. prepared by:

M. L. Wolf

30. date
 12/1981

revision(s)

(continue on back if necessary)

1. County
 Chester
 5. present name
 Newlin Miller's House

2. municipality
 West Whiteland
 6. other name (historic name if any)

3. street address or specific location
 1240 Samuel Road

4. survey code
 029-09-41-172

#26 Cont'd...

The frame wing, with its circular-sawed joists, was built after 1835. According to a sale description from 1858, the house was "large, two-storied...with porch in front..." and had "a one-story, frame kitchen attached." A second story probably was added to the kitchen between 1860-1870. This wing, although small, contains the main and back stairways. The present kitchen is located in a shed-roofed addition to the east. In 1895, the house had both front and back porches. It retains the unusually large back porch. The site is of interest for its former and present outbuildings. Its frame barn was described as new in 1858. The stone spring house with overhanging roof replaced a frame structure. In addition to the typical assortment of corn cribs, sheds, slaughter houses, etc., there was a frame saw mill on stone foundations, the mill race for which is still in evidence.

#27 Cont'd...

iron segments on face of wheel gearing into pinion, stone dam breast." The Newlin Saw Mill was relatively isolated in the Township and, unlike most others, never expanded beyond sawing lumber. Other saw mills in the Township such as those owned by George Thomas, Richard Thomas and Robert Hoopes, were located more centrally on the Valley Creek and its tributaries, and almost always were adjacent to a grist, clover, etc. mill. The Newlin Saw Mill served the southern and southwest portions of West Whiteland. It was owned between 1876 and 1895 by William Speakman, a carpenter who lived in Grove and who, no doubt, used the products of the saw mill in his local trade. Due to the nature of their construction, saw mills from the late 18th and early 19th centuries have rarely survived. Were it not for the presence and strong architectural integrity of the Miller's House, the former existence of a saw mill in the southwest portion of the Township would be obvious only on historical maps.

EVALUATION

EVALUATOR(S)

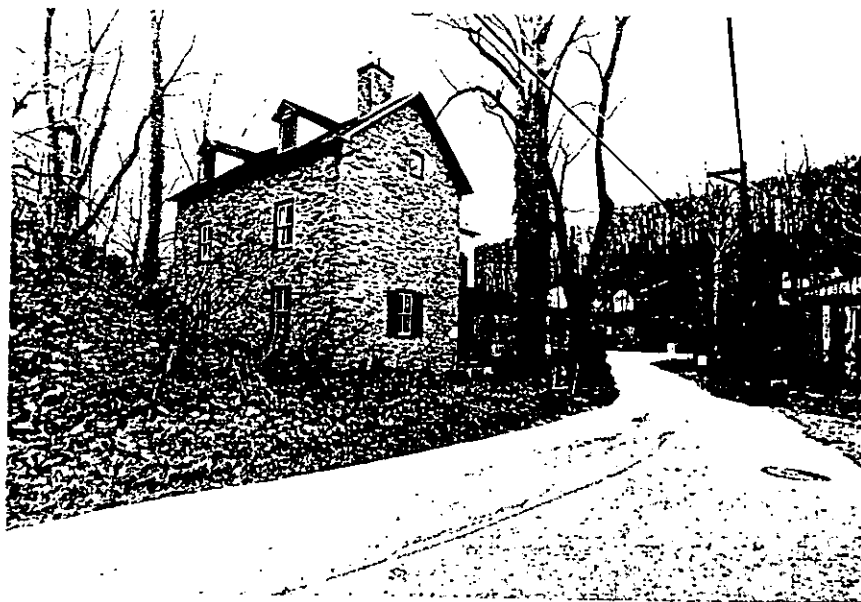
West Whiteland Township, Chester County, Pennsylvania
Multiple Resource Nomination

Survey Code 029-09-41-172 Page 3
Newlin Miller's House Map #50

Summary Statement of Significance:

The Newlin Miller's House is eligible for listing under criterion C as a vernacular stone dwelling that is remarkably like the dwellings at Grove in plan and in its use of small "trash" stone for its walls. The dwelling retains much of its original interior wood work. The house is also eligible for listing under criterion A for its association with once prosperous lumbering industry located in the township. This saw mill and others like it were used to erect most of the houses in the area.

Additional Photographs:



PG: J. RONAYNE

PV: NORTHWEST VIEW

PD: 11/1981

LOCATION: WWHC #09-71-10

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

West Whiteland Township, Chester County, PA MRA
Continuation sheet Item number

For NPS use only
received
date entered

Page

Survey Code 029-09-41-172
Newlin Miller's House

Page 5
Map #50

The nominated acreage includes all land presently associated with the resource. A small, banked, 1 story, stone and frame, 19th century springhouse with a large overhang contributes to the significance of the property. Also present on the site is a non-contributing stone foundation from a carriage shed.

A small frame barn located across the street from the house has been under separate ownership for the last 15 years. The barn probably dates from the late 19th or early 20th century. On its own, it is not sufficiently significant to be nominated to the National Register and has not been included in this nomination.

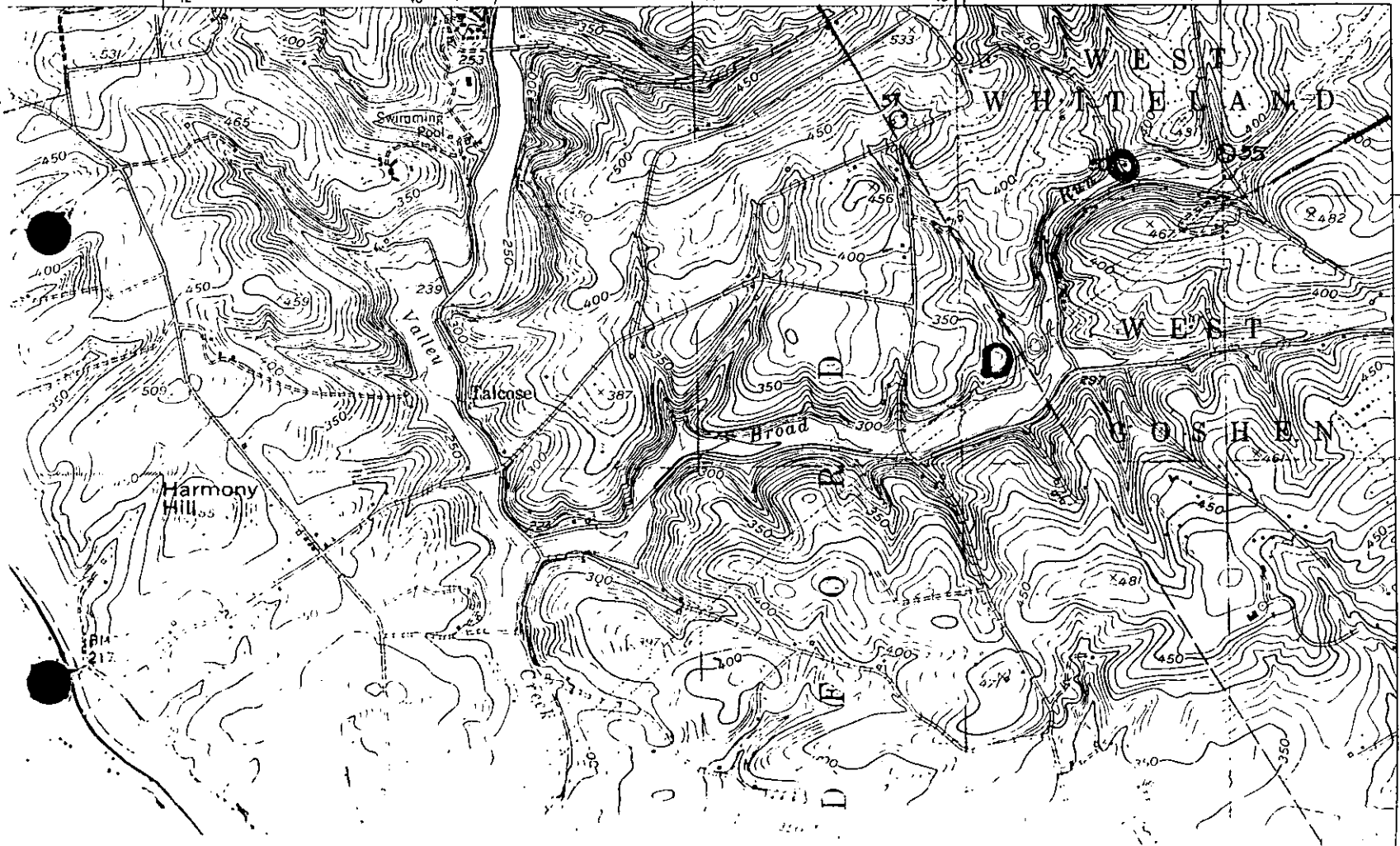
West Whiteland Township,
Chester County, PA

Multiple Resource Nomination

UNIONVILLE QUADRANGLE
PENNSYLVANIA—CHESTER CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

5864 II SE
(MALVERN)

SW (TOWN) 442 443 40' 1.4 MI. TO U.S. 30 444 445 2 590 000 FEET WHITEFORD 2.2 MI. GROVE 0.4 MI. 75°37'30" 40°00'



UNIONVILLE

50	4	45	640
	44	27	130
55	4	46	000
	44	27	170
57	4	44	800
	44	27	320

4427
4426
4425
240 000
1111