

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

Survey Code / HR #:	66-006a & b	Historic / Other Name:	Over the Hill
Tax Parcel #	66-2-1.6	Address:	1260 Concord Rd.
County:	Chester 029	Municipality:	Thornbury Township

1260 S. Concord Rd.

Photographs: North
(front) Elevation, House

Photographer: J. Christopher
Lang

Date: 5/4/2007

Original Negative Location:
Thornbury



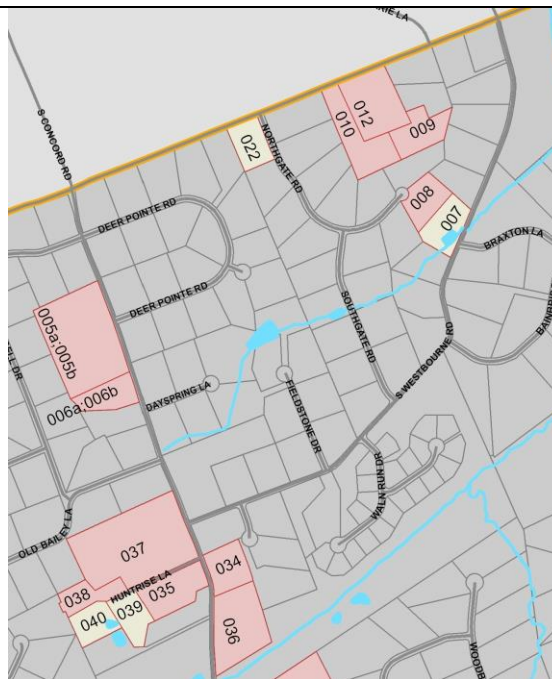
Location Map

Thornbury Township
Historic Resource
Inventory GIS Map

**LOOK FOR: HR #006a
& 006b**

MAP KEY

006a = HR Number
Purple = Class 1
Pink = Class 2
Yellow = Class 3
Med. Grey = Class 4



PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – DATA SHEET

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION					
Survey Code/HR #	66-006	Tax Parcel No.	66-2-1.6		
County	1. Chester 029	2.			
Municipality	1. Thornbury Township	2.			
Address	1260 Concord Rd.				
Historic Name					
Other Name	Over the Hill				
Owner Name / Address					
Owner Category	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public – local	<input type="checkbox"/> Public – state	<input type="checkbox"/> Public – Federal	
Resource Category	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> District	<input type="checkbox"/> Site	<input type="checkbox"/> Structure	<input type="checkbox"/> Object
Number/Approximate Number of Resources Covered by This Form	4				
USGS Quad	1. West Chester		2.		
UTM References	A.	B.	C.	D.	

HISTORIC AND CURRENT FUNCTIONS			
Historic Function Category		Subcategory	Code
A.	Domestic	Single Dwelling	01 A
B.	Transportation	Road-related, Vehicular	16 D
C.			
D.			
Particular Type	A.	Tenant House	
	B.	Below-grade Road	
	C.		
	D.		
Current Function Category		Subcategory	Code
A.	Domestic	Single Dwelling	01 A
B.	Domestic	Secondary Structure	01 C
C.	Domestic	Secondary Structure	01 C
D.	Vacant/Not in Use		

PHYSICAL DESCRIPTION					
Architectural Classification	A. No Style		B.	C.	
	D.		Other:		
Exterior Materials	Foundation		Roof	Asphalt 63	
	Walls	Stone (Serpentine) 40		Walls	Stucco 61
	Other	Wood 20		Other	
Structural System	1. N/A		2.		
Width 3 Bays C	Depth 2 Rooms B		Stories / Height 2.5 B		

HISTORICAL INFORMATION

Year Built: c. 1845 Additions/Alterations Dates:

Basis for Dating: X Documentary Physical

Explain: Wellington Hickman acquired the larger farm in 1843 and proceeded to turn it into a gentleman’s farm; presumably, he would have built himself a tenant house. The house does not show up on any maps until, possibly 1873, definitely 1912.

Cultural / Ethnic Affiliation	1. N/A	2.	Associated Individuals	1. N/A	2.
Associated Events	1. N/A	2.	Architects / Engineers	1. N/A	2.
Builders	1. N/A	2.			

MAJOR BIBLIOGRAPHICAL REFERENCES

Bridgens, H. F., and A. R. Witmer. Atlas of Chester County, Pennsylvania. Safe Harbor, Lancaster County, Pa.: A. R. Witmer, 1873.

Dorchester, Jane E. “Deed Lineage, Fair Acres Farm.” Ms. c. 1986.

Lathrop, J. M. and St. Julian Ogier, CEs. Atlas of Properties on Main Line of Pennsylvania Railroad from Devon to Downingtown and West Chester. Philadelphia: A. H. Mueller, 1912.

PREVIOUS SURVEY, DETERMINATIONS

Included in the Chester County Historic Sites Survey as Thornbury Township Historic Site #7, 1979.

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: Yes No Context(s):

Contributes to Potential District X Yes No District Name/Status: South Concord Road Historic District/Potential

Class: 2

Justification: The Township of Thornbury has deemed this property to have the potential to be eligible for inclusion on the National Register of Historic Places either as an individual resource or as a contributing resource to a potential historic district.

THREATS

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

Explain:

SURVEYOR INFORMATION			
Surveyor Name / Title	Jane E. Dorchester	Date	8/2009
Project Name	Thornbury Township VPP Historic Resource Inventory & Survey		
Organization	Jane E. Dorchester, Historic Preservation Consultant	Telephone	610-431-3737
Street and No.	19 S. Church St.		
City, State	West Chester, Pa.	Zip Code	19382
Additional Survey Documentation			
Associated Survey Codes	None		

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code/HR #	66-006	Tax Parcel / Other No.	66-2-1.6
County	Chester 029	Municipality	Thornbury Township
Address	1260 Concord Rd.	Historic / Other Name	Over the Hill

PHYSICAL DESCRIPTION:

The house at Over the Hill is a three-bay, two-and-a-half-story, side-gable, serpentine and stucco building that originally faced west and has now been reoriented to face north. A two-bay, two-and-a-half-story, side-gable, stucco ell was added to the west elevation of the stone core. This ell has an interior chimney placed more or less in the center of the roof ridge. There is a one-story, wood portico located in the center of the north elevation of the ell, it protects the current front door.

There is a four-bay, one-and-a-half-story, serpentine and frame garage located to the north of the house and a frame and stucco shed located to the northwest of the house.

HISTORICAL NARRATIVE (including a brief statement of significance for Class 2 properties only):

John Yearsley acquired 254 acres from his father’s estate in 1717. By the time he died in 1748, there was a house on the plantation which he bequeathed to his son Nathan. In 1796, Nathan’s son Jacob was taxed for a frame and stone house and frame and stone barn. Jacob died in 1819 and his Administrators sold his real estate which included two houses, two plantations and tracts of land situated in Westtown and Thornbury Townships. The real estate was divided into two lots, one in Thornbury and one in Westtown. The one in Thornbury consisted of 180 acres with a house on it; it was sold to Francis Hickman in 1819 (HR #005).

Francis died in 1843 and his Administrators sold the 180 acres with a house to Francis’ son, Wellington Hickman. Wellington named his new property “Waterloo” and made many improvements to it, including possibly having this house constructed as his tenant house, turning his father’s farm into a “gentleman’s farm”. In 1902, title to Waterloo was passed on to Albin Garrett (Hickman’s son-in-law) who renamed the farm “Fair Acres”. In 1921, Fair Acres was sold to Adelaide Twaddell, wife of Horace G. Twaddell. Fair Acres stayed in the Twaddell family until 1971.

This property is located on the west side of South Concord Road just south of what is left of Fair Acres Farm which is located just south of the intersection with State Route #926. When Fair Acres was subdivided in the 1980s, South Concord Road from the #926 intersection to a point just south of this property’s north line was realigned to bypass what is now known as “The Tunnel”. The Tunnel was a part of the road that had, over the years, been graded down to well below grade level. It is a very narrow, deeply cut road bed with overhanging trees and steep earth banks. Part of this cut is located on this property and part of it is located on Fair Acres (HR #005).

STATEMENT OF SIGNIFICANCE:

This property is significant because of the role it played in the history of Fair Acres (HR #005) which is a potential contributing resource in the South Concord Road Historic District whose area of significance would be the establishment and development of country estates in Thornbury Township in the mid-Nineteenth Century through the early Twentieth Century.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – PHOTOGRAPH SHEET

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

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Photographer	J. Christopher Lang	Date	5/4/2007



West and South (back) Elevations, House



North (back) Elevation, Garage

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“The Tunnel”, Looking North towards Fair Acres (HR #005)