

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
 5. present name Sleepy Hollow Hall

8. property owners name and address
 Ilario and Gladys L. Polite
 534 Whitford Hills Road
 Exton PA 19341

9. tax parcel number / other number
 41-5-86

10. U.T.M. zone 18 easting 44614910
 Map# 6
 usgs sheet: Downingtown
 northings 5.543

11. status (other surveys, lists etc.)
 CCHSS

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

13. date(s) (how determined)
 14. period core 1700-1799

15. style, design or folk type
 Colonial/Federal
 "I" House

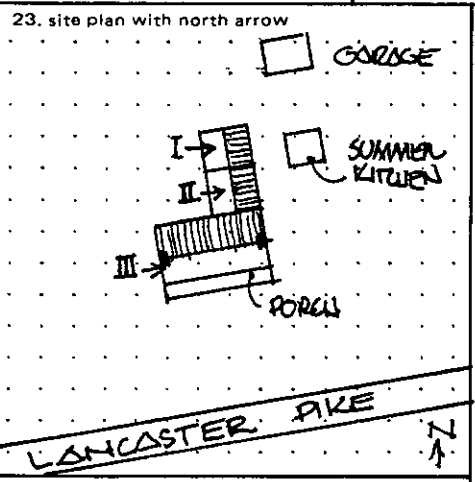
19. original use
 Residence-Industry
 20. present use
 Commercial

16. architect or engineer

17. contractor or builder

18. primary building mat./construction
 Stone

21. condition
 Above average
 22. integrity
 Above average



2. municipality West Whiteland Twp.
 6. other name (historic name if any)

24. photo notation
 PG: John Ronayne
 PV: Southeast elevation
 PD: 11/1981

25. file/location
 CCHS, WWHC, #09-72 #2

3. street address or specific location 109 E. Lincoln Highway

26. brief description (note unusual features, integrity, environment, etc.)
 As it appears today Sleepy Hollow Hall is a five bay, two story L-shaped house clearly oriented to the Lancaster Turnpike. It began, however, as a much more primitive structure dating to the early 18th century. This portion of the house, which is located at the end of the "L", is approximately 20'x 19', stone, and was originally one and one half stories, although it is now two. A stairway in the southwest corner winds to the second level, and the stone walls in this area appear unusually thick and bulgy. Unlike the rest of the building, there is no basement in the oldest section (I.) Adjacent to this one room stone "cabin" is a rectangular addition (section II) with a full basement and noteworthy stone, arched fireplace support. Remains of log joists, the presence of a newer floor above, and the exterior stonework indicate this section, which was most likely log, was rebuilt, probably at the time of the construction of the main block c. 1810-1820 (section III). Section II contains a cooking fireplace on the first level and corner fireplace in the room above. Its stairway winds from the
 (continue on back if necessary)

27. history, significance and/or background
Exploration/Settlement:
 The northern portion of Sleepy Hollow Hall, measuring approximately 20'x 19', dates to the earliest settlement of West Whiteland Township. It corresponds in date to the Evan Lewis House (c. 1717) on Ship Road. One hundred acres of land was deeded by Richard (D) and Grace Thomas in 1717 to Adam Baker. He was a witness at the marriage in 1712 of Grace and Richard Thomas at their "new dwelling house." By 1741 Baker had erected a
 (continue on back if necessary)

28. sources of information
 Brief of Title; 1798 Direct Tax and Tax Lists 1778-1830; DLN 12-5-1974; Pennsylvania Genealogical Magazine, Oct., 1948; "Massey Bible Records"
 (continue on back if necessary)

29. prepared by:
 D. Snyder WWHC
 M. Wolf BC
 30. date 12/1981
 revision(s)

4. survey code 029-09-41-303

#26 cont.

basement to the second floor.

Whereas Sections I and II looked to the southeast, the 1810-1820 portion was obviously aligned with the 1794 Turnpike. It uses a center hall, two room plan, measures 22' x 45', and is quite unlike the preceding two sections with its balanced five bay facade, two and one half story height, and more formal interior details. A stairway of four flights rises in the rear center hall and shows a graceful curved handrail and fluted balusters. Each of the downstairs rooms is served by gable end fireplaces with simple, fluted surrounds and marble facings. Built-in closets flank the fireplaces in the second floor rooms. The attic has been finished into two rooms and in the crawlspace above there is evidence of pegged rafters and an original shake roof. The building's architrave trim, unadorned reveals single pile construction, nail patterned front door, and use of a plain transom above the main entrance when a fanlight would have been more current, show the house to have been deliberately plain in contrast to nearby buildings of even earlier vintage.

#27 cont.

house which he willed to his daughter, Sarah Guest in that year. Sarah and her husband Thomas, a carpenter, lost the 100 acre tract to Phoebe Thomas at Sheriff's sale in 1756. It was purchased by Isaac and Levi Massey, saddlers, in 1789; then consisting of 60 acres.

Industry:

One of the earliest tanyards in Chester County was located at Sleepy Hollow Hall by 1778. Its owner, Isaac Jacobs, was assessed for a tanyard on 60 acres in that year and for several years following. Isaac and Levi Massey, who purchased the tract in 1789 deeded it to George Massey, a tanner, two years later. Massey, born 1767, operated a tannery on the property until his death in 1848. In 1796 he was assessed for a large number of buildings on the tract, by then back to its original 100 acres, including a log and stone dwelling, a frame summer house with a grape vine roof, and a tanyard with buildings. The 1798 Direct Tax cites the dimensions of the tannery buildings which included a two story currying shop (14' x 22'), a bram house (12' x 12'), a stone handling shed (30' x 8') and a mill house and bark shed (22' x 22'). There were only 5 other tanyards in all of Chester County in that year. The property stayed in the Massey family until 1849 and was operated continually as a tannery.

Architecture:

The prosperity of the Massey tannery permitted the family to enlarge the stone and log dwelling acquired in 1791. This occurred about 1810 when George Massey's assessment jumped dramatically. With typically Quaker frugality, Massey retained the original stone cabin, rebuilt the adjoining log portion in stone, adding a story, and constructed a five bay, single pile main block fronting on the Turnpike. This portion of the house is noticeably plain in contrast to other houses of the same vintage along the Lancaster Turnpike. Massey was, unlike many of his wealthy neighbors, a rigid Quaker and Elder in the Society of Friends for many years. He was noted for his intelligence and "exemplary moral and religious character." Sleepy Hollow Hall is the most architecturally restrained manor house remaining on Route 30, an excellent example of quiet, Quaker good taste.

EVALUATION

EVALUATOR(S)

West Whiteland Township, Chester County, Pennsylvania
Multiple Resource Nomination

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Sleepy Hollow Hall Map #6

Summary Statement of Significance:

Originally constructed as a one room plan dwelling, Sleepy Hollow Hall is eligible for listing under criterion C. The rear-most section of the house is the only evidence left of this once common building plan. Of equal significance is the main block which illustrates the conservative nature of its architecture in that the plan is the traditional 5-bay, center-hall, form used throughout the last half of the eighteenth century. The only modern design elements incorporated into the main core are additive elements that do not alter the main design. It is also eligible under criterion A for its association with the introduction of industry into the pastoral Great Valley.

West Whiteland Township,
Chester County, PA
Multiple Resource Nomination
Survey Code 029-09-41-303
Sleepy Hollow Hall Map #6

Ilario S. Polite & Gladys L. Polite, ux
to

Ilario S. Polite & Gladys L. Polite,
his wife

Acknowledged before N.P.

Are words grant bargain sell used? yes

Conveys to grantee s, their heirs

Habendum to " " "

subject to anything? no

Have grantors all signed?

& assigns as tenants by entireties
& assigns forever

DESCRIPTION:-

Consideration. \$ 1.00

ALL THAT CERTAIN message and tract of land situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech dated December 5, 1931, is bounded and described as follows:

BEGINNING at a spike in the center of the Lincoln Highway, a corner of other land belonging to the Grantee, on which the business stand of Grantee is located; thence extending along the center of the Lincoln Highway, North eighty-nine degrees and twenty-nine minutes West, one hundred fifty-four and nine-tenths (154.9) feet to a point in the center of the aforesaid Highway, a corner of other land belonging to the Grantee; thence by the said Grantee's land passing over an iron pin on the north side of the Highway North nineteen degrees and forty-six minutes West seven hundred forty-three and five-tenths (743.5) feet to an iron pin in line of land belonging to the Mary D. Hodge Estate; thence by said Hodge Estate North sixty-eight degrees and nineteen minutes East three hundred eighty-seven and eight-tenths (387.8) feet to a limestone in line of land now or late of Isabel P. Chase; thence by said Chase's land the next four (4) courses and distances, to wit: South nineteen degrees and forty-two minutes East four hundred and ninety-eight (498.0) feet to a limestone; thence South sixty-eight degrees and thirty-three minutes West sixteen (16.0) feet to a limestone; thence South

over

Number
Dated 12/22/1955
Acknowledged 12/22/1955
Recorded 12/22/1955
In the Recorder's Office
of Chester County, Pa., in
Deed Book X.27 Vol. 670 Page 337

Actual consideration not
in excess of \$100.

West Whiteland Township,
Chester County, PA
Multiple Resource Nomination
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Sleepy Hollow Hall Map #6

sixteen degrees and thirty-six minutes East three hundred thirteen and five-tenths (313.5) feet to an iron pin and South nineteen degrees and forty-two minutes East seventy-five and eight-tenths (75.8) feet to a spike in or near the middle of the Lincoln Highway; thence extending along the center of said Highway North eighty-nine degrees and twenty-nine minutes West twenty-five (25.0) feet to a corner of other land belonging to the Grantee; thence leaving the said Highway and extending by land of the Grantee the next three courses and distances, to wit: North sixteen degrees and fifty-four minutes West Four hundred sixteen and two-tenths (416.2) feet to an iron pin; thence South sixty-eight degrees and nineteen minutes West one hundred fifty-seven and two-tenths (157.2) feet to an iron pin and South eleven degrees and thirty-nine minutes East three hundred forty-five and five-tenths (345.5) feet to the first mentioned spike and place of beginning.

CONTAINING five and five hundred forty-three thousandths (5.543) acres of land be the same more or less, Two hundred eleven one-thousandths (.211) of an acre whereof, was included by error in the recital of the contents of the adjoining property conveyed by the Grantors herein to the Grantee herein by deed dated March 1, 1938, recorded in the Office for the Recording of Deeds in and for Chester County, aforesaid, in deed Book A-20, Vol. 473, page 103.

BEING the same premises which Frank B. Foster and Ellen N. Foster, his wife, by deed dated November 13, 1939, and recorded in the Office for Recording of Deeds in and for Chester County, Pennsylvania, in Deed Book Z-19, Vol. 472, page 202, &c., granted and conveyed unto Ilario Polite, one of the parties of the first part hereto, in fee.

This conveyance is made under the authority and pursuant to the Uniform Interparty Conveyance Act.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

West Whiteland Township, Chester County, PA MRA
Continuation sheet Item number

For NPS use only

received

date entered

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Sleepy Hollow Hall

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Map #6

The nominated acreage consists of all land presently associated with the resource. A contributing feature present on the site is a nineteenth century 1 story, stone and frame, "L" shaped building which was used as a summer kitchen until the 1930's. It was then used as a laundry or wash house and today functions as a small tenant house. The stuccoed frame, modern multi-car garage also present on the site does not contribute to the significance of the property.

When the Lancaster Turnpike was built, it was located between the house and the tannery with the main house being located on the north side of the street. No above ground physical evidence of the industrial buildings associated with the tannery remains today. The only existing reminder of the tannery is the main block of the house which was built from wealth generated by the tannery and was occupied by the tanner and his family.



	44	30	090
	44	33	730
	44	30	050
	44	43	790
	44	30	240
47	4	43	530
44	30	080	
48	4	46	230
44	28	400	
49			
A	4	45	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
	44	28	060