

**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – PHOTO/SITE PLAN SHEET**  
 Pennsylvania Historical and Museum Commission, Bureau of Historic Preservation  
 Commonwealth Keystone Building, 2<sup>nd</sup> Floor, 400 North Street, Harrisburg, PA 17108-1026

Survey Code:	<b>185</b>	Historic / Other Name:	<b>The Pines</b>
Tax Parcel:	62-4-23.2	Address:	723 E Baltimore Pk.
County:	Chester 029	Municipality:	Kennett Township

## The Pines

### Photographs

Photo 1. The Pines, facing north

**Photographer:**  
 Wise Preservation Planning  
 LLC

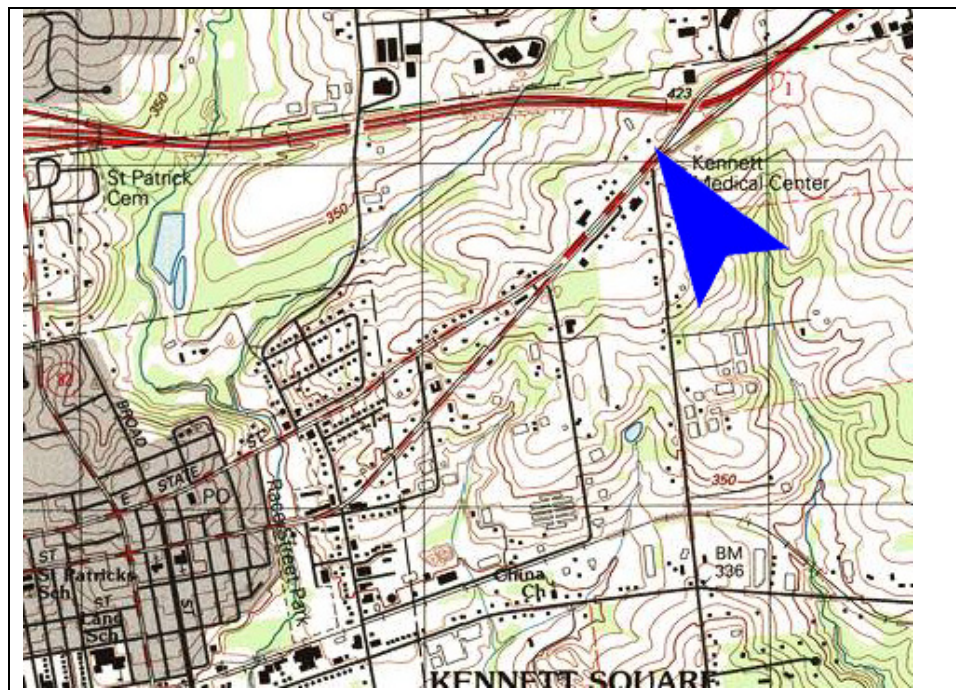
**Date:** 12/8/2006



### Location Map

Kennett Square U.S.G.S. Quad map

(See Site Plan in Additional Documentation)



**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – DATA SHEET**

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION					
Survey Code	185	Tax Parcel No.	62-4-23.2		
County	1. Chester 029	2.			
Municipality	1. Kennett Township	2.			
Address	723 E Baltimore Pk.				
Historic Name	The Pines				
Other Name	William H. Gillingham House				
Owner Name / Address					
Owner Category	<input checked="" type="checkbox"/> Private	Public – local	Public – state	Public – Federal	
Resource Category	<input checked="" type="checkbox"/> Building	District	Site	Structure	Object
Number/Approximate Number of Resources Covered by This Form	1				
USGS Quad	1. Kennett Square	2.			
UTM References	A.	B.	C.	D.	

HISTORIC AND CURRENT FUNCTIONS			
Historic Function Category		Subcategory	Code
A.	DOMESTIC	Single dwelling	
B.			
C.			
D.			
Particular Type	A.	House	
	B.		
	C.		
	D.		
Current Function Category		Subcategory	Code
A.	COMMERCE	Business	
B.			
C.			
D.			

PHYSICAL DESCRIPTION					
Architectural Classification	A. Federal		B. Colonial Revival		C.
	D.		Other		
Exterior Materials	Foundation	Stone		Roof	Slate
	Walls	Stucco		Walls	Brick
	Other	Brick		Other	
Structural System	1. Masonry – brick			2.	
Width 3 bay / feet	Depth feet / 1 rooms			Stories 2½ / Height	

**HISTORICAL INFORMATION**

Year Built: ca. 1823 Additions/Alterations Dates: ca. 1910  
 Basis for Dating:  Documentary  Physical  
 Explain: deed research

Cultural / Ethnic Affiliation	1.	2.	Associated Individuals	1.	2.
Associated Events	1. Underground Railroad	2.	Architects / Engineers	1.	2.
Builders	1.	2.			

**MAJOR BIBLIOGRAPHICAL REFERENCES**

Futhey, J. Smith and Gilbert Cope, *History of Chester County, Pennsylvania* (Philadelphia: Louis H. Everts, 1881).  
 Wise Preservation Planning LLC, “The Pines: William H. Gillingham House Historic Structure Report,” 2007.

**PREVIOUS SURVEY, DETERMINATIONS**

**EVALUATION (Survey Director/Consultants Only)**

Individual NR Potential:  Yes \_\_\_ No Context(s): A. Underground Railroad  
 Contributes to Potential District \_\_\_ Yes  No District Name/Status:

Classification: 2A – the house appears to be eligible for the National Register on the basis of its documented use as a station on the Underground Railroad.

**THREATS**

Threats: 1 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other

Explain:

<b>SURVEYOR INFORMATION</b>			
Surveyor Name / Title	Wise Preservation Planning LLC	Date	9/2009
Project Name	Kennett Township Historic Resource Survey 2009		
Organization		Telephone	484-202-8187
Street and No.	1480 Hilltop Road		
City, State	Chester Springs PA	Zip Code	19425
Additional Survey Documentation	n/a		
Associated Survey Codes	Key # 806309		

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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**HISTORIC NARRATIVE, page 1:**

The subject house was constructed by William Gillingham c. 1823. Gillingham was a medical doctor, and doctors owned the property until 1841. The Underground Railroad activity known to have taken place on the property is attributed to the years the property was owned by the doctors and Chandler Darlington, a later owner who died there in 1879. It is not clear when the property was first called “The Pines,” but it had that name as early as 1882. A nursery business operated on the property throughout the 20<sup>th</sup> century until the house and its barn were partitioned (1966) on the current lot of 3.079 acres. The barn, formerly located east of the house, was demolished in the 1980s, and the house is currently used as professional office space.

**Early History**

In the 18<sup>th</sup> century, the property where the William Gillingham House was later constructed was part of the land holdings of Samuel Taylor. Taylor, a son of the Abiah Taylor whose 1724 house still stands in East Bradford Township, lived in West Bradford Township. Samuel Taylor’s second wife Deborah is the woman for whom “Deborah’s Rock,” in West Bradford Township, was named. Samuel Taylor owned properties in East Marlborough, West Bradford, and Kennett Townships. He wrote his will in 1759, and in 1763, after his death, his large landholdings were divided among his four sons.<sup>1</sup>

The first resident owner of the property was Abraham Taylor (1731-1816), who inherited a parcel of 102 acres and 106 perches<sup>2</sup> from Samuel Taylor. Abraham Taylor constructed the first house on the property. The 1796 Kennett Township tax records (the first one indicating individual buildings) show that Abraham Taylor was taxed for a stone house and a frame barn. The buildings were also recorded in the 1799 tax records. The more specific 1802 Kennett Township tax records indicate that Taylor was taxed for a stone house valued at \$300, a frame barn valued at \$150, and a log house valued at \$30. This house and barn were constructed near the center of the farm, and the house still stands west of the small parcel now called “The Pines.” Abraham Taylor wrote his will in 1808 and died c. 1815. After his death, his property was sold at a public auction for \$882.57 to his son Jacob H. Taylor. Jacob Taylor sold the property after owning it one day, bringing to an end the Taylor family ownership.

William Walter (1771-1843) purchased the Abraham Taylor property from Jacob H. Taylor in 1816. He had operated the Unicorn Tavern in Kennett Square for several years. Walter began making tax payments on the property in 1811, five years before purchasing the property. Walter apparently rebuilt the property’s barn. In the township tax records of 1808, Taylor was taxed on a frame barn valued at \$150. The next year in which the tax assessor identified individual buildings was 1817, when Walter paid taxes on a brick and stone barn valued at \$250. The value of the house remained constant through these years at \$200. During Walter’s ownership, the property was re-surveyed and found to be 112 acres and 8 perches. It had been calculated at 107.5 acres when it

<sup>1</sup> This narrative provides information as found in the deed research. Information in J. Smith Futhey and Gilbert Cope, *History of Chester County, Pennsylvania* (Philadelphia: Louis H. Everts Company, 1881), pp. 735-738, has some slightly different information on the Taylor family genealogy.

<sup>2</sup> A perch may either be a linear measurement of 16.5 feet or a measurement of area equal to 1/160 of an acre.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C

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**HISTORIC NARRATIVE, page 2:**

was purchased in 1816 from the Samuel Taylor estate. Walter sold the property in 1822 and later became a successful miller in Concord Township.<sup>3</sup>

**William Gillingham**

In 1822, Thomas Gillingham of New London purchased the property from Walter for \$4,482. It is not clear if Thomas Gillingham lived on the property; three of his sons, William H., Thomas Jr., and Yeamans C. Gillingham paid the township taxes. By 1823, Thomas Gillingham had unofficially divided his large farm into smaller parcels; his son William H., a medical doctor, paid the tax on 22.5 acres (containing the Pines), and Thomas Jr. paid the taxes on an 80-acre parcel. (In later assessment years, son Yeamans made the tax payments on the larger parcel.) Tax records suggest that William Gillingham constructed the current building between 1823 and 1824. In 1823, William paid the taxes on buildings valued at \$300, which are separate from the buildings formerly associated with the Taylor farm. This \$300 may be the value of the Pines house under construction, or possibly Gillingham paid the tax on a house he rented during construction. In either case, the value of his buildings in 1824 was \$500, a significant increase probably indicating the construction of the main block of the house as we know it today. This increase in the tax value is the only increase after Walter built the new barn (c. 1811) until the 1840s. Further evidence that Gillingham constructed the house comes from an obituary of a later owner, which states “About 1820 or possibly sooner Dr. Gillingham newly graduated set up practice in this neighborhood and we believe built the house east of this borough, which was long the home of Chandler Darlington...”<sup>4</sup> A third piece of evidence is that in an 1825 newspaper ad referenced below, the house is described as a “new two story brick house.”

During the ownership of William Gillingham, the property had two buildings. In addition to the house he constructed, the earlier log house remained on the property. William Gillingham’s daughter Rebecca is known to have opened a private school on the property. The schoolhouse, later known as the No. 1 School House, was located east of The Pines and appears on historic maps throughout the remainder of the 19<sup>th</sup> century; it was demolished in the 1960s when the Route 1 Bypass was constructed.<sup>5</sup> This schoolhouse may have started in the earlier log house on the property. The barn constructed by William Walter appears to have been located on that portion of the property assumed by Thomas Gillingham Jr.

Thomas Gillingham’s economic situation started to decline in the mid-1820s. In 1825 he advertised the property for sale in the *Village Record* as follows:

<sup>3</sup> *Village Record*, 4/11/1843.

<sup>4</sup> *Daily Local News*, 7/12/1884, obituary for later owner Sumner Stebbins.

<sup>5</sup> Violet K.T. Tyson, *History of Kennett Township* (Kennett Square: KNA Press, 1972), p. 17.

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**HISTORIC NARRATIVE, page 3:**

**At Vendue**

Will positively be sold, on 4th day the 23d of 3d month next a small farm containing 75 acres, situate in Kennett township Chester county, Pa. one mile from Kennett Square, on the road to Chad's ford. The land is naturally of a good quality and within  $\frac{3}{4}$  of a mile of limestone; there are 15 acres of excellent timber, 10 acres just cleared the remainder arable and inclosed with a good fence, a considerable part of which is new post and rail.

The improvements are a new two story brick house and kitchen, of the best materials and workmanship, a log tenement, two good springs not inconvenient, a considerable part of the purchase money may remain at 5 per cent secured by a mortgage on the premises.

At the same time will be offered 25 acres of well improved land, 5 of which are timber, separated from the above by a public road, the greater part of which is under orchard grass, timothy and clover...Also, personal property such as horses, cows, hogs, wagon gears, sideboard, drawers, bureaus, tables, chairs, stove, bedsteads, large and small spinning wheels, reel, &c.<sup>6</sup>

Although the ad stated that the property would "positively be sold," in fact it was not. Thomas Gillingham advertised it two other times that year without success. Gillingham's creditors forced a sheriff sale in 1827, at which William Gillingham purchased the 112-acre property for \$1,570. In the deed, the property was described as "All that certain Messuage, Plantation, and tract of land." Three weeks after this sale, William Gillingham partitioned the property into smaller parcels and sold them individually. The following map shows the results of the partition.

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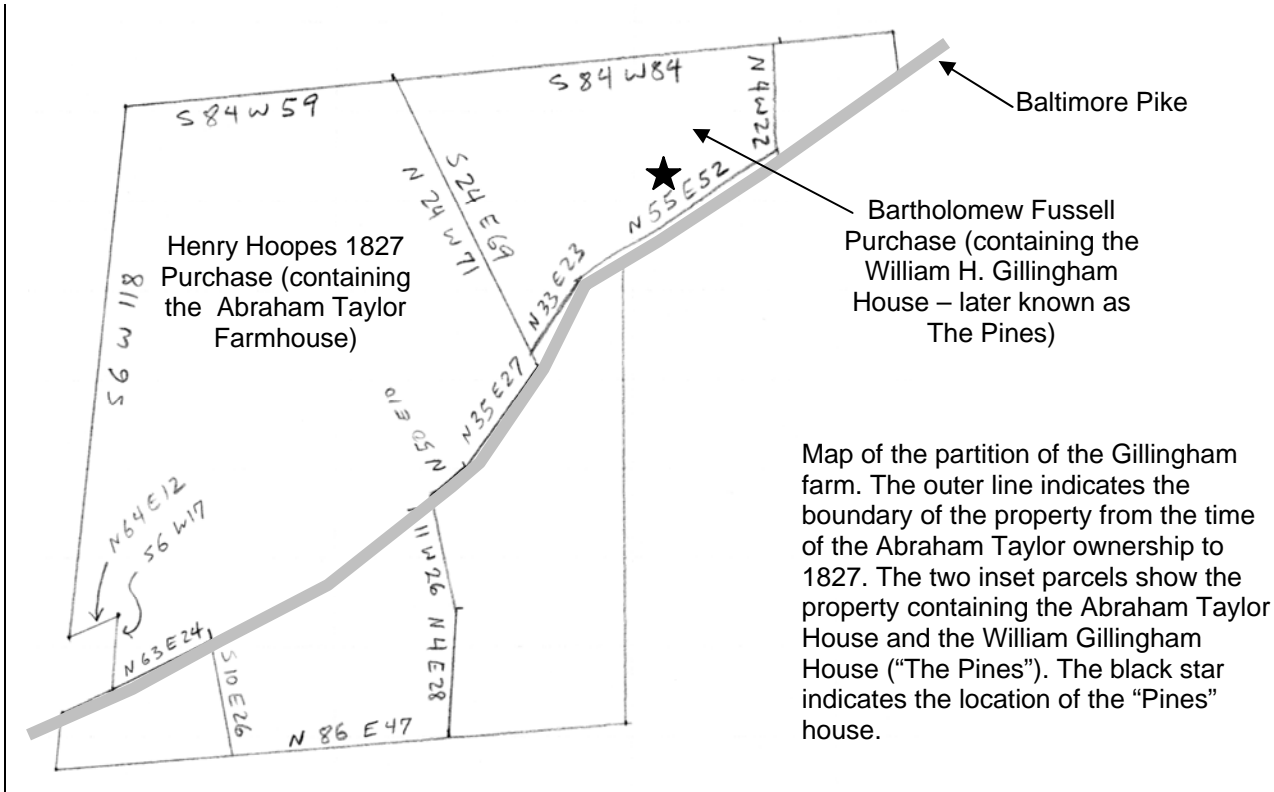
<sup>6</sup> *Village Record*, 3/9/1825.

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**HISTORIC NARRATIVE, page 4:**



In 1827, Bartholomew Fussell (1794-1871) purchased the house on a parcel of 20 acres (plus a four-acre woodlot) from Gillingham. Fussell was a medical doctor who had moved to the area from Maryland, where he had opened a school to teach the Bible to slaves. Fussell's renowned anti-slavery activities appear to have started while he was living on the property, particularly after he attended an anti-slavery convention in 1833. R.C. Smedley reported "Nearly all of the distinguished persons who visited Kennett Square, in the exercise of anti-slavery duties, were at one time or another entertained there [at Fussell's house] as guests." In a book on the Underground Railroad in Chester County by Frances Taylor, the stairs down to the sub-basement and a view inside the barrel-vaulted chamber are shown to illustrate one of the known Underground Railroad sites. It is thought that escaped slaves could run into the sub-basement area to hide during pursuit. After boards were laid across the stairs leading down from the basement to the sub-



Figure 2. Bartholomew Fussell, as depicted in Seibert's *Underground Railroad*.



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**HISTORIC NARRATIVE, page 5:**

basement, a layer of earth sprinkled over the entire floor was enough to hide the sub-basement.<sup>7</sup>

Fussell relocated to northern Chester County in 1837 and lived beside his sister Esther (Fussell) Lewis. He later moved to Hamorton, where he opened a school to teach the medical profession to women.

In 1837, Fussell sold the property to Sumner Stebbins (1806-1884). Stebbins, a native of New York, moved to Kennett Square around 1833 and worked as a nailer.<sup>8</sup> Fussell, who was one of his clients, recommended that Stebbins enter the medical profession and later tutored him during his medical studies. When Fussell moved away, Stebbins purchased Fussell's property. At the time, Baltimore Pike ran immediately south of the house, infringing upon Stebbins's sense of privacy. Stebbins successfully petitioned to have the road moved 100 feet south of the house. The re-routing of the road caused a long, narrow triangle to be separated from the property of his neighbor to the south, so Stebbins offered the family medical attention gratis for two years as payment. After selling the property in 1841, Stebbins moved to a mansion he had constructed on South Union Street in Kennett Square, and in 1855 he moved to Iowa. (In his later career, Stebbins became renowned for his writings on temperance and opposition to allopathy.<sup>9</sup>)

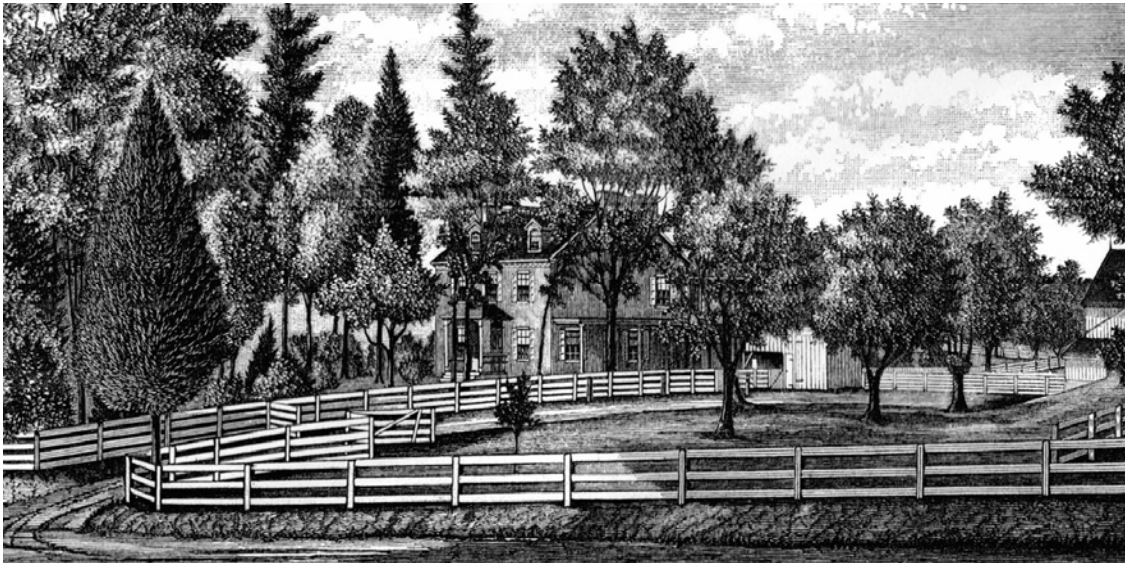


Figure 4. Illustration of the "Residence of C. and H.M. Darlington, Kennett," adapted from a lithograph on an unnumbered page in Futhey & Cope (1881).

<sup>7</sup> Tyson, p. 24; R.C. Smedley, *History of the Underground Railroad* (Lancaster PA: The Lancaster Journal, 1883), pp. 260-273; Frances C. Taylor, *The Trackless Trail Leads On* (Kennett Square: 1995), p. 27.

<sup>8</sup> The term "nailer" was used in two ways in the early 19<sup>th</sup> century. At that time, the person who operated a machine making cut nails was called a "nailer," and a carpenter who used nails to construct buildings (as opposed to a timber framer) was called a "nailer."

<sup>9</sup> *Daily Local News*, 7/12/1884. "Allopathy" is a word denoting the standard medical practice, which in the mid-19<sup>th</sup> century was chiefly opposed by homeopathy.



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**HISTORIC NARRATIVE, page 6:**

In 1841, Chandler Darlington (1800-1879) purchased the property and lived there until his death. Darlington was another well-known “conductor” on the Underground Railroad, though Smedley reports that the house of Chandler and Hannah Darlington “was not a regular underground station” (page 308). Instead, Smedley reports that the Darlings usually provided a meal to the runaway slaves and took them further north for the night. Chandler and his wife Hannah Darlington were active in the Longwood Quakers, of which Chandler served as Clerk. Darlington died “at his residence in Kennett Township” in 1879. Three years later, Hannah Darlington “sold her fine property, known as ‘The Pines’” and relocated to West Chester.<sup>10</sup> She survived Chandler by eleven years.

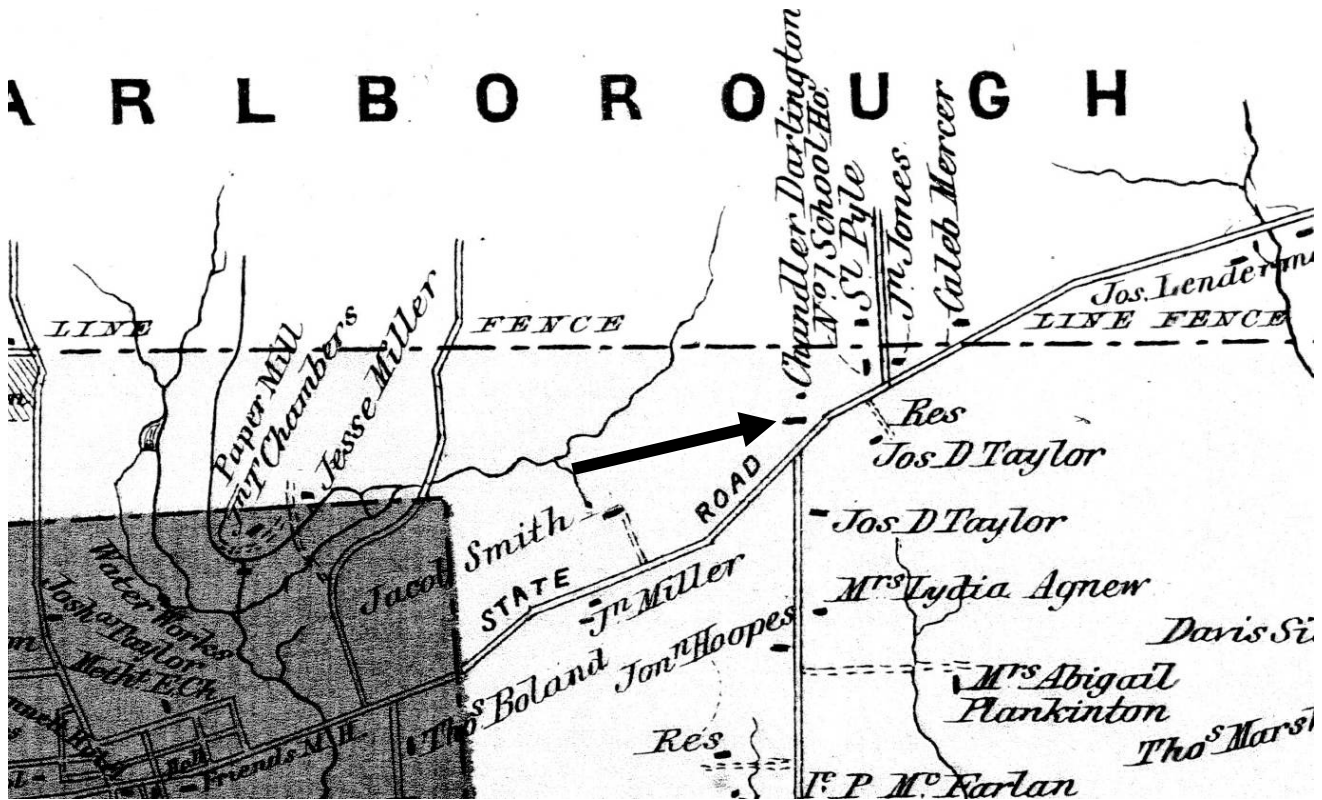


Figure 3. Detail of Witmer's Atlas (1873), showing The Pines as the residence of Chandler Darlington.

<sup>10</sup> Smedley, pp. 308-309; *Daily Local News*, 3/31/1879; *Coatesville Weekly Times*, 11/22/1890.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C

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HISTORIC NARRATIVE, page 7:

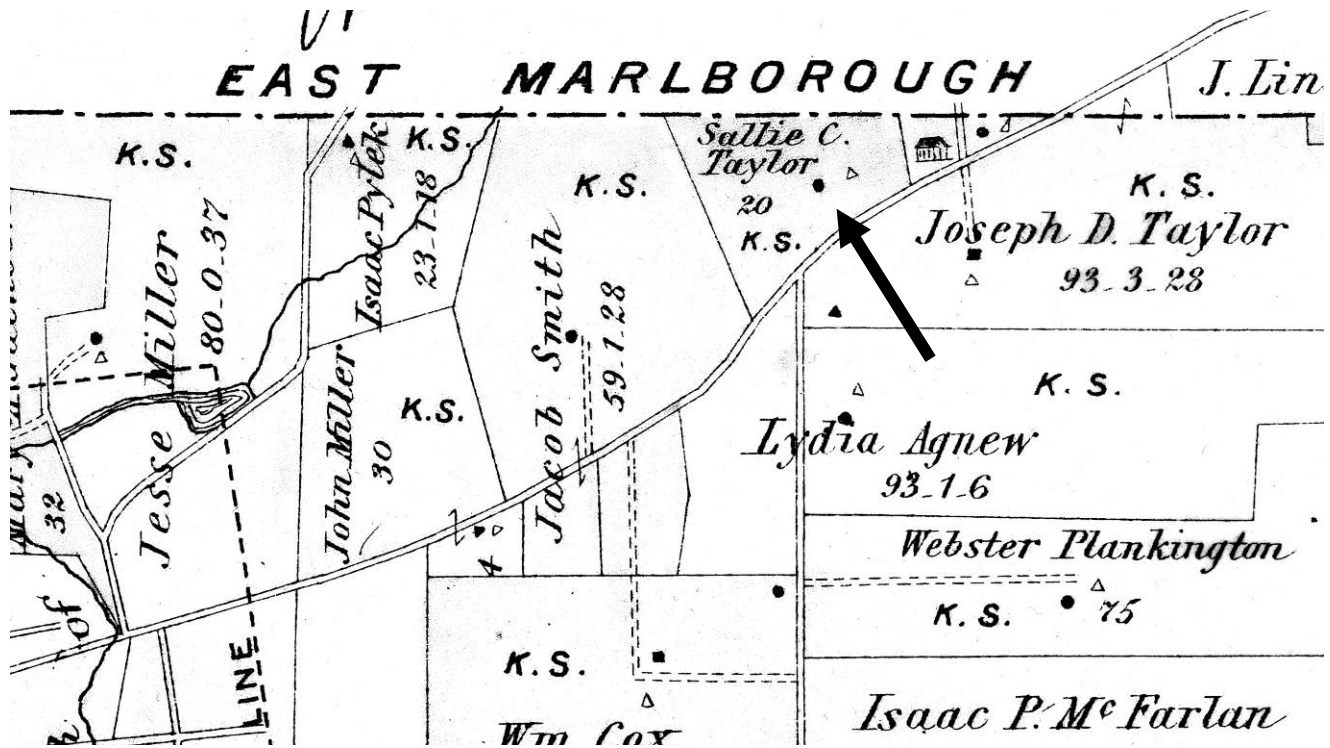


Figure 5. Detail of Breou's Atlas (1883), with the William Gillingham House indicated as the residence of Sallie C. Taylor, whose name was given in the deed of 1882 as Sarah C. Taylor, wife of Joseph M. Taylor.

Joseph M. and Sarah C. Taylor owned the property from 1882 to 1887. In 1882, Hannah Darlington allowed the Taylors to purchase the property partially using their equity in the house where Darlington moved. The Taylors rented the property to farmers throughout their brief ownership and do not appear to have lived there. The *Daily Local News* reported on 12/16/1885 that Joseph D. Taylor (relationship to the owners not certain) had been farming the property but was moving into Kennett Square; his son-in-law planned to farm at "The Pines."<sup>11</sup>

Throughout the remainder of the 19<sup>th</sup> century, "The Pines" was a rental property. Charles J. Pennock of Kennett Square purchased it from the Taylors in 1887 and owned it for eleven years. During his ownership, Pennock constructed several large greenhouses on the property, which were among the earliest greenhouses in the township.<sup>12</sup> In 1898, he sold the property to William A. Gunning of London Grove Township. Gunning found himself unable to make the payments on the mortgage. In 1903, Jane R. Scarlett purchased the property at a sheriff sale, and two months later she sold the property to Frank and Paul Way of Kennett Township.<sup>13</sup>

<sup>11</sup> *Daily Local News*, 10/30/1882 and 12/16/1885. This is the first mention of the property as "The Pines."

<sup>12</sup> After selling the property, Pennock served as the seventh president of the Delaware Valley Ornithological Club.

<sup>13</sup> Tyson, p. 7; see the Chain of Title for more information.

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C**

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**HISTORIC NARRATIVE, page 8:**

**The Way Family**

Frank and Paul Way and their descendants owned the property from 1903 until 1966, and they were responsible for the Colonial Revival alterations to the house. The Way brothers were born in Accotink, Virginia, in the 1880s. They settled at “The Pines” in 1902, the year before they purchased the property, where Frank Way operated a nursery growing roses and other flowers. The date of the renovation work has not been determined, nor has information on an architect been determined (if there was one). The alterations to the house included the installation of many Colonial Revival style interior features such as the molding, doors, fireplaces, and door frames. Paul Way died in 1928, and Frank Way died in 1942.

Frank Way’s widow Phebe and children owned The Pines until 1966. Their son Robert and his wife Katharine constructed a house next door in the 1950s and continued to operate the nursery business on the property. Katharine, who currently resides at the Crosslands retirement home, reports that the buildings on the farm in the mid-20<sup>th</sup> century were the house, the barn, a windmill, and a large greenhouse. After Phebe died, Robert Way subdivided The Pines into the current three-acre lot and sold it. He moved the large greenhouse to other land he owned on the south side of Baltimore Pike (currently Way Lane).<sup>14</sup>

In the late 20<sup>th</sup> century, The Pines was converted into office space. After the greenhouse was relocated, the house and barn were the two historic buildings remaining on the property. The barn was torn down in the 1980s, during the ownership of Dominic Tavoni (who owned the property from 1966 to 1986). In 1986, a Delaware corporation named “Yankee Enterprises” purchased The Pines and owned it for one year. Later owners have been James M. Sebastian, The Grafton Association (3G’s Associates LP), and Kennett Land Development LLC.

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<sup>14</sup> Interview with Katharine Way, 12/13/2006.

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**HISTORIC NARRATIVE, page 9:**

**Chain of Title**

<i>Deed Book / Page and Date</i>	<i>Grantor</i>	<i>Grantee</i>	<i>Information</i>
6896-1567 7/7/2006	Three G's Associates LP	Kennett Land Development LLC	All that certain message and lot of land with the buildings and improvements thereon erected for \$1,100,000. Same as the following property.
4832-981 9/26/2000	James W. Sebastian	Three G's Associates LP	All that certain message and lot of land with the buildings and improvements thereon erected for \$465,000. Same property as below.
1038-448 11/18/1997	Yankee Enterprises, Inc.	James W. Sebastian	3.079 acres of land for \$216,240.
272-172 4/28/1986	Dominic Tavoni Jr. and wife Leslie J. Tavoni	Yankee Enterprises, Inc. a Delaware Corp.	3.079 acres for \$220,000.
W36-633 3/4/1966	Frank T. Way Estate	Dominic Tavoni Jr. and wife Concretta A. Tovoni	3.079 acres for \$24,500.
Q17-577 2/3/1928	Howard Pierson, singleman of Kennett Twp.	Frank T. & Phebe B. Way of Kennett Twp.	18 acres, 122 perches for \$1.00
O17-253 2/3/1928	Frank T. & Phebe B. Way etal.	Howard Pierson	18 acres, 122 perches for \$1
R12-14 6/22/1903	Jane R. Scarlett, widow of Media	Frank T. and Paul H. Way of Kennett Twp.	18 acres, 122 perches for \$4,000
Sheriff Deed 14-212 4/30/1903	William A. Gunning	Jane R. Scarlett	18 acres, 122 perches for \$1
V11-306 4/1/1898	Charles J. & Mary S. Pennock of Kennett Square	William A. Gunning of London Grove Twp.	18 acres, 122 perches for \$9,200
E10-357 4/1/1887	Joseph H. & Sarah C. Taylor of Kennett Twp.	Charles J. Pennock of Kennett Square	20 acres for \$7,000
R9-246 10/26/1882	Hannah M. Darlington of Kennett Twp.	Sarah C. Taylor, wife of Joseph H. Taylor, of Kennett Twp.	20 acres for \$5,000
T4-425 3/31/1841	Sumner Stebbins, MD, etal.	Chandler Darlington of Pennsbury Twp.	20 acres for \$3,500
N4-423 8/9/1837	Bartholomew Fussell, MD, and wife Lydia Fussell	Sumner Stebbins MD of Kennett Twp.	20 acres for \$3,100

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**HISTORIC NARRATIVE, page 10:**

**Chain of Title, concluded**

<i>Deed Book / Page and Date</i>	<i>Grantor</i>	<i>Grantee</i>	<i>Information</i>
Z3-661 8/18/1827	Dr. William H. Gillingham and wife Hannah of Wilmington De.	Bartholomew Fussell, MD of Kennett Twp.	"All those messuages, tenements, or tracts" of 20 acres and woodlot of 4 acres for \$2,500
Sheriff Deed 3-152 7/31/1827	Thomas Gillingham	William H. Gillingham	All that certain Messuage, Plantation, and tract of 112 acres, 8 perches for \$1,570. Same as below.
U3-141 4/2/1822	William & Phebe Walter of Kennett Twp.	Thomas Gillingham of New London Twp.	All that certain Plantation or tract of 112 acres, 8 perches of land for \$4,482. The property was re-surveyed for this sale; it is the same property as the 107.5 acre property below.
O3-62-107 6/26/1816	Jacob & Hannah Taylor of Kennett Twp.	William Walter of Kennett Twp.	All that certain Plantation or tract of 107.5 acres for \$4,700.
O3-62-105 6/25/1816	Abraham & Rebecca Taylor Estate	Jacob Taylor	All that certain Plantation or tract of 107.5 acres for \$882.57.
S-509 11/28/1763	Samuel Taylor Estate	Abraham Taylor	In this deed of partition, the Samuel Taylor landholdings were divided among his four sons. Abraham Taylor inherited a parcel of 102 acres and 106 perches.

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C**

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**PHYSICAL DESCRIPTION, page 1:**

The subject tract is located in the northwest part of Kennett Township, one mile east of the Borough of Kennett Square. The triangular-shaped tax parcel is a parcel framed by the Route 1 Bypass (north boundary), East Baltimore Pike (southeast boundary), and a property line (west boundary). The property is moderately wooded and has a gentle drain to the northwest. The only historic resource on the property is a Federal style farmhouse, constructed c. 1823 by William H. Gillingham and remodeled in the Colonial Revival style c. 1910.

“**The Pines**” is a Federal style house with Colonial Revival style alterations located at 721 East Baltimore Pike in Kennett Township, one mile east of the Borough of Kennett Square. The house consists of a 2.5-story, three-bay main block with a two-story rear addition and a one-story enclosed porch on the east end. The main block faces south onto Baltimore Pike; it is the largest section, measuring 40’6” by 33’6”. The rear section, measuring 23’4” by 13’9”, extends past the east end wall of the main block, and the enclosed porch is located on its south elevation. The enclosed porch measures 9’6” by 17’.

The main block is the 2.5-story, 3-bay section seen from Baltimore Pike. It has an end-gabled roof clad with slate shingles. The house has brick walls which are clad with a thick early 20<sup>th</sup> century stucco treatment. In this description, the main block will be discussed by elevation, followed by a description of the additions. Architectural features are provided in bulleted form.



Photo 2. Main entrance of The Pines.

**Main Block – South Elevation.**

The south elevation is the formal side of the house, as seen from East Baltimore Pike. It is a 2.5-story, 3-bay elevation with symmetrical fenestration and a centered door.

When the main block was constructed in 1823, it had a typical Federal style appearance. The end-gabled roof had two dormers which were located closer to the outer edge of the roof than the current dormers. They had gabled roofs featuring double hung sash windows with an arched headed upper sash. The brick walls, possibly not originally stuccoed, featured a corbelled cornice, with the uppermost courses extending slightly further outward. The earlier porch was a hipped roof element which only protected the entrance. Benches were incorporated into the sides of the porch.

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**PHYSICAL DESCRIPTION, page 2:**

The elevation was altered in the early 20<sup>th</sup> century, when the dormers, porch, and fenestration were altered. The new dormers have gabled roofs and casement windows hinged on one rail. During the Colonial Revival alterations, the porch was replaced by the current porch on the main elevation. A flared hipped roof was installed, supported on the front by Tuscan columns. The earlier 6x6 windows were all replaced by 6x1 double hung sash windows, with first floor windows enlarged to the current tripartite appearance. The door and its frame were entirely replaced and embellished with new sidelights and an elliptical fanlight. The earlier house had a narrower door and a simple, rectangular transom. At the time of the alterations, the four-panel shutters were all removed; the current inoperable louvered shutters were installed on the second floor.

**Architectural Features:**

- End-gabled roof clad with slate shingles
  - Two gabled roof dormers. Each has fluted pilasters supporting the raking eaves and arched headed casement windows with intersecting tracery. A small keystone is located in the framing of the window. The dormers are set further back from the side walls of the house than the earlier dormers and have a more gradual roof pitch. They appear to have been rebuilt in the early 20<sup>th</sup> century.
  - The framing for three attic skylights is partially visible from the ground. This framing is located on the ridge.
  - Corbelled brick cornice, as found on many early 19<sup>th</sup> century brick houses in southern Chester County.
- Brick walls with heavy stucco treatment. The walls have an older stucco immediately over the brick walls. A layer of mesh was installed over the older stucco to help support the thicker outer stucco layer and support the existing highly textured stucco, a typical Colonial Revival style technique.
- Fenestration is roughly symmetrical.
  - Second floor has three 6x1 double hung sash replacement windows with inoperable shutters.
  - First floor has two tripartite windows flanking the door. Each window is composed of a central 8x1 double hung sash unit flanked by smaller 4x1 double hung sash windows.
- Colonial Revival style entrance consists of a heavy 8-paneled door flanked by eight-pane sidelights and a six-pane elliptical fanlight transom. The entrance is set into a recessed rectangular bay.
- Full-length front porch dating to the early 20<sup>th</sup> century. Hipped roof clad with asphalt shingles. Four unfluted Tuscan columns are distributed along the front of the porch. The



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**PHYSICAL DESCRIPTION, page 3:**

porch's ceiling and floor are both narrow boards running north to south. The porch is 12 feet wide.



Photo 3. West end of Main Block. Note the Colonial Revival style French door at the attic level.

**Main Block – West Elevation**

The west elevation is the historic end wall facing Kennett Square. A major feature of this end wall is the large double chimney system, a Federal style feature found on many houses in southern Chester County. The fenestration is symmetrical, with windows on the first and second floors and a French door opening under a small fanlight into the attic level.

As originally constructed, the end wall would have had two windows on the first and second floors. These windows were located near the outer corners, with the interior chimney masses occupying the space between them. The windows would have been 6x6 double hung sash units. The house would have also featured small attic windows.

At the time of the Colonial Revival alterations, all openings on the west end wall were altered. The French door at the attic level is not a typical 19<sup>th</sup> century feature and undoubtedly was added in the early 20<sup>th</sup> century, replacing the earlier small attic windows. Windows on the first and second floors were all replaced by the current 6x1 double hung sash windows, and all earlier shutters were

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replaced at that time. A new paired window was added in the center of the first floor; such paired windows were common Colonial Revival style features.

Architectural features:

- Large double chimney flue is highly visible
- Stucco over brick walls have symmetrical fenestration
  - Double French door on attic level opens under a four-pane fanlight. Each leaf of the door has 10 lights. The door dates to the time of the Colonial Revival alterations. No evidence of a balcony remains.
  - Second floor has two 6x1 double hung sash windows with inoperable louvered shutters, located near the corners. The windows and shutters date to the Colonial Revival alterations.
  - First floor has three windows. The outer windows, aligned with those on the second floor, are 6x1 double hung sash units with inoperable two-paneled shutters. The center window is a paired 6x1 unit also with two-paneled shutters.
- A cement buttress-like element wraps around the northwest corner. This odd feature may have been added to strengthen the corner, which may have been failing due to water ingress or foundation settlement. It is about two feet high, and extends approximately two feet on each elevation. The top slopes away from the house.

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**PHYSICAL DESCRIPTION, page 5:**



Photo 4. North elevation, showing the rear addition (left) and main block (right).

**Main Block – North (rear) Elevation**

The north elevation is the historic “rear” of the house. The 2.5-story, 3-bay elevation is partially obscured by the construction of the rear addition. It also reflects the Federal style with its symmetry and fenestration pattern.

The rear elevation as originally constructed probably had two dormers, five windows, and a centered door. The dormers originally had gabled roofs with double hung sash windows; the upper sashes had arched heads. The fenestration was roughly symmetrical, with all windows and doors aligned except for the second floor landing window. Windows were originally 6x6 double hung sash units. The door was centered on the first floor and probably opened onto a small porch.

During the Colonial Revival alterations, the dormers, windows, door, and rear porch were altered. The dormers were rebuilt slightly further back on the roof; the new dormers have casement windows with arched heads. The earlier windows were replaced with 6x1 double hung sash windows, and the historic shutters were replaced by the current inoperable shutters. A narrow window was installed east of the rear door to help light the northeast room of the first floor. The historic door was replaced with the current thick, partially glazed door. A prominent arcuated hood was constructed in the place of the earlier porch; its curved brackets and wide arch are typical Colonial Revival elements.



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**PHYSICAL DESCRIPTION, page 6:**

Specific architectural details:

- End-gabled roof clad with slate is highly visible
  - Gabled roof dormers have arched-headed casement windows with intersecting tracery. The window is set in a recessed rectangular bay. The east dormer has a fire escape system leading onto the roof of the rear addition.
  - Corbelled brick cornice.
- Stucco-over-brick walls have asymmetrical fenestration, partially due to the rear addition. Windows are located in three ranks, each with a different configuration.
  - East rank has a single 4x1 window on the first floor with a single inoperable 2-panel shutter. The east window jamb is covered by the rear addition. This is a major indication that the rear addition is indeed an addition.
  - Center rank has a stair landing window over the rear entrance. The window is a 6x1 double hung sash unit with inoperable 2-paneled shutters. The door is an 8-paneled unit, with glass panes replacing the four upper panels. The door has a large arcuated hood reflecting the Colonial Revival style, supported by arched brackets. “Ghost markings” in the stucco indicate the former location of a porch, located directly under the hood.
  - West rank has a 6x1 window on the first and second floors, each with inoperable shutters (louvered on the second floor, 2-paneled on first). The bulkhead leading down to the basement is aligned with these windows.



Photo 5. View of the arcuated hood over the back door. Note also the markings under the door where the porch once stood.

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**PHYSICAL DESCRIPTION, page 7:**



Photo 6. East elevation. Visible sections are the main block (center), enclosed porch (behind shrub), and rear addition (right).

**Main Block – East Elevation**

The east elevation is the end wall which historically faced towards the barn on the property. A major architectural feature of the end wall is the asymmetrical, double-flue chimney. The larger flue on the north side of the ridge indicates it was the house's original kitchen flue. Much of the elevation is obscured by the enclosed porch.

When built, the east elevation was quite likely very close in appearance to the west end wall. The first and second floors had 6x6 double hung sash windows near the corners, with the expanse in between indicating the size of the interior fireplaces. By the time of the publication of Futhey and Cope's *History of Chester County, Pennsylvania* in 1881, a flat-roofed porch had been constructed along the east elevation. The lithograph in Futhey and Cope shows a window roughly centered on the first floor, which suggests that the original kitchen hearth had been reduced or replaced by that time.

At the time of the Colonial Revival alterations, the east end wall experienced many changes similar to those found on other elevations. The original 6x6 double hung sash windows were replaced with 6x1 double hung sash windows, and new inoperable shutters were added. The porch along the east wall was removed, and the enclosed porch was constructed in its place. The northeast chimney flue was removed on the first and second floors. On the first floor, a door flanked by windows was installed in the location of the original kitchen hearth. A French door was installed on

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the second floor in the location of the former smaller hearth; this door opened onto the balcony over the enclosed porch.

Architectural elements:

- The large double flued chimneys are highly visible; the north flue is wider than the south flue in order to better ventilate the kitchen hearth.
- Walls have symmetrical fenestration, comprised of 6x1 double hung sash windows with inoperable shutters.
- Second floor has windows located near the corners, in the typical early 19<sup>th</sup> century pattern. A glazed door opening onto the balcony over the enclosed porch is located right of the center of the elevation.
- First floor has a 6x1 double hung sash window near the south corner, aligned with a second floor window.

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Photo 7. The rear addition (foreground), facing southwest.

**Rear Addition**

The rear addition is a two-story, one-bay section constructed around the northeast corner of the main block. The section dates to the mid-19<sup>th</sup> century. It has a shed roof clad with asphalt shingles, and its walls are clad with a smooth stucco. The walls are believed to be frame that is clad with stucco. The rear wall is mainly stone, possibly from the original summer kitchen. Windows are replacement units with inoperable shutters.

In the Futhey and Cope lithograph, the rear addition is shown as a two-story section with a frame extension reaching to the east. Much of the section is obscured by a tree, which makes it difficult to interpret. One element which is clearly indicated is the second floor window on the south elevation.

The Colonial Revival alterations to the section had a minimal impact upon the exterior. All windows were replaced with 1x1 double hung sash units with inoperable shutters (except one 6x1 window), and the door on the south elevation was replaced. Enclosing the porch on the south side was the most visible alteration dating to this construction campaign. A porch was located on the north elevation of the section, later removed.



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**PHYSICAL DESCRIPTION, page 10:**

Architectural elements

- Shed roof clad with asphalt shingles and a molded bargeboard. The roof is lower than that of the second floor of the main block.
- Walls clad with smooth stucco (apparently over brick or frame). Fenestration is asymmetrical on all elevations.
  - East elevation has a 1x1 double hung sash window located on each floor, slightly south of center.
  - South elevation has a replacement 6x1 double hung sash window centered on the second floor above the enclosed porch.
  - North elevation has one rank of fenestration located near the west corner with a wide expanse of stucco extending to the east corner. The second floor has a 1x1 double hung sash window with inoperable paneled shutters. The door on the first floor is a 6-paneled unit, now sealed. A horizontal line on the stucco indicates the location of the former porch's roof.
  - West elevation has a single bay of windows abutting the main block. Both windows are replacement 1x1 double hung sash units with inoperable 2-paneled shutters.
- Stone foundation clad with stucco.
  - A small rubble stone feature is located on the north elevation eight feet from the east corner, extending from the foundation wall. The purpose of this feature is unknown, but it may have been part of the foundation of the porch formerly located on this elevation.

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Photo 8. Enclosed porch, facing northwest.

**Enclosed Porch and Balcony**

The enclosed porch was constructed at the time of the Colonial Revival alterations, replacing an earlier open porch along the east end wall of the main block. It is accessed from doors on the house and rear addition, as well as an exterior door on the south end.

- Flat roof serves as a second floor balcony. It is outlined by a cross-braced railing.
- East elevation wall has five 6x1 windows
- South elevation has a door opening under a 3-light transom. Six-over-one windows flank the door.

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**SITE PLAN** (numbers in brackets represent camera angles):

