

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Phillips, Joseph and Esther Plantation
other names/site number The Old Ritter Farm

2. Location

street & number Bailey's Crossroads, south of Glen Run Road N/A not for publication
city, town West Fallowfield Township N/A vicinity
state Pennsylvania code PA county Chester code 029 zip code 19310

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>6</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district		<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u>0</u> objects
	<input type="checkbox"/> object		<u>0</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Brian D. Glass

Date 7/31/90

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

United States Department of the Interior
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<p>Ownership of Property</p> <p><input checked="" type="checkbox"/> private</p> <p><input type="checkbox"/> public-local</p> <p><input type="checkbox"/> public-State</p> <p><input type="checkbox"/> public-Federal</p>	<p>Category of Property</p> <p><input checked="" type="checkbox"/> building(s)</p> <p><input type="checkbox"/> district</p> <p><input type="checkbox"/> site</p> <p><input type="checkbox"/> structure</p> <p><input type="checkbox"/> object</p>	<p>Number of Resources within Property</p> <table border="0"> <tr> <td style="text-align: center;">Contributing</td> <td style="text-align: center;">Noncontributing</td> </tr> <tr> <td style="text-align: center;"><u>6</u></td> <td style="text-align: center;">_____</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td style="text-align: center;"><u>6</u></td> <td style="text-align: center;"><u>0</u></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">Total</td> </tr> </table>	Contributing	Noncontributing	<u>6</u>	_____	_____	_____	_____	_____	<u>6</u>	<u>0</u>	_____	Total
Contributing	Noncontributing													
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Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

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I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Federal; Gothic Revival

Materials (enter categories from instructions)

foundation stone

walls stone

roof metal

other wood

Describe present and historic physical appearance.

Established in 1813, the Joseph and Esther Philips Plantation in West Fallowfield, Chester County, consists of a main house and five outbuildings, all of which, except the carriage house which is being restored, retain outstanding architectural integrity. The farm is located on Bailey's Crossroads, one of the township's principal roads that crosses the Octoraro Creek, the natural boundary between Chester and Lancaster counties.

The Plantation traces its southern-sounding name to an early 18th century regional tradition where farmsteads over several hundred acres were often called "plantations" rather than "farms." The original plantation included 307 acres, granted to Margaret Philips by the federal government in 1793 as compensation for her late husband's military service during the War of Independence. By the mid-1800's, after the farmhouse and barns had been built, the property had been reduced to 106-acre dairy farm and remained as such until the early 1970's when it was further trimmed to its present 7.8 acres. Nonetheless, the original plantation property remains as either farm or wood land. All of the principal buildings survive as well and stand on the west side of Bailey's Crossroads, situated close to the house in a relatively linear pattern common to farm plans in this region. The exception is a carriage house which stands on the east side facing the rest of the farm.

The plantation's principal building is the farmhouse, a two-and-one-half-story stone structure built from the local limestone. Its outbuildings consist of two, wooden-frame-and-stone bank barns; a stone, octagonal smokehouse (enclosed within a wooden-frame shed); a wooden-frame carriage house and workshop; and a two-story, stone springhouse. All of the structures survive in good condition within their largely unspoiled historical setting of rolling farmfields and woodlots that drain toward the Octoraro Creek to the west.

THE FARMHOUSE:

The farmhouse faces east overlooking Bailey's Crossroads and the carriage house-workshop across the street. It is an outstanding example of rural domestic architecture modeled on the Georgian I-

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Phillips Plantation

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house plan common to this region from colonial days to the mid-19th century. Although the farmhouse was built in 1813, within the so-called Federal period, its Georgian-plan prototype had already been a model for more than 60 years old before the house was erected. This I-house plan was generally a five-bay, center-hall, single-pile layout designed with two-and-one-half stories and a side-gable roof. Although the Philips house follows this plan exactly, the interior detailing allows its categorization as a vernacular Adamesque or Federal farmhouse. The main block of the house, which measures 40 by 18 feet, is constructed of uncoursed fieldstone. The walls have been plastered and whitewashed, most likely to conceal their "rubble" stone finish. The front facade is five-bays wide with a centered entranceway and a full-length, single-story wooden porch that wraps around the house and extends down the entire length of the south side beyond the kitchen door. The front door, which is recessed into the thick stone walls behind a panelled architrave and reveals, has two bottom panels and a 6/6 window where the top and frieze panels would have been located traditionally; a four-light transom above also offers natural light to the center stairhall. The fenestration is standard for a vernacular Georgian or Federal house: the first-floor windows are 9/6 double-sash with two-panel shutters for security; the second floor are 6/6 double-sash with louvered shutters for ventilation. Between the middle windows on the second floor is a large marble datestone set into the wall bearing the inscription: "J & E Philips 1813." The side-gable roof, originally shingled with wood, has been covered with raised-seam metal sheets, a roofing material common from the late 19th century. The house has two end chimneys, their stacks extend out of the roof ridge but are enclosed within the gable walls in the English tradition.

Despite its overall "I" plan, the house breaks from regional tradition somewhat in that the kitchen wing on the southwest corner is part of the original structure. The house was designed in an L-shape, unlike the classically-inspired Georgian block, which is the more common shape for English colonial houses from the early 18th century onward; L-shaped wings are regionally common but generally as later additions, not as originals. The two-story, wing does contain one important regional peculiarity: its roof, which runs perpendicular to the main block, is a shed or half-gable shape whose ridge line is flush with the southern gable wall. This arrangement accentuates the height and mass of the southern facade, and, in a more practical sense, allows greater ceiling height on the south side of the second floor.

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In the 1850's, the son of the house's original owner added the porch and widened the gable rake (or eaves) of the main roof. As a creative solution to the design problem of maintaining a uniform roofline, he added a pent-eave overhang for the kitchen wing. The south and front facade shows signs that the house may originally have had a pent-eave roof between the first and second floors: a stone drip course extends above the present roof line of the porch on both the east and south sides. The porch is ornamented in a vernacular Gothic Revival fashion that blends sympathetically with the Georgian form. On the front porch, its squared posts have been chamfered on four sides and braced with ornamented brackets in an abstract floral pattern typical of Gothic design. On the side porch, the posts are flat and cut out in the center. Near their tops, there is a floral design, like a four-leaf clover, that has been cut out of the panelled section. This clover shape may have been the trademark of Isaac Philips, the youngest son of Joseph and Esther Philips who built the farmhouse. Isaac inherited the farm in 1852 and soon thereafter may have made the Victorian changes to his family home. Isaac was a wheelwright and coachmaker by trade, who probably completed decorative woodwork for several area farmhouses that bear similar ornamentation. In the same period, Philips converted the front parlor on the south side into an office for his duties as justice of the peace. The southside fireplace and chimney were removed and a window opening cut in their place. The adjoining window opening to the west was widened for an office door, providing a separate entrance for the public and privacy for the residence. Both window frames were filled with a then contemporary 2/2 double sash; a similar sash was fitted into the kitchen's window frame to the west, creating a sense of symmetry on the side facade.

The Interior: Among the house's most noteworthy features are its original wooden moldings, which are well-preserved and unusually fancy for a rural farmhouse. The first floor of the main block consists of two rooms divided by a central stairhall with an open-string staircase whose bannisters and balusters are gracefully proportioned. Both rooms contain moldings characteristic of the Federal-period, pattern-book designs that were available to builders in the early 1800's. The parlor on the north side is the more formal of the two: its fireplace mantel has graceful pilasters and delicate fluting, the latter characteristic is shared with the first-floor moldings around the windows, panelled cabinets, bookcases and six-panel doors. The chairrails, which are balanced by molded baseboards, circumscribe each of the front rooms and

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merge into the window-seat moldings. In the south parlor, which was converted into the squire's office, wooden drawers were built into the molding beneath the window sills, possibly as payroll and ledger drawers for the farm hands. Throughout the remainder of the house, the molding is somewhat simpler, yet well proportioned. The original kitchen still contains a large cooking fireplace in good repair.

In 1904, when the farm was being rented by Roy R. Ritter, prior to his purchase in 1908, a wooden-frame addition was built onto the north side of the original kitchen wing. This addition, which was the last substantial modification made to the house, contained a new kitchen and a second-floor bedroom and bath, while the old open-hearth kitchen became the dining room. About the same time, the Ritters added wiring and plumbing, making the house the first in the area to have such modern conveniences.

Curing Room: In the attic is a plastered room once used to store smoked meats and dry herbs. About 20 iron hooks, still anchored into the roof rafters above the plastered ceiling, once supported curing hams and sides of beef. The Philips apparently operated a meat curing business some time in the 19th century; several of the family's discarded brand labels -- three hounds chasing a fox -- were discovered by the present owner after he bought the property.

Root Cellar: Before the advent of refrigeration, farm families preserved meats largely through curing, while vegetables were canned or stored in cool, dry places like root cellars. Unlike some cellars, which were separate from the house, the plantation's was located in the cellar of the house, where a small room with shelves was kept plastered and whitewashed.

THE SMOKEHOUSE:

The meats were smoked in an octagon-shaped, stone structure that stands just behind the house. A one-story, wooden-frame structure that looks like a tool shed surrounds the smokehouse on five of its eight sides. The entire structure was converted into a wash house by the Ritter family early in this century. The attached shed is rectangular in plan, five-bays wide, with vertical-board siding and a gable roof. There is both a center door flanked by 9/6 windows and an end door. A small brick chimney that once vented the smokehouse protrudes through the peak of the roof, which has been shingled with flat tiles.

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Phillips Plantation

Section number 7 Page 5**THE BARNs:**

Two of the largest outbuildings are the bank barns, which are situated on an north-south axis just west of the house. Both are in very good condition and are excellent examples of the German (or Swiss) bank-barn type adapted by the English Quakers and Scotch-Presbyterians who first settled this valley.

The Smaller Barn: This older barn, which may pre-date the house, measures 28 by 33 feet and consists of stone stables beneath a wooden-frame threshing floor and hayloft. The barn faces south, a traditional orientation for most bank barns in this region, taking advantage of the sun's warmth for animals penned into a south-end barnyard. The entrance bank is on the west side, as the terrain slopes upward to the west behind the farm buildings. The heavy wooden framing, which has been hand hewn, is fastened by wooden pegs in mortise-and-tenon joints; the walls are simple, vertical wooden boards. A corncrib runs the length of the barn's northside interior (corncribs within barns rather than free-standing have been noticed at several farms in this valley). At one point in its history, the barn was used to cure tobacco as indicated by the narrow, vertical ventilating doors on its north and south walls.

Sometime after its construction, a full-length addition was built onto the south side, nearly doubling the floor area and giving the roofline a salt-box appearance. In the stables below, evidence has been found that an area on the south side was once used as a harness repair shop.

The Larger Barn: About 20 feet south of the older barn stands a large stone-and-wood barn built in 1826, measuring 65 by 72 feet. The present structure evolved over three phases: the original 1826 stone-and-wood core; a wooden-frame addition on the east end that nearly doubled the original's floor area; a large, wooden-frame equipment shed built onto the north side; a wooden-frame pigpen attached to the addition on the east side; and a small, wooden milk house extending from the northeast corner. The north and west walls of the original barn are uncoursed, fieldstone; a marble datestone set into the eave of the north wall bears the inscription: "J & E, P, 1826." The south wall is now wooden, but originally was stone before collapsing sometime in the 19th century. The original barn faces east with its banked entrance on the west side. Following traditional bank-barn design, this

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section originally had a forebay that extended over the eastern stable entrance. The forebay was removed when the large addition was built over that end (where the barnyard had been located), but evidence of the forebay remains today in the heavy wooden floor joists that extend beyond the walls of the original foundation.

Inside, the barn's construction is much the same as the smaller barn: the framing bears the marks of an adze or similar hand tool rather than the even marks of a saw, suggesting either that the local mills within the valley did not operate mechanical saws, or that the Philips preferred to economize and cut their own timbers; like the small barn, the framing is post-and-beam fastened with wooden pegs. The floor plan is the traditional configuration, albeit a third again in size to many area barns, reflecting the plantation's large size for the early 19th century. Unlike most barns, which are three bays wide -- a threshing floor and two flanking haymows -- this barn is four bays wide with two threshing floors and haymows to either side. A four-bin, enclosed granary made of wood, date unknown, sits inside against the south wall; a hay loader and a grain winnowing machine, both dating from the 1870-80's, also remain inside.

The roof is the standard construction for a wooden roof of the period; the old shingled roof, however, has been covered with corrugated metal sheeting. Like the smaller barn, a number of lightning rods sporting skewered glass-insulating balls are attached to the ridge line.

CARRIAGE HOUSE/WORKSHOP:

Across the road on the east side of Bailey's Crossroads stands a small, Gothic-stylized house facing the rest of the farm. This is the carriage house and wood-working shop that Isaac Philips built, probably in the 1850's. The wooden-frame structure is one-and-a-half-stories tall and measures 16 by 24 feet. The house features standard Gothic features, such as board-and-batten walls, a large center gable on a side-gable roof, a lancet window set within the center gable, wide overhanging eaves and rakes, and delicate, jigsawed bargeboard. These basic elements are typical of architectural ideas that would have been featured in pattern books and promoted by leading proponents of the Gothic Revival such as Andrew Jackson Downing.

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Phillips Plantation

Section number 7 Page 7**THE SPRINGHOUSE:**

The oldest surviving building on the plantation is a two-story, stone springhouse dating from the 1790's. It is believed that this structure was the first Philips family home, built for Margaret Philips, the mother of Joseph Philips, after she acquired the property in 1793. The springhouse was perhaps the most critical structure on the farm since its cool, circulating waters preserved the dairy's perishable commodities like milk, cream, cheese and butter. The house, which is rectangular in plan with a gable roof, contains a spring room below and living quarters above. It stands about 175 feet north of the farmhouse in a section of bottomland bordering the road. The walls are constructed of the same uncoursed fieldstone as the farmhouse and the large barn; the roof is wood-framed with cedar shingles. Adjacent to the springhouse to the north is the remains of a small pond into which the spring drains after leaving the basin. The pond once supplied water that powered a hydraulic ram which pumped water up to the farmhouse in the 19th and early 20th century. The spring room, which is in excellent condition, contains wide, flat fieldstones that serve as the platform around which the spring water flows through shallow troughs. Here, the jars or bowls of perishables could be placed in the cool water. The room is entered through a low entranceway with a heavy batten door on the east side. A corner of the house stands over the ground where the spring emerges. Still active and clean, the spring drains through a small opening in the foundation to the pond. The upper-level living space, which is entered from a small entrance porch above a short flight of steps on the south side, contains a fireplace and a small sleeping and storage loft. A single 2/2 window sash provides the loft with air and light, while the living level is brightened by two 6/6 windows.

The springhouse was rehabilitated within the last two or three years. Prior to this the building had lost its roof completely, and approximately the top foot of the walls had fallen in. Windows and doors had disappeared. The owner of the property used the fallen stones to reconstruct the tops of the walls. He rebuilt the roof, windows and doors by patterning them after contemporary surviving springhouses and outbuildings in the area.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1793 - 1860

Significant Dates

1813, 1852

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Philips Plantation typifies in plan and architecture a successful and self-sufficient family farm of the early 19th century in the Octoraro Valley of western Chester County. In its arrangement of buildings, it is an L-shaped variant of the so-called mid-Atlantic linear plan. In the 18th and 19th centuries, the linear plan was a common regional layout where the farmhouse and its barn were sited on a single axis, usually facing the same direction. At the Philips Plantation, the farmhouse, smokehouse, and oldest barn were arranged similarly; the entrances of all three buildings were given a traditional, southern orientation to take advantage of the sun's warmth and light. However, the later (and larger) barn was placed to the south of the original barn, creating an L-shaped courtyard between house and barns. Unlike the original, it faced east, presumably an accommodation to its site whose land sloped to the east.

The proximity of the plantation's buildings to one another reflects the economy of energy and organization that local farmers sought in the pre-mechanized era of farming in the early 19th century. The size and appointment of the house and barns also reflect the Philips family's success as farmers.

Both of the barns are excellent examples of the German (or Swiss) bank-barn type commonly adapted by the English Quakers and Scotch-Presbyterians who first settled this valley. As with most bank barns in the region, they were well suited to accommodate the area's rolling terrain and to meet the twin tasks of storing hay and grain above, and sheltering animals below. These so-called "Quaker barns," as built by the Philips, are simple, utilitarian structures with stone foundations and stone or wooden-sided walls that lack ornamentation and noticeable ventilation. Their wood-shingled gable roofs also lack cupolas, and their vertical-board walls have been painted the traditional "barn red."

See continuation sheet

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Both barns typify the additive nature of many farm buildings in the region: the floor area of each was doubled at some point in its past when full-length additions were added to extend the barn's usefulness as the farm grew. As is typical, the roofs of the additions were framed over the old roofs; the wood shingles were removed, presumably re-used on the addition, and the old roof rafters left intact.

The Philips farmhouse represents a local variation of the I-house type common to southeastern Pennsylvania from the 18th through the 19th centuries. The main block or "I" of the house is appended by a two-story, L-wing that extends from the southwest side. The wing is an original section, which was designed with a shed roof whose ridge line is aligned flush with the plane of the house's south wall. The arrangement accentuates the height and mass of the southern facade, and, in a more practical sense, allows for greater ceiling height on the south side of the wing's second floor. The present roof line, however, appears to have been modified in the mid-19th century, as noted earlier in Section 7 [see photo #8].

A number of houses in the region -- the watershed of the east branch of the Octoraro Creek shared with Lancaster County -- possess this unusual profile (discounting the pent-eave modification), especially on the Lancaster side. The closest similar house is the c. 1740 miller's house at Mercer's Mills (just across the creek in Sadsbury Township), where the wing is believed to date from the early 1800's. Several other houses within the area, built prior to the Philips house, also share this wing type. The most prominent is the Col. Patterson Bell house in Colerain Township, Lancaster County, built prior to 1815.

It is interesting to note that Philips's decision to build his house on a slight rise facing Bailey's Crossroad was somewhat contrary to more traditional siting practices in this region. Instead, the location is a compromise between the utility of the southern orientation and the all-too-human desire for public prominence on a well-traveled road leading to Lancaster County.

Overall, the farm buildings have experienced minimal alteration since their construction. The Plantation retains the essential architectural features that convey the look of its historic period of founding and growth. The house is clearly not a pioneer's home, but the house of an affluent farmer located within the farming

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provinces of Philadelphia in the early 19th century. It is not surprising then that the house contains relatively sophisticated woodwork. From the mid-18th century, builders' pattern books featuring the latest architectural styles had been available in the English colonies, even in the outlying provinces.

In its original form, the house represents a now classic type of vernacular architecture from southeastern Pennsylvania: the five-bay I-house, built throughout the Delaware Valley from the early 18th century until the late 19th century. In the plantation's locale, this colonial type set a long-lived standard for vernacular housing until the effects of industrialization, notably the advance of the railroad, began to change building and design approaches in the mid-19th century.

The Gothic Revival carriage house-workshop and the changes made to the farmhouse in the 1850's after Isaac Philips inherited the property were at once practical -- accommodating his duties as justice of the peace -- and self-advertisements for a local craftsman. The carriage house is a distinct product of its time, after the coming of the railroad to this area. It is unlikely that a Gothic Revival building would have been constructed in the Octoraro Valley before the railroad; the building tradition in rural areas generally was too deeply ingrained to have allowed that. But the railroad accelerated the decline of regional building practices by providing a nation-wide network for affordable, factory-made millwork and new building ideas.

The existence of a craftsman's workshop at a farmstead is also typical for this area. Many farmers, yesterday as today, had to possess numerous skills to maintain their operations; also, farming has always been risky and when harvests were marginal, other sources of income were required to support a family. Although the present condition of this building is fair, and is being restored by the owner, the structure is still a fine example of a Gothic Revival design adapted by a rural craftsman.

The octagon smokehouse, as well, is a typical local structure that represents both a farm family's need for self-sufficiency and diversity of income. A large smokehouse, like the Plantation's, served both family needs and a local demand for its services from nearby village communities like Atglen and Christiana.

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The plantation also bears the distinct traces of its historic landscape as an active farmstead: the woodlot, which served the needs of the farming operation for mature hardwoods, still stands behind the property to the west; the fruit orchard of apple, pear and cherry trees still stands to the northwest of the house; and traces of the vegetable garden also remain to the west of the kitchen wing. Other plants, which are often planted on older farmsteads in this region, survive as well, such as wild rose, lilacs, flowering plum, rhododendrons, kerria myrtle, forsythia, trumpet vine, mock orange, sweet pea, bleeding heart, hollyhock, tiger lilies, and iris daffodils. Surviving trees, which are not indigeneous, include ailanthus, Chinese chestnut and tulip trees.

If Isaac Philips had a trademark, it was the quatrefoil or clover leaf, similar to the ones he cut into the flat posts on the farmhouse porch. Local history has it that Philips was responsible for much of the gingerbread ornamentation that survives on some of the surrounding farmhouses in West Fallowfield. Indeed, several are reported to have the same distinctive jig-sawn motif.

Philips, who was youngest of three sons of Joseph and Esther, was born in 1826 and raised at the plantation. Like many rural people of his day, he knew both farming and its associated skills. But unlike his brothers, who farmed the family plantation, Isaac decided to become a wheel and coach maker. Possibly the influence of his father Joseph's blacksmithing operation led him to these trades. In his teens, Isaac apprenticed with a craftsman in Atglen, only several miles away, and later worked in local towns, including Black Horse and Ercildoun. In 1852, he established himself in business at the plantation after having inherited the family farm while still in his twenties. His skill at coach making eventually led him into cabinet making and other finished wood working. Artifacts, such as a blacksmith's bellows, tools and equipment, coach-maker's templates, and gingerbread molding patterns, jigs, coach springs, and rims for wagon wheels, were recovered in recent decades from the workshop. In his later years, Philips served as a justice of the peace, a public school director, a director of the Ephrata Insurance Co., and senior deacon of the First Baptist Church of Atglen.

Philips lived at the plantation until 1902, when his wife died, then moved to Christiana to live with a daughter. The farm was

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leased to Roy R. Ritter, a neighboring farmer, who bought the property in 1908 after Isaac's death. The plantation remained in the Ritter family as a dairy farm until 1972 when it was purchased by the present owner. This remarkably short list of three family owners over the plantation's 176-year history accounts, in large measure, for its outstanding architectural integrity today.

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 7.8 acres

UTM References

A

1	8
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4	1	6	8	1	0
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4	4	1	9	8	5	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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--	--	--	--	--	--

--	--	--	--	--	--	--	--

Zone Easting Northing

See continuation sheet

Verbal Boundary Description _____

See continuation sheet

Boundary Justification _____

See continuation sheet

11. Form Prepared By

name/title Frederick L. Richards, initial research by Paula Butera-Kinkel

organization Brandywine Conservancy EMC date February 9, 1990

street & number P.O. Box 141 telephone 215-388-7601

city or town Chadds Ford state PA zip code 19317

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9) Major Bibliographical References:

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10. Verbal Boundary Description for Philips Plantation

Beginning at a point on the centerline of Bailey Crossroads Road. (T-332) being south 18 degrees 6 minutes 50 seconds east approximately 250 feet from the intersection of Bailey Crossroads Road with Glen Run Road (T-369);

Thence in a southwesterly direction perpendicular from Bailey Crossroads Road approximately 120 feet to a point;

Thence in southerly direction approximately 500 feet to a point;

Thence south 86 degrees 1 minute and 40 seconds east 269.65 feet to a point in the bed of Bailey Crossroads Road;

Thence along the centerline of Bailey Crossroads Road north 12 degrees 47 minute 30 seconds west approximately 250 feet to a point;

Thence leaving Bailey Crossroads Road north 77 degrees 12 minute 30 seconds east approximately 110 feet to a point;

Thence in a northwesterly direction parallel to Bailey Crossroads Road approximately 90 feet to a point;

Thence in a southwesterly direction perpendicular to Bailey Crossroads approximately 110 feet to a point in the bed of Bailey Crossroads Road;

Thence along the centerline of Bailey Crossroad Road north 18 degrees 6 minutes 50 seconds west approximately 210 feet to the point of beginning.

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National Park Service

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Phillips Plantation

BOUNDARY JUSTIFICATION

The boundaries of the Joseph and Esther Phillips Planatation nomination were chosen to reflect only the 6 structures and the land immediately adjacent to them on the plantation (7.8 acres).

Only vacant land and heavy copses of trees lie immediately outside the identified boundaries of the nomination. The closest structures to the nomination lie at least one-quarter to one-half mile away, one to the southeast of the boundary, several to the northwest of the boundary, but seperated by Glen Run Road. ~~The~~ boundary coincides with the legal boundary of the property parcel.

JOSEPH & ESTHER PHILIPS PLANTATION

WEST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PA.

