

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

7. Local survey organization
 West Whiteland Twp. Historical Commission

8. property owners name and address

Church Farm School
 Box 662
 Paoli, PA 19301

9. tax parcel number / other number

41-2-84

10. U.T.M. zone **18** **4492195**
 Easting

2 acres

4413121815
 Northing

11. status (other surveys, lists etc.)
 West Whiteland Twp.
 Historic Sites Inv.

usgs sheet: **Malvern**

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

13. date(s) (how determined)
1930 (deed, letter)

14. period
1930

15. style, design or folk type
Tudor Revival

19. original use
Domestic/Single dwelling

20. present use
Domestic/Single dwelling

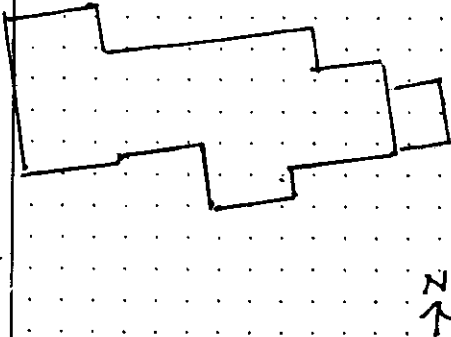
16. architect or engineer
Sherman G. Coates

17. contractor or builder
Roth (hearsay)

18. primary building mat./construction
Brick

21. condition
Excellent
 22. integrity
Excellent

23. site plan with north arrow



BLACK AND WHITE PRINT(S)
 3 1/2" x 5" enlargement or medium format contact
 note location of negative in block 24.

SWEDSFORD ROAD

24. photo notation

PC: Diane Snyder
 PD: 11/1986

25. file/location

West Whiteland Twp. His. Com.

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

The dwelling known as "Pickwick" is situated on the north side of Swedesford Road, near West Whiteland Township's eastern boundary. Facing south, its handsome, manicured grounds are landscaped with low shrubs and naturalistically grouped oaks and dogwoods. In the rear of the house, the land falls off gradually, the North Valley Hills in the distance forming a soft backdrop.

"Pickwick" is a custom-designed estate house in the Tudor Revival style. Its integrity of setting and state of preservation are remarkable, given its location in the rapidly developing Great Valley of Chester County. In materials, design, and workmanship the house is a noteworthy example of a "period house" in the Tudor Revival and as such is a distinguished addition to West Whiteland's collection of architecturally significant buildings.

"Pickwick's" exterior walls and foundation are brick; its many (continued on back)
 (continue on back if necessary)

27. history, significance and/or background

"Pickwick" is West Whiteland's best example of a "period house" in the Tudor Revival style. Unlike other appearances of this style in the Township, it is seen at "Pickwick" in its purest form, both in terms of original design and execution and, importantly, in preservation. It compares favorably to other "period houses" in the Township from the Georgian and French Revivals, i.e., "Chesteridge" and "Meadowcourt". The clients who commissioned this house were John Kent Kane, Jr. (continued on back if necessary)

28. sources of information

(See Continuation Sheet #1)

29. prepared by:
M.L. Wolf

30. date
12/1986

revision(s)

(continue on back if necessary)

1. County
 Chester

5. present name
 "Pickwick"

2. municipality
 West Whiteland Township

3. street address or specific location
 North side of Swedesford Road,
 near Township's eastern boundary

4. survey code
 029-09-41-327

N/A

"

26. (continued)

gabled roof is wood shake. The walls are laid in stretched bond brick, accented by occasional rows of headers. Diagonally placed brick is seen in the half-timbered gables of its east porch and projecting one and a-half story dormer on the south facade. The main block is two and a-half stories and roughly T-shaped. The main axis runs east-west; one bay projects south and a wider bay extends north. Adjacent to the main block is a one and a-half story kitchen section, flanked on the west by a one and a-half story garage with sleeping quarters above, its gable roof at right angles to the kitchen's. The main block's roof contains four sharply pitched gables. The projecting north and south bays contain bay windows with metal casements. All other windows in the house are groupings of casements, ranging in number from two to as many as seven on the first floor of the south facade. Most windows are topped by large wooden lintels. The roof of the north-facing bay is both gabled and hipped. Hipped roofs are repeated in the two dormers with double casements found on the north slope of the principal roof. "Pickwick's" north elevation is made even more interesting by the chimney which arises from a rectangular base and forms a cluster of three tall, lipped stacks.

As is characteristic of the "period house", the interior of "Pickwick" is spacious and light, its rooms flowing graciously into each other through wide openings. The staircase retains its original iron railing. Woodwork is stained and is particularly handsome in the study with built-in bookshelves and cabinets. The living room contains a marble fireplace, adjacent to which is a set of French doors which opens onto a stone terrace. Floors are wide, pegged boards. Most interior fixtures are iron and appear to be original.

Changes to "Pickwick" have been minimal and sensitively designed. The east porch was enclosed with brick and casement windows on the lower level in the 1970s. The garage and kitchen were updated in the late 1940s, early 1950s.

27. (continued)

and his wife Alice (Doll). Kane was the member of a distinguished and wealthy family which had social ties to Philadelphia. His father, John Kent Kane, Sr., resided on an adjacent property at Glenloch, known as "Shirley Farm," and practiced law in Philadelphia while maintaining a dairy farm in the country. In 1930, Kane Sr. transferred two acres of his nearly 300-acre farm to his son and wife, the deed mentioning "buildings to be erected thereon." Kane Jr. selected Sherman Gardner Coates as architect of his new house.

Sherman G. Coates, born in Berwyn in 1890, graduated with a B.S. in architecture from the University of Pennsylvania in 1911. He was employed by the Philadelphia Brass Company in Downingtown at least through 1917. From 1919-20 he worked for Rankin and Kellogg, one of Philadelphia's foremost Beaux-Arts architectural firms. By 1929, Coates had his own office at 1420 Chestnut Street, a location he seems to have maintained through 1936. By 1939 Coates was practicing out of Yeadon, in Delaware County. He joined the Wickersham Construction Company in Lancaster in the late 1940s. At that time, the firm was involved with large-scale commercial and industrial projects. Upon falling ill, Coates returned to Chester County and died in 1952. His professional memberships included the T-Square Club and Engineer's Club. Like the Kane family, he was well-connected socially, belonging to the Merion Cricket Club and Old St. Davids Church in Radnor. Members of his family resided in the vicinity of "Pickwick": Dr. George Coates, his brother, at Whitford; sister Mrs. Gilbert Bishop, Jr. at Glenloch; and other siblings in Berwyn.

Coates is credited with a number of residential commissions in the Philadelphia area, prior to his move to Lancaster County. His work, however, to date is relatively unknown.

EVALUATION

Area of Significance: Architecture

EVALUATOR(S)

Sheet # 1

Verbal Boundary Description and Justification

"Pickwick" currently sits on a large tract of land held by the Church Farm School. Because it was built on a two-acre lot subdivided in 1930 from the estate of John Kent Kane Sr., the property is adequately bounded, for purposes of national registration, by the metes and bounds of that lot recorded in Deed Book P 18, p.37 as follows. The boundary excludes vacant non-contributing land and buildings that do not contribute to the architectural significance of the property. Beginning at an iron pin set in the middle of Swedesford Road, the said pin being being north 84 degrees, 17 minutes east, a distance of 30 feet from an iron pin a corner of lands belonging to J. Harker Chadwick; thence extending along the middle of the said Swedesford Road by other lands of John Kent Kane, north 84 degrees, 17 minutes east 318 $9/10$ ^{feet} to an iron pin; thence leaving the road and still by lands of John Kent Kane the next three courses and distances to wit: north 5 degrees, 43 minutes west, 264 $4/10$ feet to an iron pin; thence south 84 degrees, 17 minutes west, 340 $11/100$ feet to an iron pin set on the east side of a 30 feet wide right of way; thence along the east side of said right of way south 10 degrees, 18 minutes, 10 seconds east, 265 $25/100$ feet to the first mentioned point and place of beginning. Containing 2 acres of land, be the same more or less.

Sources of Information

Deedbooks, Chester County Courthouse, West Chester, PA

Letter, Sherman G. Coates, 1948 (copy held by West Whiteland Historical Commission, Exton, PA)

Surname Files, Chester County Historical Society, West Chester, PA
("John Kent Kane", "Charles C. Perrin", "Sherman G. Coates")

Philadelphia Real Estate Record and Builder's Guide, 6/4/1930 and 8/13/1930,
Philadelphia Free Library, Philadelphia, PA

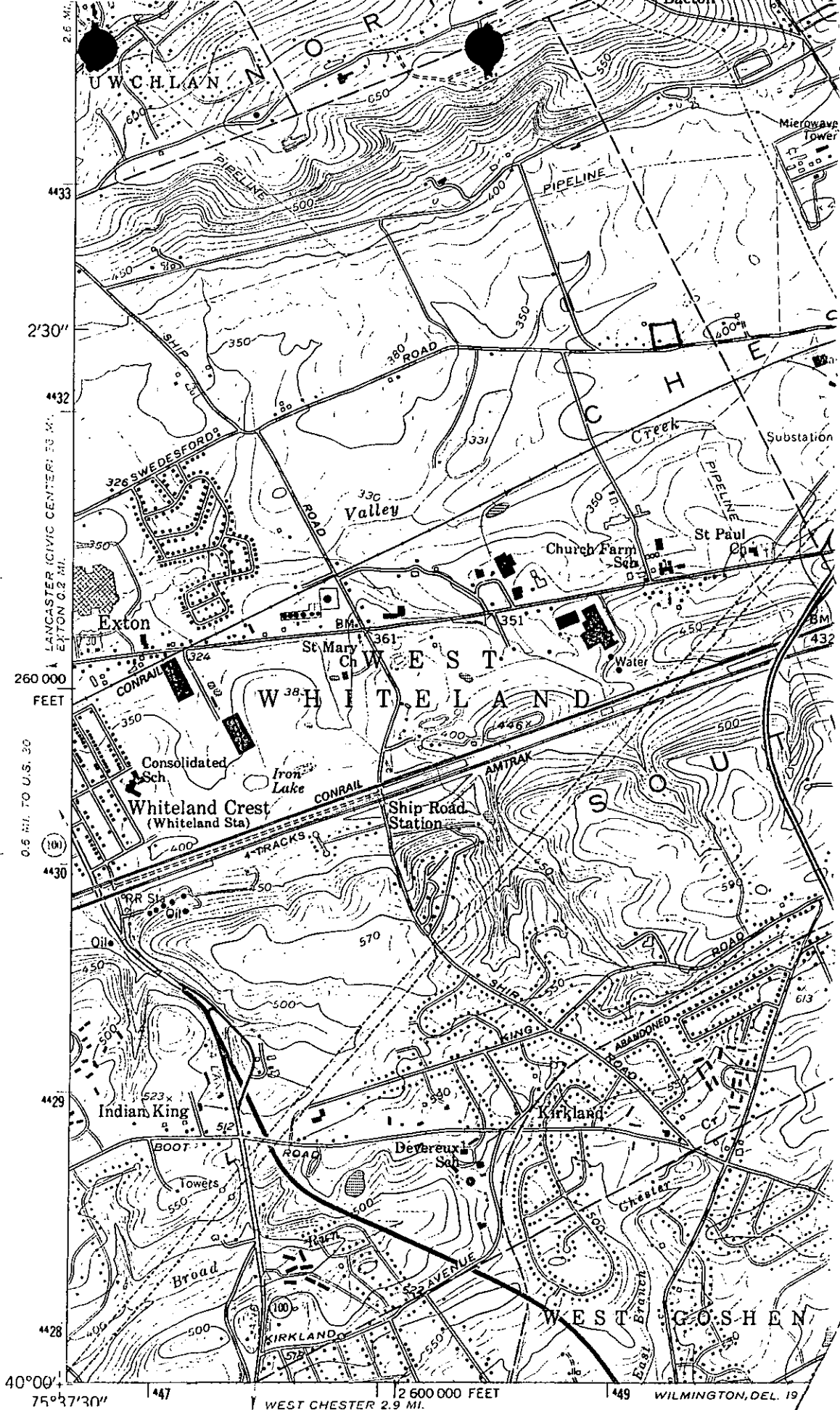
Vertical Files, Biographical Collection, The Athenaeum, Philadelphia, PA
("Sherman Gardner Coates")

Area of Significance: Architecture

Criterion: C

EVALUATION

EVALUATOR(S)



"PICKWICK" and published by the Geological Survey
 WEST WHITELAND TWP., CHESTER CO., PA — NOS/NOAA
 (MALVERN QUAD)

topography by photogrammetric methods from aerial
 photographs taken 1951. Field checked 1955

