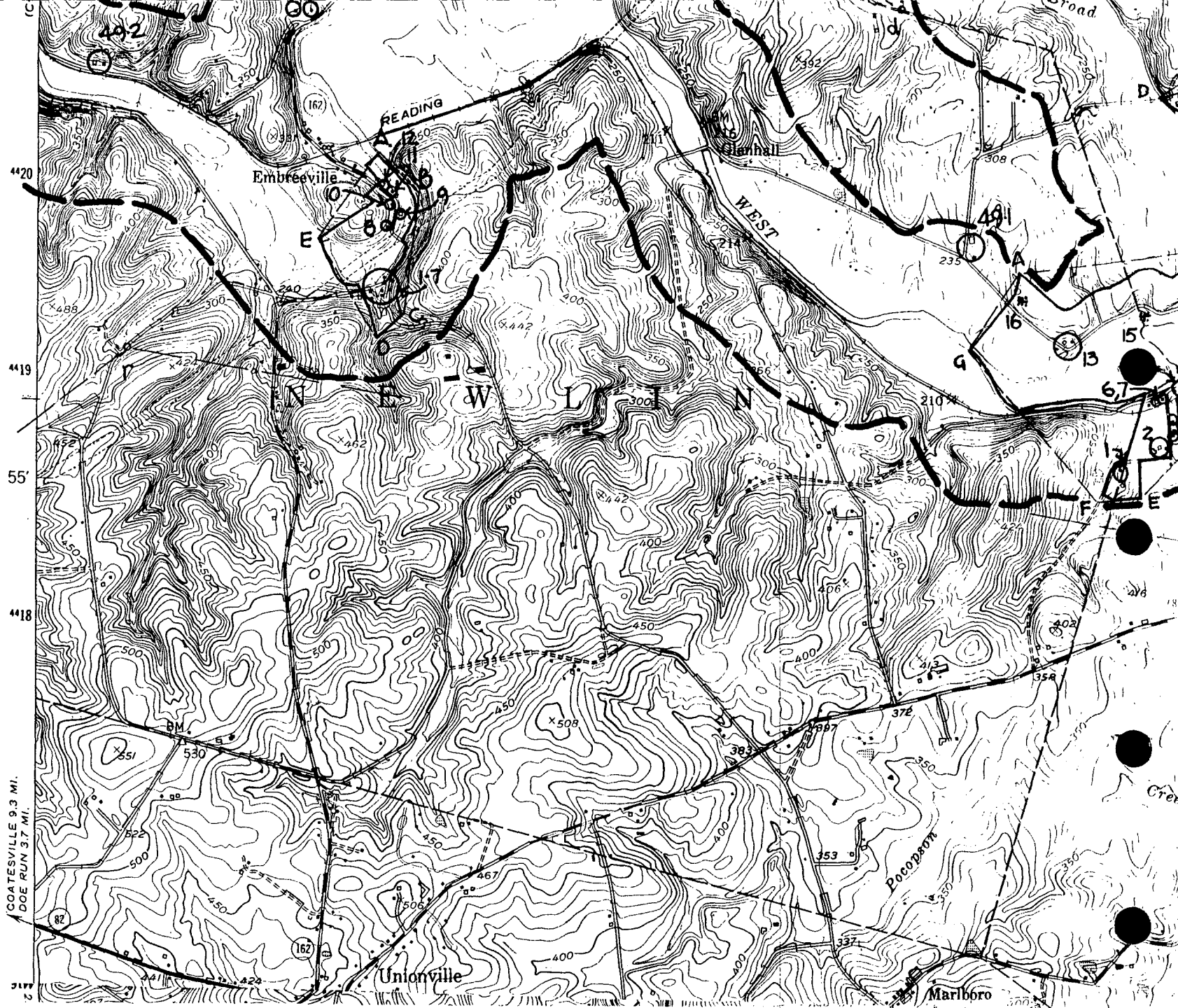


Unionville Quad
49-2 Mountain Meadow
Farm
Newlin Twp

Embréeville Historic District
Chester County
Zone 18

A	E437470	N4420030
B	E437660	N4419870
C	E437580	N4419300
D	E437460	N4419200
E	E437200	N4419650



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

7. Local survey organization
 Brandywine Conservancy

8. property owners name and address
 Eleanor Leaman
 Box 463
 Unionville PA 19375

9. tax parcel number / other number
 49-1-22

10. U.T.M. zone 18 easting 436210

11. status (other surveys, lists etc.)
 Chester Co. Historic Sites Survey

usgs sheet: 442104310 northing
 Unionville

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

13. date(s) (how determined)
 14. period 1800-24 (04)

15. style, design or folk type
 Double-Door
 Georgian

19. original use 020201,010300
 20. present use Residence/020201,020300 agriculture

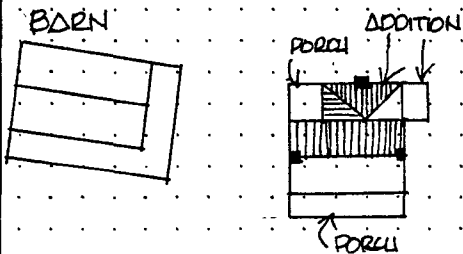
16. architect or engineer

17. contractor or builder

18. primary building mat./construction
 03-Brick

21. condition Excellent
 22. integrity Excellent

23. site plan with north arrow



24. photo notation

PC: Emily Hart
 PD: 1984
 PV: Southwest elevation

25. file/location

Brandywine Conservancy

26. brief description (note unusual features, integrity, environment, threats and associated buildings)

Mountain Meadow Farm consists of a c.1800 brick dwelling and a c.1860 frame barn. The house is noteworthy for its brick construction, double-door Georgian facade, and retention of its original hall/parlor plan. The huge frame barn with large forebay is representative of the region's barns at their peak of size and utility. Both the barn and house face south, towards the West Branch Brandywine River which is visible in the distance.

The house combines an 18th-century hall/parlor plan with early 19th-century double-door Georgian symmetry. Each door opens directly into the two downstairs rooms. Built on a stone foundation, the walls of the house are brick-Flemish bond on the facade and common bond on the end walls. The brick core is two stories, single pile, with a full basement and attic. The plain gable roof features a box cornice and brick end chimneys.
 (continued on back)

(continue on back if necessary)

27. history, significance and/or background

Mountain Meadow Farm is primarily significant for its architecture. Within the Scenic River Corridor it is a rare and accomplished example of the vernacular double-door Georgian style imposed on a traditional hall/parlor plan. Also distinctive is its fine brick construction, not seen in other houses of this period.

The house was probably built between 1775-1800 by a member of the Pairce family,
 (continued on back) (continue on back if necessary)

28. sources of information

History of Chester Co. (1881); Chester Co. Historical Society - Clipping File; Chester Co. Recorder of Deeds.

29. prepared by:
 M.L.Wolf

30. date
 1984

revision(s)

(continue on back if necessary)

5. present name
 Mountain Meadow Farm

1. County 029 Chester

6. other name (historic name if any)

2. municipality Newlin Township

3. street address or specific location
 Harvey's Bridge Road

4. survey code (029-49-2)

MAP 49-2

#26 cont:

In the basement are two interesting stone fireplace supports: a large, deep rectangular form on the east end to support the cooking fireplace above, and a corbeled support emerging from the southeast corner. Joists in the basement are hewn and huge. The first floor contains two rooms - the hall and parlor. In the hall, or original kitchen (now a living room) is a cooking fireplace with stone hearth, adjacent cupboard, and evidence of a bake oven. The exposed joists in this room are beaded. A closet stairway is opposite the doorway. Its walls are of beaded wood, vertically installed.

In the parlor, or west room, is a corner fireplace. Its chimney leans towards the center of the gable end and at the roof it emerges close to the peak. The front doors in both rooms are of double thickness. Their exterior sides are paneled, and their interior sides are vertical board showing a deliberate nail pattern and original hardware. A four-light transom is found above each. Upstairs are three small bedrooms with original floors, wooden partitions, and small fireplaces.

An addition in the rear of the house contains the present kitchen area. Built in 1951, it replaced an earlier shed addition.

The frame barn is banked and features a large overshoot (now enclosed) and a side wing. It is in extremely good condition, especially in light of its size.

Because the house and barn currently sit on a 47-acre tract, a boundary has been drawn to only include the barn and house on two acres.

Boundary Description:

Beginning at a point in Harvey's Bridge Road approximately 900 feet in a southeasterly direction from its intersection with Brandywine Creek Road where it crosses the West Branch Brandywine River; then proceeding in a northeasterly direction approximately 200 feet; then proceeding in a southeasterly and parallel to Harvey's Bridge Road approximately 400 feet; then proceeding in a southwesterly direction approximately 200 feet to a point in Harvey's Bridge Road; then proceeding along Harvey's Bridge Road approximately 400 feet to the point of beginning. Containing two acres, more or less.

#27 continued:

which had owned 400 acres of land here since before 1750. By 1775, 230 acres on which the house would be built had passed to Caleb Peirce, whose wife, Hannah, was a sister of Dr. Moses Marshall of Northbrook and a niece of Humphry Marshall, noted botanist. By 1851 the property had passed out of the Peirce family and then changed hands rather frequently. In the 1880s it was a tenant farm to the George Young property (49-7).

Acres: 2

outbuildings

BARN: CONTRIBUTING

Area of Significance
architecture

Period

1800-1899

EVALUATION

EVALUATOR(S)