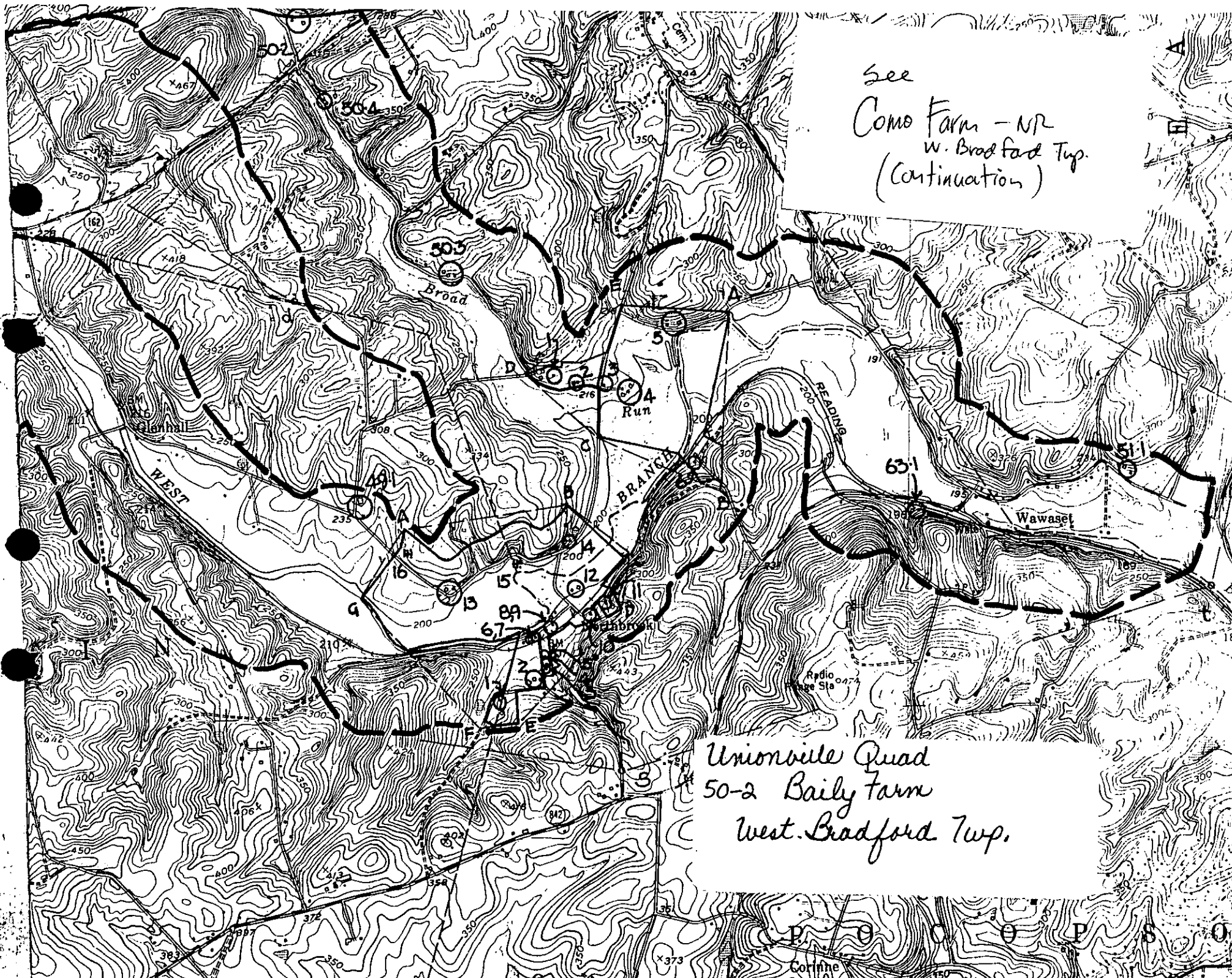


See
Como Farm - NR
W. Bradford Twp.
(Continuation)

Unionville Quad
50-2 Baily Farm
West Bradford Twp.



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

7. Local survey organization

Brandywine Conservancy

SEP 15 1984

property owners name and address

Mr. and Mrs. Curtis Bedwell
 P. O. Box 690
 West Chester, PA 19380

9. tax parcel number / other number

50-8-12.2

10.

U.T.M.

1 8 4 3 9 9 3 0
 zone easting

11. status (other surveys, lists etc.)

4 4 2 2 0 9 0
 northing

usgs sheet: Unionville

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

13. date(s) (how determined)
 c. 1790

15. style, design or folk type

02 - Federal

19. original use 020201-020300

20. present use
 residence 010200-020300

3. architect or engineer

17. contractor or builder

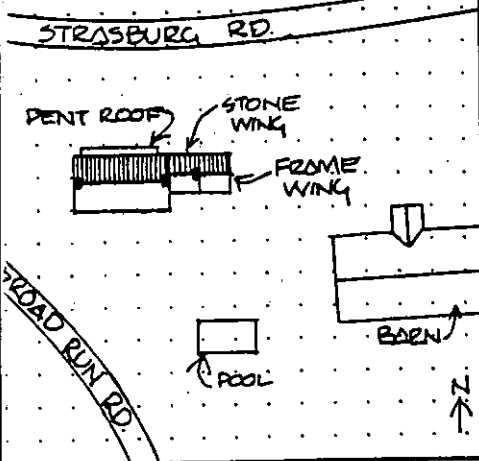
18. primary building mat./construction

02 - Stone

21. condition Excellent

22. integrity Excellent

23. site plan with north arrow



24. photo notation

PC: Martha Wolf
 PD: 1984
 PV: Northwest elevation

25. file/location

Brandywine Conservancy

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

The Baily Farm, which now includes a house and barn, faces Strasburg Road in the valley drained by Broad Run. Unlike most other properties of significance in the Scenic River Corridor, the house fronts a major road. The Strasburg Road, laid out in the early 18th century, became a major thoroughfare in 1794 when it was substantially improved in accordance with a 1793 Act to improve and open navigable waters and roads in the Commonwealth. The Baily House was built in the 1790s.

In addition to its prominent location, the Baily Farm is noteworthy for having been built as one unit and not, like most other 18th-century houses in the corridor, being an additive assemblage of core and wings. Given its date, location, and appearance, the Baily House is a useful example of a deliberately designed and located building executed in the "modern" Federal style.

(continue on back if necessary)

27. history, significance and/or background

The Baily Farm, like Como Farm (50-1) on the opposite side of Strasburg Road, can be traced back to Judge John Beale Bordley, a Philadelphia gentleman and agriculturist who purchased 254 acres here from Henry Hill, also of Philadelphia, in 1794. Bordley acquired another large tract across the road and the 18th-century house known today as Como Farm.

(continue on back if necessary)

28. sources of information

Early Chester County in Stone Brick and Wood Chester County Days, page 39; Four Seasons of Chester County, Red Hammer;

29. prepared by:

M. L. Wolf

30. date 11/1984

revision(s)

(continue on back if necessary)

Baily Farm

6. other name (historic name if any)

MAP 50-2

26. Continued

The Baily House is stone, two stories, with a full basement and attic. Its plain gable roof features brick chimneys at the gable end and a fine box cornice. Five bays wide and double pile, it is slightly banked into a hill to present its best side at ground level to Strasburg Road. The house uses a straightforward center hall, four-room plan. In the basement are four rectangular fireplace supports and a central supporting stone wall. Above, the centered entrance opens directly into a long hall, in the rear of which is a graceful open string stairway with a landing.

The southeast room of the first floor was used for cooking. The fireplace, with a bake oven, stone hearth, original mantel, and built-in cupboards adjacent, has been preserved. In the other three downstairs rooms there were fireplaces. The two on the west side feature notable punch and gouge work, not known to be present in any other houses in the Scenic River Corridor. The fireplace in the northeast room is reeded and there is a built-in shelf adjacent to it showing fine dentil work.

Upstairs there are four bedrooms, each with its own small fireplace, built-in cupboards, and narrow closet. The master bedroom has elaborate punch and gouge work/ The punch and gouge designs are pleasantly varied throughout the house. in the fireplace mantel

The main entrance, which is a clear statement of the Federal style, also features this decorative work. The paneled door is set within a paneled surround, in the top of which is a semicircular fanlight with tracery. Punch and gouge work decorates the upper portions of the framing and accents the fanlight above.

To the east of the five-bay main block is a one-and-a-half story stone kitchen wing. Tradition asserts that this wing, which is one room downstairs over a crawl space, was built prior to the main house. Although more primitive in general appearance, it seems plausible that the wing was added to the c.1790 house as a new or perhaps "summer" kitchen.

Adjacent to the house is a frame barn on stone foundations. It is banked and features a projecting forebay and entrance. It shows evidence of having been greatly enlarged and could, like the house, date to the 18th century.

Acres: 7.172

OUTBUILDINGS
BARN: CONTRIBUTING
POOL: INTRUSION

Area of Significance

Period

28. Continued

Reid-Gordon T. S.; Chester County Historical Society - Clipping File.

EVALUATION

EVALUATOR(S)

In 1803, Bordley sold this property and 180 acres to Frances Carpenter and Moses Baily. By 1814, Baily had acquired Carpenter's interests and it stayed in his family until 1890.

Who built the house and exactly in what year has not been (and perhaps cannot be) determined. Possibly it was erected under the direction of Judge Bordley in 1794. It also could have been built after 1803 by Frances Carpenter or Moses Baily.

What is most important about this house is its architecture. The house is a rare example of fairly "high" style in a remote area of Chester County. It does show a similarity to some other substantial houses along Strasburg Road and especially the 1794 Lancaster Turnpike which traveled through the Great Valley on a somewhat parallel east-west course to the north. Both these roads were major 18th-century thoroughfares which, along with drovers, travelers, products, and the like, carried the new national Federal style from Philadelphia to points west. While most of the other important Brandywine corridor properties are tucked into hillsides and found along winding back roads, the Baily Farm is prominently situated on and clearly oriented to a main road. Its deliberate Federal styling is a reflection of its highly visible and convenient location along Strasburg Road.

The Baily house is an extraordinarily well-preserved example of the Federal style interpreted in the vernacular. The style is proclaimed in the house's rich punch and gouge work (found on every mantel and around the main entrance), the dentiling and reeding, the semicircular fanlight and the carved garlands and finials on the facade, and the graceful open-string staircase which rises in the wide center hall. As was typical of rural architecture, however, the house's generous proportions and floor plan are carry-overs from the earlier Georgian style. Along with its barn, which appears to date from the same period (although it has been added to) the Baily house is a welcome reminder of a high point in the Brandywine corridor's architectural history.

Strasburg Road and Broad Run Road; thence extending along the middle of the Strasburg Road the two following courses and distances, to wit; South 77 degrees 15 minutes East 426.31 feet to a spike; thence North 83 degrees 30 minutes East 134.63 feet to a spike; thence extending along land of Clyde Busby leaving the road the two following courses and distances, to wit: South 1 degree 30 minutes East 206.35 feet to an iron pin; thence North 83 degrees 30 minutes East 140.92 feet to an iron pin; thence extending partly along land of Clyde Busby and partly along land of Marshall Lee Busby South 24 degrees 31 minutes 30 seconds East partly crossing the bed of a certain 315 feet wide Philadelphia Electric Power Co., right of way 313.49 feet to an iron pin set in the middle of the Embreeville Road in the bed of said right of way; thence extending along the middle of the Embreeville Road, through the bed of said right of way the three following courses and distances, to wit; South 61 degrees 25 minutes 20 seconds West 212.2 feet to an iron pin; thence South 58 degrees 38 minutes 20 seconds West 145 feet to an iron pin; thence South 51 degrees 39 minutes 30 seconds West 226 feet to a spike set in the middle of the intersection of the Embreeville Road with the Broad Run Road; thence extending along the middle of the Broad Run Road, the three following courses and distances, to wit; North 00 degrees 40 minutes 30 seconds East still partly recrossing the bed of said right of way 204 feet to a spike; thence North 17 degrees 29 minutes West still partly recrossing the bed of said right of way 445.1 feet to a spike; thence North 44 degrees 12 minutes 30 seconds West 370.07 feet to the first mentioned point and place of beginning.

CONTAINING 7.172 acres of land, more or less.

BEING the same premises which James Busby, Executor of the Estate of Henry Lee Busby, deceased by deed dated December 27, 1960 recorded in Chester County in Deed Book T-32, page 245, granted and conveyed unto the said Simone C. Titone,