NPS Form 10-900
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NATIONAL REGISTER

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: PARADISE VALLEY HISTORIC DISTRICT

other names/site number: n/a

2. Location

street & number: Valley Creek & Harmony Hill Roads — [N/A] not for publication

city, town: East Bradford Township — [N/A] vicinity

state: Pennsylvania code: PA county: Chester code: 029 zip code: 19380

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[ ] building(s)	25	7 buildings
[ ] public-local	[X] district	10	0 sites
[ ] public-State	[ ] site	10	2 structures
[ ] public-Federal	[ ] structure	0	0 objects
	[ ] object	45	9 Total

Name of related multiple property listing: n/a

Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [ ] See continuation sheet.

DR. BRENT D. GLASS — Brent D. Glass — 11/16/92

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.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[X] entered in the National Register. [ ] See continuation sheet.
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

Entered in the National Register

Signature of the Keeper — Date of Action — 12/24/92

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Domestic: single dwellings	Domestic: single dwellings
Agriculture: animal facilities; fields	Agriculture: animal facilities; fields
Industry: manufacturing facility	

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)	
Colonial; Georgian (vernacular)	foundation	Stone
Early Republic; Federal (vernacular)	walls	Stone
Other: Pennsylvania colonial vernacular		Log
	roof	Wood
	other	

Describe present and historic physical appearance.

PARADISE VALLEY HISTORIC DISTRICT

The Paradise Valley Historic District encompasses most of a narrow three-mile-long farming valley settled in the mid-18th century in the northern end of East Bradford Township, Chester County. The district's primary natural feature is Valley Creek, a tributary of the east branch of the Brandywine Creek, the principal watercourse of Chester County. Valley Creek enters Paradise Valley through the Bradford Hills to the north, where the valley walls of shale and limestone are steep and the floodplain narrow. Flowing south for three miles to where the hills recede and floodplain widens at the confluence with the Brandywine, the creek serves as a natural north-south axis off which most of the district's 11 farmsteads are situated. The primary farms stand within the lowland where the soil is fertile and the terrain level. Several lesser properties occupy secondary positions along spur roads visually within sight of the main road. Like many areas in this township, just west of West Chester, the farms were established by English Quakers in the 1700s. Plain but well-made of the local limestone, their buildings represent colonial adaptations of rural, vernacular English, Swedish and German architecture that became assimilated in this region during the colonial period. Most of the farms stand in identifiable clusters of house, barn and outbuildings close to the main roads. The lands surrounding them -- combinations of pasture, crop fields and woodland -- still reflect in good measure the average 100 to 150-acre spread of a late 18th to early 19th century farm in Central Chester County. At the crossroads to the district, stands a small hamlet centered around a grist mill that once served the farmers of the valley; the mill no longer operates, but retains its characteristic appearance and landscape features like the head and tail races.

The Architecture: Most of the properties contributing to the district represent the types of farm buildings common to this region in the 18th and early 19th centuries -- stone dwelling houses, bank barns and springhouses. The residential portion of the building inventory, which ranges from 1733 to 1900, includes an early colonial log house; a vernacular house type influenced by Old World folk architecture; a large Federal period house based on English Georgian design, and several variants of the Georgian prototype. All but the loghouse are constructed of thick fieldstone walls with wooden gable roofs and double-hung, multi-pane sash; many of the houses bear whitewash or smooth stucco finishes over their stone walls, a building treatment common to this region. Nine of the contributing houses bear stone additions built within the period of significance along the same lines as the original structure; these additive farmhouses are also typical of the locale and period. Most of the farmhouses originated as the main residence of their builder, while three were likely built as tenant houses.

☒ See continuation sheet

The crossroads mill stands as a characteristic example of a water-powered grist mill, an early industrial building once common to the creeks of Chester County in the 18th and 19th centuries. Barn-like in form with thick fieldstone walls and a wooden gable roof, the building's former role is revealed by the series of doorways at each floor in the gable walls. Other distinguishing features include a thick wooden beam extending from the peak of the gable that once supported a cargo pulley, a bricked-in opening in the foundation that once admitted water to a wheel within, and a series of windows along the sides of the building that appear randomly placed.

The barns of the valley also stand as characteristic examples of a common regional type -- the bank barn, prevalent throughout Chester County and southeastern Pennsylvania. The typical bank barn consists of a stone foundation banked into a hillside with cattle stalls below and a stone or wood-framed barn structure above for storing hay and grain.

Other farm buildings in the valley include several springhouses of fieldstone construction. Most are the two-level types common to this region from the 18th century -- a lower springroom for cool storage of perishables and an upper room for warmer storage or living space topped by a wooden gable roof.

Contributing Structures and Sites: Other significant resources include a millpond, and two mill races in varying states of decay, yet still very "readable" as structures. Structures in ruin include an 18th century farmstead with a house, bank barn and other outbuildings, a 19th century lime kiln, two 18th century bank barns, a stone bridge, a small family graveyard from the 18th century, two 18th century mill dams, and two abandoned roadbeds from the 19th century. Occasional barbed wire fences are visible, and although their use and type falls within the period of significance, the present structures post-date the period. The identifiable sites within the district that lack visible ruins include two barns, a blacksmith shop, a sawmill, and a springhouse.

Landscape Features: As a result of the valley's gradual decline in agriculture beginning earlier in this century, the character of the landscape is slowly reverting from a series of open fields that extend from the floodplain up the valley hillsides to a landscape of increasingly closed-in woodland and thickets. Because of this gradual transformation, the two working farms that survive -- the William Mercer Farm (#3) and the Samuel Starr Farm (#15) -- represent two of the district's most important resources for their role in maintaining the historical appearance of the valley in its agricultural heyday. That period occurred in the early to mid-19th century when newer methods of cultivation, like crop rotation, fertilization, dairy farming and cattle raising, prompted farmers to clear larger portions of their land than their colonial predecessors did. The present state of the

landscape may more closely approximate the early 18th century appearance of the valley when most farmers grew wheat and restricted their fields to the bottomland of the valley. Despite these natural changes, the general character and feeling of the district's historic period of significance remains intact.

With the exception of the northeast quadrant toward Ravine Road, where the valley walls are relatively steep on the east side, the hills surrounding the valley typify the gentle hilly terrain of central Chester County (and East Bradford Township). After emerging through the Bradford Hills to the north, Valley Creek winds through the bottom land, becoming increasingly filled with curves as it approaches Rt. 322 and the confluence with the Brandywine below the highway.

Some of the district's more prominent man-made landscape features include the hedgerows and treelines used to divide fields or mark property lines. Examples are found on the properties of the William Mercer Farm (#3) and the Samuel Starr Farm (#15). Other man-made features include two mill races: one that served Spackman's Mill (#8) and the other (see #18) that once served the Hannum Mill (now demolished, south of Rt. 322 beyond the district).

One of the best scenic vantages in the district is located at the confluence of Valley Creek and Broad Run, near the intersections of Sunset Hollow and Conner Roads with the valley road. The view here toward the Starr Farm (#15) offers a glimpse of the most intact farmstead in the valley. Another defining view is found at the intersection of Valley Creek Road with the driveway to the William Mercer Farm. The viewshed here to the north and northwest, with the farmfields in the foreground and the Mercer Farm and surrounding hills in the background, also captures the sense of the district's agricultural landscape in the 19th century.

Circulation Networks: The main road through the valley is approached from the south by U.S. Rt. 322, from the north by Boot Road, and from the east and west by Harmony Hill Road. The valley's main road is prosaically called Valley Creek Road because it roughly parallels the course of Valley Creek. Other routes, which serve as spurs off Valley Creek, include Ravine Road (est. 1837) to the north, Sunset Hollow (1850), Connor and Shenton Roads, all to the south of Harmony Hill Road.

Besides these public ways, the district includes a number of private ways used traditionally by farmers for access to fields and other farms. Established and maintained by farmers, they serve as reminders of the 18th century origins of the public roads through the district. Two of these ways -- on the William Mercer and George Jefferis farms -- served as interconnectors between Valley Creek and Skelp Level Road (the highland road to the west that parallels the valley). The district's most historically significant private way -- Greystone Drive -- existed in the mid-18th century as a section of Moore's Road, the valley's first public road. Surveyed in 1735, this was the earliest public route

through the valley before the north end of Valley Creek Road opened in 1768. While the name has been forgotten, most of the route survives as sections of Greystone Drive, Skelp Level Road and Shenton Road. In the 18th century, Moore's Road connected the valley with Downingtown to the north, where Moore's Mill stood, and Strasburg Road to the south. The Strasburg highway, like Boot Road to the north (the colonial road to Chester) served as a regional market route to Philadelphia, offering the valley relatively close access to major transportation routes.

North of Spackman's Mill (#8), the valley road was not surveyed until 1768, most likely after farmers at the north end persuaded the provincial government that they needed better access to Thomas Spackman's mill that had opened seven years before. Valley Creek Road assumed its present course in 1837, but the route had been changed several times, mostly to the north above the mill. Much of the road bed that dates from 1803-1837, when it ran east of the creek above the Thomas Price Farm (#5), remains intact and is clearly visible at its old intersection with Ravine Road (laid out 1837) near the springhouse (#1b) of the Enoch Pearson Farm.

South of Spackman's Mill, the road was not surveyed until 1819, that late, no doubt, because Moore's Road provided a southern connection to West Chester and Strasburg Road. Harmony Hill Road, the east west crossroad at the mill, was created in 1762, most likely in response to the opening of the mill the year before. In the 18th century, a mill at a country crossroads functioned as a center of commerce and social life for area farmers. This was certainly true of Spackman's mill hamlet, which also boasted a sawmill, a weaver's shop, a blacksmith, and even a post office in the late 19th century. In the dispersed pattern of settlement characteristic of Quaker farming communities in 18th century Chester County, the only other significant place of public gathering was the Quaker meetinghouse.

Noncontributing Properties: The district encompasses four noncontributing suburban-style houses built in the mid-to-late 20th century. Only two of the four are plainly visible from Valley Creek Road, the main road through the valley that acts as the public corridor for viewing the district. Of those two, only one (#4) poses an visual intrusion because of its prominent site along the valley road near the William Mercer Farm (#3). The other (#17), although designed in a modern style, was built of the local fieldstone and set back far enough from the road that its presence is not intrusive. The other two houses (#11, #12) are situated on elevated and heavily wooded sites with deep setbacks. Both are hidden to the public from Valley Creek Road. Of the two, only one (#12) is partially visible from Sunset Hollow Road. In short, with the exception of house #4, the noncontributing suburban-style houses have only a nominal visual impact on the landscape.

Other noncontributing resources include a 1950s six-bay, cinder-block garage at the Enoch Pearson Farm (#1); a mid-20th century wood-frame tenant house and an early-20th century wood-frame cottage on the Samuel Starr Farm (#15); and a 1970s two-and-one-half story house at 880 Valley Creek Road (#17).

Integrity of the Resources: Despite the relatively minimal impact of the noncontributing resources on the historic fabric of the valley, the general appearance and character of the district remains intact. The spatial arrangement of fields, pastures and woodlands has reverted to its 18th century feeling, the individual site plans of farms have not been disrupted, the architectural integrity of contributing buildings has not been compromised by inappropriate additions or alterations, the road network completed by 1850 remains intact and has not been appreciably "improved" by modern engineering, and a variety of landscape features, such as cultivated fields, grazing pastures, treelines, hedgerows and mill races, remain evident.

Overall, there are 45 contributing historic resources and 9 non-contributing resources in Paradise Valley. A complete listing of the buildings, structures and sites follows hereafter.

PARADISE VALLEY RESOURCES INVENTORY

Map # 1: Enoch Pearson Farm, 895 Ravine Road

2 Contributing, 1 Noncontributing Building
2 Contributing Sites
1 Contributing Structure

Buildings

#1a: Farmhouse (C) ca. 1784-1806: Two-part, additive stucco-over-fieldstone bank house; faces south, banked into terrain; six-bays wide overall; double-pile; three-and-one-half-stories; side-gable roof with center gable; boxed wooden cornice; interior end chimneys (rebuilt); full-length wooden porch (second floor, south side) with doorway. Ca. 1784, three-bay core (west side), with smaller 6/6 windows; three-bay addition (east side), ca. 1806, with larger 6/6 windows; south-side front doorway contains Federal-period molding; ground floor contains 2/2 windows and doorway (west side); center gable with 1/1 twin windows; scalloped wood-shingled tympanum, suggests addition or renovation, ca. 1880-90.

#1b: Springhouse (C) ca. 1784: Two-story, stone springhouse; whitewashed, pebble-stone stucco finish; doorway to springroom on east side; doorway to a second-level room on the north side with banked entrance ramp; wood-shingled roof with a wide-eave overhang. Springroom door has small, hipped-roof portico supported by squared posts and embellished with scalloped shingles similar to center gable on farmhouse, ca. 1880-90.

#1c: Garage (NC) ca. 1950s: six-bay, cinder-block, storage structure for vehicles with shedroof; freestanding just east of farmhouse.

Structure

#1g: Millpond (C), ca. 1762-1835: The pond provided the reservoir of water to turn the water wheel of a sawmill (built 1760-1830) that stood on the south side of Ravine Road just east of the barn, directly across from the farmhouse. The pond originally was dammed at the intersection of Ravine and Valley Creek Roads, but has been rebuilt about 100 yards north of original site; headrace to mill paralleled Ravine Road.

Sites

#1d: Old Valley Road (C), ca. 1803-1837: former roadbed partially overgrown but grade clearly visible just to east of springhouse where it crosses Ravine Road and continues north toward Boot Road. Laid out in 1803 as public road when routed east of creek; abandoned as main valley road when 1837 survey rerouted present Valley Creek Road along west side of creek. Traces of roadbed survive in large measure as walking path for approximately three-quarters of a mile south of Ravine Road.

#1e: Barn (C), ca. 1830: Sloping site on south side of Ravine Road retains evidence of level rectangular grade where wooden bank barn stood to the southwest of farmhouse. Demolished sometime in this century, probably dated from the 1830s, replacing a smaller log barn.

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Map # 2: Caleb Mercer Farm, 1250 Valley Creek Road

2 Contributing Buildings

#2a: Farmhouse (C), ca. 1827-1837: Two-bay, double-pile, two-and-one-half-story, stucco-over-fieldstone bank house; faces south, banked into terrain; large quoins or cornerstones; side-gable roof with boxed cornice; double-flue, interior chimney (east wall); main entranceway on north side; all windows 6/6 double-sash except 2/4 windows double-sash in attic; large cooking fireplace walled over; some original hardware intact.

#2b: Barn (C), ca. 1827-1837: Stone-walled bank barn; three bays; with wooden forebay (south-side) and roof just to west of house; faces south; fieldstone walls partially stuccoed; large quoins or cornerstones; banked entrance on north side. While having its architectural integrity, this barn is in poor structural condition.

Note: this property formerly included a large stone springhouse (built ca. 1782-1791) that stood near the edge of Valley Creek Road over a small run that drains into Valley Creek. Shown on local maps as late as 1888, the springhouse stood near the entrance to the farm's driveway. No ruins remain.

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Map # 3: William Mercer Farm, 1200 Valley Creek Road

2 Contributing Buildings

Buildings

#3a: Farmhouse (C), 1791 (datestone) - 1812: Three-part, additive stone house; faces south; five-bays overall; two-and-one-half-story, stucco-over-fieldstone; side-gable roof with boxed cornice; three-bay core (west half) with entrance; datestone on front wall of second-floor reads: "1791, Built by D. Weir"; ca. 1812, two-bay addition with entrance; kitchen wing with shed roof added to rear of addition (north side); wooden porch extends across front of house; west-side gable wall of core bears evidence of pent eave that connected roof eaves; two interior end chimneys; kitchen contains a walled-in bake oven; single-bay automobile garage attached to core house (west side); built ca. 1950 (NC resource); cinder-block walls; stuccoed and whitewashed; wooden gable roof; wooden front door.

#3b: Barn (C), 1932: Wooden bank barn to east of house built on stone foundation of previous barn after fire destroyed original; faces south; corn crib attached to west side; cinder-block milkhouse attached to corncrib; low stone wall extends from the south side of barn to enclose barnyard.

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Map # 4: Noncontributing House, Box 129, Valley Creek Rd.
ca. 1960s; single-story, gable-roof, brick house in vernacular suburban builder's style; banked into terrain with full livable basement on south side and single-story brick wing on north side.

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Map # 5: Thomas Price Farm, 1170 Valley Creek Road

2 Contributing Buildings

#5a: Farmhouse (C), ca. 1733-1969: Three-part, additive stone house; faces south; two-and-one-half-stories, whitewashed fieldstone; side-gable roof with wood shingles; pent eave across front facade; ca. 1733-1756, three-bay core (middle part); ca. 1766-1778, two-bay addition (east end); ca. 1969, three-bay addition to west end; interior side chimney of core house now extends through the middle of roof.

#5b: Barn (C), ca. 1733-1778: small bank barn with whitewashed,
fieldstone gable walls and wooden bay walls and roof; faces west; fronts on main road north of house; converted into residence or office in recent decades.

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Map # 6: Edith Foy Tenant House, 1163 Valley Creek Road

1 Contributing Building

#6: Tenant House (C), ca. 1826-1834: Two-and-half-story, three-bay, stucco-over-fieldstone house; centered front doorway (west side); pent-eave roof over first floor (west side); side-gable, wood-shingle roof; interior end chimney (south side). Attached one-and-one-half-story loghouse (south side); faces east; Swedish/German-style, V-notched construction; cement chinking; hand-hewn, exposed logs terminate at roof plate; horizontal boards over gable end walls; shed-roof dormer window (west side); this 18th century log addition was originally located in New Holland Township area (Lancaster Cty); reconstructed on site, ca. 1985. Both sections hold wood-shingle gable roof.

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Map # 7: George Jefferis Farm (ruin -- no address)

4 Contributing Sites

#7a: Farmhouse Ruin (C), ca. 1750-1803: ca. 1750, two-bay, loghouse; hand-hewn, split-log, V-notch construction under 19th century weatherboard siding; probably one-and-a-half-stories; stood over fieldstone foundation with full cellar (outside entrance east side); full-length porch (south side) with stone steps (south and east sides); most of structure has collapsed into cellar; attached to north wall stand remains of ca. 1763-1803, two-bay, two-and-one-half-story fieldstone house; faced west; west and north white-washed walls survive, rest of structure has collapsed into cellar; surviving fragment of brick dentiled cornice; probably a double-pile, hall-parlor plan house; evidence in north wall of exterior brick bake oven attached to interior chimney; also evidence of small wooden shed to shelter oven; main cooking fireplace of stone, attached bake oven and chimney flues of brick.

#7b: Barn Ruin (C), ca. 1803: About 100 feet north of house stands ruin of large bank barn; faced east: forebay and stable entrance (east side), banked entrance (west side); unstuccoed, fieldstone walls; stone piers (east side) once supported wooden forebay; wooden structural members that survive have collapsed into ground floor; small, one-room cinderblock milkhouse (NC) attached south side; barn likely resembled larger version of Caleb Mercer Barn (#2b).

#7c: Bridge Ruin (C), ca. 1763-1803: Bridge provided access from the farm, on the west side of the creek, to the valley road and Spackman's Mill. Farm road, lined with several white-pine trees near the house, ran across the bridge and met Valley Creek Road at a bend between the Price Tenant House and the mill. The bridge, made of heavy blocks of uncut fieldstone, has been demolished, but the remaining stonework suggests a small single-arch span.

#7d: Outbuilding Foundation (C), ca. 1763-1803: extensive fieldstone and mortar ruins buried at ground level about 25 feet south of the house; indicates the site of an outbuilding, probably smokehouse, workshop or similar auxiliary farm building; located alongside the farm road, presumably for access to wagons. Nearby, remains a circular fieldstone foundation, just over 4 feet deep, presumably the site of a well.

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Map # 8: Thomas Spackman Mill, Valley Creek and Harmony Hill Roads

1 Contributing Building
2 Contributing Structures

Building

#8a: Gristmill (C), 1761-1817: Two-and-one-half-stories; three-bays; fieldstone walls with large quoin stones; wooden gable roof and structural beams; faces east flush against Valley Creek Road; center loading doors at each level (east wall); first-floor windows set symmetrically (east side); balance of windows set randomly by interior function; wooden beam for grain pulley at third floor sheltered by small gabled hood; foundation bears marks of former millrace openings on north and south sides. Rebuilt and enlarged between 1798 and 1817; converted to residence ca. 1970.

Structures

#8b: Mill Dam Ruin (C), ca. 1761-1893: Stone ruins stand about 300 yards upstream of mill where race begins; first dam built 1761 by Thomas Spackman; improved several times by subsequent mill owners.

#8c: Millrace (C), ca. 1761: Built by Thomas Spackman in 1761 along with dam for new gristmill; remarkably intact; includes headrace into mill and tailrace beyond; rejoins Valley Creek about 600 yards below mill after following edge of creek road for about 500 yards.

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Map # 9: Thomas Spackman Farm, Harmony Hill and Valley Creek Roads

2 Contributing Buildings
1 Contributing Structure

Buildings

#9a: Miller's House (C), ca. 1761-1838: Two-part, additive fieldstone house; faces south; smaller core house built ca. 1761 (east side) two bays with front entrance, two-and-one-half stories; side-gable wooden roof with interior end chimney; single gable-roof dormer; boxed cornice; larger wing built ca. 1838 (west side); three bays with Federal-style door surround and transom window; six-panel door; two-and-one-half stories; exterior end chimney; attached open porch with gable roof (west side); two-bay, two-story, wood-frame carriage house attached to east side of core house via enclosed two-story, wood-frame building with doorway; terraced front yard enclosed by low fieldstone wall originally built as foundation for L-shaped porch built in 1885; second stone retaining wall along intersection of Valley Creek and Harmony Hill roads bears datestone with inscription: "I.J.M. 1824."

#9b: Barn (C), ca. 1800: Wood-frame barn with fieldstone foundation banked into hillside; southeast corner of Valley Creek and Harmony Hill roads; north-side ramp entrance; fieldstone wall surrounds barnyard bordering Valley Creek Road; contains stone with undated inscription: "Grubb's Mill Farm."

Structure

#9c: Icehouse (C), ca. mid-19th century: two-level, single-bay structure with gable roof banked into hillside next to stable. Thick fieldstone foundation banked into hillside held ice; entrance west side; upper wood-frame house for storage and small corncrib on south side. Ice probably cut from creek where damned by Spackman or from another mill pond (demolished) at the Samuel Starr Farm.

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Map # 10: Spackman's Mill Tenant House, 1025 Harmony Hill Road

2 Contributing Buildings

#10a: Tenant House (C), ca. 1780-98: Three-bay fieldstone house; faces south; asymmetrically set windows and center door; pent eave above first floor front; evidence of pent roof; side-gable wooden roof; interior end chimney; entire house and kitchen wing on raised basement foundation; large basement doorway (east side); one-and-one-half-story kitchen wing (north side).

#10b: Springhouse (C), ca. 1780-98: Three-bay; three-level fieldstone springhouse; faces south; side-gable wooden roof; springroom in lower level; centered front door (south side); ground-floor housed weaving shop in 18th century and post office in late 19th century.

Note: Spackman's Mill Tenant House (#10) formerly included a blacksmith shop and horse barn located on the south side of the road across from the springhouse. No ruins survive.

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Map # 11: Noncontributing House (ca. 1980s), not visible to public because of its elevated site, distant setback and thick vegetation blocking the public view from the roadway.

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Map # 12: Noncontributing House (ca. 1980s), only partially visible to public from Sunset Hollow Road because of its distant setback and elevated site on a hillside above the road. Wood-frame structure with gabled roof crossed with multiple window gables.

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Map # 13: John Underwood Farm, 975 Sunset Hollow Road

2 Contributing Buildings

#13a: Farmhouse (C), ca. 1751-1912: Seven-bay, two-and-one-half-story, additive fieldstone house; faces south; stuccoed and whitewashed; side-gable wooden roof; two-bay core house (center), ca. 1751-83; front entranceway removed; interior end chimney; two-bay first addition (east end), ca. 1783-1798; three-bay second addition (west side), ca. 1850-1856; two-and-one-half stories; centered front door; interior end chimney; third addition (west end), ca. 1912; two-story enclosed porch with classical revival attached columns.

#13b: Barn (C), ca. 1900: Fieldstone foundation (stable) and gable walls; wooden south and north walls; side-gable wooden roof; replaced older barn destroyed by fire; designed in regional vernacular tradition.

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Map # 14: Robert Davis House, 990 Connor Road

1 Contributing Building
1 Contributing, 2 Noncontributing Structures

Building

#14a: Dwelling House (C), 1843 (datestone): Two-bay, additive, stucco-over-fieldstone house; 1843 core, two-and-one-half-stories; front gable roof; off-center front door in gable wall (north side): banked into hillside; 6/6 sash, first and second floors; 3/3 sash, third floor; interior end chimney (south wall); two-story wing (east side) added early 20th century; small sunporch (south side) recent addition; architecture of additions compatible with core.

Structures

#14b: Springhouse (C), ca. 1843: Small stone springhouse under stucco with fieldstone foundation; wooden gable roof; central wooden entrance door; faces north; banked into hillside.

#14c: Horse Stable (NC), ca. 1970s: Wood-frame structure; no historic significance; vernacular contemporary design.

#14d: Utility/Hay Shed (NC), ca. 1970s: same as above.

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Map # 15: Samuel Starr Farm, Greystone Drive (Moore's Road)

3 Contributing, 2 Noncontributing Buildings
4 Contributing Structures
1 Contributing Site

Buildings

#15a: Farmhouse (C), ca. 1813-1814: Two-and-one-half-story, stucco-over-fieldstone, five-bay, center-hall, Federal-style farmhouse; faces south; side-gable wood roof; twin interior end chimneys; full-length front porch (now enclosed); one-story kitchen wing attached (north side); many historic features: wood molding and plasterwork, chair rails, panelled window wells, staircase moldings, fireplace mantles, brass and ironware, handmade window panes; large cooking fireplace; evidence of bakeoven.

#15b: Barn (C) ca. 1810: Large, three-bay, wood-framed barn with forebay; wooden gable roof; faces south; stone foundation banked into hillside; vertical barn boards; stone wall encloses barnyard on south side, terraced into steep hillside.

#15c: Springhouse (C), ca. 1774-1781: Stone walls; wooden gable roof; faces south; stands below mainhouse, banked into hillside; entrance south side.

#15d: Tenant House (NC), ca. mid-20th century: Wood-frame tenant house; banked into hillside above barn (north side); gable roof; livable full basement.

#15e: Farmhand Cottage (NC), ca. early-20th century: Single-story, gable-roof, wood-frame dwelling, three-bays wide with centered door. Screen enclosed full-length, wood-frame porch on front side; one-story, two-bay wing on north side.

Structures

#15f: Mill Dam (C), ca. 1766: Wood-beam and stone construction; foundation footings (wood beams) and stones sunken in creek bed where old head race begins; location and orientation fits 1837 road survey map; original dam was three-feet high; built by John Hannum to supply his mill (demolished 1932) on Creek Road below Downingtown-West Chester Road (Rt. 322).

#15g: Mill Race (C), ca. 1766: Well-intact remains of unusually long head race; parallels route of valley road; original right-of-way was 33 ft; extends from Starr's dam to site of Hannum's Mill, south of Rt. 322 on Creek Road; active through ca. 1890s. Structure has been demolished south of Hannum Tenant Farm (#18).

#15h: Grain Silos (C), ca. 1900: Two clay-tile silos with conical metal roofs attached to corncribs.

#15i: Corncribs (C), ca. 1900: Two large wood-framed corncribs attached to wood-framed shed.

Site

#15L: Lime Kiln (C), ca. 1810: Buried ruin of kiln active circa 1810-1850; banked into side of Valley Road; location allowed limestone to be loaded into furnace from upper road level, and lime byproduct to be collected from mouth (west side) at lower road level; strategically located at early valley crossroads.

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Map # 16: The Starr Tenant Farm, 855 Shenton Road

2 Contributing Buildings
1 Contributing Site

Buildings

#16a: Farmhouse (C), ca. 1781-1840: Four-part, additive, stone house (11 bays wide); faces south; banked into hillside; side-gable, wood-shingle roof; ca. 1781-1788, two-bay core house (west end); exposed fieldstone; interior gable-end chimney; ca. 1790-1840 stucco-over-fieldstone stone addition (four-bay central section with porch); two-and-one-half-stories; twin end chimneys; ca. 1840s, full-length, shed-roof front porch built on stone blocks; ca. 1980s, two-bay, two-story, frame wing connects core house and garage; ca. 1980s, three-bay, two-story, garage-and-apartment wing (east end), stone-veneer; architecture of recent additions compatible with core house.

#16b: Springhouse (C), ca. 1781-88: Two-level fieldstone structure; banked into terrain; stands south side of Shenton Road; spring room in lower level; storage or former living space in upper level; small one-room, wood-frame wing added to upper level (east side).

Site

#16c: Barn Ruin (C), ca. 1781-1788: Fieldstone-and-earthen remains of three-bay, wood-frame bank barn; faced south; stone foundation and stable walls survive; banked earthen entrance (north side); stone silo foundation next to entrance; four rounded stone posts that supported wooden forebay stand; stone barnyard wall (south side) at northeast corner of Shenton (Moore's Road) and Valley Creek Roads.

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Map # 17: Noncontributing House, 880 Valley Creek Road, ca. 1970s: Two-and-one-half story fieldstone-clad house with gable roof and wood trim set behind private bridge on west side of creek; large "cathedral" ceiling main room; full-length glass windows along south side that illuminate main living space.

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Map # 18: Col. John Hannum Tenant Farm, 820 Valley Creek Road

3 Contributing Buildings
1 Contributing Structure
2 Contributing Sites

Buildings

#18a: Farmhouse (C), ca. 1768-1790: Two-part, additive, stucco-over-fieldstone house; faces south; side-gable, wooden roof; simple boxed cornice; ca. 1768-66 core house (west end), two-and-one-half-stories, three-bays with center door; ca. 1790, larger addition (east end); two-and-one-half-stories, four-bay, double-front doors; full-length pent eave (perhaps replaced original porch); twin inside-wall end chimneys; shed-roof wing added to rear of core, modified for garage; core-house attic contains plastered smoke room connected to chimney.

#18b: Springhouse (C), ca. 1768-83: Two-and-one-half-stories; stucco-over-fieldstone; banked into hillside west of house; wood-shingle, gable roof; Victorian-period window dormer; presently used as apartment.

#18c: Shed (C), ca. 1900: Small, wood-frame storage shed built around 19th century stone foundation; southeast of farmhouse near barn ruin.

Structure

#18d: Millrace Bridge (C), ca. late 19th century: Small stone bridge, post-and-lintel construction; steel-reinforced concrete lintel probably replaced older structure; stone bridge piers and paved stone spill race; built to carry former Downingtown-West Chester Road over millrace to Hannum's Mill.

Sites

#18e: Barn Ruin (C), ca. 1790: Stone entrance ramp for large bank barn remains; barn faced west; stone bridge ramp (east side) supported by small barrel arch; east-side foundation survives as retaining wall; site mostly clear and level; unknown demolition date.

#18f: Roadbed (C), ca. 18th century: Former roadbed for old West Chester-Downingtown Road; now driveway for farmhouse; road once ran between house and barn before completion of present Rt. 322; front yard (south of house and closer to highway) also bears old railbed for trolley line (ca. 1901-1910) between West Chester and Downingtown.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1730-1940	n/a
Agriculture		
Exploration/Settlement		

Cultural Affiliation: n/a

Significant Person: n/a

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary of Significance: As an intact example of a rural historic landscape, Paradise Valley in East Bradford Township, Chester County, meets two National Register criteria for historic significance: (1) It has made a significant contribution to the broad patterns of East Bradford's history of settlement through sustained agricultural and early industrial activity over a period of some 210 years (Criteria A). Specifically, the farms and mill within the valley represent a significant range of settlement from the earliest pioneer log houses, to the succeeding generation of stone farm houses and outbuildings, to the wings added and modifications made through the 18th and 19th centuries. (2) While some of the contributing resources in the valley may lack individual distinction, as a whole, the district possesses a spatial organization and collective character of architectural and landscape features that create a significant and distinguishable entity as a representative farming community in the Brandywine Valley from 1730 to 1940. (Criteria C).

In summary, Paradise Valley contains an excellent ensemble of vernacular farm buildings and landscape features typical of a rural farming valley in central Chester County during the period of significance. In particular, the district possesses local significance for East Bradford's history in the areas of Architecture, Agriculture and Exploration/Settlement.

EXPLORATION/SETTLEMENT

Patterns of Settlement: In 1731, when Bradford Township split into east and west townships, the area that became East Bradford had been settled over 25 years, mainly in the central and southern sections where the floodplain of the Brandywine Creek was open and considered more fertile. One of the first settlers here,

☒ See continuation sheet

9. Major Bibliographical References

Total list is on 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

Specify repository:
PA Bureau for Historic Preservati

10. Geographical Data

Acreage of property Approx. 260 acres

UTM References

	Zone	Easting	Northing
A	18	443250	4427910
B	18	443700	4425600
C	18	443425	4424325
D	18	443000	4424000
E	18	442850	4425425
F	18	442640	4426900

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

11. Form Prepared By

name/title Frederick L. Richards
organization Brandywine Conservancy date August 24, 1992
street & number P.O. Box 141 telephone 215-388-2700
city or town Chadds Ford state PA zip code 19317

Abiah Taylor, purchased land from the Penn Proprietorship in 1702, just south of Strasburg Road on the east branch of the Brandywine. By 1719, he had built a mill and house (see Taylor-Cope Historic District). By contrast, portions of the northern end of the township, including Paradise Valley, remained vacant into mid-century as reflected by the difficulty the earliest settlers to the valley had in 1740 persuading the township to maintain a public road here.

In the first half of the 1700s, the original land grants in Bradford Township ranged from 300 to 500 acres. These large parcels were either willingly subdivided or reduced by default when grantees failed to meet the conditions of occupancy and improvement set by the Penns.

Although a few "squatters" likely lived in Paradise Valley before the 1730s, the earliest official settlement dates from 1733. That year, Thomas Price purchased a warrant from the Penn Proprietors for 256 acres. The Price Farm remained the largest holding in the district until 1796. Through most of the valley's history, however, most of its farms ranged from 100 to 150 acres. In the 20th century, while active farms slowly declined, the holdings of most properties remained relatively intact. Some farms experienced small subdivision for individual houses and one large farm was purchased for a summer camp in the 1910s.

The 18th century pattern of settlement in Paradise Valley consisted of dispersed farmsteads generally located near the course of the creek. There was no village center. This spatial arrangement survives today and accurately reflects the vernacular pattern of most township settlement in colonial Chester County. Unlike, by contrast, the colonial towns of New England with their identifiable village centers, townships in 18th century Chester County generally appeared "in plan" as scattered collections of medium-sized farmsteads with one or more gristmill hamlets. Paradise Valley retains this pattern today, even including a gristmill that stands at the crossroads of the valley.

Built in 1761, Spackman's Mill may have been located at this point on the creek in anticipation of Harmony Hill Road, a private way that would be surveyed and improved as a public road the following year. Of course, the road's opening could as easily have been prompted by the mill's construction as well. In either case, the integral economic relationship of a gristmill with its surrounding farms was reflected by the mill's location where the road crossed the creek. While the water power could have been tapped at any number of locations, the miller realized that direct frontage along the local routes that linked the area farms was crucial for his business. In turn, the mill's location prompted further development of the local publicly maintained roads. Valley Creek Road, for example, opened north of the mill in 1768, no doubt after urging by farmers who required access to the mill. Thomas Spackman, the miller, probably maintained a route for farmers over his land to Moore's Road (now Greystone Drive, see #15) until 1819 when the creek road was extended south to the intersection as a public way.

In Chester County, each family farmstead functioned as a semi-autonomous unit, a condition reflected architecturally and spatially in the variety of outbuildings typically found clustered around the farmhouse. Each had its own discreet function essential to the farm's livelihood. The farmhouse, for example, sheltered the family who operated the farm. The barn sheltered livestock and stored equipment and hay and grains for animal fodder. A springhouse would have provided drinking water and natural refrigeration for perishable foods and dairy products; an upper level might double as a workshop for a second occupation such as weaving that supplemented the family income. A smokehouse, if separate from the farmhouse, would have provided a means for curing meats. A dry root cellar dug into an earthen embankment, if separate from the farmhouse cellar, would store root vegetables like potatoes, turnips or carrots.

During the 18th and 19th centuries, the most common site plan for a farm in this region was a linear arrangement in which the house and barn were situated on a line gable to gable, generally facing south and separated by a distance of at least 100 feet. The southern orientation provided the longest exposure to sunlight (and therefore warmth) for the front of the buildings. Livestock penned into a barnyard on the south side of a barn were naturally warmed by this arrangement. For this reason, barn yards were traditionally located on the south side of barns to take advantage of the passive solar heating. Not surprisingly, 60 percent of the contributing farmsteads in the district share the so-called Mid-Atlantic linear plan; and half of those are situated on an east-west axis with a southerly exposure.

While the earliest farms in Paradise Valley date from the 1730-50s, the bulk of the district's properties were founded between 1750 and 1780. During this period many of the property lines and farm sites were established, a period that overlaps with the region's greatest percentage of population growth (1730 to 1760). Many of the landscape features and site plans of these 18th century farmsteads remain intact. Two exceptions are the summer camp (Children's Country Week Association) that removed some 150 acres from agricultural use around 1915, and the construction of several 20th century suburban houses. Nonetheless, the visual impact of the summer camp and the suburban homes has been minimal because of their remote site locations or screening by heavy vegetation from the valley road. Granted, most of the original farm tracts have been reduced from their average 100 to 150-acre size during the period of significance (1730-1900), but the spatial relationship of farmhouse to outbuildings and fields to woodland remains visually similar to how the valley likely appeared in the mid-to-late-18th century.

Examples of these 18th century farmsteads include: the Thomas Price Farm (#5), whose two-bay core house dates between 1733 and 1756; the George Jefferis Farm (#7), whose loghouse core dates from between 1750 to 1763; the John Hannum Tenant Farm (#18), whose three-bay core house dates between 1759 and 1766; the John Underwood Farm (#13), whose two-bay core house dates from 1751 to 1783; the Thomas Spackman Farm and Mill (#8), whose two-bay core house and gristmill date from 1761; the

Enoch Pearson Farm (#1), whose three-bay core house dates from ca. 1784; the Samuel Starr Tenant Farm (#16), whose two-bay core house dates between 1780 and 1788; and the William Mercer Farm (#3), whose three-bay core house dates from 1791. The remaining six farmsteads in the district were founded in the 1700s as well, but their houses, like Samuel Starr's (#15) and Caleb Mercer's (#2), date from the early 19th century.

AGRICULTURE

Landscape and Types of Land Use: Through most of the 18th century, the lands belonging to the typical farm in Paradise Valley reflected two major functions: crop production (primarily wheat, meslin, rye and corn) and woodland (reserved for fuel, building materials and animal habitat). A small percentage of the property near the house would be set aside for a vegetable garden, a fruit orchard, and a variety of auxiliary structures like a barn, springhouse, smokehouse, root cellar, privy, and animal pens. The cultivated or cleared fields generally remained within the lowland or floodplain of the valley where the terrain was easiest to work and the soil most fertile. The hillsides, if cleared, were generally left as grazing pastures.

By the 1790s, with the introduction of fertilizer (lime and manure) and crop rotation methods, the percentage of cleared land in the valley grew as farmers realized that hillsides could be cultivated without irrigation. Gypsum and lime applied to fields promoted the growth of grass and clover and led to the raising of cattle (beef and dairy) and sheep. Prior to that time, production of grains, primarily wheat, had been the staples of farm production in the valley and throughout most of Chester County. Indeed, the colonial farming regions of southeastern Pennsylvania were known as the "Breadbasket" of the nation before the Great Plains of mid-West were cultivated in the 19th century.

The trend toward clearing land increased markedly after the 1830s when many Chester County farmers, including those in this valley, shifted to dairy farming as wheat prices gradually declined. From this period until about the First World War, the valley's virgin forest was lost to cultivation or logging for timber. The colonial appearance of the landscape, when most hillsides and ridges had been forested, changed dramatically. By the turn of the century, the valley resembled the hilly open pasture and cropland of, say, West Marlborough Township in western Chester County, where large cattle and dairy farms operate today. Ironically, the abandonment of many fields and pastures in the intervening decades has allowed the landscape to re-acquire much of its 18th century agricultural appearance, albeit without the large stands of virgin forest.

A number of the farms in the valley retain evidence of this economic transition from grain production in the 18th century, when wheat for export predominated, to stock raising in the 19th century, when

local agriculture shifted to dairy, beef, and sheep farming. While these changes were reflected spatially in the percentage and type of cleared land, they were also reflected architecturally in the construction of larger barns to hold bigger herds, and the addition of corncribs and later silos at the end of the 19th century. The springhouse, which until the rise of dairy farming had been a structure for the family's use, became critical for preserving milk, cream, butter and cheese for market.

One of the best examples of this transition includes the great barn at the Samuel Starr Farm (#15b), built ca. 1810, and equipped with twin silos and corncribs (ca. 1900). Nearby, banked into a hillside, stands a stone springhouse whose thick stone walls contain the spring waters that chilled the farm's dairy products. Another was the now ruined barn (#16c) at the Starr Tenant Farm that contains the foundation of a large silo, and whose springhouse near the farmhouse also preserved dairy products before the advent of refrigeration.

The open crop fields and grazing pastures of the Samuel Starr Farm also offer the best example of how the valley's landscape appeared when dairy farming flourished and much of the land was cleared. It also reflects a type of field arrangement where the pastures for grazing remained in the lowland around the creek, allowing cattle access to water, while the cultivated fields for corn and other crops remained on the hillsides and highland.

Hedgerows and Treelines: Hedgerows and treelines were planted or maintained by farmers as natural barriers / fences to mark the boundaries of their property or divide one field from another for identification. Many times, as new fields would be cleared, a line of trees would be left as a boundary. Hedgerows could originate in the same manner or evolve out of vegetation being allowed to grow up and surround a wooden fence, eventually replacing the structure as a natural barrier. Besides offering habitat for game birds, such as pheasant, grouse and doves, hedgerows and treelines were maintained as erosion control features, especially into the early 19th century when local farmers began clearing the hillsides for cornfields and cattle and dairy pastures. Two good examples of treelines exist at the William Mercer Farm (#3): the first on the east side of the creek, east of property #4, where the trees divide a cornfield into two sections; the second at the north edge of the field above the Mercer Farmstead (#3), where the treeline marks a boundary of the district. Good examples of hedgerows terraced onto a hillside exist at the Samuel Starr Farm (#15) and are best viewed from Skelp Level Road to the west.

Tenancy and the Cottager Systems: Toward the end of the 18th century, land purchase became difficult for newcomers as farmers generally subdivided their land only to family members, usually their sons or son-in-laws. While the first settlers purchased their land, some who followed in the late 1700s -- when most of the valley had been patented and land values had risen -- had to rent until they could afford to buy. In part, this land shortage helped stimulate both tenancy and a landless class of farm

workers known as "cottagers."

The district retains one property, standing alone without outbuildings, that quite probably housed these contract-wage workers. This is the only extant example of a farm worker's "cottage" that survives in the valley, despite recorded evidence that similar types once existed at other farms. Built ca. 1826-1834, the Edith Foy Tenant House (#6) was probably constructed by Mrs. Foy in the late 1820s, following the death of her husband, the farmer Thomas Foy. The "cottage" probably housed a farm hand to help tend the Foy's 29-acre farmstead while Edith Foy continued to live at her home in the Thomas Price House (#5a).

The cottager system provided an essential source of seasonally flexible labor for the late 18th and early 19th century farmer in Chester County. Considered an economic and social step below a tenant farmer, the cottager neither owned nor was taxed for land. Cottagers, who usually rented their housing, were often allowed to keep gardens and generally given access (for a fee) to the owner's equipment and tools. In general, they were an extremely transient lot who might spend no more than a season -- planting to harvesting -- with a given farm. It has been estimated that up to 20 percent of Chester County's population in the 1760s was property-less cottagers; by 1800 that number had increased to 25 percent before declining gradually as mechanized farming increased through the 19th century and lowered the demand for manual labor. Recall that through the 18th century, most farming was accomplished by hand with the help of oxen and horses.

At the same time, up to 40 percent of the farmers in the county between 1760 and 1782 were tenants who could not afford the land and buildings they occupied. In Paradise Valley, the tenant system is represented architecturally by at least three properties: Spackman's Mill Tenant House (#10a), built ca. 1780-98; the Samuel Starr Tenant Farm (#16), built ca. 1781; and the Col. John Hannum Tenant Farm (#18), built ca. 1768.

ARCHITECTURE

Paradise Valley contains an outstanding collection of vernacular architecture typical of rural farming communities established in central Chester County in the 18th and early 19th centuries. Within its three-mile corridor remain examples of many of the folk building types and styles of the period including the pioneer's V-notch, split-log house; the three-bay, center-door Georgian type; the four-bay, double-door Georgian type; the five-bay, center-hall Georgian type and its two variants, the one-third and two-thirds types. The district also possesses a vernacular variant of a Greek Revival house often built in this area, and examples of locally typical farm buildings, such as Pennsylvania German-type bank barns, springhouses, icehouses and corncribs. Typical early industrial structures related to the local agricultural

economy include the ruins of a limekiln, a gristmill and related engineering structures such as mill races and dams.

Log Buildings and Construction: In the 1730s, the first English Quaker settlers to Paradise Valley generally built their houses and barns of log, modeled on split-log, V-notch construction techniques assimilated from the Pennsylvania German and Scotch-Irish who also had settled the Mid-Atlantic region. These log buildings represented methods of construction rather than architectural types. The methods were easily mastered by those with no previous experience in log carpentry, easily accomplished with common hand tools available to most pioneers, and so well-suited to frontier conditions. Log structures in Chester County included houses, barns, and auxiliary structures like sheds and corn cribs. Often covered with weatherboard to disguise their humble appearance, they took both English and Continental forms. The Continental forms, largely revealed in their floor plans, were borrowed from the Germans (the central-chimney farmhouse and the bank barn) and the Swedes (the "dog-trot" or two-room loghouse separated by an open breezeway). English forms, on the other hand, were generally distinguished by square-room dimensions, symmetrical fenestration, hall/parlor plans, side-gable roofs, centered doors, exterior gable-end chimneys, and sawn boards over the gable walls.

The district's single example of a pioneer's log house is the ruined core of the George Jefferis House (#7a), built ca. 1751-1763. Jefferis was a carpenter as well as farmer, who purchased 176 acres on the west side of the creek in 1751, just across from the Price Farm. The remains of the house, which stand upon a
fieldstone foundation with full cellar, show that the logs have been hidden behind wooden weatherboard in the English tradition. Whether the logs were originally exposed is unknown; the English colonists were generally known for covering their log houses with wooden siding. Presumably, the structure originally contained a hall/parlor plan (otherwise known as the Penn Plan) with one interior wall dividing the square structure into a larger "hall" with a fireplace, and a small "parlor" that might be divided again into two smaller rooms. The V-notching of the Jefferis House resembles that found in the log core of the Joseph Wray House, a three-bay, single-pile, centered-door type located just beyond the district at 975 Connor Road. Another log house of this V-notch type stands farther to the east on Copeland School Road just above the intersection of Sunset Hollow Road in East Bradford. The one-and-a-half story loghouse added to the Edith Foy Tenant House (#6) in 1985, although reconstructed from its original site in eastern Lancaster County, is another good example of this colonial regional building type.

It should be noted that 50 percent of the dwellings in East Bradford in 1798 were log structures, according to that year's federal "Glass Tax" inventory. More remarkable is that 66 percent of the barns and outbuildings were log, while only 34 percent were stone. This suggests, of course, that a substantial number of the stone barns that survive in East Bradford (and the district) date from the early 19th century.

Vernacular Forms and Stone Construction: In choosing materials, methods and styles for building, the 18th century pioneers to this valley were influenced both by their colonial experience and their memory of the Old World. Initially, they adopted log construction methods out of expediency and ease of access to materials. But once they had established their subsistence farms, they could afford to built more permanent shelters. Many of the yeomen farmers who settled this valley (and region) emigrated from stone-building regions in England. Since most of the 18th century settlers were English Quakers, the construction methods of their native culture eventually prevailed over the log-building methods they had borrowed from German, Scandinavian and Scots-Irish traditions.

From the Old World, they retained both a familiarity with the vernacular architecture of the late medieval period and the classical forms of the English Georgian period from the late 17th century. However, on the exterior at least, the particular cultural influence of Quakerism on the valley's architecture is reflected largely by the simplicity of construction and the restrained display of exterior ornament. By the late 18th century, the dissemination of carpenter's pattern books and manuals, readily obtained from trading ties with Philadelphia, gave local builders more sophistication. Most importantly, all of the most popular manuals championed the Georgian style and forms.

Farmhouse Types of the Valley: As a building type, single-family houses dominate this district's architectural inventory. Most represent vernacular interpretations of Georgian forms dating from the mid-to-late 18th century. Among these are the so-called I-house type (single-pile); the three-bay, double-pile, center-door type; the four-bay, double-door type; the five-bay, double-pile, Georgian type; and its two variants, the two-thirds and one-third types. Almost all were built at two-and-one-half stories with a side-gable roof and an interior chimney on the gable wall, in the English mode. Each type could be constructed of log, as many houses in East Bradford were according to the federal inventory of 1798, but most that survive in the district today are stone.

I-House Type: The district contains three examples of the I-house, one of the oldest English folk housing types in the American colonies and one that has experienced the widest distribution across the country as a rural dwelling. So characterized because it resembles an "I" in plan -- two rooms placed side-by-side with or without a center hall -- the number of window bays can vary as can the front door placement. What remains constant is its one-room depth. Examples include the three-bay core of the Thomas Price House (#5a), built ca. 1733 to 1756; the four-bay addition to the Starr Tenant House (#16a), built ca. 1790 to 1840; and the Robert Davis House (#14a), built 1843. The Davis House could also be categorized as a local vernacular variant of the Greek Revival (to be described below). Locally in East Bradford, the former Sign-of-the-Eels Foot Tavern at 1104 Allerton Road is a good example of an additive I-house type dating from the early 18th century.

Three-Bay, Center-Door Type: Paradise Valley contains four examples of this type; its symmetrical facade traces its folk form to the classically-inspired Georgian architecture of late 17th century England. This "poor man's" adaptation of the Georgian type took full flower in 18th century Chester County as the five-bay, double-pile, center-hall type, and continued to be built as the house of choice for the affluent well into the 19th century. Among the better examples in the valley is the core house for the Col. John Hannum Tenant Farm (#18a), built ca. 1768 to 1790. The second is the core section for the William Mercer House (#3a), built in 1791. The third is the Edith Foy Tenant House (#6), probably built ca. 1826-1834. The fourth and largest version is the section added to the John Underwood House (#13a) between 1850 and 1856. The Spackman Mill Tenant House (#10a) also consists of three bays with a central door, but the facade is somewhat asymmetrical, suggesting either

that the interior layout, not concerns over aesthetics, directed the design or that the builder lacked experience. Other houses of this type beyond the district include a farmhouse at 137 N. Wawaset Rd. in East Bradford, built ca. 1780 to 1810, and the Colebrook Farm house in West Whiteland.

Four-Bay, Double-Door Type: The district's two examples include the ca. 1790 addition to the east side of the John Hannum Tenant Farmhouse (#18a), and the ca. 1790-1840 addition to the east side of the Starr Tenant Farmhouse (#16a). Both are good examples of what the historian Henry Glassie calls "the Pennsylvania farmhouse type" -- a four-bay, double-door facade with matching interior-wall end chimneys, often sporting a full-width front porch, it is one of the most ubiquitous farmhouse types in southeastern Pennsylvania. Based on the classical symmetry of the Georgian models, it appeared in greater numbers in the late 18th and early 19th century. Like almost all of the farmhouses described in the district, the double-door type was built at two-and-one-half stories with a side-gable roof. Within the immediate region, these examples resemble the house at 185 Lucky Hill Road in East Bradford, and both Ivy Cottage and the Fox Chase Inn in West Whiteland.

Five-Bay, Center-Hall Georgian Type: The valley's sole representative is the Samuel Starr Farmhouse (#15a), built ca. 1813-14. This house was obviously built within the Federal period, but like most early 19th century dwellings in this cultural region, it represents a "nineteenth-century expression of eighteenth century ideas," as Glassie has written. Beginning in the mid-1700s and continuing for nearly a century, the Georgian type remained the predominant domestic architectural ideal for affluent Pennsylvanians in largely rural regions like Chester County. A farmhouse of this size and craftsmanship usually signified that its original owner had been prosperous and wished to display his success. The restrained classical detailing characteristic of the Federal period also appealed to local Quaker sensibilities and made the type very popular among prosperous Quaker farmers in the region. Locally, the Starr House is comparable to other five-bay homes of the affluent, such as the Col. John Hannum House (National Register, 1981), the 1768 Taylor-Parke House (National Register, 1973), and the Glen Worth Farmhouse at 315 N. Wawaset Road, East Bradford.

Two-Thirds, Georgian Type: A more modest version of the double-pile, five-bay Georgian is the so-called two-thirds, double-pile type, somewhat oddly distinguished by vernacular historians as having three of the five bays normally required for the full-scale type. The entrance is offset either to the left or right. The best example in the valley is the ca. 1838 addition to the Thomas Spackman House (#9a), built by John McMinn, who owned and operated the mill from 1828 to 1866. Judging by the detail of the door surround and fenestration, the house can be considered a very late example of the Federal style, although in plan and form it belongs to the Georgian type. In the conservative Quaker farming communities of Chester County, the Georgian form with applied Federal detailing continued to be built into the 19th century for many years beyond the normal cut-off date expected by historians familiar with architectural trends in major cities like Philadelphia.

The district's other example of the two-thirds type is the west-side original section of the now six-bay Enoch Pearson House (#1a), built ca. 1784. Two other local examples are the ca. 1820 house at 165 Lucky Hill Road, East Bradford, and the ca. 1820-30 addition to the house at Georgia Farm, 450 N. Creek Road, both with handsome Federal-style doorways.

One-Third Georgian Type: If the two-thirds type is reduced by one bay, it becomes a one-third Georgian house. The best free-standing example of this two-bay type is the ca. 1826 Caleb Mercer House (#2a), which stands near the Enoch Pearson House. The Mercer House also serves as a good example of a bank house from the period -- the foundation has been built into a small hillside with the ground floor on the lower side of the hill and the first-floor on the upper side. Often times, the ground floor space served as a basement kitchen, especially for a narrow house of this type without a kitchen wing. Like many of the Quaker-built houses in the district, the house is extremely plain, lacking any ornamentation. Just prior to the house's construction about 1826, the farm was sold to Caleb Mercer through a sheriff's sale. At the time of his purchase, the 23-acre farm consisted of a log house, log barn and stone springhouse, all dating from the 1780s.

Other examples in the valley of the one-third type include the core of the Thomas Spackman House (#9a), built ca. 1761. The George Jefferis House (#7a), which dates between 1763 and 1803, clearly belonged to this type, although it now stands largely in ruins. The core of the John Underwood House (#13a) is a modest example dating from 1751 to 1783. The William Mercer House (#3a) holds a two-thirds addition that was built onto its 1791 core about 1812. Beyond the district, another good example is the house at 240 Lucky Hill Road, East Bradford, built as a tenant property in the late 1700s by Emmor Jefferis.

Greek Revival (local vernacular): A final house in the district whose "style" draws from two periods of history is the Robert Davis House (#14a), built in 1843, most likely as a tenant house. This building was previously noted as an I-house type -- its main block is two rooms across and one room deep (the kitchen wing on the east side was added in recent decades). Despite the unusual offset front door in the north gable-end wall, its form and fenestration are essentially symmetrical in the mode of the Georgian types. But the house also bears subtle defining features that qualify as details adapted from the local Greek Revival style -- its small 3/3 sliding-sash windows in the third floor. From the 1830s to 1850s these fascia-band windows were typical of the attic-floor windows found in the more overt Greek Revival houses of Chester County. A good local example is the Edge T. Cope House, built in the 1830s, about a mile to the south along the Brandywine Creek at Cope's Bridge (see Taylor-Cope Historic District).

Farmstead Outbuildings

Barns: The largest farm buildings in the district are the German-type bank barns. Six survive in the district, but the farms of the valley once boasted at least 11; three exist as ruins and two as only sites. The best extant examples are the Caleb Mercer Barn (#2b), built ca. 1827, and the Samuel Starr Barn (#15b), built ca. 1810. Their basic shape and layout reflect the prototypical form of the German bank barn -- a rectangular box-shape of stone or wood, usually three-bays wide with centered wooden doors, and a wood-frame gable roof. Their stone foundation, which typically would be banked into a hillside, allowed access to the barn's hay lofts and threshing floor on the upper side, where hay, grain and farm equipment would be stored. The lower side, which generally faced south, opened onto a barnyard and permitted access into the foundation below for horse and cattle stalls. Many times, the south side of the upper structure contained a wooden forebay supported by stone piers that extended over the barnyard for grain storage. The Caleb Mercer barn contains a particularly good example of this feature.

In Chester County, through the late 18th to mid-19th century, the bank barn represented the regional barn type of choice. In many instances, the upper barn structure, which contained the haylofts, was built of stone like the Mercer barn. In others, like the Starr barn, the structure was wood-frame with vertical-board siding. Not until the advent of large dairy farms in the mid-to-late 19th century, as some farmers replaced damaged or aging barns, did the bank barn start to decline in popularity. Even so, despite the introduction of bigger mid-Western types designed for large dairy herds, like the 1902 Parke Barn (Taylor-Cope Historic District), the bank barn continued to survive in remarkable numbers throughout Chester County.

Corncribs: The widespread appearance of corncribs in this region dates from the rise of cattle and dairy farming in the late 18th to early 19th century. Designed for the storage of corncobs used for cattle feed, the narrow-slated wooden crib provided protection from scavenging animals while allowing the corn to remain dry under an enclosed roofed-over structure. In many instances in this region, the corncrib was incorporated into the barn's upper structure containing the haylofts and grain bins; this was especially true for wood-frame barns where the open slats of the crib, which allowed air to circulate, could easily be adapted into the structure. In other cases, where the barn contained stone walls, the crib might be incorporated into the wooden forebay or attached as an appendage. An example of the latter is found at the bank barn (#3b) of the William Mercer Farm.

Two other examples in the district provide contrast between local approaches to corncrib design in the latter half of the 19th century: the Samuel Starr Farm features a pair of freestanding wood-frame structures (ca. 1900) (#15i) that have been located next to the twin grain silos (ca. 1900) alongside the barn. Both of these feed containers reflect the farm's more recent history in cattle production. By contrast, the Thomas Spackman Farm contains a small crib there was incorporated into the upper wooden structure of the icehouse (#9c), built ca. 1850 to 1860. Banked into the hillside near the mill, this multi-purpose building could hold ice in its thick stone foundation, and corn and other items in its wood-frame house above.

Springhouses: The district contains six extant examples of free-standing springhouses and one known site. As noted above in the section on agriculture, the springhouse played a vital role in preserving perishables, primarily dairy products like milk, cream, butter and cheese, before the advent of modern refrigeration. All of the known springhouses in this area, both extant and otherwise, were traditionally made of thick stone walls whose mass helped retain the coolness of the natural spring directed through the building. While some Chester County springhouses are simply one-room structures with a doorway capped by a shed or gable roof, many others are two-level structures with a springroom below and storage or living space above. An example of the former is the Samuel Starr springhouse (#15c) banked into a hillside near the farmhouse where a spring naturally emerges. The two best examples of the latter the springhouse (#18b) at the Col. John Hannum Tenant Farm and the springhouse (#10b) at the Spackman's Mill Tenant House. Spackman's was probably built between 1780 and 1798. Within that period the upper structure, with its doorway fronting on Harmony Hill Road, served as a weaver's shop. Between 1867 and the 1891, it was leased as a post office, operating successively under the names Valley Glen (1876-78), Osne (1878-1881) and Talcose (1881-91). The Hannum springhouse, built ca. 1768 to 1783, is the largest in the district. It includes an apartment with fireplace in its upper level that may have originally been intended as a smokehouse.

EARLY INDUSTRY AND ENGINEERING

Gristmills, Dams and Races: Gristmills were an important source of rural commerce and social exchange in 18th century Chester County, functioning as hubs for the characteristically dispersed farming communities. Their ability to grind grains, like wheat (the primary cash crop of this region) into flour and meal, and so transform a raw foodstuff into an exportable commodity, was crucial to the agricultural economy of the 1700s. The colonial farmers, whose other cash crops included rye, meslin, corn and flax, required reliable access to the local mills that processed their crops. For example, construction of the mill in 1761 no doubt compelled both the public survey of Harmony Hill Road in 1762 and Valley Creek Road six years later.

The district's sole example of 18th century industrial architecture and engineering is the Thomas Spackman Mill (#8a). The valley once hosted a water-powered sawmill at the Enoch Pearson Farm (#1) between ca. 1760 and 1830, as witnessed by the surviving millpond (#1g), but all other traces of that mill have disappeared. Typical of its period and locale, Spackman's Mill is essentially a three-story, barn-shaped stone structure with a wooden gable roof and centrally-located doors in the gable walls. Built in 1761 and enlarged between 1798 and 1817, the original mill probably measured 24 x 36 ft., while the present mill measures 30 x 50 ft. A pedimented wooden hood to shelter a wooden beam for a cargo pulley extends over the top bay door at either gable. The east wall of the mill hugs Valley Creek Road, an intentional location that allowed wagons to pull close to the building for handling cargo. The fenestration of the side walls is irregular, suggesting that the window placement was dictated by interior requirements rather than by a desire for outward symmetry. While asymmetry is often a mark of folk architecture, it is more often typical of vernacular industrial architecture such as this mill. The building has lost its mill works since being converted to a residence.

Limekiln: The remains of a stone-walled kiln (#15L) are buried, but clearly outlined in the earthen bank formed by the juncture of Moore's Road (now Greystone Drive) and Valley Creek Road. Scant evidence has been found to document its lifespan, but the site clearly belonged to the Starr family throughout most of its probable use (ca. 1810-1860). Its source of limestone was either a small quarry in the valley (the local bedrock is limestone) or a larger, still active quarry to the north of Boot Road beyond the district. The kiln, which produced quick lime by smelting the stone in its large wood-fired furnace, presumably supplied two markets: lime fertilizer for farming and lime binder for building mortar.

It is difficult to tell precisely what the kiln looked like, but based upon the typical design of that era, it probably resembled a round, tower-like structure, about 20 feet high, heavily built of rough stones that tapered inward as they rose. The top of the kiln allowed smoke and sparks to escape like a chimney, but also allowed limestone or wood to be dumped into its throat. An opening at the bottom contained a large oven mouth, perhaps with a massive iron door just big enough to allow a man to work the hearth standing stopped over.

Vernacular Engineering Works: The Spackman Mill property still retains the distinct ruins of a head and tail race (#8c) that fed water into and out of the mill wheel. Portions of the stone dam (#8b) that blocked the creek and directed water into the headrace survive as well. The district also contains three other industrial resources connected to 18th century milling: the ruins of a dam and headrace at the Samuel Starr Farm, and a millpond (#1g) at the Enoch Pearson Farm.

In 1766, John Hannum (1742-1799) purchased a 33-foot right-of-way from James Starr (1713-1781) that began in Starr's creek meadow (#15f&g) and extended south to Hannum's land. Hannum built a long

head race that ran south paralleling Valley Creek Road, past Hannum's tenant farm (#18), then ran under Downingtown Road and turned east until it fed into his mill along Creek Road. Demolished in 1936, the mill stood halfway between today's Rt. 322 and Strasburg Road, and once included a water-powered sawmill. The foundation ruins of the stone-and-wood dam survive in the creek bed, as do significant traces of the extraordinarily long headrace.

SETTLERS OF PARADISE VALLEY

- The **Enoch Pearson Farm (#1)** actually was established by Henry Thompson in 1760. A farmer and mason, Thompson took claim to 200 acres bordering on East Caln Township. Unfortunately, his log house was seized by the county sheriff in 1762 for unpaid debts and purchased by William Pearson, a farmer and saddle-frame maker from East Caln. Pearson may have also operated a mill on the property as early as the 1760s. Valley Creek Road, which passed by his house, was opened as a public way in 1768, adding some credence to that possibility since farming communities often petitioned for publicly passable roads to their local mill.

In 1784, Pearson's son, Enoch, inherited the farm following his father's death. Enoch worked as a millwright and may have operated a sawmill on the property. More than likely, he worked for the miller Thomas Spackman, whose gristmill stood to the south at Harmony Hill Road. Enoch was likely the builder of the two-part stone house that stands today and replaced the log house of his father. In the 1790s, Enoch maintained two log houses, a log barn, and stable. By the 1830s, the farm was owned by Hannah and Mary Schrack, who operated a water-powered sawmill. Now demolished, the mill stood almost opposite the house, on the south side of Ravine Road, which crossed the creek over the breast of their mill dam.

- In 1782, Timothy Cavenaugh established the last freeholder's farmstead in the valley. Today, the property **(#2)** is occupied by a stone house and barn built in the late 1820s by **Caleb Mercer** (? - 1887) and so named for the builder. Cavenaugh was a farmer from Goshen who purchased a modest 23 acres from the Commonwealth of Pennsylvania (by this time, the state had assumed control of all lands formerly belonging to the Penn family). Cavenaugh's little farm was carved out of the northern end of Thomas Price's 280-acre holding dating from the 1730s, most of which became William Mercer's farm after 1775. This small chunk of land on the west side of the creek somehow escaped Price's control and was later repossessed by the state.

Cavenaugh likely built a log house, a log barn, and a stone springhouse. In 1791, he sold to William Beaumont, a farmer and tailor from Goshen, who may have rented the property as a tenant farm. In 1822, when the farm was advertised for sale, it still contained Cavenaugh's log house, barn and

springhouse. Four years later, Caleb Mercer, a member of the valley's prominent Mercer clan, purchased the farm through a sheriff's sale and probably built the existing house and barn soon after.

- The **William Mercer Farm (#3)** was founded in 1775, largely assembled from property that had been the Thomas Price Farm, the first farm in the valley. Mercer (1738-1831) likely purchased the land from Michael Righter, the farmer who bought out Price's widow in 1766, although the present farmhouse (#3a) dates from 1791. Like many 18th century farmers in Chester County, Mercer may have lived in a log house for many years before building a stone dwelling. In 1791, Mercer (or Messer) also purchased a warrant for the 256-acre farm, although he soon sold almost half of the property, perhaps to finance his new stone house.

By 1796, he was farming 150 acres. Mercer purchased the patent rights to his property in 1811, then sold the farmhouse and 135 acres to his son, Thomas Mercer, the following year. Thomas may have built the east-side addition and kitchen wing between 1812 and 1818. He may also have over-extended himself in the process -- in 1818 the sheriff seized the property. His father bought the farm back at a sheriff's sale, and later left the farm in his will to son William Jr. rather than Thomas. From that year on, the farm remained in family control until 1886. The Mercers represented one of the largest and longest tenured farming families in the valley's history, and in the late 19th century referred to their patriarch's farm as "Messersbower."

- In 1733, **Thomas Price** (? -1756) purchased a warrant from the Penn Proprietors for 256 acres. An English Quaker, Price likely built the core of the present house **(#5a)**, standing near the valley road, sometime before his death in 1756. His widow sold the farm in 1766 to Michael Righter. Two years after Price settled his land, the first public road through the valley opened. Moore's Road ran from Downingtown in the north, where Moore's Mill was located, to Dilworthtown in Birmingham Township to the south. Twenty-seven years would pass before another route opened as a public way through the valley, although many of the present roads functioned as farmers' private ways before that then.

- **Edith Foy** was married to the farmer Thomas Foy in 1826 when her husband died. Left with a 29-acre farmstead and her home at the former Thomas Price House (#5a), Mrs. Foy likely had the stone tenant "cottage" **(#6)** built for a farm hand to help run the farm. By 1832, Foy had remarried to Tristram Moore, but Moore died in 1834 and, saddled with debts, Foy was forced to sell her property that year through a sheriff's sale.

- **George Jefferis**, who was a carpenter as well as farmer, settled the valley in 1750, building a house **(#7a)** on 176 acres just across the creek from the **Price House**. Many farmers in this age commonly maintained two or more occupations as a way to supplement their income once crops were

planted. The following year, he secured his claim by purchasing the patent rights to the land from the Penn family. What is left of the farm today stands largely as a ruin. Jefferis died in 1763 but his widow continued to live here until 1771 when Enoch Gray Sr. bought her out. Gray, who was a weaver as well as farmer, owned the property until 1803 when he married Rachel Starr, a farmer's widow from New Garden Township. His new wife apparently owned a farmstead in New Garden more attractive than his. Gray sold his property, which he had already reduced to 50 acres, and moved to New Garden.

- **Thomas Spackman** (1728-1810) was an English Quaker who arrived in America around 1750. Spackman (or Speakman) married a local woman, Jane Wollerton, and may have been advised by his inlaws that the valley needed a mill for the growing community of farmers. In 1761, he obtained a warrant for 69 acres centered around an unsettled crossroads that fronted on either side of Valley Creek. Spackman eventually cleared about 30 of his 69 acres and established a small farming operation. But the heart of his settlement remained the gristmill **(#8a)** which he apparently had constructed by 1762. By 1783, he had added a water-powered sawmill as well.

The collection of buildings he and his son Isaac established eventually formed a hamlet that by the late 1700s included a springhouse, a horse stable and blacksmith shop, a miller's house, a mill assistant's house, and a barn and icehouse. By 1798, father and son were running the operation as partners. Thomas lived in the stone house across the creek **(#10a)** and Isaac, who managed the mill day to day, lived in the small house **(#9a)** his father had originally built for himself. Sometime between 1798 and 1815, the mill was expanded from its 864 square footprint to 1,500 feet.

Thomas died in 1810 and Isaac inherited most of the property. The following year, Isaac purchased the property's patent rights, thereby securing final legal claim to the property his father had purchased only a warrant for 50 years before. While the Spackmans may have seemed to taken forever to secure this last stage of ownership, the Starr family to the south had waited 47 years. Not to be outdone seemingly, William Mercer, the farmer to the north, waited 56 years before securing his patent. Not coincidentally, all three families purchased their patents months apart, suggesting that some new regulation motivated all of them by 1811. This common pattern of behavior also suggests that a strict legal claim to land was not of great concern, or at least not of high priority to the founding families of rural communities like this.

In 1817, Isaac sold the property, probably because of financial troubles, to two co-owners of the mill, George Mechem of East Bradford and Isaac Jacobs of Uwchlan, while retaining a minority interest. The sale included the mill, two houses, assorted outbuildings, and 80 acres of fields, pasture, orchards and woodland. Jacobs died in 1824, and the mill was put up for sale again the following year.

John McMinn bought the property in 1828 and operated the mill through the Civil War. During his tenure, ownership of the hamlet was split: George Mechem, Spackman's surviving partner, moved to Cayuga County, N.Y., in 1829 and sold the mill assistant's house (#10a), along with its stable, blacksmith shop, and springhouse, to Samuel Smedley of Reading. McMinn kept the east-side property, which included the mill, the miller's house (#9a), and the bank barn (#9b). In 1866, McMinn sold the mill to Daniel Gilbert, who turned around three years later and sold to Alfred Grubb from whom the mill took its local name through recent years.

Between 1867 and the 1890s, the ground-floor of the springhouse (#10b) was leased as a post office, operating successively under the names "Valley Glen" (1876-78), "Osne" (1878-1881) and "Talcose" (1881-91). During much of this time, the mill assistant's house (#10a) was owned and rented out by Col. Francis C. Hooten of West Chester. Hooten operated a small ochre mine (yellow-orange iron oxide used for paint pigment) west of the district's boundary from 1881 to 1884.

- The site of the **John Underwood House (#13a)**, which sits at the end of a small valley drained by Broad Run, originally belonged to a 158-acre farm established by Joseph Wray in 1750. Sometime between 1751 and 1783, Wray sold his property to John Underwood, a local farmer who purchased the patent rights from the Commonwealth later that year. During the Revolution, Underwood served as captain of a militia company, part of a militia regiment under the command of Col. John Hannum (#18). The oldest section of the house dates from between 1783 and 1798 while Underwood owned the property.

In 1798, Underwood sold the house and most of his farm to John and James Robinson, two brothers from East Bradford, who owned the adjoining farm to the east. Underwood kept 10 acres for himself and sold what was left to Jonathan Cope, a miller who ran a tilt-hammer mill to the east on Copeland School Road, just above the intersection with Sunset Hollow Road.

James Robinson likely occupied the house until his death in 1816. He may have added the first addition, a two-bay kitchen wing on the east side with an enclosed springhouse. His wife, Mary, continued to live in the house until her death around 1821. The property then passed by will to four cousins. One of the cousins, Richard White, bought out his brothers' and took possession of the farm.

In 1850, following White's death, the farm was purchased by George Washington Mercer, who lived here until about 1890. Mercer built the prominent three-bay section with its center door sometime between 1850 and 1856. The two-story enclosed porch on the west side was added about 1900 by Dr. Joseph Price. The present wooden barn was built by Price following a fire, presumably upon the stone walls and foundation that survived.

- The **Robert Davis House (#14a)** was built in 1843, according to its datestone inscribed "R.D. 1843." Davis purchased the three-acre site that year from Matthew Gilliland (Gilland), a dairy farmer, who ran a creamery just up the road to the east. In 1858, Davis sold the house to George Washington Mercer, another member of the Mercer clan. George probably bought the house to rent since he already lived in the old John Underwood House across Broad Run (#13a). Mercer held the property for a year, then sold to Thomas Conquest. In 1868, Matthew Gilliland purchased the house as his residence, and the property remained with his family until the turn of the century.

- The **Samuel Starr Farm (#15)** originated as a 115-acre tract in 1764. That year, James Starr Jr. (1713-1781), a Quaker yeoman from Uwchlan, purchased the survey rights from the Penn Proprietors. The son of an Irish-born farmer and miller from Phoenixville, Starr built a one-story log house and log barn on the property, presumably near the site of the present house (#15a) on Moore's Road (now Greystone Drive). He also joined Bradford Meeting in Marshallton where most of the local Quakers attended.

The farm was subdivided from the holdings of Joseph Bourgoin (Burgoin), one of the valley's major early landowners, who apparently never settled here. At his death in 1764, Bourgoin controlled at least 531 acres, much of which lay beyond the valley. Bourgoin had purchased warrant rights to the acreage in 1753, but apparently never occupied the land, a condition that eventually allowed James Starr to purchase the survey rights. Bourgoin later married the daughter of Thomas Price (#5), the valley's first known property owner to settle the land, but little else is known about him.

In 1774, James Starr expanded his 115-acre holding by buying a warrant for 81 acres on the east side of Valley Creek, where Moore's Road passed on its way south to Strasburg Road and the Black Horse Inn (see Taylor-Cope Historic District). James died in 1781 after having willed the east-side property to his only son, Samuel (1767-1852). By 1798, Sam was farming 140 acres. His farmstead consisted of his father's old log barn, a stone springhouse (#15c), a small log shop for weaving, and two log houses, presumably rented as "cottagers" housing.

The "cottages" were occupied by a free black man named Thomas Braughton, who lived in a single-story 18x16 log house, and by John Ingram, who occupied a 18x20 log house with a small log shop. The weaving shop, probably built by Starr's father, was operated by his mother and sister. Artisan occupations were common among farming families in this region in the 1700s, pursued as second occupations to supplement their farm income.

By 1814, the Starrs clearly had become prosperous: The year before, they had moved into a large new stone house on Moore's Road (#15a), where Samuel lived with his mother and sister. Sam worked 140 acres and leased another 60 to a farmer, who lived on Starr's tenant farm on Connor Road (#16). He

owned 10 beef cattle and four horses. Three years earlier, he had paid for the patent rights to the family farm -- it had been 47 years since his father had settled the land -- and a year before that, erected a large wood-frame bank barn (#15b). They also owned a limekiln (#15L) on the farm that operated from ca. 1810 to 1860.

Following Starr's death in 1852, the tenant farm (#16) was left to his nephew, Joseph Durnell (1813-1866), remaining in the Durnell family until the late 1880s. Durnell had likely worked the 81-acre farm as a tenant since the 1830s. The property had originally been willed to Samuel by his father, but the younger Starr did not assume control until he turned 21. In the interim, Sam's mother probably leased the land to Benjamin Few (1753-1815), a local farmer and shoemaker. During the Revolution, Few served as a foot soldier in Capt. John Underwood's (#13) militia company under the command of Col. John Hannum (#18).

James Starr's widow and Few probably agreed on some arrangement to build the two-bay core house (west end) between 1781 and 1788. By 1790, however, Few had moved out and was living in West Whiteland. The house may have remained a "cottage" without barn or springhouse until Joseph Durnell began renting in the 1830s. Samuel Starr likely built the barn with his nephew soon after, later adding the springhouse and the east-side addition.

- Like most of the buildings in this valley, there is no clear record of when the **John Hannum Tenant House (#18a)** was built. The evidence suggests that John Hannum (1742-1799) may have built the core (west side) of the present house between 1759 and 1766. By 1796, the farm was being rented by Abraham Bonsall, who farmed 250 acres that covered the lower end of the valley all the way to Samuel Starr's Farm (#15) to the north.

In the second half of the 18th century, John Hannum was probably the most politically powerful and wealthy man in the valley. In this community of prosperous but not exceedingly affluent Quaker yeoman, Hannum most closely approximated the local landed gentry. Born in Concord Township, the son of a well-to-do Quaker farmer of English descent, Hannum moved to East Bradford at the age of 17 and, with the help of his father, bought 292 acres from Jacob Taylor in 1759. Portions of that land lay south of the valley.

Sometime in the late 1760s, Hannum built the stone house (National Register, 1981), which sits overlooking Rt. 322 just to the east of the district. In 1768, Hannum married Alice Parke, the granddaughter of Abiah Taylor, one of the township's founding Quaker farmers (see Abiah Taylor 1724 House: Taylor-Cope National Historic District). However, because Hannum married "out of meeting" in an Anglican church, he was "read out of meeting" and denied membership to the Bradford Meeting

in Marshallton.

In 1766, he purchased a 33-foot right-of-way for a millrace from James Starr that began in Starr's meadow, just east of Moore's Road, and extended south toward Rt. 322. The mill, which once included a water-powered saw, was demolished in 1936.

In addition to milling and farming, Hannum served as the local justice of the peace from the 1760s until 1776. With the American Revolution, he was given the rank of colonel and command of a battalion of local militia. Toward the end of the war and through the first years of the republic, Col. Hannum served in the Pennsylvania General Assembly (1781-85). In 1787, he became a Chester County delegate to the state convention that ratified the new federal constitution, and later served in the House of Representatives (1792-93) when the federal capital was in Philadelphia.

Today, Hannum is best remembered as the founder of the county seat at West Chester in the mid 1790s. Following the creation of Delaware County in 1789 and its new county seat in Media, Hannum persuaded state officials to move Chester County's government to West Chester, then called Turk's Head, a farming crossroads. The great irony is that Hannum's original scheme called for relocating the government not to Turk's Head, but four miles away to his 420-acre plantation at Paradise Valley on the Downingtown Road. Presumably, the tenant farm (#18) stood literally at the crossroads of Hannum's scheme for a new county seat by which he could profit handsomely.

In summary, Paradise Valley contains an excellent ensemble of vernacular buildings and landscape features that would have characterized a typical farming community in the Brandywine Valley of southeastern Pennsylvania from 1730 to 1900. As an intact and representative example of a rural historic landscape in the East Bradford locale of Chester County, Pennsylvania, Paradise Valley offers a unique cultural resource for the understanding and interpretation of local history.

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III. HISTORICAL MAPS

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****

Beginning at the centerline of the intersection of U.S.Route 322 and Valley Creek Road (SR 3061);

thence westerly along the centerline of Route 322, a distance of approximately 1390 ft. to the property line between tax parcels 51-4-14.1 and 51-4-12;

thence leaving Route 322 in a northerly direction along the line between tax parcel 51-4-14.1 and 51-4-12, a distance of approximately 50 ft. to a corner of tax parcel 51-4-13 and 51-4-12;

thence northerly continuing along the line between tax parcels 51-4-13 and 51-4-12, a distance of approximately 183.7 ft to a corner;

thence north 31 degrees west approximately 260 feet to the 300 ft contour line (as referenced on the USGS map, Unionville, PA quad);

thence following the 300 ft contour line northward to the northern boundary of tax parcel 51-2-130, a distance of approximately 6300 ft;

thence in an easterly direction along the boundary line between tax parcels 51-2-130 and 51-2-128 to the southwest corner of parcel 51-2-131;

thence in a northerly direction along the western boundary of parcel 51-2-131 and the eastern boundary of 51-2-130, a distance of approximately 900 ft. to a point in the center line of Harmony Hill Road (T391);

thence in a westerly direction along the centerline of Harmony Hill Road, a distance of approximately 326 ft. to a corner of parcel 51-2-28.1;

thence leaving the bed of Harmony Hill Road in a northerly direction along the western boundary of 51-2-28.1, a distance of approximately 600 ft. to a corner in the line of 51-2-26,

thence in an easterly direction along the boundary line between tax parcel 51-2-28.1 and 51-2-26 to the boundary of 51-2-27, a distance of approximately 150 ft;

thence northeasterly along the boundary between parcels 51-2-27 and 51-2-26 to a corner of parcel 51-2-27, a distance of approximately 350 ft.;

thence north 66 degrees west 270 ft and north 12 degrees west 350 ft and north 64 degrees east 210 ft to near the west bank of the East Branch of the Brandywine Creek;
thence north 30 degrees 30 minutes west 2100 ft and north approximately 78 degrees east to the southwest corner of tax parcel 51-2-23, a distance of approximately 300 feet;

thence continuing along the line between 51-2-24 and 51-2-23 in and easterly direction, a distance of approximately 1350 ft. to a point in the centerline of Valley Creek Road (SR 3061);

thence in a northerly direction along the centerline of Valley Creek Road, a distance of approximately 450 ft;

thence leaving the centerline of Valley Creek Road in a westerly direction perpendicular to Valley Creek Road, a distance of approximately 350 ft. to a point in parcel 51-2-23;

thence in a northerly direction and parallel to Valley Creek Road, a distance of approximately 300 ft to a corner in 51-2-23;

thence in an easterly direction perpendicular to Valley Creek Road a distance of approximately 350 ft to a point in the centerline of Valley Creek Road;

thence in a northerly direction along the centerline of Valley Creek Road, a distance of approximately 2200 ft. to a corner of 51-2-97 and the East Bradford-East Caln Township line;

thence leaving the bed of Valley Creek Road in an easterly direction along the northern boundary of 51-2-97 and the township line, a distance of approximately 200 ft to a corner;

thence south 16 degrees east approximately 530 ft. to the 300 ft contour line (Unionville Quad USGS map) and continue southward along the 300 ft contour line a distance of 380 ft;

thence south 3 degrees 30 minutes west approximately 330 ft. to the 300 ft contour line and continue along the 300 ft contour line to the northern boundary of tax parcel 51-2-110.6, a distance of approximately 1100 ft;

thence along the northern and western boundary of 51-2-110.6, a distance of approximately 750 ft;

thence along the boundary of 51-2-116 in an easterly direction, a distance of approximately 250 ft to a corner of parcels 51-2-116 and 51-2-110.6;

thence continuing along the boundary of 51-2-116 in a southerly direction, a distance of approximately 1400 ft. to a corner of 51-2-116 and 51-2-115;

thence in a southwesterly direction along the western boundary of 51-2-115, a distance of approximately 760 ft. to a corner of 51-2-115 and 51-2-114;

thence in a southwesterly direction along the boundary between 51-2-115 and 51-2-114, a distance of approximately 730 ft. to a corner of 51-2-115, 51-2-114, and 51-2-113;

thence in a southerly direction along the boundary of 51-2-113 and 51-2-114, a distance of approximately 240 ft to a corner of 51-2-114, 51-2-113 and 51-2-113.1;

thence in a westerly direction along the boundary between 51-2-113 and 51-2-113.1, a distance of approximately 125 ft. to a corner in the centerline of Valley Creek Road (SR 3061);

thence in a southeasterly direction along the centerline of Valley Creek Road, a distance of approximately 645 ft:

thence leaving the bed of Valley Creek Road in a northeasterly direction along the property boundary of 51-2-112.3 and 51-2-112.1, a distance of approximately 370 ft. to the corner of 51-2-112.1;

thence in a southeasterly direction and continuing along the boundary of 51-2-112.1, a distance of approximately 460 ft. to a corner in the centerline of Harmony Hill Road (T393);

thence south 18 degrees 30 minutes east approximately 700 ft to a point in the line of 51-2-133 and a corner of 51-2-139.1E and 51-2-139.1D;

thence in a southeasterly direction along the boundary between 51-2-139.1E and 51-2-139.1D, a distance of approximately 300 ft. to a corner of parcel 51-2-139;

thence in an easterly direction along the northern boundary of 51-2-139, a distance of approximately 300 ft. to a corner of 51-2-139;

thence in a southerly direction along the western boundary of 51-2-139, a distance of approximately 270 ft. to a corner in the centerline of Sunset Hollow Road (T447);

thence south 18 degrees east approximately 550 feet to the boundary line between parcel 51-2-146 and parcel 51-2-145;

thence in a southwesterly direction and leaving the bed of Connor Road and along the western boundary of 51-2-145, a distance of approximately 400 ft. to a corner of 51-2-145 in the boundary line of 51-2-143;

thence in a northwesterly direction along the boundary between parcel 51-2-143 and parcel 51-2-145, approximately 390 ft. to a corner and then northeasterly along the same boundary to the centerline of Connor Road, a distance of 175 ft;

thence in a westerly direction along the centerline of Connor Road to the Centerline of Valley Creek Road approximately 210 ft.;

thence southward along the centerline of Valley Creek Road, a distance of 1360 ft.;

thence south 89 degrees east 590 ft. and south 2 degrees 30 minutes west 420 ft., crossing Shenton Road, and north 88 Degrees west to the centerline of Valley Creek Road, a distance of approximately 320 ft,;

thence southward along the centerline of Valley Creek Road a distance of approximately 3200 ft to the intersection with the centerline of Route 322, Downingtown Pike, and the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries of the district represent a balance between those properties that contribute to the rural and agricultural landscape of the valley and those that would detract from its character.

In many cases, the boundaries simply follow the present property lines of the contributing properties to the district. This includes, for example, a number of boundaries that follow 18th century land grant lines. In other instances, we drew the boundary at the 300 ft contour line of the USGS map, since this adequately gave a feeling of the valley and its viewsheds without including a great deal of land "over the hill" or covered with dense woodlands. An example of "trimming" for the later purpose involved the lands of the Children's Country Week Association.

In some cases, where the boundary lines were brought close to Valley Creek Road, such as above Thomas Spackman's House (#9a), the goal was to avoid the inclusion of noncontributing properties. Most of these properties remain sufficiently setback or visually obscured from the public way to avoid a noticeable visual intrusion. Others, such as those between Harmony Hill Road and the Samuel Starr Farm (#15) clash aesthetically with the district's historically significant architecture and so were excluded to preserve the visual integrity of the historic landscape.

Where working fields and farmland still existed, the lines were drawn to include as much of that land as practically possible. In cases involving woodland, such as that east and south of the Enoch Pearson Farm (#1), the woodland was included to the USGS map 300 ft contour line along a high ridge that marks the eastside of the valley.

PHOTO LIST: PARADISE VALLEY DISTRICT

Enoch Pearson House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: February 1990
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: north; detached garage to right
Photo Map #1a

Caleb Mercer House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northwest
Photo Map #2a

Caleb Mercer Barn
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: February 1990
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: east
Photo Map #2b

William Mercer Farm
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: February 1990
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northwest at house and barn
Photo Map #3

Thomas Price House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northwest
Photo Map #5a

Edith Foy Tenant House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: February 1990
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: southeast
Photo Map #6

George Jefferis House (ruin)
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: north
Photo Map #7a

Thomas Spackman House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: north
Photo Map #9a

Spackman Mill Headrace
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: February 1990
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: north
Photo Map #8c

Spackman's Tenant House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northwest
Photo Map #10a

John Underwood House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: February 1990
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northwest
Photo Map #13a

Robert Davis House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: west
Photo Map #14a

Samuel Starr House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northeast
Photo Map #15a

Starr Tenant House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northwest
Photo Map #16a

Col. John Hannum Tenant House
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northeast
Photo Map #18a

William Mercer Farm
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: August 1990
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northwest of house and barn
Photo Map #3a

Thomas Spackman Mill
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: February 1990
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: northeast at mill and Valley Creek
Photo Map #8a

Samuel Starr Farm
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: southwest from Sunset Hollow Rd. (Valley Creek Rd. in foreground)
Photo Map #15

Valley Creek Floodplain (Samuel Starr Farm)
East Bradford, Chester County, Pa.
Photographer: Fred Richards
Date of Photo: September 1991
Location of Negative: The Brandywine Conservancy, Chadds Ford, Pa.
View Looking: south from confluence with Broad Run toward mill dam site.
Photo Map #15

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Paradise Valley Historic District

MULTIPLE NAME:

STATE & COUNTY: PENNSYLVANIA, Chester

DATE RECEIVED: 11/23/92 DATE OF PENDING LIST: 12/08/92
DATE OF 16TH DAY: 12/24/92 DATE OF 45TH DAY: 1/07/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92001724

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

__✓__ACCEPT ___RETURN ___REJECT 12/24/92 DATE Entered in the National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA_____
REVIEWER_____
DISCIPLINE_____
DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



PARADISE VALLEY H.D., CHESTER CO., PA

1a - Enoch Pearson House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#2a: Caleb Mercer House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#26: Caleb Mercer Barn



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#3: William Mercer Farm



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO. PA

#30 William Mercer Farm



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#3a: Thomas Price House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#6: Price Tenant House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#7a: George Jefferis House (RUIN)



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA
#8a: Thomas Spackman Mill



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#86: Spackman's Mill headrace



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#9a: Thomas Spackman House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#10a: Spackman's Tenant House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#13a: John Underwood House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#14a: Robert Davis House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#15: Samuel Starr Farm



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#15a: Samuel Starr House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#15 m: Valley Creek floodplain (Samuel Starr Farm)



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO., PA

#16a: Stan Tenant House



PARADISE VALLEY HISTORIC DISTRICT, CHESTER CO. PA

#18a: Col. John Hannum Tenant House

EAST CALN TOWNSHIP

EAST BRADFORD TOWNSHIP

A

woodland

1c Mill Pond

field 1a 1c nc

1e d Abandoned Valley Road, 1803-1837

1b

Hillside Dr.

T397

Ravine Road

Brandywine Road

Road

Creek

field

woodland

267

2b 2a

2a

Valley

field

T446

Guthrie Rd.

F

3b

3a

woodland

4 nc

3a

Graveyard

Valley Creek

Skelp Level Road

T391

SR 3061

woodland

pasture

Briarwood Circle

T393

5b

5a

7b

7c

7a

7d (foundation)

woodland

8b Mill Dam (ruin)

6

pasture

Harmony Hill Road

nc

Broad Run

9a

10a

10b

8a

9c

9b

8c Mill race (ruin)

woodland

Sunset Hollow Road

T447

12 nc

13a

13b

nc 11

T391

pasture

pasture

pasture

14b

14c nc

14a

14d nc

Harmony Hill Road

T438

15f Mill Dam (ruin)

pasture

SR 3063

Conner Road

15d nc

15i

15h

15a

15b

15c

(Moore's Road 1735)

E

15l Lime kiln site

15e nc

woodland

Historic District Boundary

15g Hannum's Mill race (ruin)

16c

16a

16b

Shenton Road

woodland

17 nc

pasture

Skelp Level Road

Valley Creek

Creek Road

pasture

(Moore's Road, 1735)

T440

woodland

Valley

field

woodland

18f Route of Old Road

18b

18a

18d

18c

18e

Col. John Hannum House

National Register of Historic Places

Frank Road

EAST BRANCH

ROUTE 322

D

C

T379

Downingtown Pike

BRANDYWINE CREEK

Mill race (demolished)

Site of Hannum's Mill (demolished)

NORTH

0 200 400 800 1200 FEET

MAP LEGEND

- nc Non Contributing Resource
- Ruin or Site
- Contributing (extant) Resource (Bldg.)
- Cultivated Field
- Orchard
- A UTM Reference Site
- ↑ Photo View

NOTES

1. Roads, property boundaries from tax mapping of Chester County, 1985.
2. Buildings, drives, streams from aerial photography by DVRPC, 1980.

BASE: 8K 9·27·90
10·10·90 REVISED
9·6·91 REVISED
2·10·92 REVISED

PARADISE VALLEY HISTORIC DISTRICT

EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA.

ENVIRONMENTAL MANAGEMENT CENTER
of the BRANDYWINE CONSERVANCY
P.O. Box 141, Chadds Ford, Pa. 19317
(215) 459-1900, 388-7601

Paradise Valley Historic District
Chester Co - Zone 18 - Unionville Quad
A E 443325 N4427910
B E 443700 N4425600
C E443425 N4424325
D E 443000 N4424400
E E442850 N4425425
F E442640 N4426900

DRAFT

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNIONVILLE QUADRANGLE
PENNSYLVANIA—CHESTER CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

5864 II SE (WAGONTOWN)
5864 II SW (DOWNINGTOWN)
5864 II SE (MALVERN)
5863 IV NE (COATESVILLE)
5863 I NE (WEST CHESTER)
5863 I SW (KENNETT SQUARE)
(WEST GROVE) 5863 IV SE
(WILMINGTON NO.) 5863 I SE

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by Kelsh plotter
Aerial photographs taken 1950. Field check 1953

Polyconic projection. 1927 North American datum
10,000-foot grid based on Pennsylvania coordinate system, south zone

1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Revisions shown in purple compiled, in cooperation with State of Pennsylvania agencies, from aerial photographs taken 1968 and 1973. This information not field checked

UTM GRID AND 1973 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
U. S. Route
State Route

PENNSYLVANIA
QUADRANGLE LOCATION

UNIONVILLE, PA.

N3952.5—W7537.5/7.5
1953

PHOTOREVISED 1968 AND 1973
AMS 5863 I NW—SERIES V831

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1974

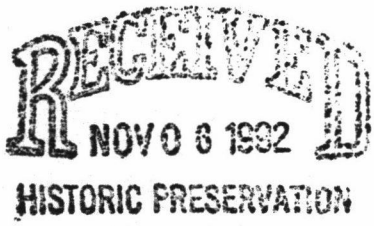
LAW OFFICES
LAMB, WINDLE & McERLANE, P.C.
24 EAST MARKET STREET
BOX 565
WEST CHESTER, PA. 19381-0565
(215) 430-8000
(215) 692-3322

VINCENT M. POMPO

FAX 215-692-0877
FAX 215-696-6668

November 4, 1992

Brent D. Glass
State Historic Preservation Officer
Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Post Office Box 1026
Harrisburg, PA 17108-1026



Re: Paradise Valley Historic District
Valley Creek and Harmony Hill Roads
East Bradford Township, Chester County

Dear Mr. Glass:

I represent J. A. L. Partners, owner of certain property located within the proposed Paradise Valley Historic District. I am authorized on behalf of J. A. L. Partners to submit this objection on its behalf to the inclusion of all properties owned by J. A. L. and located within the proposed District. The property includes the Valley Creek Farm, identified as Tax Parcels 51-2-128, 51-2-132, 51-2-142 and 51-4-8.1. The historic district nomination form refers to the above lands as the Samuel Starr Farm.

J. A. L. Partners' objections are as follows:

1. J. A. L. owns approximately 108.3 acres of the 260 acres located within the proposed District, or almost one-half of the total acreage within the District. By acreage, J. A. L. is the largest single property owner within the District. J. A. L. has objected in the past to the inclusion of its properties in this proposed District, including objections to the prior nomination submitted to the Historic Preservation Board (see letter dated December 19, 1991 to Mrs. Brenda Barrett, a copy of which is attached hereto as Exhibit "A"). J. A. L. continues to object to the inclusion of its property within the smaller proposed District as set forth in the pending nomination form.

2. J. A. L. believes that the nomination will automatically result in the imposition of local constraints on the use, development and disposition of its properties, pursuant to the authority granted local governments under Act No. 167 of 1961, as amended, 53 P.S. §8001 et seq., including but not limited to,

undue constraints imposed by the local East Bradford Township Historic and Architectural Review Board (HARB). In response to these concerns, the East Bradford Township Board of Supervisors by Resolution dated February 11, 1992 resolved that, for the proposed Paradise Valley Historic District, the Board will not impose the HARB regulations (as contained in Article X of the East Bradford Township Zoning Ordinance, and more specifically, Sections 115-124 and 115-130) without the approval of the majority of the property owners at that time. A copy of a letter dated February 13, 1992 from Robert J. Shaw, Township Secretary, communicating the Resolution to owners is attached hereto as Exhibit "B." Since February, 1992, the boundaries of the proposed Historic District have been significantly reduced in size at the insistence of certain property owners. The result of the reduction is that J. A. L. remains by far the largest single property owner by acreage in the District. Thus, a majority of owners within the District holding properties of considerably smaller acreage can consent to the imposition of HARB requirements for the District, including the J. A. L. property, over J. A. L.'s continued objection.

Because of the obvious inequities involving J. A. L., J. A. L. asked the Board to revise its February 11, 1992 Resolution, by resolving not to impose HARB regulations over the J. A. L. property without its prior consent. J. A. L. regarded this request as consistent with that Board's representations that it has no intentions of imposing HARB regulations on the District. At the Board's meeting of October 13, 1992, the Board declined to provide this added assurance and protection to the property owner. A copy of the October 15, 1992 letter from Ross A. Unruh, Esquire, Solicitor to East Bradford Township, regarding the inaction of the Board of Supervisors is attached hereto as Exhibit "C."

Despite the position of East Bradford Township that HARB ordinances will not be applied to this District, there is nothing in the nomination form which so stipulates that approval of the nomination by the Historic Preservation Board will not constitute a certification to the historic significance of the District within the meaning of Section 2 of Act No. 167, 53 P.S. §8002, which certification would enable the inclusion of the District under the local HARB ordinance. In fact, the authority under which the Historic Preservation Board acts, Act No. 72 of 1988, 37 Pa. C.S.A. §501 et seq., appears to be the same for certifying significance under local HARB ordinances and reviewing and recommending nominations of historic resources to the National Register of Historical Places. Thus, any approval of the nomination by this Board could be interpreted as a certification of significance for the purposes of Act No. 167. Without a clear limitation on the extent of the approval by this Board, approval of the nomination is inconsistent with the representations of the Board of Supervisors as to the inapplicability of the HARB ordinances.

3. The proposed boundary of the Historic District follows a U.S.G.S. contour line of three hundred (300') feet. This 300' boundary bisects a

considerable portion of the J. A. L. property. The sole justification for this boundary is found in Section 10, page 5 of the nomination form. The basis for the boundary is the following narrative: "In other instances, we drew the boundary at the 300' contour line of the U.S.G.S. map, since this adequately gave a feeling of the valley and its viewsheds without including a great deal of land 'over the hill' or covered with dense woodlands." In our view, this narrative fails to comply with the requirement that a District be "a geographically definable area" pursuant to 36 C.F.R. §603.3(d). It is also our view that the mere reference to a U.S.G.S. contour line prejudices the owner of the property through which the boundary line may run. To our knowledge, no person or organization sponsoring or working on behalf of this application (i.e. the Township, its Historic Commission, the Brandywine Conservancy or the Historical and Museum Commission) has surveyed, measured or marked in the field the 300' contour line. Should this nomination proceed, no person or agency, including the owner of the property subjected to being within the District, will have any precise idea as to where the boundary of the District lies, and what property is included in the District. Since the proposed boundary does not follow existing property lines, or existing public roads, the boundary must be established and marked in the field by a metes and bounds survey. Approval of the nomination without such a clearly defined and surveyed boundary would constitute an abuse of discretion.

4. The sole justification for including vast acreage of open space lands within the proposed District is that such areas were and are utilized for farming. In essence, the justification is that the nomination would attempt to preserve a viewshed characterized as open space historically used for farming. In our view, regulation for the preservation of open space for this purely aesthetic purpose is clearly unlawful. There is no suggestion in the criteria for evaluating properties set forth in 36 C.F.R. §60.4 that historical significance attaches to farmlands simply because such lands have remained intact and devoted to farming uses over the years. The nomination attaches no nexus between the open space/farmland included within the District and any of the following: (a) events that have made a significant contribution to the broad patterns of our history; (b) the lives of persons significant in our past; (c) embodiment of the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity with respect to such construction or artistic values; or (d) that have yielded, or may likely yield, information important in pre-history or history. The inclusion of these open space lands within the District is not supported by the nomination.

5. The approval of the nomination and creation of the District will result in the imposition by Federal, state and local governments of undue restrictions on the property owners' use and enjoyment of the land, particularly the open space farmlands, in deprivation of its due process rights secured by the United States and Pennsylvania Constitutions.

For all of the above reasons, J. A. L. Partners respectfully requests that the Board either (1) remove J. A. L.'s property from the boundaries of the Historic District; (b) reject the nomination; or (c) return the nomination to the Township for the purpose of redrawing the boundary lines to exclude the J. A. L. properties.

Respectfully submitted,

LAMB, WINDLE & McERLANE, P.C.

By: _____
Vincent M. Pompo, Esquire

VMP/apc
Enclosure
cc: William H. Lamb, Esquire
J. A. L. Partners
Ross A. Unruh, Esquire

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF CHESTER :

AFFIDAVIT

1. I, Vincent M. Pompo, Esquire, am hereby authorized to submit the foregoing objection to the Pennsylvania Historic Preservation Board on behalf of J. A. L. Partners; and

2. J. A. L. Partners is the sole owner of Tax Parcel Nos. 51-2-128, 51-2-132, 51-2-142, and 51-4-8.1, which properties are included within the proposed Paradise Valley Historic District.

Sworn to and subscribed before me
this 5th day of November, 1992.

Notary Public

Notarial Seal
Kathleen M. Lyons, Notary Public
West Chester Boro, Chester County
My Commission Expires April 17, 1995
Member, Pennsylvania Association of Notaries

Paradise Valley Historic District, Valley Creek and Harmony Hill Roads, East Bradford Township, Chester County

NATIONAL REGISTER

Rice's Landing Historic District, bounded roughly by the former Dilworth Mine, Main Street, High Street, and the 100 Block of Bayard Street, in Rice's Landing, Greene County

Greencastle Historic District, bounded roughly by Baltimore Avenue between Spring Grove Avenue and Jefferson Street, North Allen Street between Tyrone Street and Baltimore Avenue, Washington Street between Grant and Windsor Streets, Carlisle Street between Mifflin Lane and Leitersburg Road, Jefferson Street between Madison and Franklin Streets, in Greencastle Borough, Franklin County.

John and Phineas Hough House, 20 Moyer Road, Lower Makefield Township, Bucks County

Young, Smyth, Field Company Building, 1216-1220 Arch Street, Philadelphia

United States Post Office, 141 Broadway, Hanover, York County

P. Andrus
5/5/93

H32(413)

MAY 5 1993

Mr. Vincent M. Pompo, Esquire
Lamb, Windle & McErlane, P.C.
24 East Market Street
West Chester, Pennsylvania 19381-0565

Dear Mr. Pompo:

Thank you for your letter concerning the Paradise Valley Historic District in Chester County, Pennsylvania. The Paradise Valley Historic District was listed in the National Register of Historic Places on December 24, 1992.

Your letter requests that this historic district be removed from the National Register. Federal Regulations (36 CFR Part 60.15) stipulate the grounds for removing properties from the National Register and the procedures which must be followed. Section C of these regulations state that "petitions for removal are submitted to the Keeper by the State Historic Preservation Officer for State nominations ... and directly to the Keeper from persons or local governments where there is no approved State Historic Preservation Program." Because Pennsylvania has an approved State Historic Preservation Program we are unable to directly accept your petition. The State office is required to notify all owners of property in the historic district and the chief elected local official and afford them an opportunity to comment prior to submitting a petition for removal.

We suggest that you submit your petition to Dr. Brent D. Glass, State Historic Preservation Officer and Executive Director, Pennsylvania Historical and Museum Commission, P.O. Box 1026, Harrisburg, PA 17108; telephone (717) 787-2891.

Please let us know if we may provide any further information.

Sincerely,

Acting Chief, Registration Branch

Carol D. Shull
Chief of Registration
National Register of Historic Places
Interagency Resources Division

cc: PA SHPO

bcc: 001-Reading File
400-Reading File
400-Bowers
413-BASIC FILE RETAINED IN 413
FNP:PANDRUS:DMB:050593:343-9536:a:POMPO

LAW OFFICES
LAMB, WINDLE & McERLANE, P.C.
24 EAST MARKET STREET
BOX 565
WEST CHESTER, PA. 19381-0565
AREA CODE 215
692-3322

VINCENT M. POMPO

FAX 215-692-0877

APR 6 1993

December 21, 1992

Carol Shull, Chief of Registration
National Register of Historic Places
United States Department of Interior
1100 L Street, N.W.
Washington, D.C. 20240

Re: NR Nomination Form
Paradise Valley Historic District
Valley Creek and Harmony Hill Roads
East Bradford Township, Chester County, Pennsylvania

Dear Ms. Shull:

I represent J. A. L. Partners, owner of certain property located within the proposed Paradise Valley Historic District. I am authorized on behalf of J. A. L. Partners to submit this objection on its behalf to the inclusion of all properties owned by J. A. L. and located within the proposed District. The property includes the Valley Creek Farm, identified as Tax Parcels 51-2-128, 51-2-132, 51-2-142 and 51-4-8.1. The historic district nomination form refers to the above lands as the Samuel Starr Farm.

J. A. L. Partners' objections are as follows:

1. J. A. L. owns approximately 108.3 acres of the 260 acres located within the proposed District, or almost one-half of the total acreage within the District. By acreage, J. A. L. is the largest single property owner within the District. J. A. L. has objected in the past to the inclusion of its properties in this proposed District, including objections to the prior nomination submitted to the Historic Preservation Board (see letter dated December 19, 1991 to Mrs. Brenda Barrett, a copy of which is attached hereto as Exhibit "A"), and objects to this nomination. J. A. L. continues to object to the inclusion of its property within the smaller proposed District as set forth in the pending nomination form.

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undue constraints imposed by the local East Bradford Township Historic and Architectural Review Board (HARB). In response to these concerns, the East Bradford Township Board of Supervisors by Resolution dated February 11, 1992 resolved that, for the proposed Paradise Valley Historic District, the Board will not impose the HARB regulations (as contained in Article X of the East Bradford Township Zoning Ordinance, and more specifically, Sections 115-124 and 115-130) without the approval of the majority of the property owners at that time. A copy of a letter dated February 13, 1992 from Robert J. Shaw, Township Secretary, communicating the Resolution to owners is attached hereto as Exhibit "B." Since February, 1992, the boundaries of the proposed Historic District have been significantly reduced in size at the insistence of certain property owners. The result of the reduction is that J. A. L. remains by far the largest single property owner by acreage in the District. Thus, a majority of owners within the District holding properties of considerably smaller acreage can consent to the imposition of HARB requirements for the District, including the J. A. L. property, over J. A. L.'s continued objection.

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Respectfully submitted,

LAMB, WINDLE & McERLANE, P.C.

By: _____
Vincent M. Pompo, Esquire

VMP/apc
Enclosure
cc: William H. Lamb, Esquire
J. A. L. Partners