



MALVERN QUADRANGLE
 PENNSYLVANIA-CHESTER CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

VALLEY FORGE 2.6 MI.
 PENNSYLVANIA TURNPIKE 6.2 MI.

U. S. Geological Survey-----
 Malvern Quadrangle
 Scale 1 : 24,000
 1955-----Revised 1973



56° 11' NE
 PHOENIXVILLE
 453
 32° 30' 45"
 1.1 MI. TO PA. 100
 2 620 000 FEET PARKER FORD 6.6 MI
 23 29 0.7 MI. TO PA. 113
 457
 75° 30'
 40° 07' 30"

59° 11' NW
 COLLEGEVILLE

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 Moses Coates, Jr. Farm

and/or common Meadow Brook Farm

2. Location

street & number 1416 State Road

not for publication

city, town Schuylkill Twp

N/A vicinity of

state Pennsylvania

code 042

county Chester

code 029

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
 - private
 - both
- Public Acquisition**
- N/A in process
 - N/A being considered

Status

- occupied
 - unoccupied
 - work in progress
- Accessible**
- yes: restricted
 - yes: unrestricted
 - no

Present Use

- agriculture
 - commercial
 - educational
 - entertainment
 - government
 - industrial
 - military
- museum
 - park
 - private residence
 - religious
 - scientific
 - transportation
 - other:

4. Owner of Property

name Meadow Brook Golf Club, Inc.

street & number State Road

city, town Schuylkill Twp.

N/A vicinity of

state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Chester County Courthouse

street & number High Street

city, town West Chester

state Pennsylvania

6. Representation in Existing Surveys

Records of Valley Forge Encampment and
title Comprehensive Historic Sites Survey of Chester Co. has this property been determined eligible? yes no

date 1979, 1980

federal state county local

depository for survey records PHMC and Chester County Historical Societies

city, town Harrisburg/ 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 Moses Coates Farm complex, located at the intersection of State and Pot House Roads in Schuylkill Township is an example of traditional building forms adapted to the needs of a growing family and increasingly complex way of life. It stands at the very edge of the borough of Phoenixville in Chester County. The assemblage of buildings includes a farmhouse, bank, barn, carriage house, and two spring houses. The core of the Moses Coates farmstead was originally sited prominently on the summit of a hill in 1754, but it is presently integrated into a 20th century scheme complete with golf course and a modern building. Succeeding owners have added to the house and altered the interior arrangement so that the 2½ story house is now an ell-shaped structure rather than the rectangular building that existed in the 18th century. Although the building's form has changed structurally throughout time, the basic integrity of the farmstead as a whole has been preserved. The agriculture products from the Moses Coates Farm were sold in the Philadelphia market.

The core at the west side of the house was built about 1754 by the Moses Coates family. It featured such traditional Georgian characteristics as a symmetrical facade, low gable roof, & end chimneys. The original plan was for a two and a half story stone farmhouse with two-over-two rooms. The stone construction was then covered with plaster resulting in a wall thickness of 18". The facade was enlarged (c.1800) from a 6 bay motif to a 9 bay motif with a rhythmical arrangement of window-door-window. This scheme is repeated in the second floor pattern by nine windows. The windows in the front are all two-over-two sash, replacing the original six-over-nine panes. Green shutters flank each window. There are three recessed front doors, each capped by a transom. In two of these are tulip patterns etched into Victorian ruby glass.

The Moses Coates farmhouse has a gabled roof with three plain gabled dormers in the attic. The roofing material is presently asphalt shingle, which has replaced an earlier tin roof. The cornice trim is box shaped with a partial return. There is an in-wall chimney at the west gable end and in what was originally the east gable end. An addition was added to the east wall, enclosing this plain chimney stack. There is a porch across the entire front and back with a small porch on the east side of a second addition. The front porch, which spans the entire first floor, has a hipped roof and ornamental trim.

Alterations have changed the character of the farmhouse's interior. The first addition extended the east wall and lengthened the home by adding a dining room on the first floor and a large bedroom on the second. A second addition was added in 1896 to the north, behind the first addition. This construction furnished a kitchen on the first floor and a bedroom on the second. The original kitchen was probably in the banked basement level, since there is a large walk-in fireplace in that area. The original winding stairs from the basement to the first and the first to the second floors have been replaced. This reconstruction took place in June of 1933 when the fifty-acre farm was converted into a 9-hole golf course. A double flight of steps was installed as a substitute for the spiral staircase. At the same time, there was a shop built onto the west end to serve the patrons. This has been enlarged several times.

Window treatments on the inside of the house varies according to the date of remodeling. Original framing exists in the 1754 section. Wooden frames applied at the wall edge of the window reveals plaster between the frames and the sash. In the first addition, widely flaring rounded plater reveals were employed. Other significant interior features include some original chair rail on the second floor and cupboards flanking all the fireplaces with raised panel doors. Three of these fireplaces have 19th century mantels with shells and reeding.

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 checked="" type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1754, add. 1896, 1930 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Moses Coates Jr. Farm complex is significant because of its relationship to events and personalities of the American Revolution. It was locally involved in the war effort as a quarters for American officers during late 1777 and early 1778 when conflict was centered in Chester County. The Coates family was held in high esteem by the Revolutionary leaders because of their hospitality and loyalty to the cause.

Moses Coates Sr. was one of the first settlers and an early land owner in the Manavon Tract now known as Phoenixville and Schuylkill township in Chester County. He was descended from the Lords of Coates de Ville in Stafford, England. Coates achieved local prominence because his own descendents were pivotal in the founding of Coates Villa and west Coates in the Bavoney of Brandywine which was to become the town of Coatesville.

In 1731, Moses Coates purchased a large tract of land along the northern bank of French Creek. Coates, Francis Buckwalter, and an Indian named Sky were the sole inhabitant in the immediate area. In 1732, Moses induced his friend James Starr to settle at the junction of French Creek and Schuylkill River. Gradually other settlers, seeking suitable tracts of land for farming, took up sections nearby. The nucleus of a village was formed at the intersection of these two waterways because of its proximity to Philadelphia for commercial and industrial purposes.

By mid-century, Coates had acquired a great deal of property in the area. On October 30, 1754, he and his wife devised 350 acres to their son, Moses Jr. It is assumed that Moses Jr. built the house soon after his father partitioned the property. The son was twice married. Its first marriage to Priscilla Hutchinson produced two children while his second wife Elizabeth Avey Evans added eight more plus step children.

The American Revolution arrived in Chester County in the late summer of 1777. Local legend chronicles numerous tales of heroic events involving the Coates family and their home. It is certain that the Coates offered invaluable service to the men fighting for the Revolution. During the encampment of the army at Valley Forge, Colonels Davis and Ballard and Generals Gates and Mifflin stayed at the Coates' house with an entourage of twenty-four aides. Gates and Mifflin were there at the time of the French alliance, having been called from York to a council of war. General Benedict Arnold was also a resident for a week, following the victory at Saratoga. Arnold had a personal guard of twelve men who accompanied him. This steady flow of officers and their aides so crowded the house that the children were compelled to sleep on mattresses on the floor.

The Coates loyally served the American cause. Moses Coates Jr. himself served as a Private Eighth Class in the Charlestown Company of the Chester County militia. Not only did he provide sustenance from his farm to the troops at Valley Forge, but he was also instrumental in caring for the wounded American soldiers in his own home and in the valley churches after the Battle of Brandywine. Moses Jr's. wife and daughters were among the patriotic women who sought to alleviate the miseries of the camp at Valley Forge. With ministrations of food, clothing, and medicine. In 1777, Washington mustered his army on one of Moses Coates' farms. That the family was held in high favor by the American officers is shown in a letter to Colonel Thomas Bradford dated "Moore Hall, May 9, 1778" and published in the Lee Papers, which reads "Col. Biddle mentions to me Mr. Moses Coates about a mile from hence just back of his quarters where there is a good house and agreeable family with every convenient accomodation and will probably suit you at least equally well with your present location."

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Continuation sheet Moses Coates Farm, Chester Cdtem number 7,8, 9,10

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#7: The Moses Coates farm complex is also composed of a variety of outbuildings. A frame carriage house presently serves as a garage. There is a small spring house built into the bank north of the house. A large spring house is of fieldstone construction covered with plaster. It is basically a banked rectangular building with a low gabled roof. The largest outbuilding in the Moses Coates farm complex is the barn, also of stone construction covered with plaster. Rectangular in plan, it is banked with a ramp built up to the rear entrance. The barn is a simple building, without a cantilevered forebay or symmetrical openings.

#8: The farmstead moved out of the Coates family hands in 1806. Moses Coates Jr. had sold it to his son John Hutchinson Coates in 1790. When John died intestate Moses Coates served as administrator. He sold the farm to pay off debts and educate the minor children. The property was continuously farmed until 1928 when a chip and putt course, miniature golf course, and nine-hole course were built on the fifty acres that remained after lots were sold for residences.

#9: Bibliographical References:

Primary: Deed bk. E-5, Vol 7, pg.147; T-Vol.19pg. 369; E-29-361; Y2-47-497
M-60-262; O-151-526; 0-151-526; Z10-247-104; O 11-261-221; R17-413; R24-589;
W32-247;H35-230; Wills: Coates File #4583, #5108; Adm. D. Vol. 2-483; Inv.5/21/18
Letters gr. to Longstreth and Robinson-1804; Hannah Coates file #11829 - Will Bk.
U20-66; Robinson File #12929-Will bk. U2--481; Inv. 11/21/1856; Acc. filed-4/27/1857;
Dyer File # 22376; Hallowell File #41566 & #48049; Campbell File #57628. 1964-245;
1974-144. Patent & Survey Deed Bk. D-82-286 (Warrant D-82-287) Penna, Archives
Vol. V-fifth series, pages 621,637,878,880. Tax Transcripts 1729-1798-1799.

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

Acreeage of nominated property 3 1/4
Quadrangle name Malvern

Quadrangle scale 1:24,000

UTM References

A

1	8	4	5	5	4	4	0	4	4	4	0	6	4	0
Zone	Easting			Northing										

B

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

C

1	8	4	5	5	4	0	0	4	4	4	0	5	2	0
Zone	Easting			Northing										

D

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

E

Zone	Easting			Northing										

F

Zone	Easting			Northing										

G

Zone	Easting			Northing										

H

Zone	Easting			Northing										

Verbal boundary description and justification

(see continuation sheet)

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Mrs. Joanne C. Brown

organization French & Pickering Creek Cons. Trust

date May 28, 1981

street & number 403 Valley Forge Road

telephone 933-8076

city or town Phoenixville

state Pennsylvania

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

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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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Chester County

Continuation sheet Moses Coates, Jr. Farm

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VERBAL BOUNDARY DESCRIPTION:

Beginning at a point on the east corner of the intersection of Gay Street and Hallowell Avenue; then proceeding northeast along Gay Street 266 feet; then southeast 319 feet; then southwest for 132 feet to the northeast side of Maple Lane; then following Maple Lane northwest to the point of origin. This boundary includes the dwelling outbuildings and a portion of the surrounding landscape in order to incorporate all the significant features.

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Moses Coates Jr., Farm Chester Co., PA.
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Beginning at a point on the east corner of the intersection of Gay Street and Hallowell Avenue and proceeding northeast along Gay Street 266 feet; then, southeast 319 feet; then, southwest 132 feet to the N.E. side of Maple Lane; then, along Maple Lane northwest to the point of origin.

Justification: The boundaries were selected to include the dwelling and associated buildings as well as a portion of Coates property that was used by Coates.

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Moses Coates, Jr. Farm, Chester County

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Bibliography

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"Pennsylvania Magazine of History & Biography", Vol. 14, p. 346, HSP 1890

"Lewis Walker of Chester Valley", Priscilla Walker Streets 1896, p. 167.

"A Genealogy of Moses and Susanna Coates", Truman Coates, 1906, pp. 20,21,22,153 to 160, 265.

"History of Chester Co., PA." Futhey & Cope, H. Everts 1881, pp. 92, 93, 94, 95, 167, 169, 170, 501.

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Feather & Good 1939.

"Washington's Officers Slept Here" Edward Pinkowski,

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Breou's Farm Maps of Chester County Pennsylvania, W.H. Kirk 1883