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| 4. 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 | | 5. present name Colebrook Manor | 1. County Chester |
| 8. property owners name and address James V. & Ruth S. McCahon 637 West Lincoln Highway Exton PA 19341 | | 9. tax parcel number / other number 41-4-18 | 10. 18A/443320/4430470 U.T.M. B/443460/4430200 Map C/443240/4430130 # 38 D/443130/4430390 usgs sheet: Downingtown 14A | | |
| 12. classification site () structure () object () building (x) In N.R. district yes () no () | 13. date(s) (how determined) 14. period 1840-1859 | 15. style, design or folk type Vernacular | 19. original use Residence-farm 20. present use Residence-farm | 6. other name (historic name if any) 2. municipality West Whiteland Twp. 3. street address or specific location 637 West Lincoln Highway 4. survey code 029-09-41-228 | |
| 16. architect or engineer / | 17. contractor or builder | 18. primary building mat./construction Stone/stucco | 21. condition Above average 22. integrity Above average | | |
| 23. site plan with north arrow | | | | | |
| 24. photo notation PG: George Chandler PV: West elevation PD: 2/1980 | | 25. file/location CCHS, WWHC - #09-46, #22A | | | |
| 26. brief description (note unusual features, integrity, environment, objects and associated buildings) Colebrook Manor is situated slightly north of and is oriented to the Lancaster Turnpike near West Whiteland's western boundary. It is a farm complex of mid-19th century origin consisting of house, barn, kennels, and associated outbuildings. Surrounded by large trees, including a noteworthy Linden, the farmstead, although much reduced from its original size, nevertheless retains remarkable integrity of setting and design. The manor house consists of a two and one half story, double pile, stuccoed stone central block from which extends a two story stone service wing with a small frame addition. The core's single gable roof of slate (originally wood shake) features two elliptically-arched dormer windows and a box cornice. The attic, which is finished in lath and plaster, has pegged rafters and is without a ridge pole. A veranda extends across the south and east elevations and shows decorative wrought iron columns, which nicely compliment the full length first floor windows. These windows are unusual for their triple sash 6/6 pane design which is unique to the Township but present in a building <div style="text-align: right;">(continue on back if necessary)</div> | | | | | |
| 27. history, significance and/or background <u>Agriculture</u> Colebrook Manor is of clear agricultural significance. It is one of the last relatively intact farm complexes located along the Lancaster Turnpike and is still in a form of agricultural use. Richard I. Downing acquired the tract from John Roberts (130 acres) in 1842 and probably built the house soon after. With land he inherited from his father, and through additional purchases from Roberts in 1856 (11 acres) and 1871 (45 acres) <div style="text-align: right;">(continue on back if necessary)</div> | | | | | |
| 28. sources of information CCHS: A.P. Reid T.S.#139; West Whiteland Clipping File-Lands L 3-5-1885, L 5-3-1940, <u>Country Gentlemen</u> -Vol. 18 7-18-1861,p.41. <div style="text-align: right;">(continue on back if necessary)</div> | | | | 29. prepared by: M.L. Wolf, Brandywine Cons. | |
| | | | | 30. date 12/1981 | revision(s) |

#26 cont.

in nearby Downingtown. A full cellar underlies the core and a small portion of the service wing. It contains a central supporting masonry wall and four rectangular fireplace supports. Only three of the original chimneys remain. The first floor is divided into four large rooms of nearly equal size. The hall and stairway are located in the rear center of the core. The interior exudes formality and elegance with its high ceilings, black marble fireplace surrounds, picture molding, and the familiar symmetrically molded architraves and window reveals with rosette corner blocks. Other buildings of significance within the farm complex include a stone and frame barn with bridge and forebay and a circa 1915 brick kennel.

#27 cont.

Downing oversaw a farm of approximately 700 acres in West Whiteland and East Caln Townships. Colebrook Manor was his principal residence. The farm was described in an 1861 report on the "Agriculture of Chester County." Richard Downing was an Orthodox Quaker and a "first class" farmer all his life. His son, J. Havard, moved to Colebrook Manor in 1885 and after his father's death, inherited the property.

In 1914, 226 acres of the farm, all in West Whiteland, was sold to Wikoff Smith, an avid fox hunter and Bryn Mawr resident, who acquired the property and others adjacent, for the pursuit of his favorite sport. He was successful in reviving the Whitelands Hunt (established 1815) and kept the hounds and hunting horses at Colebrook Manor. Smith, a manager of the American Bank Note Company, was a man of considerable means. He had married a member of the wealthy Potts family whose fortune was made in the iron industry. He died at his home "Colebrook" in Bryn Mawr in 1940, and after his wife's death a few years later his son inherited an estate valued at \$10 million. Wikoff Smith made few changes to the main house but did build the kennels and outfit a blacksmith and steam power building.

Architecture

Colebrook Manor is an important example of a rural manor house from the mid-19th century. It adheres to a traditional four room, double pile, center hall plan which became common in the late 18th century and persisted well into the next. Although predictably conservative in outward appearance save for its triple sash windows, Colebrook Manor displays an early Victorian interior which is admirably preserved. The black marble fireplace surrounds, fluted window reveals, and parquet floor in the hall are particularly outstanding and indicative of the wealth of its original owner.

EVALUATION

EVALUATOR(S)

West Whiteland Township, Chester County, Pennsylvania
Multiple Resource Nomination

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Colebrook Manor Map #38

Summary Statement of Significance:

Colebrook Manor is eligible for listing under criterion C as an example of a well preserved mid-nineteenth century farm complex. The house and barn both convey the sense of tradition that was so much a part of the architecture of the Great Valley. The barn is a traditional bank barn built of stone and frame. The entrance to the main floor is through a bridge rather than a bank and this variant of a bank barn is not common in the West Whiteland area. Like many barns in the area, it was enlarged by the addition of storage sheds to the south side and by the construction of silos on the north. The silos are modern twentieth century structures.

Additional Photographs:



PG: GREG CHANDLER

PV: SOUTHWEST VIEW

PD: 2/1980

LOCATION: CCHS #09-46-23A

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

Page

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| For NPS use only |
| received |
| date entered |

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Colebrook Manor

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Map #38

The nominated acreage includes all land currently associated with the property. The following buildings contribute to the significance of the resource:

1. a mid-19th century frame and stone, banked Great Barn
2. an early 20th century, large rectangular, 1 story brick dog kennel with runs. Built by Wikoff Smith for the Whiteland Hunt, it housed the fox hounds for 33 years until the Hunt was disbanded. The current owner, a veterinarian, uses it as a summer boarding kennel.

Twentieth century buildings on the site which do not contribute to its significance include:

1. a 1 story, rectangular, frame sheep pen with shake roof (building # 1).
2. a 1 story, stone blacksmith shop converted into a kennel (building # 2).
3. a 1 story, rectangular, frame wagon house converted into an office (building # 3).
4. a 1 story, stone carriage shed converted into a garage/storage area (building # 4).
5. a long, rectangular, horse stable which was converted into a cow barn in the 1960's (building # 5).
6. a large, long, "L" shaped 1 story metal barn and milking parlor built circa 1960 (building # 6). The silos shown on the site plan are no longer standing.
7. a 1 story, rectangular, brick and frame tenant house built in 1958 and moved to the present site in 1971 (building # 7).

SECOND WHITFORD DEVELOPMENT CORPORATION (A Corporation of
Laws of Pennsylvania) Hereinafter called the grantors of

West Whiteland Township,
Chester County, PA
Multiple Resource Nomination
Survey Code 029-09-41-228
Colebrook Manor Map #38

JAMES V. MCCAHON and PETER S. MCCAHON, his wife, her
other part.

NATIONAL REGISTER

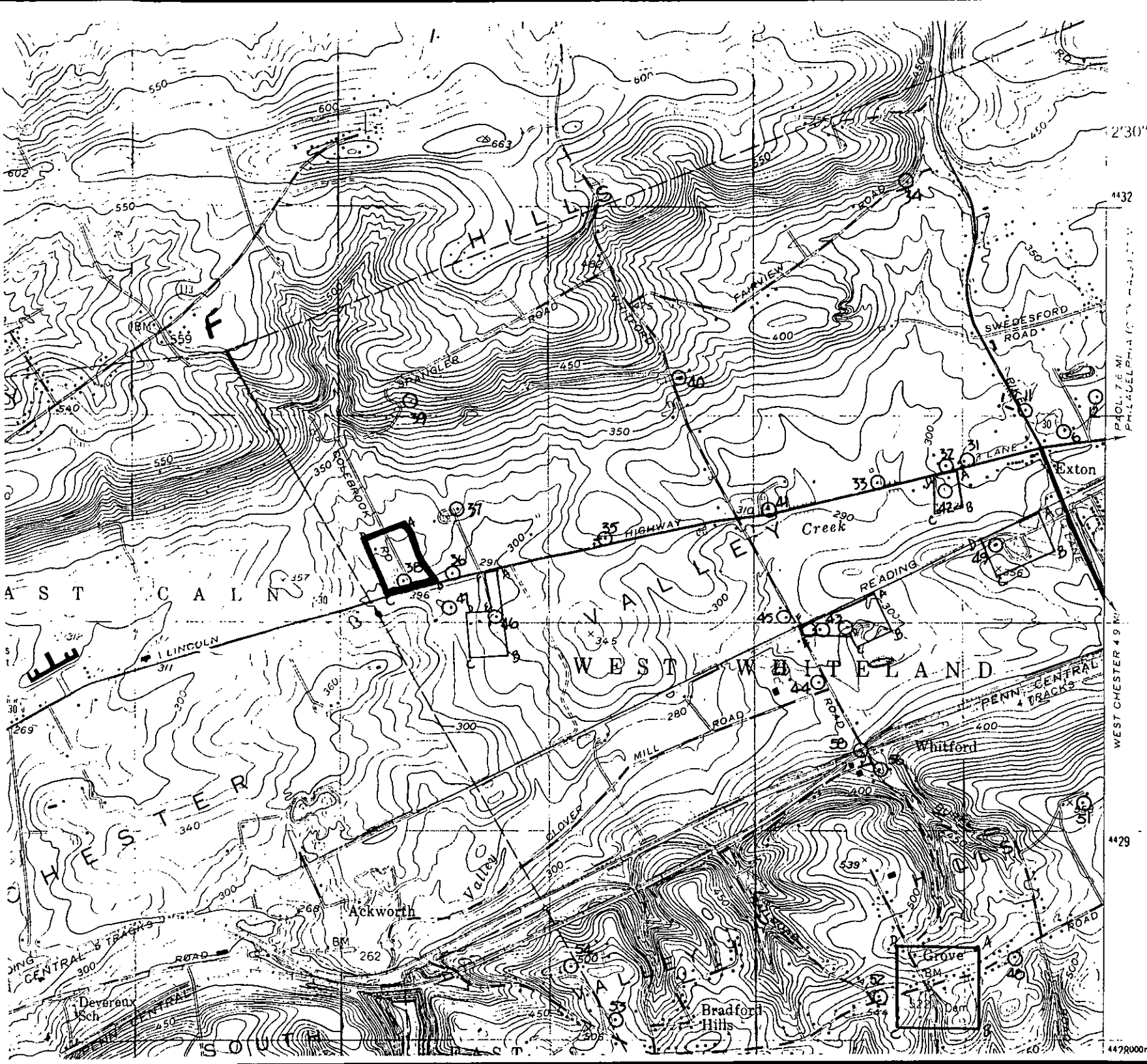
Witnesseth, That the said Grantor _____

for and in consideration of the sum of
Fifty Thousand (\$50,000.00) Dollars
lawful money of the United States of America, unto — it — well and truly paid by the said
Grantees _____
at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged,
has — granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents
does — grant, bargain, sell, alien, enfeoff, release and confirm unto the said — Grantees,
their Heirs, _____ and Assigns,

ALL THAT CERTAIN lot or tract of land, situate in the Township of West Whiteland, County
of Chester, State of Pennsylvania bounded and described according to a survey prepared by
Yerkas Engineering Co., Civil Engineers and Surveyors, Bryn Mawr, Penna., dated 7/24/1956,
and revised 7/30/1956 as follows, to wit:—

BEGINNING at a point marking the intersection of the title line in the bed of the Phila-
delphia & Lancaster Turnpike (Lincoln Highway) fifty feet wide and the middle line of a
public road thirty-three feet wide known as Township Route #114 leading Northwestwardly to
Route #113; thence along the title line in the bed of the Philadelphia & Lancaster Turnpike
South eighty-three degrees eleven minutes West three hundred ninety-seven and forty-eight
one-hundredths feet to a point; thence leaving the Philadelphia & Lancaster Turnpike by other
land of the Second Whitford Development Corporation of which this is a part the six following
courses and distances: (1) passing over a stone at the distance of thirty feet North
seventeen degrees thirty-one minutes forty seconds West the total distance of six hundred
forty-seven and seventy-seven one-hundredths feet to a stone; (2) North nine degrees forty-
six minutes thirty seconds East two hundred three and six one-hundredths feet to a stone;
(3) North seventy-six degrees nineteen minutes thirty seconds East two hundred ninety-nine
and sixteen one-hundredths feet to a point in the middle of the first mentioned public road
which leads Northwestwardly to Route #113 passing over a stone set on the side thereof;
(4) along the middle of said public road South seventeen degrees twenty-seven minutes thirty
seconds East two hundred eighty-two and six one-hundredths feet to a point; (5) leaving said
public road South seventy-six degrees eight minutes fifty seconds East passing over a stone
set on the side thereof seven hundred thirty-five and sixty-seven one-hundredths feet to a
stone; (6) South six degrees forty-nine minutes East three hundred thirty feet to a point
in the title line in the bed of the Philadelphia & Lancaster Turnpike aforesaid, passing
over a stone at the distance of thirty feet; thence along the title line in the bed of same
South eighty-three degrees eleven minutes West five hundred seventy-seven and fifty-two
one-hundredths feet to the place of beginning.

CONTAINED 11 acres be the same more or less.



NATIONAL REGISTER

| | | | |
|---|----------------|----|--------|
| | 4 | 43 | 610 |
| | 44 | 30 | 050 |
| | 4 | 43 | 730 |
| | 44 | 30 | 060 |
| | 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"

4432

PHOT. 7.6 MI
PH. LAUREL PA. 4

WEST CHESTER 4.9 MI

4429

442R000n