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1959

### "A Home for Gracious Living" (real estate brochure for Batten House)

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House

for Bryan Mann, Pa.

# A Home for Gracious Living

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FOR almost a century, the Main Line of Philadelphia has been world renowned for the natural beauty of its rolling country, magnificent estates, and heritage of gracious living.

The home you are about to see is one of the few remaining examples of the best in colonial architecture. The owner wanted both privacy and convenience. He also wanted an authentic Pennsylvania farmhouse. After two years of fruitless searching from Ardmore to Phoenixville, he finally purchased a parcel of ground (6½ acres) in Bryn Mawr. The ground is rolling and historic Mill Creek runs through it.

The house was placed to provide a dramatic view of the grounds and to retain a magnificent forest of trees and its natural woods planting. It sits back more than 700 feet from the road and cannot be seen except in the middle of winter when many of the trees have shed their leaves. It is five minutes from the Bryn Mawr station of the Pennsylvania Railroad, with the quickest and most frequent commuter service of almost any suburb—about 20 minutes to the center of Philadelphia.

The house was designed by G. Edwin Brumbaugh, who is recognized as the outstanding authority on restoration of our finest authentic Pennsylvania colonial homes. It is a sophisticated Pennsylvania colonial farmhouse typical of the mid-eighteenth century. The

lines are simple and functional, ornament is used sparingly and with studied care.

The house has a generous hall and separate staircase which give privacy and individuality to the rooms. There is a wine cellar in the basement, close by a large Pennsylvania Dutch room treated primitively, using red woodwork and whitewashed walls characteristic of early rural houses. The far wing of the house contains an all-year-round indoor swimming pool with large glass sliding doors. To make this an integral part of the home, the overhead trusses and ceiling are framed in wood in typical Pennsylvania Dutch manner. There are two large dressing rooms with closets and showers. The basic engineering for this wing was done by Charles Leopold, a national authority in this field.

The house has four terraces—a dining terrace overlooking the woods and stream, a smaller terrace with overhead beams from a 200-year-old barn upstate, a sun terrace on one side of the pool, and another afternoon shaded terrace on the other side.

The landscaping is the work of Thomas W. Sears and the grounds have been constantly attended by him and his associates since the house was built. Nothing but the finest of materials were used in the building which was done by Raymond Lukens and J. S. Cornell & Son.

The property has a large frontage on Roberts and Old Gulph Roads. The following photograph shows the entrance on Roberts Road. This frontage is enclosed by a split-rail fence. The drive is artistically planted with red maples, dogwood, a group of sour-wood and hemlocks. As you approach the main entrance to the house, there is a grouping of three apple trees. Flower borders with old-fashioned flowers and a magnificent collection of Specimen French Hybrid lilacs are on both sides of the road.



The main entrance is framed by two large English box bushes. On either side are unusually rare examples of large English hollies that bear an unbelievable number of red berries. On the far side of the circular drive is a complete screen of hemlocks, dogwood, mountain laurel and rhododendrons.



The following page shows a close-up of the swimming pool wing. The large glass doors slide back on the sun terrace which is planted with Specimen English hollies. Beyond the Franklin lantern are two Japanese camelias—one that blooms in the spring and the sasanqua which blooms in the fall.





Next is a view looking up from the banks of Mill Creek to the house. The grounds here are beautifully planted with every conceivable native flower and bush. There is a notable grouping of beautiful azaleas, ferns and bulbs.



The dining terrace gives a dramatic view of the grounds some 20 to 30 feet below. You can see Mill Creek and the woods in the distance.



A view of the grounds from the shaded terrace which is part of the swimming pool wing. A delightful spot for informal snacks and refreshments after swimming.



A view of the thick woods. Tanbark trails permit pleasant walks through a profusion of flowers and bulbs, laurels, witch hazel, black alders, red oaks and tulip poplars. On the far side of the woods is another quite pleasant stream.





The service court has parking space for 20 cars. Also in the photograph you can see a large garage for three cars with two servants' rooms and bath above. A border of lilacs separates the court from the main entrance to the house.



The west side of the main hall with staircase to the second floor. The first opening leads to the living room and the door in the rear to the indoor swimming pool.



Two views of the living room. Throughout the first and second floors of the house the floors are solid American walnut in random width, typical of the prosperous and well-built colonial homes of the middle and late eighteenth century.







A corner of the library.



Two views of the dining room with its beautiful old American scenic wallpaper printed from hand blocks in France.





The breakfast room with English hunting scene paper. A full bank of windows gives a lovely early-morning view of the woods, creek and lawn.



A corner view of the lavatory or powder room on the  
first floor near the entrance.





Two views of the pantry and the modern and efficient kitchen.





Looking from the dressing room of the master's suite into the bedroom.



One of the five bedrooms.





One end of the Pennsylvania Dutch room—ideal for  
informal dinners and parties.



The door to the wine cellar. The steps in the foreground lead to the Pennsylvania Dutch room. The first door leads to the workroom with workbench and closets for any kind of mechanical hobby or interest.



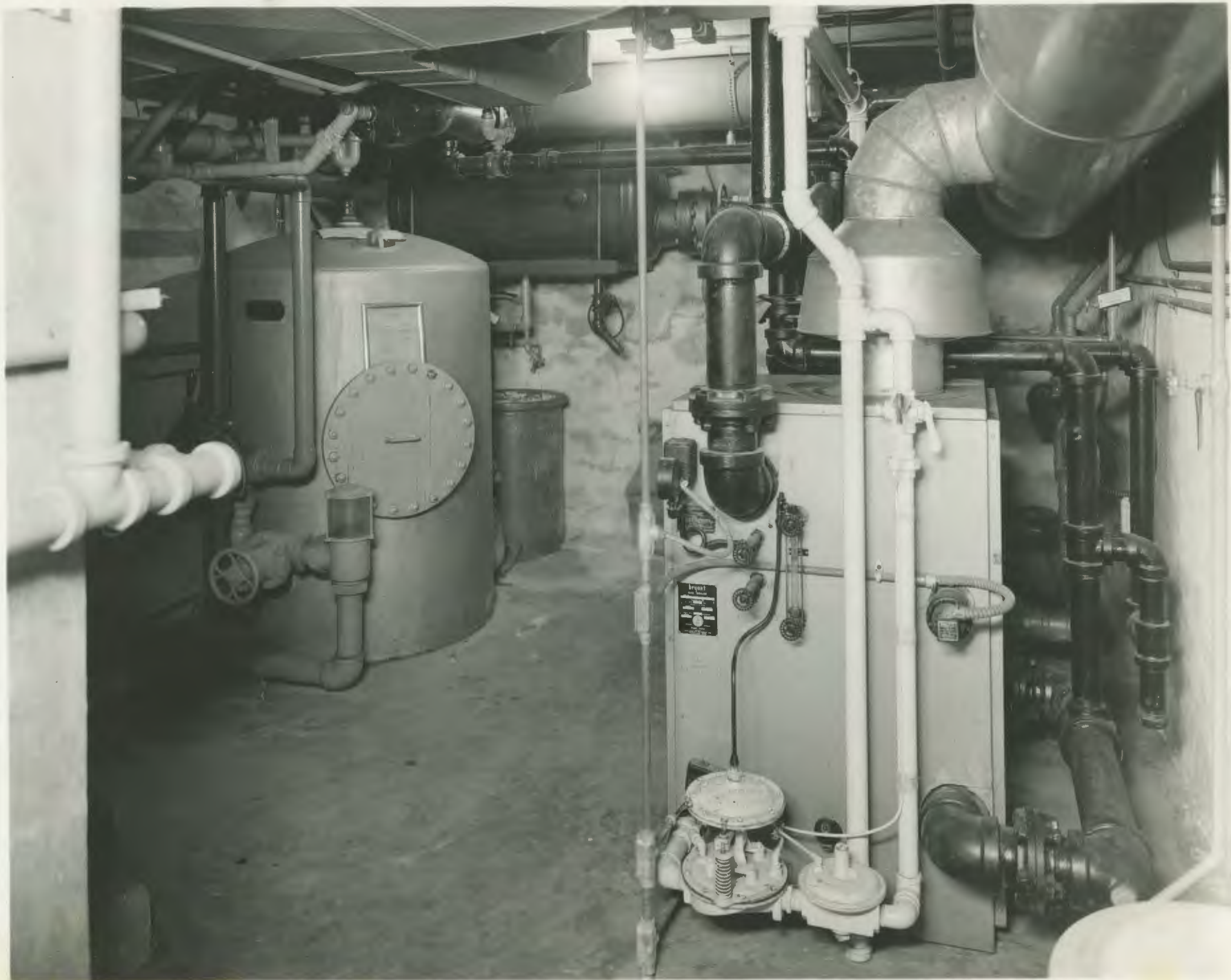
Two views of the swimming pool. An unusual room framed overhead in typical Pennsylvania Dutch manner to make it an integral part of the home. The pool has the latest devices to insure constantly controlled water at any temperature. Not only a delightful pool, with two large terraces for summer entertaining, but ideal for all-year-round use. This is of very special value for anyone needing very warm water for arthritis, rheumatism or regular soothing bathing to increase circulation.

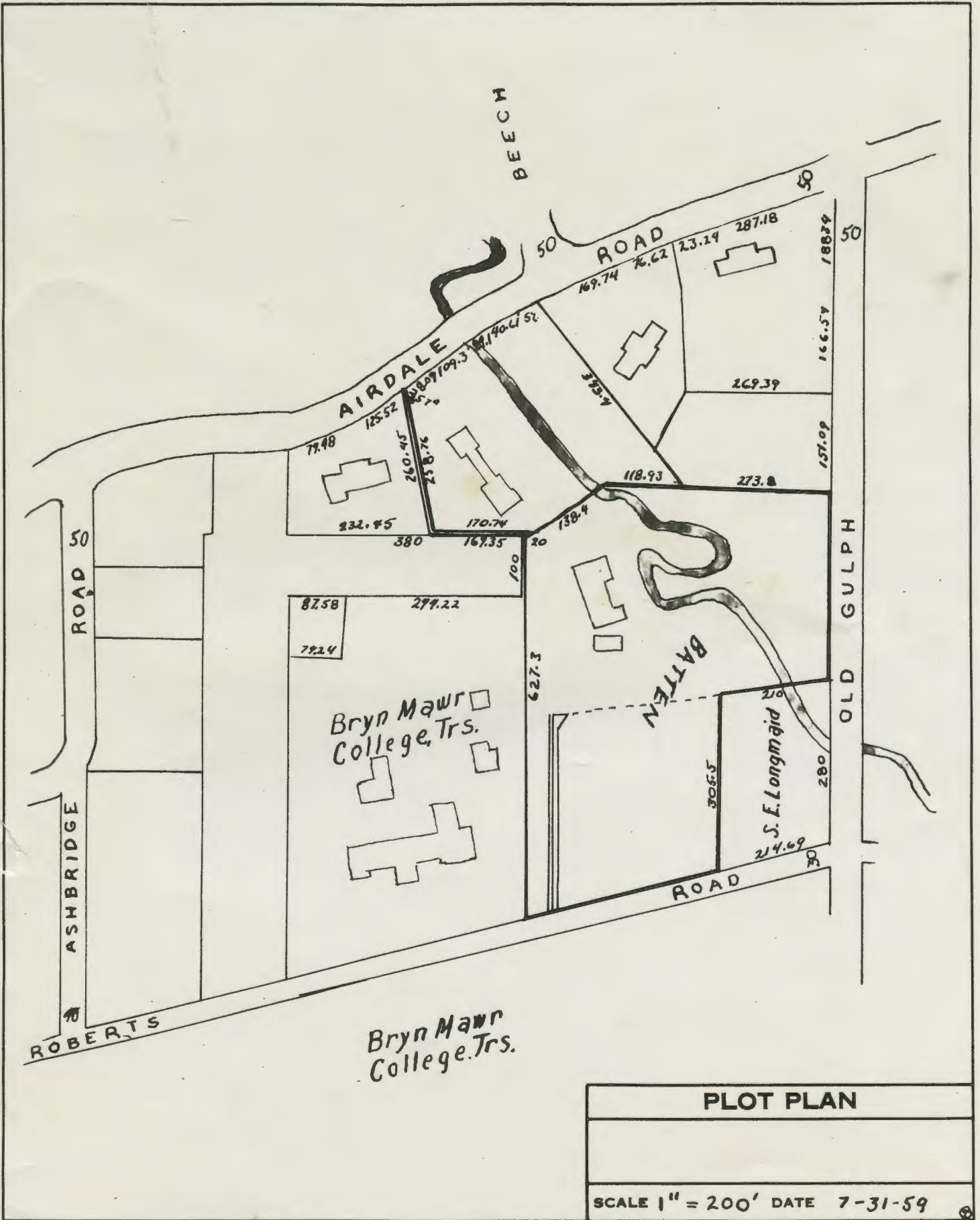




The following photograph shows the air controls, the filter, and the pumping device—together with a heating and water supply which is completely separate from the supply in the main house. Two Bryant heaters supply the heat for the swimming pool room and for the heating of the water. All machinery is practically foolproof and is controlled by regulators of the best type.







<b>PLOT PLAN</b>
SCALE 1" = 200' DATE 7-31-59