

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Zook, Jacob, House

other names/site number Rodney House/Store

2. Location

street & number 290 East Lincoln Highway not for publication

city or town Exton (West Whiteland Township) vicinity

state PA code PA county Chester code 29 zip code 19341

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

DR. BRENT D. GLASS

Signature of certifying official/Title Date

PA HISTORICAL & MUSEUM COMMISSION

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain.) _____

Zook, Jacob, House
Name of Property

Chester County, PA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

Commerce/specialty store

7. Description

Architectural Classification

(Enter categories from instructions)

Federal

Materials

(Enter categories from instructions)

foundation stone

walls stucco

brick/glass porch

roof wood/shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1820-1850

Significant Dates

1820, 1850

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Zook, Jacob, House

Name of Property

Chester County, PA

County and State

10. Geographical Data

Acreage of Property 1.4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>44674</u>	<u>4430950</u>
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Estelle Cremers, Historical Land Research for

organization West Whiteland Historical Commission date May 5, 1994

street & number R.D. #2 telephone 215-469-6977

city or town Pottstown state PA zip code 19464

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Zook, Jacob, House
West Whiteland Township
Chester County

The Jacob Zook House is on the south side of Route 30 (Lincoln Highway) at Exton, West Whiteland Township and faces north towards the 4-lane road. Set back 30' from the highway on a deep lot, the T-shaped, stone, 2-1/2 story, gabled house in domestic scale is dated 1820 with the kitchen T dated 1850. It has a contemporary one story store front projecting forward from the house facade. The store front replaces the original porch. The house facade remains untouched inside the store front, and the store extends laterally eastward beyond the house by an extra 15'. The store front is brick and plate glass, and was added about 1975. It is a non-permanent, reversible alteration. The Federal style of architecture is very evident inside the store front, maintaining a high level of authenticity and integrity. As an historic architectural centerpiece amid a 1970s commercial strip, the Jacob Zook House is a model for proposed improvements in the strip.

Although the front lawn has been turned into a parking lot, the side and rear lawns retain grass, trees and shrubbery. A one story stone garage, dated about 1850, for agricultural use of the property stands about half-way back on the lot behind the house at the end of a short driveway. A concrete block storage building is attached to its south rear wall of 20th century origin. Gable roofed, there are only two windows.

The appearance of the house is that of a white stuccoed, tall rather than wide, deep, all stone 2-1/2 floor Federal house. Walls are 24" thick fieldstone in both the 1820 front section and the 1850 rear section. Panelled shutters are on the three second floor front windows, but no longer appear at any other windows although hardware for them remains in place. Stone chimneys, also stuccoed, cap the end gable peaks of the 3-bay double pile front section and a brick chimney, also stuccoed, caps the south gable of the 1850 addition. The roof of the whole building is wood shingle, including the 1975 pent roof on the west side and the 1975 entrance on the west wall of the addition. These side entrances were provided when the store front replaced the original porch, making the main door less suitable for entrance purposes.

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Zook, Jacob, House
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The 1850 kitchen ell, attached to the center of the south wall of the earlier section, has a frame porch on the east side. It is entered from an east door of the kitchen section or from the rear door of the main hall of the 1820 section. The porch is enclosed with four windows and one outside door. The porch also has a door to the south that enters a large one-floor shed two steps below the porch. The shed carries across the full width of the kitchen addition plus the enclosed east porch. It has a shed roof, and, because of the 2-step lower level, gives a ceiling height of about 12' at the point of jointure with the rear house wall. It includes a free-standing stone privy structure in the southwest corner and the bulk-head for steps that are the outside entrance to the cellar. This large shed room has a centered outside door on the south facade with a nine-pane store sash on either side of it. There are also two 6/6 windows with rounded reveals, one on the east and one on the west. This was the Rodney produce store. The privy is intact. The house is cellared under its entirety. Thick stone foundation walls remain and are evidence of two building stages, 1820 and 1850.

Entrances to the building are in their original positions with the exception of the west rear entrance to the second and third floor apartments. This door is from 1975 and has a simply framed hood. The stairs rise immediately inside the door. This kitchen addition is 2-1/2 floors high, but the third floor windows are on the side walls rather than in the gable wall and the windows for the third floor are 6-pane casements. All other windows in both sections are large 6/6 double hung sash, except attic windows in the 1820 section which are vertical 6-pane casements.

The floor plan of the 1820 section is a side hall Georgian, double pile, with the kitchen being the 1850 addition that replaced an earlier kitchen building. The 1820 3-bay house has a wide hall on the east side and includes an open stairway with cherry newel post, banister, and turned spindles. It rises to a landing and window, then continues upward to the second floor, and repeats this to the third floor (without the landing window). There have been recent minor partitionings of the upper stairway in order to make second and third floor apartments. The partitions could easily be removed. The first floor hall has both a front and back outside door.

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Zook, Jacob, House
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Two parlors open on the west side of the hallway with a wide arch between them. Each parlor has panelled window reveals, and each features a marble fireplace mantel. The front parlor has a gray marble mantel and the back parlor has a black marble mantel, each with white striations. Family history says they are imported Italian marble; however, Whiteland Township is known for its marble of both colors, and therefore, they may be local marble. They are finely cut and polished, and are designed with Ionic columns and deep bull's eye corner motifs. Every room in the floors above has a fireplace, the upper rooms with wooden mantels. Ceilings are 10' on the first floor and slightly less on the upper floors. The 2-bay kitchen addition has a brick fireplace with iron crane and bake oven intact. There are built-in, floor-to-ceiling closed cupboards. The inside cellar stairway is also in the kitchen. An outside door with marble threshold is on the east side, which opens onto the above mentioned narrow, enclosed frame porch.

The Jacob Zook House is part of the 19th century fabric of West Whiteland Township. It substantially adds to the architectural heritage of the municipality, and its footprint is the same today as when it was built in 1820. The present 'kitchen addition' fits exactly the kitchen it replaced, except that it is 2-1/2 floors where the original was 1-1/2 floors. The only physical change has been to direct the kitchen, or back, stairway to a new door in the west wall of the kitchen and wall off that doorway to give private entrance to upstairs apartments. Use has been slightly changed upstairs, but otherwise the house is as it was built in 1820 with the replacement kitchen of 1850. Its ability to reflect the periods of its building dates and significance are unusually high.

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The Jacob Zook House is locally important, to the architecture of West Whiteland Township as a fine example of Federal architecture as expressed in early rural townships of Chester County. It was built to the tastes and design of owner, Jacob Zook, in 1820. In 1850, the 1-1/2 story kitchen was replaced with the present 2-1/2 story T behind the more formal front. The 1850 change was done under direction of Jacob's son, John. The Jacob Zook House fills a gap in West Whiteland's architecture between earlier vernacular colonial styles and more fully ornamented homes found along Route 30 in the later 19th century. The first period of initial settlement with its rudimentary, vernacular buildings was followed by a second period of growing awareness of architectural graces. The third period is represented by full use of expansive additions in size and decoration. It is the second period that the Jacob Zook House epitomizes, and which has so little representation left within the township. The house authentically conveys the time and period of early to mid-nineteenth century rural Chester County, particularly as focused in West Whiteland along the road from Philadelphia to Lancaster where transition from a purely agrarian life to one of roadside commercial pursuits took place. The Jacob Zook House and its parent across the highway speak clearly of the local progression in architecture, the earlier house carrying elements of folk origin and the 1820 house moving into features of defined architectural pattern. The Jacob Zook House is important as a fine and basically unaltered example of Federal rural, side hall style.

Moritz Zuug was one of three brothers, Christian, Moritz and Johannes, who immigrated as young men to Berks County in 1742 near present Hamburg. They were descendants of a very old family in Switzerland, and brought with them a family Bible printed in 1589 in Zurich. The brothers stayed in Berks County about 28 years at which time, ca. 1770, Christian and Moritz moved their families to the Chester Valley. They were among the first Swiss/Germans to live amid the very Welsh region of Thomases, Davids, and Owenses, and both Christian and Moritz were influential in erection of an Amish/Mennonite meeting house on the township line between Whiteland and Charlestown townships.

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Zook, Jacob, House
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Moritz bought his first 150 acres in the valley from William Owens and added to the house on the property. (National Register as The Zook House) He divided that farm eventually between two sons, Jacob and Henry. Jacob received 118 acres when he married, the south three quarters of the farm, on which about 1800 he constructed a log house, a log and stone barn and necessary log outbuildings. The log house stood in the general position of third present house and the first kitchen may have been part of it. The log and stone barn stood southwest of the house beyond the present garage. It was demolished in the 1930s, probably to reduce tax assessments, a common practice at the time.

By 1820, Jacob Zook felt successful enough to improve his dwelling by building a stone front to his log house in the best style of the day. Whether this new stone, 3-bay front was replacing part of the log construction or adding a new dimension could not be determined. Over the years, an assortment of farm outbuildings were added, all of which have been torn down except the building that became the garage. Originally a secondary stone farm building of late 19th century construction, the building was converted in the mid 20th century with garage doors to its present use. When the Rodneys had need of storage space for produce, they added in the 1940s the windowless concrete block structure attached to the rear of the stone garage. The old log and stone barn was rebuilt some time in the late 19th century by John Zook, the grandson.

Jacob's grandson, John, took command of the homestead near the end of the 19th century. All of the Zooks were meticulous German farmers and practiced general crop farming with enough cattle to provide milk, butter and meat for their families. As the age of dairying came into flower towards 1880, the Zook farm took on the appearance of well fed dairy cattle and calves, six big Belgian horses and a smart-stepping pair of carriage horses. Well-fenced fields and a shady, lightly landscaped and fenced-in lawn and garden around the house completed the rural picture. A deep porch across the front facing the dirt road provided evening and Sunday

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rest for family and friends. John (2) raised his family here, but as they married and moved away, he decided to sell the homestead and move closer to some of the children. With the ending of World War I, farmland prices in 1919 were rising, and the number of vehicles going past the old farmhouse broke the tranquility. When Warren Moses offered a tidy sum for the farm, John sold, ending 149 years of continuous Zook ownership. During these years and through purchase of other lands, the Zook family had become one of the most important families in this rural township.

The original farm lay in the path of the Great Road from Philadelphia to Lancaster, the first turnpike in America (1792). It was laid out by the Philadelphia and Lancaster Turnpike Road Company and opened to the public in 1795. It at once carried an enormous amount of travel and transportation of merchandise, and through Chester County, it was lined with merchants and inns sometimes as close as one mile apart. The mainline of the Pennsylvania Rail-road, laid down parallel to the turnpike in 1834, reduced much of the traffic on the highway, but the more recent demise of the rails has increased the automobile and truck usage so that today, Route 30 (known as the Lincoln Highway after the Civil War) is one of the busiest in the county, and Exton, intersecting with North-South Route 100, one of the most congested crossroad communities.

The subject property reflects the impact of the highway and the increasing commercial importance of property fronting on Route 30. Pockets of development formed in its path, Exton being one of them. While farms survived into the present generation, houses and buildings fronting directly on the highway were adapted to various commercial endeavors. In time, this brought about smaller properties supported by roadside sales activities rather than by farms. Such was the case with the Jacob Zook farm, which held to its agrarian past longer than many, but gradually succumbed to its roadside advantage by offering extra farm produce to the travelling public in season, and eventually, during the post World War II years, to the Rodney operation of a year-round store in its back shed room.

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Warren Moses, who bought the farm in 1919, was a business man in the village of Exton which was within walking distance of the farm. He saw potential in its proximity to the single track Chester Valley Rail line that had cut through the Zook farm in the 1850s and which crossed Route 30 at Exton east of the Zook house. He realized some of this potential by selling parts of the farm to commercial pursuits, and then sold part to his daughter, Ella M. Feters. She, in turn, sold in 1935 to their niece, Ella Sturgis and her husband, Ernest Rodney. The Rodneys bought only 1.4 acres of the farm, but it did include the house and garage. Ernest Rodney was from Eastern Shore, Maryland, and accustomed to small commercial agricultural marketing. The Rodneys remained 45 years, Ernest becoming township constable. They expanded the seasonal roadside sales to a year-round fruit and produce outdoor market with both home-grown and trucked-in produce. In 1956, they added sales of flowering plants and built a small, wooden enclosure for the fruits west of the house. In 1959, they expanded the back of the house into a grocery market. It was the Rodneys who, in the 1960s, removed the front porch and added the store front. Ernest and Ella Rodney sold in 1983, and the present owner converted the house at that time into three apartments with various leases for the store front.

Architecturally, the 1820 house is an important example of Federal influence on the successful farmer of West Whiteland Township. The house behind its store front, expresses a dignified facade with an internal graciousness and ease that the Zook family had acquired. The wide hall with open staircase and landing, high ceilings, panelled window and door reveals, and the double parlors with their handsome marble mantles; these were high style without over-indulgence for the period. In 1850, the large fireplace in the new kitchen was considered a necessity and included a crane and bake oven. Certain improvements, however, are evident in the provision of an ash clean-out in the bake oven that is directed into the fireplace, leaving no spills on the floor. Further, the bake oven is not constructed to extend behind the back of the fireplace, but rather is flush with the face of the fireplace in

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the room. A smoke chamber is built into the chimney on the third floor. The fireplace itself is built of smooth bricks, rather than early homemade brick, and carries in brick all the way to the roof in an otherwise stone house.

The addition is a full 2-1/2 stories with small windows at the third floor level. Proof that the first kitchen was only 1-1/2 stories is the fact that, when Warren Moses bought the property, the 1820 house was accessed to the kitchen internally by a door on the first floor only. The second floor and attic of the 1850 kitchen T was not internally accessed to the 1820 building because it would have entailed breaking the back wall of the 1820 house. The 1850 kitchen had its own stairway to its upper floors. Moses made the internal connections in the upper floor as seen today.

Small details, both inside and outside, indicate that quality materials were used in the initial construction: thick stone walls, large windows, massive fireplace supports in the basement, hand-carved pegging in sturdy rafters, hardwood, random-width

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9. Major Bibliographical References

Office of the Recorder of Deeds, Chester County Court House, West Chester, PA.

Miscellaneous Wills, Tax Records, Road Papers, Chester County Archives, Westtown Road, West Chester, PA.

Clipping and Family Name Files, Chester County Historical Society, North High Street, West Chester, PA.

Zook family and Rodney files, West Whiteland Historical Commission, Exton, PA.

Futhey, J. Smith and Cope, Gilbert, History of Chester County, Everts, Philadelphia, PA. 1881, Page 354.

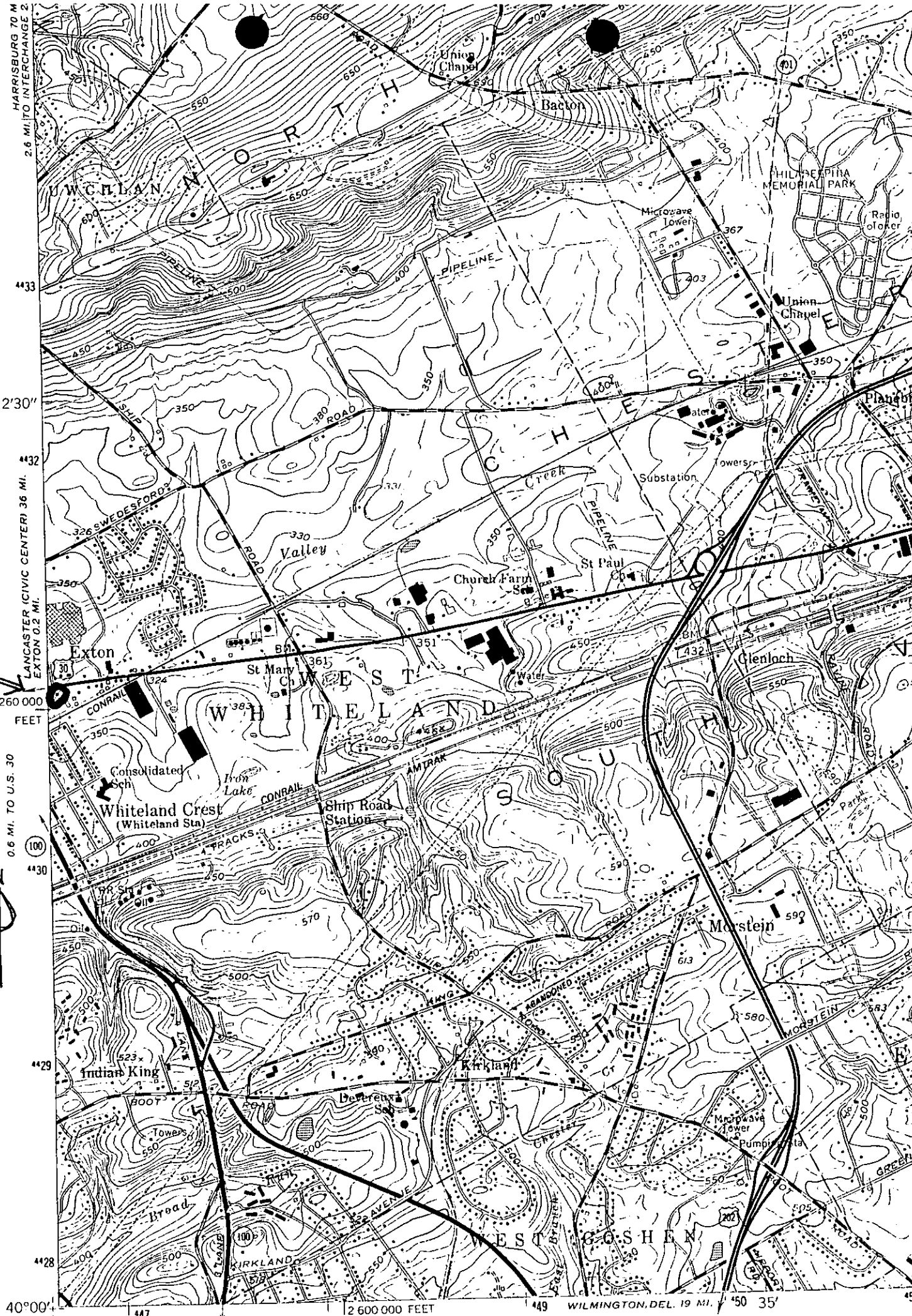
Wolf, Martha Leigh, A History of West Whiteland, West Whiteland Historical Commission, 1982.

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Wenger, J.C., History of the Mennonites of the Franconia Conference, Franconia Mennonite Historical Society, Telford, PA. 1937. Chapters I, II, XIII.

Mast, C.Z. and Simpson, R.E., Annals of Conestoga Valley in Lancaster, Berks and Chester Counties, Pennsylvania, published by the authors, Elverson, PA. 1941. Chapters 17, 31.

MALVERN QUAD



HARRISBURG TO M
2.6 MI TO INTERCHANGE 2

2.6 MI TO INTERCHANGE 2
EXTON 0.2 MI.

44°33'

2'30"

44°32'

LANCASTER (CIVIC CENTER) 36 MI.
EXTON 0.2 MI.

260 000
FEET

0.6 MI. TO U.S. 30

44°30'

44°29'

44°28'

40°00'

2 600 000 FEET

449 WILMINGTON, DEL. 19 MI. 450 35'

Zook/Meriney Hou
CHESTER County, PA.
Malvern Quad.