

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM OFFICE OF HISTORIC PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local survey organization West Whiteland Historical Commission		1. County Chester	
8. property owners name and address Stanley M. Cole 350 West Boot Road West Chester, PA 19380		9. tax parcel number / other number 41-8-173		10. U.T.M. zone 18 4 4 6 2 3 0 Map# 48 4 4 2 8 4 0 0 usgs sheet: Downingtown .82A	
12. classification site ( ) structure ( ) object ( ) building <input checked="" type="checkbox"/> in N.R. district yes ( ) no ( )		13. date(s) (how determined) c. 1800 14. period 1800-1819		15. style, design or folk type Georgian Vernacular	
16. architect or engineer		17. contractor or builder		18. primary building mat./construction Stone	
19. original use Residence-farm		20. present use Residence-non farm		21. condition Above Average	
22. integrity Above Average		23. site plan with north arrow 		2. municipality West Whiteland	
24. photo notation PG: John Ronayne PV: NE Elevation PD: 11-1981				6. other name (historic name if any) Riter Boyer House	
25. file/location CCHS, WWHC, #09-73, #24		26. brief description (note unusual features, integrity, environment, etc.) The Riter Boyer House is located along the old Boot Road in the south-western portion of West Whiteland, slightly east of the 19th century crossroads village of Grove. It consists of three sections: 1) a c.1800 three bay, pointed stone house with prominent quoins, 2) a rear stuccoed stone kitchen wing, and 3) a c.1850 stuccoed stone major wing oriented west towards the Grove Methodist Church and Grove village in the distance. The stone core faces Boot Road on the north, measures 16'x22', and used originally a hall/parlor plan. Two stories high, it is eye-catching for its unusually large quoin stones, primitive-appearing solid gable walls, and off-center chimney. The chimney is supported in the cellar by an arched vault of moderate size. There is a small fireplace on the second floor. Window reveals in the core were originally squared off. The kitchen, measuring 16'x16', extends at a right angle off the south side		3. street address or specific location 350 West Boot Road	
27. history, significance and/or background Exploration/Settlement Patents for land in this portion of the Township were not issued until the mid 18th century and, consequently, permanent settlement did not occur until the second half of the 18th century. The 275-acre tract on which the house would be built was purchased by George Hoffman in 1772. Hoffman, a prominent citizen and Chester County's leading Methodist, did not live here; references to his homestead put it some distance away on		29. prepared by: M. L. Wolf		4. survey code 029-09-41-164	
28. sources of information CCHS: A. P. Reid T.S. #2805, West White-land Clipping File-VR 10-27-1862, 12-2-1862, 1-31-1863; Direct Tax 1798; Orphan's Court Records.		30. date 12/1981		revision(s)	

(continue on back if necessary)

#26 Cont'd...

of the core. Its cooking fireplace on the gable end has an unusual flat-arched opening. On the second floor, the stone chimney becomes stepped. There is no cellar beneath the kitchen and its roof was likely raised in the 19th century to make this wing a full two stories. The major wing features a four bay facade facing southwest. The wing, which measures 17'x23', contains a full center and log joists, no doubt recycled from an earlier building. The north wall contains built-in flues for the stoves which warmed the wing originally. There are now two rooms downstairs separated by pocket doors, and featuring symmetrically molded trim and rounded window reveals. There are four bedrooms, a closet, and hall on the second level. Part of this area projects 7' over an open porch area below, in a manner similar to the Ash-bridge Mansion.

#27 Cont'd...

South Whitford Road. Rather, Hoffman's son, John, occupied the plantation and probably built the house at the turn of the century, as the log house in which he lived in 1798 was in "bad repair." The house and 120 acres was sold in 1811 to John Boyer, another Methodist and large landowner. The property descended to his son, Riter, in 1832. Riter Boyer lived on the farm until his death in 1862.

The Boyer house is of significance to the settlement of the Grove crossroads village and consequently to the southwest portion of the Township. From this farm, on the outskirts of Grove and within sight of the Methodist meeting house, Boyer orchestrated, with some success, the development of the Grove area. He had inherited land in 1832 on which most of the village sat and probably foresaw a bright future for Grove, given the location there of a strong Methodist congregation, a well-frequented tavern, and the proximity of the Pennsylvania Railroad 1/2 mile north at Oakland. Boyer seems to have erected at the crossroads a store and several shops and dwellings intended to attract tradesmen, such as tailors, blacksmiths, and wheelwrights. Boyer rented out these properties for years and frequently offered them all for sale, as well as a number of building lots. Despite his efforts, Boyer was unable to dispose of his Grove holdings, and at his death the Orphan's Court directed the land be subdivided and sold to settle the estate. Although apparently unsuccessful in business and "land development", Boyer did figure prominently in local church and school affairs and provided land to both institutions.

Architecture: Boyer's confidence in the growth of the Grove village is best illustrated by the wing he added to the old stone mansion in 1850. While the core is strictly aligned with Boot Road, the new wing is curiously oriented west. It looks not as would be expected to the road, but rather toward the Grove village and Methodist Church. Boyer perhaps anticipated that the village would expand in an easterly direction to eventually include his own house. From the new wing he could look directly across the fields to the village which he never doubted would grow and prosper. Somewhat ironically, the Grove village appears to be the only intersection in the Township which has not changed significantly, and for this reason has been proposed as an historic district in this multiple resource nomination.

EVALUATION

EVALUATOR(S)

West Whiteland Township, Chester County, Pennsylvania  
Multiple Resource Nomination

Survey Code 029-09-41-164      Page 3  
Riter Boyer House              Map #48

Summary Statement of Significance:

The Boyer House is eligible under criterion B for its association with Riter Boyer who was responsible for the development of the village of Grove as an important cross roads settlement in the nineteenth century. The house is also eligible under criterion C as an example of a vernacular style that developed as a major force in the eighteenth century and remained important during the nineteenth century. The 1850 addition to the house maintains the eighteenth century vernacular style. One interesting part of this 1850 addition is that while it is in theory a double pile block, the first floor is recessed under the second floor so as to allow for a porch under the main roof.

NATIONAL REGISTER

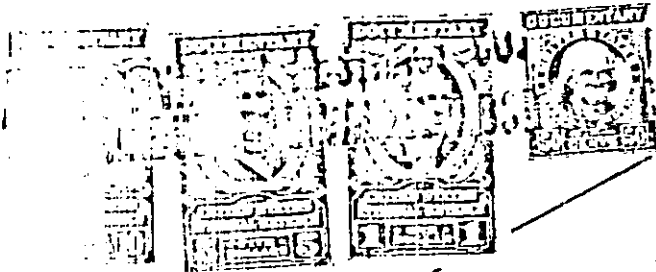
West Whiteland Township,  
Chester County, PA  
Multiple Resource Nomination  
Survey Code 029-09-41-164  
Riter Boyer House Map #48

ALL THAT CERTAIN message and parcel of land with the buildings and improvements thereon erected, SITUATE at Grove, in the Township of West Whiteland, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows:

BEGINNING at a spike in the middle of a public road known as the Boot Road, a corner of lot belonging to James G. Waltz; thence extending along the middle of the Boot Road North Sixty-seven degrees, thirty-four minutes East One hundred eighty feet to a point; thence leaving the road, passing over an iron pin set on the South side of the road and extending by land now or late of Morris W. Holman and wife, South Twenty-two degrees, twenty-six minutes East Two hundred and sixty-five one-hundredths feet to an iron pin in line of land belonging to Henry N. Waltz; thence extending by said Waltz's land South Sixty-seven degrees, thirty-four minutes West One hundred eighty feet to an iron pin a corner of lot belonging to said James B. Waltz; thence by the same and passing over an iron pin set on the South side of the Boot Road North Twenty-two degrees, twenty-six minutes West Two hundred and sixty-five one-hundredths feet to the first mentioned iron pin and place of beginning.

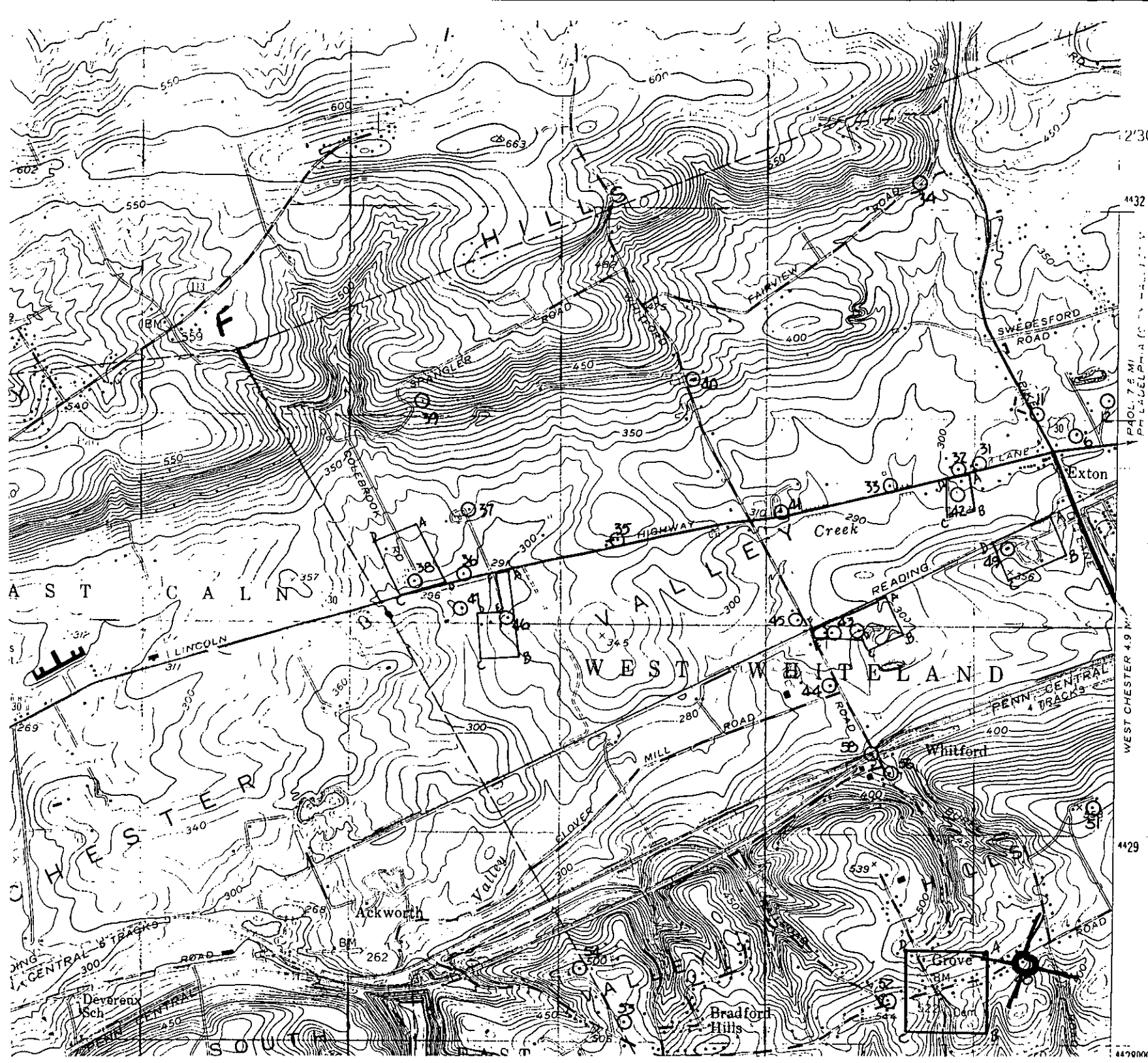
CONTAINING 36,117 square feet of land, be the same more or less.

BEING the same premises which Joseph A. Ovelman and Grace S., his wife, by Indenture bearing date the 22nd day of July A.D. 1960 and recorded in the Office of the Recorder of Deeds &c in and for the County of Chester aforesaid in Deed Book H-32 page 265, granted and conveyed unto John M. Newton and Nancy L., his wife, in fee.



We hereby certify that the transfer tax in the amount of \$1475<sup>00</sup> upon a consideration of \$14750<sup>00</sup> has been paid by the Industrial Valley Abstract Company #30051

*J. H. Stout*



NATIONAL REGISTER

	4	43	010
	44	30	050
E	4	43	730
	44	30	060
F	4	43	700
	44	30	240
	47	4	43 530
		44	30 080
	48	4	46 230
		44	28 400
49			
A	4	46	370
		44	30 530
B	4	46	440
		44	30 340
C	4	46	160
		44	30 230
D	4	46	090
		44	30 400
	51	4	46 560
		44	29 140
	52	4	45 590
		44	38 210
	53	4	44 310
		44	28 100
	54	4	44 100
		44	28 360
	56	4	45 600
		44	29 300
	58	4	45 510
		44	29 380
Grove District			
A	4	46	060
		44	28 440
B	4	46	070
		44	28 050
C	4	45	670