

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – PHOTO/SITE PLAN SHEET
Pennsylvania Historic and Museum Commission, Bureau of Historic Preservation
Commonwealth Keystone Building, 2nd Floor, 400 North Street, Harrisburg, PA 17108-1026

Survey Code / HR #:	66-005a & b	Historic / Other Name:	Waterloo / Fair Acres Farm
Tax Parcel #	66-2-1.7	Address:	1200 S. Concord Rd.
County:	Chester 029	Municipality:	Thornbury Township

1200 S. Concord Rd.

Photographs: South
(front) Elevation, House

Photographer: J. Christopher
Lang

Date: 4/16/2007

Original Negative Location:
Thornbury

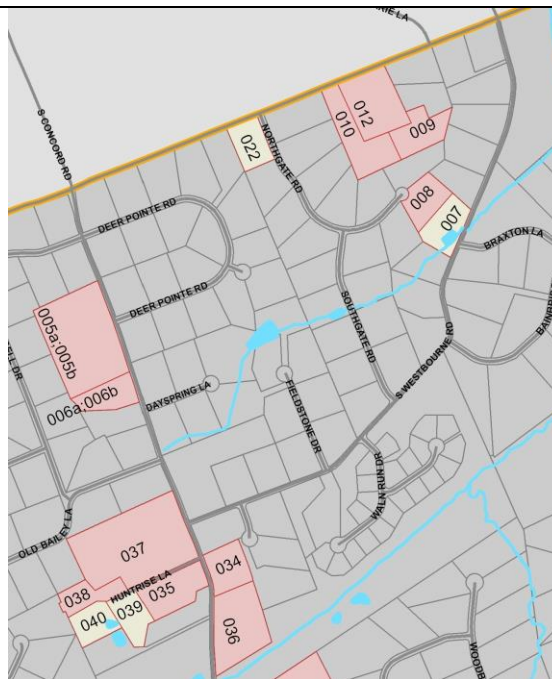


Location Map
Thornbury Township
Historic Resource
Inventory GIS Map

**LOOK FOR: HR #005a
& 005b**

MAP KEY

- 005a = HR Number
- Purple = Class 1
- Pink = Class 2
- Yellow = Class 3
- Med. Grey = Class 4



PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – DATA SHEET

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION					
Survey Code/HR #	66-005	Tax Parcel No.	66-2-1.7		
County	1. Chester 029	2.			
Municipality	1. Thornbury Township	2.			
Address	1200 S. Concord Rd.				
Historic Name	Waterloo				
Other Name	Fair Acres Farm				
Owner Name / Address					
Owner Category	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public – local	<input type="checkbox"/> Public – state	<input type="checkbox"/> Public – Federal	
Resource Category	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> District	<input type="checkbox"/> Site	<input type="checkbox"/> Structure	<input type="checkbox"/> Object
Number/Approximate Number of Resources Covered by This Form	7				
USGS Quad	1. West Chester		2.		
UTM References	A.	B.	C.	D.	

HISTORIC AND CURRENT FUNCTIONS			
Historic Function Category		Subcategory	Code
A.	Domestic	Single Dwelling	01 A
B.	Agriculture/Subsistence	Animal Facility	09 D
C.	Transportation	Road-related (Vehicular)	16 D
D.			
Particular Type	A.	Farmhouse	
	B.	Barn	
	C.	Below-grade Road	
	D.		
Current Function Category		Subcategory	Code
A.	Domestic	Single Dwelling	01 A
B.	Agriculture/Subsistence	Animal Facility	09 D
C.	Vacant/Not in Use		98
D.			

PHYSICAL DESCRIPTION					
Architectural Classification	A. No Style		B.	C.	
	D.		Other:		
Exterior Materials	Foundation		Roof	Wood Shingle 22	
	Walls	Stone (Serpentine) 40		Walls	Stone 40
	Other	Wood 20		Other	Stucco 61
Structural System	1. N/A		2.		
Width 5 Bays E	Depth 2 Rooms B		Stories / Height 2.5 B		

HISTORICAL INFORMATION

Year Built: c. 1795 Additions/Alterations Dates:

Basis for Dating: X Documentary Physical

Explain: According to the deeds, John Yearsley bequeathed the plantation he was living on to his son Nathan in 1748. In 1796, Jacob Yearsley, John’s grandson, was taxed for a frame and stone house.

Cultural / Ethnic Affiliation	1. N/A	2.	Associated Individuals	1. N/A	2.
Associated Events	1. N/A	2.	Architects / Engineers	1. N/A	2.
Builders	1. N/A	2.			

MAJOR BIBLIOGRAPHICAL REFERENCES

Chester County Tax Records, Chester County Triennial Tax Assessments, Thornbury Township, 1796-1802. Photocopy.

Dorchester, Jane E. “Deed Lineage, Fair Acres Farm.” Ms. c. 1986.

PREVIOUS SURVEY, DETERMINATIONS

Included in the Chester County Historic Sites Survey as Thornbury Township Historic Site #6, 1979.

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: Yes No Context(s):

Contributes to Potential District X Yes No District Name/Status: South Concord Road Historic District/Potential

Class: 2

Justification: The Township of Thornbury has deemed this property to have the potential to be eligible for inclusion on the National Register of Historic Places either as an individual resource or as a contributing resource to a potential historic district.

THREATS

Threats: 1 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other

Explain:

SURVEYOR INFORMATION			
Surveyor Name / Title	Jane E. Dorchester	Date	8/2009
Project Name	Thornbury Township VPP Historic Resource Inventory & Survey		
Organization	Jane E. Dorchester, Historic Preservation Consultant	Telephone	610-431-3737
Street and No.	19 S. Church St.		
City, State	West Chester, Pa.	Zip Code	19382
Additional Survey Documentation			
Associated Survey Codes	None		

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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County	Chester 029	Municipality	Thornbury Township
Address	1200 S. Concord Rd.	Historic / Other Name	Waterloo / Fair Acres Farm

PHYSICAL DESCRIPTION:

The house at Fair Acres Farm is a five-bay, two-and-a-half-story, side-gable, stone and stucco farmhouse with two interior chimneys, one on each gable and symmetrical fenestration that features two dormers on each roof face. This house faces south and has been added to over the years. Two bays of the stone core are constructed from serpentine and three bays are constructed of fieldstone. There is a six-bay, two-and-a-half story, stucco wing attached to the west elevation of the stone core. This wing has a five-bay, one-story, iron porch that has been enclosed attached to its south elevation. The wing has one interior chimney on its west gable and three dormers on each of its roof faces. It would appear that the eastern two bays of the stucco wing may have been the first part of the house, or replaced the first part of the house. The two-bay serpentine section was added next, the three-bay stone section was next. When that section was added, the interior of the house may have been remodelled. The western four bays of the stucco wing was the last section added to the house.

There are the remains of a large barn, including its ramp, silo, and two small stone outbuildings that were probably attached to the barn, on the property, as well as a modern horse barn that was probably built on part of the large barn.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C

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HISTORICAL NARRATIVE (including a brief statement of significance for Class 2 properties only):
John Yearsley acquired 254 acres from his father’s estate in 1717. By the time he died in 1748, there was a house on the plantation which he bequeathed to his son Nathan. In 1796, Nathan’s son Jacob was taxed for a frame and stone house and frame and stone barn. Jacob died in 1819 and his Administrators sold his real estate which included two houses and two plantations and tracts of land situated in Westtown and Thornbury Townships. The real estate was divided into two lots, one in Thornbury and one in Westtown. The one in Thornbury consisted of 180 acres with a house on it; it was sold to Francis Hickman in 1819.

Francis died in 1843 and his Administrators sold the 180 acres with a house to Francis’ son, Wellington Hickman. Wellington named his new property “Waterloo” and made many improvements to it, he may have added the last stone section to the house, turning his father’s farm into a “gentleman’s farm”. In 1902, title to Waterloo was passed on to Albin Garrett (Hickman’s son-in-law) who renamed the farm “Fair Acres”. In 1921, Fair Acres was sold to Adelaide Twaddell, wife of Horace G. Twaddell. Fair Acres stayed in the Twaddell family until 1971. The Hickmans may have constructed the serpentine tenant house located south of the main house (HR #006).

This property is located on the west side of South Concord Road just south of its intersection with State Route #926. When this property was subdivided in the 1980s, South Concord Road from the #926 intersection to a point just south of this property’s south line was realigned to bypass what is now known as “The Tunnel”. The Tunnel was a part of the road that had, over the years, been graded down to well below grade level. It is a very narrow, deeply cut road bed with overhanging trees and steep earth banks. Part of this cut is located on this property and part of it is located on the next property (HR #006).

STATEMENT OF SIGNIFICANCE:

This property is significant because it is a potential contributing resource in the South Concord Road Historic District whose area of significance would be the establishment and development of country estates in Thornbury Township in the mid-Nineteenth Century through the early Twentieth Century.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – PHOTOGRAPH SHEET

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Photographer	J. Christopher Lang	Date	4/16/2007



West Elevation, House



North (back) Elevation, House

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East Elevation, House



East and North Elevations, Horse Barn

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Barn Ramp, with Horse Barn on Left, and Small Outbuilding on Right, looking South



Silo, with (from right to left) Two Outbuildings, Horse Barn, and Barn Ramp, Looking Southeast