

EMBREEVILLE HISTORIC DISTRICT

A	44	19	900/	4	37	370	
B	44	20	010/	4	37	570	ZONE 18
C	44	19	800/	4	37	720	
D	44	19	300/	4	37	600	
E	44	19	200/	4	37	430	

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Embreeville Historic District

and/or common

2. Location

street & number Route 162

~~N/A~~ not for publication

city, town Newlin Township vicinity of

state Pennsylvania code 042 county Chester code 029

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> Multiple	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

See continuation sheet #1

name Multiple, see continuation sheet

street & number

city, town ~~N/A~~ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Chester County Courthouse Recorder of Deeds

street & number High Street

city, town West Chester state Pennsylvania

6. Representation in Existing Surveys

title Chester County Historic Sites Survey has this property been determined eligible? yes no

date 1979-82 federal state county local

depository for survey records Chester County Historical Society

city, town West Chester state Pennsylvania

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Embreeville Historic District is situated on the east and west banks of the West Branch Brandywine River in Newlin Township. Its 12 principal buildings are clustered in two groups and separated by the river which makes a dramatic bend here. Route 162 parallels the river and, like, it, twists and turns through the rolling countryside.

The topography in the vicinity of Embreeville ranges from level flood plain to rather steep hills between 300 and 400 feet high. Many of the buildings are banked into the hillsides and look out over the river and the winding country road (1,5,6,7,8).

Architecturally, the buildings in the Embreeville Historic District lack conscious style. Most sit on the small lots they occupied in the 19th century and show minimal physical changes. The majority of buildings are stone and stuccoed and range from two to two-and-a-half stories. Plain gable roofs, plain cornices, and plain end chimneys are standard features.

The earliest building in the district appears to be #12. With its thick stone walls and corner and large rectangular fireplaces, it dates from the mid-18th century. Portions of the mill(#9) also date from this period. A portion of the district known as "Old Embreeville" was built between c.1822-1842. The similarities (e.g., materials, height, proportions, orientation) among buildings in this area are striking.

From this period there is a farmhouse (#2), a country store (#7), a storekeeper house (#6), a blacksmith's house (#1), and a wheelwright's house and shop (#3). These buildings show few exterior alterations and are generally in a good state of repair.

About 1856, a "mansion" (#10) was erected across from the mill. With its two porticoes, broad symmetrical facade, upper row of half windows, and shallow gable roof, it referred to the Greek Revival style.

A modest wave of construction occurred in the 1870s-1880s. In 1879 Robert Smith built a small two-story banked house of frame for the miller (#8). He also greatly enlarged the old stone mill (#9) with a frame addition. In "Old Embreeville," Lydia Mills had a large frame addition made to her house (#6). Like earlier buildings, these late 19th century buildings are compatible with each other, neighboring properties, and their natural setting.

See Continuation Sheet #2 for Building Inventory.

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Embreeville Historic District, Chester County
Continuation sheet 1

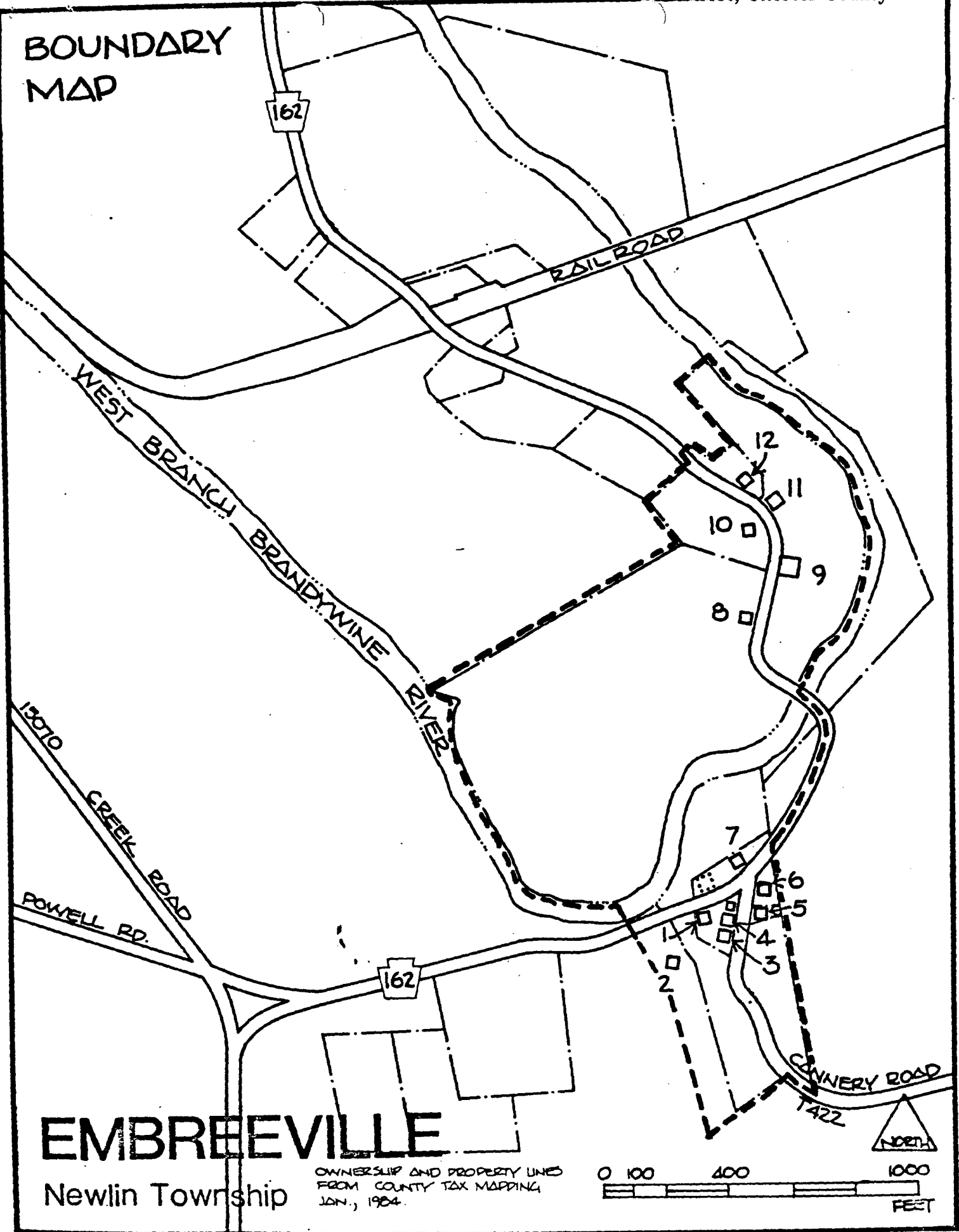
Item number 4

Page 1

Property Owners - Embreeville Historic District

<u>Map #</u>	<u>Tax Parcel #</u>	<u>Owner of Record</u>
7	49-2-37	[REDACTED]
6	49-2-68	[REDACTED]
8,9,11, 12	49-2-34,67 49-2-66	[REDACTED]
10	49-2-33	[REDACTED]
2	49-2-48	[REDACTED]
1,3	49-2-49 49-2-69	[REDACTED]
4	49-2-49.1	[REDACTED]
5	49-2-68.1	[REDACTED]
Land	49-2-35	[REDACTED]

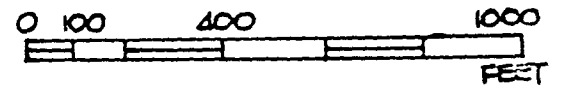
BOUNDARY MAP



EMBREEVILLE

Newlin Township

OWNERSHIP AND PROPERTY LINES
FROM COUNTY TAX MAPPING
JAN., 1984.



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Embreeville Historic District, Chester County

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Continuation sheet 2

Item number 7

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Building Inventory - Old Embreeville Historic District

<u>Map #</u>	<u>Evaluation</u>	<u>Historical Name/use</u>	<u>Est date</u>	<u>Brief description</u>
1	C	Blacksmith's house	c.1830	Stuccoed stone; core (2½ stories) and major wing (2 stories); banked, gable roof, end chimney.
2	C	Farmhouse	c.1830	Stuccoed stone; 2 story core and major wing; gable roof and end chimneys.
3	C	Wheelwright's house	c.1825	Stuccoed stone; 2 stories with deep gable roof and end chimneys, 4 bays wide.
4	C	House	c.1870	Stuccoed frame, 2 stories with gable roof.
5	C	Cadwalader house	c.1840	Stuccoed stone, 2½ stories banked, gable roof, end chimneys, 2 bays wide.
6	C	Storekeeper's house	c.1830 1889	Stone core, banked with tall frame addition.
7	C	Country store	c.1822	Stuccoed stone, 1 story, banked, gable roof, and over-sized shed dormers.
8	C	Miller's house	c.1879	Frame, 2 stories, banked, gable roof and small end chimneys.
9	C	Embreeville Mill	c.1750, 1883-5	Stone core with large frame 2½ story addition featuring cupola; still operable.
10	C	Mansion house	c.1856	Stuccoed stone, 2½ stories with shallow gable roof and end chimneys, 4 bays wide.
11	C	Warehouse	c.1880	Frame, 2 stories with shallow gable roof and sliding double doors.
12	C	House	c.1760	Stuccoed stone, 2 stories core and major wing with cooking and corner fireplaces.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Although very small, the Embreeville Historic District consists of two parts: a milling complex on the west side of the West Branch Brandywine River and the village of "Old Embreeville" upstream on the east side of the river.

The milling complex, which features four principal buildings, originated in the 18th century. A 1756 deed mentions a "messuage, water, corn or grist mill and saw mill" here, located on about 6 acres. By 1769 there were two "messuages or tenements" and over 100 acres of land. In 1771 James Trimble of West Bradford Township bought the mill and held it for 15 years.

The mill changed hands rather frequently through the 19th century. Several notices of sale provide an unusually clear picture of its growth and changes.

In 1856 Thomas G. Smedley offered for sale the (by then) 146-acre property. It had: 1) a new stone house (#10); 2) a stone tenant house (#11); 3) a mill with 2 runs of burrs (#9); 4) outbuildings, e.g., barn, wagon house, etc.; and 5) a saw mill. Smedley said the water power was enough to operate another mill--perhaps a paper or rolling mill--as well as the existing mill.

More details about the mill are provided in a notice of sale (this time from the Sheriff) dated 1860. The stone tenant, new stone house, and various outbuildings are described at length. The saw mill was stone and frame and measured 12 by 48 feet and contained an upright, a circular crosscut, and a circular ripping saw. The machinery, all "entirely new" was driven by a Howd's patent iron wheel. The grist mill was 3 stories stone and frame, used french burrs, had a cornbreaker, smut machine, two bolting chests, and two elevators, and was driven by a pair of Tyler's patent iron wheels.

The mill and 29 acres were sold in 1876 to Robert G. Smith of Birmingham Township, Delaware County. Smith was probably attracted to the area because the Wilmington and Northern Railroad had laid its tracks in 1869 just north of the mill at Embreeville Station. There a new town, known as "New Embreeville," started to develop. Three houses, a store, two warehouses and a depot were built. In 1879 New Embreeville was called the North Ward and Old Embreeville, the South Ward.

Smith operated the mill for a number of years with apparent success. In 1879 he built a frame cottage (#8) for the miller. But in 1883-5, Smith tore out all the old machinery and converted the mill to the "new patent roller process." The new machinery helped the mill continue into the 20th century. In 1966, it was hailed as the "sole surviving water-powered mill on the Brandywine."

While a great many changes were taking place in the 1880s in New Embreeville, very little was happening in Old Embreeville. A local newspaper noted in 1885 that "there has not been a building of any kind erected in Old Embreeville for a number of years.

Old Embreeville was settled and developed within a relatively short time. In 1822 William Embree, who came from a family of French Huguenots, bought 2 contiguous tracts of land (about 6½ acres) from the estate of Charles Wilson. Embree acquired an additional 13 acres in 1828. Like many members of his family, Embree was a brewer, malster, and storekeeper. In

(See continuation sheet)

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1835 he conveyed 3 acres (which contained the store and a house) to his son Norriss J. Embree.

The Embree family disposed of its holdings here in the 1840s. According to an 1842 notice of sale, the 78-acre property contained: 1) a farm (mansion, house, pump houses, milk house, barn, etc.); and 2) an adjoining village composed of several dwelling houses, a storehouse, malt-house, smith shop, wheelwright shop, tailor shop, and "necessary out buildings." In the notice of sale Embree apologized for the malt-house which he acknowledged was "rather old fashioned for the time," but added it "may, without much expense, be converted into dwellings..."

The village which Embree and his family had built between 1822 and 1842 was sold off in small parcels, save for the farm which went to Joseph Pyle (#2). It was sold to the Passmore family in 1856 and stayed a 64-acre farm until 1956.

The lot containing the store (#7) and storekeeper's house (#6) was sold in 1845 to Isaac Baily. Subsequently, it changed hands every few years. When Lydia Ann Mills, who had inherited the property in 1879, died in 1893, the store was described as a typical "country store" containing a loft, a cellar, and a shoemaker shop attached. The stock in the store at that time was "some 30 years old." A storekeeper's house went with the store in 1947, when they were split into two parcels. The stone core of this house was built before 1835. A large frame wing was added by Lydia Ann Mills in 1889.

In 1876 Isaac Baily sold off a small lot (35 perches) to John Cadwalader. By 1854, when Cadwalader sold it to James Conner, there was a house (#5) on the lot. The wheelwright shop and dwelling (#3) were sold on a 32-perch lot in 1842 to Johnson Patterson. The blacksmith property was split off from the Pyle farm in 1845. By 1858 there were 2 houses, stables, a smith shop, and a slaughter house. The property now contains just one building, the blacksmith's house (#1).

After the fundamental changes of the 1840s, the village of Embreeville went quietly about its business for the next century. The Wilmington and Northern Railroad bypassed it in 1869 and gave rise instead to "New Embreeville," about a mile downstream. Currently, most of the village is, as it was in 1822, under a single family's ownership. In a sense Embreeville has come full circle with only minor physical changes. More than 150 years have passed since a village sprouted near an 18th-century mill seat on the West Branch Brandywine River. The modest homes of locally quarried stone and locally sawn wood are perched on the hills which rise rather abruptly from the powerful river below. Neither time, nor floods, nor the aftermath of the Industrial Revolution, have diminished Embreeville's ability to convey a clear sense of the past, when the Brandywine corridor -- with its mills, small villages, and farms -- was the focus of a regional identity.

9. Major Bibliographical References

Chester Co. Historical Society - Clipping File; Newlin Township, "Embreeville," "Lands"; Philadelphia Evening Bulletin 3-3-1966; Futhey and Cope, History of Chester County (1881) pp. 531-535; Pinkowski, Chester County Place Names (1962) p. 87..

10. Geographical Data

Acreeage of nominated property Approximately 65 acres

Quadrangle name Unionville, Pennsylvania

Quadrangle scale 1:24000

UTM References

A

1	8	4	3	7	4	7	0	4	4	2	0	0	3	0
Zone	Easting			Northing										

B

1	8	4	3	7	6	6	0	4	4	1	9	8	7	0
Zone	Easting			Northing										

C

1	8	4	3	7	5	8	0	4	4	1	9	3	0	0
Zone	Easting			Northing										

D

1	8	4	3	7	4	6	0	4	4	1	9	2	0	0
Zone	Easting			Northing										

E

1	8	4	3	7	2	0	0	4	4	1	9	6	5	0
Zone	Easting			Northing										

F

Zone	Easting			Northing										

G

Zone	Easting			Northing										

H

Zone	Easting			Northing										

Verbal boundary description and justification The boundaries of the Embreeville Historic District are based on both property lines and natural features. The hamlet is naturally buffered by 300-foot ridges and the property lines selected reflect to a large degree these natural barriers approximate

List all states and counties for properties overlapping state or county boundaries

state PA code 42 county PA code 42

state PA code 42 county PA code 42

11. Form Prepared By

name/title Martha Leigh Wolf, Historic Preservation Specialist

organization Brandywine Conservancy date 12/84
Environmental Management Center

street & number P.O. Box 141 telephone 215/388-7601

city or town Chadds Ford state PA 19317

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Larry E. Tise, State Historic Preservation Officer date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Verbal Boundary Description-

Continuation sheet 4 Embreeville Historic Item number 10

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District Chester County

Beginning at a point in the center of the Route 162 bridge where it crosses the West Branch Brandywine;

Thence continuing south along Rt 162 approximately 550 feet to a point in the road where it meets the property line of Buck and Doe Run Valley Farms;

Thence southerly along the property lines of Buck and Doe Run Valley Farms on the east and the lands of Richard Robbins, Phyllis Broomell and Phillip Mastrippolito on the west approximately 900 feet to a point in the Township Road 422, or Cannery Road;

Thence northwesterly along Cannery Road approximately 100 feet to the point in the road where it meets the line on the west of the lands of Phillip Mastrippolito;

Thence southwesterly along the line of Phillip Mastrippolito and continuing beyond the western boundary of the property approximately 300 feet to a point;

Thence northerly and parallel to the property line of Phillip Mastrippolito (tax Parcel No. 49-2-49) crossing Route 162 approximately 400 feet west of its intersection with Cannery Road 800 feet to a point on the northern banks the West Branch Brandywine River ;

Thence in a northwesterly direction and up the stream bank of the West Branch Brandywine River approximately 1050 feet to a point upstream from the dam across the said river where the property line of the lands of Wilson B. Reynolds meet the River;

Thence northeasterly along the northern edge of the property line of the lands of Wilson B. Reynolds approximately 900 feet to a corner in the line where it meets the lands of Harold E. Miller;

Thence northwesterly along the line of Harold E. Miller approximately 180 feet to a corner;

Thence northeasterly along the line of the lands of Harold E. Miller approximately 180 feet to a point in the bed of Route 162;

Thence northerly along Route 162 approximately 50 feet north to a point in the road where it meets the line of the lands on the east of Wilson B. Reynolds

Thence northeasterly, southeasterly and northeasterly along the lands of Wilson B. Reynolds a distance of approximately 220 feet to a corner in the line of the lands of Wilson B. Reynolds;

Thence northwesterly along the line of Wilson Reynolds approximately 250 feet to a corner in the lands of Wilson B. Reynolds;

Thence northeasterly along the line of Wilson B. Reynolds 120 feet to a point on the northern bank of the West Branch Brandywine;

Thence along the West Branch Brandywine River up the said river approximately 1400 feet to the point of beginning in Route 162 where it crosses the West Branch Brandywine River.

Containing approximately 65 acres.