

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:
PENNSYLVANIA
COUNTY:
CHESTER
FOR NPS USE ONLY
ENTRY DATE

New form

1. NAME

COMMON:
BRINTON'S (EDWARD) HOUSE
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:			
S.E. OF INTERSECTION OF PA. ROUTE 100 AND L.R. 15221			
CITY OR TOWN:		CONGRESSIONAL DISTRICT:	
CHADDS FORD		FIFTH	
STATE:	CODE:	COUNTY:	CODE:
PENNSYLVANIA	42	CHESTER	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	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	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"/> 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 checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
EDWARD R. AND SONIA S. RALSTON
STREET AND NUMBER:
S.E. OF INTERSECTION OF PA. ROUTE 100 AND L.R. 15221
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:
HIGH AND MARKET STREETS
CITY OR TOWN:
WEST CHESTER
STATE:
PENNSYLVANIA
CODE:
42

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
PENNSYLVANIA REGISTER OF HISTORIC SITES AND LANDMARKS
DATE OF SURVEY:
L970 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local
DEPOSITORY FOR SURVEY RECORDS:
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
STREET AND NUMBER:
Box 1026
CITY OR TOWN:
HARRISBURG
STATE:
PENNSYLVANIA
CODE:
42

SEE INSTRUCTIONS

STATE:
PENNSYLVANIA
COUNTY:
CHESTER
ENTRY NUMBER
DATE
FOR NPS USE ONLY

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 checked="" 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

THE EDWARD BRINTON HOUSE IS A TWO AND A HALF STORY GABLE ROOF STONE HOUSE WITH A ONE AND A HALF STORY STONE SUMMER KITCHEN. THIS HOUSE WAS BUILT IN 1839 BY EDWARD BRINTON. THE HOUSE IS FIVE BAYS ACROSS BY TWO ROOMS DEEP. IN APPEARANCE THE FACADE IS GEORGIAN WITH THE ENTRANCE BEING IN THE MIDDLE BAY AND HAVING A CENTER HALL ON BOTH FLOORS WITH THE STAIRWAY TO THE REAR.

FENESTRATION ON THE FRONT OF THE HOUSE CONSISTS OF TWO WINDOWS ON EACH SIDE OF THE ENTRANCE ON THE GROUND LEVEL. THERE ARE FIVE WINDOWS SYMETRICALLY PLACED ON THE SECOND STORY. ON THE REAR, TWO WINDOWS ON EACH FLOOR OCCUPY PLACEMENT TO THE LEFT OF THE GROUND FLOOR DOOR AND NONE APPEAR TO THE RIGHT. A WINDOW ABOVE THE REAR DOOR IS APPROXIMATELY TWO FEET LOWER THAN THE OTHER SECOND STORY REAR WINDOWS, THIS BEING THE WINDOW FOR THE STAIRCASE LANDING. ALL WINDOWS IN THE FRONT AND REAR ARE SIX OVER SIX DOUBLE HUNG SASH.

THE FRONT DOOR IS AN EIGHT PANEL RECESSED DOOR WITH RAISED PANELS. ABOVE THE DOOR IS A FANLIGHT. THE FRONT DOOR FRAME CONSISTS OF FLAT PILASTERS WITH MOULDING AND A DENTIL CORNICE WITH MOULDING. THE REAR DOOR IS AN EIGHT PANEL DOOR RECESSED IN A PANELED REVEAL.

ON THE FRONT, THE STONEMWORK IS CUT AND IS LAID IN A COURSE, ON THE REAR IT IS RANDOM COURSED. DENTIL CORNICE WORK APPEARS ON THE FRONT AND REAR. CHIMNEYS ARE FOUND ON EACH GABLE END; THEY ARE CONSTRUCTED IN BRICK. THE ROOF IS DONE IN SHINGLES, PROBABLY WOODEN.

TO THE REAR OF THE HOUSE IS A ONE STORY KITCHEN. IT HAS A SIX OVER SIX DOUBLE HUNG SASH AND A RECESSED DOORWAY. IT IS BUILT OF FIELD-STONE SIMILAR TO THE LARGER HOUSE SECTION AND IS BELIEVED TO HAVE BEEN BUILT AT A LATER DATE THAN THE LARGER SECTION. THE KITCHEN SECTION HAS A LARGE BRICK CHIMNEY IN THE MIDDLE OF THIS PORTION. IT HAS A GABLE ROOF, COVERED WITH WOODEN SHINGLES AND SMALL SIDE BOARDS ON THE OPEN GABLE END. A ROOT CELLAR WITH A WELL IN IT IS IN THE BASEMENT OF THE SUMMER KITCHEN WING.

ALTERATIONS HAVE BEEN MADE TO THE HOUSE. A PEDIMENTED PORTICO HAS BEEN REMOVED FROM THE FRONT OF THE HOUSE. A PORCH ON THE WEST SIDE OF THE HOUSE HAS ALSO BEEN REMOVED. THE EAST SIDE OF THE HOUSE HAS BEEN STUCCOED. THE OVEN OF THE SUMMER KITCHEN HAS BEEN REPLACED BY A WINDMILL WHICH IN TURN HAS ALSO BEEN REMOVED FROM THE KITCHEN WING. A BRICK TERRACE HAS BEEN ADDED AND A PARLOR EXPANDED IN THE MAIN SECTION OF THE HOUSE. THE USUAL ACCOMODATIONS FOR UTILITIES AND PLUMBING HAVE BEEN MADE IN THE HOUSE.

SEE INSTRUCTIONS

8. 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)

1839

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/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input checked="" type="checkbox"/> Industry | osophy | _____ |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

THIS HOUSE IS UNIQUE IN THAT ONLY THREE FAMILIES - BRINTON, HOFFMAN, AND RALSTON - HAVE OWNED IT DURING ITS ONE HUNDRED AND THIRTY FOUR YEAR EXISTENCE. AMOS BRINTON, GREAT-GREAT GRANDSON OF WILLIAM BRINTON, THE FIRST SETTLER OF BIRMINGHAM TOWNSHIP INHERITED THE LAND FROM HIS GRANDFATHER, EDWARD AND PASSED IT ON TO HIS SON, EDWARD, IN 1822. AT THAT TIME, THE MILLS AND BRINTON'S BRIDGE, NOW OWNED BY ANDREW WYETH, HAD BEEN IN OPERATION FOR OVER ONE HUNDRED YEARS. AMOS HAD BUILT AND OCCUPIED A STONE HOUSE NEAR THEM. IN 1839, EDWARD BUILT THIS HOUSE ON HIGHER LAND ABOVE THE MILL TO SERVE AS THE MAIN HOUSE FOR THE FARM AND MILL PROPERTY. THE DATESTONE ON THE WEST END OF THE HOUSE BEARS THE INITIALS "E.B." AND THE DATE "1839".

EMMOR BRINTON, EDWARD'S SON, OCCUPIED THE HOUSE UNTIL HIS DEATH IN 1865. HIS WIDOW, DEBORAH, AND THEIR CHILDREN RETAINED THE PROPERTY UNTIL FINANCIAL DIFFICULTY FORCED THEM TO SELL IT IN 1876.

SELLERS HOFFMAN BOUGHT IT THEN. HE ALREADY HAD LARGE LAND-HOLDINGS IN THE AREA, INCLUDING THE GREAT TRACTS WHICH HAD BELONGED TO VARIOUS MEMBERS OF THE BRINTON FAMILY. THE PROPERTY REMAINED IN THE HOFFMAN FAMILY FOR TWO SUBSEQUENT GENERATIONS UNTIL WILLIAM HOFFMAN SOLD IT TO EDWARD AND SONIA RALSTON IN 1957.

ARCHITECTURALLY, THE EDWARD BRINTON HOUSE IS A GOOD EXAMPLE OF THE USE OF STONE FOR BUILDING IN SOUTHEASTERN PENNSYLVANIA. IT FEATURES THE GEORGIAN TYPE FRONT WITH THE CENTER HALL. IT CONTAINS ORIGINAL WOODWORK ON THE INTERIOR (FLOORS, RAILS, STAIRS) AND EXTERIOR (WINDOWS, DOORS, CORNICE). THE ADDITION OF THE SUMMER KITCHEN IS INDICATIVE OF THE MODERATE EXPANSION OF OUTBUILDINGS THAT WERE ATTACHED TO THE MAIN SECTION OF THE HOUSE. OF PARTICULAR NOTE IS THE TEXTURE OF THE STONEMWORK. THE FRONT OF THE HOUSE CONTAINS COURSED STONEMWORK WHILE THE REAR CONTAINS THE RANDOM COURSE STYLE. THIS IS INDICATIVE OF THE INFLUENCE OF URBAN ARCHITECTURE IN THE DEVELOPMENT OF THE RURAL STYLES. IN CONCLUSION, THE HOUSE TIPIFIES THE CHESTER COUNTY ARCHITECTURAL STYLE IN THE EARLY AND MID-NINETEENTH CENTURY.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

ATLAS OF CHESTER COUNTY, PENNSYLVANIA, SAFE HARBOR, A.R. WITMER, 1873
 BREOU'S OFFICIAL SERIES OF FARM MAPS: CHESTER COUNTY, PENNSYLVANIA,
 PHILADELPHIA: W.H. KIRK & Co., 1883

BRINTON, JOHN H. SOME ACCOUNT OF WILLIAM BRINTON, ONE OF THE EARLIEST
 SETTLERS OF PENN'S COLONY, AND HIS DESCENDANTS. UNPUBLISHED MANUSCRIPT,
 1858-1880, CHESTER COUNTY HISTORICAL SOCIETY.

COPE, GILBERT, (Ed.) HISTORIC HOMES, INSTITUTIONS, GENEALOGICAL AND
 PERSONAL MEMORIES OF CHESTER AND DELAWARE COUNTIES, PENNSYLVANIA.
 NEW YORK: LEWIS PUBLISHING Co. 1904 2 VOLS.

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° 53' 17"	75° 36' 30"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 9.8 ACRES

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

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
 CHARLES DUNLEVEY PENNSYLVANIA REGISTER OF HISTORIC SITES AND LANDMARKS

ORGANIZATION: PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION DATE: MARCH, 1973

STREET AND NUMBER:
 Box 1026

CITY OR TOWN: HARRISBURG 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 William J. Wewer
 WILLIAM J. WEWER

Title _____
 EXECUTIVE DIRECTOR

Date 3/29/77

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

 Director, Office of Archeology and Historic Preservation

Date _____

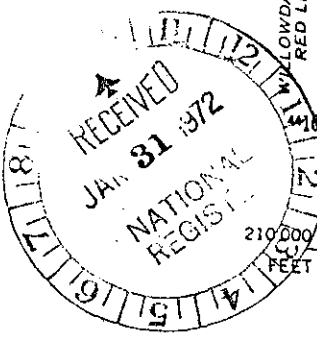
ATTEST: _____

 Keeper of The National Register

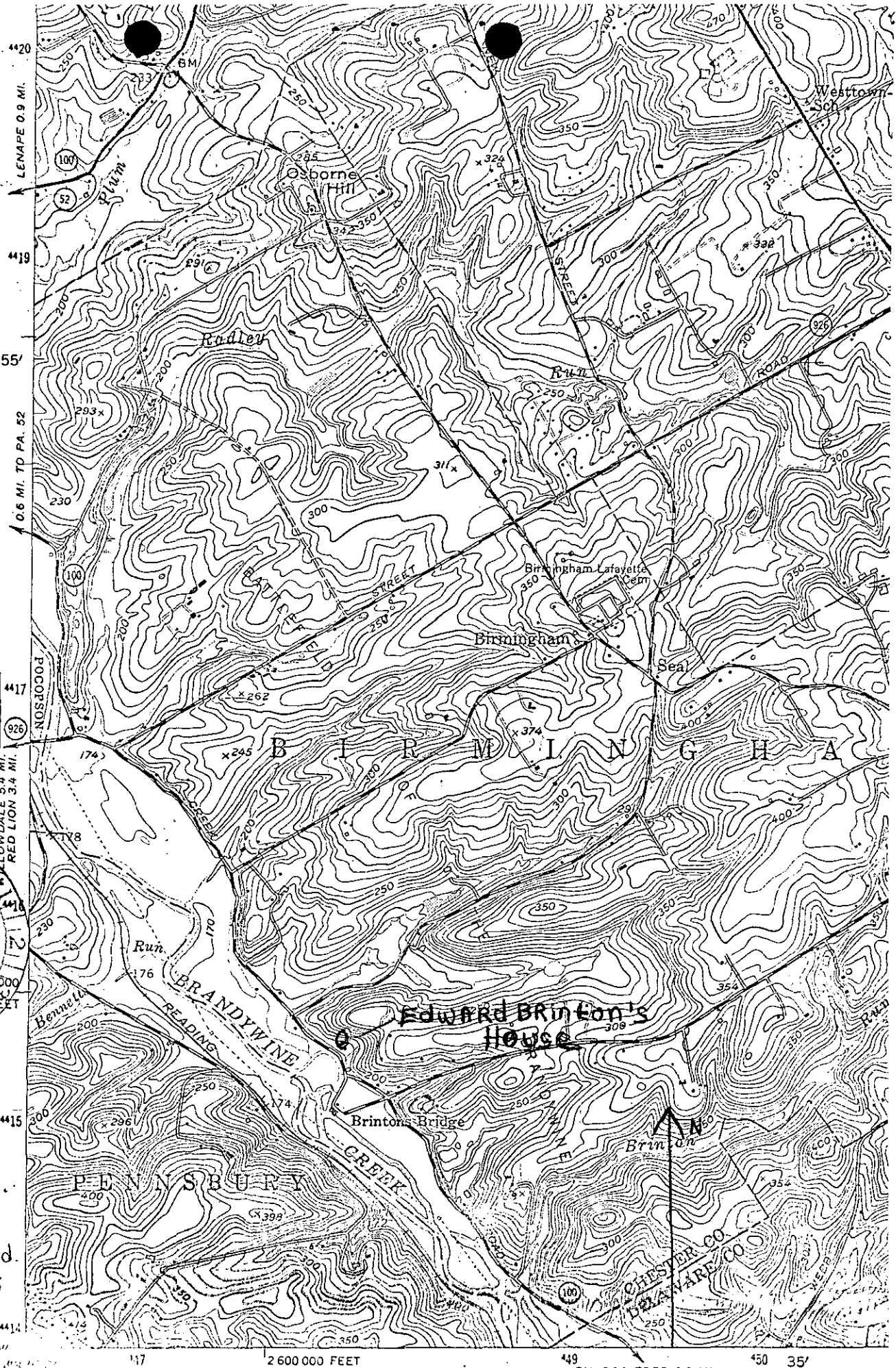
Date _____

SEE INSTRUCTIONS

Lat: 39° 53' 17"
Long: 76° 36' 30"



West Chester Quad.
1954, revised 1968



39° 53' 17" 417 2600 000 FEET 49 CHADDS FORD 0.2 MI. 450 35'