

# KENNETT SQUARE QUADRANGLE

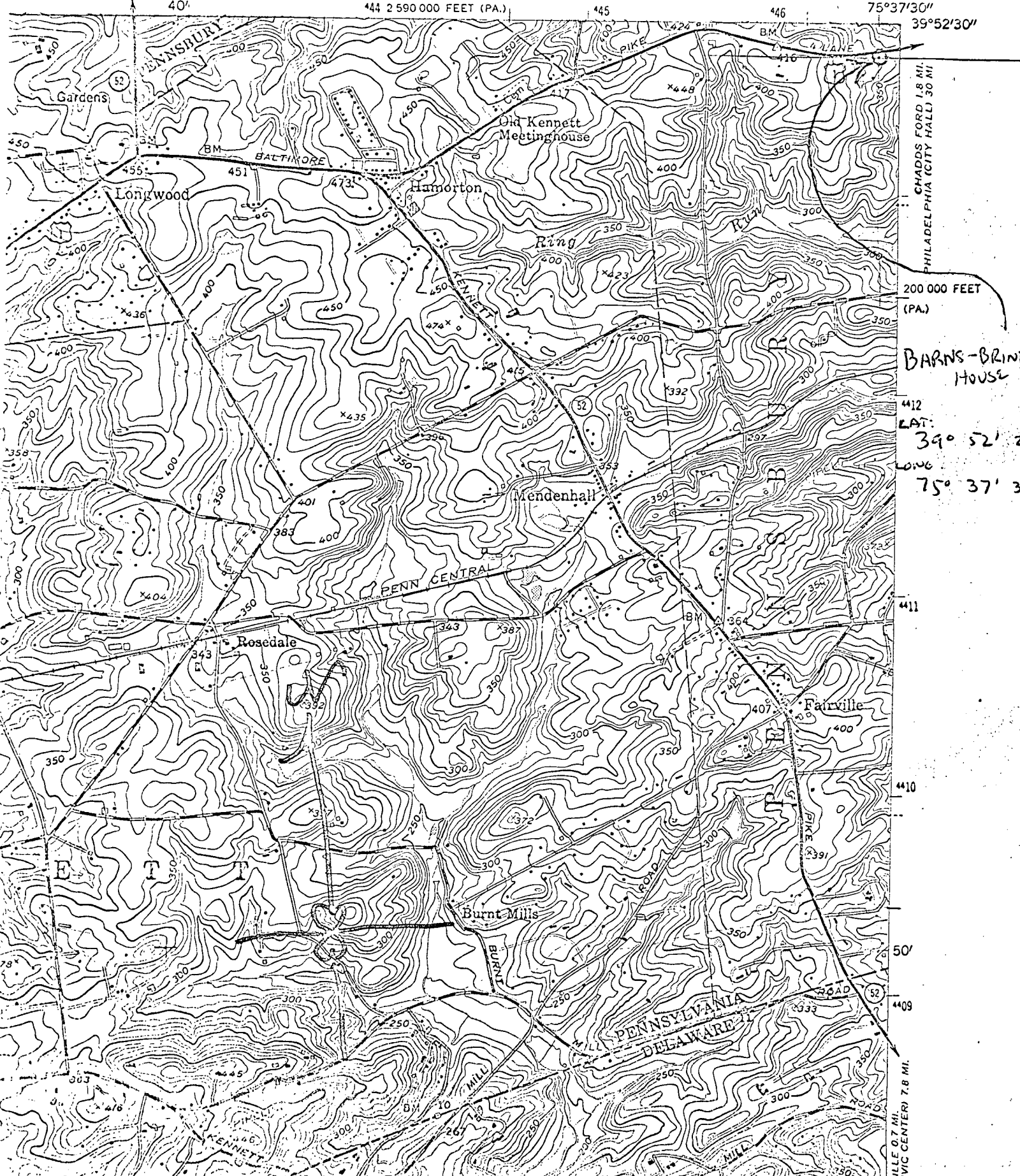
PENNSYLVANIA—DELAWARE

7.5 MINUTE SERIES (TOPOGRAPHIC)

SW/4 WEST CHESTER 15' QUADRANGLE

5863 1 NE  
(WEST CHESTER)

WEST CHESTER 8.4 MI.  
LENAPE 3.8 MI.



CHADDS FORD 1.8 MI.  
PHILADELPHIA (CITY HALL) 30 MI

200 000 FEET  
(PA.)

BARNES-BRINTON  
HOUSE

LAT:  
39° 52' 20"  
LONG:  
75° 37' 30"

412  
410  
50'  
409  
0.7 MI.  
CIVIC CENTER 7.8 MI.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Pennsylvania	
COUNTY: Chester	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME:  
COMMON:  
Barns-Brinton House  
AND/OR HISTORIC:

2. LOCATION  
STREET AND NUMBER:  
South side of U. S. Route 1, west of Township Road 436  
CITY OR TOWN:  
Pennsbury Township  
STATE: Pennsylvania CODE: 42 COUNTY: Chester CODE: 029

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 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 checked="" type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input checked="" type="checkbox"/> Comments <u>Unoccupied</u>

4. OWNER OF PROPERTY  
OWNER'S NAME:  
Chadds Ford Historical Society  
STREET AND NUMBER:  
Box 27  
CITY OR TOWN:  
Chadds Ford  
STATE: Pennsylvania CODE: 42

5. LOCATION OF LEGAL DESCRIPTION  
COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Chester County Courthouse  
STREET AND NUMBER:  
Market and High Streets  
CITY OR TOWN:  
West Chester  
STATE: Pennsylvania CODE: 42

6. REPRESENTATION IN EXISTING SURVEYS  
TITLE OF SURVEY:  
Historic American Building Survey  
DATE OF SURVEY: 1958  Federal  State  County  Local  
DEPOSITORY FOR SURVEY RECORDS:  
Library of Congress  
STREET AND NUMBER:  
CITY OR TOWN:  
Washington  
STATE: District of Columbia CODE: 11

SEE INSTRUCTIONS

STATE: Pennsylvania  
COUNTY: Chester  
FOR NPS USE ONLY  
ENTRY NUMBER  
DATE

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Various owners have altered the exterior of the Barns Brinton House. The original window frames and cornice have been replaced and the pent roof removed.

The brick was laid in Flemish bond using black headers. Lighter bricks were used to make the double diamond pattern which adorns the west gable.

In 1863, when Joseph Hoopes announced the public sale of the property, the house was described as "an old substantial BRICK HOUSE with good roof on it, good cellar under it." (Village Record, 10 November 1863).

The measured drawings in Eleanor Raymond's Early Domestic Architecture of Pennsylvania (Appendix VIII-A) show details of the house's interior. An oval date stone "1776" is located in the east elevation near the peak of the gable. The date, 1776, is incorrect. Architectural details, tax records, wills, tavern records and early deed are evidence that the house was built prior to 1725. Neither the architect nor the builder are known.

As of January, 1970 the Chadds Ford Historical Society had taken the steps necessary to halt further deterioration of the building. It proposes to restore the House to its eighteenth century appearance.

\* OFFEN DATE STONES WERE RECUT WHEN BADLY WEATHERED. PERHAPS A BADLY ERODED "1726" COULD HAVE BEEN RECUT AS "1776" IN THE 19TH CENTURY WHEN VERY LITTLE WAS KNOWN ABOUT OLD HOUSES. *ESL*

SEE INSTRUCTIONS

3. 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)

ca 1726

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal             | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric            | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input checked="" type="checkbox"/> Historic    | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____                                    |
| <input checked="" 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

SEE INSTRUCTIONS

The Barns-Brinton House, built in the first quarter of the eighteenth century is in a remarkable state of preservation. The brick walls are in good condition and are excellent examples of the use of Flemish bond in southeastern Pennsylvania. A great deal of its interior woodwork is original.

Isaac Taylor surveyed the original grant of 554 acres for Peter Dicks in 1702 (Isaac Taylor Papers: 1701-1740, Numbers 1939 and 1956). Dicks had purchased the land as an investment, for his home farm was directly across the Brandywine Creek in Birmingham Township. At his death in 1703 his son Peter inherited the western portion of the 554 acre tract. He sold 104 acres to William Barns, blacksmith prior to 1710, for in 1741 the estate of Williams Barns paid back quitrents to the proprietors of Pennsylvania for the previous thirty-one years. (Estate of William Barns, Inventory #422, Register of Wills, Chester County Court House.)

As early as 1722 William Barns operated a tavern "along ye Road yt leads to Maryland, & likewise to Conostogo." ("Unto Ye Honorable Court of Quarter Sessions held and kept at Chester for ye sd County this 27 day of November Anno Domini 1722," Tavern Licenses, Volume 1, Chester County Historical Society.) He continued to operate the tavern until his death in 1731, with the exception of 1728 when the Court denied his license. His administrator, James Ffew (sic) operated the tavern for at least two more years. (*Ibid.*) Architectural evidence confirms this structure was a tavern, the lack of an original opening in the wall between the second floor rooms is in keeping with the floor plans of early taverns.

Ffew sold the property to Isaac Taylor in July, 1742 only to purchase it himself in January of the following year. Eleven years later James Brinton purchased the tract with the house, plus additional land, from Ffew. The farm remained in the Brinton family until 1859. After that, it passed through the possession of a number of owners until the Chadds Ford Historical Society purchased the house and an acre and a half of land in 1969.

The house was in General Knyphausen's line of march to the Battle of Brandywine in September, 1777.

9. MAJOR BIBLIOGRAPHIC REFERENCES

Raymond, Eleanor. Early Domestic Architecture of Pennsylvania Tax List and Tavern Licenses of Chester County, Volumes 1 and 2. Chester County Historical Society, West Chester, Pa.  
 Taylor, Isaac. Papers. Chester County Surveys 1701-40. Historical Society of Pennsylvania, Philadelphia. Numbers 1956 and 1939.  
Village Record (West Chester, Pennsylvania) 11 November 1863. Notice of public auction of the property and buildings.  
 Court of Quarter Sessions, Records, 27 November 1722

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	Degrees Minutes Seconds	
NW	° ' "	° ' "		39° 52' 24"	75° 37' 35"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **An acre and a half**

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:  
**Eleanor M. Webster, Consultant**

ORGANIZATION: **Tri-County Conservancy of the Brandywine**      DATE: **April 5, 1970**

STREET AND NUMBER:  
**Box 121**

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 S. K. [Signature]

**State Liaison Officer**

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

Date 1/9/71

NATIONAL REGISTER VERIFICATION

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

Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

Keeper of The National Register

Date \_\_\_\_\_

SEE INSTRUCTIONS