CULTURAL RESOURCE CONSULTANTS
HEADQUARTERS
259 Prospect Plains Road | Building D | Cranbury, New Jersey 08512 | 609-655-0692

December 13, 2016

Mr. Andrew Semon
Division President
Toll Brothers
4 Hillman Drive, Suite 120
Chadds Ford, PA 19317

Re: Crebilly Farm – Physical Description of Structures

Dear Mr. Semon:

Per your request, the following is a physical description of the structures located on the Crebilly Farm in Westtown Township. It begins with a general description of the property then describes each structure located there. We have divided the property into four general areas, based on resource groupings. To augment his information, we have attached photographs, maps and plans.

Farm Overview

Crebilly Farm is a 330-acre working farm in the west part of Westtown Township, Chester County, Pennsylvania. The approximate boundaries of the farm are US Route 202 (Wilmington Pike) to the east, Street Road to the south, New Street to the west, and West Pleasant Grove Road to the north. The rectangular-shaped property has a rolling topography. The property is drained by Radley Run, which has five small tributaries with headwaters on the western part of the farm. Though mostly open cropland and pastures, woodlots are located along a portion of the north boundary, in the southwest corner, and along some tributaries. The property is accessed by an interior drive network with primary entrances off Street Road and New Street and a secondary entrance off Route 202.

For ease of description, buildings are described as being part of four clusters:

- New Street (Joshua and Lydia Hunt Farmstead),
- Street Road (Eli Hunt Farmstead),
- Equestrian Center,
- East Cluster (near Route 202).

New Street (Joshua and Lydia Hunt Farmstead)

The New Street farmstead is located along the western boundary of Crebilly Farm and accessed off New Street (see Site Plans A and B; Photos 2-9). This cluster includes two historic serpentine stone buildings (the 1805 farmhouse and a garage), a large springhouse that is also a residence, a noncontributing former stable, a new residence, and the remains (barnyard walls) of the farmstead's barn.

The **Joshua and Lydia Hunt farmhouse** (1129 New Road) is a two-story, four-bay serpentine stone house constructed in 1805 (date stone) and reflects the Federal style (Photo 3). The building includes a sunroom off its east end constructed in 1977. The main block has wood shingles on its end-gabled roof and two brick chimneys: one centered on the west end and one in the southeast corner. The rubble serpentine stone walls feature symmetrical fenestration and a date stone on the south elevation. Windows are twentieth century replacement units. Two original paneled doors on the south elevation open below four-light transoms onto the front porch, which extends along the western three-quarters of the elevation. The porch has a shed roof supported by four thin square posts connected by a low railing; the porch has a stone foundation. The west end wall features two ranks of windows. Fenestration on the north elevation displays the least symmetry; the four-bay elevation includes a centered door opening below a small gabled porch and a landing window. The sunroom is a one-story gabled section with serpentine corners and large plate glass windows.

The **serpentine garage** is located northwest of the 1805 farmhouse and just off New Road (Photo 4). Breou's 1883 Atlas shows a blacksmith shop in this location (Figure 1). The one-story, two-bay building has a wood shingled roof with exposed rafter tails. The end walls and the north side wall were built with serpentine stone. The south elevation features two overhead garage doors. Historic 3/6 windows are located on the north and west elevations. The garage has a stone foundation.

The **former stable** is a frame building north of the 1805 farmhouse and dates to the 1970s (Photo 5). The one-story building has a front end gabled roof facing south to the farmhouse. The roof is clad with wood shingles, and the frame walls are stuccoed. The building has sliding doors on its main elevation; its side walls feature Dutch doors alternating with small horizontal windows.

The **springhouse residence** (1125 New Road) is a vernacular three-part building located east of the 1805 house (Photo 6). Its main block is a two-story, three-bay stone section built over a spring. The main block has asphalt shingles on its end-gabled roof and stuccoed walls. The south elevation has a pent roof but no door in the usual location. A frame two-story addition on the west end includes large areas of windows on the second floor and a door on grade facing the 1805 farmhouse. Off the rear of the main block is a two-story wing with an unusual design. It has the same cladding materials as the main block. Its east elevation has only one wall opening: a door near the northeast corner that opens onto a porch extending along the entire east elevation of the building; the portion of the porch on the east end of the main block is enclosed. The rear wing has historic multi-light windows and a wall dormer on its west elevation. The building has a stone foundation.

The Robinson house, located at **1119 New Street**, was constructed in 1998 (Photo 8). It is located north of the Hunt farmhouse. The two-story residence has an overall L-shape with some Colonial Revival features such as cornice returns, large stone chimneys, arched headed windows, and wall dormers. The south part of the house has gabled projections on either side, flanked by dormers. The ell section includes an attached garage section.

The **corncrib** is a small agricultural outbuilding located west of the Robinson house (Photo 9). The corncrib is a narrow rectangular building with the gable walls facing north and south. The gabled roof is clad with asphalt shingles and features four hinged lids that were used to fill the interior with corn. The walls are built of vertical slats and also feature lids for loading corn. Narrow batten doors are located on the end walls. The corncrib stands on concrete piers.

The **barn yard wall** is the remnant of a stone barn that burned in 1996 (Photo 8). The east, south, and west spans of the wall survive. The walls rise to a height of approximately three feet and have an angled roof clad with wood shingles. Fencing defines the north wall, and a frame gate is located at the southwest corner.

Equestrian Center

The equestrian center is a grouping of eight buildings dating to the mid-twentieth century located north of the Street Road farmstead and east of the New Street farmstead (see Site Plans A and C; Photos 10-19. The largest is the horse barn, constructed in the late 1930s. The remaining buildings were built between 1939 and 1950 and roughly frame a courtyard facing a riding rink across the property drive. The buildings are architecturally themed with clipped end-gabled roofs, slate roofs on some buildings and white siding. These include the horse barn, Barn #2, blacksmith building (farrier), carriage house, stud barn, and what appears to be a caretaker's house.

The **carriage house** is a one-story frame building southwest of the horse barn (Photo 12). It has a clipped gable roof clad with asphalt shingles. The walls are clapboard. Windows are 6/6 double hung sash units flanked by vertical boards that mimic shutters. A double batten door on the west end provides access by vehicles, and a human-scaled door is located on the east end.

The **horse barn** is one of the largest buildings on the entire property and anchors the equine cluster, with several other buildings oriented around it (Photo 11). The building has a front end gabled orientation, with its main entrance on the south end. The roof has clipped gables, two ridge ventilators, and slate shingles. The frame walls are clad with clapboards. The south end features two doors below the clipped gable over a tripartite window on the upper level and two sliding doors below a pent roof on the first floor. The side walls feature small six-light hopper windows on the upper level and multiple Dutch doors interspersed among six-light hopper windows on the first floor.

The **blacksmith shop** is a small building east of the horse barn (Photo 13). Like the horse barn, it has a clipped gable roof clad with slate shingles. Two small square brick chimneys are located on the east slope of the roof. The clapboard walls feature 1/1 double hung sash windows, most of which are paired, and a door on the north end. The building has a concrete foundation.

The **stud barn** is located northeast of and perpendicular to the horse barn (Photo 14). Its end-gabled roof is clad with asphalt shingles. The south (main) elevation has two Dutch doors flanking small glass block windows lighting the interior stalls and a large doorway near the southeast corner for equipment. The end walls feature second floor loading doors.

The **caretaker's house** (1127 New Street) is a bungalow presumably built for the farm or equine center manager (Photo 15). It consists of a main block with an enclosed front porch on the south elevation. The building's architectural features are similar to Sears-type kit houses popular in the early twentieth century. It

has asphalt shingles on the roof and aluminum-clad walls. A gabled bay on the east elevation projects below the brick chimney. Windows are primarily 1/1 double hung sash units. The building has a rusticated concrete block foundation.

The **block garage** is located northeast of the bungalow (Photo 16). The front end gabled building has asphalt shingles on the roof and block walls. The wall area above the eaveline is clad with aluminum siding. Wall openings include an overhead garage door on the south elevation and six-light windows.

Barn #2, as it is called, is a large barn located just outside the cluster of equestrian buildings. Its end-gabled roof is clad with asphalt shingles. The frame walls are clad with beaded vertical siding. The main (south) elevation has three 6/6 double hung sash windows below the eaveline and aligned above sliding batten loading doors on the upper level. The ground level features two sets of paired sliding doors and a band of six-light hopper window sashes. A ramp on the north elevation leads to a gabled entrance to the upper interior level. This elevation and the end walls feature a band of six-light windows lighting the stall level. The barn has a block foundation.

The **farm shop** is located north of Barn #2 (Photo 18). The long rectangular building has asphalt shingles on its gabled roof. The walls are block. The main (east) elevation features large sliding doors with wicket (inset) doors occupying a large portion of the wall surface. The end walls feature small, multi-light windows. The shop has a block foundation.

Street Road (Eli Hunt Farmstead)

This farmstead, with an address of 501 West Street Road, was originally developed by Eli Hunt in the early 1800s. Visible form Street Road, its centerpiece is its large barn overlooking a pond (see Site Plans A and D; Photos 20-24). The barn (labeled Barn #1) was constructed circa 1805, enlarged in 1838, and reconstructed to its present appearance in 1908. Hunt's early nineteenth century farmhouse burned in 1959 and was immediately replaced by the present modern ranch house, constructed by the Robinson family. The farm is reached after passing through an overhead sign with the words "Crebilly Farm." Its drive passes a converted springhouse, the barn, then up a steep hill to the modern farmhouse.

Barn #1 is a serpentine multi-additive building located southwest of the property drive (Photo 22). It is an example of the "Chester County stone posted forebay double decker barn," according to the typology established by Robert Ensminger (Ensminger 2003: 144). The barn consists of a double decker core with a two-part strawshed off its east end and a barn yard wall to the south. The core has an end-gabled roof clad with asphalt shingles. The north and west walls were built with serpentine stone, and the east and south walls are clad with board and batten. The ramp on the north side is a gabled element with board and batten walls, extending from the uppermost interior level over the passageway to a ramp with stone wing walls. The passageway has been sealed with stone, accessed by an arched headed door to the east and a larger double door to the west. The south elevation features a typical double decker door and window assembly, with a centered winnowing door on the upper level and 6/6 windows on the two upper levels. The window and doors are located on the extended forebay, which is supported by square and conical stone pillars. The strawshed on the east end of the barn core was constructed in two campaigns. It has a shed roof, a serpentine stone east end wall, and frame side walls clad with board and batten. Each elevation varies in appearance. The east elevation features four six-light hopper windows. The north elevation features a batten

sliding door accessing the upper interior level of the section, while the south elevation features an open bay accessing the lower interior level.

The **scale house** is a small building located northeast of the house at 501 West Street Road (Photo 21). The one-story building has a gabled roof clad with asphalt shingles and features an equestrian-themed weathervane. The frame walls are stuccoed. It is accessed by a narrow door on the south end. On the west elevation, a paired window faces onto the scales where the trailer would be weighed. Railroad ties are used to define the location west of the building where the trailer would be parked to be weighed.

The **corncrib** is located west of Barn #1 (Photo 23). It is an example of the "Connecticut" corncrib, a narrow building with angled sides. The gabled roof is clad with asphalt shingles and features six lids on the ridge. The walls are made of vertical slats with doors on the ends. The corncrib stands on stuccoed posts.

The **former springhouse** is a small serpentine stone building located southeast of the house at 501 West Street Road (Photo 24). It was constructed in 2000 as a chapel on the ruins of a former springhouse. The building has an L-shape. Its roof is clad with wood shingles and features a half-cornice return on the main elevation. The stone walls include arched-headed windows with intersecting tracery and batten shutters. The door is also an arched headed unit with inset lights.

The **modern house at 501 West Street Road** is a modern L-shaped house on the east side of the property drive (Photo 20). It was constructed in 1959-60 to replace an earlier Eli Hunt farmhouse in the same location. The house is a one-story building with a low-pitched roof and large stone chimneys. The walls include areas of stone veneer, areas of stucco, and glazed areas. The north wing of the house extends to encompass an attached garage.

East Cluster (near Route 202)

The property contains five buildings located on the eastern third of Crebilly Farm (see Site Plans A and E; Photos 25-29). These buildings and the land they are on are not historically related to the early farms comprising Crebilly Farm but were acquired by the Robinson family in the mid-twentieth century. Some buildings near the intersection of Routes 202 and 926 in a former village called Darlington Corners were recently demolished. The former Darlington Tavern, a serpentine stone building located at the intersection, is the largest and most significant of the buildings in the east cluster. Behind the tavern is a small garage. The other buildings in this cluster are the Michael Brennan House and associated garage and the J.Q. Taylor Tenant House.

The **Darlington Tavern** is a two-part serpentine stone building consisting of a two-story Federal main block with a one-story rear wing (Photo 25). Historically a tavern, it is now a residence. It has been determined eligible for the National Register of Historic Places (NRHP) (September 9, 2015; Key #67408). The main block is oriented to Street Road; the rear section is oriented parallel to Route 202. The main block is the two-story, five-bay Federal style house measuring approximately 30 feet by 18 feet. It has an end-gabled roof clad with asphalt shingles. At each end of the ridge is a large rectangular stucco over brick chimney. The molded cornice includes small returns on the end walls.

The walls of the main block are serpentine stone with excellent masonry. Features of the walls include the 1823 date stone on the east elevation and the incised markings on the south elevation including a likeness of

a dog named Lincoln and a bust of Henry Clay. A brick flashing course and lower grade stone work between the first and second floor windows indicate that the building was constructed with a pent roof. Fenestration is symmetrical, with five bays of wall openings aligned vertically and horizontally. Windows, almost all original, are 6/6 (except for the four-light attic windows); the first floor windows have three-paneled shutters with their original hardware. The door is located in the center bay; it has two large glass panes over two large panels and a paneled architrave. Over the door is a segmental-arched wooden fanlight supported by reeded columns with floral corner blocks. The foundation of the house is serpentine stone.

The one-story, two-bay rear wing is located slightly east of the center of the main block and may date to the eighteenth century. The roof is gabled and clad with asphalt shingles. A large brick chimney is located on the north end of the ridge. The walls are serpentine stone. The east and west walls originally had doors in the south bays and 6/6 windows in the north bays; the door facing Route 202 has been sealed. The door on the west elevation is an eight-panel Federal style element with matching paneling in its architrave. The north end has a four-light window lighting the loft and a flashing course which indicates the location of a roof over the now-removed bake oven.

The **garage** is located north of the tavern (Photo 26). It appears to have replaced an earlier L-shaped building shown in the Mueller Atlas of 1912 (Figure 2). The garage is a 14-foot by 14-foot front-gabled building facing south towards the tavern. It has an asphalt-shingled roof, with the ridge running parallel to Wilmington Pike. The side walls and north end wall are stone. The south wall has clapboards with a 6 over 6 window over two large Colonial Revival sliding doors. The floor of the garage is cement.

The **Michael Brennan house** is a two-part vernacular building in the eastern portion of Crebilly Farm (Photo 27), accessed by a long farm lane off Wilmington Pike and was determined not eligible for the NRHP (April 10, 1995 as "the McClure Property," Key #103544). It is comprised of a two-story core with a two-story, one-bay ell. The two-story, four-bay frame main block faces south with overall dimensions of approximately 30 feet by 15 feet. Its end-gabled roof is clad with asphalt shingles and features a twentieth century block chimney centered on the east end. The walls and eaves are clad with aluminum siding. All windows are 1/1 replacement units; some original windows have been altered or sealed. The main elevation has two windows on the second floor, aligned with the two first floor windows; a reduced window on the second floor now lights a bathroom. The first floor has replacement doors in the two center bays, shaded by a full-length front porch supported by four simple columns connected by a railing. The end walls have a single 1/1 window: one on the first floor of the east end and the second floor of the west end. The one-story, one-bay frame rear addition (circa 1900) has a shallow-pitched, gabled roof clad with asphalt shingles. The walls are clad with aluminum siding, with a single rank of 1/1 replacement windows on each wall.

A **block outbuilding** is located southwest of the Michael Brennan House (Photo 28). The building measures approximately twelve feet square with a front-end-gabled orientation, constructed circa 1940. Its roof is clad with asphalt shingles and features exposed rafter tails on the side walls. The walls of the building are block except for the framed south end of the building. The north end has a large batten sliding door under a six-light window in the frame gable. The foundation is also block.

The **J.Q. Taylor tenant house** is a two-part Italianate style building (circa 1890) located at 201 West Street Road (Photo 29). The two-story, three-bay main block has a rear tee section. The building has been highly altered, including the installation of aluminum eaves and aluminum siding. The two-story, three-bay main block faces south onto Street Road and has approximate measurements of 25 feet by 15 feet. It has an end-gabled roof clad with asphalt shingles. A small chimney is located at each end of the ridge. The original

molded cornice and frame walls are aluminum-clad. Fenestration is symmetrical, with three bays on the main (south) elevation. The end walls feature a single off-center rank of windows. Windows are all 2/2 units with inoperable louvered shutters. Centered on the south elevation is the main entrance, consisting of a double door opening under a wide two-light transom. A one-story porch extends along most of the front of the main block; its asphalt-shingled roof is supported on four thin columns connected by a railing. The foundation is serpentine stone. The two-story, one-bay rear addition is centered on the rear of the main block. Its cladding consists of a gabled, asphalt-shingled roof and aluminum walls. Fenestration consists of one rank of 2/2 windows with inoperable louvered shutters on the east and west sides plus a six-light unit on the north wall and a two-light unit on the west wall. A narrow two-story utility stack addition is located on the north end and includes a basement door. An enclosed porch on the east elevation has a multi-light door and glazed walls.

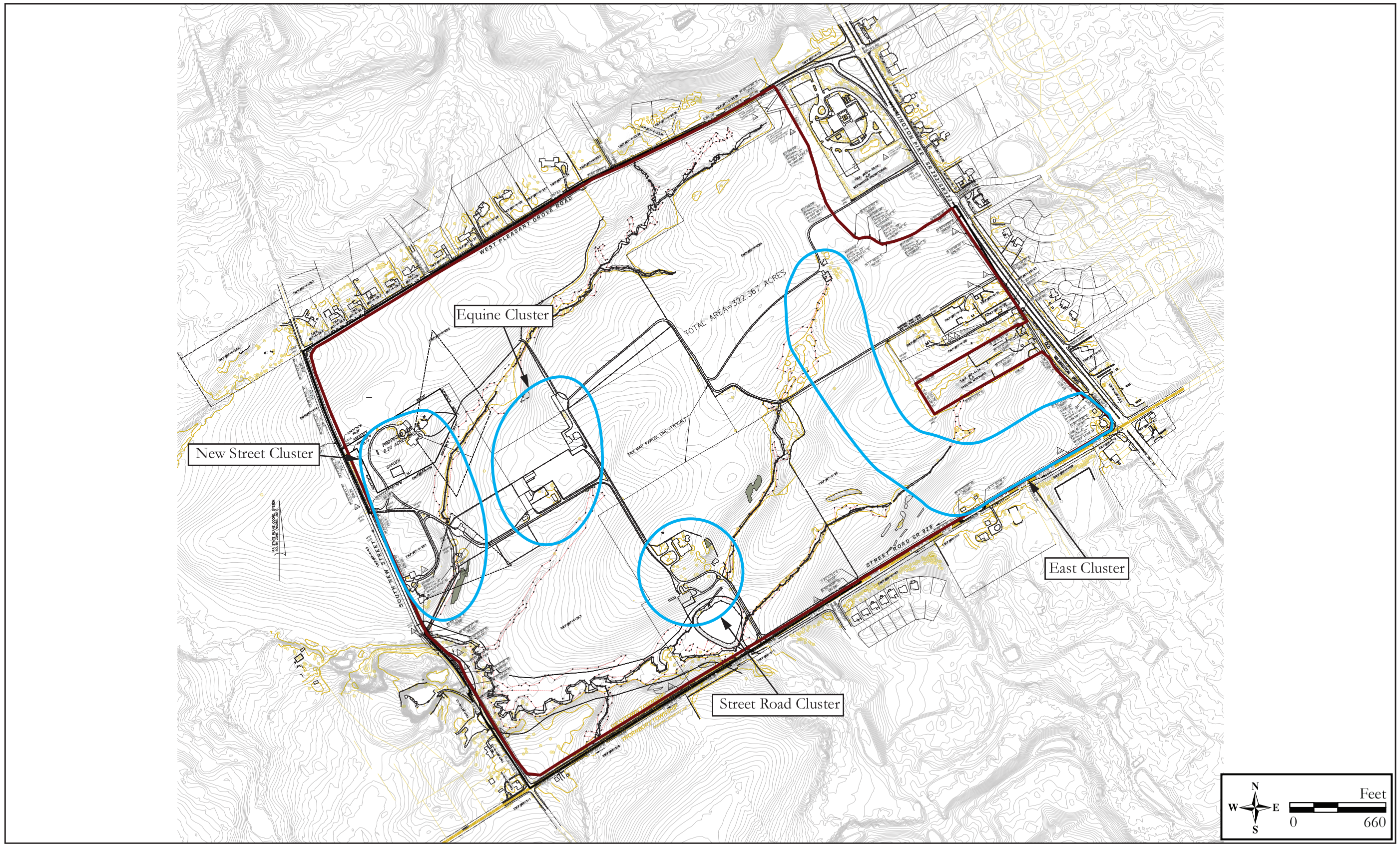
This concludes the physical description of Crebilly Farm. Please see attachments for additional information. Thank you.

Sincerely,

Robert J. Wise, Jr.
Principal Architectural Historian/Preservation Planner

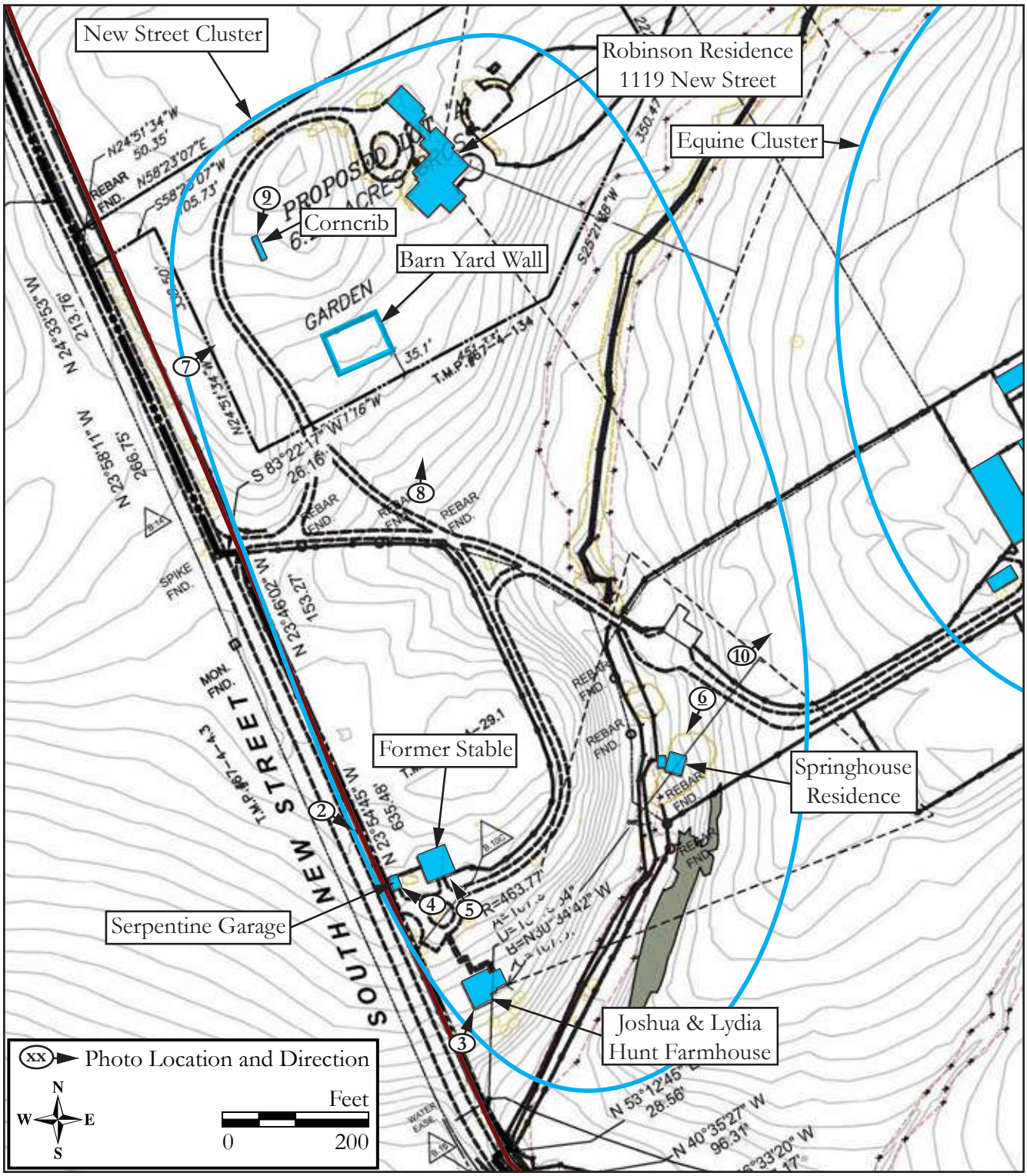
Attachments:

1. Site Plans
2. Existing Structures Inventory
3. Figures



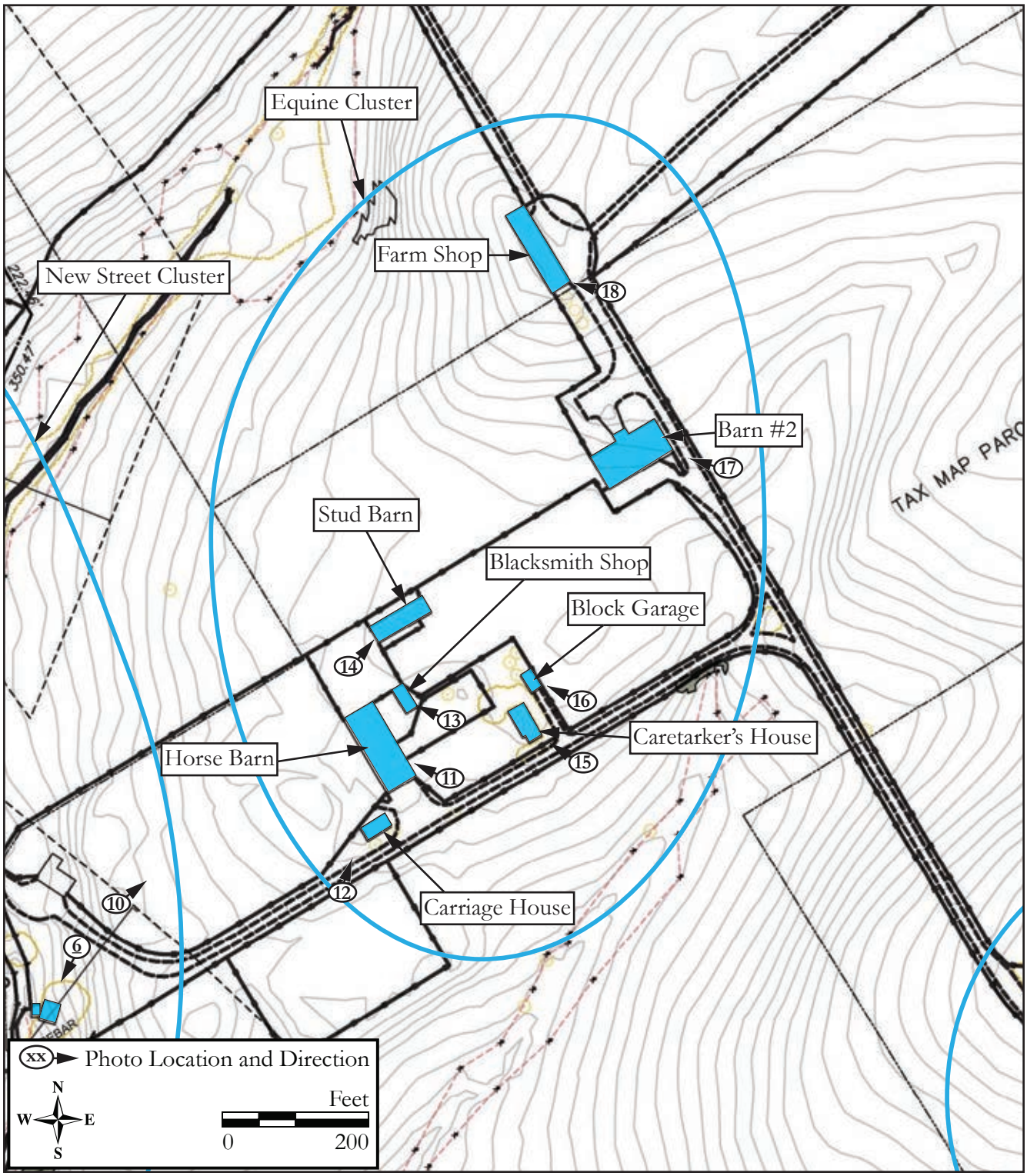
Site Plan A: Overall Site Plan for the 312-acre Crebilly Farms.

Crebilly Farm - Physical Description of Structures
Attachment 1
Site Plans
December 13, 2016

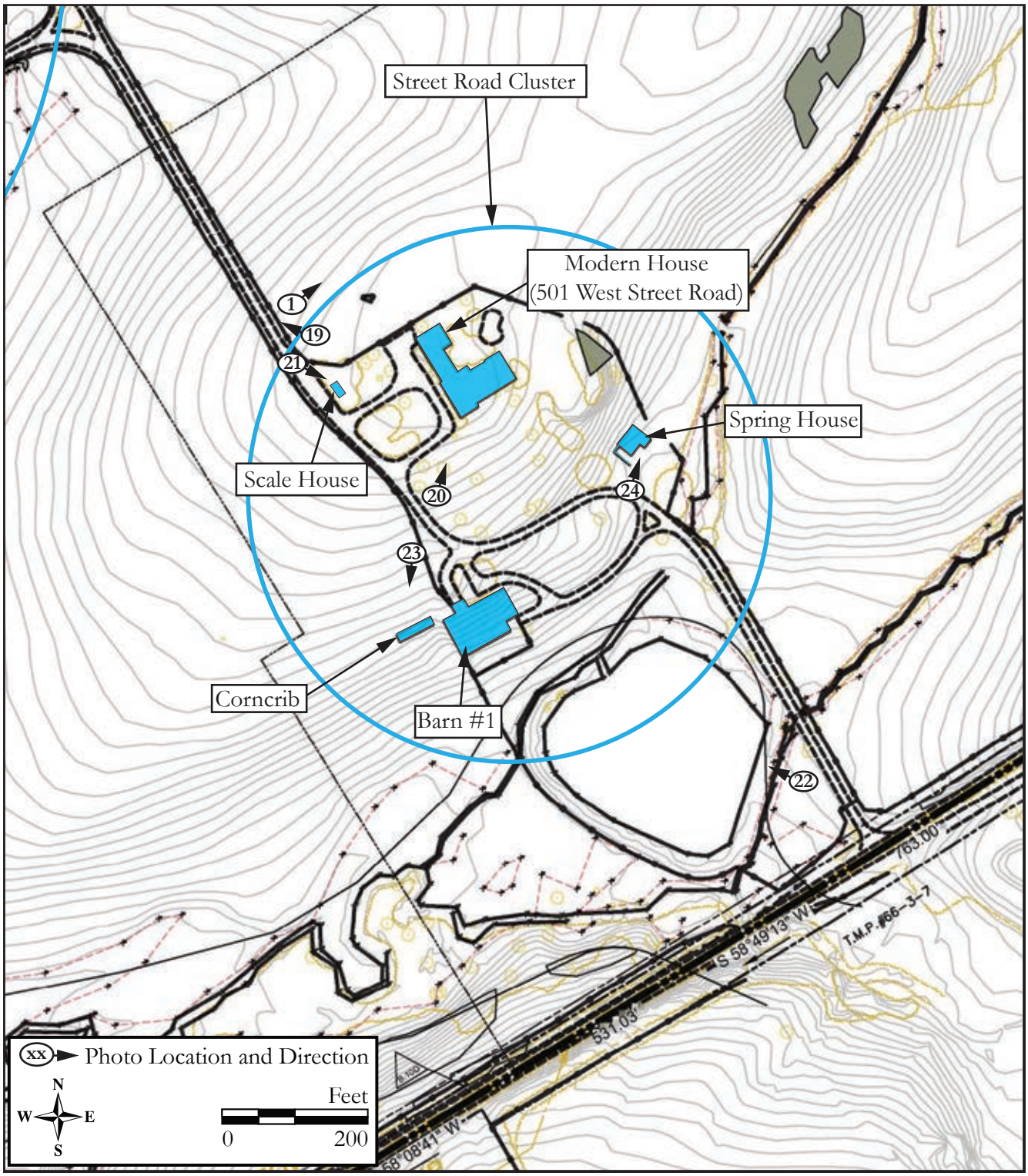


Site Plan B: Site Plan for the New Street Cluster.

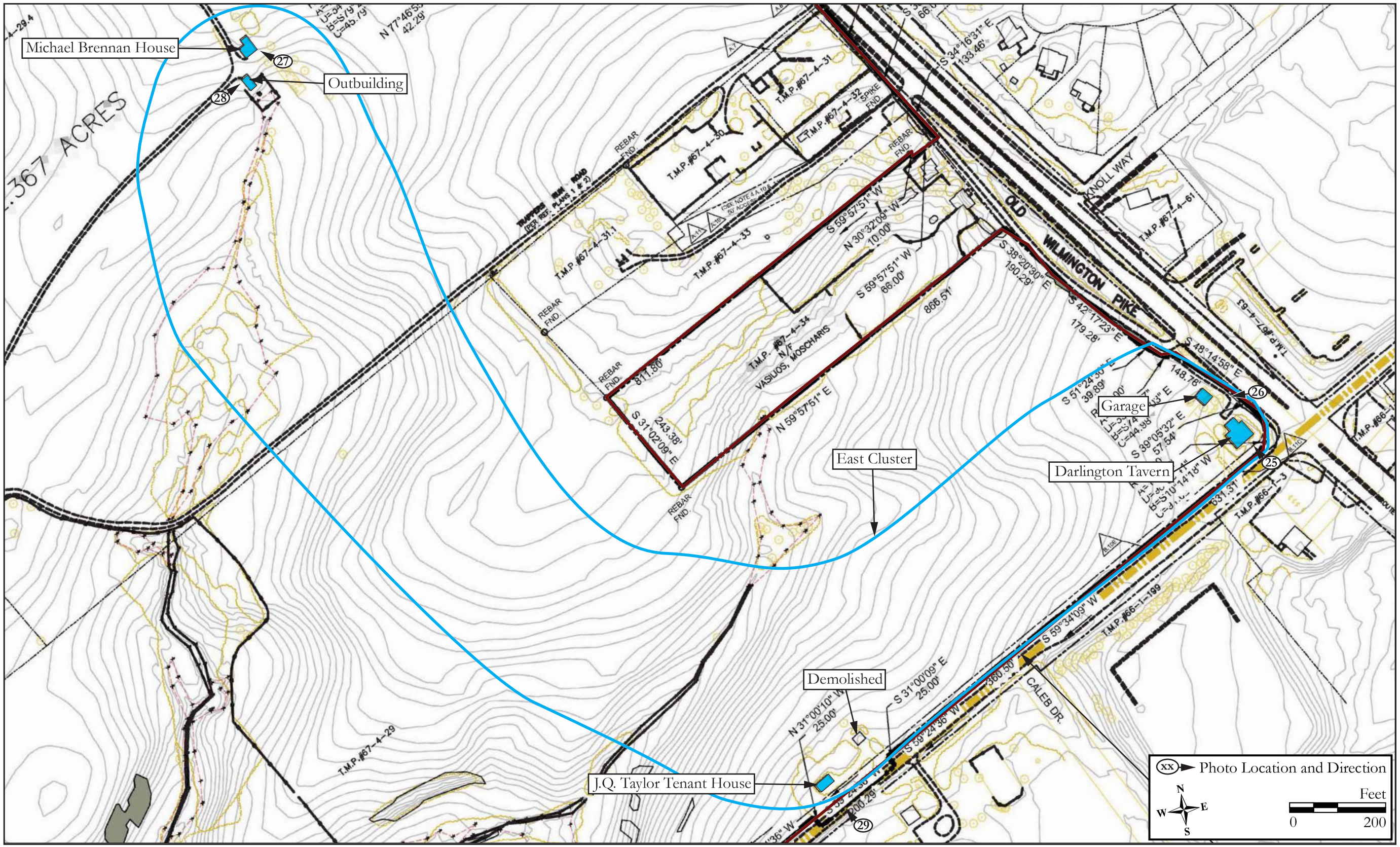
Crebilly Farm - Physical Description of Structures
Attachment 1
Site Plans
December 13, 2016



Site Plan C: Site Plan for the Equine Cluster.



Site Plan D: Site Plan for the New Street Cluster.



Site Plan E: Site Plan for the East Cluster.

Crebilly Farm - Physical Description of Structures
Attachment 2
Existing Structures Inventory
December 13, 2016

Photographer name Bob Wise/RGA, Inc.

Date August 18, 2016

Location Negatives/Electronic Images Stored RGA, Inc., Cranbury, New Jersey

Photo #	Photo Subject/Description	Camera Facing
1	Crebilly Farm, fields facing NE from north of the Scale House	NE
2	New Street Cluster, facing SE from New Street	SE
3	Joshua & Lydia Hunt House	NE
4	Serpentine Garage	NW
5	Former Stable	NW
6	Springhouse Residence	W
7	New Street Cluster, facing E from New Street	E
8	Robinson House (right) and Barn Yard Wall (left)	N
9	Corncrib	W
10	Equine Cluster	E
11	Horse Barn	NW
12	Carriage House	NE
13	Blacksmith Shop	W
14	Stud Barn	N
15	Caretaker's House	NW
16	Block Garage	NW
17	Barn #2	N
18	Farm Shop	NW
19	Crebilly Farm, facing NW from the Scale House	NW
20	Modern House	NE
21	Scale House	SE
22	Barn #1	NW
23	Corncrib	S
24	Former Springhouse	NE
25	Darlington Tavern	NW
26	Garage associated with the Darlington Tavern	NW
27	Michael Brennan House	NW
28	Outbuilding	E
29	John Q. Taylor Tenant House	N

Crebilly Farm - Physical Description of Structures
Attachment 2
Existing Structures Inventory
December 13, 2016

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Crebilly Farm - Physical Description of Structures
Attachment 2
Existing Structures Inventory
December 13, 2016

Photo 11

Photo 12

Photo 13

Photo 14

Crebilly Farm - Physical Description of Structures
Attachment 2
Existing Structures Inventory
December 13, 2016

Photo 15

Photo 16

Crebilly Farm - Physical Description of Structures
Attachment 2
Existing Structures Inventory
December 13, 2016

Photo 17

Photo 18

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

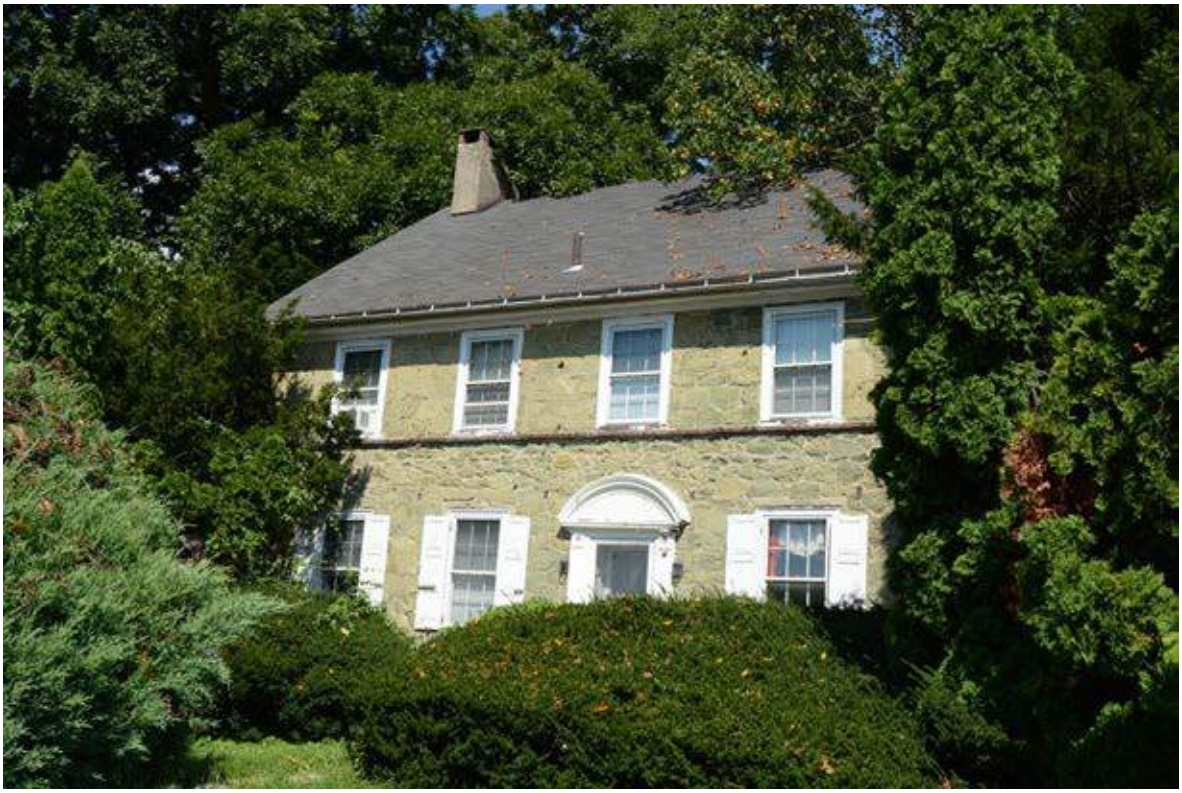


Photo 25

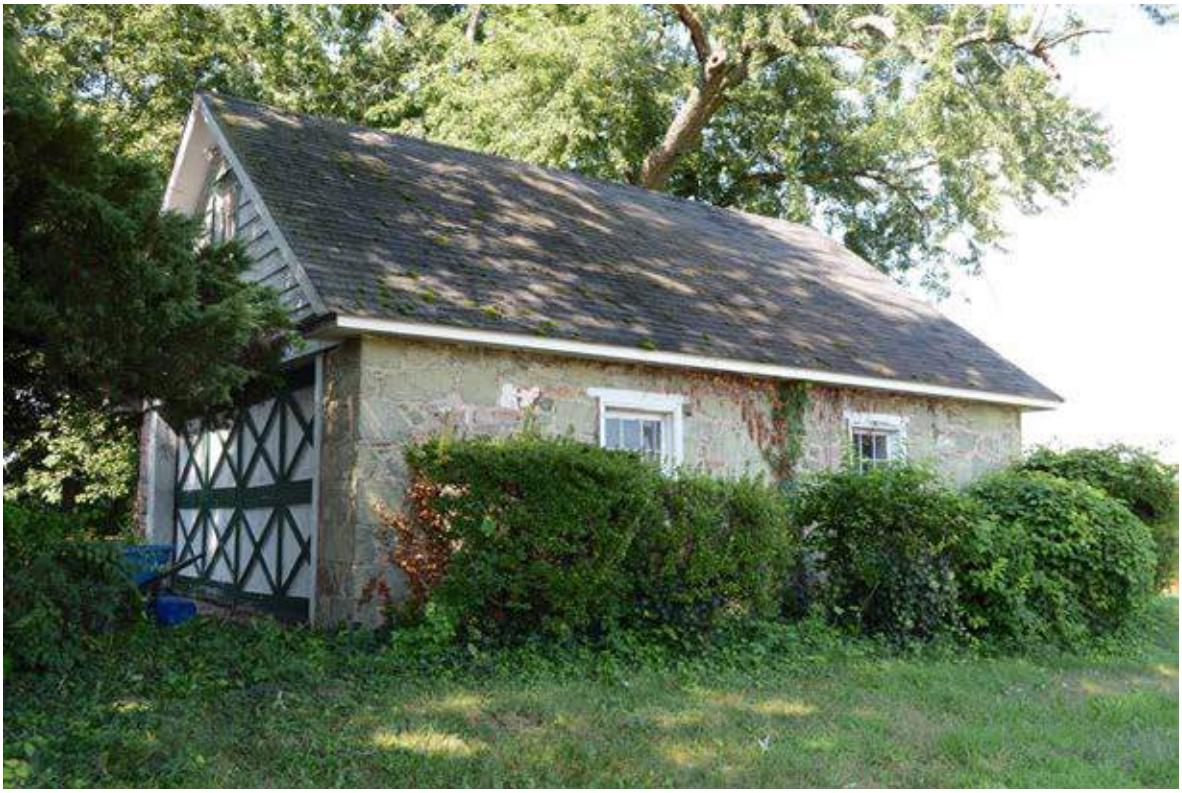


Photo 26

Photo 27

Photo 28

Crebilly Farm - Physical Description of Structures
Attachment 2
Existing Structures Inventory
December 13, 2016

Photo 29

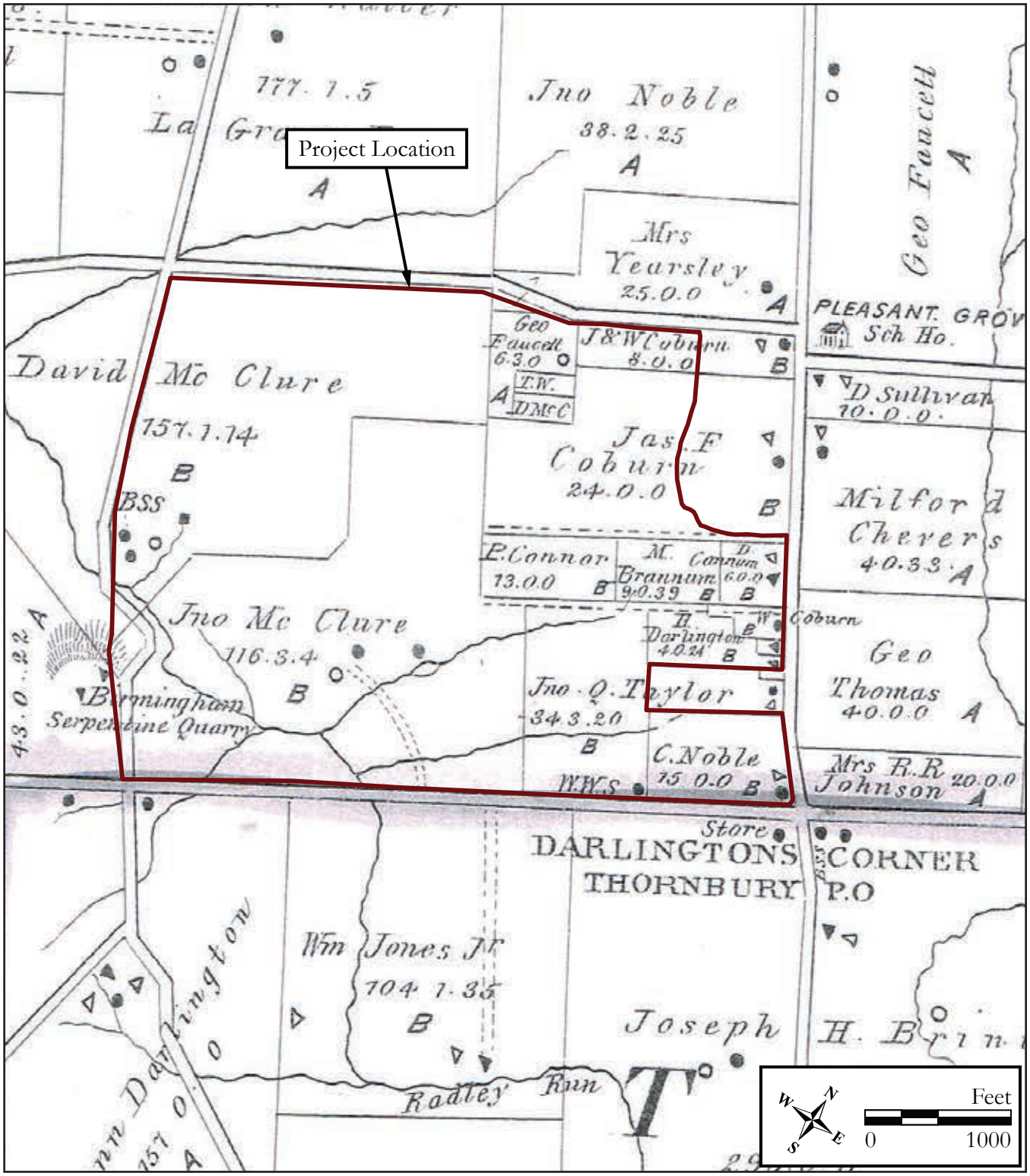


Figure 1: 1883 Forsey Breou, *Breou's Official Series of Farm Maps*.

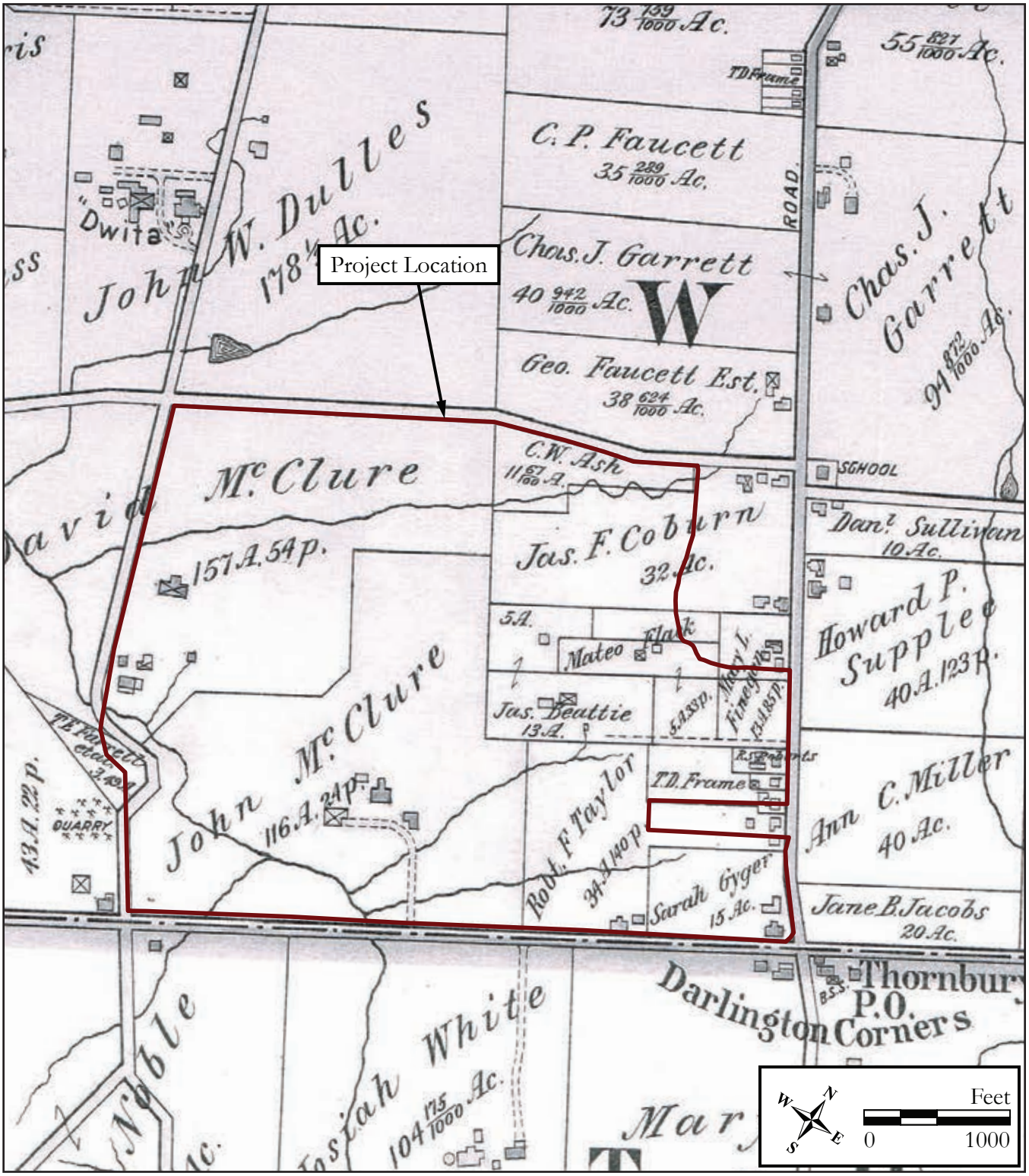


Figure 2: 1912 A.H. Mueller, *Pennsylvania Railroad: Devon to Downingtown and West Chester.*