



5 MI. TO U.S. 42
 9 MI. TO INTERCHANGE 25
 PHILADELPHIA 12 MI.
 4435
 (NORRISTOWN)
 5.96 MI SE

Greenwood Farm
 Chester County
 Zone 18
 Valley Forge Quadrangle
 E463840 N4435120

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

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Historic name: Greenwood Farm

other names/site number: N/A

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2. Location

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street & number: 888 West Valley Road
city or town: Wayne (Tredyffrin Township) vicinity: X
state: Pennsylvania code: PA county: Chester code: 029
not for publication: ..
zip code: 19087 ..

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Brent Glass Dr. B. Glass, Exec. Dir. Sept. 12, 1996
Signature of certifying official Date

PA Historical and Museum Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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4. National Park Service Certification
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I, hereby certify that this property is:

	Signature of Keeper	Date of Action
<input type="checkbox"/> entered in the National Register	_____	_____
<input type="checkbox"/> See continuation sheet.		
<input type="checkbox"/> determined eligible for the	_____	_____
National Register		
<input type="checkbox"/> See continuation sheet.		
<input type="checkbox"/> determined not eligible for the	_____	_____
National Register		
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____		

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5. Classification
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Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

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

Number of Resources within District:

Contributing	Noncontributing	
5	0	buildings
	0	sites
3	0	structures
	0	objects

8	0	Total

Number of contributing resources previously listed in the National Register:

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.): N/A

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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6. Function or Use
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Historic Functions (Enter categories from instructions)

Cat: Domestic	Sub: Single Dwelling
Domestic	Secondary Structure
Agriculture	Agricultural Outbuilding

Current Functions (Enter categories from instructions)

Cat: Domestic	Sub: Single Dwelling
Domestic	Secondary Structure
Agriculture	Storage

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7. Description
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Architectural Classification (Enter categories from instructions)

Federal
Colonial Revival

Materials (Enter categories from instructions)

foundation:	Stone
roof:	Wood: shake
walls:	Stucco
other:	Iron

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.):

SEE CONTINUATION SHEET

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania

Section 7 Page 1

Situated on a 3.64 acre tract in Tredyffrin Township, Chester County, Pennsylvania, Greenwood Farm was established as a farmstead in the eighteenth century and presently contains historic buildings and structures dating to the nineteenth and early twentieth centuries. By the mid-nineteenth century, the farm served as a rural retreat for wealthy families who did not depend upon agriculture for their livelihood. Despite its location in a suburban neighborhood, the property retains the appearance of a rural retreat as a result of a stuccoed stone wall (dating to ca. 1915) separating the property from West Valley Road, a boxwood hedge defining the property's southern boundary, a treeline and wood fence creating the western boundary, and vegetation on the northern boundary screening the property from the railroad. The grounds on the property retain landscape features and plantings from the early twentieth century, as well as more recent gardens. All of the buildings and structures on the property are contributing resources. The present appearance of the buildings and grounds is that of a Federal era farmstead that was revitalized for modern use during the early twentieth century, including Colonial Revival style alterations to the main house.

Standing on the property are the following buildings and structures: an eighteenth-century stone house remodeled in nineteenth and twentieth century Neo-classical and Colonial Revival styles, an eighteenth-century stone bank barn, a nineteenth-century stone carriage house, a nineteenth-century frame tenant house, a nineteenth-century stone smoke house, and a tennis court and swimming pool dating to the early twentieth century.

The main house on the property has experienced a series of remodelings during the nineteenth and twentieth centuries, in response to changes in domestic life and architectural fashion. Sometime before 1798, a stone house had been built on the property. According to the Federal Direct Tax, in 1798 the house measured 30' by 35' and contained a kitchen within the main block; the first period portion of the present dwelling (the eastern three bays) measures approximately 30' by 40'6".¹ It appears from construction evidence in the basement that the first period portion of the main house never contained a kitchen. This would suggest that the house postdates 1798, or is a substantial and radical remodeling of an earlier building. This earlier eighteenth-century dwelling may have been the source of the 1757 datestone at the peak of the gable of the east elevation.

¹Although the 160 acre property had been transferred from James and Elizabeth Davis to their son Dr. John Davis in 1782, the property is listed as owned by James Davis on the 1798 Direct Tax. James Davis owns 159 acres; Dr. John Davis owned 123 acres.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 7 Page 2

The exterior of the house reflects both the nineteenth and twentieth-century remodeling. The half-hip roof front porch and east gable entry feature identical cast-iron posts and spandrels with a grape vine motif, and most likely date to the third quarter of the nineteenth century. The pent roof across the rear elevation of the building, the three pedimented dormers on the facade and rear elevations, as well as the door hood on the west gable end, date to the ca. 1915 remodeling.

The first period section of the house was constructed as a three-bay, double-pile, stone building. This three-bay dwelling contained the same general plan as it presently does: an eight-foot stair passage the depth of the building, with back-to-back parlors which share a free-standing central chimney.² This plan is confirmed by extant evidence in the basement. The floor joists run east/west under the stair passage, and north/south under the parlors; the stairpassage and parlors are separated by a summer running the full depth of the building. The parlors' fireplace supports are stuccoed stone with arched openings; a stone wall flanks the fireplace supports, and runs the full width of the building. The basement has a paled ceiling, filled with straw and mud for insulation.³

The first floor plan of the original section includes some early twentieth century remodeling in the Colonial Revival style. The opening-up of the rear parlor and the insertion of the two Corinthian-style columns most likely occurred during the Colonial Revival remodeling of ca. 1915, as did the insertion of full-length "French" doors on the north wall of the rear parlor, the paired window on the east wall of the front parlor, and the built-in bookcase on the north wall of the front parlor. The fireplace mantels--a punch-and-gouge mantel in the front parlor, and a Welford-style mantel in the rear parlor--may have been added during the Colonial Revival remodeling. These mantels, which are contemporary with the original date of construction for the house, could also be original (especially the front parlor mantel) to the dwelling since the newspaper advertisements of 1815 and 1818 describe the house as "elegant," "finely finished," and "in the modern style." The house features a central gable-end entry on the east elevation. This entry opens into a very small lobby which has a door leading to

²Painswick Hall in Doylestown Township, Bucks County, Pennsylvania features a similar plan to the house at Greenwood Farm. Painswick Hall was a 1798 remodeling of an earlier eighteenth-century dwelling. See Pennsylvania Bureau for Historic Preservation Survey Files, Bucks County, 9-7-42. Painswick Hall is approximately 17 miles northeast of Greenwood Farm.

³Paled ceilings are most often associated with buildings constructed for those of German ethnicity (Chappell 1986:35).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania

Section 7

Page 3

both the front parlor and rear parlor. The exterior door features a crossetted surround topped with a Federal-era punch and gouge pediment. This entry may date to the first period building of the house. The cast iron porch (ca. 1870) adorning the entry suggests that it pre-dates the Colonial Revival remodeling.

During the early nineteenth century, a two-bay wing was added to the first period section of the house. Physical evidence, including a stone wall dividing the two sections from the basement to the roof and dissimilar construction technology in the framing of the floors, confirms that the wing was a later addition.⁴ A cooking fireplace with adjacent bakeoven (measuring 13'6") was located on the west gable wall, toward the front (south) of the house. The cooking fireplace and bakeoven were removed from the first floor plan. The first floor of the wing was remodeled in ca. 1940. A kitchen was constructed in the front room. Narrow passages between the kitchen and the dining room flank a central service area which houses a staircase to the basement and to the upper floors.

The second floor of the house features a plan slightly different than the first floor. In the original section of the house, the upper passage is wider at the north end. The architect of the Colonial Revival remodeling of the house most likely widened the upper hall to accommodate the newly-designed tripartite window with arched fanlight added to the north wall. The new window also caused the staircase to the third floor to be moved (and probably remodeled with paneling to match the first-floor staircase) to the east. A small room, most likely original, exists at the north end of the hall, and houses the bath.⁵ The front parlor chamber contains a fireplace mantel with punch-and-gouge work which may be original to the building, as do the rear parlor chamber, the dining room chamber, and the kitchen chamber. The third-floor plan appears to date to the ca. 1915 remodeling, and seems to have been enclosed for rooms to accommodate the domestic servants. The plan generally mirrors that of the second floor, but features no fireplaces, and simple, flat trim.

⁴This section could include some remnants of the earlier eighteenth-century house. A stone support in the rear portion of this section is larger than needed (deeper) for the first-floor fireplace above and is a solid stone support; all others are arched.

⁵This room is often described in early nineteenth century inventories as "the room above the entry."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 7 Page 4

To the southwest of the house, stands the tenant house. The mid-nineteenth century building is four bay, single-pile frame dwelling with two doors on the facade, and a two-story, single-cell, frame, rear ell. The house retains its "German" siding, original exterior trim around the doors and windows, four-panel exterior doors, six-over-six window sash, and scalloped barge board. The tenant house retains its mid-nineteenth century appearance and presently serves as a dwelling.

The eighteenth-century stone bank barn stands east of the house. The barn was not constructed with a forebay. The barn features slit ventilators on the gable ends. The ventilators are splayed on the interior to provide more light. The ground level of the barn was remodeled in the twentieth century; the interior stalls and partitions were removed, and the interior wood supports replaced with metal poles. A cold cellar is located under the barn bridge. The barn's upper level remains virtually intact. The barn retains its interior framing bents and pegged central threshing floor. The date 1793 and the names of "John Davis," "Michael Davis," and "John McNely" are incised into the stucco on the interior west gable wall. A nineteenth-century cupola with a weathervane stands atop the sealed seam tin roof of the barn. A frame bridge house exists on the south elevation, as well does another frame addition to the east. A frame shed roof addition exists across the north elevation. One-story, frame sheds for machinery storage were built onto the west elevation. A one-story frame shed was constructed perpendicular to the main barn, off the north elevation. The frame portions of the barn appear to date to the late nineteenth and early twentieth century. A stuccoed stone wall encloses the barnyard.

Northeast of the barn, stands the one-story stone carriage house which appears to date to the first quarter of the nineteenth century. The carriage house was remodeled during the twentieth century, and now serves as an apartment and as a carpenter shop. The remodeling included the addition of two half-hip roof dormers on the facade, a large shed roof dormer on the rear elevation, and a porch over the two large carriage doors on the facade.

To the northeast of the carriage house and to the rear of the main house are the ca. 1915 tennis court and swimming pool. The full-size tennis court has a clay surface and is surrounded by a fence approximately twelve feet high. The cement swimming pool measures approximately 18' by 30'. A paved area links the pool to the remodeled early nineteenth-century stone smoke house. The smoke house (which measures approximately retains its historic form, but has a twentieth-century pyramidal roof and masonry floor.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 7 Page 5

Greenwood Farm retains the appearance of a gentlemen's estate. This is conveyed through the stone wall and hedges enclosing the property, the plantings, the stone terrace across the rear facade, the tennis court and swimming pool, and the size and preservation of the house and associated buildings. All of the buildings and structures on the property contribute to the ability of the property to exhibit its historic function as a nineteenth and twentieth-century gentlemen's estate.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Architecture

Period of Significance:

ca. 1790-1940

Significant Dates:

ca. 1915

Significant Person (Complete if Criterion B is marked above): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 8 Page 6

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

Greenwood Farm is significant under Criterion C for architecture. The farm served as a rural retreat and as a gentleman's farm from the mid-nineteenth century through the twentieth century. The reworking of Greenwood Farm during the opening decades of the twentieth century is representative of the pattern of the restoration and renovation of Pennsylvania stone farm houses that occurred in suburban areas. The "Pennsylvania Farmhouse Style" of Colonial Revival dwellings developed from this pattern, and became a national style of early-to-mid twentieth century buildings. Greenwood Farm is an outstanding and significant example of this trend, retaining almost all of the features of the Colonial Revival era remodeling. In addition, the farm also exhibits elements from all eras of its existence, including an eighteenth-century stone barn, a mid-nineteenth-century tenant house and a twentieth-century swimming pool and tennis court.

Part of William Penn's Welsh Tract, David Meredith received a grant of 160 acres in 1706 which included the land upon which Greenwood Farm stands.⁶ Ownership of the 160 acre property was transferred seven times between 1706 and 1762 when James and Mary Davis purchased the farm. The property remained in the Davis family from 1762 until 1820.

The Davis family owned numerous farms in Tredyffrin Township, Chester County. On the Federal Direct Tax of 1798, the Davis Family is listed as owning 831 acres worth over \$18,000. The family owned four stone houses and five stone barns. Standing on the Greenwood farm property, owned by James Davis, was a stone house measuring 30' by 35', a stone barn 55' by 30', and a tenant house 15' by 18'. This stone house most likely is incorporated into the present structure.

⁶J. Randall Cotton compiled the chain of title and much of the historical research on the property when he completed a National Register nomination for Greenwood Farm. See J. Randall Cotton, National Register of Historic Places Nomination, Greenwood Farm, Tredyffrin Township, Chester County, Pennsylvania, 1986.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 8 Page 7

During the ownership of Dr. John Davis, the stone house was expanded from its 1798 measurements and updated. At the death of Dr. John Davis in 1816, Greenwood Farm was advertised for public sale. According to an advertisement inserted into a Philadelphia newspaper, by 1816 the property contained "...a large and elegant stone dwelling house, built in modern style, a large stone barn, a stone spring house, a tenant house, and outhouses of every description."⁷ The farm was not sold at this auction. Another advertisement appeared three years later, describing the property as having "... a large, new stone house, finely finished and handsomely situated, with a large good stone barn, carriage house, and all other out-buildings on the premises."⁸ The farm was not sold at this auction, either. These advertisements describing the house as "large" suggest that the kitchen wing may have been constructed by 1815.

The heirs of Dr. John Davis sold the farm in 1820 to another physician, Dr. William Harris and his wife. The Harris' held onto the property until 1834 when they sold it to Isaac and Mary Ann Richards. The Richards rented the property to Dr. Isaac Walker. Walker was an avid agriculturalist, serving as the executive commissioner of the Chester County Agricultural Society.

By the mid-nineteenth century, the property had become a gentleman's farm, a rural retreat rather than a profit-making enterprise. This is evident in the ownership by a gentleman farmer who made agriculture an avocation rather than a vocation and by the description of the farm that appeared in a newspaper in 1855. In this article, the farm was described "as a beautiful spot, situated on the south side of the great Chester Valley, and affording one of the finest landscape views I have ever seen...Railroad cars constantly passing between the two places (Phila and Valley Forge) in a very short period of time. The whole country around Greenwood Farm is classical...Within full view from this verandah and at one mile's distance, lies the ground of the Valley Forge encampment..."⁹ (The rail line still exists at the northern edge of the property.) Another indication of the property's status as a gentleman's farm was its being given a name--Greenwood Farm--by 1855.¹⁰ As early as the 1830s, the counties surrounding Philadelphia

⁷Aurora General Advertiser, December 16, 1816.

⁸Village Record, May 9, 1819.

⁹Village Record, July 7, 1855.

¹⁰The property is called "Greenwood Farm" in an article placed in the Village Record, July 7, 1855). For further information on the practice of naming farms, see Bernard L. Herman, Architecture and Rural Life in Central Delaware, 1700-1900 (Knoxville, TN: University of Tennessee Press, 1987) 122, 123.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 8 Page 8

were seen as a rural retreat from the city. Sarah Hall, in an essay printed in 1836, noted that "genteel" people lived outside of Philadelphia, although they still worked in town.¹¹

The Richards family sold Greenwood Farm in 1864, and ownership changed two more times before J.G. Richard Heckscher purchased the then 77 acre property in 1874. The Heckscher family owned the property from 1874 until 1942. J.G. Richard Heckscher, a wealthy industrialist, purchased the farm in 1874 as a seasonal rural retreat; during the winter, he and his family lived in Philadelphia.

During the ownership of Stevens Heckscher, the son of J.G. Richard Heckscher, the house and grounds underwent an extensive remodeling.¹² In the decade between 1910 and 1920, the house was remade in the Colonial Revival style, and the grounds created into a place for amusement, with a swimming pool, billiard hall, badminton court, and tennis court laid out on the lawn northwest of the house.¹³

The "restoration" and total renovation of eighteenth and early nineteenth-century dwellings in the Colonial Revival style flourished during the first three decades of the twentieth century. The role of Philadelphia and its surrounding suburbs in the national trend of idealizing "early American" architecture was noted as early as 1912 when C. Matlack Price wrote that "Possibly no group of architects in this country has so thoroughly grasped the spirit of the Colonial

¹¹Hall quoted in John Stilgoe, Borderland: Origins of the American Suburb, 1820-1939 (New Haven: Yale University Press, 1988) 121.

¹²Interview with Mrs. Joseph Harrison (daughter of Stevens Heckscher), ca. 1974. Notes taken by J.L. Giegerich. The name of the architect who designed the ca. 1915 changes is not known. A search at the Athenaeum Library in Philadelphia and in the R. Brognard Okie collection at the Pennsylvania State Archives did not uncover the name of the architect.

¹³The billiard hall was demolished ca. 1940, as was a service wing on the west gable end of the house.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 8 Page 9

style of architecture as the group in Philadelphia."¹⁴ Pennsylvania architects, including R. Brognard Okie, Wilson Eyre, and G. Edwin Brumbaugh, specialized in the reworking of early buildings. Often the core of the earlier dwelling would be retained, with architectural trim from other houses added, and "colonial" style wings and ells built onto the original building. Frequently, the landscape surrounding the house was also redesigned, with stone walls, gardens, swimming pools and tennis courts added, as at Greenwood Farm.

Publications such as Eleanor Raymond's Early Domestic Architecture of Pennsylvania (1930) celebrated the vernacular architecture of Pennsylvania and served as source books for architects working in the Colonial Revival style. Other books, such as Joseph Hergesheimer's From an Old House (1925) and Robert and Elizabeth Shackletons' Adventures in Home Making (1922) described the "restoration" and renovation of stone farm houses in Chester and Montgomery counties. Like the work which was done at Greenwood Farm, the renovation at the Hergesheimer and Shackleton properties was accomplished in what the era felt was the "spirit" of "colonial times," not the actual restoration of what the original plan and details. In fact, Hergesheimer's first paragraph of From an Old House includes the sentence, "We moved out in July, and by November...the tearing-down process was practically concluded."¹⁵ Hergesheimer further describes the process of the renovation: "...the doors were torn off, the roof demolished, and the inner walls broken...even the floors disappeared, the interior resembled a pit."¹⁶ Despite the extensive demolition, Hergesheimer believed that he and Okie were restoring the house and that "It would be a memento of a time, before me...It would remain to show men...a simplicity of quiet for ever lost."¹⁷ The Shackletons remodeled their house without the direction of an architect. They also gutted their building, replaced their staircase with "slender, graceful

¹⁴C. Matlack Price, "The Allusive Simplicity of Colonial Decoration: Some Examples of Pure Colonial Interiors by Philadelphia Architects." Arts and Decorations 2:12 (October 1912) 426, quoted in Edward Teitelman and Betsy Fahlman, "Wilson Eyre and the Colonial Revival in Philadelphia" in Alan Axelrod, ed. The Colonial Revival in America (New York: W.W. Norton & Company for The Henry Francis du Pont Winterthur Museum, 1985) 71.

¹⁵Joseph Hergesheimer, From an Old House (New York: Alfred A. Knopf, 1925) 13.

¹⁶Hergesheimer, 34.

¹⁷Hergesheimer, 57.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 8 Page 10

Colonial balusters and newels and rail that we secured from an ancient, demolished house," and purchased antique mantels.¹⁸

Greenwood Farm's transformation during the early twentieth century is part of this regional "Colonial Revivalizing" of stone farm houses. The work performed during the ownership of the Heckscher family is significant for its outstanding quality and for its continued preservation. The reworking of the house continued until ca. 1940, when the kitchen wing was updated, and the service stairs to the basement and second floor constructed.

The present owners purchased the house in 1971, after the grounds had been subdivided as part of a housing development. The owners consolidated three lots which contained the house and the associated farm buildings to create the almost four acre tract that presently comprises the property.

Greenwood Farm is an outstanding example of the Colonial Revivalizing of eighteenth and nineteenth century buildings. Although the architect of the remodeling is not known, the work and craftsmanship are excellent examples of the style, and the building exhibits exceptional integrity. The stone bank barn, tenant house and portions of the main house retain their nineteenth-century appearances, and are excellent examples of south eastern Pennsylvania rural architecture. Greenwood Farm is also a locally important illustration of the evolution of eighteenth and early nineteenth-century farms to gentleman's farms.

¹⁸Robert and Elizabeth Shackleton, Adventures in Home Making (Philadelphia: Penn Press, 1922) 144, 146.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

SEE CONTINUATION SHEET

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register:

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

=====

10. Geographical Data

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Acreage of Property: 3.64 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1:	18	463840	4435120	3:	
2:			4:		

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

SEE CONTINUATION SHEET

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

SEE CONTINUATION SHEET

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania
Section 10 page 12:

Verbal Boundary Description

The boundary description follows the property's present tax parcel.

Boundary Justification

The historic boundary encompasses the present tax parcel and all of the extant buildings associated with Greenwood Farm, being lots no. 34, 38, and 39 of a plan for "Country Gate" recorded in Chester County Deed Book T38, p. 1030. The property is bounded by West Valley Road, a boxwood hedge on the south, a treeline and wood fence on the west, and vegetation on the north separating the property from the railroad.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Greenwood Farm, Chester County, Pennsylvania

Section 9 Page 11

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