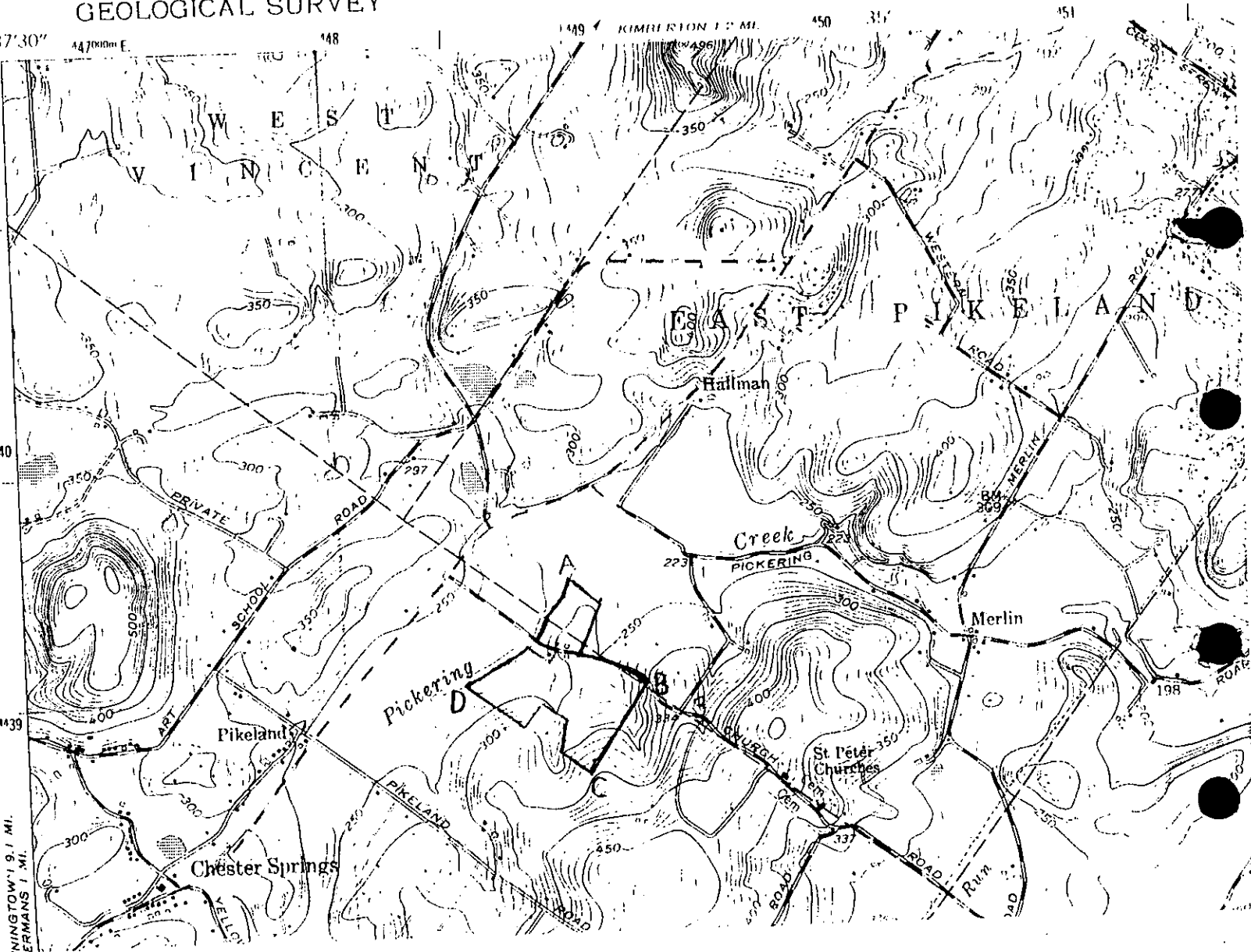


UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

384 11 NW
POTTSTOWN

75° 37' 30"
40° 07' 30"



NINGTOWN 1.91 MI.
ERMANS 1 MI.

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 Rice/Pennebecker Farm

and or common Fox Meadow Farm

2. Location

street & number Clover Mill Road

N/A not for publication

city, town East Pikeland Twp. and
West Pikeland Twp.

N/A 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 checked="" 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
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Mr. & Mrs. Harry Mandell, Jr.

street & number Clover Mill Road, R.D.

city, town Chester Springs

N/A vicinity of

state Pennsylvania 19425

5. Location of Legal Description

courthouse, registry of deeds, etc. Chester County Courthouse

street & number High Street at Market Street

city, town West Chester

state Pennsylvania 19380

6. Representation in Existing Surveys

1) Pickering Report

title 2) Historic Sites Survey, Chester Co. has this property been determined eligible? yes no

1) 1976

date 2) 1979-82 federal state county local

depository for survey records 1) French & Pickering Creeks Cons. Trust, R.D. 2, Pottstown, PA
2) Chester Co. Historical Society & PA Historical & Museum Comm.

1) Pottstown, PA 19464

city, town 2) N. High Street, West Chester & Harrisburg

state Pennsylvania

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

original
 altered

Check one

original site
 moved

date N/A

Describe the present and original (if known) physical appearance

The Rice/Pennebecker Farm consists of four contributing buildings and one contributing structure located on both sides of Clover Mill Road immediately southeast of Pickering Creek in West Pikeland Township. The most prominent of the buildings is the two and one half story Georgian style additive type house. This stucco-covered stone residence is set back about sixty feet from the northeast side of Clover Mill Road. The house was built in four sections; a c.1767 two-bay, two story portion that comprises the present northeastern rear wing of the house; an 1831-1832 five bay, two story, Georgian style section on the southwest facing Clover Mill Road; a one-half story addition to the attic of these two sections; and a 1960 one story addition to the southeast and northeast walls of the c.1767 rear portion. A stone wagon shed stands nearby the house on the northeast side of Clover Mill Road. A large stone barn is located across the road from the wagon shed and house. A wooden corn crib near the northwest end of the barn, and a wood frame storage building to the east of the house and wagon shed complete the farm complex.

The farm originally consisted of 205 3/4 acres in 1767. During the next 150 years this land was devoted to growing crops and dairying. In the first decades of the twentieth century the farm was subdivided. The present owners maintain the four buildings and corn crib on 42 acres of the original tract. These 42 acres include fairly flat open land at the bottom of the narrow Pickering Creek Valley, and land sloping up a forest-covered hillside. The present owners are currently growing vinifera grapes on the rich bottom land of the 42 acres.

The house is the focus of the farm complex. The 1831-1832 section forms the largest and most visible part of the building. The front (southwestern) facade of this section has four large 6/6 double hung windows with panelled wood shutters arranged symmetrically around a simple, transomed door. Above them are five smaller 6/6 double hung windows with louvered wood shutters. In the attic five 3/3 double-hung shutterless windows abbutt the plain wood box cornice. The gabled southeast end of the 1831-1832 section features a chimney flush with the wall and two four-pane windows that light the attic. The two-bay northwest end of this section has windows and cornice identical to those found on the front facade. The roof on this end is hipped to meet the roof of the c.1767 section. Another chimney flush with the northwest exterior wall pierces the edge of the hipped roof. On the rear(northeast) wall of the 1831-1832 section there is a simply framed door flanked by a 6/6 shuttered, double-hung windows on the second floor beneath a plain box cornice.

The c.1767 section of the house is quite similar in appearance to the 1831-1832 portion. The two-bay northwestern wall of this section features windows, shutters, cornice and roof that are identical to those found on the front (southwestern) facade of the 1831-1832 section. A door with a small gable roof on this wall provides access to the basement. The gabled northeastern wall has a chimney flush with the exterior wall and no windows. A single 6/6 double hung shuttered window pierces the second floor of the southeastern wall beneath a simple box cornice.

A one story, wood-framed addition was built onto the northeastern and southeastern walls of the c.1767 section in 1960. A gable roof tops the section of the addition adjacent to the northeastern wall of the c.1767 section. A shed roof covers the remainder of the addition.

Most of the rooms inside the house are located in the 1831-1832 section. The first floor of this section contains two parlors with a center hall. The hall features a wood stairway with turned balusters and plain, painted wood stringers. The stairway rises to a rear landing and return run. The first-floor parlors each contain a fireplace with wood mantel and surrounds. The jambs in the southeast parlor windows and in three of

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four parlor windows were recased with wood panelling, probably during the 1870s. A fourth window in the northwestern parlor retains the original curved plaster jambs with wood sills and no trim. The parlors have walls and ceilings of painted plaster and plain, painted baseboards. The parlor floors are composed of wide finished boards. The second floor of the 1831-1832 section is devoted to bedrooms, one in each corner except for the northern corner where a bathroom is located. Another bathroom is situated in the front of the center hall. The bedrooms on the second floor contain original plaster walls and ceilings, curved window jambs, and wood flooring and baseboards. In the western corner bedroom a window was closed on the inside during the 1960s.

The c.1767 section includes a living room on the first floor and a study on the second floor. The living room has a large, walk-in fireplace. An enclosed window stair connects the second and first floors and basement. The plaster wall of the winder stair is embellished with feather painting, a distinctive, eighteenth-century, German vernacular decorative motif.

The most recent section, the 1960 addition, contains modern kitchen, bathroom and utility areas. They are built of contemporary materials such as dry wall and stock mouldings.

Much of the interior and exterior fabric of the Rice/Pennebecker House survives intact. The main eighteenth and nineteenth century alterations include a section of the 1767 portion that was demolished before 1831, the addition of the 1831-1832 section, and the raising of the attic and changes to first floor windows c.1870. Twentieth century alterations include the 1960 addition, the second floor bathrooms, and the closing of the one second floor window. The principal recent alteration, the 1960 addition, is located at the rear of the house hidden from front views of the building.

The pointed stone barn predates 1849 when it was listed in a sales notice. It is a 55' x 85' banked barn with grade access to the mow floor on the northeast (roadway) side, and grade access to livestock stalls on the southwest (field) side. The perimeter walls are laid up in stone with an interior plaster coating up to the square on the gable sides. Wood board-and-batten siding encloses the gable. A 12' full length, wood frame, board-and-batten straw mow extends from the mow floor over the entrance to the livestock stalls.

The wagon shed is a small rectangular, one-story, gable-roofed building. It has stone walls with no windows. The end walls are framed in board-and-batten siding with a large door on the northwest end and a small, wood frame, shed-roofed addition on the southeast side. The corn crib and frame storage building are small, wood frame, gable roofed structures.

8. Significant

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 checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" 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 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 type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c.1767, 1831-1832, c.1870 **Builder/Architect** 1767: Zachariah Rice; 1831: G. Pennypacker
1870: Joseph Tustin

Statement of Significance (in one paragraph)

The Rice/Pennebecker Farm is an excellent representative of nineteenth-century farm complexes in West Pikeland Township. In addition to a large, well preserved barn and outbuildings, this farm contains a house that is a locally outstanding example of Georgian architecture and additive type residences.

The farm began with Zachariah Rice who came to the Philadelphia area from Germany in 1751 as a millwright. He immediately joined the Pikeland Company, a cooperative settlement and development group, and established himself on a small farm tract in West Pikeland Township. Rice succeeded both as a farmer and millwright, and in 1767 bought 205 3/4 acres of land along Pickering Creek. On this land about 1767, he built a home, which comprises the oldest section of the present house, and a grist mill. The grist mill served the milling needs of surrounding farms until 1785 when Rice modified the mill to process clover seed. The modified mill then provided clover seed to area farmers so they could replenish their soil.

Rice and his wife Abigail also gained local prominence during the American Revolution. They furnished supplies and a camp site for General Anthony Wayne's two divisions after the Battle of the Clouds near Paoli in September, 1777. They were one of the few families in the area that aided Wayne's soldiers. Many of the area's farmers were Quaker or Mennonite pacifists or had no interest in the war effort. Abigail Rice also helped care for wounded and sick soldiers at the nearby Yellow Springs hospital. While serving at the hospital she contracted typhus fever and died at the age of 47. Zachariah Rice's prominence in West Pikeland Township ended in 1790 when he sold his land to Gabriel Shuler and moved to Juniata (now Perry) County with other Pikelanders.

John Pennebecker began a new chapter in the farm's history in 1800 when he bought the farm from Shuler. Although he died two years later, the property remained in the hands of his descendants for more than a century. John's son Joseph operated the farm and mill until 1814; cousin James took over until his death in 1826; James' son George then ran the complex. Between 1831 and 1832 George Pennypacker (as the name was now spelled) enlarged and altered the house, giving the residence its present Georgian facade. The Pennypackers also increased and largely rebuilt the barn to its present appearance. Joseph Tustin, an in-law, acquired the property and expanded the house again in the 1870s when he raised the roof one half story to create a habitable attic space.

The Pennypacker and Tustin families also changed their farming practices from growing grain to dairying during the nineteenth century, much as other farmers in West Pikeland Township did. In the early nineteenth century the Pennebecker family operated a flourishing grain farm assessed in the upper tenth of Pikeland properties due to its fertile soil and good condition. Around 1870 the Pennypacker and Tustin families turned to dairying. They helped bring in the Pickering Valley Branch of the Reading Railroad c.1871. Before the arrival of this railroad, local farmers had been unable to transport perishable food stuffs to the Philadelphia market. With the coming of the railroad, farmers such as the Pennypackers and Tustins switched to producing butter, eggs, cheese, milk, and vegetables in season for speedy shipment to Philadelphia. The Pennypackers and Tustins bought a dairy herd and increased it to 37 head of cattle, including 20 milking cows, by the end of the nineteenth century. In the early twentieth century the herd grew to 30 cows that produced 800 pounds of milk daily.

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The farm passed out of the Pennypacker/Tustin families in 1912 when it was sold to fox hunting enthusiasts. These hunters continued to operate the property as a dairy farm until they sold it to Chestnut Hill investors in 1927. The farm was sold in 1947 to the Roland Ellis family, which in turn sold the house to political writer/diplomat Charles W. Thayer. The present owners, Harvey and Alice Mandell, rejoined the house with what remains of the original tract of land. The Mandells have also returned the farm to an agricultural pursuit.

The farm complex stands today as one of the best examples of nineteenth-century farms left in West Pikeland Township. It contains one of the largest most intact barns still standing on township farms. For example, the barn on the Rice/Pennebecker Farm is one of the few large, unaltered barns left of sixty-four barns noted on an 1883 township map. Out of these sixty four barns, twenty-nine have either burned or fallen into disrepair; eight have lost their overshoots; five have been converted to other uses; fifteen are small frame or stone non-agricultural barns, and seven are medium to large size intact barns still in agricultural use. Of the seven barns, the Rice/Pennebecker barn is one of the largest.

The Rice/Pennebecker Farm also includes one of the most intact collections of nineteenth-century farm outbuildings left in the township. Most outbuildings on nearby farms have been greatly altered or demolished. The Smith-McClure Farm, which is located on an extension of Clover Mill Road includes a large nineteenth-century masonry bank barn. However, large twentieth century frame additions have significantly changed its appearance. Important outbuildings on the Smith-McClure Farm, including an ice house and a smokehouse, have also been demolished. The Seven Springs Farm, located on Horseshoe Trail in West Pikeland Township, lost its barn to fire in the 1930s. This farm complex includes a nineteenth-century springhouse and smokehouse, but the smokehouse has been greatly altered by a twentieth-century two story addition. A recent garage and twentieth-century stable also detract from the farm's nineteenth-century appearance.

In addition to its outbuildings, the Rice/Pennebecker Farm includes one of the best, most intact examples of Georgian additive type houses in West Pikeland Township. An examination of records from the Chester County Historic Site Survey (1978-1982) reveals that comparable Georgian additive type houses in West Pikeland Township have suffered quite visible alterations. Two contemporary five-bay stone houses with characteristics similar to the Rice/Pennebecker house are the William Wagenseller House on Conestoga Road and the David Pennypacker House on Elbow Lane. The Wagon-seller House, however, has had its original 6/6 and 6/9 double hung sash replaced with 2/2 double hung sash on the front facade. The David Pennypacker House has had similar replacement sash installed on the second story and has recently received a salt box wing and frame porch addition at opposite ends of the house. The Benjamin Pennypacker House, a contemporary four-bay two-story stone house built in the 18th and 19th centuries and located on Pine Creek Lane, provides another comparison to the Rice/Pennebecker house. Although the four bay section is similar in appearance to the Rice/Pennebecker house, the Benjamin Pennebecker House has a large two story modern addition attached to one end of the stone house.

Thus the Rice/Pennebecker Farm includes a largely intact, locally outstanding example of the Georgian style, additive type house. The farm is also an excellent representative of local nineteenth century farm complexes.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acree of nominated property 42 acres

Quadrangle name Malvern

Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>8</u>	<u>4</u> <u>4</u> <u>8</u> <u>9</u> <u>4</u> <u>0</u>	<u>4</u> <u>4</u> <u>3</u> <u>9</u> <u>4</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>8</u>	<u>4</u> <u>4</u> <u>9</u> <u>2</u> <u>3</u> <u>0</u>	<u>4</u> <u>4</u> <u>3</u> <u>9</u> <u>0</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>4</u> <u>4</u> <u>8</u> <u>9</u> <u>9</u> <u>0</u>	<u>4</u> <u>4</u> <u>3</u> <u>8</u> <u>6</u> <u>5</u> <u>0</u>
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D	<u>1</u> <u>8</u>	<u>4</u> <u>4</u> <u>8</u> <u>4</u> <u>8</u> <u>0</u>	<u>4</u> <u>4</u> <u>3</u> <u>9</u> <u>0</u> <u>3</u> <u>0</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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Verbal boundary description and justification
(See continuation sheet)

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

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
-------	------------	------	------------	--------	------------	------	------------

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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11. Form Prepared By

name/title Eleanor Morris, John Bowie, AIA and Estelle Cremers/William Sisson

organization French & Pickering Creeks Conservation Trust/ PHMC date March/June 1986

street & number Box #360, R.D. #2 / telephone 215/469-0150

city or town Pottstown/Harrisburg state Pennsylvania 19464

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 DR. 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

United States Department of the Interior
National Park Service

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Boundary Justification

Beginning at a point on the edge of Pickering Creek in East Pikeland Township, in line of lands of Ann Gray Large S53* 15' 50"E 453.125'; thence SW approximately 27* 843.75' in line of lands of Albert H. Raichle, Jr. to the south side of Clover Mill Road; thence along said road NE 729.91 to a corner with lands of Oak Hill Associates; thence S36 *33'32"W 1438.43' to a corner with lands of Leonora D. Seiple; thence along lands of Leonora D. Seiple NW 245.20'; thence along lands of Ferdinand J. Katkowski the three following courses: N25 *01'24"W 474.53'; N53*28'36"W 421.39'; and S36*31'24"W 465.00'; thence N53*28'36"W 936.70' along lands of said L.D. Seiple to Pickering Creek; thence down said creek NE 250.76'; thence NW 38' and NE 68.10'; thence continuing down said creek NE 621.78' to a corner with lands of Joseph E. Groff; thence along lands of said J.E. Groff the three following courses: N68*38'45"E 590.25'; N2*49'40"W 254.21' to the north side of Clover Mill Road; and NW 353.60 along' said road to Pickering Creek; thence down said Creek NE approximately 988.535' to the place of beginning.

The boundary includes the four buildings and one structure being nominated, and all that remains of the original tract of the Rice/Pennebecker Farm. The boundary excludes a c.1831 tenant house which was originally part of the farm complex, but that has lost its historic integrity due to a large modern addition.

Rice/Pennebecker
Farm
Chester County
A Photo View

