

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM
OFFICE OF HISTORIC PRESERVATION Box 1026
PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local survey organization

West Whiteland Historical Commission

8. property owners name and address
Edward F. and Ora G. Doran
100 South High Street
West Chester, PA 19380

9. tax parcel number / other number
41-7-5

10. U.T.M. Map#
118 41443110
Easting

11. status (other surveys, lists etc.)
CCHSS

53 414281100
Northings 4.8
usgs sheet: Downingtown 8A

12. classification
site () structure () object ()
building
in N.R. district yes () no ()

13. date(s) (how determined)
1888

14. period
1880-1899

15. style, design or folk type
Queen Anne/Shingle
Style

19. original use
Residence-non farm

20. present use
Residence-non farm

16. architect or engineer
Newton H. Culver
(Culver and Rodgers)

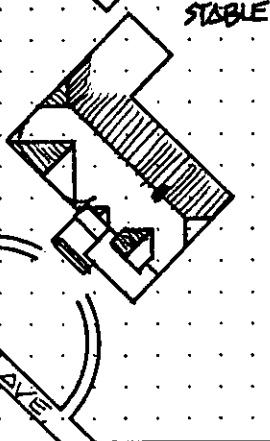
17. contractor or builder

18. primary building mat./construction
Frame

21. condition
Above Average

22. integrity
Above Average

23. site plan with north arrow



24. photo notation

PG: Nancy Carville
PV: Southwest Elevation
PD: 11-19-1980

25. file/location
CCHS, WWHC, #09-67, #7A

26. brief description (note unusual features, integr

Kinbawn is a frame, two and one-half story house on a cut stone foundation. It makes picturesque use of novelty siding and scalloped wood shingles on the exterior. Firmly rooted in the late Victorian taste, Kinbawn has a curved northwest corner, asymmetrical arrangement of doors and windows, and walls that flare or "kick" out over the second level. The steeply hipped roof shows a number of additional, minor profiles in the dormer windows and cross gables, including the ever-popular Richardsonian "eyebrow" dormer. Entrance to this unusual house is through a horseshoe-shaped dutch door which opens into a wide hall with sliding doors on the left and right, a fireplace, and the stairway against the rear wall. To the left is the dining room with its curved front wall, projecting bay window with seat, and corner fireplace. To the rear of the dining room is a glassed-in butler's pantry and very large kitchen. To the right of

27. history, significance and/or background

Architecture:

Kinbawn is located on an elevated site in an area in the southwest corner of the Township known as Bradford Hills... Bradford Hills was a name given to a 300-plus acre tract which was intended to be developed as a "second Bryn Mawr." Bradford Hills appeared to be guaranteed success in view of its beautiful location near the Pennsylvania Main Line and heavy backing

28. sources of information : The Athenaeum: Biographical files; PRERBG 10/15/1888, 10/29/1888, 11/19/1888; CCHS: L 12/17/1894, 12/10/1894; Chester County Recorder of Deeds and Wills

29. prepared by:

M. L. Wolf

30. date: 12/1981 revision(s)

(continue on back if necessary)

1. County
Chester

2. municipality
West Whiteland

3. street address or specific location
405 Highland Avenue

4. survey code
029-09-41-144

5. present name
Kinbawn

6. other name (historic name if any)
Kinbawn

#26 Cont'd...

the center hall is the living room which shares a common chimney with the hall. The stairway in the rear of the hall is unusual for its two points of access, either from the kitchen on the left or from the hall itself on the right. The first and second levels of the stairway are lit by double windows with diamond-shaped panes. The servants quarters are located on the third floor. The newell of the stairway displays some light, whimsical carving of oak leaves. There is also on the property a charming frame stable and groom's quarters. Both the house and stable have been rigorously maintained by the current owners who purchased the property nearly 50 years ago from the heirs of its original owner.

#27 Cont'd...

(Architecture): by Philadelphia insurance companies. Of the houses which were built before the project went bankrupt in 1894, two are either totally or partially in West Whiteland. Most of Bradford Hills was located in East Bradford Township. Like the other homes in Bradford Hills, of which there were six by 1894, Kinbawn was designed as a summer home for a wealthy Philadelphian by an architect of that city. R. Rowley Baker, an attorney, purchased a lot from the Bradford Hills Land Company on July 5, 1889. He may have been a first purchaser as the company was assembled just three months earlier. His house, Kinbawn, was designed by Newton H. Culver who practiced at 901 Walnut Street, Philadelphia. Culver was an architect of moderate talent and generally designed residential buildings. He may have designed another house in the community as a newspaper mentions him in connection with "two cottages, Bradford Hills" on 2-27-1888. The firm Culver and Rodgers worked on cottages in Devon, Landsdowne, Elm Station, and Radnor. It submitted a drawing for the Eagle Station in 1886 and in the same year designed some school houses. Kinbawn is one of the firm's few documented, surviving commissions. It is a clear example of the penetration of late 19th century urban aesthetics into rural Chester County. Although the attempt to create a residential community on a par with Bryn Mawr failed, the few houses built at Bradford Hills are evidence of West Whiteland's first (but as it turned out, not the last) brush with suburban sprawl.

EVALUATION

EVALUATOR(S)

West Whiteland Township, Chester County, Pennsylvania
Multiple Resource Nomination

Survey Code 029-09-41-144
Kinbawn

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Map #53

Summary Statement of Significance:

Kinbawn is eligible for listing under criterion C as an example of Queen Anne architecture and as an example of a late nineteenth century planned residential development. Kinbawn was built as part of a development known as Bradford Hills. The house site also contains a stable built at the same time as the house.

Verbal Boundary Description:

Beginning at a stone, a corner of land now or late of George Lambert, thence by same north 5° and 3 minutes west 198 feet to a stake; thence still by the same north 12° and 34 minutes west 204.6 feet to a point thence by other land of The Bradford Hills Land Company south 86° and 27 minutes west 514.2 feet to a point in the middle of Highland Avenue; thence along the middle of the same the two following courses and distances on an arc of a circle whose radius is 778.5 feet and whose chord is south 6° and 7 minutes east 301.8 feet to a point on an arc of a circle whose radius is 321.7 feet and whose chord is south 3° 45 minutes east 98.6 feet to a point, thence north 86° and 27 minutes east 538.2 feet the place of beginning, containing 4.818 acres.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

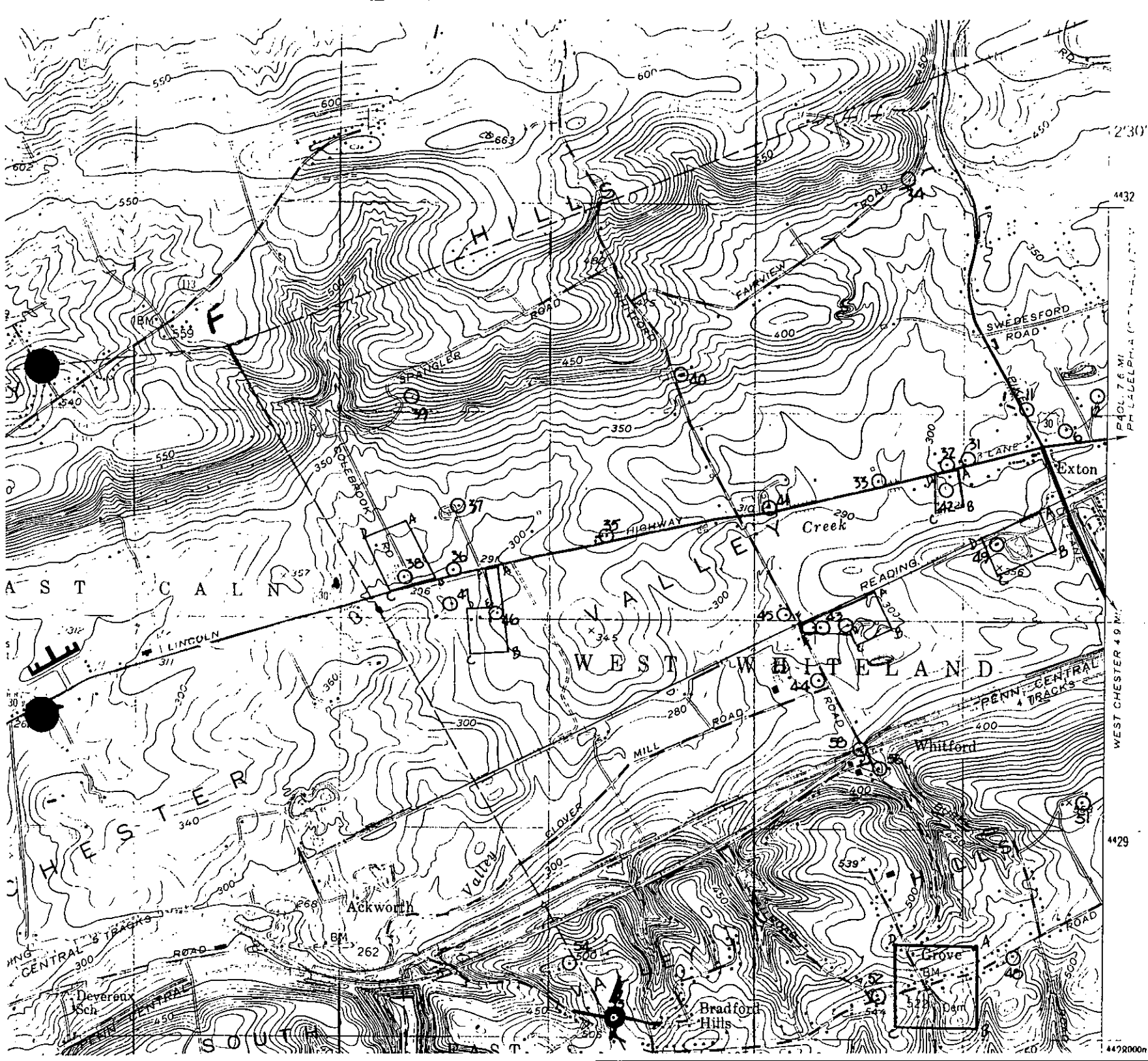
West Whiteland Township, Chester County, PA MRA
Continuation sheet Item number

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Survey Code 029-09-41-114
Kinbawn

Page #4
Map #53

The nominated acreage consists of all land currently associated with the property. The 1 1/2 story, rectangular stable/groom's quarters built in 1888 features a hip roof with slightly flared eaves, a 2 window hipped dormer and a large overhang formed by the whimsical extension of a portion of the front eave. This building contributes to the significance of the resource and parallels exactly the use of natural wood shingles over horizontal novelty siding seen in the main house.



U 4 43 610
 44 30 050
 E 4 43 730
 44 30 060
 F 4 43 700
 44 30 240

47 4 43 530
 44 30 080

48 4 46 230
 44 28 400

49
 A 4 46 370
 44 30 530

B 4 46 440
 44 30 340
 C 4 46 160
 44 30 230

D 4 46 090
 44 30 400

51 4 46 560
 44 29 140

52 4 45 590
 44 38 210

53 4 44 310
 44 28 100

54 4 44 100
 44 28 360

56 4 45 600
 44 29 300

58 4 45 510
 44 29 380

Grove District

A 4 46 060
 44 28 440
 B 4 46 070
 44 28 050
 C 4 45 670

2'30"

4432

PAOL 7.6 MI
 PH 44LELPH.A

WEST CHESTER 4.9 MI.

4429

4429000n