

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM
OFFICE OF HISTORIC PRESERVATION Box 1026
PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local survey organization
 West Whiteland Twp. Historical Commission

8. property owners name and address

Church Farm School
 Box 662
 Paoli, PA 19301

9. tax parcel number / other number
 41-2-84

10. U.T.M. zone 18 44 92 15
 Easting
 2 acres
44 13 12 18 15
 Northing

11. status (other surveys, lists etc.)
 West Whiteland Twp.
 Historic Sites Inv.

usgs sheet: Malvern

12. classification
 site () structure () object ()
 building (X)
 in N.R. district yes () no ()

13. date(s) (how determined)
 1930 (deed, letter)

14. period
 1930

15. style, design or folk type
 Tudor Revival

19. original use
 Domestic/Single dwelling

20. present use
 Domestic/Single dwelling

16. architect or engineer
 Sherman G. Coates

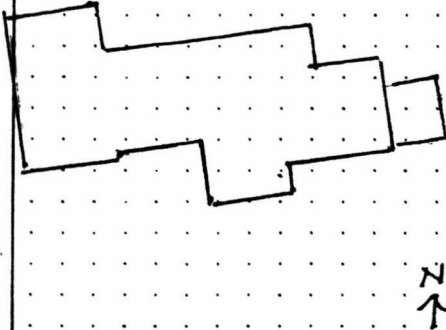
17. contractor or builder
 Roth (hearsay)

18. primary building mat./construction
 Brick

21. condition
 Excellent

22. integrity
 Excellent

23. site plan with north arrow



SWEDSFORD ROAD

BLACK AND WHITE PRINT(S)
 3 1/2" x 5" enlargement or medium format contact
 note location of negative in block 24.

24. photo notation

PC: Diane Snyder
 PD: 11/1986

25. file/location

West Whiteland Twp. His. Com.

26. brief description (note unusual features, integrity, environment, threats and associated buildings)

The dwelling known as "Pickwick" is situated on the north side of Swedesford Road, near West Whiteland Township's eastern boundary. Facing south, its handsome, manicured grounds are landscaped with low shrubs and naturalistically grouped oaks and dogwoods. In the rear of the house, the land falls off gradually, the North Valley Hills in the distance forming a soft backdrop. The nominated property contains one contributing building.

"Pickwick" is a custom-designed estate house in the Tudor Revival style. Its integrity of setting and state of preservation are remarkable, given its location in the rapidly developing Great Valley of Chester County. In materials, design, and workmanship the house is a noteworthy example of a "period house" in the Tudor Revival and as such is a distinguished addition to West Whiteland's collection of architecturally significant buildings.

(continued on back)

"Pickwick's" exterior walls and foundation are brick; its many (continue on back if necessary)

27. history, significance and/or background

"Pickwick" is West Whiteland's best example of a "period house" in the Tudor Revival style. Unlike other appearances of this style in the Township, it is seen at "Pickwick" in its purest form, both in terms of original design and execution and, importantly, in preservation. It compares favorably to other "period houses" in the Township from the Georgian and French Revivals, i.e., "Chesteridge" and "Meadowcourt." The clients who commissioned this house were John Kent Kane, Jr. (continue on back if necessary)

28. sources of information

(See Continuation Sheet #1)

29. prepared by:
 M.L. Wolf

30. date
 12/1986

revision(s)

(continue on back if necessary)

1. County
 Chester
 2. municipality
 West Whiteland Township
 3. street address or specific location
 North side of Swedesford Road,
 near Township's eastern boundary
 4. survey code
 029-09-41-327
 5. present name
 "Pickwick"
 6. other name (historic name if any)
 N/A

26. (continued)

gabled roof is wood shake. The walls are laid in stretched bond brick, accented by occasional rows of headers. Diagonally placed brick is seen in the half-timbered gables of its east porch and projecting one and a-half story dormer on the south facade. The main block is two and a-half stories and roughly T-shaped. The main axis runs east-west; one bay projects south and a wider bay extends north. Adjacent to the main block is a one and a-half story kitchen section, flanked on the west by a one and a-half story garage with sleeping quarters above, its gable roof at right angles to the kitchen's. The main block's roof contains four sharply pitched gables. The projecting north and south bays contain bay windows with metal casements. All other windows in the house are groupings of casements, ranging in number from two to as many as seven on the first floor of the south facade. Most windows are topped by large wooden lintels. The roof of the north-facing bay is both gabled and hipped. Hipped roofs are repeated in the two dormers with double casements found on the north slope of the principal roof. "Pickwick's" north elevation is made even more interesting by the chimney which arises from a rectangular base and forms a cluster of three tall, lipped stacks.

As is characteristic of the "period house", the interior of "Pickwick" is spacious and light, its rooms flowing graciously into each other through wide openings. The staircase retains its original iron railing. Woodwork is stained and is particularly handsome in the study with built-in bookshelves and cabinets. The living room contains a marble fireplace, adjacent to which is a set of French doors which opens onto a stone terrace. Floors are wide, pegged boards. Most interior fixtures are iron and appear to be original.

Changes to "Pickwick" have been minimal and sensitively designed. The east porch was enclosed with brick and casement windows on the lower level in the 1970s. The garage and kitchen were updated in the late 1940s, early 1950s.

27. (continued)

and his wife Alice (Doll). Kane was the member of a distinguished and wealthy family which had social ties to Philadelphia. His father, John Kent Kane, Sr., resided on an adjacent property at Glenloch, known as "Shirley Farm," and practiced law in Philadelphia while maintaining a dairy farm in the country. In 1930, Kane Sr. transferred two acres of his nearly 300-acre farm to his son and wife, the deed mentioning "buildings to be erected thereon." Kane Jr. selected Sherman Gardner Coates as architect of his new house.

Sherman G. Coates, born in Berwyn in 1890, graduated with a B.S. in architecture from the University of Pennsylvania in 1911. He was employed by the Philadelphia Brass Company in Downingtown at least through 1917. From 1919-20 he worked for Rankin and Kellogg, one of Philadelphia's foremost Beaux-Arts architectural firms. By 1929, Coates had his own office at 1420 Chestnut Street, a location he seems to have maintained through 1936. By 1939, Coates was practicing out of Yeadon, in Delaware County. He joined the Wickersham Construction Company in Lancaster in the late 1940s. At that time, the firm was involved with large-scale commercial and industrial projects. Upon falling ill, Coates returned to Chester County and died in 1952. His professional memberships included the T-Square Club and Engineer's Club. Like the Kane family, he was well-connected socially, belonging to the Merion Cricket Club and Old St. Davids Church in Radnor. Members of his family resided in the vicinity of "Pickwick": Dr. George Coates, his brother, at Whitford; sister Mrs. Gilbert Bishop, Jr. at Glenloch; and other siblings in Berwyn.

Coates is credited with a number of residential commissions in the Philadelphia area, prior to his move to Lancaster County. His work, however, to date is relatively unknown.

EVALUATION

Area of Significance: Architecture

EVALUATOR(S)

Sheet # 1

Verbal Boundary Description and Justification

"Pickwick" currently sits on a large tract of land held by the Church Farm School. Because it was built on a two-acre lot subdivided in 1930 from the estate of John Kent Kane Sr., the property is adequately bounded, for purposes of national registration, by the metes and bounds of that lot recorded in Deed Book P 18, p.37 as follows. The boundary excludes vacant non-contributing land and buildings that do not contribute to the architectural significance of the property. Beginning at an iron pin set in the middle of Swedesford Road, the said pin being being north 84 degrees, 17 minutes east, a distance of 30 feet from an iron pin a corner of lands belonging to J. Harker Chadwick; thence extending along the middle of the said Swedesford Road by other lands of John Kent Kane, north 84 degrees, 17 minutes east 318 $\frac{9}{10}$ feet to an iron pin; thence leaving the road and still by lands of John Kent Kane the next three courses and distances to wit: north 5 degrees, 43 minutes west, 264 $\frac{4}{10}$ feet to an iron pin; thence south 84 degrees, 17 minutes west, 340 $\frac{11}{100}$ feet to an iron pin set on the east side of a 30 feet wide right of way; thence along the east side of said right of way south 10 degrees, 18 minutes, 10 seconds east, 265 $\frac{25}{100}$ feet to the first mentioned point and place of beginning. Containing 2 acres of land, be the same more or less.

Sources of Information

Deedbooks, Chester County Courthouse, West Chester, PA

Letter, Sherman G. Coates, 1948 (copy held by West Whiteland Historical Commission, Exton, PA)

Surname Files, Chester County Historical Society, West Chester, PA
("John Kent Kane", "Charles C. Perrin", "Sherman G. Coates")

Philadelphia Real Estate Record and Builder's Guide, 6/4/1930 and 8/13/1930,
Philadelphia Free Library, Philadelphia, PA

Vertical Files, Biographical Collection, The Athenaeum, Philadelphia, PA
("Sherman Gardner Coates")

Area of Significance: Architecture
Criterion: C

EVALUATION

EVALUATOR(S)

6/30/88

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name West Whiteland Township MRA
State Chester County, PENNSYLVANIA

Nomination/Type of Review

Date/Signature

Cover

1. **Pickwick**

Entered in the
National Register

for Keeper _____
for Keeper Alonzo Byers 7/28/88

Attest _____

2. Williams Deluxe Cabins

Substantive Review

Keeper Tracy McEllen 7/28/88

Attest _____

3. Woodledge

Entered in the
National Register

for Keeper Alonzo Byers 7/28/88

Attest _____

* 4. Downing, Hunt, House (Boundary Decrease)

Keeper Patrick Andrus 9/2/90

Attest _____

5. Downing, Hunt, House
(for listing)

Entered in the
National Register

Keeper 10/11/90

Attest _____

6.

Keeper _____

Attest _____

7.

Keeper _____

Attest _____

8.

Keeper _____

Attest _____

9.

Keeper _____

Attest _____

10.

Keeper _____

Attest _____

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Pickwick (West Whiteland Township MRA)
Chester County
PENNSYLVANIA

Working No. JUN 30 1988

Fed. Reg. Date: _____

Date Due: 7/28/88 - 8/14/88

Action: ACCEPT 7-28-88

_____ RETURN _____

_____ REJECT _____

Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
 _____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



09-104#17

West Whiteland Township Multiple Resource Nomination
HL- West Whiteland Township Historical Commission

PC: DIANE SNYDER
PD: 11/1986
PV: NORTH ELEVATION

A-9

"PICKWICK" 029-09-41-327
WEST WHITELAND TWP., CHESTER CO., PA



09-104#19

West Whiteland Township Multiple Resource Nomination
NL: West Whiteland Township Historical Commission

PC: DIANE SNYDER
PD: 11/1986
PV: NORTHEAST VIEW

"PICKWICK"

029-09-41-327

WEST WHITELAND TWP., CHESTER CO., PA



12



West Whiteland Township Multiple Resource Nomination
NL: West Whiteland Township Historical Commission

PC: DIANE SNYDER
PD: 11/1986
PV: SOUTHEAST VIEW

"PICKWICK" 029-09-41-327
WEST WHITELAND TWP., CHESTER CO., PA



*Picturich
Chester County
Zone 15 Road
Malvern Road
E449295 N443255*

*West White Land Top.
Multiple Reservoir*

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1951. Field checked 1955

Polyconic projection. 10,000-foot grid ticks based on Pennsylvania coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue 1927 North American Datum

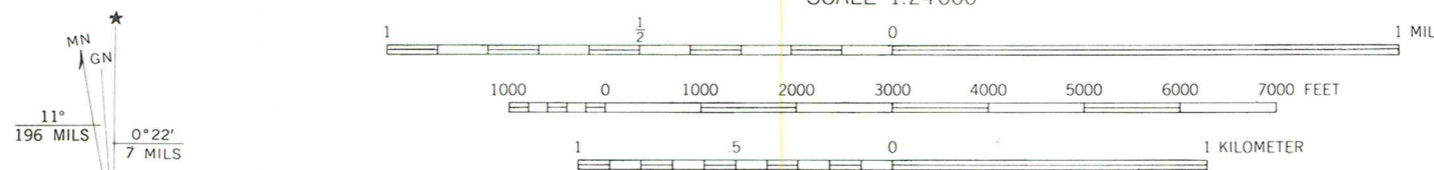
To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 30 meters west as shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown There may be private inholdings within the boundaries of the National or State reservations shown on this map

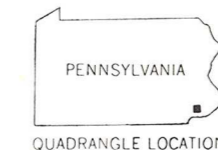
UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Revisions shown in purple and woodland compiled from aerial photographs taken 1981 and other sources. This information not field checked. Map edited 1983
Purple tint indicates extensions of urban areas

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route ——— U. S. Route ——— State Route ———

MALVERN, PA.
40075-A5-TF-024
1955

PHOTOREVISED 1983
DMA 5864 II SE - SERIES V831