

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - DATA SHEET/SITE PLAN SHEET

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Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation
Box 1026, Harrisburg, PA 17108-1026

Survey Code/Tax Parcel/Other No.: ADM 423/Multiple

County: Lancaster (071)

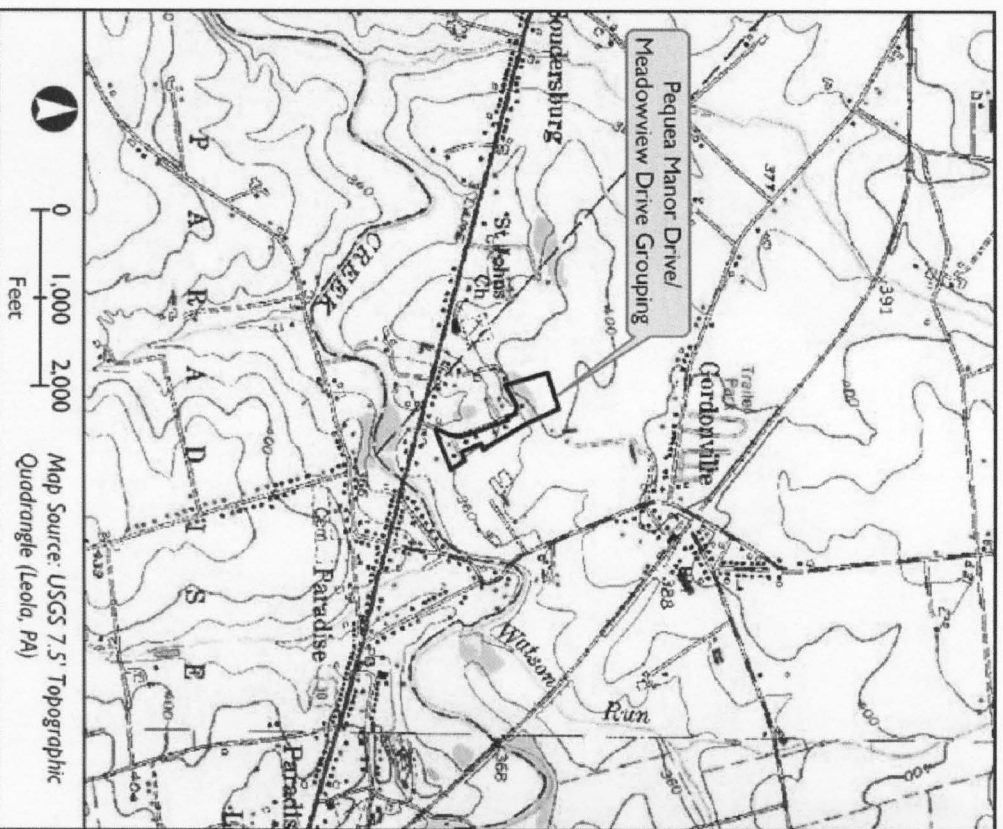
Municipality: Leacock Township

Address: Pequea Manor Dr., East Meadow View Dr., and West Meadow View Dr., Paradise, PA 17562

Historic Name/Other Name: Pequea Manor Drive/Meadow View Drive Grouping

SITE PLAN

PHOTO INFORMATION



Number	Description of View	Facing
1	3056 E. Meadow View Dr., N. elevation	S
2	36 Pequea Manor Dr., S. and E. elevations	W
3	3045 W. Meadow View Dr., S. and E. elevations	W
4	3043 W. Meadow View Dr., S. and W. elevations	N
5	11 Pequea Manor Dr., W. elevation	NE
Photographer: Robert F. Pancinto		Date: 1/03
Negative Location: A.D. Marble & Company		
375 East Elm Street, Suite 200		
Conshohocken, PA 19428-1908		

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – DATA SHEET
 Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION

Survey Code: ADM 423 Tax Parcel/Other No.: Multiple

County: 1. Lancaster 0 7 1 2. _____

Municipality 1. Paradise Township 2. _____

Address: Pequea Manor Drive, West Meadow View Drive, and East Meadow View Drive, Paradise,
PA 17562

Historic Name: _____

Other Name: Pequea Manor Drive/Meadow View Drive Grouping

Owner Name/Address: Multiple

Owner Category: X Private Public-local Public-state Public-federal

Resource Category: Building X District Site Structure Object

Number/Approximate Number of Resources Covered by This Form: 10

USGS Quad: 1. Leola, PA 2. _____

UTM A. 18 402951E 4429592N C. _____

References: B. _____ D. _____

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category: _____ Subcategory: _____ Code: _____

A. Domestic Single Dwelling 0 1 A

B. _____ _____ _____

C. _____ _____ _____

D. _____ _____ _____

Particular Type: A. Single Dwelling

B. _____

C. _____

D. _____

Current Function Category: _____ Subcategory: _____ Code: _____

A. Domestic Single Dwelling 0 1 A

B. _____ _____ _____

C. _____ _____ _____

D. _____ _____ _____

PHYSICAL DESCRIPTION

Architectural Classification: A. Modern: Minimal Traditional 7 0

B. _____ C. _____

D. _____ Other: _____

Exterior Materials: Foundation: Concrete 6 5 Roof: Asphalt 6 3

Walls: Stone (veneer) 4 0 Walls: Vinyl 7 2

Other: Weatherboard 2 1 Other: _____

Structural System: 1. Timber – light frame 1 4 2. _____

Width: 3 bays C Depth: 1 room A Stories/Height: 1-1 ½ stories A

HISTORICAL INFORMATION

Year Built: ☒ C. 1945 To ☒ C. 1955 Additional/Alterations Dates: _____ C. _____ ; _____ C. _____

Basis for Dating: ☒ Documentary ☒ Physical

Explain: Based on visual inspection, the dwellings located within the Pequea Manor Drive/Meadow View Drive grouping appear to date from ca. 1945-1955. A conversation with the property owner at 27 Pequea Manor Drive confirmed this approximate construction date range.

Cultural/Ethnic

Affiliation: 1. N/A 2. _____

Associated Individuals: 1. N/A 2. _____

Associated Events: 1. N/A 2. _____

Architects/Engineers: 1. Unknown 2. _____

Builders: 1. Unknown 2. _____

MAJOR BIBLIOGRAPHICAL REFERENCES

Please see continuation sheet.

PREVIOUS SURVEY, DETERMINATIONS

None.

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: _____ Yes ☒ No Contexts: _____

Contributes to Potential

District _____ Yes ☒ No District Name Status: _____

Explain: See continuation sheet.

THREATS

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

Explain: This resource is in the APE for proposed S.R. 0030, Section S01 Corridor Improvements.

SURVEYOR INFORMATION

Surveyor Name/Title: Elizabeth Amisson, Architectural Historian Date: September 2003

Project Name: S.R. 0030, Section S01 Corridor Improvement Study

Organization: A.D. Marble & Company Telephone: (484) 533-2500

Street and No. 375 East Elm Street, Suite 200

City, State: Conshohocken, PA Zip Code: 19428-1908

Additional Survey Documentation: _____

Associated Survey Codes: _____

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

RESOURCE NAME: Pequea Manor Drive/Meadow View Drive Grouping

SURVEY CODE NO.: ADM 423

ADDRESS: Pequea Manor Drive, West Meadow View Drive, and East Meadow View Drive, Paradise, PA 17562

CONTINUATION SHEET NO. 1

I. Physical Description

The properties comprising the Pequea Manor Drive/Meadow View Drive Grouping are situated along the east side of Pequea Manor Drive, the north side of West Meadow View Drive, and the south side of East Meadow View Drive in Leacock Township, Lancaster County. The grouping consists of ten residential properties containing single-family dwellings dating from the mid-twentieth century. The average yard size of properties within the grouping is 0.6 acre, with the exception of the property at 36 Pequea Manor Drive, which includes 5.4 acres of land. The grouping encompasses a total of 7.0 acres. Yards are generally planted with grass, mature trees, and shrubs. Each property has an asphalt-paved driveway. The properties in the grouping are generally in good condition. The grouping is immediately surrounded by a mix of property types, including mid- to late-twentieth-century residential properties, a late-twentieth-century farm, an early-twentieth-century commercial seed business, and a historic tavern that has been converted to a restaurant/hotel.

All of the ten dwellings in the grouping have similar forms and stylistic features. Each building is a single-story, frame, side gable, Minimal Traditional-style dwelling. Each dwelling has an attached garage at one end, with one exception (the dwelling at 27 Pequea Manor Drive lacks this feature). The dwellings are three bays wide, exclusive of the garage, and one or two bays deep. All but three houses (11 and 23 Pequea Manor Drive and 3043 West Meadow View Drive) have a small cross gable at the end opposite the garage. Most dwellings are clad with stone veneer and have vinyl siding in the gables. Many garages are also partially clad with vinyl siding. The dwellings at 11, 23, and 27 Pequea Manor Drive are predominantly clad with wood clapboard siding. All of the houses' roofs are covered with asphalt shingles. Most dwellings have at least one large picture window in the façade, and windows elsewhere in the dwellings generally contain one-over-one, eight-over-eight, or horizontal two-over-two double-hung sash windows. Large brick chimneys are located at the interior or exterior gable ends opposite the cross gables.

All of the dwellings continue to serve their historic functions as single-family dwellings. Most retain moderate to high degrees of architectural integrity. Typical alterations to the dwellings in the Pequea Manor Drive/Meadow View Drive Grouping include the application of vinyl siding to parts of the dwelling and the replacement of windows and doors.

II. Historical Narrative

Based on visual inspection, the dwellings located within the Pequea Manor Drive/Meadow View Drive Grouping appear to date from ca. 1945 to 1955. A conversation with the property owner at 27 Pequea Manor Drive confirmed this approximate construction date range (Bryson, personal communication 2003).

III. National Register Evaluation

The Pequea Manor Drive/Meadow View Drive Grouping is recommended not eligible for listing in the National Register of Historic Places because it does not meet the eligibility criteria established by the National Park Service (NPS 1997). The Pequea Manor Drive/Meadow View Drive Grouping is an example of a small grouping of mid-twentieth-century, Minimal Traditional-style dwellings within the S.R. 0030, Section S01 Corridor Improvement Study area. This resource retains integrity of location, design, setting, materials, workmanship, feeling and association; however, it does not represent a

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

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CONTINUATION SHEET NO. 2

significant building type within the study area. Numerous examples of mid-twentieth-century, Minimal Traditional-style dwellings exist within the study area. The Pequea Manor Drive/Meadow View Drive Grouping is neither a unique nor representative example of its type or style, and other examples within the study area retain similar degrees of integrity. The Pequea Manor Drive/Meadow View Drive Grouping is recommended not eligible for listing in the National Register under Criterion A because property-specific research and documentary research of the area in general did not reveal any associations between this property and significant events or trends. Likewise, research did not reveal any associations with significant individuals; therefore, the property is recommended not eligible for listing under Criterion B. The resource displays the distinctive characteristics of the Minimal Traditional style; however, this style is not significant within the study area, and many similar examples of this style with similar integrity exist within the study area. The grouping does not represent the work of a master or possess high artistic value. For these reasons, the resource is recommended not eligible under Criterion C. Archaeological investigations have not yet been conducted in this area; therefore, the resource's eligibility under Criterion D (potential to yield information important to history or prehistory) cannot be assessed at this time.

IV. References

Bryson, Lewis M.

- 2003 Current property owner, 27 Pequea Manor Drive, Paradise, Pennsylvania. Personal communication, January 9, 2003.

National Park Service (NPS)

- 1997 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. United States Department of the Interior, Washington, D.C.

U.S. Geological Survey (USGS)

- 1992 *Leola, PA quadrangle*. U.S. Geological Survey, Reston, Virginia.



Resource Boundary



Building Footprint



Agricultural Field



Tax Parcel Boundary



Paved Surface



Forested Land

Pequea Manor Drive/Meadow View Drive Grouping

Survey Site Plan

S.R. 0030, Section 501 Corridor Improvement Study

Leacock Township

Lancaster County, Pennsylvania

Pequea Manor Drive/Meadow View Drive Grouping
Leacock Township, Lancaster County
Photograph Sheet 1



Photograph 2: South and east elevations of 36 Pequea Manor Drive, view looking west (January 2003).



Photograph 3: South and east elevations of 3045 West Meadow View Drive, view looking west (January 2003).

Pequea Manor Drive/Meadow View Drive Grouping
Leacock Township, Lancaster County
Photograph Sheet 2



Photograph 4: South and west elevations of 3043 West Meadow View Drive, view looking north (January 2003).



Photograph 5: West elevation of 11 Pequea Manor Drive, view looking northeast (January 2003).