

7. Local survey organization
 East Fallowfield Township

B. property owners name and address
 Markel, James C.
 Hephzibah Hill Road, R. D. #1
 Coatesville, PA 19320
 Additional owners on back

9. tax parcel number / other number
 47-5-62, 63, 64,
 65, 66

10. U.T.M. zone 18 4 3 11 0 0
 usgs sheet: Coatesville
 4 4 22 7 20
 northing

11. status (other surveys, lists etc.)
 Chester County Historic Site Survey

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

13. date(s) (how determined)
 c1913, research

14. period
 1900

15. style, design or folk type
 Italianate

19. original use
 residence

20. present use
 residence

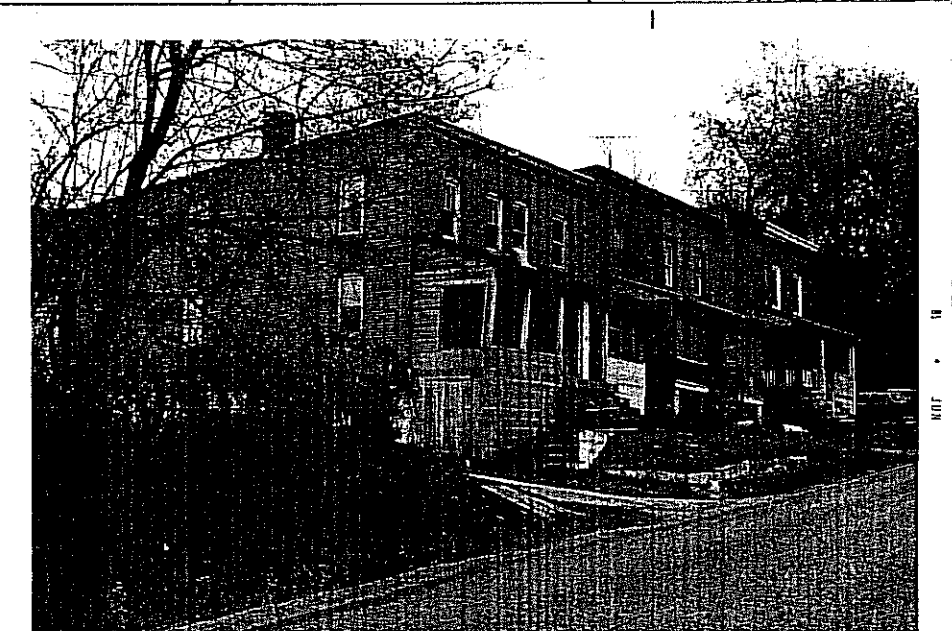
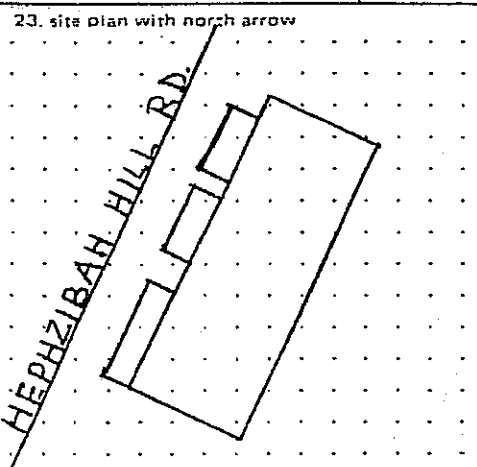
16. architect or engineer

17. contractor or builder
 N/A

18. primary building mat./construction
 brick

21. condition
 poor

22. integrity
 average



24. photo notation
 PC: J.L.S. Davidson
 PD: 1981
 PV: Northwest Elevation

25. file location
 Historic Research Assoc.

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

Six unit, twelve bays wide, two story Italianate row houses. The row complex has a shallow shed roof line that is stepped between units two and three as well as four and five. Other components are a terne tin roof, interior or side lipped chimneys, partial elevated porches on the front facades, brick facades, one over one and six over one light windows, brick relieving arch lintels, and a cornice with brick dentil work.

(continue on back if necessary)

27. history, significance and/or background

These row houses are historically significant in local architecture because they are usually found in villages and towns rather than in rural areas. In 1913 the Brandywine Building and Loan Association, with its headquarters in Downingtown, purchased the small parcel from William Hanthorn as an investment. The administration of the association became directly involved in the construction of six two story

(continue on back if necessary)

28. sources of information
 1. Local information.
 2. West Chester. Chester County Courthouse.

29. prepared by:
 Historic Research Associates

30. date
 1981

revision(s)
 MAY 20 1985

(continue on back if necessary)

CHESTER
 Brandywine Building & Loan Association
 EAST FALLOWFIELD TOWNSHIP
 6. other name (historic name if any) & street address of sponsoring location
 HEPHZIBAH HILL ROAD
 I-15

8. Owners continued:

Hickman, William S.
Hephzibah Hill Road
R. D. #1
Coatesville, PA 19320

Hendricks, Charles W.
Hephzibah Hill Road
R. D. #1
Coatesville, PA 19320

Crandall, Clarence H., Betty M.
Hephzibah Hill Road
R. D. #1
Coatesville, PA 19320

Markel, Darlene L.
Box 403, R. D. #1
Coatesville, PA 19320

27. Significance continued:

houses on the parcel rather than sell the undeveloped land to a builder. At the time the procedure was a common practice by building and loan associations. Upon completion the row homes were sold as an entity to George Moore and Paul S. Stansbury.

Built probably for workers either in the paper mills along the Buck Run in southern East Fallowfield Township or for workers in Lukens Steel Mills in Coatesville, they are ideally located between the two industrial areas. The architectural style is also very similar to the row houses on Green Street and Viaduct Avenue in Downingtown, which were built for the paper mill and railroad workers.

Although the architectural integrity has been maintained and could be restored without extensive changes, the rowhouses are in poor condition. Hence, preservation plans need to be formulated and executed in the near future to retain the integrity of this valuable historic resource.

Two of the more obvious features are the brick, relieving arch lintels and the ornate brick, dentil cornice with the addition of diagonal brickwork.

VERBAL BOUNDARY DESCRIPTION:

STARTING at a point on the east side of LR 15068, then northeast along the east side of LR 15068 for ninety-nine and eight-tenths (99.8) feet, then southeast for one hundred thirty (130) feet, then southwest for ninety-nine and eight-tenths (99.8) feet, then northwest for one hundred thirty (130) feet to the place of beginning.
CONTAINING .3 acre.

Chester County Historic Site Survey Code Number: 029-07-47-181

Miscellaneous Information:

1. Deed recorded in Chester County Courthouse, Recorder of Deeds, Deed Book X31, page 373; O31, page 501; P26, page 16; D40, page 166.

EVALUATION

OS YAM

EVALUATOR(S)
Jane L. S. Davidson
Historic Research Associat