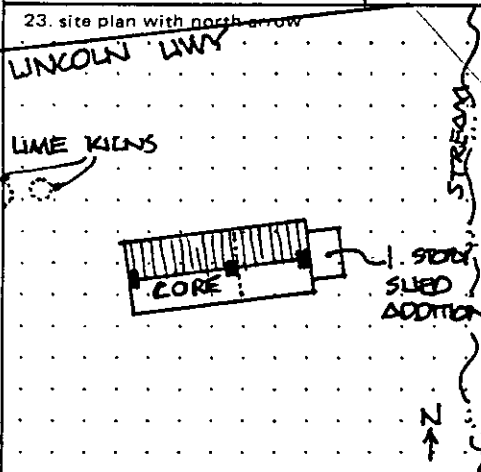


|  |  |  |  |   |                      |
|--|--|--|--|---|----------------------|
| PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM<br>OFFICE OF HISTORIC PRESERVATION Box 1026<br>PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120 |  | 7. Local survey organization<br>West Whiteland Historical Commission |  | 5. present name<br>Wee Grimmet  | 1. County<br>Chester |
| 8. property owners name and address<br>David Bortner<br>624 West Lincoln Highway<br>Exton PA 19341   |  | 9. tax parcel number / other number<br>41-4-28-1A                    | 10. U.T.M. zone <u>18</u> easting <u>4143151310</u><br>Map# <u>47</u> northing <u>4430080</u><br>usgs sheet: <u>Downingtown 1A</u> |   |                      |
| 12. classification<br>site ( ) structure ( ) object ( )<br>building <input checked="" type="checkbox"/><br>in N.R. district yes ( ) no ( )       |  | 13. date(s) (how determined)<br>14. period <u>1820-1839</u>          |  | 15. style, design or folk type<br>Vernacular                                    |                      |
| 16. architect or engineer<br>Gilbert McIlvaine,<br>alterations   |  | 17. contractor or builder  |  | 19. original use<br>Residence-non-farm<br>20. present use<br>Residence-non-farm |                      |
| 18. primary building mat./construction<br>Stone/stucco   |  | 21. condition<br>Above average                                       |  | 22. integrity<br>Average  |                      |



24. photo notation  
 PG: John Ronayne  
 PV: South elevation  
 PD: 11/23/1980

25. file/location  
 CCHS, WWHC #09-73, #7

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

The small stone house known as "Wee Grimmet" is located on the south side of the Old Lancaster Turnpike, close to an abandoned quarry and vestiges of several lime kilns. A northern tributary of the Valley Creek flows directly adjacent. The existing dwelling consists of two major sections: a circa 1820 core and a 20th century wing to which is attached a small laundry room. The stuccoed stone core is single-pile and two stories with full cellar and attic. Its north and south elevations are three bays, each with a centered entrance. A two-room plan is utilized on the first and second stories. Each first floor room contains a fireplace on the gable ends; the western one served as the cooking hearth, as is evident by its retention of original crane hardware. Here, the grooved surround appears original, as do the built-in cupboards on the side. An enclosed stairway winds from cellar to attic in the northwest corner. Both fireplace supports in the cellar are rectangular and of moderate size. There is a small fireplace in one of the second floor bedrooms. (over)

27. history, significance and/or background

Industry

Wee Grimmet is associated directly with the limestone industry which flourished throughout the Great Valley in the 19th century. It served as a worker's cottage which was rented to individuals working the nearby quarry and lime kilns. An 1848 notice by John Roberts, farmer and large landowner, describes the building as being for rent along with the quarry and kilns. Prior to this it was advertised as a suitable dwelling for a

28. sources of information  
 CCHS: A.P. Reid Title Search #2521; Clipping File West Whiteland Township - Lands -A.R. 1952, A.R. 1848.

29. prepared by:  
 M.L. Wolf Brandywine  
 Cons. 12/1981

30. date \_\_\_\_\_ revision(s) \_\_\_\_\_

3. street address or specific location  
 624 West Lincoln Highway

4. survey code 029-29-41-123

#26 cont.

A small addition of compatible scale and material was made to the eastern end about 1939. Making excellent use of its modest size, the addition contains a kitchen, library, and two bedrooms. The wing is of interest for its corner fireplace in the library, a tiny iron balcony on the south wall, and the use of old wood in the trim and partitions. A stairway is ingeniously contained on the eastern end, making use of a trap door to conserve living space on the second floor. All the windows in the house, which are of the casement variety, appear to have been installed at the time the addition was built.

#27 cont.

blacksmith, being "two stories high with two rooms on a floor and a convenient garden attached." (1836). The house and 20 acres was acquired in 1888 by Edward Sheehy, whose occupation was listed as "lime manufacturer." Wee Grimmet is the only single family, worker's house associated with West Whiteland's limestone industry to have survived relatively intact. It is the only structure remaining from the Roberts/Sheehy quarries. Its importance to the industrial history of West Whiteland is enhanced by the nearby remains of the original quarry and lime kilns. Even in the Great Valley, it is rare to find this type of housing, quarries and kilns possessing such integrity of setting and design.

Architecture

Wee Grimmet is of architectural significance in that it is a well-preserved example of a dwelling erected for a tenant worker. Its original floor plan and dimensions have been maintained since its construction circa 1820. The organization of a small area of living space, i.e., two-room plan, three fireplaces, closet stairway, etc., is consistent with regional traditions and remarkable for its preservation. The "wee" addition to the house in the early 20th century was designed with skill and taste by Gilbert McIlvaine, prominent Philadelphia architect, who supervised also the construction of the main house on the property, "Grimmet." Both Grimmet and Wee Grimmet were purchased by Dr. and Mrs. Maurice Ostheimer in 1923. Mrs. Ostheimer was from the McIlvaine family, which explains partly the selection of Gilbert McIlvaine as the "restoration" architect. Family recollections suggest that Wee Grimmet was remodeled for Dr. Ostheimer after his wife's death in 1939. His son, Alfred, then occupied Grimmet. Rather than overpowering the small core structure, the wing enhances its diminutive scale and, through the use of such regional features as the corner fireplace, affirms the value of vernacular building traditions.

EVALUATION

EVALUATOR(S)

West Whiteland Township, Chester County, Pennsylvania  
Multiple Resource Nomination

Survey Code 029-09-41-123      Page 3  
Wee Grimmet                      Map #47

Summary Statement of Significance:

Wee Grimmet is eligible under criterion A for its association with the once important and valuable limestone industry that flourished in the Great Valley. It is also eligible under criterion C as an example of the vernacular traditions that influenced housing construction which constituted a major feature of the landscape and which are often overshadowed by the more academic substantial buildings in the Great Valley.

NATIONAL REGISTER

United States Department of the Interior  
National Park Service

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

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

For NPS use only

received

date entered

Page

Survey Code 029-09-41-123  
Wee Grimmet

Page 4  
Map#47

The nominated acreage is all of the land currently associated with the resource. There are no other buildings on the site.

NATIONAL REGISTER

DEED No. 78

Printed for and by

# Gift Deed

16th day of October in the year of our Lord  
one thousand nine hundred and seventy-nine

## Between

W. KEITH SWINEHART, II and CAROL S. SWINEHART, his wife,  
parties of the first part

AND

DAVID F. BORTNER, party

of the second part: Swinehart, That the said parties of the first part, for and in  
consideration of the sum of Eighty-Seven Thousand Five Hundred (\$87,500.00)  
Dollars

lawful money of the United States of America, well and truly paid by the said part Y of the second part  
to the said part 108 of the first part, at and before the executing and delivery of these presents, the receipt  
whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed, released, conveyed and  
confirmed and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm  
unto the said part Y of the second part, his heirs and assigns.

All that certain tract of land with the buildings and improvements thereon erected, situate in the Township of West Whiteland County of Chester, State of Pa., and described according to a Plan of simple subdivision for Grimmet, Inc., said Plan prepared by Grafton Siebert Associates, Land Planners and Landscape Architects and bearing the seal of Robert J. Schoenberger, Reg. Professional Engineer and dated 8-8-77 to wit:-

**BEGINNING** at a point on the Southerly right of way line from Lincoln Highway (U.S. Route 30), said point being the point of beginning measured 25 feet North 83 degrees 9 minutes 2 seconds East along the aforementioned right-of-way measured from the center line of an existing driveway and also located according to a point of beginning as follows:

At a point defined by the approximate location of a concrete monument on the Southeasterly side of Lincoln Highway (U.S. Route 30) and as defined by the common lands of (1) John W. Young and (2) the right of way for Lincoln Highway (Southeasterly side), and Parcel D of Grimmet, proceed South 83 degrees 9 minutes 2 seconds West, a distance of 357.34 feet to a corner pin; thence South 14 degrees 11 minutes East for 19.0 feet; thence South 83 degrees 9 minutes 2 seconds West for 256.5 feet to the aforementioned point of beginning and for Parcel B of Grimmet. At the point of beginning turn in a Southerly direction along the general bearing of the existing driveway along a compound curve of radius of 607.5 feet and an internal angle of 12 degrees 20 seconds the center of radius of said curve being located 607.5 feet North 83 degrees 9 minutes, 2 seconds east from the point of beginning.

Proceed along the compound curve an arc distance of 130.77 feet at that point reaching the point of common tangency for the compound curve. The radius at the point of common tangency for the second curve is located 377.5 feet North 78 degrees 53 minutes 2 seconds East. Proceed from the point of common tangency along an arc distance of 56.00 feet and through an angle of 8 degrees 30 minutes until the second tangent point of the compound curve intersects another compound curve with a radius of 427.5 feet and being a reverse curve having the point of tangency at the point of intersection and an angle of 9 degrees 30 seconds. The center of radius for the reverse curve is located 62 degrees South 21 minutes 2 seconds West measured from the point of common tangency.

West Whiteland Township  
Chester County, PA  
Multiple Resource Nomination  
Survey Code 029-09-41-123  
Wee Grimmer Map #47

NATIONAL REGISTER

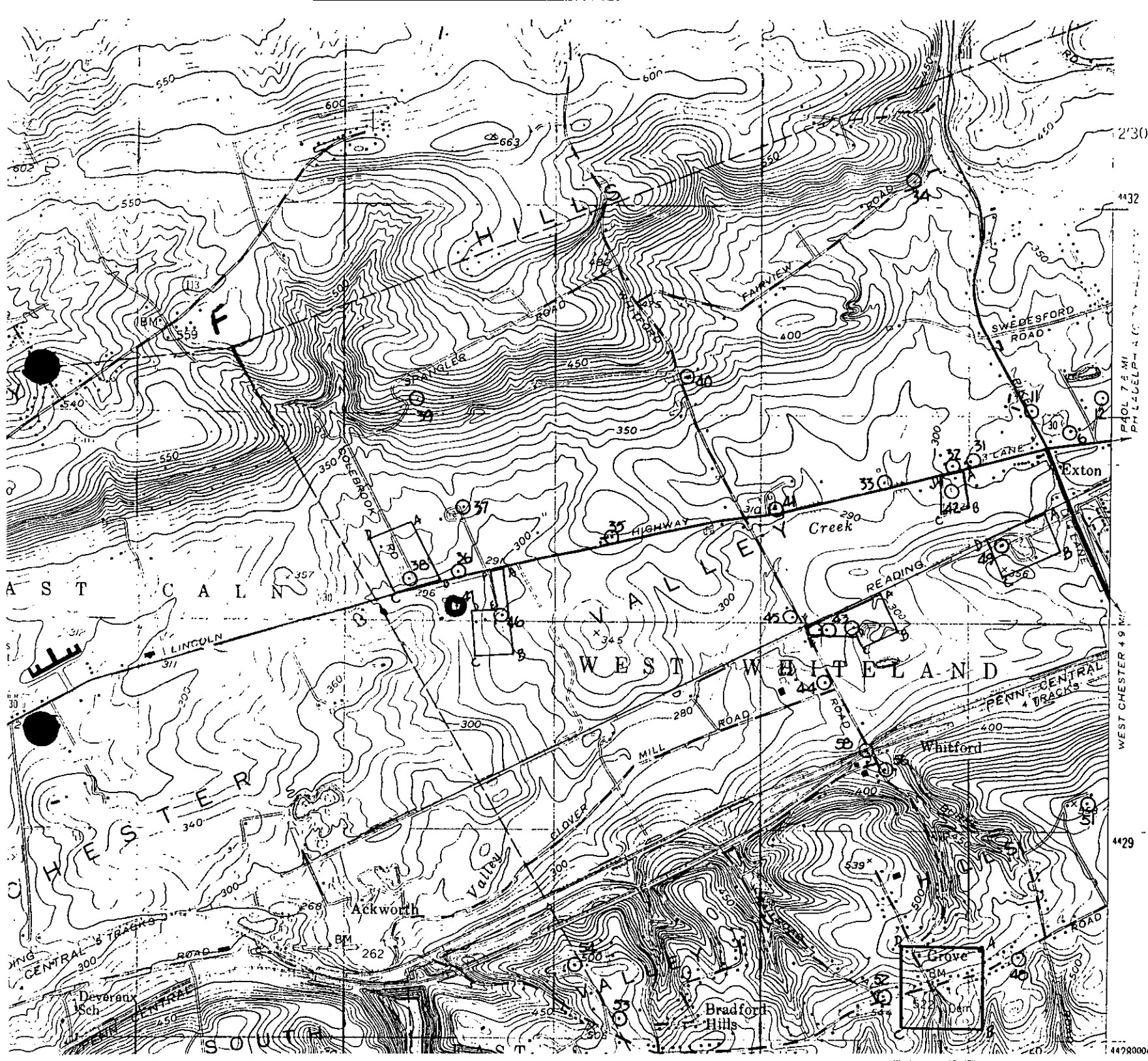
Proceed along the reverse curve an arc distance of 70.00 feet until the intersection with another compound curve, said curve being a portion of the boundary of Parcels A, B, and D of Grimmer. The center point of the compound curve is located 167.54 feet on a bearing North 21 degrees 53 minutes East travel an arc distance of 31.43 feet to the point of common tangency of the compound curve. The common tangency point has two radius of 167.3 feet and 438.6 feet respectively both located on the bearing of North 10 degrees 38 minutes East. Travel an arc distance of 57.57 feet to a point forming a corner between Parcel D and Parcel B and located at the terminus of a boundary site 190 feet in length on a bearing of North 17 degrees 18 minutes 3 seconds West along the center line of a sewer easement for a 15 inch sanitary sewer. At the other terminus of the boundary line in a manhole marking the corner where the sewer line changes bearing and the boundary of Parcel B proceeds 140 feet South 11 degrees 49 minutes East to a pin marking the common corner of Parcel D, Parcel B and the lands of John R. Young, said corner being located on an existing wooden fence. At the corner turn South 78 degrees 11 minutes West the distance of 60 feet; thence South 1 degree 38 minutes West a distance of 42.00 feet, to a corner marking the common boundary of Parcels A and B and the lands of John R. Young at the corner turn North 46 degrees 37 minutes West a distance of 131 feet to a pin on the Southeastery side of an existing drive, said drive and its curvature defining the boundary between Parcels A and B. The existing drive has a radius of curvature of 102.5 feet with the center located 102.5 feet on a bearing of North 46 degrees 37 minutes West. The boundary proceeds through an angle of 38 degrees 15 minutes along a chord length of 67.16 feet to a pin on the edge of the drive, thence 36.5 feet South 84 degrees 54 minutes West to a pin; thence 55.00 feet North 19 degrees 37 minutes West to a pin; thence 27.5 feet along a bearing of North 45 degrees 23 minutes East to a pin along the Westerly side of the drive being a point of tangency on a curve having a radius of 77 feet and having its center at a point 77 feet along a line extending North 45 degrees 23 minutes East; thence through an arc of 58 degrees 30 minutes a chord length of 75.25 feet to a pin North 13 degrees 53 minutes East 26 feet thence North 6 degrees 52 minutes West for 45 feet thence 45 feet North 19 degrees 52 minutes West to the center line of existing drive which forms a common corner of Parcels A and B. From the common corner proceed along the center line through a reverse curve and a compound curve defined as follows: The reverse curve has a radius of 402.5 feet with the center of curvature along a line South 62 degrees 21 minutes 2 seconds West which is the common radius between the reverse curve and the compound curve, an arc distance of 35 feet to the point of tangency between the reverse curve and the compound curve; thence along an arc of the compound curve a distance of 63.42 feet on the 427.5 foot radius to the second point of tangency for the 637.5 foot radius portion of the compound curve, an arc distance of 141.53 feet to a pin in the corner of the drive on the Southerly side of U.S. Route 30 right-of-way line; thence South 83 degrees 9 minutes East feet to the point of beginning.

Together with the right to draw water from Parcel A as shown on the subdivision plan referred to herein for the use of the premises herein conveyed.

EXCEPTING AND RESERVING unto the Grantor, its successors and assigns, the full, free liberty and right at all times hereafter forever, in common with the Grantees, their heirs and assigns, a perpetual easement to lay, construct, maintain, use, repair, renew and replace an access roadway for ingress and egress of persons and vehicles of all types whatsoever, and for any and all purposes whatsoever connected with the development, use and occupation of the land now owned by the Grantor adjoining the premises hereby granted and likewise the land otherwise adjoining the premises hereby granted owned by White Cain Manor, Inc., in, under, across and through the portion of the aforescribed premises as lies within the strip of land 25 feet in width measured from the center line of the existing driveway as shown on the plan prepared by Grafton Siebert Associates, Land Planners and Landscape Architects, and bearing seal of Robert J. Schoenberger, Registered Professional Engineer, and dated August 8, 1977, and measured in an easterly direction from the point of the center line of such existing driveway in the right-of-way line of Lincoln Highway (U.S. Route 30) 25 feet South, 83 degrees, 9 minutes, 2 seconds East along such right-of-way, and Southerly along such center line of the existing driveway a distance of 212.41 feet. Such point referred to as being in the center line of the existing driveway and the right-of-way line of Lincoln Highway is also the beginning point for the description of the aforescribed premises conveyed by this indenture.

BEING the same premises which Grimmer, Inc., a Pa. Corporation, by Deed dated October 23, 1977, and recorded on November 9, 1977, in Deed Book 251, page 595, granted and conveyed unto W. Keith Swinhart, II and Carol B. Swinhart, his wife.

B  
5611  
453



D 4 43 610  
 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

2'30"

432

PAOL 7 1/2 MI  
PHILADELPHIA

WEST CHESTER 4 9 MI

4429

4479800r