

LONGWOOD: A BUILDING INVESTIGATION AND INTERVENTION  
PROPOSAL FOR THE COX HOUSE, KENNETT SQUARE,  
PENNSYLVANIA

Roy Joseph Ingraffia, Jr.

A THESIS

in

Historic Preservation

Presented to the faculties of the University of Pennsylvania in  
Partial Fulfillment of the Requirements for the degree of

MASTER OF SCIENCE

2004

---

Advisor  
John D. Milner, FAIA  
Adjunct Professor

---

Reader  
Randal Mason  
Associate Professor of Architecture

---

Graduate Group Chair  
Frank G. Matero  
Associate Professor of Architecture

## ACKNOWLEDGMENTS

I would like to thank the faculty of the University of Pennsylvania Graduate program in Historic Preservation for their guidance over the past two years. The knowledge I have gained from their instruction is more than I could ever have imagined. I would like to give special thanks to Frank G. Matero, John D. Milner, and Randy Mason for helping me open doors I never knew existed. To the management and staff of Longwood Gardens, especially Mr. Fred Roberts, Mrs. Sandra Reber, and Mr. Joe Hamilton, I thank you for allowing me access to study this very important site. I would also like to thank Mrs. Mary Dugan, of the Kennett Underground Railroad Center, and Mr. Christopher Densmore, of the Friends Library at Swarthmore College, for taking the time to speak with me about John and Hannah Cox and the Progressive Quakers of Chester County. Last but certainly not least, I would like to thank Erin, the love of my life, and my parents for their love and prayers and for always supporting me in following my dreams.

TABLE OF CONTENTS

ACKNOWLEDGEMENTS..... ii

TABLE OF CONTENTS.....iii

LIST OF IMAGES.....v

INTRODUCTION.....1

CHAPTER 1: HISTORICAL SIGNIFICANCE.....7

    QUAKER SITUATION IN 19<sup>TH</sup> CENTURY CHESTER COUNTY, PA..... 7

    JOHN AND HANNAH COX & THE UNDERGROUND RAILROAD..... 12

CHAPTER 2: BUILDING EVOLUTION.....19

    1797-1830..... 19

    1830-1910..... 21

    1910/1920-PRESENT..... 24

CHAPTER 3: BUILDING INVESTIGATION.....27

CHAPTER 4: RECOMMENDATIONS.....63

    MANAGEMENT PLAN..... 63

    INTERVENTION..... 64

        “MOTHBALL”..... 65

        RESTORE/RECONSTRUCT ON CURRENT SITE..... 66

            EXHIBITION SPACE..... 67

        RELOCATION AND RESTORE/RECONSTRUCT..... 69

            CHOOSING A NEW SITE..... 70

            MOVING PROCEEDURE..... 70

            HISTORIC DESIGNATION..... 72

    PRESERVATION..... 73

iii

“DO NOTHING” .....	74
ADDITIONAL RECOMMENDATIONS.....	74
CONCLUSION.....	76
ENDNOTES .....	79
APPENDIX A: COX HOUSE CHAIN OF TITLE.....	81
APPENDIX B: FLOOR PLANS & ELEVATIONS.....	87
LATE 18 <sup>TH</sup> CENTURY CONJECTURAL.....	88
19 <sup>TH</sup> CENTURY CONJECTURAL.....	96
20 <sup>TH</sup> CENTURY.....	104
BIBLIOGRAPHY.....	114
INDEX.....	117

## LIST OF FIGURES

Figure 1: East facade of the Cox house along Route 1 (Baltimore Pike) Kennett Square, Pennsylvania.....	1
Figure 2: John and Hannah Cox (etchings from R.C. Smedley “History of the Underground Railroad in Chester and Neighboring Counties”. Lancaster, PA,).....	8
Figure 3: Longwood Yearly Meeting House, circa 1860’s (Photo from Longwood Gardens Archives). ....	11
Figure 4: Cox house circa 1907 (Photo from Longwood Gardens Archives).....	14
Figure 5: Underground Railroad network in Chester County in the 19 <sup>th</sup> century (From William Kashatus, “Just Over the Line: Chester County and the Underground Railroad”, 2002).....	15
Figure 6: Conjectural 18 <sup>th</sup> Century East Elevation (CAD drawing by author).....	21
Figure 7: Conjectural 18 <sup>th</sup> Century first floor plan (CAD drawing by author)....	21
Figure 8: Cox house, circa 1884, showing kitchen wing off the west facade (Photo from Longwood Gardens archives).....	22
Figure 9: Conjectural 19 <sup>th</sup> Century North Elevation (CAD drawing by author)....	23
Figure 10: 20 <sup>th</sup> Century first floor plan (CAD drawing by author).....	25
Figure 11: Damaged brick underneath stucco on west facade (Photo 2004) .....	28
Figure 12: Brick fire skin attached to cement stucco (Photo 2004) .....	29
Figure 13: Steel columns supporting summer beams in basement (Photo 2004)...	30
Figure 14: Deflected steel beam in basement (Photo 2004) .....	32
Figure 15: Replacement fireplace support at southern end of basement (Photo 2004) .....	33
Figure 16: Remnants of partition boards within framed staircase opening in basement (Photo 2004) .....	34
Figure 17: Opening in root cellar that may be evidence of a well system (Photo 2004).....	35

Figure 18: Air shaft above well system (Photo 2003).....	36
Figure 19: Seam at the base of the east wall in Room 1-1, which shows the bricked-in opening of original front door. (Photo 2004).....	37
Figure 20: Worn mark in southeastern corner of Room 1-1 indicative of corner cabinetry (Photo 2004).....	38
Figure 21: Corner cabinetry in Primitive Hall, Chatham, PA (Photo from Eleanor Raymond “Early domestic Architecture of Pennsylvania, 1931) .....	39
Figure 22: Closed fireplace system in Room 1-1 (Photo 2004).....	40
Figure 23: Evidence of a stove pipe in fireplace system in Room 1-1 (Photo 2004).....	41
Figure 24: Seam on west wall of Room 1-1. Evidence of original framed wall section (Photo 2004).....	42
Figure 25: Seam on east wall of Room 1-2. Evidence of original framed wall section (Photo 2004).....	43
Figure 26: Detail of seam on east wall of Room 1-1. Showing early section and later addition (Photo 2004).....	44
Figure 27: Wood nailing block on west wall of Room 1-2 (Photo 2004).....	45
Figure 28: Fireplace and cabinetry in southeast corner of Room 1-2 (Photo 2004).....	46
Figure 29: View of rearranged floor boards in Room 1-2, form basement (Photo 2004).....	47
Figure 30: Interior and exterior sides of original west facade door, located at the Kennett Underground Railroad Center (Photo 2004)....	48
Figure 31: Evidence of a cheek wall for a large cooking fireplace in Room 1-5 (Photo 2004).....	50
Figure 32: Brick not keyed in to exterior masonry on west side of fireplace in Room 1-5 (Photo 2004).....	51
Figure 33: Seam in plaster above fireplace in Room 1-5 (Photo 2004).....	52

Figure 34: Stone lintel and niche on west side of fireplace in Room 1-5, evidence of a bake oven. (Photo 2004).....	53
Figure 35: Period photographs showing evidence of repointing in brick that is indicative of a bake oven having been removed. (Photos from Longwood Gardens archive).....	54
Figure 36: Damaged 19 <sup>th</sup> century plaster on east wall of Room 1-5 (Photo 2004).....	55
Figure 37: Remnants of a wooden lintel adjacent to window on west wall of Room 1-5 (Photo 2004).....	57
Figure 38: Brick infill on the exterior west facade of Room 1-5 (Photo 2004).....	58
Figure 39: Chimney system in Room 2-6 shortened (Photo 2004).....	60
Figure 40: Seams on west wall of Room 2-6, indicative of two different walls (Photo 2004).....	61
Figure 41: Shadow on floor of Room 2-6, evidence of a framed wall (Photo 2004).....	62
Figure 42: Late 19 <sup>th</sup> century photograph of the Cox Farm, showing Granary in the background (Longwood Gardens archive).....	68

## LIST OF DRAWINGS

Conjectural Late 18 <sup>th</sup> century east facade elevation (AutoCAD drawing by author 2004).....	88
Conjectural Late 18 <sup>th</sup> century north facade elevation (AutoCAD drawing by author 2004).....	89
Conjectural Late 18 <sup>th</sup> century west facade elevation (AutoCAD drawing by author 2004).....	90
Conjectural Late 18 <sup>th</sup> century south facade elevation (AutoCAD drawing by author 2004) .....	91
Conjectural Late 18 <sup>th</sup> century 3 <sup>rd</sup> floor plan (AutoCAD drawing by author 2004) .....	92

Conjectural Late 18 <sup>th</sup> century 2 <sup>nd</sup> floor plan (AutoCAD drawing by author 2004) .....	93
Conjectural Late 18 <sup>th</sup> century 1 <sup>st</sup> floor plan (AutoCAD drawing by author 2004) .....	94
Conjectural Late 18 <sup>th</sup> century Basement floor plan (AutoCAD drawing by author 2004) .....	95
Conjectural 19 <sup>th</sup> century east facade elevation (AutoCAD drawing by author 2004) .....	96
Conjectural 19 <sup>th</sup> century north facade elevation (AutoCAD drawing by author 2004) .....	97
Conjectural 19 <sup>th</sup> century west facade elevation (AutoCAD drawing by author 2004) .....	98
Conjectural 19 <sup>th</sup> century south facade elevation (AutoCAD drawing by author 2004) .....	99
Conjectural 19 <sup>th</sup> century 3 <sup>rd</sup> floor plan (AutoCAD drawing by author 2004) .....	100
Conjectural 19 <sup>th</sup> century 2 <sup>nd</sup> floor plan (AutoCAD drawing by author 2004) .....	101
Conjectural 19 <sup>th</sup> century 1 <sup>st</sup> floor plan (AutoCAD drawing by author 2004) .....	102
Conjectural 19 <sup>th</sup> century Basement floor plan (AutoCAD drawing by author 2004) .....	103
20 <sup>th</sup> century east facade elevation (AutoCAD drawing by author 2003) .....	104
20 <sup>th</sup> century north facade elevation (AutoCAD drawing by author 2003) .....	105
20 <sup>th</sup> century west facade elevation (AutoCAD drawing by author 2003) .....	106



20 <sup>th</sup> century south facade elevation (AutoCAD drawing by author 2003) .....	107
20 <sup>th</sup> century 3 <sup>rd</sup> floor plan (AutoCAD drawing by author 2004) .....	108
20 <sup>th</sup> century 2 <sup>nd</sup> floor plan (AutoCAD drawing by author 2004) .....	109
20 <sup>th</sup> century 2 <sup>nd</sup> floor joist plan (AutoCAD drawing by author 2004) .....	110
20 <sup>th</sup> century 1 <sup>st</sup> floor plan (AutoCAD drawing by author 2004) .....	111
20 <sup>th</sup> century 1 <sup>st</sup> floor joist plan (AutoCAD drawing by author 2004) .....	112
20 <sup>th</sup> century Basement floor plan (AutoCAD drawing by author 2004) .....	113

## INTRODUCTION

The communication of cultural heritage through the built environment involves accurately interpreting history and properly caring for its future. “Longwood” is a historic site rich with regional and national significance and fraught with many issues. Known locally as the Cox House, for its association with the 19<sup>th</sup> Century Quaker inhabitants John and Hannah Cox, the building and surrounding property have the potential of becoming an active heritage site. This report will examine the issues surrounding the site's current condition and examine ways in which a management plan might best suit the building both as a structure and as an interpretive tool.



Figure 1: East facade of the Cox house along Route 1 (Baltimore Pike)  
Kennett Square, Pennsylvania (Photo 2004)

Chester County, during the 19<sup>th</sup> Century, was home to a group of Quaker abolitionists known as the Longwood Progressive Friends. These Quakers

involved themselves in social issues, such as the women's rights and abolitionist movements, and associated themselves with non-Quakers. Their stance on these issues followed a nationwide trend among Friends that resulted in the division of Quaker Meetings and the formation of Progressive Friends. Some of the Progressive Friends went as far as to actively participate in the Underground Railroad

The Underground Railroad was a national secret effort to transport fugitive slaves from the oppression of southern states to the free states of the north. This network consisted of whites, free persons of color, and free slaves, all working together in confidentiality to provide a chance of freedom to those who were trying to flee the bonds of slavery. A few brave individuals, such as Harriet Tubman, acted as "conductors" on this "railroad", guiding fugitives from one stop to the next. These stops were the homes or farms of sympathetic abolitionists, who, by assisting in this effort, were in violation of the fugitive slave act. Despite the government's attempts to subdue the Underground Railroad, thousands of runaway slaves made their way to freedom.

The Coxes were founding members of the Progressive Friends and known sympathizers of the abolitionist movement. Documentary evidence suggests that their house was a place of refuge for fugitives and runaway slaves. Located within East Marlborough Township, in Kennett Square, Pennsylvania, just twenty miles north of the Mason-Dixon Line, the house may have been one of the many stops along the Underground Railroad network in Southeastern Pennsylvania.

The building has had a lively construction history and today appears nothing like it did during the occupation of the Cox family. Documentary evidence suggests that the building was originally constructed in 1797 and has undergone at least two extensive building campaigns since its construction, the most dramatic taking place circa 1910. Many of the interior and exterior features and finishes associated with the Cox period have been either removed or obscured by these subsequent stylistic changes. Alterations may have also compromised the integrity of certain structural members and further investigation is recommended. All of these changes pose obstacles in terms of accurately interpreting the site.

The property is currently owned by Longwood Gardens, a private horticultural display garden created by Pierre S. du Pont on the grounds of his estate. The Cox House property abuts the original du Pont Estate and was purchased by Longwood Gardens in 1996. At the time of acquisition, the administrators of Longwood Gardens did not fully understand the historical importance of this site. However, within the last two years the Director of Longwood Garden has been actively interested in creating a management plan that will include the restoration and interpretation of the site. Local organizations such as the Kennett Underground Railroad Center, Swarthmore Friends Library, and the Chester County Historical Society have expressed interest in providing assistance with such a venture.

Many of the issues regarding interpretation of the site are associated with its current condition and its immediate surroundings. The building is situated

along the edge of Route 1 and recent road widening campaigns have begun to encroach on the site. If this section of road is widened again, the building may be adversely affected by the increase of heavy traffic. Therefore, it is necessary to closely evaluate the significance of the site and its condition, to determine whether the building should be moved.

Moving the building is an option that may need to be considered. Removing historic buildings from their original site can dramatically alter the historical integrity of the site and disrupt the archaeological remains and relationship between the building and the surrounding landscape. However, if the building is threatened by unavoidable circumstances, then the various forms of transportation methods (total disassembly, partial disassembly, or intact) need to be addressed. The outcome of relocating the building should be addressed to determine how it will affect the potential of communicating the story of the Cox Family.

To present the significance of this site and place it into the historic context of its surroundings, a management plan should be created and executed. Management of this site is dependant on outlining the values of the site, historical and contemporary, and creating policies that will protect these values. This report does not examine in detail the current mission of Longwood Gardens and the policy toward interpretation of historical resources on their grounds. However, general management issues are referenced as a means of establishing a baseline for proper planning procedure.

There are many different approaches toward intervention. Restoration and reconstruction, in contrast to preservation, requires a more extensive plan built upon the available information. However, it can never be certain that what has been restored or reconstructed is entirely accurate. Any intervention will ultimately change the appearance of the building, and could transform the building to a period that never existed in its history. To prevent this from happening, the site must be documented in full and its evolution understood so that an accurate interpretation can be presented.

One of the most important questions that should be asked is, “how can this site be accurately interpreted and function as active educational center?” Though the building in its current configuration may not be able to adequately tell the story of the Cox Family, it is important that the buildings evolution not be overlooked but rather incorporated into the interpretation of the site. The managers have the ability to create an interactive site that not only focuses on the Coxes, the Progressive Friends, and the Underground Railroad, but the horticultural history that was begun by the Pierces, fostered by Pierre S. du Pont, and carried on by Longwood Gardens.

Determining whether heritage tourism can fit within the overall mission of Longwood Gardens is essential to its sustainability as a historic site. Heritage tourism, as defined by the National Trust for Historic Preservation, is “traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources”. As a manager of a heritage site, this means creating a plan that may

include collaboration with community organizations, the creation of a dynamic interpretive program that focuses on the qualities unique to this site, the preservation of cultural and natural resources, and the development of a marketing plan.<sup>1</sup> This is a unique opportunity for the managers, the community as a whole, and visitors to continue exploring the rich cultural history of Chester County.

## CHAPTER 1: HISTORICAL SIGNIFICANCE

### QUAKER SITUATION IN 19<sup>TH</sup> CENTURY CHESTER COUNTY, PA

During the early 19<sup>th</sup> century, many Quaker communities throughout the country underwent a “division of sentiment”<sup>2</sup>. These groups were divided on issues such as women’s rights, the free expression of ideas, temperance, and the abolitionist movement, all of which centered on the involvement of Friends in the politics of non-Quakers. Major divisions in opinion began to arise in Chester County during the 1840’s and eventually led to the separation of the Society of Friends in Chester County in the 1850’s. John and Hannah Cox were among the group of newly formed Progressive Friends who were instrumental in bringing important social issues to the forefront of public discussion (figure 1). It is in understanding the motivations behind this separation and the actions that followed that defines the multidimensional importance of this site.

Although the Friends of Chester County had been split on a variety of social issues for many years it was the anti-slavery movement that brought the most controversy. Quakers throughout Pennsylvania agreed that slavery was an inhumane institution and “in 1759, the Philadelphia Yearly Meeting, the governing body of Friends in southeastern Pennsylvania, forbade members to continue any involvement in the slave trade”<sup>3</sup>. The Philadelphia Yearly meeting later revised this statement in 1776 to include the disownment of members for such involvement. In blatant violation of the Federal Fugitive Slave Law of 1793,



many radical Quaker abolitionists became actively involved in assisting runaway slaves.

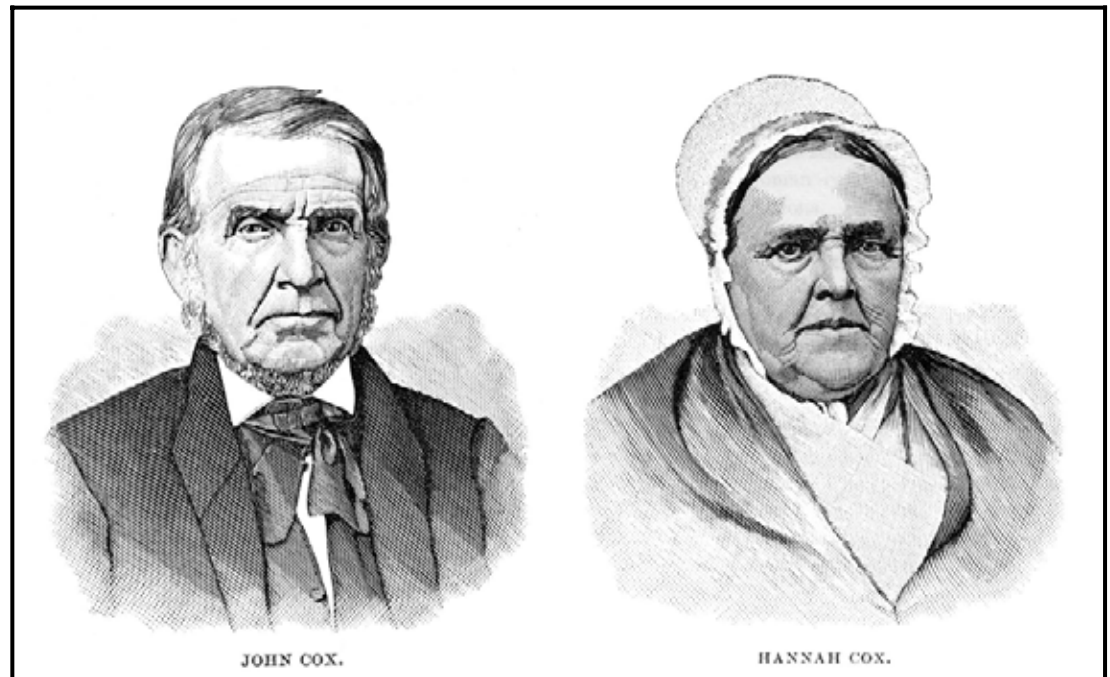


Figure 2: John and Hannah Cox (etchings from R.C. Smedley *History of the Underground Railroad in Chester and Neighboring Counties*. Lancaster, PA, 1883.)

Anti-slavery societies began to appear throughout Chester County during the early 1830's and included a large number of Quaker members. Quaker leaders “earnestly opposed”<sup>4</sup> association in these societies and argued that “consistent adherence to their (Quaker) testimonies as a religious body was all that was required of them in relation to the practice of slaveholding”<sup>5</sup>. Some abolitionist Friends saw this type of attitude by their brethren as a hindrance to the anti-slavery cause and reflected a pro-slavery opinion. It was during this period that the Cox's received “relinquishment of membership” from the Kennett Monthly Meeting for association with “another professedly religious society.”

Hannah Cox was released in 1829 and John Cox in 1835. They had been associating with other Quakers with similar liberal views and were therefore seen as participants of another organized meeting.

The 1840's proved to be a pivotal time for the Quaker Friends of Chester County. Members of the Society of Friends, who were sympathetic of the abolitionist movement, became impatient with the lack of initiative taken by the Western Quarterly Meeting on the issue. A few individuals, such as Esther Coates of the Fallowfield Monthly Meeting, requested release from the Society of Friends and chose to share their opinions with more sympathetic groups.

Aside from individual Quaker involvement in the abolitionist movement, there was a growing argument by non-abolitionist minded Quakers over the use of Meeting Houses for the congregation of Anti-Slavery meetings. One such meeting at the Fallowfield Monthly Meeting House, of the East Fallowfield Anti-Slavery Society, in January of 1845, resulted in a riot. In the late summer of that very same year the People's Hall was opened to provide a non bias space for the free discussion of issues. Construction of this hall provided a neutral forum for the discussion of social and political issues and represented the beginning of a physical separation between Quakers of different viewpoints.

Open discussion regarding the future of the Society of Friends spread throughout southwestern Pennsylvania. Although separation seemed imminent during the late 1840's, Quakers still held together and a series of conferences ensued in 1845-46 regarding whether or not the Society of Friends could still make progressive decisions. In the process of sorting out the role of Friends

policy in regards to slavery, an unexpected reexamination of the Quaker organization occurred. Some members not only began to question the hierarchy of the organization but also the free exchange of ideas and the separation between men and women's meetings. Aware that this was the same type of discussion that had led to the separation of Quaker Meetings in other states, Quaker leaders in Chester County did their best to resolve the conflict.

By 1851 the Kennett Monthly Meeting (part of the Western Quarterly Meeting) had divided amongst themselves and both groups held different meetings under the same name. Progressive Friends who took part in this "irregular meeting under the assumed name of 'Kennett Monthly Meeting'" soon joined with Progressive members of the Marlborough Preparative Meeting, who had also separated. Western Quarterly Meeting refused to recognize these Progressive Friends, so in 1852, the Progressive Friends petitioned the Philadelphia Yearly Meeting for the creation of a new organization.

In 1853 their request was granted and the organization became known as Pennsylvania Yearly Meeting of Progressive Friends, also known as Longwood Yearly Meeting. In 1854, after having held meetings at the Kennett Meeting House for over a year, the Progressive Friends were denied further use of the space and sought a new location. As leaders of this movement, John and Hannah Cox sold a small portion of their property to the Longwood Yearly Meeting, for the construction of a new meeting house and cemetery grounds. The Longwood Meeting House was erected over the course of the following year and opened for service in 1855 (figure 3).



Figure 3: Longwood Yearly Meeting House, circa 1860's  
(Photo from Longwood Gardens Archives)

What was unique about this new meeting of Progressive Friends was that they had no membership aside from attendance and participation in yearly meetings. They actively invited non-Quakers to attend and speak at their meetings and it was under the roof of the newly constructed meeting house and the surrounding grounds that such noted abolitionists and civil rights advocates as William Lloyd Garrison, Thomas Garrett, John Greenleaf Whittier, Lucretia Mott, Susan B. Anthony, Frederick Douglass, and Elizabeth Cady Stanton were invited to speak.

During the 1850's and 1860's the Longwood Progressive Friends continued to raise public awareness of these social issues and joined in the widespread anti-slavery campaign of the northern states.

Although the Longwood Yearly Meeting continued until the 1940's, many of its members returned to the Kennett Monthly Meeting after being invited back in 1874. This reunion may have been a result of the direct social changes that were prevalent across the nation after the civil war or perhaps it was an attempt to heal wounds within the Quaker Community. Whatever the case might be, the Progressive Friends played an important role in raising public awareness of these social injustices within their own community and elsewhere. It was under this unique set of circumstances that many Friends came to be actively involved in the nationwide abolitionist movement and associated with the Underground Railroad.

#### JOHN AND HANNAH COX & THE UNDERGROUND RAILROAD

Though many Progressive Friends participated in the Underground Railroad, it was never officially sponsored by the group. It wasn't until after the Civil War that people outside of this immediate community became aware of their involvement. It is because of these efforts that many members of their community revered the Coxes during their lifetime and recognized their home as a symbol of their legacy after their death.

Hannah Pierce was born November 12, 1797 in Longwood, the home that had been completed earlier that year by her father Jacob Pierce. As a young

woman, she had been married to a Mr. Pennell, was widowed, and then remarried to John Cox on September 11<sup>th</sup>, 1823 at Longwood. John Cox was born in 1786 and was a carpenter and farmer by trade. He was from East Goshen, Pennsylvania and was also widowed. Prior to his engagement with Hannah Pierce he had been married to Phebe Hall and had a daughter, Mary, and two sons, Thomas and William (who both died in 1815).

John Cox and Hannah resided in East Goshen for the first six years of their marriage and during this tenure had a daughter Lydia and a son Jacob. In 1829 they moved into Longwood, the house that would become their home for the next fifty years, and it was here that they had two more children, Anna and John William.

John and Hannah Cox came to realize early in their lives that involvement in the affairs of non –Quakers and discussion of social issues within the Quaker society was an essential part of practicing their Christian faith. “John Cox was President of the Kennett Anti-Slavery Society, and both he and his wife were frequently sent as delegates to anti-slavery state and national conventions.”<sup>6</sup> The Coxes had been members of the Kennett Monthly Meeting, but over the next few decades John, Hannah and Lydia, were let go for neglecting “attendance of...meetings, and attended the meetings of those (crossed out: who have separated from us) of other denominations.”<sup>7</sup> They were founding members of the Longwood Progressive Meeting of Friends and were activists against social injustices. Although Hannah Cox did not make “speeches in anti-slavery

meetings, (nor) wrote articles for anti-slavery journals...(her) influence was powerful.”<sup>8</sup>



Figure 4: Cox house circa 1907 (Photo from Longwood Gardens Archives)

It is unclear when the Coxes began involvement in the Underground Railroad, but is likely that their home was an important stop along its route (figure 4). The house is situated less than twenty miles from the Mason-Dixon Line, along what was once known as Nottingham Road; a major route from points south and west. Research performed by the Chester County Historical Society has established how this network of fugitives may have operated<sup>9</sup> (figure 5). The Coxes were among a few Kennett Square residents, including Moses and Mary Pennock and Dr. Bartholomew Fussell, who offered their homes and assisted in transporting fugitives from one location to the next.

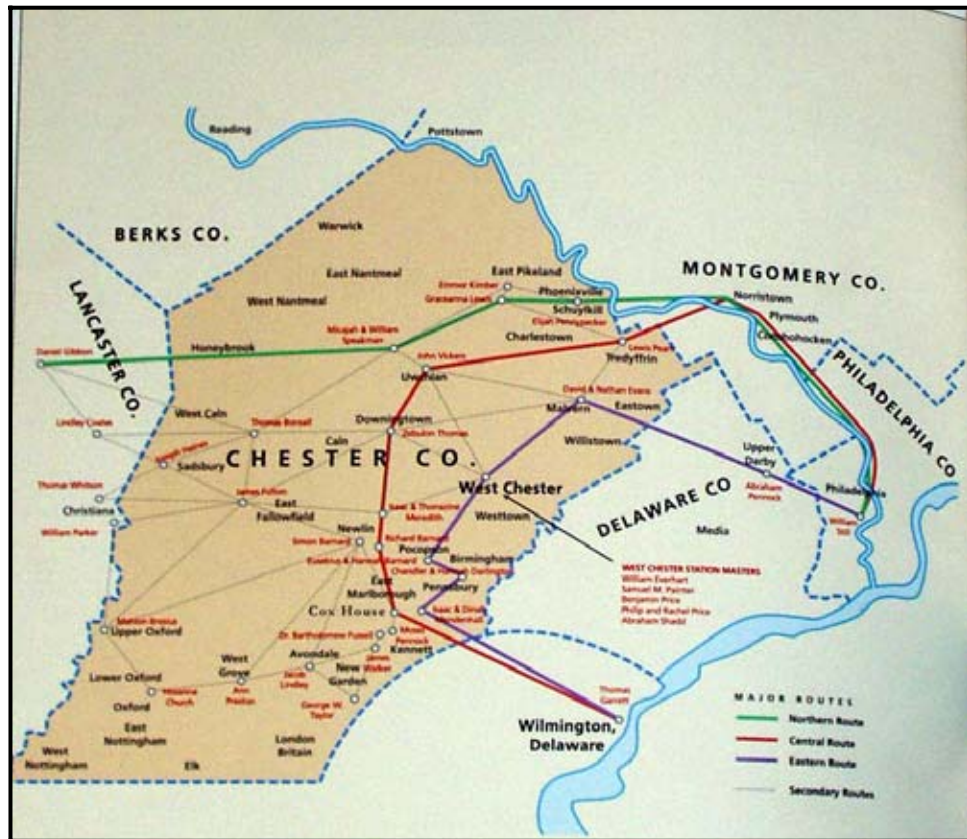


Figure 5: Underground Railroad network in Chester County in the 19<sup>th</sup> century (from William Kashatus, *Just Over the Line: Chester County and the Underground Railroad*, 2002)

Little physical evidence exists to support the claim that the Coxes did in fact harbor runaway slaves; however, there is extensive written testimony as to their involvement. John and Hannah became close friends with William Lloyd Garrison, the well known abolitionist and editor of the anti-slavery newspaper the *Liberator*. In a letter to John and Hannah Cox, on the occasion of their fiftieth wedding anniversary, in 1873, Garrison wrote:

The esteem I cherish for you and your good and faithful husband, is more than words can express. You have been greatly blessed in your married lives, but how many blessings you have bestowed upon others, even a host! What a refuge your sweet quiet home has been to the poor hunted fugitives from southern cruelty and oppression! What perils (you) cheerfully encountered in their behalf! How broad and liberal has been your charity to the weary and foot-sore traveler,



to the poor and needy, to the wretched and suffering, of every degree! How many have hospitably fed at your tables, and kindly accommodated “to help the cause along”- the cause of mercy and freedom, of progress and reform! Perhaps in some instances you may have “entertained angels unawares”; but, if not, one thing is certain – they to whom you have given friendly shelter have received angelic treatment.<sup>10</sup>

Other such references to the Cox’s involvement with the Underground Railroad come from well know sources such as the poems written for them on the same occasion. The Quaker poet and abolitionist, John Greenleaf Whittier, wrote:

And thank you....For your works of love and duty that knew no selfish ends,  
For your hearts and doors set open for the bondman and his friends;

For your steady faith and courage in that dark and evil time  
When the Golden Rule was treason, and to feed the hungry, crime;

For the poor slave’s house of refuge, when the hounds were on his track,  
And Saint and Sinner, Church and State, joined hands to send him back;

Blessings upon you! What you did, for that suffering one,  
Homeless and faint and naked, unto our lord was done;<sup>11</sup>

Bayard Taylor, writer, poet, and world traveler, grew up near the Longwood home and was a close friend of the Cox family. Unable to attend their Golden Wedding anniversary, Taylor sent John and Hannah a poem, from Germany, which reads:

### III

There as a boy, my heart and mind  
Oft fed on gentler manna,  
For John was ever firm and kind,  
And motherly was Hannah:  
And when with hopes of higher law  
The air of home grew warmer,  
How many a preacher there I saw!  
How may a famed reformer!

## VII

Nor these alone, through all the land  
Gives praise where it upbraided;  
There was a sad and silent band  
Your Christian courage aided:  
They came in fear, and straightway found  
Food, rest, emancipation:  
Their "Cox's House" was underground-  
A blessed railway station!<sup>12</sup>

Mary Grew, in response to receiving the invitation to the anniversary celebration, wrote:

It will give me much pleasure to be with you all on such the occasion of the Golden Wedding anniversary of my old time friends, tried and true, my honored fellow workers through the long Anti-Slavery struggle, John and Hannah Cox. Those names will long be remembered by Pennsylvania abolitionists and by many a rescued slave.<sup>13</sup>

Towards the end of the 19<sup>th</sup> century there were two major works published that recounted the events of the Underground Railroad. In 1872, William Still, an African American writer, was asked by the Pennsylvania Anti-Slavery Society "to compile and publish his personal reminiscences and experiences relating to the Underground Railroad". The stories he presents are told from the perspective of both slave and abolitionist, and cover the nationwide effort of the Underground Railroad, including southeast Pennsylvania.

A more local account of this effort was published by Dr. R.C. Smedley in 1883. His book, entitled *The Underground Railroad in Chester and the Neighboring Counties*, is a collection of stories associated with this unique community. He "endeavored to glean only well-authenticated facts, unadorned by the glowing colors of fancy" and includes three separate occasions, between, 1830 and 1857, in which the Coxes assisted fugitives by taking them into their

home, providing them with food and clothing, and transporting them to points further north.

The Coxes and their home played a very important role in this network and it is their home that continued to be recognized as a symbol of their efforts even after their passing. In 1876, Oliver Johnson of the Orange Journal, after the death of Hannah Cox, remarked:

That home, near Kennett Square, is one of the moral and social landmarks of Chester Co., Pa. Hundreds if not thousands of people yet live who have shared its generous hospitality, and the quaint old walls are hallowed by memories of many stirring scenes.

Although Johnson may have exaggerated a bit, he makes it clear that the involvement of the Coxes in the fight against social injustices is very much intertwined with their place of residence. This site is a physical link to this stirring time and these extraordinary people. It is an extremely important component of the Underground Railroad story in Chester County and the nationwide movement to abolish slavery.

## CHAPTER 2: BUILDING EVOLUTION

From information gathered during this investigation and the 2003 HSR, it is evident that the Cox house has undergone at least two major building campaigns and numerous interior stylistic changes since its construction. Although a definitive date of construction has not been established, one written account by a Cox family descendant states that the home was constructed in 1797 by Jacob Pierce.<sup>14</sup> Jacob Pierce was the brother of Samuel and Joshua Pierce who planted the original grove of trees which was known as Pierces' Park and is currently part of Longwood Gardens. (Refer to Appendix A: Chain of Title)

### 1790's-1830's

Refer to Appendix B: 18<sup>th</sup> Century Conjectural Plans & Elevations

The original portion of the brick house was constructed in an "L" configuration atop stone foundation walls and two root sellers at the northwest corner. The house in plan looks like a rectangle with a "cut-out" on the north east corner. Two staircases connected basement, first floor, and second, and third floors. A cooking fireplace and bake oven were part of this original construction scheme and was located in the space currently occupied by a smaller fireplace on the north wall of Room 1-5.

One inch wooden partition walls, lath and plaster framed walls, and brick walls appear to have been used during this early period to separate interior spaces.

A corner fireplace was located in Room 1-6 and would have vented out of the roof by way of a chimney.

The East Elevation had a large hanging porch off the second floor above the front door and a smaller hanging porch off the third floor cutaway. Both of these porches were accessed by doors on their respective floors.

After the death of Jacob Pierce, in 1815, the property was transferred to his two sons Caleb and Jonathan. It is unclear whether the two sons lived in the house during this period, however the estate file states that their mother was to be granted “the use of the two rooms on the first story and the three rooms on the second story....in the west end thereof, and...the privilege of the kitchen pump and oven...also apples of the orchard in the summer season.”<sup>15</sup> The smaller of the two staircases in the house may have been installed when the house was divided to accommodate the mother and her sons.

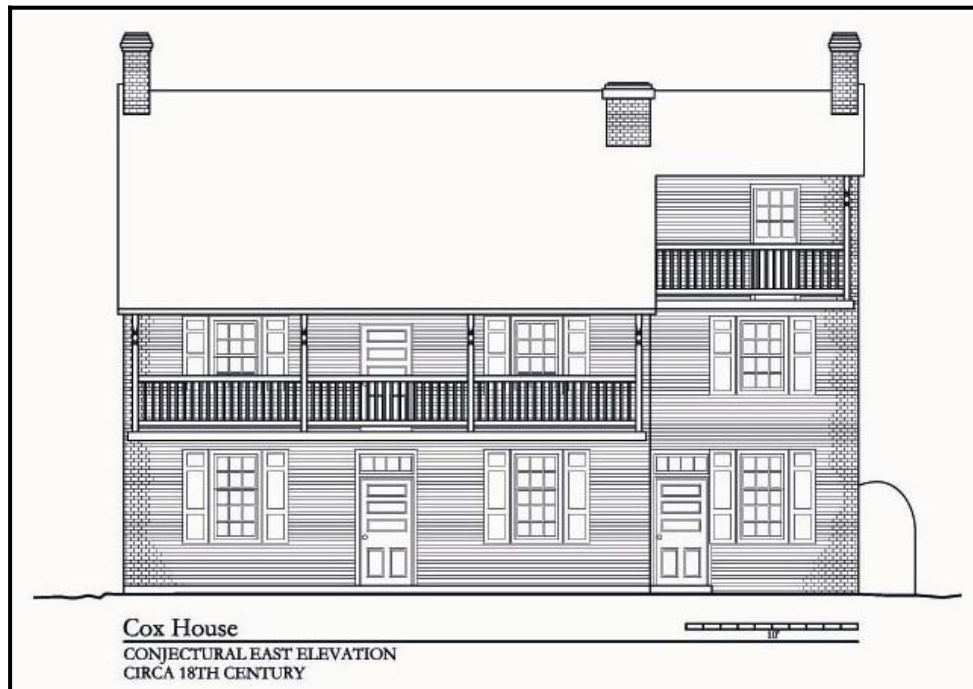


Figure 6: Conjectural 18<sup>th</sup> Century East Elevation (CAD drawing by author)

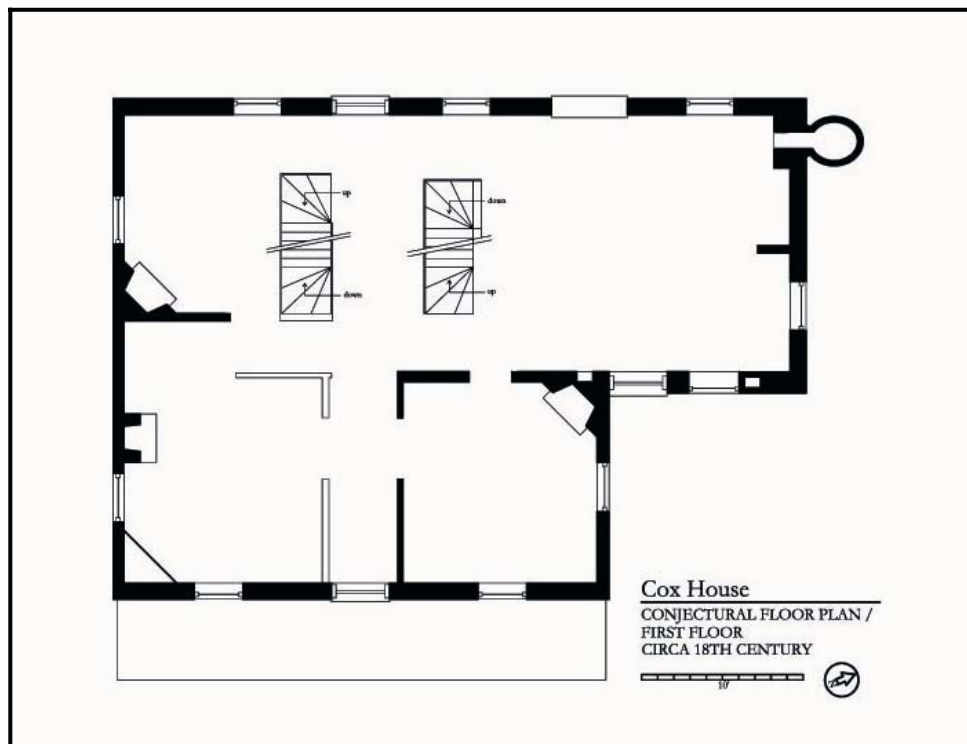


Figure 7: Conjectural 18<sup>th</sup> Century first floor plan (CAD drawing by author)

1830's – 1910's

Refer to Appendix B: 19<sup>th</sup> Century Conjectural Plans & Elevations

In 1829 the property was transferred to John Cox and Hannah Pierce Cox. Molding profiles around door frames and cabinetry dating to this period suggests that John and Hannah Cox redecorated and altered some of the interior spaces during the 1830's or early 1840's. Wooden framed partition walls were removed on the second floor and rooms reconfigured and partitioned with new 5" lath and plaster walls

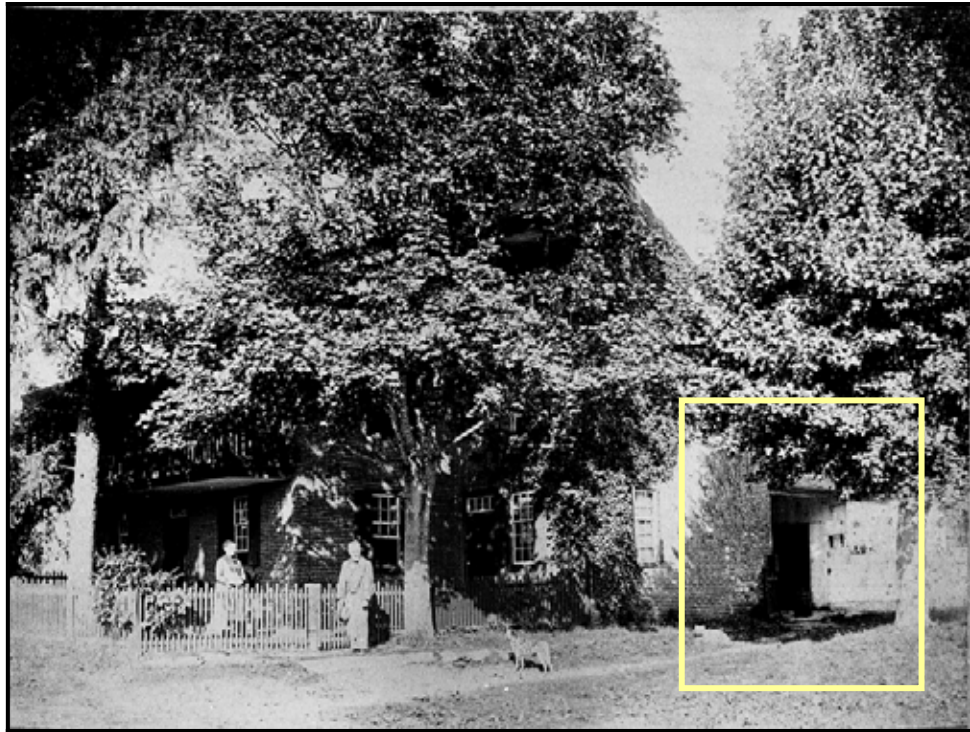


Figure 8: Cox house, circa 1884, showing kitchen wing off the west facade  
(Photo from Longwood Gardens archives)

This investigation has concluded that the Coxes dismantled the cooking fireplace in Room 1-5 early in their occupancy and replaced it with a smaller heating fireplace. It was during this period that the kitchen may have been moved

outside of the house proper and into an attached framed structure attached to the north end of the west elevation. This is the wooden feature that can be seen in late 19<sup>th</sup> century photographs (figure 8 & 9).

It also appears that the corner fireplace in Room 1-6 ceased to be used during the Cox period and the third floor portion of the chimney removed. The removal of this chimney may have corresponded with a new roofing campaign and the addition of a widow's walk atop the ridge.

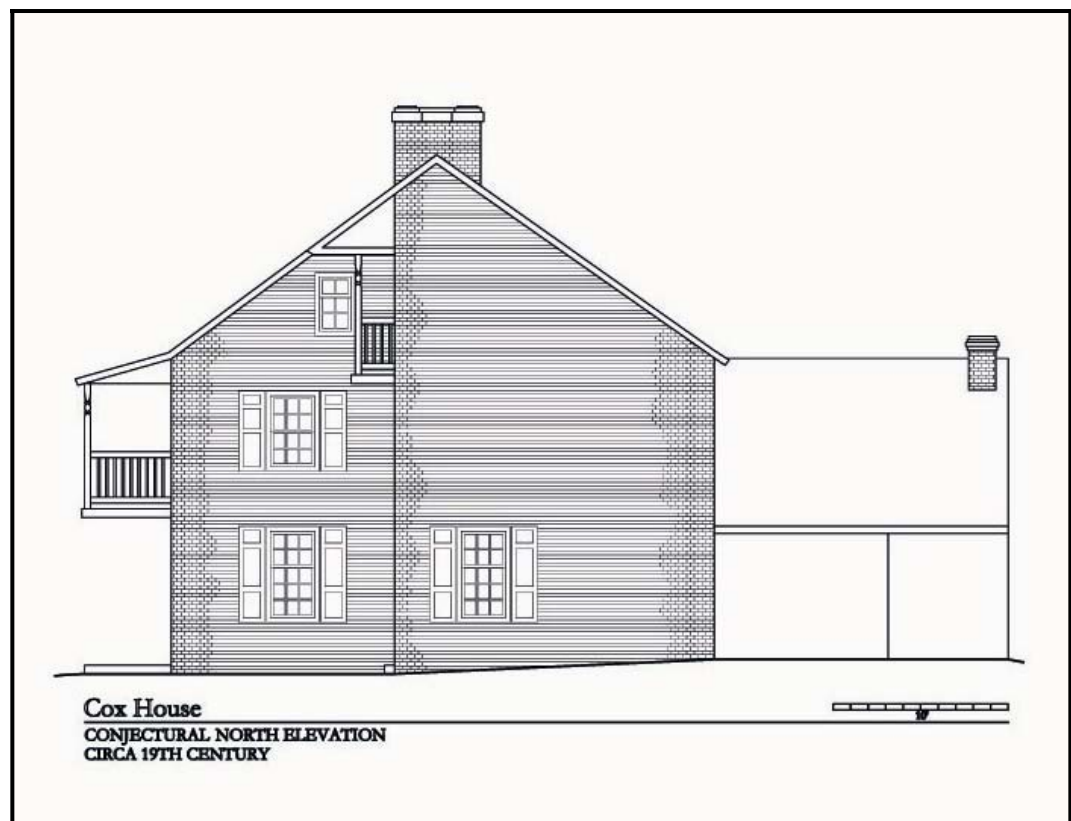


Figure 9: Conjectural 19<sup>th</sup> Century North Elevation (CAD drawing by author)

Within the limited archival documentation available there are two separate references to a veranda. The first describes “(Wentworth) Higginson, tall and



athletic, and his comrades, running races at the dear old home of John and Hannah Cox. I saw also at their home our always jolly Higginson spring up, and catching the railing of that veranda that we so loved, draw himself up on to it.”<sup>16</sup> The other is from a letter to Hannah Cox from Elizabeth Whittier, which she recalls: “today I sat under your vine covered verandah looking out on the familiar yard all gay in its ‘Young Bud & Bloom’...Little Willie was playing on the very block from which I mounted my gallant horse.”<sup>17</sup> The veranda was obviously a favorite place for John and Hannah to visit with their guests, however it is unclear whether this veranda was in fact one of the hanging balconies on the east façade or a feature associated in some way with the west facade.

In 1881, a year after the death of John Cox, the property was transferred to his son Jacob. It remained in the Cox family until 1898 when it was sold to George E. Thatcher.

1910/1920-2004

Refer to Appendix B: 20<sup>th</sup> Century Floor Plans & Elevations

During the ownership by the Thatcher’s, major alterations were performed on the exterior and interior of the house. It was during this period that the “cut-out” in the floor plan was filled in to create the rectangular footprint (figure 10).

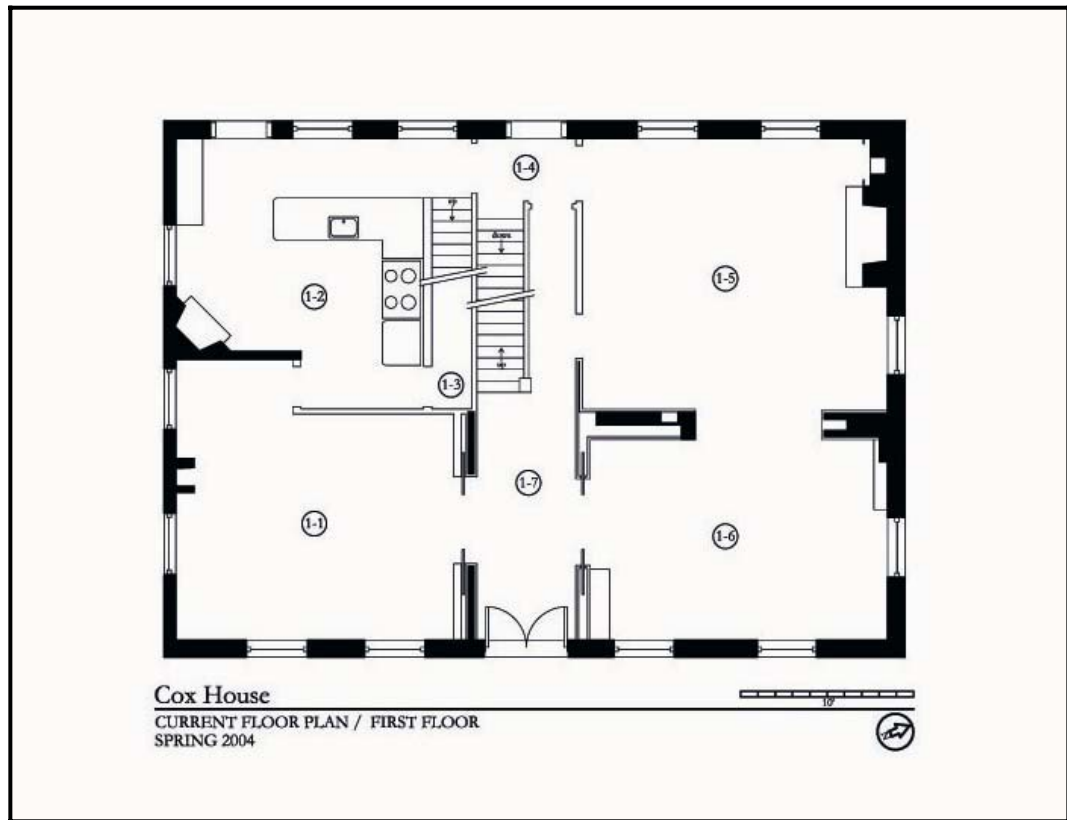


Figure 10: 20<sup>th</sup> Century first floor plan (CAD drawing by author)

The widow's walk and hanging balconies were removed and the roof was rebuilt with a large cross-gable on the East facade and a smaller gable on the West facade. Some of the windows were filled in to create a more symmetrical appearance and new openings were broken into the exterior brick wall. Preexisting window openings were enlarged to accommodate larger contemporary frames. To hide these alterations the exterior brick surfaces were covered in a layer of stucco and scored to resemble ashlar masonry.

Internally, walls, doorways, and stairways were removed and rebuilt to create a more symmetrical floor plan. Structural supports in the basement were taken out and replaced with modern steel column. Entire sections of brick wall in

the north east corner of the building were removed on the first floor to create an enlarged room and doorway. Large wooden beams were installed to span these new openings and provide support for the brick walls on the second and third floors.

The building has undergone numerous stylistic changes throughout the 20<sup>th</sup> century which reflect the influence of its occupants. During this extended period, the house continued to be used as both a residence, a tea-room, and for a short period had boarding rooms. Its last use was as a realty office and has been unoccupied for the last eight years.

In the winter and spring of 2003 Graduate students from the University of Pennsylvania's Graduate Program in Historic Preservation investigated this building as the focus of a class entitled Architectural Archaeology, taught by John D. Milner, FAIA, adjunct professor and practicing architect. The results of their research were formulated into a Historic Structure Report and the findings presented before the Longwood Gardens administrators and staff and Chester County community.

## CHAPTER 3: BUILDING INVESTIGATION

This section of the report documents the various features of the house that are significant in regards to its evolution. The house was investigated systematically by wall, ceiling and floor beginning in the Basement and following through to the third floor. Features such as fireplaces, chimneys, and interior masonry walls, which extend through these different levels, were investigated separately. The information gathered from these features was used to create the current and conjectural floor plans and elevations.

Due to time constraints and the limited human resources available the framing, the third floor, and certain rooms of the second floor were not systematically surveyed during this project. These areas may provide valuable information towards the restoration and it is highly recommended that they be the focus of a future investigation. Some of the features mentioned in this section may need material analysis performed to determine their appearance and function. Future inquiries of this structure should consider these findings before proceeding with further investigation.

### EXTERIOR

The condition of the exterior surfaces varies from each side of this structure. The entire brick surface of this building is covered in a ¼ inch layer of Portland cement-based stucco. Small areas of this stucco were removed from the four major facades in order to assess the condition of the brick beneath.

The west facade appears to be in the worst condition. The stucco along this wall is well bonded to the substrate in certain areas and removal resulted in the delamination of the brick fire skin along with the stucco (figure12). During the initial stucco application process, the brick on this side of the house appears to have been hacked up extensively in order to create a rough surface for proper stucco adhesion (figure 11).



Figure 11: Damaged brick underneath stucco on west facade (Photo 2004)

The stucco does not seem to be well bonded to the surfaces of the north, east, and west facades. The brick underneath has not been damaged to the extent visible on the west facade. These surfaces also were scored to imitate ashlar masonry, and are the result of an earlier stucco campaign.



Figure 12: Brick fire skin attached to cement stucco (Photo 2004)

## INTERIOR

### *BASEMENT*

The basement of this structure reveals quite a bit about the original construction techniques and subsequent alterations, however, evidence on this level suggests that it has undergone significant change. The exterior foundation walls appear to be in good condition, however, key structural elements have been removed or reconfigured and have may have compromised the structural integrity of the building.

There are two wooden summer beams that span north-south from stone masonry fireplace supports. These summer beams are hand hewn and the majority of the east-west first floor joists are mortised into them. This construction indicates that such supports were part of the original building

campaign. The ends of these beams probably sat atop stone masonry foundation walls, however, during the early twentieth Century, a new staircase opening was created and these summer beams were shortened. The shortened ends of these beams are currently being propped up by two steel support columns (figure 13).



Figure 13: Steel columns supporting summer beams in basement (Photo 2004)

The location of one or more foundation walls is still undetermined, although they probably extended from either the west or east foundation wall and provided relief to these beams along a common plane. Evidence to support the

existence of such foundation walls would be present along the interior face of the exterior foundation walls and on the floor of the basement. However, the interior face of these foundation walls appears to have been recently re-faced with new stone and re-pointed with Portland cement. In addition, the floor has been obscured by a poured-in-place concrete slab.

Such foundations must have existed to carry the load of the framing, and the two interior brick masonry walls. One of these brick masonry walls is 4” thick, sits atop a joist that has been reinforced, and extends from the first floor to the underside of the third floor. The other brick wall is 8” thick, sits atop one of the summer beams in question at the north end of the structure, and extends from the first floor to the roof framing. The summer beam that supports this brick wall was reinforced with a steel beam during the early 20<sup>th</sup> Century campaign and has deflected almost 4 inches in the center (figure 14). This deflection indicates that the structure may not be stable and a structural engineer should be consulted to undergo analysis.





Figure 14: Deflected steel beam in basement (Photo 2004)

Another area that appears to have been altered is the south wall where there should be a support for the fireplace network above. Evidence of such a fireplace system is present on all three floors above the (2' 8" x 2') opening in the framing at this location. This mass of brick would have been supported by a stone foundation possibly an arch. During the manipulation of this feature it appears that the large stone fireplace support was removed and replaced with a smaller brick support (figure 15). The stone on the interior of the south exterior foundation wall has also been re-faced with new stone and re-pointed and there are no scars in the interior side of the exterior brick wall to support this theory. However a brick fireplace of this size would have had some form of support other than what is present.



Figure 15: Replacement fireplace support at southern end of basement (Photo 2004)

Openings in the framing, visible from the basement suggest that two staircases which connected the basement to the first floor may have existed at the time of original construction. The larger of the staircase openings was altered in the creation of the current staircase but evidence of its original size is present in the joists arrangement. Although a framed section of the smaller staircase opening has been removed, portions of partition boards still exist and suggest that this may have been a winding stair; the directional configuration of which is visible in the conjectural plan (figure 16).



Figure 16: Remnants of partition boards within framed staircase opening in basement (Photo 2004)

The two vaulted root cellars are original to the 1796 construction period and have been altered very little. The window in the western vault may have been installed during the 1830's renovation, or later. Evidence on the north wall of the room above (RM 1-5) suggests that there may have been an exterior bake oven projecting from the exterior of the house at the current location of this window.

The eastern vault contains an opening in the northeast corner that was determined, in the 2003 University of Pennsylvania HSR, to be the remnants of an old well that would have been used to help keep this vault cool and provide water to the kitchen (figure 17 & 18).

Recessed into either side of this opening are deep stone niches similar to the niches found in other areas of the basement, which were probably created during the original construction as cool places to store food. The foundation wall was less than a foot thick at this point so that only a thin portion of the wall had to be broken through in order to create the new opening. Above this low opening is a vent that runs vertically from the basement, through the first and second floor masonry walls (Fig. 8). After some initial investigation of the loosely packed soil beneath the opening, it was surmised that this could have been the location of an old well.

The estate file of Jacob Pierce from 1815 mentions a “kitchen pump” and may refer to this well system.



Figure 17: Opening in root cellar that may be evidence of a well system (Photo 2004)



Figure 18: Air shaft above well system (Photo 2003)

This basement should reveal much about the construction of the levels built atop it, however it appears that, like many other sections of the house, it has been manipulated to the point to which certain features have been removed or heavily obscured.

## FIRST FLOOR

### *ROOM 1-1*

#### North Wall

This is a cavity wall that was created during the 1910's to hide sliding pocket doors. Behind the framed portion of this wall there is the 4" brick wall. This is the same wall mentioned in the basement section that sits atop the reinforced joist. The south face of this brick wall has plaster, paint and wallpaper



finishes that date to the earlier period. This is one of the few walls in the house that has intact finishes.

#### East Wall

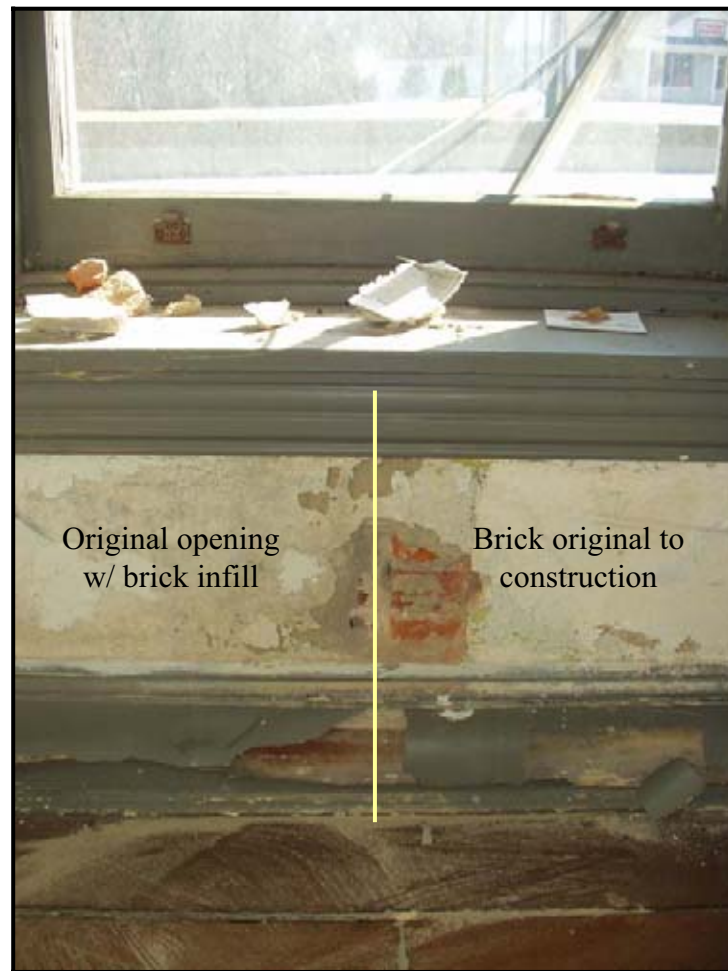


Figure 19: Seam at the base of the east wall in Room 1-1, which shows the bricked in opening of original front door. (Photo 2004)

Investigation performed in the spring of 2003 revealed a seam in the plaster at the base of the northernmost window in this room (figure 19). Removal of small portions revealed that this seam was most likely the remnants of the front

door of the house, visible in period photographs. Removal of stucco from this exterior of this wall will most likely reveal that the original window opening on the southern end of this wall was widened to accommodate a larger frame.

In the south eastern corner of this room there is a mark along the wood floor that may be the wear from a corner cabinet (figure 20). From the amount of wear evident this cabinet may have been part of the 1790's interior scheme and retained through the Cox period. This type of cabinetry was common in late 18<sup>th</sup> and early 19<sup>th</sup> century Chester County farm houses. A photograph of the corner cabinetry from Primitive Hall, located eight miles away in Chatham, Pennsylvania, gives an idea of how such cabinetry in the Cox house may have appeared (figure 21).



Figure 20: Worn mark in southeastern corner of Room 1-1 indicative of corner cabinetry (Photo 2004)

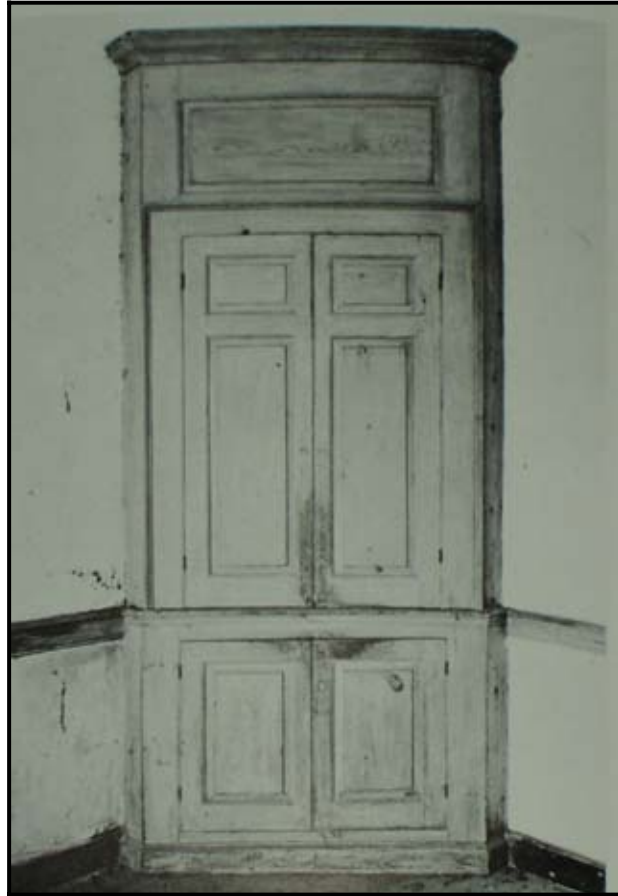


Figure 21: Corner cabinetry in Primitive Hall, Chatham, PA  
(Photo from Eleanor Raymond "Early domestic Architecture of Pennsylvania, 1931)

#### South Wall

The most significant feature on this wall is the masonry protrusion that is the remains of a heating fireplace (figure 22). Removal of the plaster from the base of this feature revealed that the fireplace had been abbreviated (probably during the early 20<sup>th</sup> century alterations). The eastern side of this opening is constructed of bricks that are not keyed into the exterior wall and do not match the bricks on the western side. The opening in the joist framing below this feature, as mentioned earlier, corresponds with the original size of this fireplace.



It seems as if this fireplace was shortened to accommodate the installment of the larger window on the eastern side of this wall.



Figure 22: Closed fireplace system in Room 1-1 (Photo 2004)

Plaster on the upper portion of this fireplace opening reveals that there was a stove pipe that was directed into the flue (figure 23). A coal or wood burning stove may explain the portions of flooring in front of this opening that have been patched. The wooden planks may have been scratched by a cast iron unit or may have been damaged by hot embers.



Figure 23: Evidence of a stove pipe in fireplace system in Room 1-1 (Photo 2004)

### West Wall

Portions of the framed plaster west wall appear to be original to the Cox period. A vertical seam visible towards the north end of this wall marks where this wall would have ended (figure 24). This wall edge also corresponds to the front door opening on the East Wall and may indicate that an additional wall existed between them, creating an entrance hallway.



Figure 24: Seam on west wall of Room 1-1.  
Evidence of original framed wall section (Photo 2004)

Another piece of evidence to suggest the existence of a framed wall running east-west in this room, are the wood floorboards. The seams of these boards are aligned along the same line as the door opening on the East wall and the plaster seam on the West wall. A break in these seams corresponds to the opening in the brick wall on the north wall of this room.

## *ROOM 1-2*

### East Wall

Plaster was removed from a vertical seam along the East wall of this room (this seam corresponds to the same vertical seam located on the West wall of Room 1-1) to determine if the framed wall was in fact part of the mid 19<sup>th</sup> century configuration (figure 25).



Figure 25: Seam on east wall of Room 1-2.  
Evidence of original framed wall section (Photo 2004)

The plaster on the south side of this seam was applied atop hand split lath that is attached to the studs with hand wrought nails. The plaster on the north side of this seam is obviously a later addition. It was applied to machine cut lath and is attached to the studs with wire-cut nails (figure 26).

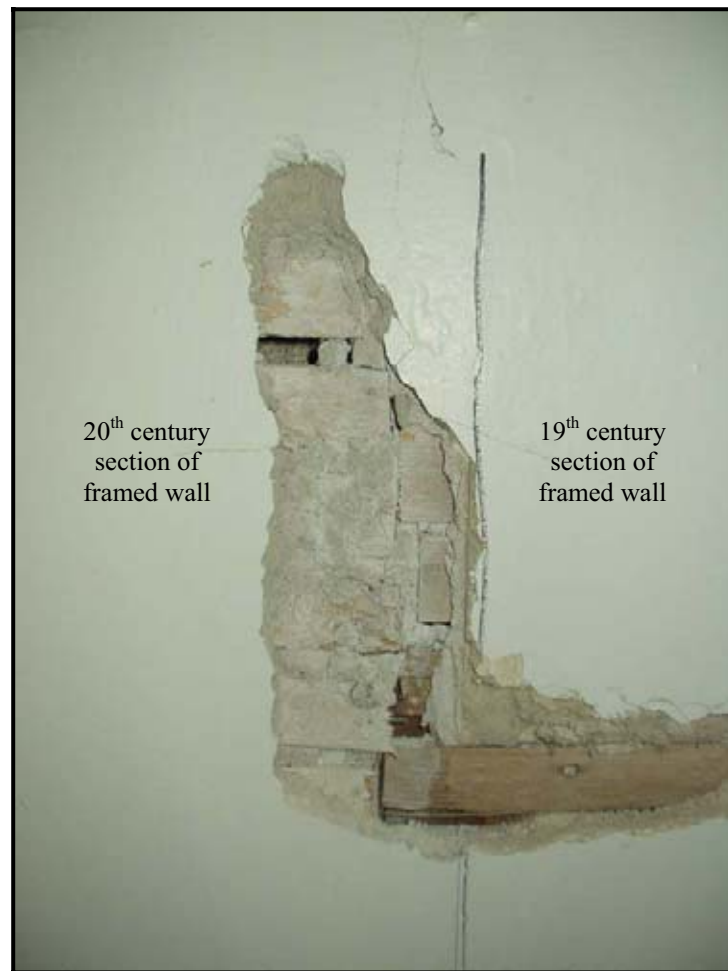


Figure 26: Detail of seam on east wall of Room 1-1.  
Showing early section and later addition (Photo 2004)

A seam in the plaster on the northwestern corner of this masonry wall was investigated during the 2003 HSR investigation. Plaster was removed from the

brick portion of this East wall and revealed a nailing block that was most probably used to attach a wooden doorframe (figure 27).



Figure 27: Wood nailing block on west wall of Room 1-2 (Photo 2004)

### South Wall

The fireplace in the southeast corner of this room, along with the built in cabinetry above (minus the 20th century cabinet doors), appear to be original to the date of construction (figure 28). Sometime during the 20<sup>th</sup> century, a clear coating was applied to the bricks around the fireplace opening. Further testing will need to be performed to determine the chemical composition of this coating

and whether or not it can be removed. This cabinet, along with the built in cabinet located in Room 1-5, appears to have been stripped of paint during this same period. Cabinetry on the western end of this wall (which was probably installed sometime during the 1950's) should be removed to reveal any earlier finishes that might be present.



Figure 28: Fireplace and cabinetry in southeast corner of Room 1-2 (Photo 2004)



## Floor

The floorboards were not able to be inspected at this time, due to the well attached carpeting that is currently covering the entire surface. However, inspection of the underside of these floorboards from the basement revealed markings located between joists. These markings exist from years of lying atop joists and suggest that the boards were pulled up at some point and rearranged (figure 29).



Figure 29: View from basement of rearranged floor boards in Room 1-2 (Photo 2004)



#### *ROOM 1-4*

The doorway at the west end of this entrance room is constructed in a manner which is consistent with the late 18<sup>th</sup> Century. Made from three large pieces of wood and assembled with pegs, the door frame is most probably original to the date of construction. However, the brick opening in which it is located was created by breaking into an existing wall, suggesting the frame was moved to this location at a later date.



Figure 30: Interior and exterior sides of original west facade door, currently located at the Kennett Underground Railroad Center (Photo 2004)

The door that was attached to this frame is currently on exhibit at the Kennett Underground Railroad Center (figure 30). Examination of the hardware attached to this door places it in the early history of the house. Comparison of this

door to the two East façade doors in the late 19<sup>th</sup> century photograph suggest that both door and frame have always been located on the West facade.

### *ROOM 1-5*

#### North Wall

Although this wall does not seem to have been altered as dramatically as the western wall during the 1910's campaign, evidence suggests that it may have been significantly changed during the early occupation of the Cox family. Small portions of plaster were removed from this wall to determine if the brick fireplace in this room was keyed into the exterior brick wall, and thus a part of the original construction, or whether it was altered at a later period.

This visual investigation revealed that this wall does not contain the same number of plaster layers as the east wall and that the brick on the east side of the fireplace is keyed into the exterior wall. The brick that makes up the east side of the fireplace is broken and may have been part of a larger cheek wall of a cooking fireplace (figure 31). Further investigation of the west side of the fireplace determined that the brick is not keyed in, and the fireplace had indeed been added at some point after the date of construction (figure 32).



Figure 31: Evidence of a cheek wall for a large cooking fireplace in Room 1-5 (Photo 2004)

A photograph of this room from the 1920's shows the fireplace mantelpiece that had been in place until 2000, when it was stolen. Stylistic analysis of this mantelpiece suggests that it is from the 1830's period; however the plaster above the fireplace indicates that this mantelpiece may have been applied during the 1910's alterations. A 6" band of plaster, that matches the 1910's brown coat from the east wall, is present above the line where the top of this mantel was once attached (figure 33). Directly above this band is a layer of



Figure 32: Brick on west side of fireplace not keyed in to exterior masonry in Room 1-5 (Photo 2004)

plaster that was most probably applied during the fireplace expansion. This plaster banding indicates that there was a mantel installed after the fireplace was altered in the 1830's and that it was removed during the 1910's alteration and replaced with the mantelpiece shown in the photograph. The more recent mantelpiece was shorter than the original, and the plaster, therefore, was applied in this 6" horizontal band to compensate for the difference in height.



Figure 33: Seam in plaster above fireplace in Room 1-5 (Photo 2004)

In the northwest corner of Room 1-5 there is built-in wooden cabinetry. Plaster indentation and shrinkage along the fireplace side of the cabinetry molding suggests that this feature was installed during the same time as the fireplace alteration. Molding profile analysis and evidence of machine cut brads used in its construction imply that this cabinetry was built and installed in the 1830's.

Removal of plaster in the lower portion of this built-in cabinetry revealed a stone lintel and niche that had been filled with brick and mortar and partially obscured during the fireplace expansion (figure 34). This structure is 33 ¼" from the floor and protrudes 12" from the wall. The opening of this niche is 4 ½" from the floor and is 10 ½" high, 12" wide, and 11" deep. It was whitewashed at one time and there is no evidence of soot. The brick which was used to fill this niche matches the dimension of the brick which composes the fireplace hearth. From

the evidence that exists it can be determined that the fireplace was altered in some way during the 1830's and that the built in cabinetry was installed to obscure the stone niche. Closer inspection of the late 19<sup>th</sup> century and early 20<sup>th</sup> century photographs reveals that the corresponding exterior surface of this wall was re-pointed prior to this period (figure 35).



Figure 34: Stone lintel and niche on west side of fireplace in Room 1-5.  
Evidence of a bake oven. (Photo 2004)

This marking on the exterior brickwork is indicative of an outside bake oven that has been removed. Reexamination of the niche found in the built in cabinetry revealed that the side edges were considerably worn meaning that the niche had been used on a regular basis. Niches such as this were associated with exterior bake ovens and used to collect ashes as they were swept out of the oven. More importantly bake oven features such as this were usually located in the back

of a large cooking fireplace. Therefore, the fireplace that currently exists in this room is a much smaller version than that which would have existed at the time of construction.



Circa 1907

Circa 1884

Figure 35: Period photographs showing evidence of repointing in brick on the north facade that is indicative of a bake oven having been removed.

At the time of their occupation, the Coxes may have dismantled the large cooking fireplace in this room and replaced it with a much smaller heating fireplace. They in turn may have built the connecting framed structure with a new cooking stove and moved the kitchen outside of the house proper.



## East Wall

During the ownership of Robert W. O'Neill, wood paneling was applied on the eastern wall of Room 1-5 and the western wall of Room 1-6. Removal of this paneling revealed the 7'8 ¾" wide 7' high opening between these two rooms and the plaster finish that was created during the 1910's alteration.



Figure 36: Damaged 19<sup>th</sup> century plaster on east wall of Room 1-5 (Photo 2004)

Removal of this plaster from the eastern wall in Room 1-5 subsequently revealed 3 earlier plaster layers (scratch, brown, and finish coats) and (numerous) painted finishes (figure 36). These early layers appear to have been hacked and



scarred to allow for the application of the more recent plaster during the early twentieth century renovations.

Despite its poor condition, the early plaster layers and surrounding wall features show evidence of the 18<sup>th</sup> and 19<sup>th</sup> century door/window/room configurations and decorative schemes. A portion of an original doorway, measuring 6' 7 ¼" high, exists on the southern end of this wall and the wooden lintel of this doorway is also present, although significantly abbreviated, as a result of the 1910's floor plan re-configuration. An indentation in the plaster around this opening suggests a 3" doorframe molding. In addition, there appears to have been a 3 ¾" molding at the same height of doorway and may have been a decorative scheme on all walls in the room

Molding indentations around patches of unplastered brick in the center portion of this wall suggest that there were once two small openings in this area. The lower opening measures 14 ½" wide and 24" high and contains a wooden lintel while the upper opening measures 13 ½" wide and 17 ½" high. These openings are now bricked-in; however, they correspond to a corner fireplace that existed on the other side of this wall in Room 1-6. Examination of these openings from the west wall of Room 1-6 reveals that the upper opening still contains a schist lintel and provided access at one time to a lime-washed niche. The use of such niches is still undetermined, but they were probably used for providing some warmth from the fireplace for stored goods.

Prior to the construction of Room 1-6 and the large opening into Room 1-5 in the 1910's, there existed an exterior doorway and window. Finished brick on

both sides of the current opening suggests that these were the edges of the original openings. Indentions in the plaster surrounding these finished brick edges, suggests that the doorframe and window frame moldings were both 3” in width. A 1 5/8” notch located in the plaster 27 1/2” from the bottom of the north side of the current opening marks the top of the original window sill.

### West Wall

This wall is significant for determining how the brick house may have been attached to the wooden frame dependency seen in period photographs. There was once a door opening at the southern end of this wall. Remnants of the wooden lintel, which was cut, are still present on either side of the opening (figure 37).



Figure 37: Remnants of a wooden lintel adjacent to window on west wall of Room 1-5 (Photo 2004)

The doorway appears to have been bricked-in at some point and replaced with a window. After this alteration was made, a layer of yellow paint was applied to the exterior brick. This paint layer covers both original and infill brick (figure 38). The current window frame is an early twentieth century addition installed by widening the previous opening and breaking the brick on the south side of the opening.

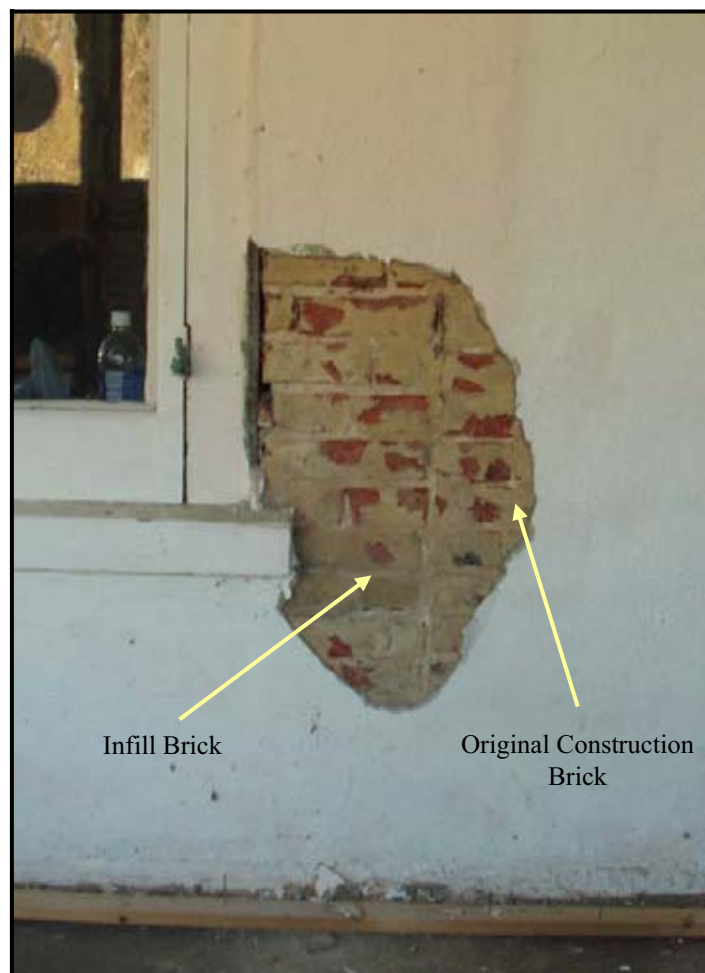


Figure 38: Brick infill on the exterior west facade of of Room 1-5 (Photo 2004)

## SECOND FLOOR

### *ROOM 2-4*

#### Floor

Sections of the wood flooring were removed to better understand the original framed staircase opening. Evidence beneath the existing floor suggests that this opening is smaller than the opening in the first floor framing. Portions of the framing have been removed as a result of constructing the current stairway; however, substantial information still exists along the joists to determine the original framing arrangement.

### *ROOM 2-6*

#### North Wall

The major feature on this wall is the chimney protrusion at the center. On the east side of this feature the framed opening is exposed at the ceiling (figure 39). This opening appears to be wider than the chimney and suggests that this feature was shortened. The cabinetry moldings and hardware on the west end of this wall are similar to the 1830's cabinetry located in the room just below (Room 1-5) and may be from the same period.



Figure 39: Chimney system in Room 2-6 shortened (Photo 2004)

## West Wall

There are two vertical seams along this wall that appear to be the remnants of two separate partition campaigns (figure 40). One of the seams (1) is 1" wide and may be evidence of a board partition wall. The plaster was applied right against this feature and after it was removed the seam was filled with plaster. If this was indeed the location of a wooden board partition wall then it was part of a very early floor plan configuration.



Figure 40: Seams on west wall of Room 2-6, indicative of two different walls (Photo 2004)

The other seam (2) is 5" wide and corresponds to a break in the floor molding and a shadow on the floorboards (figure 41). This may be evidence of a framed partition wall that was put in sometime after the period of construction and removed during the 1910's alterations.



Figure 41: Shadow on floor of Room 2-6, evidence of a framed wall (Photo 2004)

The evidence presented in this chapter supports the restoration and reconstruction of this structure to the 19<sup>th</sup> century appearance. The significance of this site lies in its association with the John and Hannah Cox and the building still contains enough information to interpret that era. Continuation of this systematic building investigation should continue with emphasis on the second floor, and third floor joists.

## CHAPTER 4: RECOMMENDATIONS

### MANAGEMENT PLAN

A detailed management plan needs to be developed for this site prior to any restoration intervention. This document should define the significance of the site, outline its values, develop strategies, and create policies. It should include three major phases: Study, Analysis, and Response. The mission of Longwood Gardens should be reflected in this document and vice versa. Economic sustainability of this site, both as an integrated entity and as an outside component of the Longwood Gardens financial budget, needs to be considered. In addition to its sustainability as a historical site, the management plan must also take into consideration the other sites in the area that constitute the Underground Railroad Network.

The beginning phases of such a management plan have already been established with the study of the physical structure and its cultural associations, as well as its historical context. This building is not an isolated object, but rather an integral part of its landscape. Therefore, documentation, including archaeological excavation, needs to be performed on the site to better understand this relationship.

Identifying the values of this site and incorporating them into the management plan is essential. The values take into consideration both significance and contemporary context. Established values should be used to create policies which will guide the decision making process. If a decision



involves compromising one of these values the managers may need to reconsider their approach.

One of the strongest impetuses for restoration involves promoting the Cox house as a heritage site. Heritage trails have been promoted in recent years by a variety of state organizations and NGO. Though the managers of this site may not want to become involved in establishing a state-wide or county-wide heritage trail, they should consider partnering with other local institutions and be willing to act as a facilitator for such a venture.

As a tourist destination, Longwood Gardens is familiar with the management of its facilities and the impact that visitors have on their grounds. In addition to the physical impact of the site as a result visitation, special considerations should be made by the managers to identify the economic potential of the site as a tourist destination and its impact on the surrounding community.

A management document, which takes into consideration the site values, will ultimately assist in promoting an accurate interpretation and aid in the long term protection of the site.

## INTERVENTION

Having briefly assessed both the conditions of the site and its 19<sup>th</sup> Century significance there are five hypothetical scenarios that the managers should consider at this time. They include a “Mothball” approach, restoration/reconstruction to the Cox period on the current site, relocation and

restoration/reconstruction to the Cox period, preservation, and a “Do Nothing” approach. These are by no means the only options, but should provide insight towards the various outcomes and assist in outlining the future goals for the site.

Although the managers may have a particular goal in mind, it should be noted that there are many different ways of achieving similar end results and all of the paths must be outlined and considered in advance. The choice made by the managers will hopefully include how the property’s historic value will be best protected and interpreted.

#### “MOTHBALL”

The objective in choosing to “mothball” the building would be to stabilize the structure, secure it from any further damage, and protect it until a management plan or future intervention can be executed. This would involve some minor alterations to the way in which the site is currently managed.

Necessary foundation supports may need to be constructed in the basement to support the failing steel and wooden members. Other structural supports throughout the house that appear to be compromised, including walls and joists, may need to be stabilized as well. This type of maintenance will insure that the building continues to function structurally.

The security system along with the HVAC system should be upgraded to ensure that the interior is not affected by damage that may come from vandals or seasonal climatic fluctuations. Interior finishes such as plaster, paint, and wood

are extremely susceptible to excessive moisture and dramatic fluctuations in temperature. Therefore windows that have been broken over the last year should be fixed temporarily and the interior temperature of the house should continue to be monitored on a regular daily basis.

Whether or not the managers decide to choose a “mothball” approach, it is recommended that they seriously consider performing these necessary stabilization projects to ensure the short term future of the structure.

#### RESTORE/RECONSTRUCT ON CURRENT SITE

Another option for this structure would be to restore both the interior and exterior to the mid 19<sup>th</sup> century appearance. In the event that the PennDOT 12 year budget does not include the widening of this section of Route 1, the house could be restored and used as an administrative building for the Longwood Gardens Staff and/or open to the public as an interpretive center for the Underground Railroad in Chester County.

As mentioned above, the building will need to undergo structural stabilization in addition to further documentation and analysis of historic materials. Although the data presented in this report provides an accurate 19<sup>th</sup> Century floor plan to date, additional investigation may reveal more information regarding the configuration of interior spaces. Although a brief analysis was performed on architectural finishes during the 2003 HSR, these materials will need to be reexamined systematically to establish the appearance of walls during the occupation of the Coxes.

Much of the roof and exterior features on the north and east façades could be reconstructed using the two period photographs that are available. However the West façade, which includes the framed kitchen, will need to be reconstructed using archaeological evidence. This option is feasible, although it limits access to the front (east) of the site along Route 1. Therefore, much of the access will have to be restricted to the back (west) and may prevent the visitor from experiencing the site as it was historically.

One of the major issues regarding opening this building to the public is access and the addition of modern facilities. Because the house has undergone a dramatic alteration, much of the interior spaces will need to be reconstructed. This will involve rebuilding walls and staircases. If building had not been altered the public would be allowed to have access to all of the floors. However, these 19<sup>th</sup> century staircases do not pass modern building codes and will therefore limit the public access to the first floor. Although building evidence suggests that doorway widths and hallway spacing may be wide enough for handicap access, compromises may need to be made during the planning phase to accommodate for the requirements outline by the Americans with Disabilities Act of 1990.

## EXHIBITION SPACE

Opening the restored/reconstructed building to the public, whether on the current or relocated site, should involve the creation of a secondary exhibition space. Because reconstruction will prevent the building from providing the necessary access and space for interpretive displays, an adjacent building is highly

recommended. This new space could house permanent and/or rotating collections. The “Just Over the Line” exhibit, which was designed for the Chester County Historical Society in 2003, could easily be altered to fit within a newly designed space, and could in fact inspire or direct the design process.

The granary which once stood to the north of the house along Nottingham Road, would provide an excellent model for this interpretive space (figure 42). Its close proximity to the house and its large form would allow for the creation of new public facilities that are need on site. Archaeological excavation, along with photographic evidence should be used to determine the size and proportion of this structure to create an accurate interpretation.

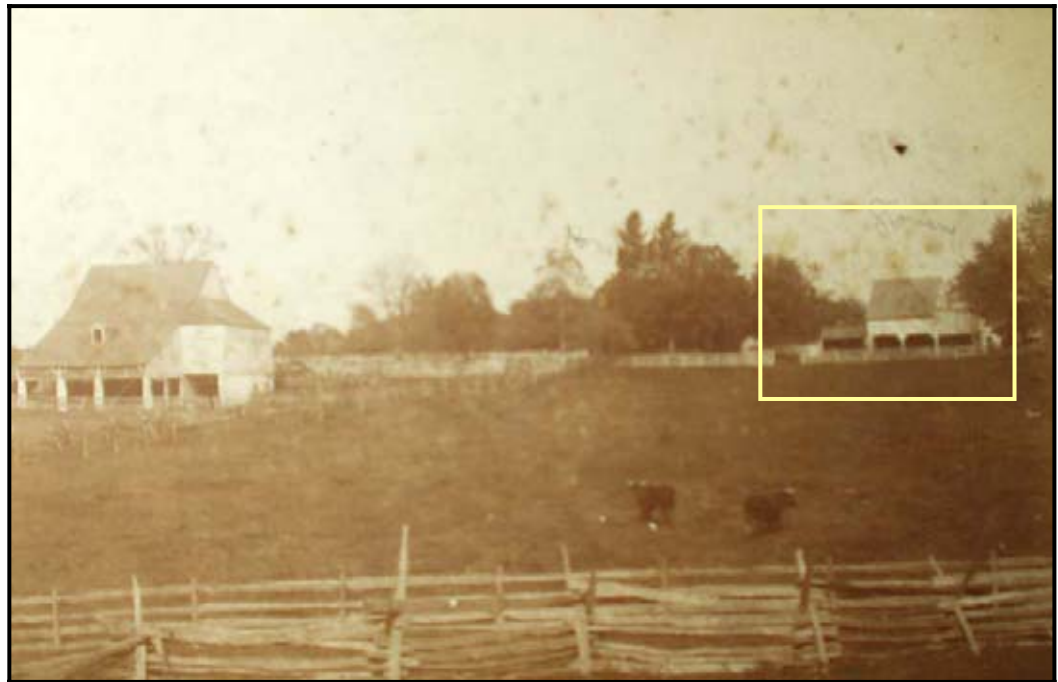


Figure 42: Late 19<sup>th</sup> century photograph of the Cox Farm, showing Granary in the background (Photo 2004)

This type of exhibition space would complement the house and allow the managers to take a closer look at interpreting the interior spaces and original features that were present during the Cox period.

## RELOCATION AND RESTORE/RECONSTRUCT

Relocation of the house is an option that should be considered only after all others have been explored. Although this option is not recommended for a variety of reasons, which will be outlined, it may be the only way of protecting the Cox house if the PennDOT road widening campaign continues along this stretch of Route 1. As mentioned in previous chapters, any intervention requires that the building and site are thoroughly documented and a comprehensive archaeological excavation performed around the existing site and proposed relocation site.

This building is very much a part of the site as a whole and should remain in situ despite the growth of automobile traffic. Removing it from its current location would compromise the archaeological evidence of the farm and distort its once great vantage alongside Nottingham Road. However, the building is currently situated less than ten feet from the road shoulder and is in dangerous proximity to the heavy traffic of Route 1.

The PennDot twelve-year budget outlines in detail, the transportation goals of the state for the first four years that it is in place. The Delaware Valley Regional Planning Commission (DVRPC) Transformation Improvement Project (TIP) widened both sides of Route 1 between Bayard Rd. and the Kennett Square

Bypass from 2 to 3 lanes. This stretch of Route 1 begins one-eighth of a mile to the southeast of the Cox house. This project also involved the relocation of the Schoolhouse Road intersection with Route 1, creating a left turn lane, and installing traffic lights. These transportation projects have not directly affected the Cox house in the short term; however, they may result in the further widening of Route 1 over the course of the 12 year plan.

#### CHOOSING A NEW SITE

Although this building should be moved away from Route 1, special consideration should be taken to maintain the same orientation and relationship to the road. Though the building is now being threatened by the road, it should be noted that it was this same route that made this site so important. Twenty to thirty yards would be an adequate distance to protect the building from any future road widening projects and still provide the close physical association to the road. “Care must also be taken that relocating the building on a particular site does not inadvertently destroy or adversely affect the historical, cultural, or archaeological significance of (the) site”<sup>18</sup>

#### MOVING PROCEEDURE

There are three ways in which this building can be moved: completely disassembled, partially intact, and intact. Considering its past alterations, current condition, and certain areas of instability, it may be difficult to transport the

building intact, but this should be the first option that is addressed in this process. Many of the interior finishes associated with the Cox Family have been removed as a result of the early 20<sup>th</sup> century renovation. Therefore much of the buildings physical and historical integrity lies in the mortar, plaster, and lath and it should be the priority of the project managers to protect these materials.

Complete disassembly would require that the majority of this material be lost and new material introduced in the reconstruction process. One advantage to disassembly would be that the exterior bricks (which have been damaged as a result of the application of Portland cement based stucco) could be turned around and reset so that the undamaged side is facing outward. This would compromise some of the original material, but once the integrity of the building has been compromised by moving it, the door to interpretation is inevitably left open to a certain degree.

Partial disassembly would involve separating the building into sections and moving those sections individually. Although this is a favorable procedure for framed structures, it may not be appropriate in this situation.

Moving the building intact would be the best option in this case. Preparation for this type of operation would involve stabilizing the structure and providing the necessary support system for its transportation.



## HISTORIC DESIGNATION

If the building is moved it may still be eligible for designation on the National Register of Historic Places; however the process of nomination will be difficult. Due to the loss of original building fabric a very strong argument for designation needs to be created. It is recommended that the managers of this site hire a professional to complete the necessary registration forms. The managers should also consider nomination prior to the house being moved. A nomination at this stage in the process may help build a case in the re-nomination process after the structure has been moved.

Choosing not to seek nomination, will not detract from the site, but may prevent the managers from receiving federal recognition and support for future projects. The managers should, however, carefully review the National Register guidelines during the planning stages to better inform the decision making process.

Because the relative value ascribed to a place during the designation process is tied directly to treatment options, it follows that the highest ethics must be employed in designating historic places. Consensus on what we say is “historically significant” always needs to be achieved prior to treatment. This is because once historic materials and features deemed of lesser value are removed, they can never be replaced, only replicated with new material. And as a property’s material authenticity is decreased, the potential for creating false history is increased.<sup>19</sup>

Once the building has been moved, it may become difficult for the manager of this site to draw the line in terms of manipulation and interpretation. If the site is to be used to address the Cox family and their association with both the Progressive Friends movement and their participation in the Underground

Railroad, then a very elaborate interpretive plan will need to be developed prior to relocation. This interpretation scheme should be addressed in detail within the management plan prior to relocation.

Aside from explaining the reconstruction that will have to be performed in order to return the building to its mid-nineteenth century appearance, the plan must include how the site as a whole once appeared and the reasons for its manipulation. Undoubtedly the responsibility of a heritage site manager, aside from providing an educated view of the historic place and events, is to present the public with enough information about the intervention so that they can draw their own opinions on how preservation should be approached.

## PRESERVATION

Although a preservation approach to intervention would allow this building to retain much of its historic integrity and provide the most accurate interpretation of the building's history as a whole, it would be extremely difficult to interpret the Cox period.

The historical significance of the site lies in its association with the Cox family. The house in its current configuration and condition is unable to tell that story. A preservation plan that incorporates the whole history of the site is definitely a possibility. This type of interpretive approach would include not only the story of the Pierce and Cox families, but also the story of its occupants during the 20<sup>th</sup> century. Further investigation into each period and an extensive

understanding of these subsequent periods would have to be performed. The information pertaining to the evolution of the building is extremely valuable and should be included in the interpretive plan. The established period of significance would obviously need to be presented in a way that does not confuse the visitor with the early and later periods.

#### “DO NOTHING”

An option that should not be overlooked is the “Do Nothing” approach. This option is at times overlooked but is probably the most dramatic of all. If the managers decide to neglect the site for any reason, the building will ultimately suffer the most. In its current condition, exterior wooden members will continue to deteriorate and will eventually compromise the interior elements. Structural members will become further weakened from the improperly distributed weight and the building will undoubtedly collapse.

This building in and of itself has no inherent value aside from the associative value that is placed upon it. Therefore, once the building is gone, there will be less physical evidence to accurately interpret the site.

#### ADDITIONAL RECOMMENDATIONS

Because this building has undergone a number of interior alterations it is essential that the architectural finishes in the house be thoroughly documented, analyzed, and conserved if necessary. These materials would include plaster,

paint, lime washes and are essential towards understanding in detail the appearance of the house during the Cox Period.

Archeological excavations should be performed on the site to learn more about missing architectural features and the agricultural landscape. Areas along the west facade in particular should be excavated to locate any remaining evidence of the kitchen wing foundations. This would provide the necessary information needed for reconstruction.

## CONCLUSION

The memorable can be put across by transforming what has perished into monuments (because physical matter preserves the traces of what is absent). Those who do the remembering, the memorants, or remembrancers, constitute collective official channels of recreation (because only the living can stir the embers of meaning that slumber in traces of the past.<sup>20</sup>

Longwood Gardens, as the current manager of this property, has a very special opportunity to interpret this unique site and promote cultural heritage. Much of this report has been focused on the building, its conditions and interpretive potential, however, much more research needs to be performed on the history of the Cox family. It is their history that makes this site so significant and it is because of their legacy that this building has received this attention.

This house has the potential of being restored to its mid nineteenth century appearance. Although it has undergone extensive alterations, there is enough physical evidence to merit an accurate restoration, reconstruction, and interpretation. A thorough inquiry into the original interior finishes needs to be performed before any decisions can be made regarding the appearance of interior surfaces during the Cox period. The conjectural floor plan presented in this report is merely a representation of the evidence uncovered as a result of this investigation. As this project progresses, more information will shed light on additional details.

The ultimate goal of this site should be the communication of history to the public, via the built environment. “A process of transmission necessarily includes acts of communication”<sup>21</sup>. It is not so much that the stories and events of

the Underground Railroad should be communicated to this generation, but rather the stories and facts should be accurately transmitted to generations to come. “Preserving all of these gives a community its reasons for being and hoping.”<sup>22</sup> The Coxes were significant because they chose to engage in the world around them by raising public awareness. The best way to preserve their intent within this restored structure is to continue to use it for just that purpose.

In order to provoke the necessary emotions which will allow the story of the Cox house to be communicated and thus transmitted, the restoration and interpretation may involve a bit of theatrics. Steps should be taken during the initial stages of this project to present the people and events of the past in such a way as not to promote myth. However, the power of myth should not be overlooked and underestimated.

Before any historical research was performed on this building there was an aura surrounding this site and the events that took place here during the 19<sup>th</sup> Century. There were stories of underground passages and hiding spaces. These features may or may not have existed, but nevertheless the myths and local lore promoted them. There is substantial evidence to support the significance of the Coxes outside of myth and their efforts in aiding runaway slaves and wayward travelers has not gone unnoticed by later generations. Presenting their story accurately involves introducing into the local lore the facts that have been gathered. Stories are our best means of transmission (which is to say our means of maintaining our culture) and we must nurture them.

It must be recognized, however, that any intervention on this building reflects the social trends of our contemporary era. What was once considered significant solely on account of its historical associations is now also considered significant because of its interpretive potential. Longwood is a site that has many stories to tell, and using the building to tell that story is an essential part of keeping history alive.

## ENDNOTES

---

<sup>1</sup> National Trust for Historic Preservation, “Heritage Tourism: Getting Started in Cultural Heritage Tourism” [www.nationaltrust.org/heritage\\_tourism/](http://www.nationaltrust.org/heritage_tourism/)

<sup>2</sup> Christopher Densmore. “Be Ye Perfect: Anti-Slavery and the Progressive Friends of Chester County, Pennsylvania.” (paper presented at the Friends Historical Association, Philadelphia, PA. November 11, 2002), 1.

<sup>3</sup>., William C. Kashatus,. “Historical Survey Report: John and Hannah Cox Property, Kennett Square, Pennsylvania.” Chester County Historical Society, West Chester, PA. April 23, 2003. p. 8  
Original Source: Jean Soderlund. Quakers and Slavery: A Divided Spirit. (Princeton: Princeton University, 1985) p. 90-92.

<sup>4</sup> Christopher Densmore. “Be Ye Perfect: Anti-Slavery and the Progressive Friends of Chester County, Pennsylvania.” (paper presented at the Friends Historical Association, Philadelphia, PA. November 11, 2002), 3. Original source: Oliver Johnson. “A few Reminiscences of Lucretia Mott,” in *The Journal* (Lancaster, PA), 3 mo. 23, 1881.

<sup>5</sup> Christopher Densmore. “Be Ye Perfect: Anti-Slavery and the Progressive Friends of Chester County, Pennsylvania.” (paper presented at the Friends Historical Association, Philadelphia, PA. November 11, 2002), 3. Original source: Oliver Johnson. “A few Reminiscences of Lucretia Mott,” in *The Journal* (Lancaster, PA), 3 mo. 23, 1881.

<sup>6</sup> R.C. Smedley, History of the Underground Railroad in Chester and Neighboring Counties. Lancaster, PA, 1883. 279.

<sup>7</sup> Kennett Monthly Meeting to Lydia Cox, Nov. 2, 1858, Longwood Gardens Archive.

<sup>8</sup> Oliver Johnson,” Obituary of Hannah Cox,” Orange Journal, 1876

<sup>9</sup> William C. Kashatus, *Just Over the Line: Chester County and the Underground Railroad*. University Park, PA, 2002. 52.

<sup>10</sup> William Lloyd Garrison to Hannah Cox, September 4, 1873, Longwood Gardens Archives.

<sup>11</sup> John, Greenleaf Whittier, *The Golden Wedding of Longwood*, Golden Wedding Anniversary Program, 1873.



- 
- <sup>12</sup> Bayard Taylor, *A Greeting from Europe*, Golden Wedding Anniversary Program, 1873.
- <sup>13</sup> Mary Grew to Lydia Cox, September 8, 1872, Longwood Gardens Archive.
- <sup>14</sup> Letter of Cox Descendant, October 23, 1924.
- <sup>15</sup> Estate File 6234, Caleb Pierce, December 16, 1815, Book 12 Page 173.
- <sup>16</sup> Golden Anniversary Proceedings of the Pennsylvania Progressive Meeting of Friends, held at Longwood Chester County, Pa. 1903. 47
- <sup>17</sup> Elizabeth Whittier to Hannah Cox from, May 13, 1842, Friends Library Collection, Swarthmore College
- <sup>18</sup> John Obed Curtis, *Moving Historic Buildings*. Washington, D.C, 1979. 32
- <sup>19</sup> Kay D. Weeks and H. Ward Jandl. "The Secretary of the Interior's Standards for the Treatment of Historic Properties: A Philosophical and Ethical Framework for Making Treatment Decisions". in Stephen J. Kelly, (editor) *Standards for Preservation and Rehabilitation*. West Conshohocken, PA: ASTM, 1996.
- <sup>20</sup> Reis Debray. *Transmitting Culture*. New York, NY. Columbia University Press, 1997. 10
- <sup>21</sup> Reis Debray. *Transmitting Culture*. New York, NY. Columbia University Press, 1997. 6
- <sup>22</sup> Reis Debray. *Transmitting Culture*. New York, NY. Columbia University Press, 1997. 7

## APPENDIX A: COX HOUSE CHAIN OF TITLE

**December 29, 1701**

Land Patent

George Pierce to Vincent and Bettie Caldwell signed by Commissioners of William Penn; Edward Shippen, Griffith Owen, Thomas Story, James Logan

---

**September 23, 1752**

Jacob Pierce to Caleb Pierce

Estate File 1444

---

**October 13, 1805 Book O3 Volume 62 Page 81**

Jonathan Pierce Grantor

Caleb Pierce Grantee

\$3725

---

**October 13, 1805 Book O3 Volume 62 Page 80**

Caleb Pierce Grantor

Jonathan Pierce Grantee

\$2,020

---

**December 16, 1815 Book 12 Page 173**

Caleb Pierce

Estate File 6234

*I give & devise unto my two grandsons Jonathan & Caleb, the Children of my son Jacob deceased, all that Land & plantation with the Appurtenances that I purchased of my Uncle Thomas Gilpin, Situate in the said Township of East Marlborough Containing two hundred & nine acres more or less Except about five acres at the Northwest corner thereof herein given to my Sons Joshua & Samuel to be equally divided between the said Jonathan & Caleb, and to hold as Tenants in common their Heirs & assigns for ever.....And shall grant & allow to her [their Mother] the use of the two rooms on the*

*first story & the three rooms on the second story in the brick dwelling house at the west end thereof, and the two sellers at the northwest corner, underneath the same, the privilege of the kitchen pump & oven sufficient for her use also apples of the orchard in the summer season.....*

---

**May 3, 1820 Book S3 Page 64**

Caleb Pierce Grantor

Jonathan Pierce Grantee

---

**November 13, 1824 Book X3 Volume 70 Page 293**

Jesse Sharp, Sheriff Grantor

David Pierce Grantee

---

**September 9, 1826 Book Z3 Volume 72 Page 186**

David Pierce Grantor

Jacob Pierce Grantee

---

**April 22, 1829 Book C4 Page 15**

Jacob Pierce Grantor

John Cox Grantee

Two tracts of land, each with a message, of which the second (121 acres) nearly corresponds with the description of tract #2 in K9, 272. The extra six acres appear to be land owned by Hannah Cox.

---

**January 1, 1881 Book K9 Page 272**

Jacob P. Cox and heirs of John Cox (died 1880) grantors

Elwood P. Cox Grantee

Two messages and tracts of land. Tract 1) 83 acres 15 perches, Tract 2) 115 acres 143 perches.

John Cox's will; # 19276 Chester Co. archives

---

**January 1, 1881 Book J9 Page 44**

Elwood C. Cox Grantor

Jacob P. Cox Grantee

Messuage and tract 2 of land, 115 acres 143 perches

---

**March 31, 1898 Book X11 Page 22**

William N. And Lucy B. Polk and Isabelle J. Cox Grantors

George E. Thatcher Grantee

Messuage and tract of land 98 acres

Isabelle and Lucy were daughters and heirs of Jacob P. Cox

---

**June 14, 1924 Book L16 Page 386**

Ilda M. Thatcher et al Grantor

Archie Ruggieri and Julio diGuiseppe Grantees

Three tracts of land first being 98 acres, the others being less than one acre

---

**July 30, 1926 Book H17 Page 54**

Archie Ruggieri and wife and Julio diGiuseppe and wife Grantors

Kennett Realty Grantees

Part of lands conveyed, messuage and 25 lots

---

**February 30, 1927 Book N17 Page 27**

Kennett Realty Grantor

Edwina V.E. duVivier

Messuage and two lots equaling 2.01 acres

---

**July 16, 1928 Book X17 Page 39**

Edwina V.E. and George R. duVivier Grantors

Howard Duane Grantee

Messuage and two lots equaling 2.01 acres

---

**July 20, 1928 Book X17 Page 40**

Howard Duane Grantor

George R and Edwina V.E. duVivier

George duVivier died in 1948 and Edwina in 1955 leaving the property to only daughter  
Suzanne duVivier Duane

Messuage and two lots equaling 2.01 acres for \$1.00

---

**June 9, 1955**

Administration Edwina V.E. duVivier to Suzanne duVivier Duane

---

**October 30, 1959 Book P-31 Page 504**

Suzanne duVivier Duane administrator of Edwina V.E. duVivier et al Grantor

Monroe L. Nute Jr. and Audrey S. Nute Grantees

2.01 acres

---

**March 1, 1981 Book B58, Page 271**

Monroe L. Nute Jr. and Audrey S. Nute Grantors

Robert W. O'Neill Grantee

2.01 acres for \$1.00

---

**May 7, 1992 Book 2959 Page 210**

Robert W. O'Neill Grantor (Parent)

Sean T. O'Neill Grantee (Child)

2.01 acres

\$1.00

---

**April 15, 1994 Book 3742 Page 473**

Sean Thomas O'Neill Grantor

Robert W. O'Neill Grantee

\$1.00

---

**August 24, 1995 Book 3933 Page 1486**

Robert W. O'Neill Grantor

Robert W. O'Neill and MaryAnne Gallucci (wife) Grantee

---

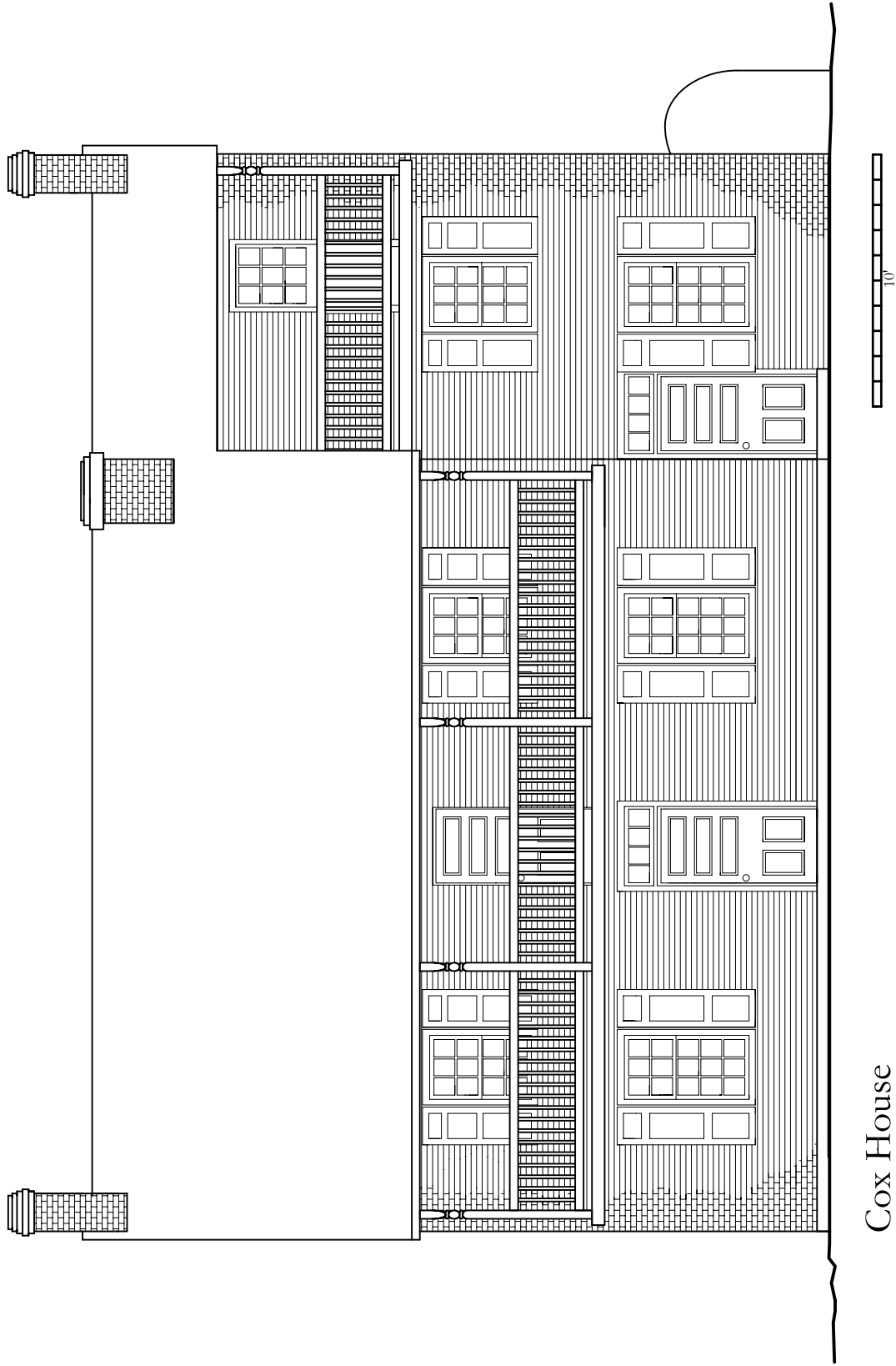
**September 5, 1995 Book 3933 Page 1486**

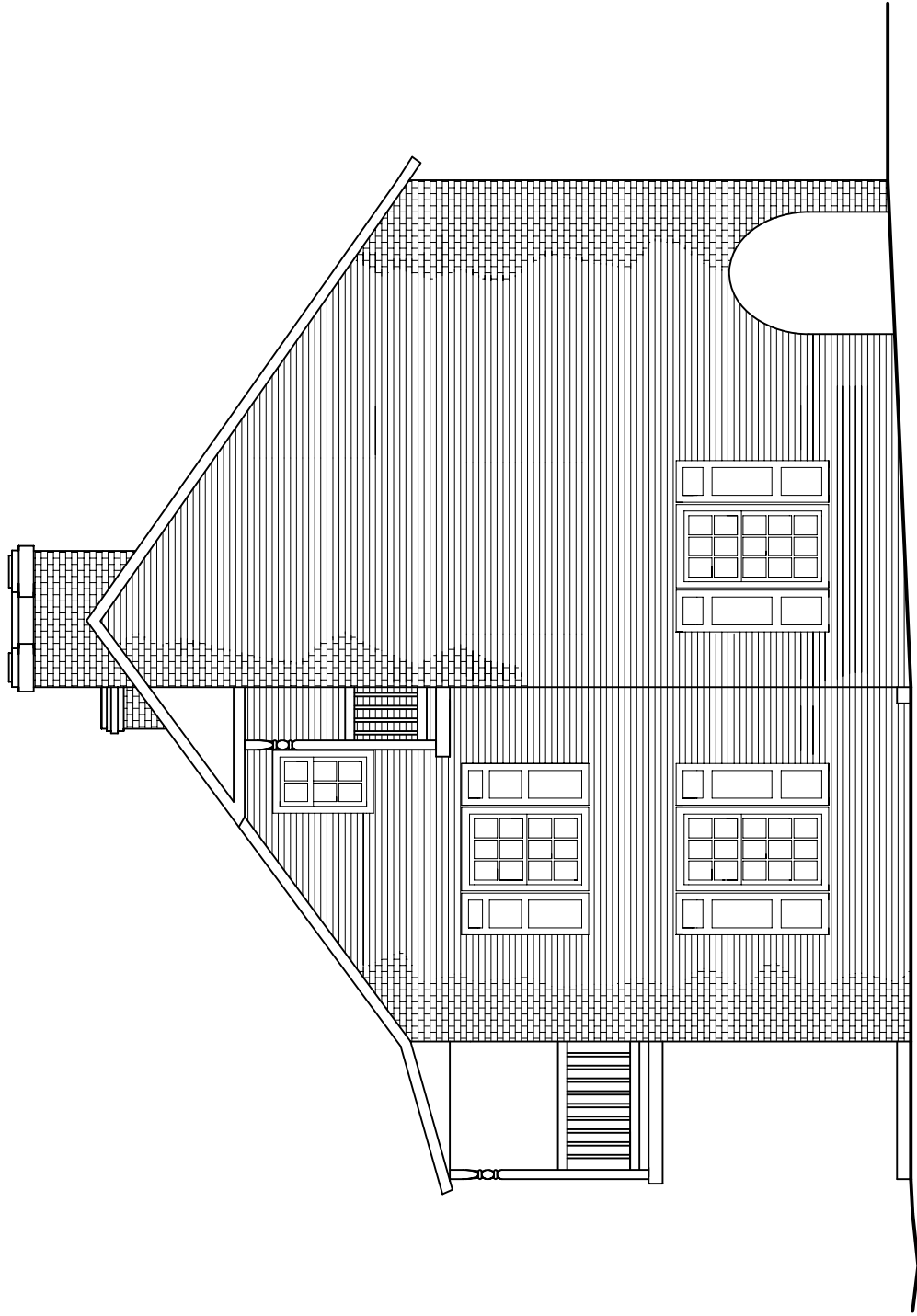
MaryAnne Gallucci Grantor

Longwood Gardens, Inc. Grantee

## APPENDIX B: FLOOR PLANS AND ELEVATIONS

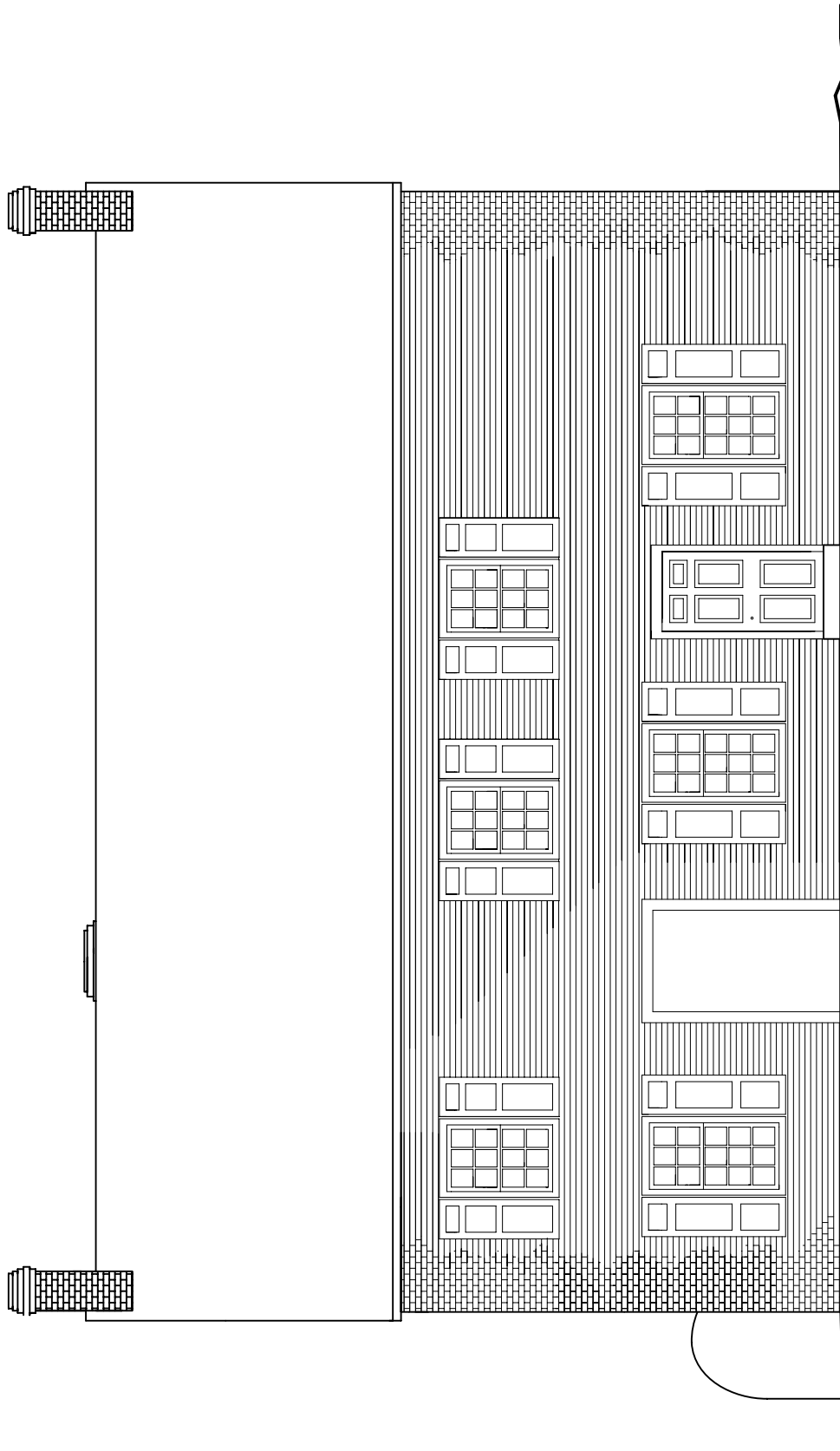






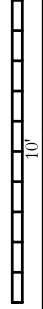
Cox House

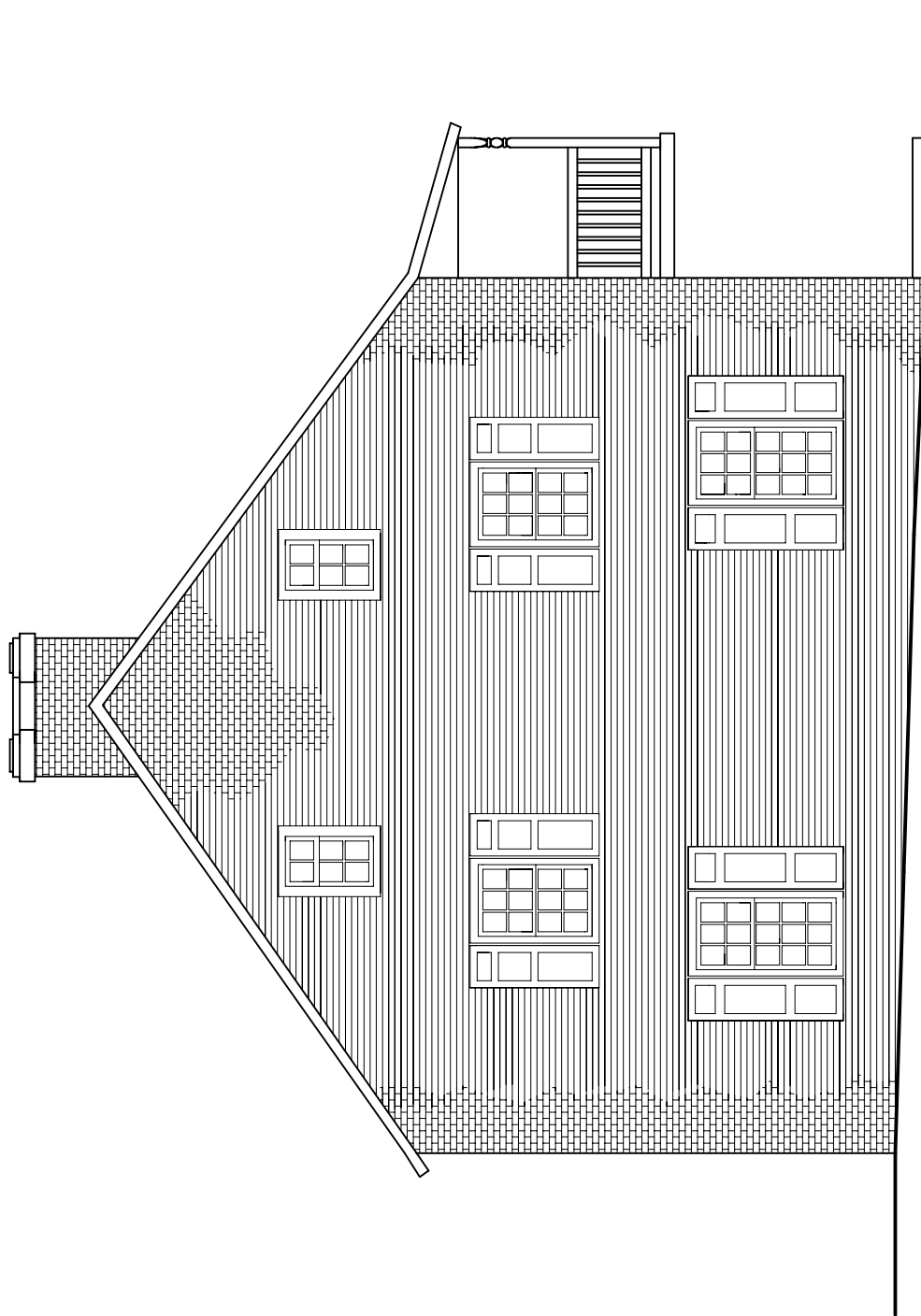
CONJECTURAL NORTH ELEVATION  
CIRCA 18TH CENTURY



## Cox House

CONJECTURAL WEST ELEVATION  
CIRCA 18TH CENTURY

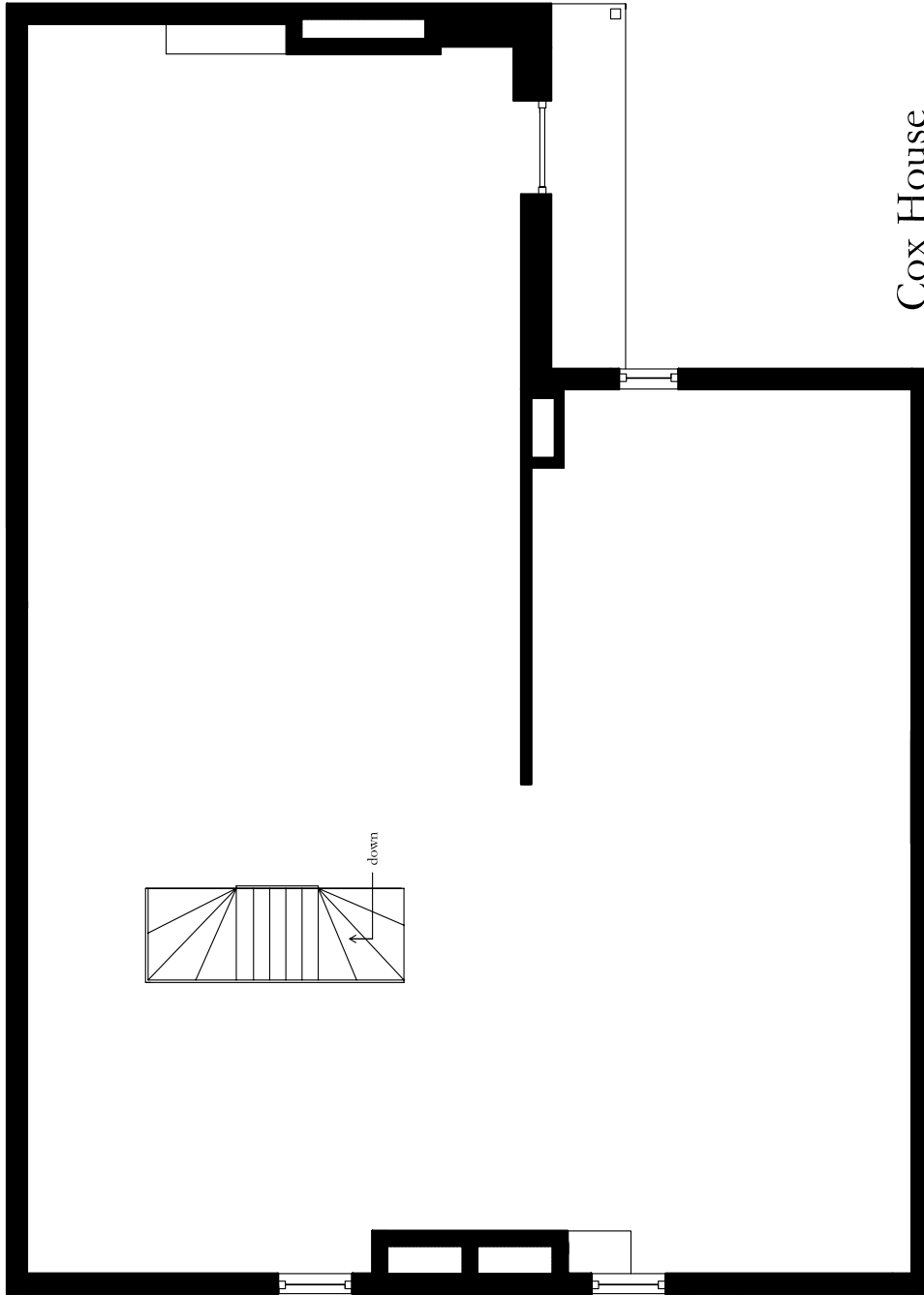




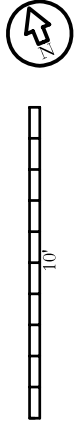
Cox House

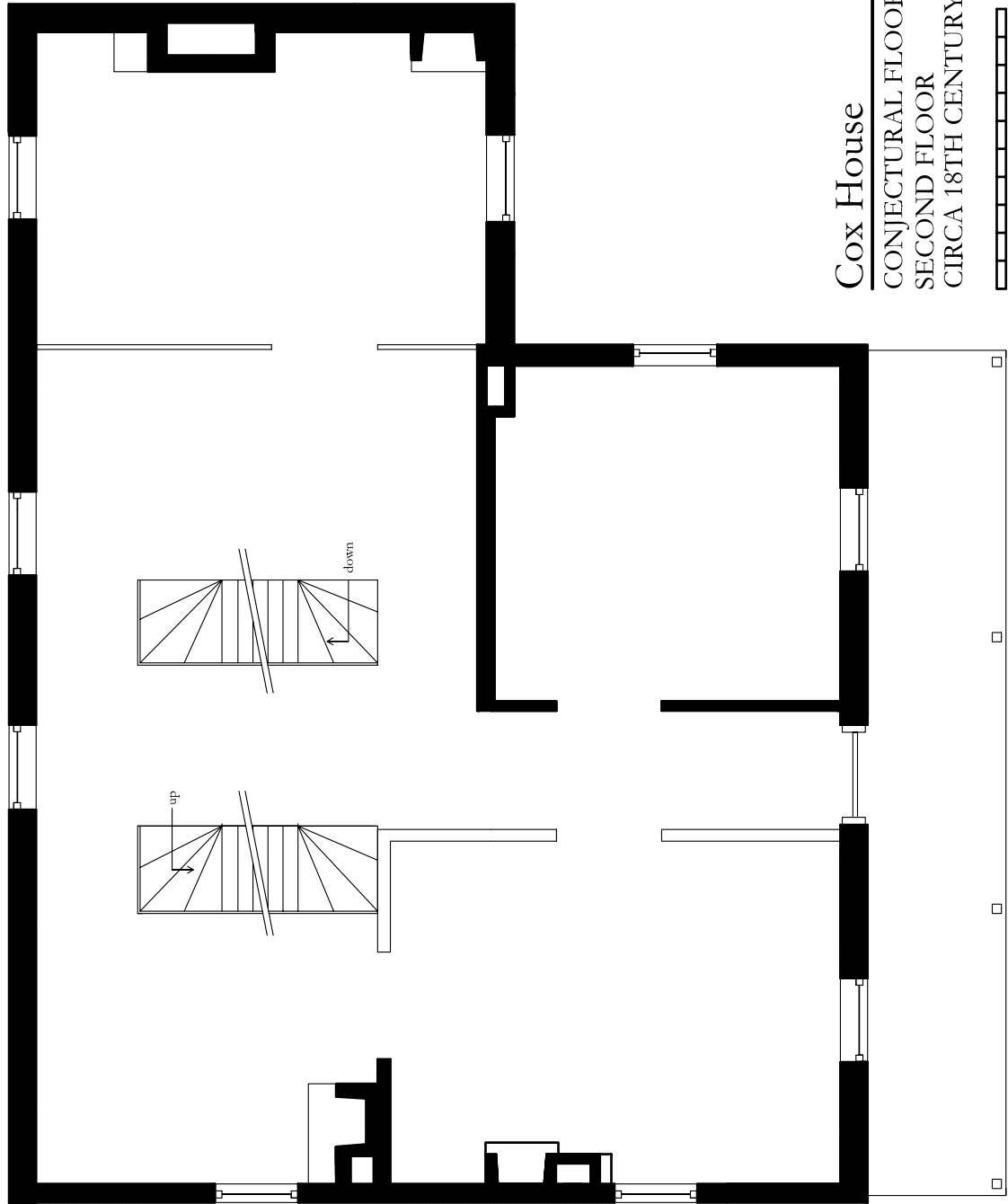
CONJECTURAL SOUTH ELEVATION  
CIRCA 18TH CENTURY



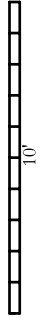


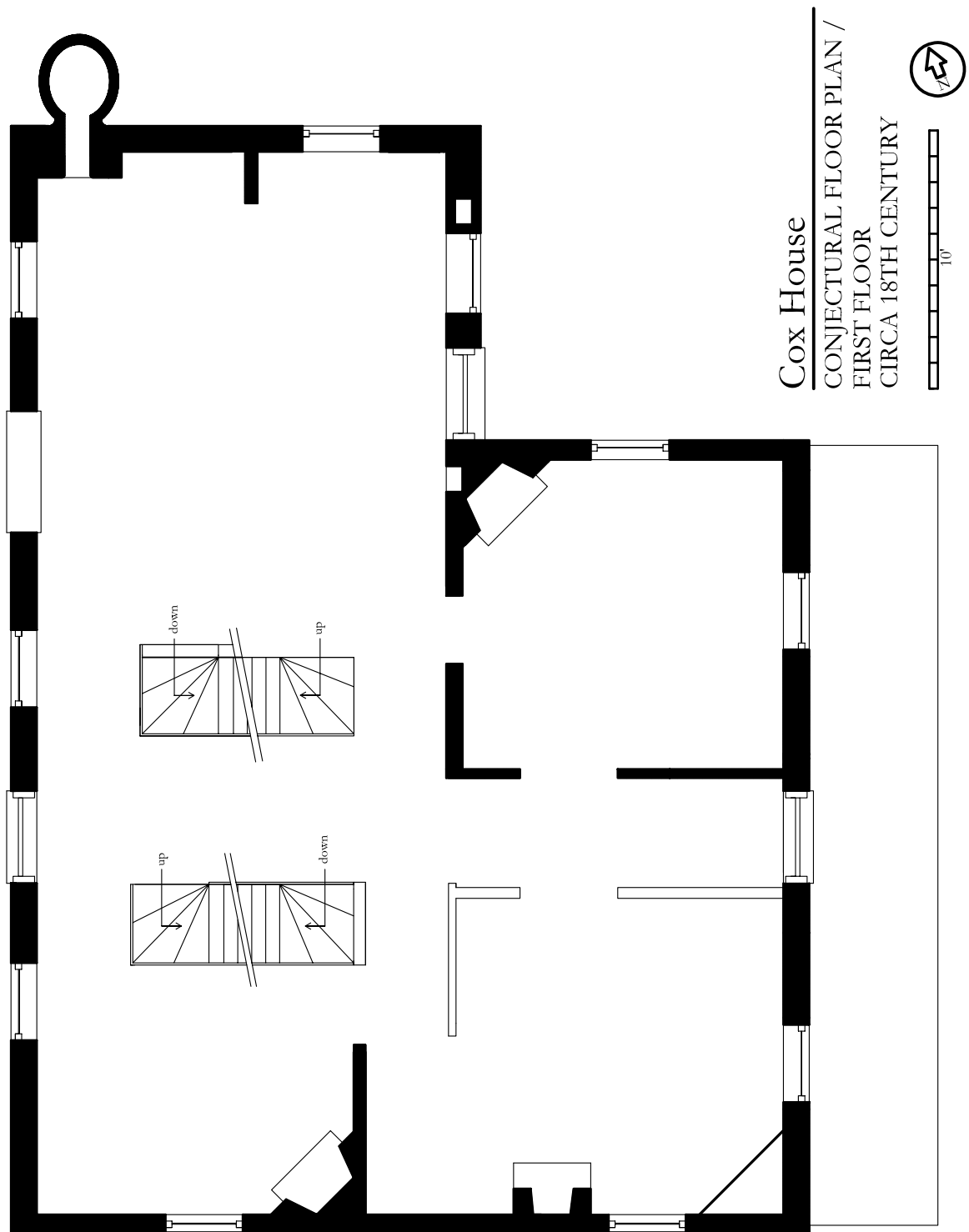
Cox House  
 CONJECTURAL FLOOR PLAN /  
 THIRD FLOOR  
 CIRCA 18TH CENTURY

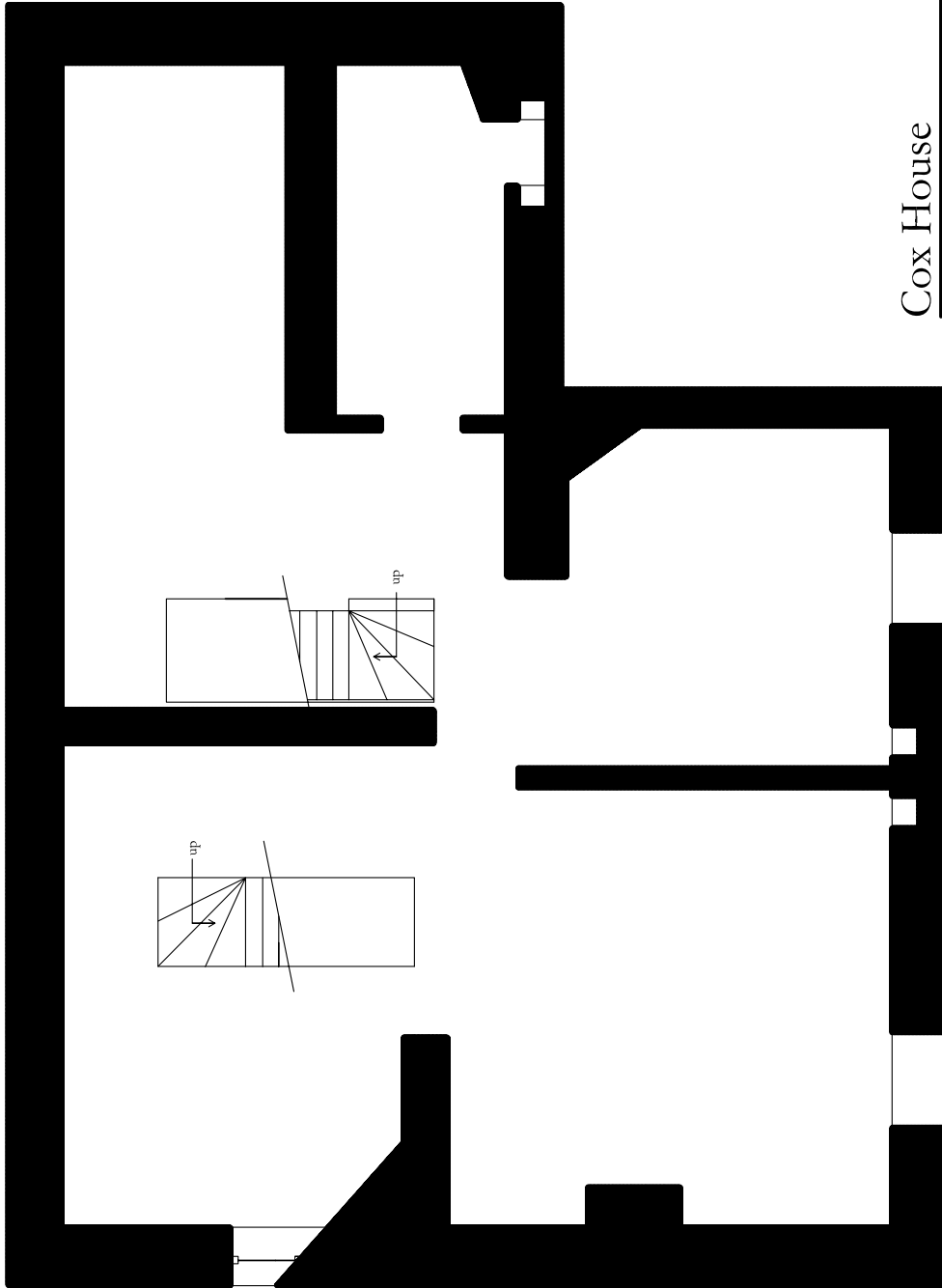




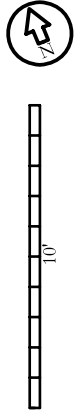
Cox House  
CONJECTURAL FLOOR PLAN /  
SECOND FLOOR  
CIRCA 18TH CENTURY



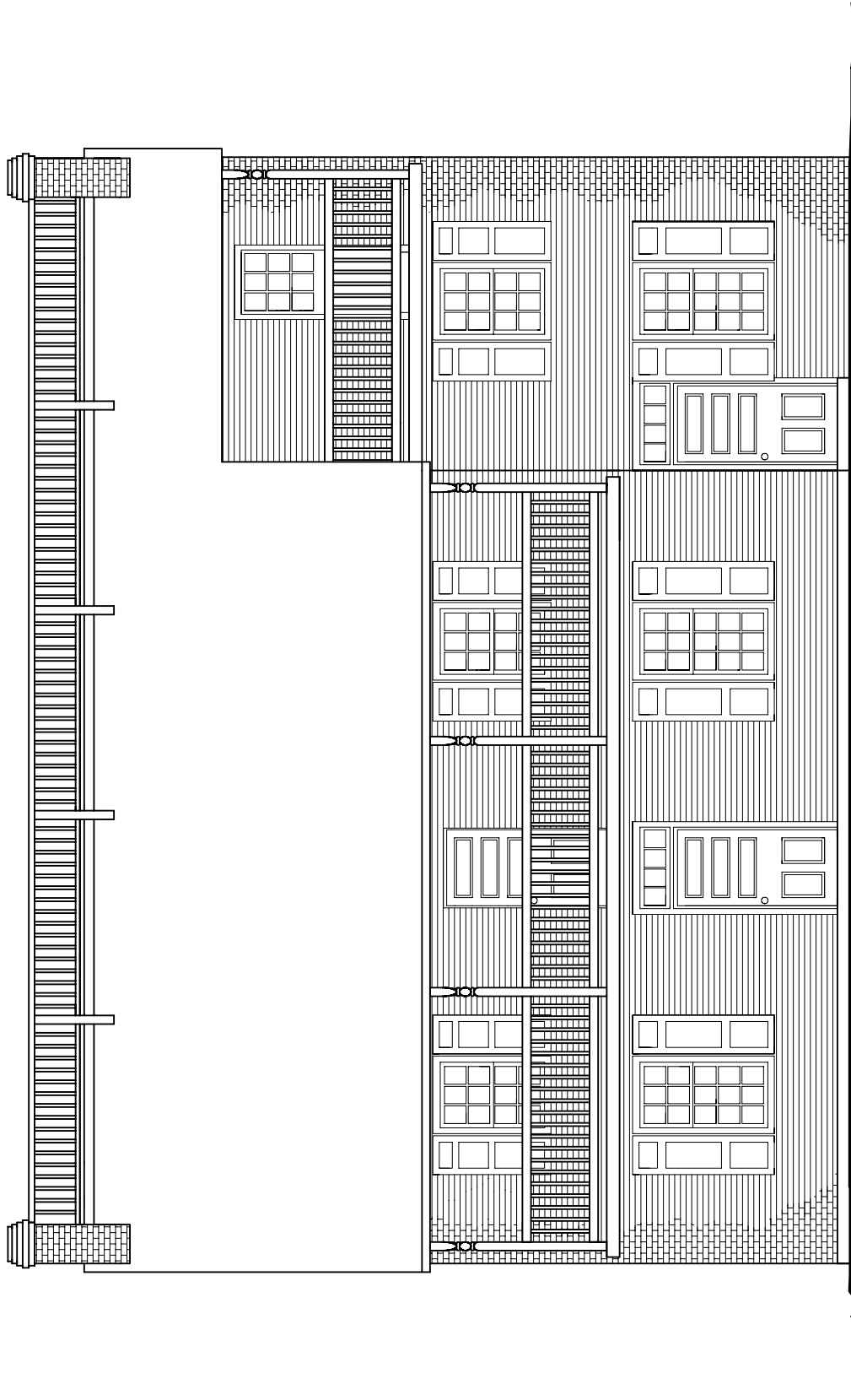




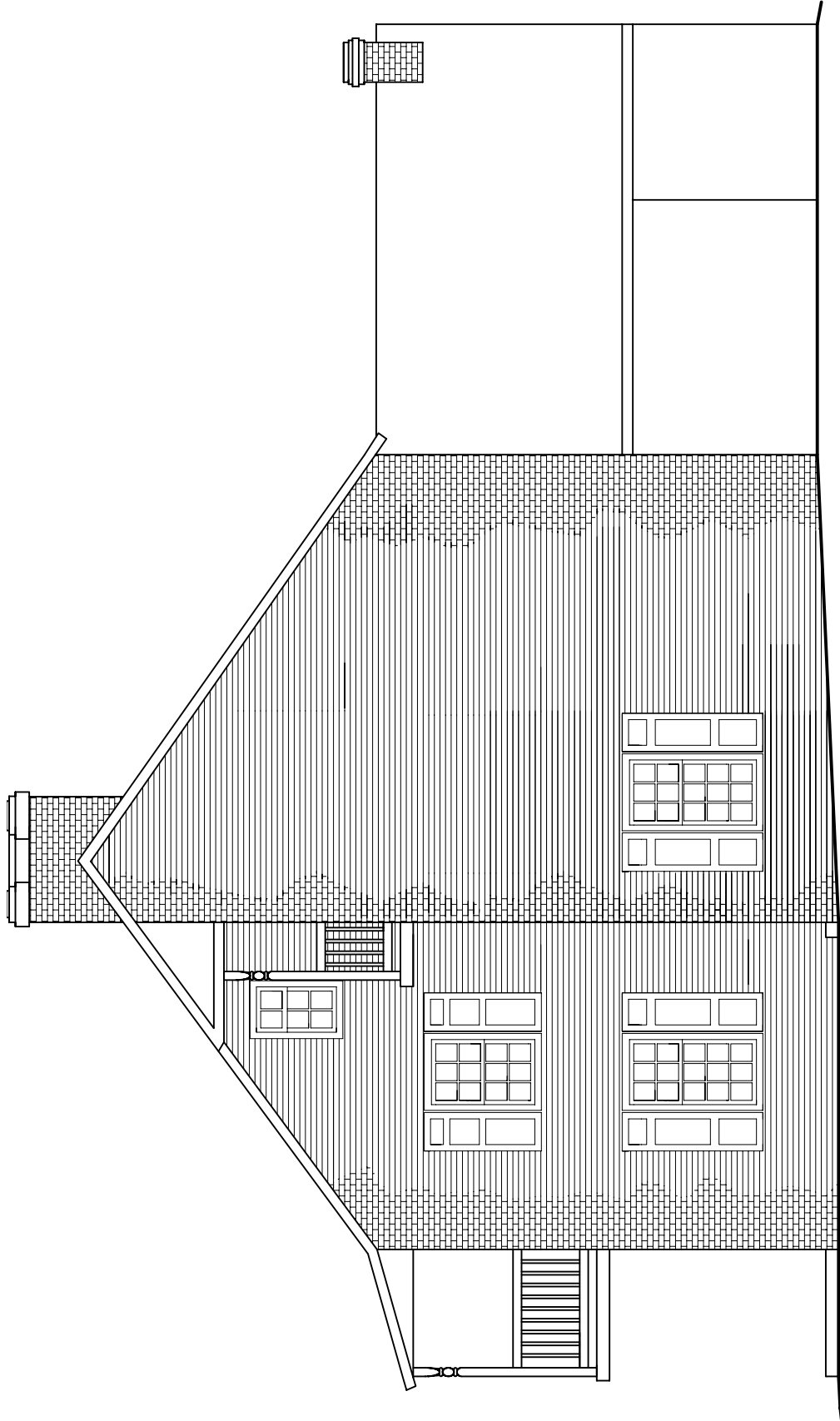
Cox House  
CONJECTURAL FLOOR PLAN /  
BASEMENT  
CIRCA 18TH CENTURY



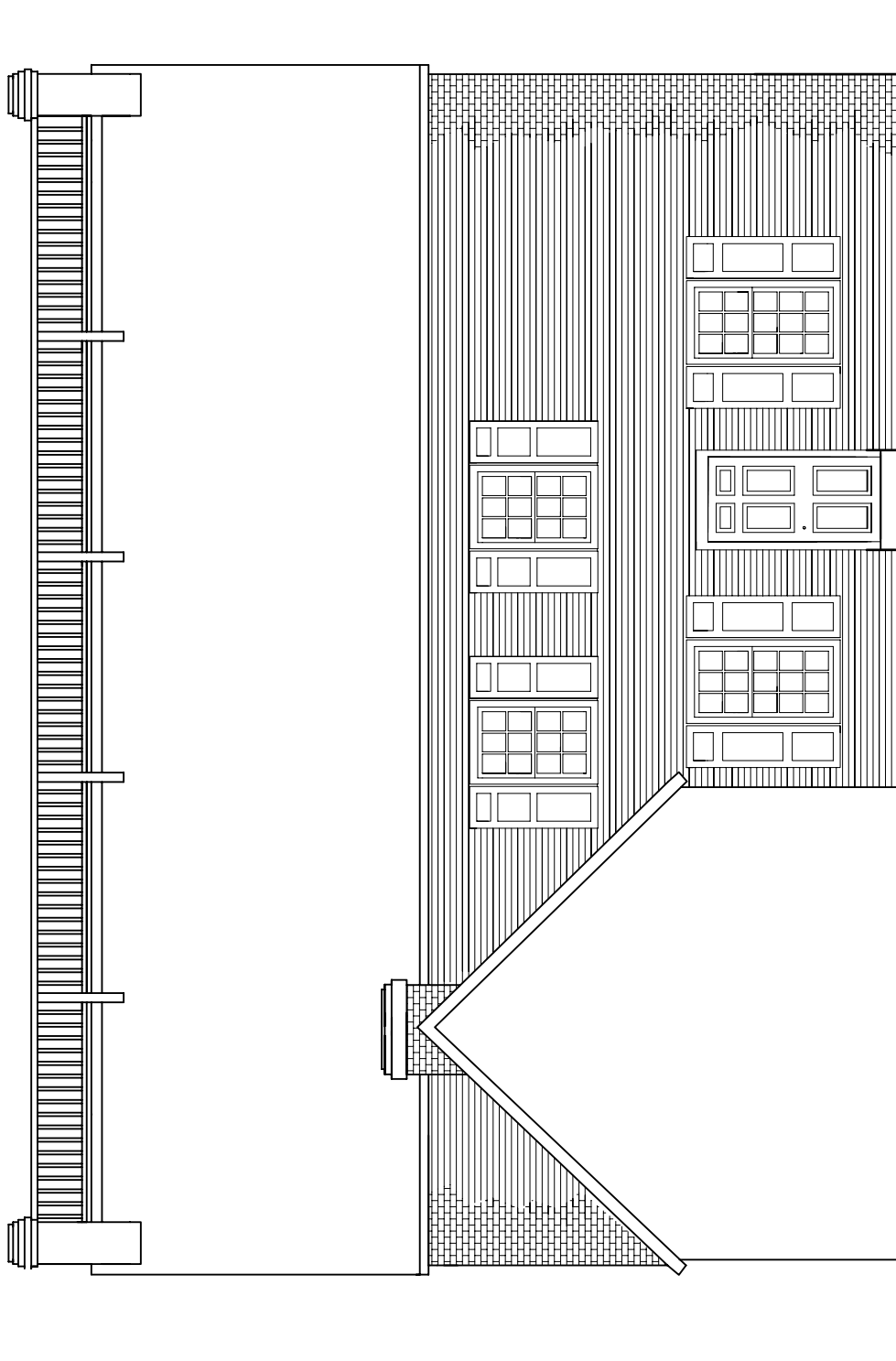




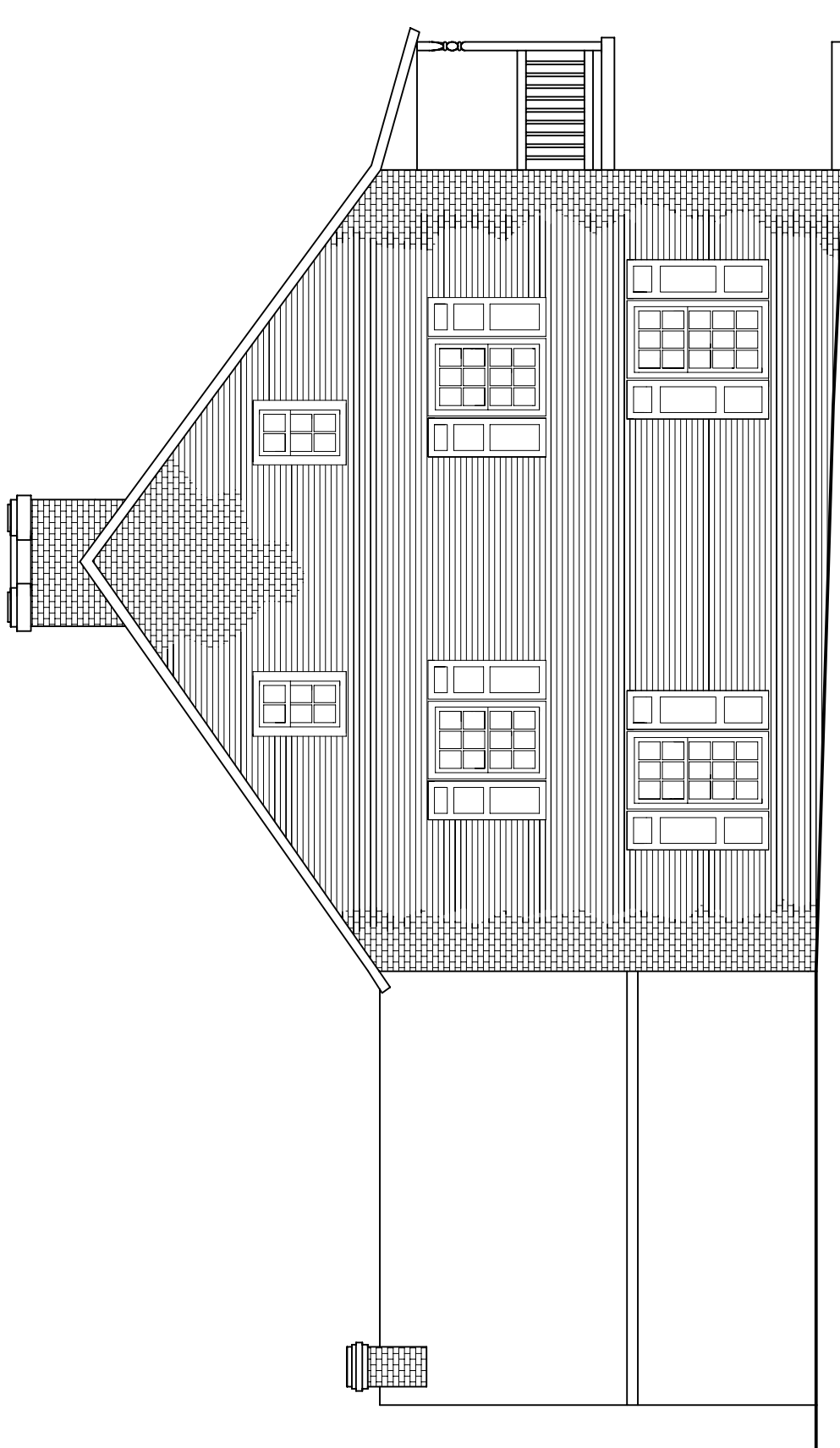
Cox House  
CONJECTURAL EAST ELEVATION  
CIRCA 19TH CENTURY



Cox House  
CONJECTURAL NORTH ELEVATION  
CIRCA 19TH CENTURY



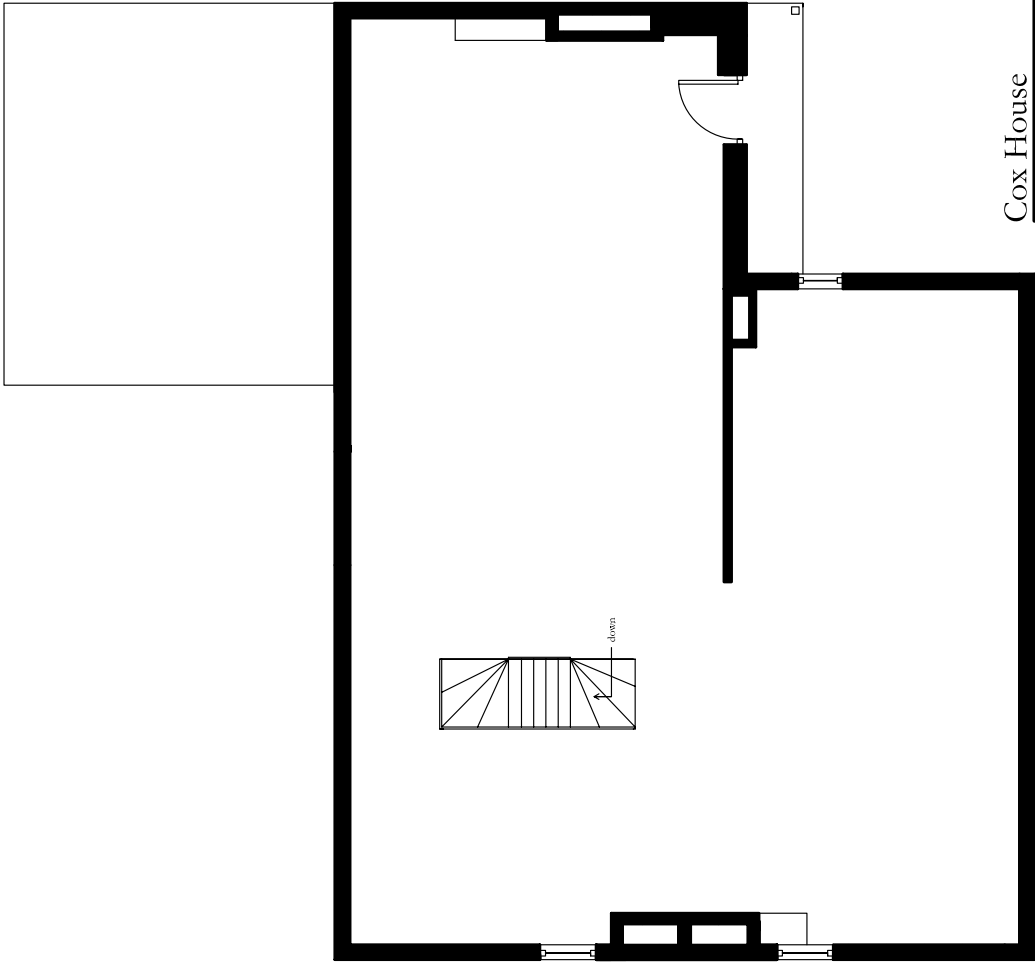
**Cox House**  
**CONJECTURAL WEST ELEVATION**  
**CIRCA 19TH CENTURY**



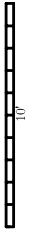
Cox House

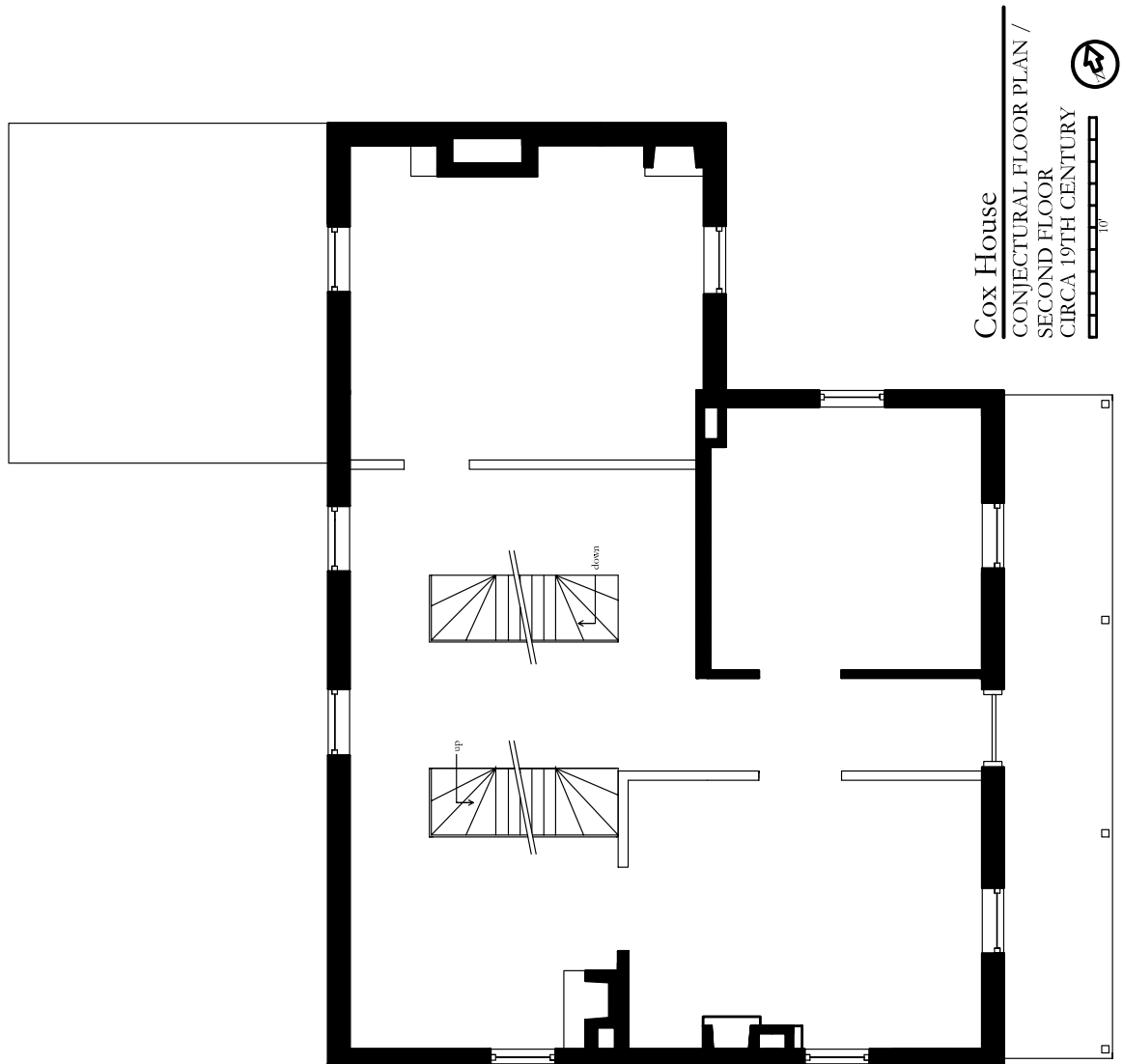
CONJECTURAL SOUTH ELEVATION  
CIRCA 19TH CENTURY

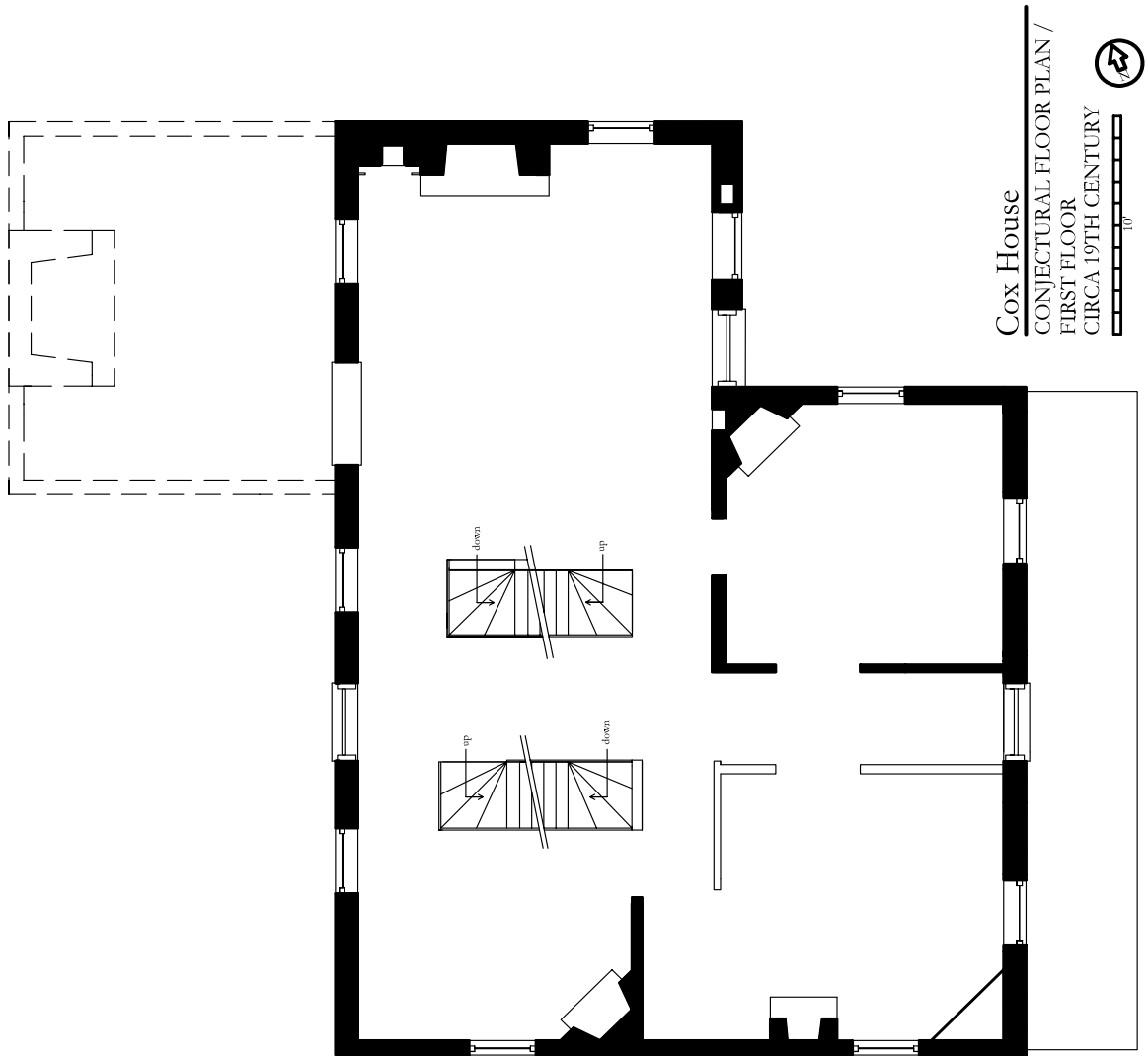


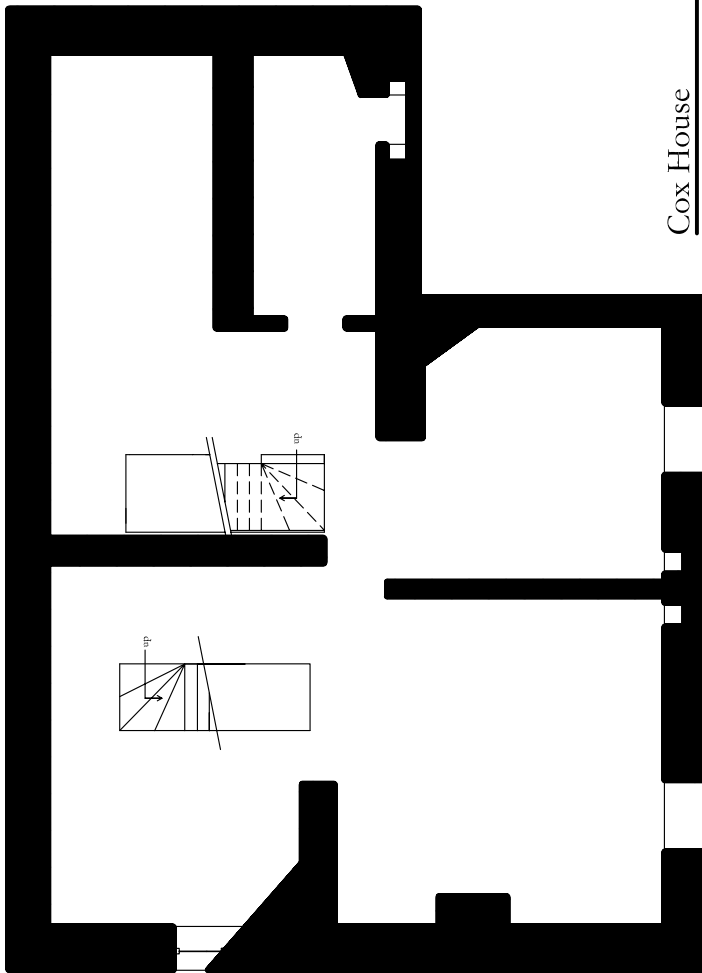


Cox House  
CONJECTURAL FLOOR PLAN /  
THIRD FLOOR  
CIRCA 19TH CENTURY





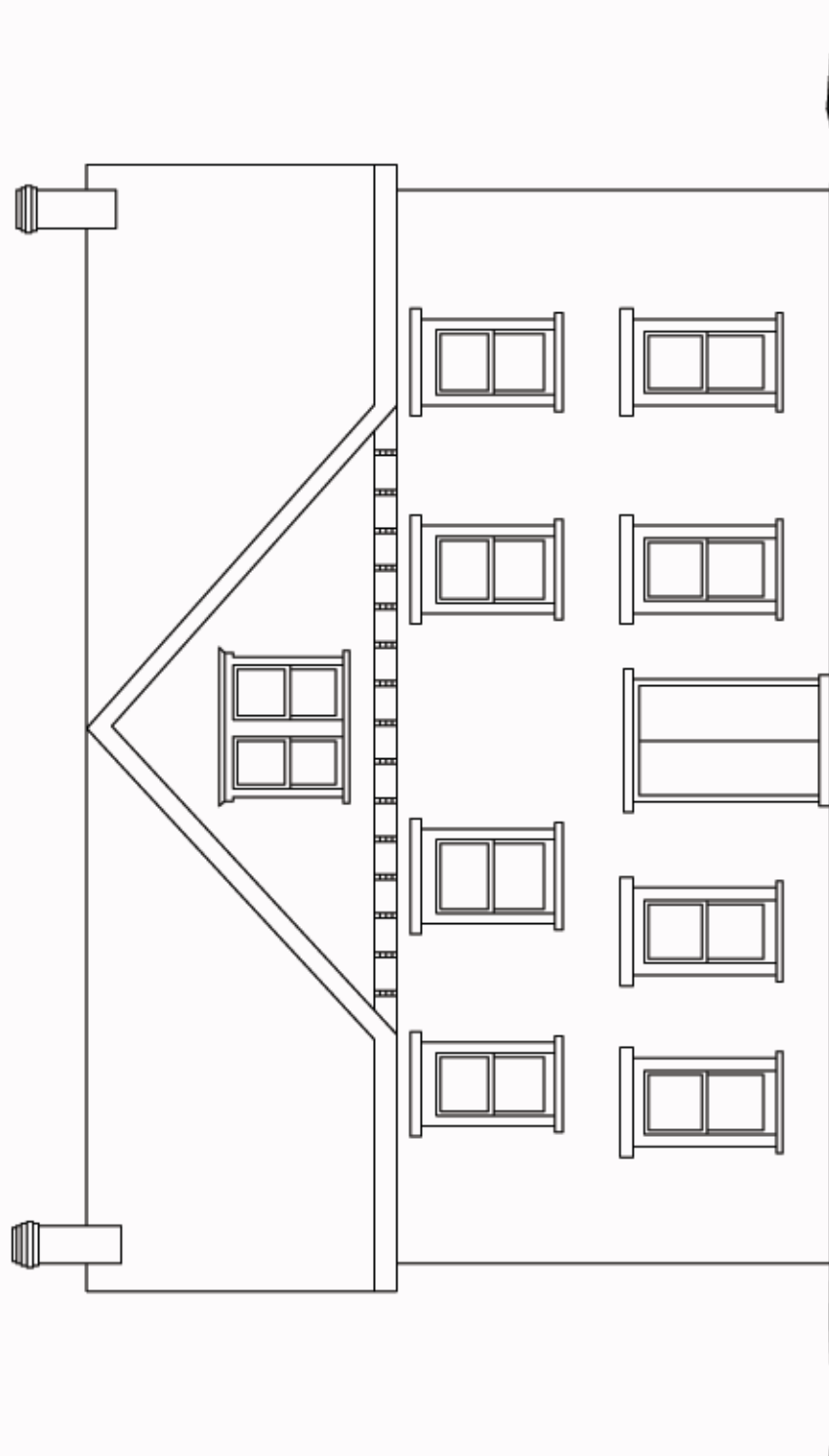




Cox House  
 CONJECTURAL FLOOR PLAN /  
 BASEMENT  
 CIRCA 19TH CENTURY

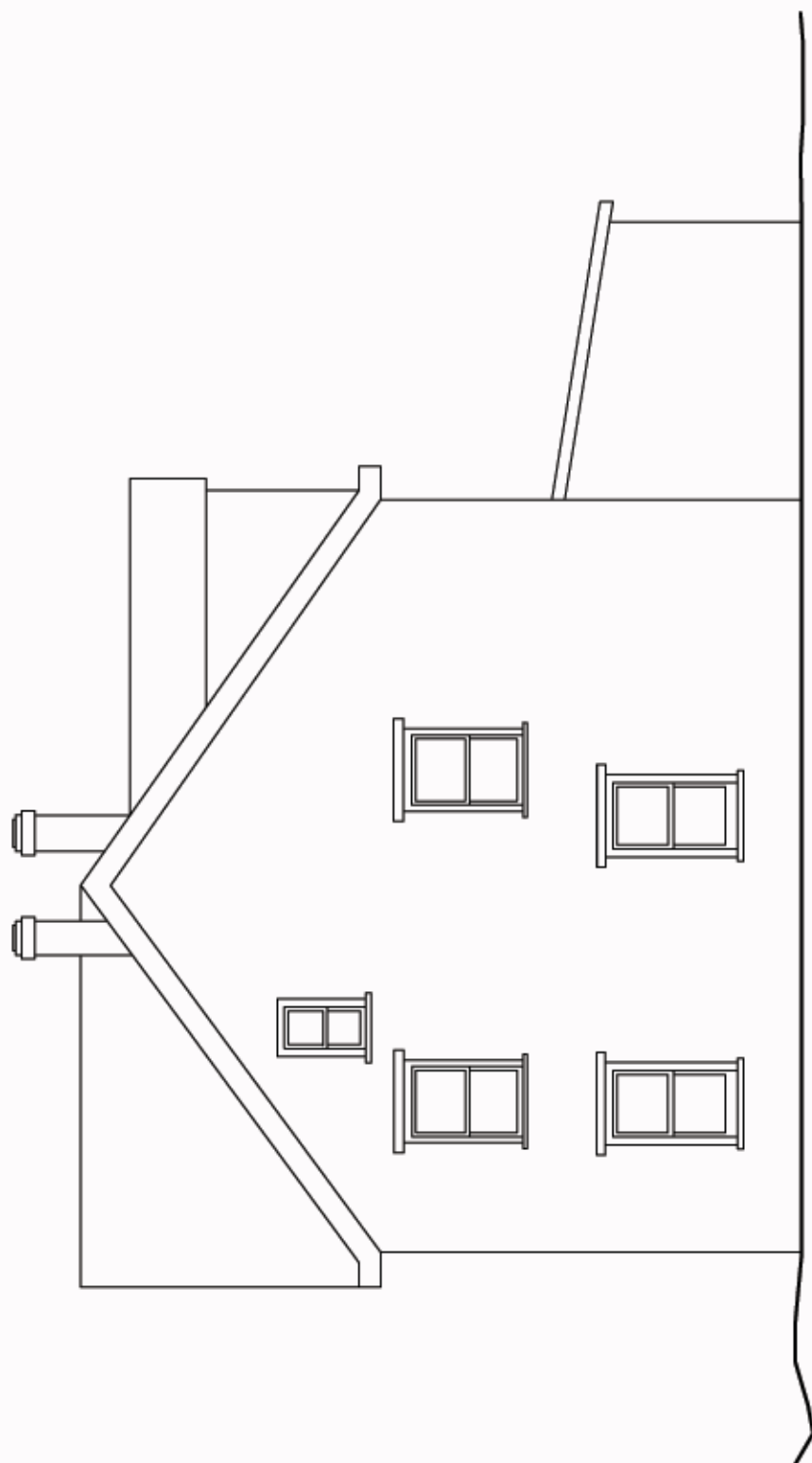






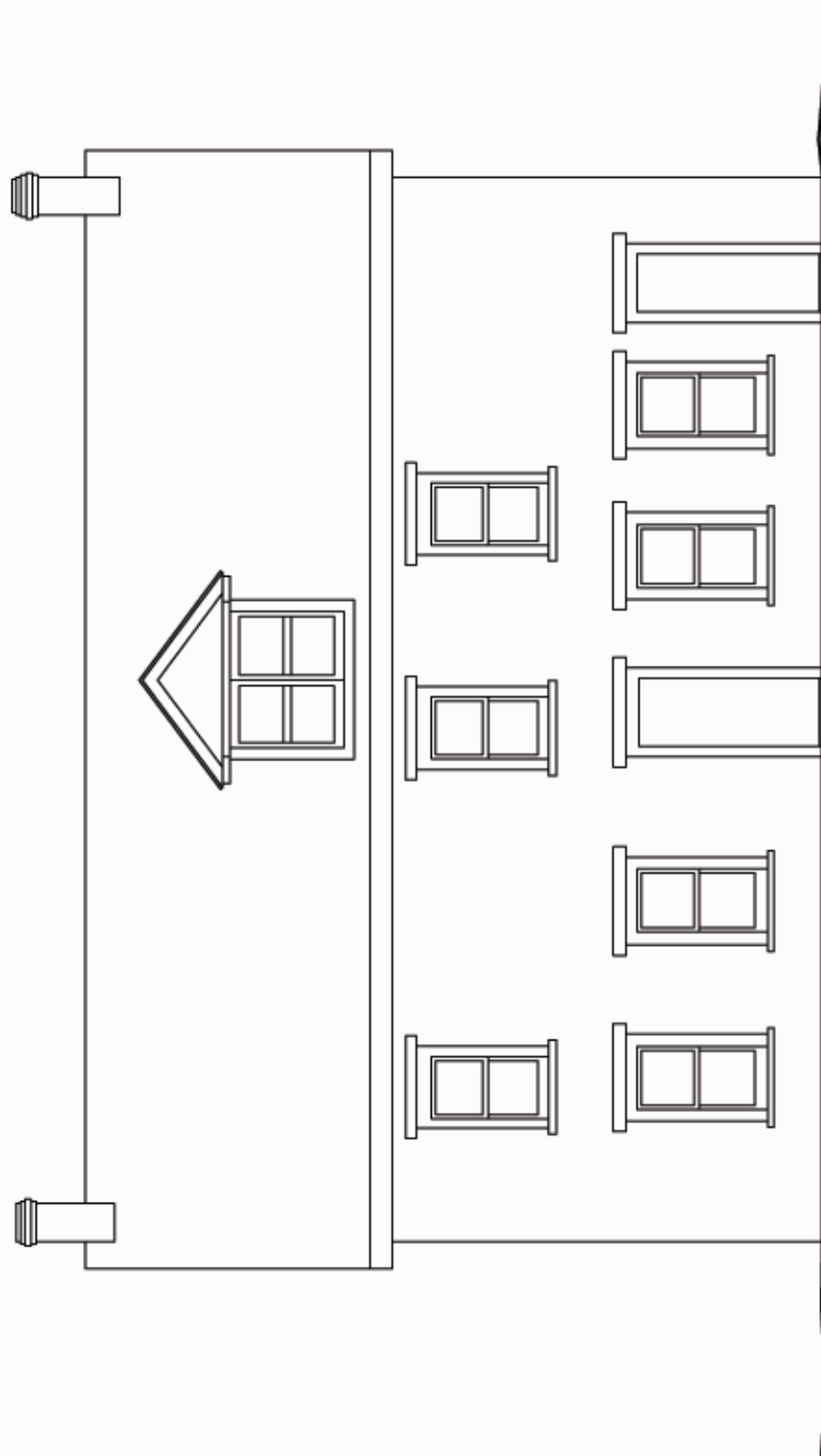
*Cox House*  
**EAST ELEVATION**  
circa 2003

10'

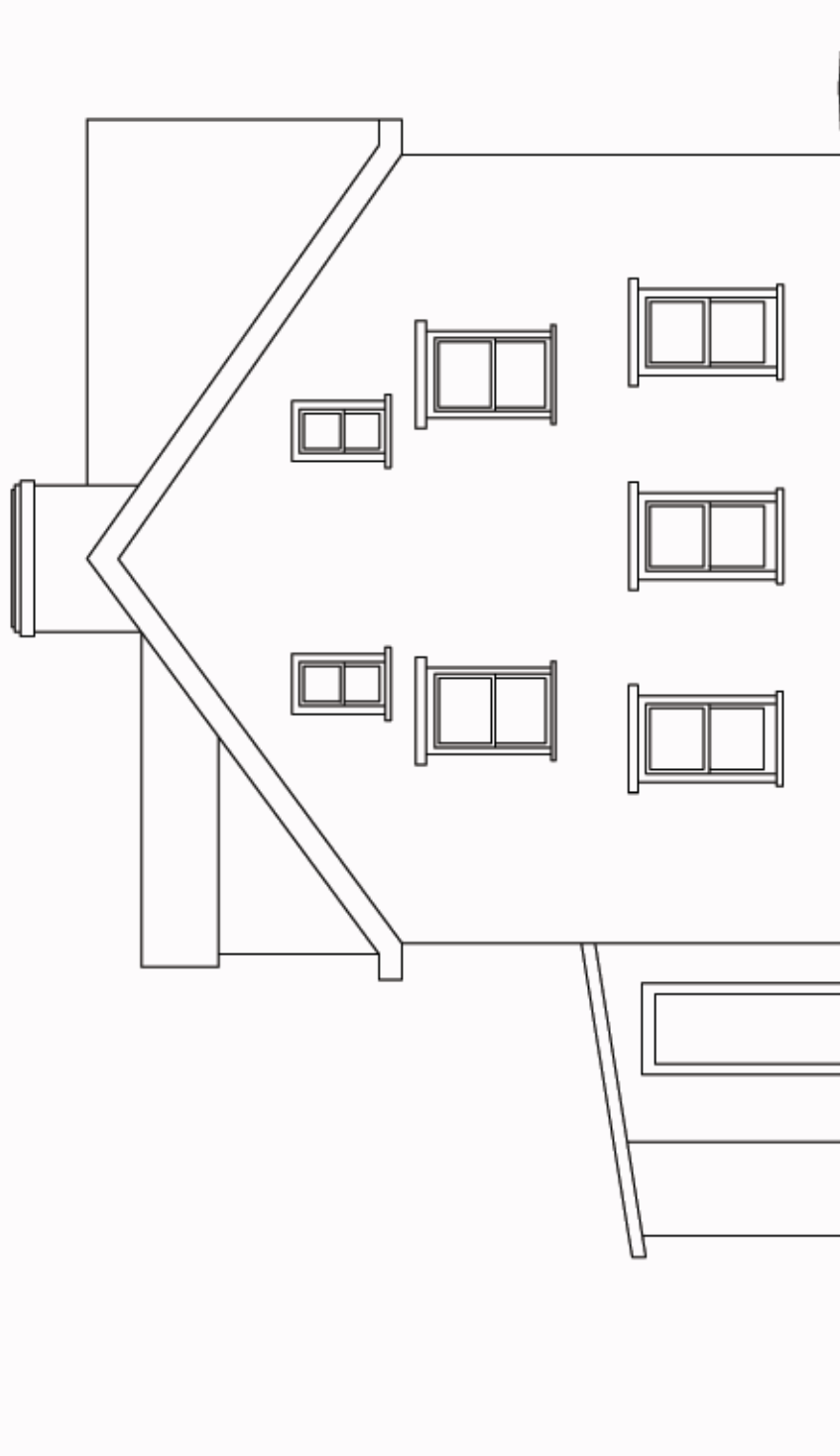


*Cox House*  
NORTH ELEVATION  
circa 2003

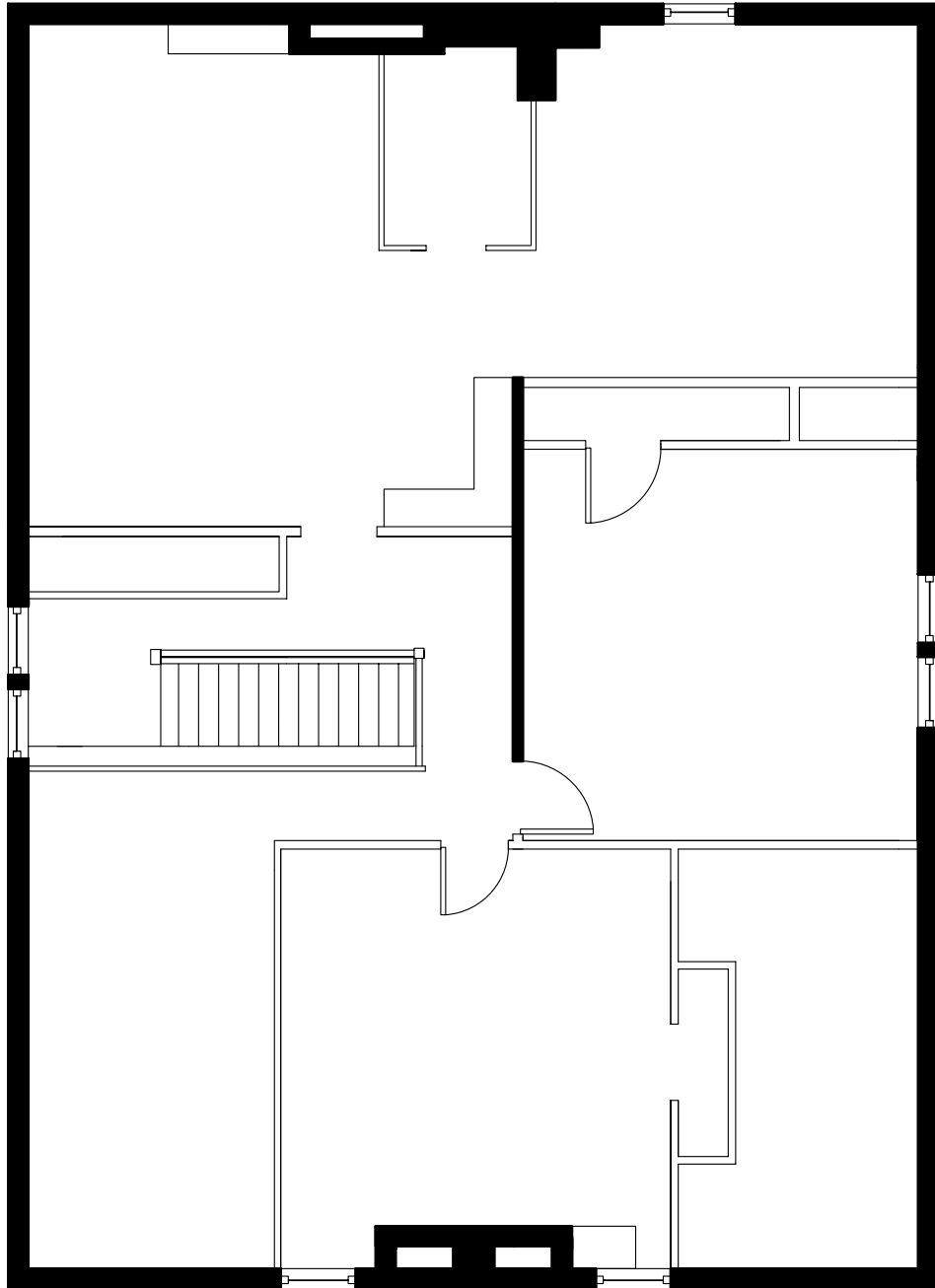
10'



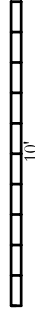
*Cox House*  
**WEST ELEVATION**  
(minus covered porch)  
circa 2003

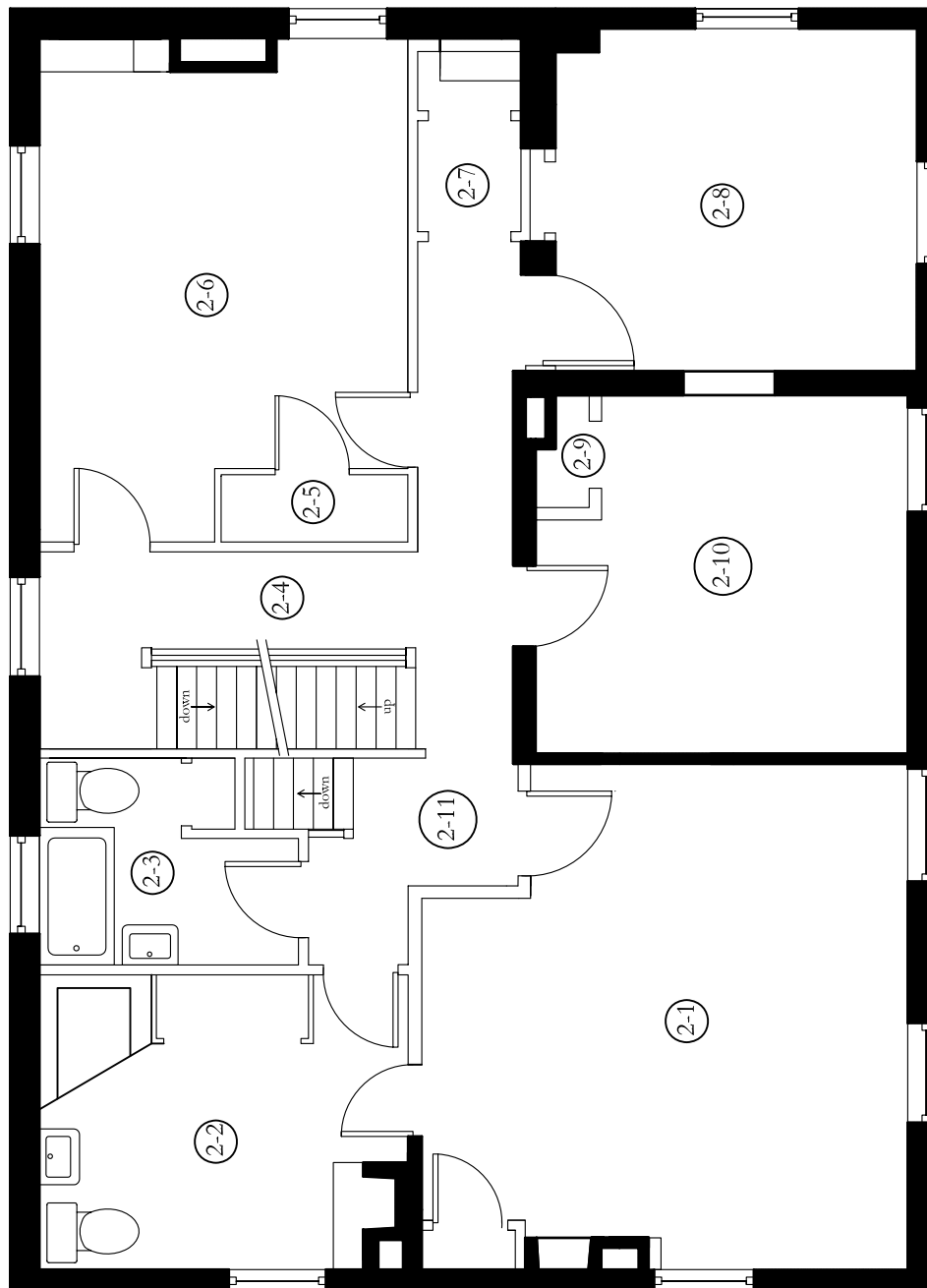


*Cox House*  
**SOUTH ELEVATION**  
circa 2003



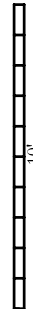
Cox House  
CURRENT FLOOR PLAN / THIRD FLOOR  
SPRING 2004

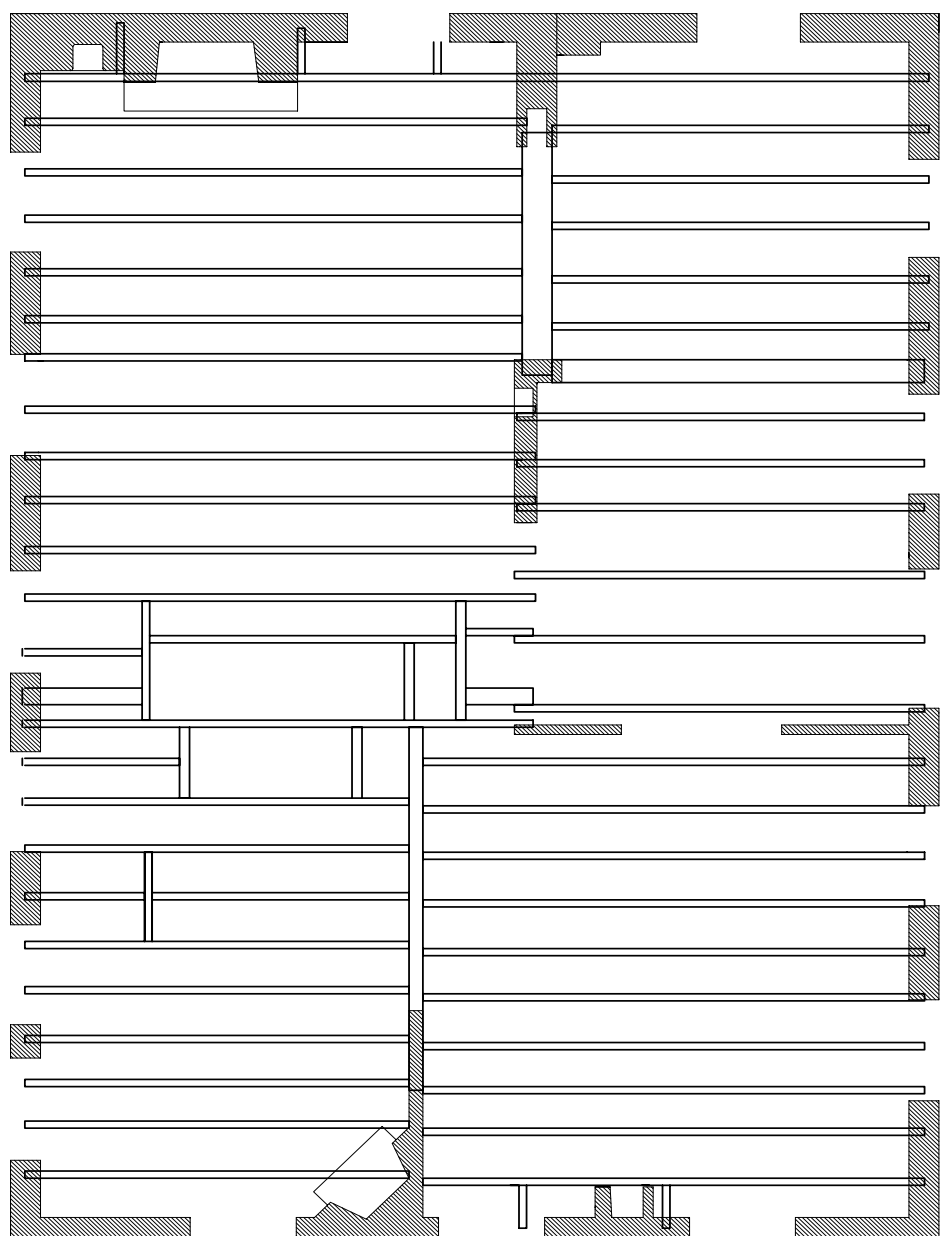




Cox House

CURRENT FLOOR PLAN / SECOND FLOOR  
 SPRING 2004

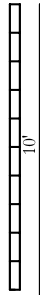


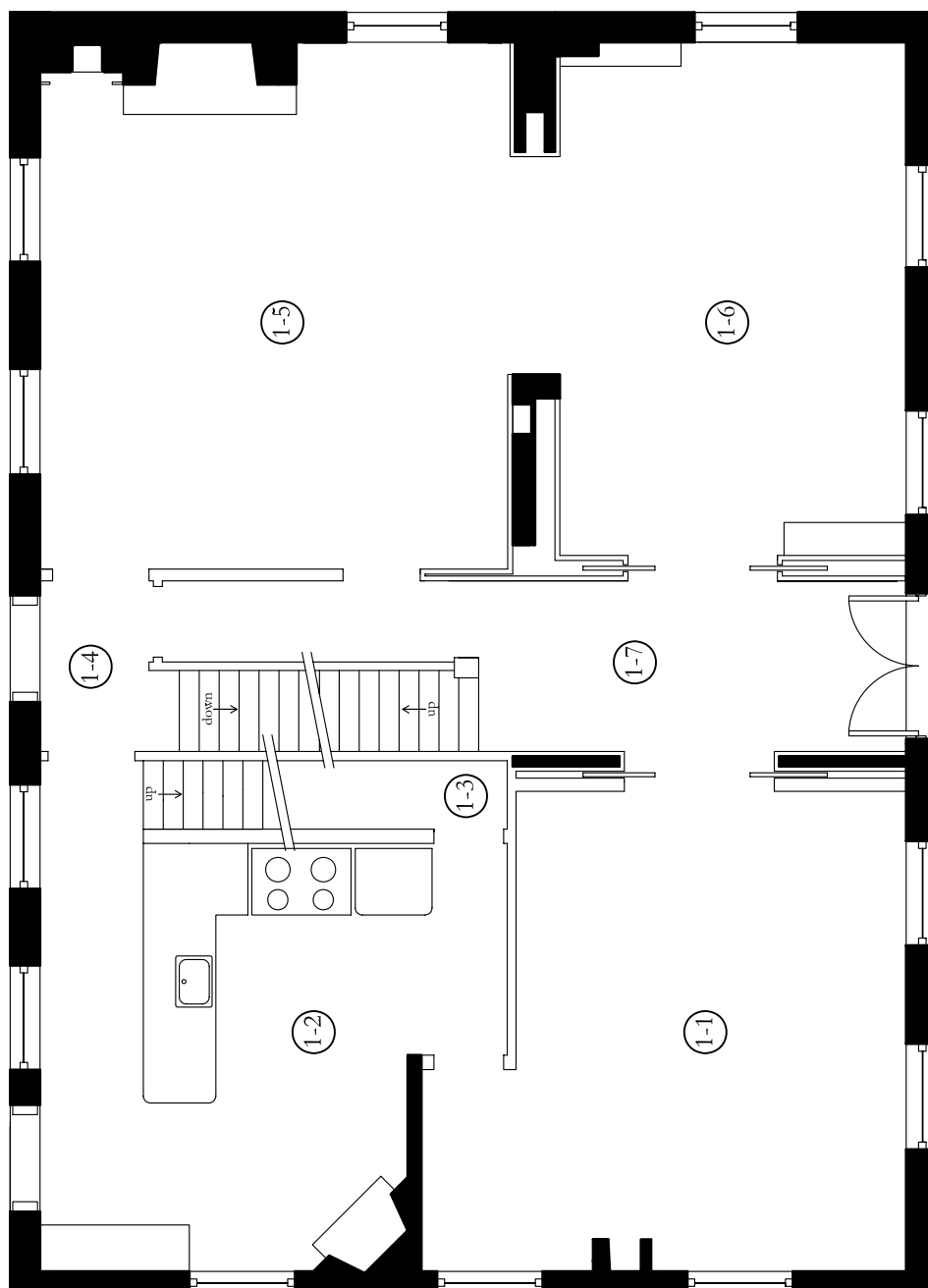


Cox House

CURRENT FLOOR PLAN / SECOND FLOOR JOISTS

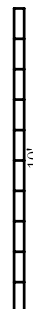
SPRING 2004



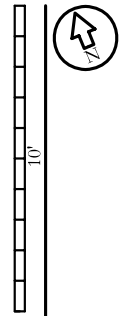
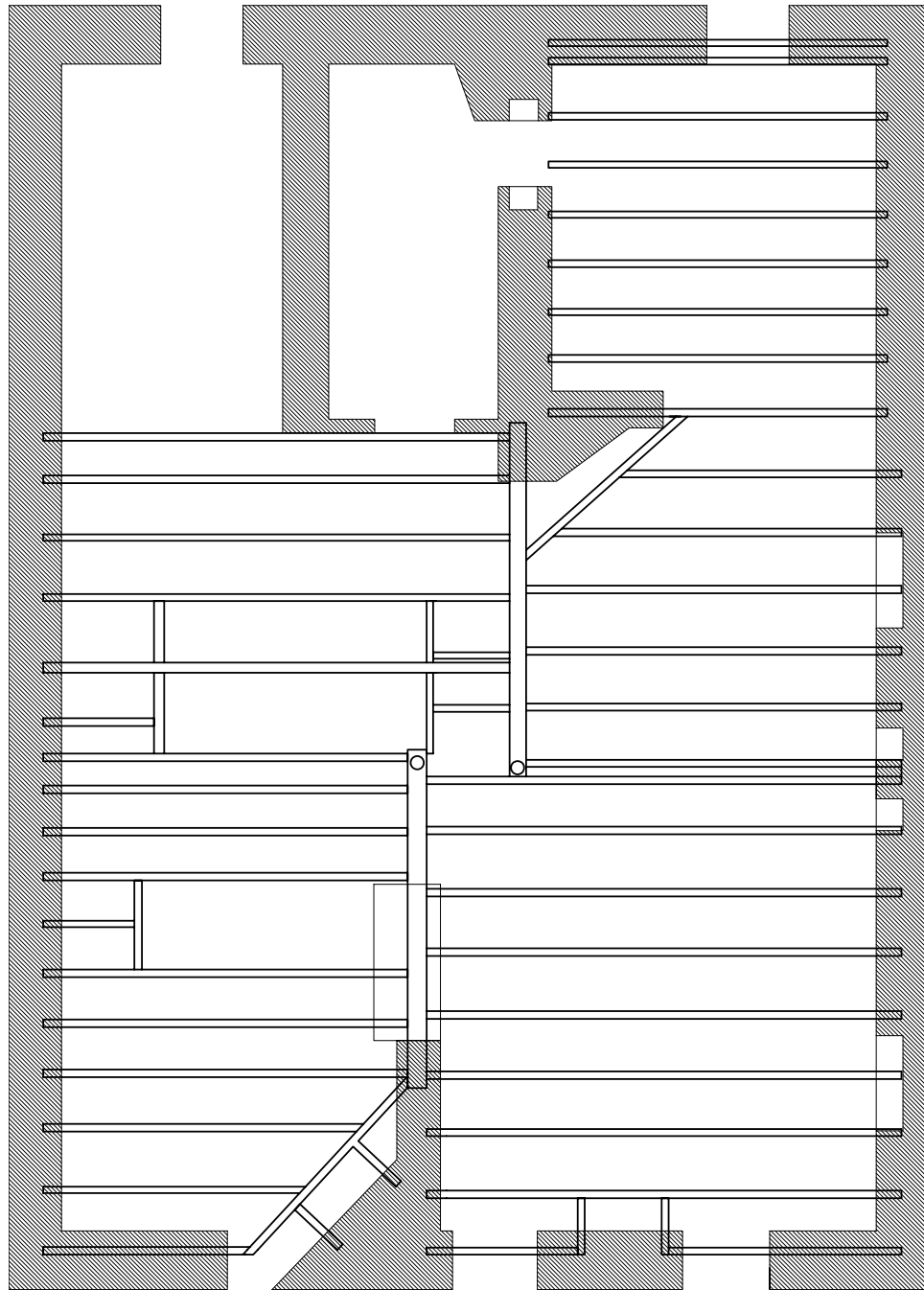


Cox House

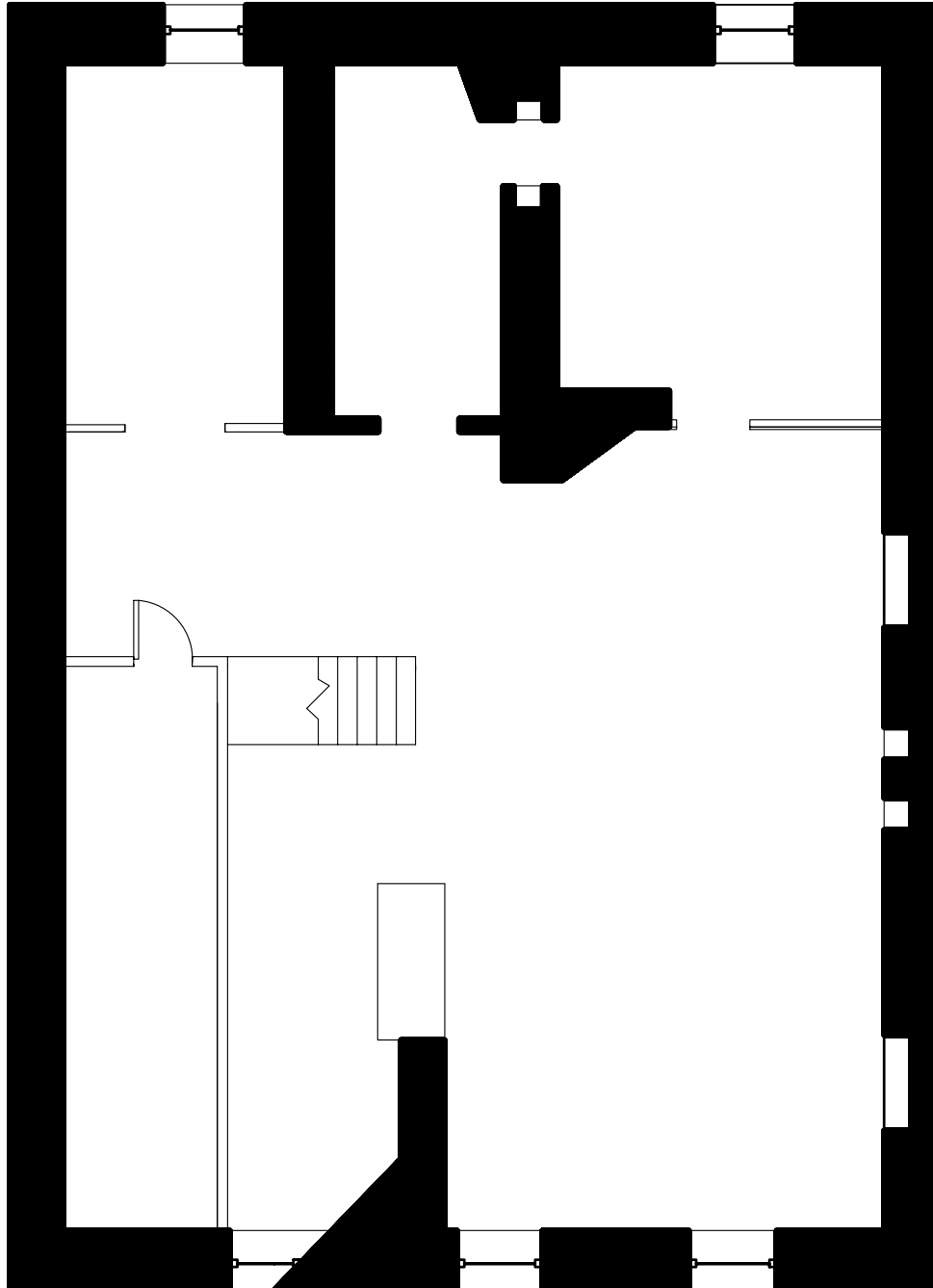
CURRENT FLOOR PLAN / FIRST FLOOR  
 SPRING 2004





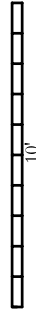


Cox House  
 CURRENT FLOOR PLAN / FIRST FLOOR JOISTS  
 SPRING 2004



Cox House

CURRENT FLOOR PLAN / BASEMENT  
SPRING 2004



## BIBLIOGRAPHY

Bennett, George Fletcher. *Early Architecture of Delaware*. Wilmington, DE: Middle Atlantic Press, 1985.

Blockson, Charles L. *The Underground Railroad*. New York: Hippocrene Books, 1994.

Curtis, John Obed. *Moving Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, 1979.

Debray, Reis. *Transmitting Culture*. New York, NY: Columbia University Press, 1997.

Densmore, Christopher. "Be Ye Perfect: Anti-Slavery and the Progressive Friends of Chester County, Pennsylvania." Paper presented at the Friends Historical Association, Philadelphia, PA., November 11, 2002.

Densmore, Christopher. interview by author, Swarthmore College, February 12, 2004.

Earl, John. *Building Conservation Philosophy* (third edition), Shaftesbury, Dorset: Donhead Publishing, 2003.

Erder, Cevat. *Our Architectural Heritage: from Consciousness to Conservation*. Paris, France, UNESCO, 1986.

Feilden, Bernard M. *Conservation of Historic Buildings*, Oxford, England: Butterworth-Heinman Ltd., 1982.

Fitch, James Marston. *Historic Preservation*. New York, NY: McGraw-Hill Book Co. 1982.

Garrison, William Lloyd to Hannah Cox, September 4, 1873, Longwood Gardens Archives.

Golden Anniversary Proceedings of the Pennsylvania Progressive Meeting of Friends, held at Longwood Chester County, Pa. 1903.

Grew, Mary to Lydia Cox, September 8, 1872, Longwood Gardens Archive.

Johnson, Oliver." Obituary of Hannah Cox," Orange Journal, 1876

Johnson, Ronald W. and Michael G. Schene (editors). *Cultural Resources Management*, Malabar, Florida: Robert E. Krieger Publishing Co., 1987.

Kashatus, William C. "Historical Survey Report: John and Hannah Cox Property, Kennett Square, Pennsylvania." West Chester, PA: Chester County Historical Society, April 23, 2003.

Kashatus, William C. *Just Over the Line: Chester County and the Underground Railroad*. University Park, PA: Penn State University Press, 2002.

Kelly, Stephen J. (editor) *Standards for Preservation and Rehabilitation*. West Conshohocken, PA: ASTM, 1996.

Kennett Monthly Meeting to Lydia Cox, Nov. 2, 1858, Longwood Gardens Archive.

Maddex, Diane (editor), *All About Old Buildings: The Whole Preservation Catalogue*. Washington, D.C.: The Preservation Press, 1985.

Marks, Stephen (editor) *Concerning Buildings*. Oxford, England: Architectural Press, Butterworth-Heinemann, 1996.

National Trust for Historic Preservation, "Heritage Tourism: Getting Started in Cultural Heritage Tourism" [www.nationaltrust.org/heritage\\_tourism/](http://www.nationaltrust.org/heritage_tourism/)

Oxley, Richard. *Survey of Traditional Buildings: A Conservation and Sustainable Approach*. Shaftesbury, Dorset: Donhead Publications, 2003.

Raymond, Eleanor. *Early Domestic Architecture of Pennsylvania*. New York: Helburn Inc. 1931.

Schiffer, M.B. *Survey of Chester County Pennsylvania Architecture 17<sup>th</sup>, 18<sup>th</sup>, and 19<sup>th</sup> Centuries*. 1984.

Schuster, J. Mark with John de Monchaux and Charles A. Reilly II, editors. Hanover NH: Salzburg Seminar, 1997.

Shivers, Natalie. *Walls and Moldings: How to Care for Old and Historic Wood and Plaster*. Washington, D.C.: The Preservation Press, 1990.

Smedley, R.C. *History of the Underground Railroad in Chester and Neighboring Counties*. Lancaster, PA, 1883.

Still, William. *The Underground Railroad (1872)*. reprinted by Johnson Publishing Company, Chicago, 1970.

Switala, William J. *Underground Railroad in Pennsylvania*, Mechanicsburg, PA: Stackpole Books, 2001.

UNESCO. *Preserving and Restoring Monuments and Historic Buildings*. Paris, 1972

Walker, Meredith. "Moving Buildings- An Appropriate Solution?" *National Trust Journal* (August, 1991): 14-16.

Watt, David and Peter Swallow. *Surveying Historic Buildings*. Shaftesbury, Dorset: Donhead Publications, 1996.

Whittier, Elizabeth to Hannah Cox, May 13, 1842, Friends Library Collection, Swarthmore College.

Weeks, Kay D. and H. Ward Jandl. "The Secretary of the Interior's Standards for the Treatment of Historic Properties: A Philosophical and Ethical Framework for Making Treatment Decisions". in Stephen J. Kelly, (editor) *Standards for Preservation and Rehabilitation*. West Conshohocken, PA: ASTM, 1996.

## INDEX

- abolitionists, 2, 11, 12, 15, 16, 17
- Americans with Disabilities Act, 67
- Anthony, Susan B., 11
- Chester County, 1, 3, 6-10, 14-15, 18, 26, 38, 68
  - Historical Society, 3, 14, 69
- Cox, 1, 2, 5
  - Anna, 13
  - Hannah Pierce, 1, 7-9, 12, 13, 15-18, 20, 24, 62
  - house, 1, 3, 14, 19, 22, 38, 64, 69, 70, 77
    - Exterior, 27-28
    - Interior, 29-63
      - Basement, 29-36
      - Room 1-1, 36-42
      - Room 1-2, 43-47
      - Room 1-4, 48
      - Room 1-5, 49-58
      - Room 2-4, 59
      - Room 2-6, 59-62
  - Jacob, 13
  - John, 1, 7-13, 15, 18, 22, 24, 26, 62
  - John William, 13
  - Lydia, 13
  - Mary, 13
  - Thomas, 13
- Delaware Valley Regional
  - Planning Commission, 69
- Douglass, Frederick, 11
- du Pont, Pierre S., 3
- East Fallowfield Anti-Slavery Society, 9
- Fallowfield Monthly Meeting, 9
- Fugitive Slave Law, 7
- Fussell, Dr. Bartholomew, 14
- Garrett, Thomas, 11
- Garrison, William Lloyd, 11, 15
- Grew, Mary, 17
- Hall, Phebe, 13
- heritage tourism, 5
- Higginson, Wentworth, 23-24
- Historic Structure Report (HSR), 26, 19, 34, 44, 66
- interpretation, 3, 4, 5, 65, 69, 72-73, 76, 77
- Johnson, Oliver, 18
- Kennett Anti-Slavery Society, 13
- Kennett Meeting House, 10
- Kennett Monthly Meeting, 8, 10, 12
- Kennett Underground Railroad Center, 3
- Liberator*, 15
- Longwood Gardens, 3, 4, 5, 11, 14, 19, 22, 26, 64, 65, 67, 77
- Longwood Meeting House, 10, 11
- Longwood Progressive Friends, 1, 5, 10
- Longwood Yearly Meeting, 10, 12
- Marlborough Preparative Meeting, 10
- Milner, John D., 26
- Mott, Lucretia, 11
- relocation 4, 70, 71, 72
- National Register of Historic Places, 72
- Nottingham Road, 14, 68, 70
- Orange Journal*, 18
- Pennock, Moses and Mary, 14
- Pierce, 73
  - Caleb, 20
  - Jacob, 12, 19, 20, 24, 35
  - Jonathan, 20
  - Joshua, 19
  - Samuel, 19
- People's Hall, 9
- PennDOT, 66, 69
- Pennsylvania Anti-Slavery Society, 17
- Philadelphia Yearly Meeting, 7, 10
- Quaker, 1, 2, 8-13, 16,
- Stanton, Elizabeth Cady, 11
- Still, William, 17
- Smedley, Dr. R.C., 8, 17
- Swarthmore Friends Library, 3
- Taylor, Bayard, 16
- Thatcher, George E., 24
- Tumbman, Harriett, 2
- Underground Railroad, 2, 3, 5, 8, 12, 14-18, 64, 67, 78
- Western Quarterly Meeting, 9, 10
- Whittier,
  - Elizabeth, 24
  - John Greenleaf, 11, 16