

**COMMUNITY PROFILE**  
**Block Group 1 (Blocks 1004, 1010, 1012, 1013, 1014),**  
**Neighborhood of East Linden, Borough of Kennett Square,**  
**Chester County**

**REGIONAL SETTING**

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Kennett Square Borough is situated in southeast corner of Chester County which is in the Delaware Valley area of eastern Pennsylvania - near the Pennsylvania-Delaware Border. It is contained within the Philadelphia Statistical Metropolitan Area. While self-governing, the Borough of Kennett Square is located within the geographic boundaries of Kennett Township.

Kennett Square Borough occupies 1.1 square miles and had a population of 5,273 in 2000. The Borough of Kennett Square is easily accessible by U.S. Highway 1 and U.S. Interstate Highway 95. Philadelphia is easily accessible from Kennett Square Borough, taking approximately one hour via car.

For this profile the Target area is the East Linden Neighborhood of the Borough of Kennett Square. All references to East Linden are from data from Blocks 1004, 1010, 1012, 1013, and 1014 of Block Group 1 in Census Tract 30304.02 of Chester County, PA. Since certain data was not available at this level included for comparison is the entire Block Group 1 in Census Tract 30304.02 of Chester County, PA. All housing data in this report refers to Block Group 1.

**A BRIEF HISTORY**

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**Chester County**

*(Tri-County Area Chamber of Commerce Web Site)*

Chester County was organized in 1682. The territory was granted to William Penn from King Charles II, and was named for Cheshire, England. In 1789 the present limits of the county - consisting of 760 square miles - were formed. The County now comprises 57 townships, 15 boroughs, the county seat, and the City of Chester.

When the Europeans first settled in Chester County there were Indian villages in several areas. The land was settled by English Quakers, Scots, Irish, and the Pennsylvania Dutch. Chester County played a significant part in the founding of the U.S., symbolized by the Battle of Brandywine, the Paoli Massacre and the Valley Forge encampment.

Situated for the most part in the fertile Piedmont Upland section, where the terrain is rolling and elevations range below 1,000 feet, the county contains many exceptionally fine farms and estates. The eastern portion of Chester County has become a residential area, reflecting the westward advance of metropolitan Philadelphia.

The population of Chester County which has been historically agricultural-based grew at a slower rate than the United States and the region until 1940. Since 1940 there has been an accelerated migration to Chester County from other areas.

Agricultural and horticultural activities have maintained a strong position in the economy of the county. Greenhouse products, roses, dairy products provide a major source of employment income, and County has become the mushroom growing center of the United States.

The first steel to be manufactured in America was produced in 1732 at Coventry Forge, North Coventry Township. Today the largest industry in terms of employment is the primary metal producers, who employ nearly one-quarter of the county's industrial work force.

In addition to the many cultural and recreational facilities shared with the Philadelphia metropolitan area, the county has its own attractions, including several Revolutionary War sites. You can also see modern mushroom growing houses and grazing land for thousands of Santa Gertrudis cattle.

### **Kennett Square** ***(Kennett Square Borough Website)***

Before the European settlers came to this region it was populated by the Lenni-Lenape Indians. The name Kennett originates with Francis Smith who came to this region in 1686. He was a native of Devizes in Wiltshire, England, in which there is a village called "Kennet." The name is first mentioned in court records in 1705. In the seventeenth and eighteenth century Kennett was a small village located where the road from Chester to Baltimore intersected with the road from Lancaster to Wilmington. It was at this intersection that the Unicorn Tavern was built in 1735 by Joseph Musgrave, the largest landowner in what is now Kennett Square. In 1776 Musgrave sold his property to Colonel Joseph Shippen, the uncle of Peggy Shippen, who became the wife of Benedict Arnold.

Travelers found the village a good place to stop, including Baron Wilhelm van Knyphausen and General Sir William Howell, who stayed for one night before marching to the Battle of the Brandywine against George Washington at Chadds Ford in 1777. By 1810 there was a village of about eight dwellings, five of which were log, but it was not until 1853 that a group of citizens petitioned the Court of Quarter Sessions of Chester to form a borough. After several petitions and objections from farmers, the court granted the articles of incorporation and Kennett Square held its first local elections in 1855.

Antebellum Kennett was an important region in the Underground Railroad, and many prominent citizens of Kennett Square and the surrounding region played an important role in securing freedom for runaway slaves.

The grain drill was invented by Samuel and Moses Pennock in Kennett Square (patented on March 12, 1841), as were improvements for the corn sheller and harvester (1857), and the building of the first four-wheel road machine (1877). Their business, S & M Pennock & Sons,

eventually grew into the American Road Machinery Company. Other local inventors included James Green, inventor of a hayknife, Bernard Wiley, inventor of the famous Wiley Plow, John Chambers, inventor of the asbestos stove plate, and Cyrus Chambers, who patented a machine for folding papers and a brickmaking machine. It was on the Chambers property that the first circular saw in Chester County was built in 1835. Another large business, still operating, was Fibre Specialty Manufacturing Company, now NVF Co., which built its first plant in Kennett Square in 1898.

Kennett Square's most famous citizen was Bayard Taylor (1825-1878). A resident of Kennett Square, this nineteenth-century author, diplomat, poet, and journalist published over forty books, including *Views A-Foot*, *Eldorado*, a translation of *Faust* (which Mark Twain called the best of all English translations), and local favorite, *The Story of Kennett*. Bayard Taylor died in Berlin while serving as Minister to Germany under President Hayes.

Another famous citizen was Herbert Jefferis "Herb" Pennock (1894-1948) - a great lefthanded pitcher in the American League and later a Phillies' executive. His active career was in the American League with Philadelphia, Boston and New York. During his career, he won five World Series games and never lost one. He was elected to the Baseball Hall of Fame in 1948.

## **DEMOGRAPHICS**

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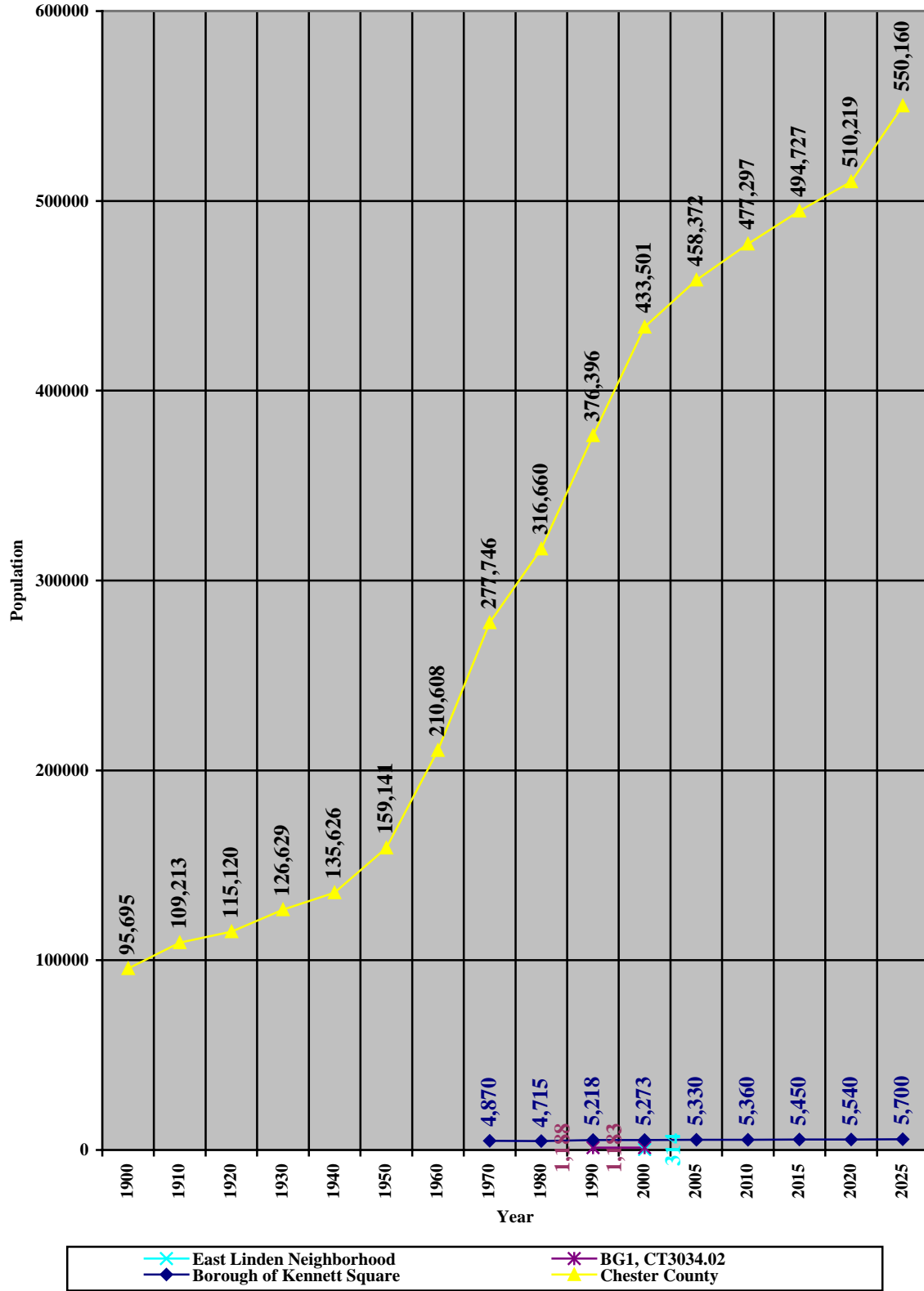
In order to enable an assessment of the present and future needs of Kennett Square Borough and its residents, a broad analysis of demographic factors is presented in this profile. Reviewing population trends and estimates, age distribution, and employment enables the Borough to better understand the needs and concerns of the community. This examination also helps to enable planning to occur relative to, for example, the amount and type of services that may be required. The data also provides an understanding of the Borough's future position within the County. All following data used in the profile is extracted from 1980, 1990 and 2000 Census. (U.S. Department of Commerce, U.S. Census Bureau) Forecasts for the years 2005-2025 were provided by the Delaware Valley Regional Planning Commission (DVRPC).

## **Population**

### **Trends and Forecasts**

Over the past hundred years Chester County's population has grown significantly. This growth has followed the same pattern as many other areas of the United States. From 1900 to 1950, Chester County's population increased 39.9 percent and from 1970-2000, it has increased 35.9 percent. Currently Chester County's population is forecasted increase another 21.2 percent from 2000 to 2025. On the other hand, Kennett Square's population has grown only moderately over the past thirty years and there are forecasts of only moderate continued growth. From 1970 to 2000, the population of Kennett Square increased by 7.7 percent. Current forecasts suggest that the population growth rate of Kennett Square will drop slightly from 2000 to 2025 to a 7.5% total increase in population. The population of Block Group 1 of Census Tract 3034.02 has remained fair steady over the past ten years, decreasing only by 0.4 percent. (See figure 2-1 – Population Trends and Forecasts).

Figure 2-1 - POPULATION TRENDS AND FORECASTS



## Racial Composition

An analysis of the racial composition of Kennett Square Borough reveals a trend towards more racial diversity. Though still the majority in Kennett Square Borough at around 73.6 percent, the white population experienced a 9.1 percent decrease since 1990. During the same period the population of those of other racial backgrounds increased 10.8 percent. A similar analysis of Chester County shows much smaller changes. There was a 2.4% decrease in the white population and a 2.6% increase in other populations. In both, Kennett Square Borough and Chester County, there were small decreases in the Black population.

An analysis of Block Group 1 demonstrates a similar pattern of growth towards more racial diversity. This trend is largely the result over the past ten years of an 8.0 percent decrease in the White population, a 7.6 percent decrease in the Black population, a 11.1 percent increase in the Latino population and a 4.4 percent increase in Other populations. Given these trends, it is reasonable to conjecture that the percent of the Hispanic/Latino population in East Linden, Block Group 1, and Kennett Square will increase the most significantly over the next decade in these three geographic areas.

**TABLE 2-1  
RACIAL COMPOSITION, 1980-2000**

	White	Black	Latino	Other
<b>East Linden Neighborhood</b>				
2000%	21.7%	44.6%	29.6%	4.1%
<b>Block Group 1, CT 3034.02</b>				
1990%	56.9%	26.9%	15.9%	0.3%
2000%	48.9%	19.3%	27.0%	4.7%
Percent Change 1980-2000	-8.0%	-7.6%	11.1%	4.4%
<b>Borough of Kennett Square</b>				
1980%	81.9%	13.4%	4.7%	0.0%
1990%	75.1%	11.1%	12.6%	1.2%
2000%	60.5%	9.6%	28.1%	1.8%
Percent Change 1980-2000	-21.4%	-3.8%	23.4%	1.8%
<b>Chester County</b>				
1980%	90.1%	7.3%	1.8%	0.7%
1990%	90.4%	6.2%	2.2%	1.2%
2000%	89.2%	6.2%	3.7%	0.8%
Percent Change 1980-2000	-0.9%	-1.1%	1.9%	0.1%

## Age Distribution

The age distribution of a community can suggest the levels of service and infrastructure necessary to meet the future needs of the various age groups. It can help to forecast future educational, recreational, and elderly facilities that may be needed. Table 2-2 compares the age distribution of East Linden Neighborhood, Block Group 1 of Census Tract 3034.02, Kennett Square Borough and Chester County. Based upon the aggregate data, the age distribution of the population of Block Group 1 of Census Tract 3034.02, Kennett Square and Chester County has remained fairly stable, with little evidence of any dramatic shifts 1990 and 2000. However, when various age groups are disaggregated, the percent of those under the age of 25 is higher in East Linden (44.3) and in Block Group 1 (39.2), compared to Kennett Square (35%) and Chester County (34.1). At the other ends of the age spectrum, 60 years of age or older, there is little percent difference between Block Group 1, Kennett Square, and Chester County. East Linden, by comparison shows the percent of this age group at a higher percent (25.9). The median age of those under the age of 25 in Block Group 1 is 31.9, which is slightly lower than the state median age of 32.1. It should be noted that what is missing from the age distribution analysis is data relative to changes in the age distribution based upon race.

**TABLE 2-2  
AGE DISTRIBUTION, 1990 AND 2000**

	East Linden		BG1, CT 3034.02					Borough of Kennett Square					Chester County				
	2000 Pop.	% of Pop.	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change
00-04	26	8.3	60	5.1	99	8.4	3.3	343	6.7	365	6.9	0.2	27,972	7.4	29,330	6.8	-0.6
05-09	24	7.6	59	5.0	75	6.3	1.3	309	5.9	330	6.3	0.4	26,894	7.1	32,556	7.5	0.4
10-14	25	8.0	91	7.7	87	7.4	-0.3	378	7.3	360	6.8	-0.5	24,333	6.5	33,105	7.6	1.1
15-19	28	8.9	73	6.1	102	8.6	2.5	334	6.5	395	7.5	1.0	26,055	6.9	29,600	6.8	-0.1
20-24	36	11.5	85	7.2	100	8.5	1.3	416	8.0	398	7.5	-0.5	26,487	7.0	23,410	5.4	-1.6
25-34	32	10.2	193	16.2	196	16.6	0.4	925	17.7	818	15.5	-2.2	64,436	17.0	54,720	12.6	-4.4
35-44	40	12.7	147	12.4	164	13.9	1.5	791	15.2	816	15.5	0.3	63,549	17.0	76,903	17.7	0.7
45-54	30	9.6	121	10.2	120	10.1	-0.1	485	9.3	638	12.1	2.8	43,020	11.0	64,406	14.9	3.9
55-59	15	4.8	60	5.1	56	4.7	-0.4	220	4.2	229	4.3	0.1	16,584	4.4	22,583	5.2	0.8
60-64	11	3.5	57	4.8	45	3.8	-1.0	225	4.3	194	3.7	-0.6	16,089	4.3	16,211	3.7	-0.6
65-74	30	9.6	93	7.8	74	6.3	-1.5	411	7.9	341	6.5	-1.4	24,881	7.0	27,128	6.3	-0.7
75-84	14	4.5	95	8.0	58	4.9	-3.1	258	4.9	277	5.3	0.4	12,193	3.0	17,782	4.1	1.1
85+	26	8.3	54	4.5	7	0.6	-3.9	93	1.9	112	2.1	0.2	3,903	1.0	57,67	1.3	0.3
<b>Total</b>	<b>314</b>	<b>100</b>	<b>1,188</b>	<b>100</b>	<b>1,183</b>	<b>100</b>		<b>5,218</b>	<b>100</b>	<b>5,273</b>	<b>100</b>		<b>376,396</b>	<b>100</b>	<b>433,501</b>	<b>100</b>	

## **Economics**

### **Income and Education**

The U.S. Census Bureau records income in two categories. Household income is defined as the yearly earnings of a group of unrelated people or one person living alone. Family income comprises a group of two or more people residing together and who are related by birth, marriage, or adoption. As more residents obtain diplomas and degrees, their income earning potential improves, creating a direct positive correlation between the two. Table 2-3 shows that educational attainment has increased in Block Group 1, in Kennett Square and in Chester County over the past decade. However, when those with some higher education or above are calculated, the percentage difference indicates that there is an education attainment level disparity. Year 2000 data shows the following percentages of those with some higher education or above. In Block Group 1 the percent is 36, in the Borough of Kennett, the percent is 48.8, and in Chester County, the percent is 79.3.

While median family income has risen over the past decade in Block Group 1, Kennett Square and Chester County, there remains an income disparity, and between Block Group 1 and Chester County, that disparity has grown wider. In 1990, for example, the median family income difference between the latter was \$16,392. In 2000, the difference had risen to \$20,920. By contrast, the median family income differential between Block Group 1 and Kennett Square declined between 1990 and 2000 from \$5,125 to \$2,148. A more positive finding indicates that the median family income in Block Group 1 in 2000, which was \$44,375, is higher than the state's median family income of \$40, 106.

**TABLE 2-3  
INCOME AND EDUCATION, 1980-2000**

<b>Income and Education</b>	<b>East Linden</b>	<b>BG1, 3034.02</b>	<b>Borough of Kennett Square</b>	<b>Chester County</b>
<b>1980</b>				
Median Household Income	n/a	n/a	\$17,756	\$22,206
Median Family Income	n/a	n/a	\$20,871	\$25,533
NO DEGREE	n/a	n/a	19.8%	14.0%
High School Graduate	n/a	n/a	22.3%	21.0%
Some higher education	n/a	n/a	9.3%	8.5%
Bachelor's Degree or Higher	n/a	n/a	10.9%	15.5%
Graduate or Professional Degree	n/a	n/a	n/a	n/a
<b>1990</b>				
Median Household Income	n/a	\$29,250	\$34,375	\$45,642
Median Family Income	n/a	\$37,857	\$40,223	\$52,325
NO DEGREE	n/a	36.5%	28.7%	30.1%
High School Graduate	n/a	34.1%	34.4%	29.0%
Some higher education	n/a	10.8%	16.3%	15.0%
Bachelor's Degree or Higher	n/a	13.5%	20.6%	35.0%
Graduate or Professional Degree	n/a	5.1%	7.2%	12.0%
<b>2000</b>				
Median Household Income	n/a	\$44,375	\$46,523	\$65,295
Median Family Income	n/a	\$51,917	\$54,948	\$76,916
NO DEGREE	n/a	31.6%	24.5%	26.2%
High School Graduate	n/a	32.5%	33.8%	26.0%
Some higher education	n/a	17.1%	21.4%	20.9%
Bachelor's Degree or Higher	n/a	12.8%	20.3%	42.5%
Graduate or Professional Degree	n/a	6.1%	7.1%	15.9%
	<b>n/a</b>	<b>Percent Change from 1990-2000</b>	<b>Percent Change from 1980-2000</b>	<b>Percent Change from 1980-2000</b>
Median Household Income	n/a	34.1%	38.3%	48.5%
Median Family Income	n/a	27.1%	38.8%	50.3%
NO DEGREE	n/a	-4.9%	4.7%	12.2%
High School Graduate	n/a	-1.6%	11.5%	5.0%
Some higher education	n/a	6.3%	12.1%	12.4%
Bachelor's Degree or Higher	n/a	-0.7%	9.4%	27.0%
Graduate or Professional Degree	n/a	1.0%	n/a	n/a

## **Employment**

Based upon the analysis of Table 2-4, several employment characteristics are evident. First, in 2000, the percent of Kennett Square population that is not in the labor force increased by 4.9% from 1990 and there was a decrease in the civilian labor force of 5.1 percent. In Block Group 1 there was a 0.9% increase of individuals in the civilian labor force resulting from a decrease of those not in the labor force. Second, the data indicates that Block Group 1, Kennett Square, and Chester County each averaged less than 3.0 percent unemployment rate over the past ten years. Although this is indicative of a strong labor market, unemployment rates do not take into consideration the number of individuals who have dropped out of the labor market or have become discouraged workers and who are not counted.

Because poverty rate data is not available at the Block Group 1 level of analysis, it cannot be calculated. However, since the 2000 poverty rate for Kennett Square is 7.5 percent, it is a reasonable conjecture that the poverty rate for Block Group 1 would be either the same or perhaps higher.

**TABLE 2-4  
EMPLOYMENT, 1980-2000**

	East Linden Neighborhood		BG1, 3034.02		Borough of Kennett Square		Chester County	
	No. of Persons	%	No. of Persons	%	No. of Persons	%	No. of Persons	%
<b>1980</b>								
Persons 16 years and Over	n/a	n/a	n/a	n/a	3,648	100.0%	239,079	100.0%
In labor Force	n/a	n/a	n/a	n/a	2,498	68.5%	155,424	65.0%
Civilian Labor Force	n/a	n/a	n/a	n/a	2,495	68.4%	155,352	65.0%
Employed	n/a	n/a	n/a	n/a	2,287	62.7%	148,236	62.0%
Unemployed	n/a	n/a	n/a	n/a	208	5.7%	7,116	3.0%
Armed Forces	n/a	n/a	n/a	n/a	3	0.0%	72	0.0%
Not in Labor Force	n/a	n/a	n/a	n/a	1,150	31.5%	83,655	35.0%
<b>1990</b>								
Persons 16 years and Over	n/a	n/a	948	100.0%	4,141	100.0%	292,642	100.0%
In labor Force	n/a	n/a	600	63.3%	2,972	71.8%	204,927	70.0%
Civilian Labor Force	n/a	n/a	600	63.3%	2,972	71.8%	204,622	69.9%
Employed	n/a	n/a	566	59.7%	2,865	69.2%	198,581	67.9%
Unemployed	n/a	n/a	34	3.6%	107	2.6%	6,041	2.1%
Armed Forces	n/a	n/a	0	0.0%	0	0.0%	305	0.1%
Not in Labor Force	n/a	n/a	348	36.7%	1,169	28.2%	87,715	30.0%
<b>2000</b>								
Persons 16 years and Over	n/a	n/a	892	100.0%	4,156	100.0%	332,513	100.0%
In labor Force	n/a	n/a	573	64.2%	2,782	66.9%	229,631	69.1%
Civilian Labor Force	n/a	n/a	565	63.3%	2,774	66.7%	229,469	69.0%
Employed	n/a	n/a	549	61.5%	2,674	64.3%	221,255	66.5%
Unemployed	n/a	n/a	16	1.8%	100	2.4%	8,214	2.5%
Armed Forces	n/a	n/a	8	0.9%	8	0.2%	162	0.0%
Not in Labor Force	n/a	n/a	319	35.8%	1,374	33.1%	102,882	30.9%
	n/a		Percent Change from 1990-2000		Percent Change from 1980-2000		Percent Change from 1980-2000	
Persons 16 years and Over	n/a	n/a	-6.3%	n/a	12.2%	n/a	28.1%	n/a
In labor Force	n/a	n/a	0.9%	n/a	-1.6%	n/a	4.1%	n/a
Civilian Labor Force	n/a	n/a	0.0%	n/a	-1.7%	n/a	4.0%	n/a
Employed	n/a	n/a	1.8%	n/a	1.6%	n/a	4.5%	n/a
Unemployed	n/a	n/a	-1.8%	n/a	-3.3%	n/a	-0.5%	n/a
Armed Forces	n/a	n/a	0.9%	n/a	0.2%	n/a	0.0%	n/a
Not in Labor Force	n/a	n/a	-0.9%	n/a	1.6%	n/a	-4.1%	n/a

## Housing and Real Estate

Not unlike many older urban areas, the proportion of housing 30 years or older (67.9%) in Block Group 1 is high, indicating that there has been relatively little new housing built in the last ten years. The data further suggest that the level of occupancy of existing housing has remained relatively constant decreasing 2.5% over the past ten years. What is not known, however, is the quality of the occupied housing units. What is also significant is that over the past decade, the number of units in Block Group 1 valued at over \$100,000 has increased by 12%; a characteristic that might reflect the general increasing value of housing in the area. While the exact level of affordability of rental housing cannot be fully determined, the data suggest that approximately 28.5 percent of Block Group 1 families spend 30 percent (the normally accepted level of affordability) or more of their household income for rent.

Figure 2-2 - AGE OF STRUCTURE, 1990 AND 2000

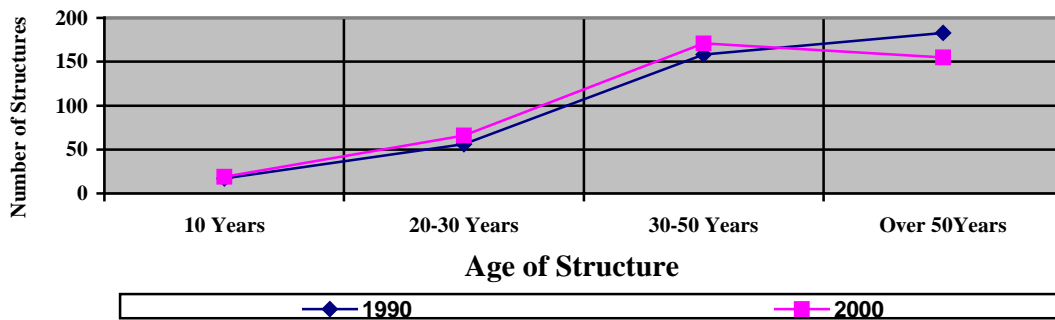


Figure 2-3 - VALUE OF STRUCTURE, 1990 AND 2000

