

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Pennsylvania	
COUNTY: Delaware	
FOR NPS USE ONLY	
ENTRY NUMBER 71.3.42.0010	DATE 3/11/71

1. NAME

COMMON:
Chad House

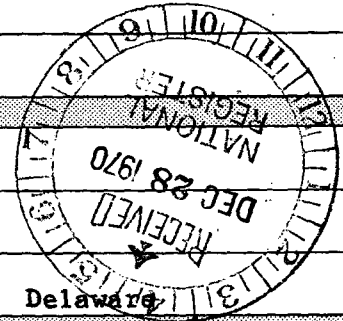
AND/OR HISTORIC:
The John Chad House and Spring House

2. LOCATION

STREET AND NUMBER:
Route 100 North

CITY OR TOWN:
Chadds Ford

STATE: **Pennsylvania** CODE: **42** COUNTY: **Delaware** CODE: **045**



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

SEE INSTRUCTIONS

4. OWNER OF PROPERTY

OWNER'S NAME:
Chadds Ford Historical Society, Inc.

STREET AND NUMBER:
Box 27

CITY OR TOWN: **Chadds Ford** STATE: **Pennsylvania** CODE: **42**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Delaware County Court House, Deed Book 2321, pg. 676

STREET AND NUMBER:
Front and South Avenue

CITY OR TOWN: **Media** STATE: **Pennsylvania** CODE: **42**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Library of Congress

STREET AND NUMBER:
Washington

CITY OR TOWN: **Washington** STATE: **D. C.** CODE: **11**

STATE: **Pennsylvania**

COUNTY: **Chester**

ENTRY NUMBER: **71.3.42.0010**

DATE: **3/11/71**

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Early Appearance:

The early appearance of the Chad house is essentially the same as today, with the exception of a one-story shed and beehive oven to the west, now missing. The earth wrapped around the entire house with the entrance to the kitchen on the west wall under the shed roof.

Present Appearance:

Most of the original fabric of the building has survived. The structure is being restored or reconstructed to its original appearance based on available documentary and physical evidence.

Condition largely original

pent' on table end
irregular adobe construction

SEE INSTRUCTIONS

SIGNIFICANCE

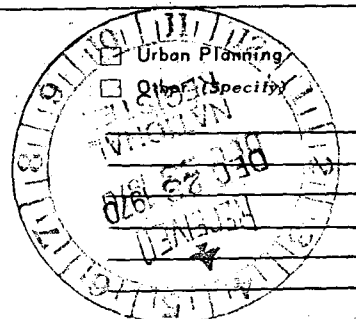
PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **Pre 1725**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | |
|----------------------------------------------|-------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | |
| <input type="checkbox"/> Conservation | | |



STATEMENT OF SIGNIFICANCE

Frances Chadsey emigrated from England in 1685 and married his second wife, Grace Stanfield, in 1695. They had six children. He purchased a 500 acre tract in Birmingham Township in 1696 from Daniel Smith, an original purchaser of William Penn. Daniel Smith died intestate and due to legal problems (Deeds A2 pg. 513-Delaware County Court House, hereinafter referred to as Media), Chadsey did not take possession of the tract until 1702. He died in 1713, having built a corn mill on the Brandywine, the dam and mill race of which are still visible. He was a member of the assembly of lower counties, elected in 1707 (Proud's History of Penna., pg. 484) and in 1705 was appointed by the court to lay out the roads from the forks of the Brandywine to Naaman's Creek Mill. His inventory indicates he was a man of means who lived in comparative comfort. (Estate 73; Chester County Court House, hereinafter referred to as West Chester). His eldest son, John, inherited the entire plantation and 1/2 the corn mill when he came of age. (Wills A Vol. I pg. 12, March 15, 1712, West Chester).

In 1710 Chadsey sold 51 acres to John Wyeth (Deeds 3, pg. 631, Media) a carpenter (inventory Adm. papers 204, West Chester). The following evidence indicates that John Wyeth, Jr. built the John Chad house before 1725.

The initials J. W. Jr. are plainly visible, neatly carved in a stone by the upper right window on the front or south wall of the house.

He was of age and signed his name adding Jr. before his father's death on Jan. 4, 1725 (Adm. Docket 1 pg. 70 Chester County Historical Society, hereinafter referred to as C.C.H.S.). Both father and son signed as witnesses to the will of Edmund Butcher (Wills A, pg. 138, 1720, West Chester). John Wyeth, Jr. also signed a petition for a road in 1718 (Road Docket Vol. pg. 109, West Chester.)

In 1727 the name John Wyeth (without the Jr.) appears on the tax list of Birmingham Township. Shortly thereafter he moved to E. Fallowfield where he apparently lived with his sister. He was no longer taxed in Birmingham. His will dated 1760 (Wills 4 pg. 204, West Chester) bears his signature without the Jr. His inventory indicates he was a farmer.

The inventories and wills of all men whose initials are J. W. and who resided in Birmingham, Kennett, Pennsbury, Concord, or Thornbury townships before 1750 have been checked. (Chadds Ford Historical Society Papers). If the initials J. W. Jr. are those of the builder (and they are in the proper

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8. Significance

place to indicate that), then John Wyeth, Jr. is the only one who qualified.

In 1714 Grace Chadsey married Guyen Stevenson, who continued to operate the mill since she received a patent from William Penn the 13 day 11 month, 1713, for the use of 41 perches of the Brandywine Creek for 9 years paying annually 4 English silver shillings (Harrisburg - Photo. Copy Chadds Ford Historical Society Records). Road docketts also refer to Guyen Stevenson's mill (1714-1723 Quarter Sessions Docket, West Chester).

Stevenson seems not to have properly cared for the children since on March 14, 1717, he leaves Grace's half of the corn mill to William Horn and three others in exchange for collecting monies due Stevenson, these to be used for the care of Grace's children, now 3 girls, the eldest, Sarah, having married Mordecai Cloud, and the second son, Francis, no longer living. (Grantee D, pg. 39, West Chester).

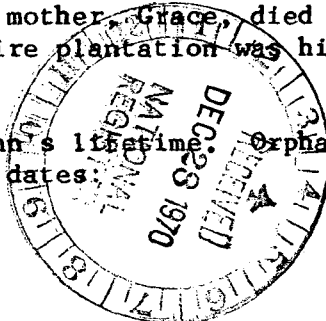
John Chadds became of age in 1717 (no record of his birth date (Colonial Records, Swarthmore College). His guardian, Mordecai Cloud, presents an inventory of John's estate to the court in August 1717 (Chad Papers C.C.H.S.)

- "Item - The house and plantation where Francis Chads, father to ye said John Chads dwelth and where the said John now dwells.
- Item - Half of ye mill with its appurtenances
- Item - One stone Horse one year old
- Item - One chist"

Although John Chads did not marry Elizabeth Richardson until 1729 (Concord Meeting, Swarthmore College), he may have engaged John Wyeth, Jr. to build the house for him when he became of age, and no longer wished to live with his tep father. The latter died in 1720. John's mother, Grace, died in 1727, at which time the mill in addition to the entire plantation was his property.

We have no further record of the mill during John's lifetime. Orphans Court was held at his home (C.C.C.H.) on the following dates:

- May 2, 1737 Docket 3 pg. 42
- April 6, 1738 - pg. 64.65
- October 13, 1739 - pg. 75
- April 14, 1740 - pg. 78



He was particularly important for establishing a ferry across the Brandywine in 1731. Having been granted a license to open a tavern in 1731, and annually until 1736 - (Tavern License Papers Vol. II, 1729-1736, pg. 53, C.C.H.S.), he mentions in 1736 that he "has undertaken for the service of the public (sic) to keep and maintain a ferry over Brandywine Creek on the road which leads from Nottingham to Philadelphia where he now dwells."

(Cont.)

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Official authorization for the ferry came in 1737. He maintained and supervised its operation until his death in 1760. It remained in operation until the bridge was built in 1828. Charles William Heathcote, John Chads - Pioneer, pg. 7-15, W. W. MacElree, Along the Western Brandywine, pgs. 119, 120).

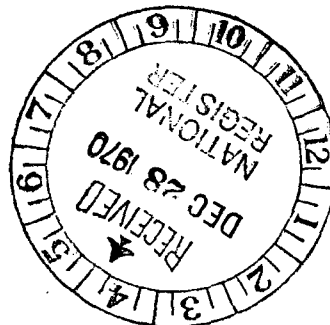
In his will he gives his cousin, Joseph Davis, his entire plantation with the exception of a provision for his wife, Elizabeth, during her lifetime, which includes the use of his dwelling and a tract of land containing about 40 acres. (Wills, Vol. 4, pg. 282, West Chester).

She lived in the house until her death in 1791. There were no children. She outlived her husband's executor by a few months, and upon her death the house and 5 acres became the property of Joseph's son, Benjamin, who sold it to Caleb Brinton in 1803. (Deeds F, pg. 426- Media).

Caleb to grandson, George Brinton - house and 70 acres, 1822
George Brinton to Caleb, Jr. (U 2, pg. 284, July 1), 1867, Media
Sellers Hoffman - 1871
William Hoffman - grandson
Chadds Ford Historical Society - 1968

Chester County was divided in 1789 and the Chad property was thereafter in Delaware County.

At the time of the Battle of the Brandywine September 11, 1777, this house was in the direct line of fire from Knyphausen's division. Washington had fortifications built in the level ground above the house. (S. W. Werner map engraved Charing Cross, 1778). Elizabeth Chad, an old lady at the time, remained in the house. (Parker letters Chester County Historical Society). What damage may have been done is difficult to assess as she did not subsequently ask for damages, and the condition both inside and out is largely original.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Henry Graham Ashmead, History of Delaware County.
 J. SMITH FUTHEY AND GILBERT COPE, History of Chester County.
 Benson J. Lossing, The Pictorial Field Book of the American Revolution.
 Wilmer W. MacElree, Along the Western Brandywine.
 Robert Proud, Proud's History of Pennsylvania in North America.
 Eleanor Raymond, Early Domestic Architecture of Pennsylvania.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		39°	52'	29"
NE	° ' "	° ' "		75°	35'	30"
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **4 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: **For: Pennsylvania Historical and Museum Commission**
Mrs. John L. Morgan, President, and Mr. John D. Milner, Architect

ORGANIZATION: **Chadds Ford Historical Society** DATE: **June 1970**

STREET AND NUMBER:
Box 27

CITY OR TOWN: **Chadds Ford** STATE: **Pennsylvania** CODE: **42**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: *[Signature]*
State Liaison Officer

Title: **Executive Director**
Pa. Historical and Museum Commission

Date: **December 17, 1970**

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
 Chief, Office of Archeology and Historic Preservation

MAR 11 1971

Date: _____

ATTEST:

[Signature]
 Keeper of The National Register

Date: **FEB 8 1971**

SEE INSTRUCTIONS

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

JOHN C. ... SPRING HOUSE
~ WILMINGTON NORTH QUAD. ~

470000m E 2 600 000 FEET (PA.) 449 LENAPE 4.8 MI. 450 35' 451 0.9 MI. TO U.S. 2 PHILADELPH

