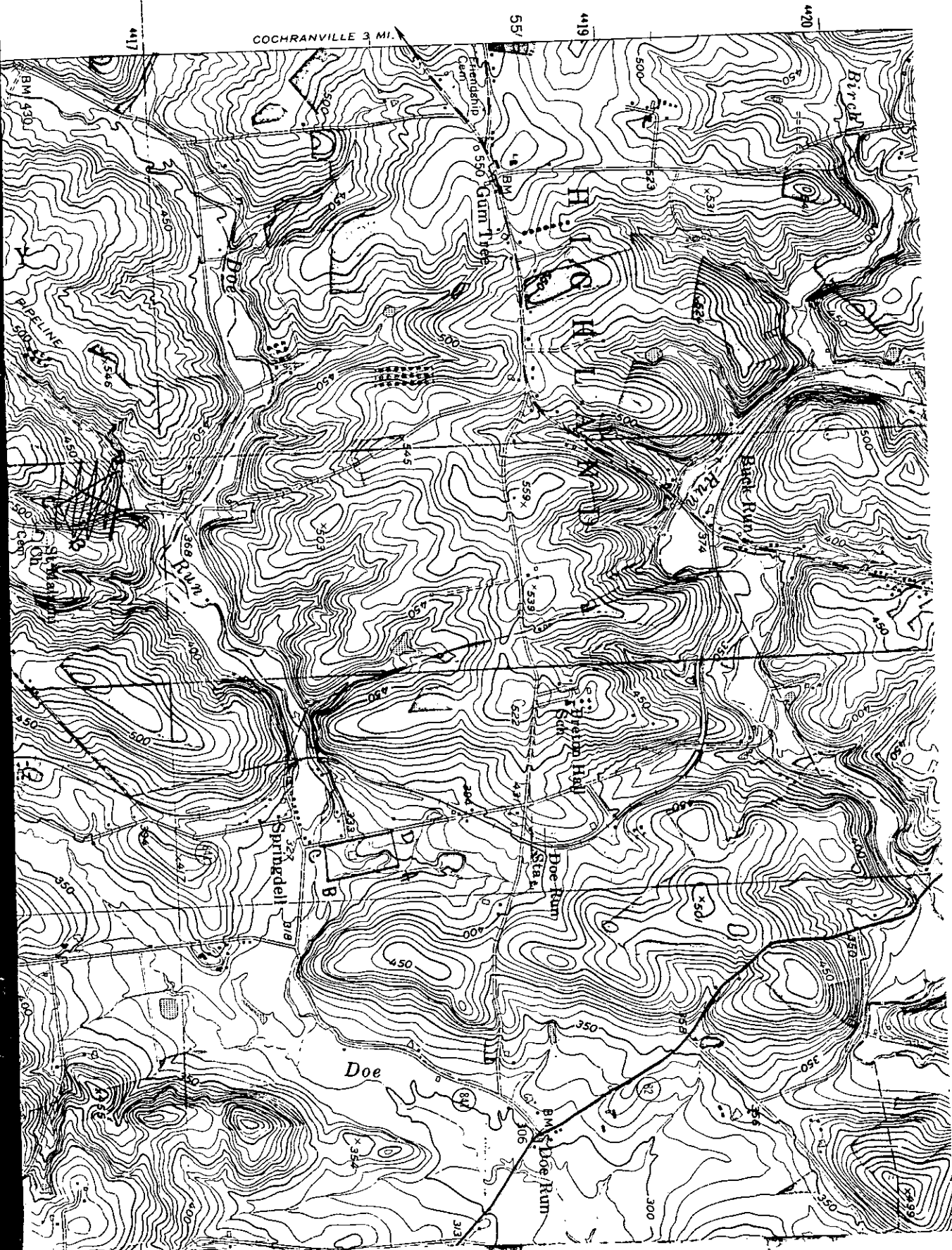


Hoopes, Cyrus House & Sack
Chester County, Zone 18
A E 428840 N441780
B E 429900 N4417660
C E 428750 N4417650
D E 428700 N4417950



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

7. Local survey organization
 Brandywine Conservancy, Inc.

8. property owners name and address
 Buck & Doe Associates, L.P.
 1001 Wilmington Trust Center
 11th & Market Streets
 Wilmington, Delaware 19801

9. tax parcel number / other number
 48-4-9

10. U.T.M. zone 18 4 1218 1714 10
 Easting

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

usgs sheet: 414117B1110
 Northing
 Coatesville

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

13. date(s) (how determined)
 c.1825

14. period
 1825-49 (03)

15. style, design or folk type
 Greek Revival

19. original use
 020201-300

20. present use
 020201-300 Residence

16. architect or engineer

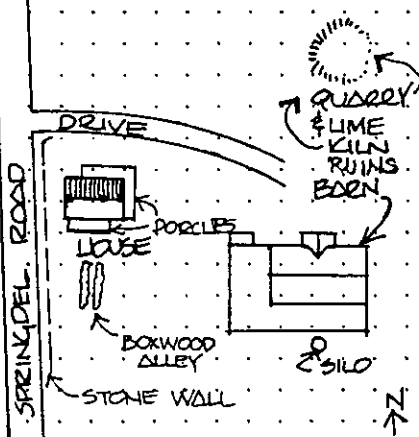
17. contractor or builder

18. primary building mat./construction
 02-Stone

21. condition
 good

22. integrity
 good

23. site plan with north arrow



24. photo notation
 PC: Diane Snyder
 PD: 1984
 PV: Southwest elevation

25. file/location
 Brandywine Conservancy

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

There are two contributing buildings on this property: the c. 1825 (with additions) stone farmhouse and the c. 1887 frame barn. Also on the property are a large limestone quarry, no longer in use, and traces of a lime kiln.

Documentary research and physical investigation suggest that the farmhouse was built c. 1825. It currently consists of two sections: the c. 1825 core and the c. 1860 major wing. The core occupies the west two-thirds of the house as it now stands. It is four bays wide, three stories high, with a shallow gable roof and brick chimneys at both ends. The south elevation features double, balanced doors opening onto a porch which spans four bays.

An alley of hundred-year-old boxwood extends south of the porch to a stone wall. Equally old trees on the property include a Norway Spruce and several Maples.

27. history, significance and/or background

The Cyrus Hoopes house and barn are situated several hundred feet north of Doe Run on land which can be traced back to Nathan Hayes and (prior to him) William Rankin, both prominent 18th-century landowners in West Marlborough Township. Rankin acquired the land on which the house and barn sit in 1750; this 200-acre plantation was purchased by James Hayes in 1756. His son Nathan inherited the tract in 1782 and by then was living on it.

28. sources of information

Futhey and Cope, History of Chester County, Pennsylvania (1881) p.270; Chester County Recorder of Deeds; CCHS-Clipping File: Hoopes family, L11-29-1907, L-1889; Reid Title Search #603.

29. prepared by:

M. L. Wolf

30. date
 11/84

revision(s)

1. County 029 - Chester
 5. present name
 Webb House

2. municipality West Marlborough
 Township
 6. other name (historic name if any)
 Cyrus Hoopes House & Barn

3. street address or specific location
 Springdell Road

4. survey code (029-48-2)
 MAP 48-2

(continue on back if necessary)

(continue on back if necessary)

(continue on back if necessary)

The north elevation of the core shows three symmetrical bays and a centered entrance. The door opens into a two-story hall featuring a graceful open-string staircase with a railing and curved hand rail.

Like the core, the wing is three stories with a shallow gable roof and brick end chimneys. It is two bays wide and three stories high. A common box-cornice, rather crudely formed with dentils, unites the core and wing. A porch spans roughly two-thirds of the north elevation and is similar in appearance to the porch on the south elevation. A one-story enclosed frame shed extends off the northeast corner of the wing.

The core and wing are built of stone which is stuccoed. Both feature full basements and completely finished third floors. Joists in the core are heavy logs. The fireplace mantels are concealed by stuccoed walls.

The interior of the Cyrus Hoopes house is spacious and light. Ceilings are tall and the work (especially in the core) moderately decorative. The first floor is devoted to the kitchen (major wing) and large living room (core). The upper two floors feature numerous rooms. The third floor also features a smoke room. Most remarkable is the second-floor bathroom containing an original tin bath tub set in a raised paneled enclosure with a door. The bathroom also features a corner sink with old marble back splashes. The third floor shows complete unity between the core and wing, suggesting it was finished as one unit.

The barn at the Cyrus Hoopes house was rebuilt after a fire in 1884. The fire did extensive damage to the original barn and resulted in the death of 24 cows. A lithograph of the property published in 1881 shows the barn prior to the fire. It was frame, very large, and quite similar in design to the existing barn. The current barn features an open ground-floor "run-in" area for beef cattle as well as a few stalls. The second floor is used for hay storage. There are large shed additions on the south and west elevations and a projecting centered entrance on the north elevation which, since the barn is banked, is at ground level. The barn, still in use, is in extremely good condition--quite remarkable given its size.

Since the Cyrus Hoopes House and Barn sit on a several-hundred-acre tract, the boundary has been drawn to include the farm complex and the limestone quarry.

Boundary Description:

Beginning in Springdell Road at a point approximately 530 feet north of its intersection with Route 841; then proceeding in a northerly direction along Springdell Road approximately 100 feet; then proceeding in an easterly direction approximately 600 feet; then proceeding in a southerly direction parallel to Springdell Road approximately 800 feet; then proceeding in a westerly direction approximately 600 feet to the place of beginning. Containing approximately 100 acres, more or less.

Notes: 11

OUTBUILDING

BARN: CONTRIBUTING

KILN RUINS/QUARRY: CONTRIBUTING

Area of significance

Architecture

Period: 1800-1899

At Nathan Hayes' death in 1818, his land holdings (which by then were quite extensive) were bequeathed to various nieces and nephews. James and Evan Jones were given 188 acres to divide. Two other nephews, Aaron and Joshua Baker, inherited 20-year rights to two limestone quarry lots and rights of way to the public road. James Jones chose the half on which the Cyrus Hoopes house would be built. By the time he sold the 94-acre tract in 1826 to Samuel and John Barnard, there was a "messuage or tenement" on the land. The limestone quarry near the house was operated independently until at least the 1830s.

Within two years of the Barnard purchase, Samuel's one-half share was conveyed to John Barnard. When Barnard sold the property to Cyrus Hoopes in 1851, it was called a "plantation" and in addition to the "messuage", it included a "limestone quarry."

Cyrus and Abbie Hoopes farmed the property and raised cattle for more than 50 years. Like many other residents of West Marlborough, they were Quakers and attended the London Grove Friends Meeting. Cyrus and his wife seem to have led a typically quiet but prosperous existence in their rural home. In one newspaper he was referred to simply as a "veteran resident." In 1868 the Hoopes' acquired an adjoining farm, but continued to reside in their original house. A lithograph of their farm was featured in the massive work by Futhey and Cope, History of Chester County (1881). It shows in great detail the house, barn, outbuildings, and landscaping. (The house appears to have undergone virtually no exterior changes since that date. Boxwood pictured on the lithograph is still in evidence today.)

In 1884 the Hoopes suffered the devastating loss by fire of their barn and 24 head of cattle. Total damages exceeded \$4,000. The barn was rebuilt in 1887 at a cost of \$5,000 and continues in its original use. In 1889 Cyrus Hoopes went on record as being opposed to the bad road conditions in the township. He challenged the road supervisors to let him fix the roads on the basis of taxes paid.

By 1907 both Abbie and Cyrus Hoopes had died, ending their long tenancy of the farm. Thomas Webb owned the farm (by then 85 acres) from 1908-1931. He sold it and adjoining lands to Lammot duPont's St. Amour Company in 1931. These interests were acquired by the King Ranch for Buck and Doe Run Valley Farms in 1946. In 1984, Buck and Doe Associates, L.P., purchased the property along with more than 5,000 adjacent acres and restricted the entire purchase with a conservation easement. In the near future, the Cyrus Hoopes house and barn will be returned to individual ownership and rehabilitated according to the Secretary of the Interior's standards.

In its more than 150-year existence the Cyrus Hoopes house has served a number of families: the Barnard, Hoopes, Webbs, and employees of the Saint Amour Company and King Ranch. Despite rather significant changes in the type of ownership--from single-family to corporate--the Cyrus Hoopes house has remained essentially a farmhouse. Handsome but practical, spacious, and ideally situated for farming, it is little changed in appearance and basic purpose since it was the proud property of Cyrus Hoopes.

Architecturally, the house is significant as a well-preserved vernacular statement of the Greek Revival style. From its smooth, balanced facade and shallow roof to its simple dentils in the cornice, the house illustrates the application of the basic principles of that style to rural architecture. That the house represents a Quaker acceptance, however limited, of that style is of additional interest. No doubt, the nearly intact 19th-century bathroom is one of its most noteworthy features.

CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

I. Site Information

1224 1972
 Form No. Recorded by Date

 County Region Municipality Site # USGS Quad Street # Street Name
 UTM West East
 Reference South North Photographic Log
 Roll No. 04-84 Frame(s) 18A
 Photographer: Smider

Owner/Contact King Ranch Phone _____

II. Classification (Select the category which best describes the present and original use)

- | | | | |
|--|-------------------------|-------------------|----------------------------|
| <input checked="" type="checkbox"/> Present Use | A. Residence - Non-Farm | G. Industrial | M. Park/Cemetery |
| | B. Residence-Farm | H. Museum | N. Row House |
| <input checked="" type="checkbox"/> Original Use | C. Commerical | I. Military | O. End Row House |
| | D. Educational | J. Religious | P. Semi-Detached or Duplex |
| | E. Entertainment | K. Scientific | Q. Can't Determine |
| | F. Government | L. Transportation | R. Other |

III. Date of Construction

Core Major Wing
 Source of Date
 Estimate Datestone Hearsay
 Deed, Tax list, etc. Other
 Architect/Builder (if known) _____
 A. 1680-1730 C. 1780-1820 E. 1860-1900
 B. 1730-1780 D. 1820-1860 F. 1900-1930
 Sketch Datestone (Optional)

IV. Historical Significance (if known)

V. Map References: If the site appears on any historic maps, mark X in the appropriate box(es) and indicate property owner if possible.

1873 Witmar's Farm Atlas
 1883 Breou Farm Atlas Curcio Torres
 Sanborn Maps Uomo Reino nearby
 Franklin Maps
 Additional Maps/Information: _____

VI. Associated Buildings: Mark X in the box(es) which indicate any buildings presently associated with the site.

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Barn(s) | <input type="checkbox"/> Carriage House |
| <input type="checkbox"/> Springhouse | <input type="checkbox"/> Kiln |
| <input type="checkbox"/> Smokehouse | <input type="checkbox"/> Outhouse |
| <input type="checkbox"/> Ice house | <input type="checkbox"/> Corn Crib |
| <input type="checkbox"/> Root Cellar | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> Shed | <input type="checkbox"/> Windmill |
| <input type="checkbox"/> Stable | <input type="checkbox"/> Tenant house |
| <input type="checkbox"/> Other _____ | |

PLAN SKETCH: In the space provided sketch the site, including location of associated buildings, roads, major vegetation, streams, stone walls, etc. Sketch plan of main structure, showing placement of wings, porches, etc.

