

IDENTIFICATION AND

LOCATION

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
 County: 1. Chester 0 2 9 2. \_\_\_\_\_  
 Municipality: 1. Thornbury Township 2. \_\_\_\_\_  
 Address: 1375 South Concord Road/West Chester, Pa. 19382  
 Historic Name: The Beehive  
 Other Name: Woodward, Richard House  
 Owner Name/Address: J. Christopher & Celia Lang  
 Owner Category:  Private  Public-local  Public-state  Public-federal  
 Resource Category:  Building  District  Site  Structure  Object  
 Number/Approximate Number of Resources Covered by This Form: 2  
 USGS Quad: 1. West Chester 2. \_\_\_\_\_  
 UTM A. \_\_\_\_\_ C. \_\_\_\_\_  
 References: B. \_\_\_\_\_ D. \_\_\_\_\_

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category: \_\_\_\_\_ Subcategory: \_\_\_\_\_ Code: \_\_\_\_\_  
 A. Domestic Single Dwelling 0 1 A  
 B. Domestic Secondary Structure 0 1 C  
 C. \_\_\_\_\_  
 D. \_\_\_\_\_  
 Particular Type: A. Farm House  
 B. Garage  
 C. \_\_\_\_\_  
 D. \_\_\_\_\_

Current Function Category: \_\_\_\_\_ Subcategory: \_\_\_\_\_ Code: \_\_\_\_\_  
 A. Domestic Single Dwelling 0 1 A  
 B. Domestic Secondary Structure 0 1 C  
 C. \_\_\_\_\_  
 D. \_\_\_\_\_

PHYSICAL DESCRIPTION

Architectural Classification: A. Colonial 1 0  
 B. \_\_\_\_\_ C. \_\_\_\_\_  
 D. Other: English Vernacular 8 0  
 Exterior Materials: Foundations Stone 4 0 Roof Wood Shingle 2 2  
 Walls Stone 4 0 Walls Wood 2 0  
 Other Brick 3 0 Other \_\_\_\_\_  
 Structural System: 1. Stone 2 2 2. Wood 1 0  
 Width: 3 Bays C Depth: 1 Room A Stories/Height 2 1/2 Stories B

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HISTORICAL INFORMATION

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Year Built:  c. 1705 Additions/Alterations Dates:  c. 1795;  1906; c. 1930; 1989

Basis for Dating:  Documentary  Physical

Explain: The Beehive has undergone four major changes, all of them visible. The first change occurred when the first of three kitchen additions was added to the northwest quadrant of the house. The second change occurred in 1906 when a "workroom" was added to the north elevation of the 1790s kitchen. The third major change took place in the 1930s when the second kitchen ell was constructed to replace the "workroom" and the floor plans of the first and second stories of the original house were reconfigured to accommodate modern plumbing and a changing life style. And the fourth major change occurred in 1989 when the third and final kitchen was added to the north end of the first kitchen addition.

Cultural/Ethnic Affiliation:	1. _____	2. _____
Associated Individuals:	1. <u>Woodward, Richard, Jr.</u>	2. <u>Brinton, Caleb</u>
Associated Events:	1. _____	2. _____
Architects/Engineers:	1. _____	2. _____
Builders:	1. _____	2. _____

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MAJOR BIBLIOGRAPHICAL REFERENCES

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SEE CONTINUATION SHEET

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PREVIOUS SURVEY, DETERMINATIONS

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1. Historic American Building Survey

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EVALUATION (Survey Director/Consultants Only)

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Individual NR Potential:  Yes  No Context(s): \_\_\_\_\_

Contributes to Potential District  Yes  No District Name/Status: \_\_\_\_\_

Explain:

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THREATS

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

Explain:

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SURVEYOR INFORMATION

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Surveyor Name/Title: Jane E. Dorchester Date: May 24, 2000

Project Name: Christopher & Celia Lang Property

Organization: \_\_\_\_\_ Telephone: 610-431-1238

Street and No.: 211 S. Walnut Street

City, State: West Chester, Pa. Zip Code: 19382

Additional Survey Documentation: \_\_\_\_\_

Associated Survey Codes: \_\_\_\_\_

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
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Beehive

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PHYSICAL DESCRIPTION:

The Beehive is located on the north side of South Concord Road at its intersection with Brinton Lake Road in Thornbury Township, Chester County. The house sits approximately 30 feet back from the road and a one-and-a-half-story, two-bay, stone garage sits about 100 feet off the northeast corner of the house. The Beehive is a three-bay, one-pile, two-and-a-half-story, coursed rubble stone farmhouse built on a slightly raised foundation (Photo 1). At the same time, a two-bay, one-pile, one-and-a-half-story, fieldstone spring house was erected to its north and east, and slightly skewed from the line of the house (see First Floor Plan, c. 1704). Between 1787 and 1935, three one to one-and-a-half-story, shed-roofed, stone additions were made to the house, one of which no longer exists, and the last of which successfully connects the spring house to the house. The Beehive is an example of the late Sixteenth and early Seventeenth Century architecture of Southeastern Pennsylvania that became the precedent for the more common "Pennsylvania Farmhouse".

Around 1705, the three-bay, one-pile, two-and-a-half-story, stone Beehive was erected with a steeply (fourteen on twelve) pitched, side-gabled roof clad in wood shingles and featuring two interior, gable-end, brick chimneys (Photo 1), and an inverted decorative stone belt course that ran just under the sills of the second floor windows of the south (front) elevation (Photo 2). The west gable chimney had a single flue and the east gable chimney had a double flue. All of these features still exist today.

The original fenestration of the Beehive included a centrally-located door on the south (front) elevation flanked by one forty-seven-inch by fifty-five-inch, leaded-glass, casement window on either side (Photo 2). These windows were topped with segmental arches that still exist today (Photo 3). Over each of the first floor south facade windows was an approximately twenty-eight-inch by twenty-four-inch, leaded-glass, casement window on the second floor. There was no window over the front door, originally (see South Elevation Drawing, c. 1704). The first floor north (back) elevation only featured a door, located opposite the front door. On the other hand, the second floor north elevation had two windows nearly opposite the corresponding ones on the south elevation and of the same size. The east elevation had four one or two-paned casement windows: one on the first floor, south end, to light the staircase; one on the second

floor, south end, to light the staircase and one on the north end to light a small closet; and one at the attic level. The west elevation had five one or two-paned casement windows: two on the first floor to light closets which flanked the west fireplace; two on the second floor located above the ones on the first floor to light closets located there; and one at the attic level (see First and Second Floor plans, c. 1704).

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Originally, the house featured a hall-and-parlor plan on the first floor with the hall to the east and the parlor to the west. As was usual in hall-and-parlor plans, the front and back doors faced each other across the hall, and each room had its own fireplace, on opposite gable-end walls. The east fireplace was flanked on the south by a small closet and a box-winder staircase. The west fireplace was flanked by two closets, one on either side (see First Floor Plan, c. 1704).

On the second floor, there was a passageway across the front of the southeast quadrant. The principal chamber, equipped with a fireplace, occupied the rest of the eastern half of the second floor, and two chambers occupied the southwest and northwest corners, respectively (see Second Floor Plan, c. 1704).

At around the same time as the house was built, a one-and-a-half-story, two-bay, one-pile, fieldstone spring house was erected with a steeply (approximately nine on twelve) pitched, side-gabled roof clad in wood shingles. On the south (front) elevation, the roof was extended into a deep overhang to protect the spring house from the hot southern exposure. There were two entrances to the spring house: on the first floor, there was a centrally-located door on the south (front) elevation; on the second (or half) floor there was a door located in the west elevation and accessible via an outside staircase. Possibly, at the time of its construction, the spring house had a leaded-glass, casement window on the second floor east elevation and two leaded-glass, casement windows on the first floor north elevation (see First Floor Plan, c. 1704).

Sometime between 1787 and 1800, the original north (back) entrance of the Beehive was modified in order to accommodate a new one-and-a-half story, two-bay, one-pile, wood-shingled shed-roofed, uncoursed rubble stone, grade-level kitchen ell that was built along the west end of the north elevation of the house (Photo 4). The floor of the new kitchen was three and a half feet lower than the first floor of the house, so the builder provided access from the house to the new addition by lowering the sill of the original north entrance and hanging a short run of stairs from the first floor joists to the floor level of the ell (Photo 5).

The east end of the north elevation of this ell featured a tall, stone and brick chimney built to accommodate the new kitchen fireplace. The east elevation featured a pent roof over a door and

double-hung sash window and under a centrally located double-hung sash window on the second floor (Photo 6). The west elevation mirrored the east in its fenestration except that the door on the west elevation was pushed towards the center of that wall to accommodate the box winder staircase in the interior southwest corner of the new kitchen (Photo 4 and see First Floor Plan, c. 1790). Originally, the chamber over

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County: Chester Municipality: Thornbury  
Township \_\_\_\_\_  
Address: 1345 South Concord Road/West Chester, Pa. 19382  
Historic/Other Name: The  
Beehive

---

the kitchen ell did not have access to the main house, possibly because it was meant to be used by a hired hand (see Second Floor Plan, c. 1790). The existing well, located just to the north of the east door of this ell, was probably dug at this time for convenience. The west wall of this well is also the outside of the east wall of the foundation of the kitchen ell.

Possibly at the same time, the first floor casement windows in the house were replaced with fifty-one-inch by forty-five-inch, double-hung sash windows (Photos 2 & 3). This replacement had to have occurred at some point after 1720, when sash windows became common in Chester County. Also possibly at the same time, all of the other leaded-glass casement windows were replaced with one, two, or four-paned casements.

There is evidence (cut-off outriggers) that a frame front entrance porch existed at some time before a full-length front porch was added in the mid to late-1800s. It is unclear whether this porch was original to the house, or added later. If it was added later, it probably was added at this time (1787-1800) when other modifications were being made to the house.

Between 1852 and 1895, several minor changes were made to the Beehive, not necessarily all at the same time. A full-length, one-story, frame porch was added to the south (front) elevation of the house. When this porch was added, the front of the house was whitewashed as were the first floor of the east elevation of the kitchen ell and the south elevation of the spring house. It is possible that a "1705" datestone was added to the middle, but off-center, of the second floor south elevation of the house during this time period. And the two windows on the north elevation of the spring house were probably blocked up during this time and a nine-paned casement window was added to its first floor east elevation (Photo 7).

In 1906, the Beehive underwent a major renovation, which included the addition of a one-story, two-bay, one-pile, low-pitched shed-roofed, stone "workroom". This ell was added to the east end of the north elevation of the 1790s kitchen and abutted the west elevation of the spring house. It featured two, six-paned casement windows on its first floor north elevation and a door on the north end of its west elevation. It does not appear that this ell was accessible from the

interior of either the house (through the 1790s kitchen) or the spring house.

With the erection of the workroom on its west flank, the spring house under went some modifications in order to accommodate the new addition. First, the second floor door on its west elevation was blocked up and the outside staircase was removed. The old first floor north elevation windows that had been blocked up were reopened and

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 County: Chester Municipality: Thornbury  
 Township \_\_\_\_\_  
 Address: 1345 South Concord Road/West Chester, Pa. 19382  
 Historic/Other Name: The  
Beehive

---

reinstalled with four-paned casement windows, instead of the original leaded-glass casements (Photo 8). The front door on the south elevation was moved to the west end of that wall and a two-paned casement window was inserted in part of the space once occupied by the door (Photo 9). And the pent roof on the east elevation of the 1790s kitchen was replaced by the extension of the spring house roof overhang. The extension stopped at the north wall of the house (Photos 10 & 11).

The main house also underwent modification. First, the frame, full-length, front porch was replaced with a twelve-by-eleven, hipped-roofed, arched, stone entrance porch. Second, the 1705 datestone was covered up. Third, the north casement window on the second floor west elevation was replaced by a double-hung sash window of approximately the same size as those on the first floor south elevation. This may be indicative of the two west chambers on the second floor being made into one. And fourth, the one or two-paned attic casement windows on either gable end were replaced by two, two-paned casement windows on each gable end (Photos 1 & 4).

Finally, the roofs of the house, the spring house, and both additions were resurfaced with yellow Spanish tile. The whole complex was then stuccoed (which is possibly how the datestone was covered up). At the same time, a low stone wall was erected in front of the house along the road and the grounds around the house and its accoutrements were re-graded.

Between 1909 and 1931, several modifications and changes were made to the Beehive, again, not necessarily all at the same time. First, the walnut partition between the hall and the parlor on the first floor of the main house was removed to create one large room (see First Floor Plan, c. 1930). Possibly at this time, the closets on either side of the west fireplace were also removed (Photo 12). Second, the existing "courtyard" that is located between the house, the spring house, and the 1790s kitchen was created with the erection of a tall, U-shaped, stone wall. The larger, southern upright of the "U" extended the house's north wall east to a point opposite the shorter, northern upright of the "U" that extended the south wall of the spring house east, and the bottom stroke of the "U" connected the two uprights of the "U" (Photo 7). The courtyard, as originally constructed, was not accessible to the outside - it was only accessible through the 1790s kitchen. And finally, the stone "workroom" either disappeared all together, or, fell into such a

state of disrepair that the next owners were forced to have it removed.

In circa 1934, the final major renovation of the Beehive took place before the 1980s. First, a modern bathroom, with a window, was installed at the front center of the second floor. This installation caused the second floor plan to be changed. The original main bedroom

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
 County: Chester Municipality: Thornbury  
 Township \_\_\_\_\_  
 Address: 1345 South Concord Road/West Chester, Pa. 19382  
 Historic/Other Name: The  
Beehive

---

was decreased in size and, if the two lesser chambers had not been combined by this time, then they were now combined to serve as the master bedroom. A doorway was punched through the second floor north wall to the chamber over the 1790s kitchen ell in the southwest corner of which was installed another modern bathroom (see Second Floor Plan, c. 1930). This configuration still remains today. This rearrangement also caused the fenestration on the second floor south elevation to change. A third casement window, to match the other two, was installed between the other two. The installation of this window caused the 1705 datestone to be removed (see Photos 1 & 2).

Second, most of the hardware, some of which was missing, was replaced, the fireplace cranes were replaced, and the original first floor boards were replaced. And third, the stone front porch was replaced with a frame door-hood over the front door (Photos 1 & 2).

At this time, the second kitchen ell was constructed. It replaced the earlier stone "workroom" and was added to the north elevation of the first kitchen ell (1790s) and the west elevation of the spring house. It was a one-story, two-bay, one-pile, low-pitched shed-roofed, stone addition with a door and three casement windows on the north elevation and a casement window on the west elevation (Photo 13). An interior door was knocked into the north elevation of the 1790s kitchen as well as into the west elevation of the spring house to finally connect the spring house with the house (see First Floor Plan, c. 1930).

And finally, a one-and-a-half-story, two-bay, two-pile, fieldstone garage with a steeply pitched, front-gabled roof clad in wood shingles was erected to the northeast of the house. This structure was designed to look like a vernacular stone outbuilding and may have replaced an earlier frame outbuilding located approximately on the same site (Photos 14 & 15).

Sometime after 1935, all of the yellow Spanish tile roofs were replaced with wood shingles. By 1983, the 1935 kitchen ell had been roofed with metal.

Sometime after 1983, an entrance was knocked into the south end of the east wall of the courtyard to open it up to the outside. A small wooden arbor was erected in front (to the east) of the new entryway (Photo 7).

In 1989, the third kitchen ell was added to the west end of the north elevation of the 1935 kitchen ell. The new kitchen is one-and-a-half-stories tall and is constructed of wood clapboards and features a side-gabled, wood-shingled roof. The fenestration of this kitchen ell is varied with a one-and-a-half-story, square, bay window on the west elevation which is divided into six, nine-over-nine sash windows; and one pair of double-hung sash windows on the west end of the north

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
County: Chester Municipality: Thornbury  
Township \_\_\_\_\_  
Address: 1345 South Concord Road/West Chester, Pa. 19382  
Historic/Other Name: The  
Beehive

---

elevation; one pair of six-paned casement windows on the east end of the north elevation; one six-paned casement window on the east elevation; a quartette of four-paned casement windows in the east elevation gable; and one six-paned casement window on the south elevation. The west elevation bay window is flanked by two French doors, one on each side; however, only the north one is used as a door at this time (Photos 13 & 16). In 1992, this addition won the Second Place Design Award for Sympathetic Additions from the National Trust for Historic Preservation.

In order to achieve easy traffic flow and to accommodate a right-angled staircase to a new family room located in the basement of the new kitchen ell, the west gable wall and the west end of the north wall of the 1935 kitchen were removed. The west gable wall was replaced with a clapboarded wall with a trio of large, nine-over-nine, sash windows and the west side of the north wall was simply opened up for access to the third kitchen addition. The 1935 kitchen ell was rearranged to accommodate a laundry room, small butler's kitchen, and a right-angled staircase located along the interior of the new west gable wall (see First Floor Plan, c. 1990).

In conclusion, the Beehive House shows good integrity as a very early Eighteenth Century farmhouse that has been modified over the years to accommodate the changing needs of the owners or occupants of the property. For instance, the four additions made to the house in the course of its life have been made to the back of the house, leaving the front to demonstrate what the house looked like when it was first built. And although the front facade fenestration has been modified, traces have been left of the original fenestration to indicate what it was. The interior has gone through more drastic changes than the exterior; and yet, much of the original fabric of the interior is still left, including the original floor boards on the second floor of the house and 1790s kitchen ell, and the original configuration has left evidence of its appearance behind in the form of "ghosts" to be seen on floors, walls, and ceilings. Therefore, there is still enough evidence left of the original configuration and appearance of the building to enable the historian to piece together the architectural history of this resource.

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
County: Chester Municipality: Thornbury  
Township \_\_\_\_\_  
Address: 1345 South Concord Road/West Chester, Pa. 19382  
Historic/Other Name: The  
Beehive

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HISTORICAL NARRATIVE:

The Beehive House is significant under Criteria A, B, and C because of its association with the history of the early settlement of Thornbury Township and the surrounding area, its association with the locally prominent Woodward and Brinton families, and because it is a good example of both the early Eighteenth Century architecture of houses erected in Chester County and the changes wrought over time to these houses. The Beehive was erected in circa 1705 and is now one of the oldest extant house in Thornbury Township, Chester County. The house was erected for Richard Woodward, the son of a very prominent citizen of Thornbury Township and Chester County. Eventually, the house was acquired by Caleb Brinton, the grandson of the builder of the Brinton 1704 House in Birmingham Township and a prominent and wealthy citizen of Chester County in his own right. While the house has under gone various modifications to accommodate the changing needs of its occupants, it is still a good example of both the early vernacular architecture out of which emerged the recognizable "Pennsylvania Farmhouse" and the ability of these early houses to adapt to changing times.

On the Sixth Day of the First Month [March] 1687, Richard Woodward, Sr., acquired 230 acres of land in Thornbury. In the same year, Thornbury Township was organized. The Township was named after Thornbury in Gloucestershire, England. George Peirce and his wife were two of the earliest and most prominent settlers of the area; she was originally from Thornbury and the Township was reputedly named to compliment her. Thornbury Township, along with Birmingham and Westtown, are the only Townships in present-day Chester County to have been organized before 1704.

Richard Woodward, Sr., was one of the most prominent settlers in the Township. He was selected for jury duty as early as 1688, and continued, on and off, to sit on juries of various kinds throughout the remainder of the century. In August 1689, he was appointed Supervisor of Highways for the Township for the year. On June 22, 1693, he was attested Constable for the Township.

On February 15, 1695/6, Woodward acquired 230 acres of land in Middletown Township (now Delaware County) from John Worrall. On March 8, 1697/8, Richard Woodward, Sr., was again attested Constable for Thornbury Township. On December 10, 1698, he conveyed 130 acres of his 230 acres in Thornbury to his son, Richard, Jr., and the remaining 100 acres to his son, Edward. After he had settled his Thornbury real estate on his sons, he moved to Middletown Township. He became Supervisor for that Township on March 11, 1700/01 for the

year. On August 27, 1706, Richard Woodward, Sr., was appointed one of the Overseers of the Poor. Woodward continued to serve in various public offices until his death on December 7, 1706 at the age of about 70 years.

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
 County: Chester Municipality: Thornbury  
 Township \_\_\_\_\_  
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 Historic/Other Name: The  
Beehive

---

Richard Woodward, Jr., married Esther Davis in 1695. She died sometime before 1701, when Richard married his second wife, Deborah Stanfield. He was an active member of the Society of Friends and his name appears in the earliest tax records for the Township, starting with 1715. On September 9, 1708, Richard, Jr., acquired 100 acres from Jacob Simcock, son of John Simcock, to add to the 130 acres he had acquired from his father. At some point in time, he also bought about ten acres from Philip Taylor. All of this land was contiguous.

In 1704, a "cart road" was laid out from John Yearsley's house to "the Merchants Mill and county town [Chester]". This road cut through Richard Woodward's land from its boundary with Philip Taylor's land to its boundary with Thomas Eavenson's land. In 1710, this road was extended by a new road which was laid out from Ellis Davis's plantation in Goshen to "the old road already laid out". The new road then followed the bed of the old road until it got to Concord Street, where the old road stopped. The new road then followed Concord Street until it got to Benjamin Mendenhall's land. There it branched off and ran its own course into "the cross street in the said town of Concord". It then followed that street to the land of John Hannum which it crossed to reach the Great Road into Chester.

Sometime around 1705, a coursed rubble stone house was built for Richard Woodward, Jr., on his Thornbury property. The house was built in a vernacular style common to the area in the late 1600s and early 1700s. The Barnes-Brinton House in Pennsbury Township, the Brinton 1704 House in Birmingham Township, the Thomas Eavenson House (Thomas was related to the Woodwards by marriage) in Thornbury Township (all in Chester County), and the Morton Mortonson House in Norwood, Delaware County were all built in a similar style; although the Barnes-Brinton and Mortonson Houses are constructed of brick. Local common wisdom has always associated the construction of the Beehive House, the Brinton 1704 House, the Eavenson House, and the Mercer House (since demolished) with the same mason or builder because they all, originally, looked the same and were constructed in a similar manner.

These houses were constructed on the simple hall-and-parlor floor plan. Hall-and-Parlor Plan Houses, many of which were erected on basement foundations which were taller than grade, had two side-by-side rooms on the first floor. The front entrance was into the hall from which one either entered the parlor next door or ascended the

stairs to the second floor. The back entrance was immediately opposite the front entrance and each room had one window on the front facade, making these houses three bays wide. The chimneys were located on each gable end. The parlor gable end usually had one or two small windows located on either side of the fireplace that was generally used for heating only. The hall gable end usually had no windows because the large cooking fireplace was usually flanked by a

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 Historic/Other Name: The  
Beehive

---

box-winder staircase, a closet, and either a cupboard or a recess. All four of the examples of early Hall-and-Parlor Plan Houses cited above have a different look to them than later Pennsylvania Farmhouses. As Alice Kent Schooler states in her description of the Brinton 1704 House, "The general effect is one of angular, medieval verticality."

In the case of the Beehive, it was positioned on its land facing south and west, usually the most desirable direction to position a house in order to ward off winter's chill; therefore, it had no windows on the first floor of the north (back) elevation. At around the same time, a one-and-a-half story, fieldstone spring house was erected off the northeast corner of the house. Its south facing door was located more or less opposite the northeast corner of the house.

Richard and his wife Deborah and their children lived at the Beehive until 1724. On May 23 and 24, 1724, Richard and Deborah sold 222 acres, 130 perches of land to George Townsend. This 222 acres came out of three contiguous tracts of land which totalled 240 acres of land. On June 3, 1724, Richard and Deborah purchased 1000 acres in Bradford Township (now West Bradford Township, Chester County) and had moved there by November of that year.

In 1725/26, George Townsend and his wife Rosanna sold the 222 acres to Henry Cock. In 1730, Henry conveyed the 222 acres to his son, Benjamin Cock. In 1783, Benjamin's heirs sold 109 acres of the 222 acre-tract to Jesse Harry who turned around and sold, in 1787, the property to Caleb Brinton.

Caleb Brinton was the son of Joseph Brinton, and grandson of William Brinton, the younger, who built the Brinton 1704 House in Birmingham Township, Chester County. He was born in Thornbury Township on July 22, 1727, the eighth child (out of thirteen) and the fifth son (out of seven) of Joseph and Mary Brinton. His mother Mary was the daughter of George and Ann Pierce. This is the same Anne Pierce for whose birthplace Thornbury Township was named. Caleb was married twice, first to Letitia Yansewn and second to Mary Harvey. In 1751, Joseph Brinton died and left his son Caleb a 200-acre tract of land in Thornbury which he had purchased from his (Joseph's) brother William Brinton.

To this 200 acres, Caleb added the 222-acre Beehive Tract in 1787. Sometime between 1787 and 1800, either Caleb or his son George had a

grade-level, one-and-a-half story, fieldstone kitchen ell added to the Beehive. This ell was added onto the west end of the north elevation of the house. In erecting this addition, the builder was forced to remodel the original back entrance to the house. In order to accommodate access to the new kitchen, the back door was lowered to

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 Township \_\_\_\_\_  
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 Historic/Other Name: The  
Beehive

---

grade level and a short flight of stairs to the new doorway was hung from the back of the main floor joists.

In 1826, Caleb Brinton died and his Will was probated. In it he left 300 acres of land in Thornbury Township to George, his son from his first marriage. He noted that George resided on 100 of those acres and the other 200 acres which he received from his father were to be passed on to George's son, Caleb.

In the 1840s, the Brintons erected on the property a new and much bigger stone house for themselves and a large new barn to compliment the house. They called their new home "Greystone". With its completion, the Beehive became a tenant house on the Brinton Farm. The Beehive Tract remained in the Brinton Family until 1902 when the property was bought by Caroline Choate. From the 1840s to 1907, the house was primarily occupied by tenants. Some of these tenants may have worked on the Brinton Farm, some may not have. In 1906, for instance, the tenant was described as a "coachman". It's possible that he worked for the Brintons.

Sometime between 1852 and 1895, a full-length, one-story, frame porch was added to the south (front) elevation of the house which was then white washed as was the first floor of the east elevation of the 1790s kitchen ell and the south (front) elevation of the spring house. A "1705" datestone may also have been added to the middle, but off-center, of the second floor south elevation of the house at some point during this time.

In 1906, workman for John Houston Wyeth thoroughly renovated the Beehive. The renovation included a stone "workroom" that was added to the north elevation of the 1790s kitchen ell; replacement of the full-length front porch with a hipped-roofed, stone entrance porch; and the stuccoing of the entire house. The most important change made was the re-cladding of the roof with yellow Spanish tile. It is reported in a September 6, 1906 Daily Local News article that the tile is "rare on buildings in this vicinity." It is also noted in the article that "[t]he idea for the whole building, when completed, is to represent a real old-fashioned Irish gentleman's house, and it will be a novelty in the neighborhood."

Other improvements that were made to the property at the same time include the erection of a low stone wall along the public road in front of the house, and the grading and seeding of the grounds around

the house. Today, the wall is gone, but the grading has not been changed.

In 1907, Caroline sold the property, now on 27 acres and 97 perches of land, to John Houston Wyeth. Apparently, the Wyeths used this house as a summer home; in the winter, they rented it out. In 1909, John

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
 County: Chester Municipality: Thornbury  
 Township \_\_\_\_\_  
 Address: 1345 South Concord Road/West Chester, Pa. 19382  
 Historic/Other Name: The  
Beehive

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Wyeth sold the Beehive to Morris Dallet, who was a Judge. At some point, James Dallett, the son of Morris and an artist, lived in the Beehive. It is believed that he rendered certain changes made to the house at this time. These changes included the removal of the walnut partition between the hall and parlor on the first floor to create one large room; the removal of the closets on either side of the west gable fireplace; and the erection of a tall stone wall which completely enclosed the "courtyard". By the late 1920s, the house was being used as a tenant house again, with the Brintons' farm manager, Harvey Kershaw, living in the Beehive with his family.

The Dalletts kept the property until 1932, when Morris's heirs sold it to Commander Delmar S. Fahrney (of the U. S. Aviation Services). In 1934-35, Commander Fahrney had the property extensively modernized. He installed a modern bathroom on the second floor, causing the second floor plan to be changed. The original main bedroom had been located in the northeast corner of the house. That room was decreased in size when the bathroom was installed, so the two smaller chambers on the west side of that floor were combined to create a master bedroom. And, in order to have a third bedroom accessible to the main block of the house, a doorway was cut into the wall between the second floor of the main block and the second floor of the kitchen ell. The center window on the second floor and the door hood over the front door were added to the front facade of the house. The 1906 "workroom" was replaced with a stone kitchen ell that became the link between the house and the spring house. In 1935, David Stockwell and his wife moved into the house as tenants. From now on, the occupants of the Beehive, whether they were also the owners or not, were well-educated people with an appreciation for historic architecture. The Beehive ceased to be a working-farm tenant house and became the country home of well-placed Philadelphians or Wilmingtonians.

Fahrney kept the property until 1942 when he sold it to David W. Measuroll. The Measurolls lived on the property until 1970, when David's widow Helen sold the house and five acres of land to William and Martha Reed. In 1973, the Reeds sold the property to John F. Barnes. In 1983, J. Christopher Lang bought the Beehive on 2.024 acres from John F. Barnes.

In 1989, Lang designed and erected a frame kitchen addition to the west end of the north elevation of the 1930s kitchen. When that

project was completed, he turned the spring house into a home office and guest quarters.

In conclusion, the Beehive House is important for three reasons. First, it is associated with two of the most prominent families in Chester County history - the Woodward and the Brintons. Both of these families helped to settle and develop Chester County, particularly eastern Chester County, much of which is now Delaware

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
County: Chester Municipality: Thornbury  
Township \_\_\_\_\_  
Address: 1345 South Concord Road/West Chester, Pa. 19382  
Historic/Other Name: The  
Beehive

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County. Members of the Woodward family played an important role in the early settlement and development of this Township as evidenced by the many Township offices which Richard Woodward, Sr., held during his lifetime and the esteem his son, Richard, was held in by the Society of Friends.

Second, because of its early construction date, the Beehive is associated with the very beginnings of the settlement of Thornbury Township and is evidence of the rapid western development trend of the Colony of Pennsylvania.

And third, the Beehive is important because of its architecture. It is a good example of the early architecture common to Southeastern Pennsylvania between 1685 and 1720 and from which emerged the well-known "Pennsylvania Farmhouse". What is unusual about the Beehive is that while other surviving examples of this architecture were obviously built as "manor houses", in the words of Alice Kent Schooler, the Beehive was built as a simple farmhouse for a hardworking Quaker farmer. And it has been lucky in that it was then expanded along simple architectural lines to accommodate the growing needs of the Brintons, another Quaker farm family. Eventually it was lived in by tenants, both workers on the farm and others. This chain of events has meant that very little major remodelling has been done to the house. Even when a "Gentleman" came along and remodelled the house into a "Manor House", he choose to use simple Irish country houses as his model, rather than a Victorian pattern book, as was the case in the Brinton 1704 House, or the elaborate English country manors as was the case in so many remodellings done in the same time period to various Pennsylvania Farmhouses.

The remodellings and additions that did take place over time eliminated or changed some elements of the house, including the enlargement of some of the windows, the rearranging of the floor plan, the elimination of some of the interior walls, and the addition of exterior fenestration. But in spite of the various remodellings, the Beehive still is able to demonstrated its early construction date. And, because of its remodellings and additions, it reflects its role in the development of Thornbury Township from a wilderness outpost of the Colony of Pennsylvania to a productive agricultural community in the Commonwealth of Pennsylvania.

Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
County: Chester Municipality: Thornbury Township  
Address: 1375 South Concord Road/West Chester, Pa. 19382  
Historic/Other Name: The Beehive

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Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
County: Chester Municipality: Thornbury Township  
Address: 1375 South Concord Road/West Chester, Pa. 19382  
Historic/Other Name: The Beehive

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Survey Code: \_\_\_\_\_ Tax Parcel/Other No: 66-04-0020.02  
County: Chester Municipality: Thornbury Township  
Address: 1375 South Concord Road/West Chester, Pa. 19382  
Historic/Other Name: The Beehive

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**MAJOR BIBLIOGRAPHICAL REFERENCES, PAGE**

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