

March 14, 2025

Westtown Township Planning Commission
Westtown Township Administration Building
1039 Wilmington Pike
West Chester, Pennsylvania 19382

Re: Darlington Inn
State Road 202 & State Road 926

Westtown Township Planning Commission,

This is a letter from the members of the Westtown Historic Commission (H.C.) informing the Planning Commission of the historic significance of the Darlington Inn at the corner of SR 202 & SR 926. With Westtown Townships' recent acquisition of Crebilly Farm (to include the Darlington Inn as a subdivide property) it has been brought the Historic Commission's attention that the township is presently seeking to rezone the Darlington Inn property from its current Agricultural/Residential (A/C) designation to Commercial (C-1) designation as part of their long-term plan to publicly auction off the property. The Board of Supervisors (BOS) have tasked the HC with the responsibility of providing them with possible options help save and protect the property, the historic Darlington Inn, and its contributing outbuildings from further disrepair and demolition.

To help familiarize yourselves with the history of the property and its historical importance to the Westtown Township, we have attached the Pennsylvania Historical & Museum Commission's Historic Resource Survey dated 02/11/14, as well as a letter from Douglas C. McLearn, Director & Chief on the Commonwealth of Pennsylvania's Division of Archaeology & Protection dated 09/09/2015 advocating for the Darlington Inn eligibility to the National Register of Historic Places. We also included the original 1823 Petition of Darlington Inn License to Chester County signed by Thomas Darlington himself.

As to ways of protecting the Darlington Inn from possible loss (like many other demolished historic building along the Route 202 corridor) the H.C. has formulated several different recommendations and approaches to saving and protecting the property from demolition or significant alterations. These ideas include the following:

- As a National Register eligible property, seek national and state grants to preserve/ renovate the building as the Crebilly Park visitor's center on the first floor & privately lease offices on the second and third floors. Thereby using the rental income to offset the ongoing general maintenance of the property. This similar approach has been used at the Rose Tree Tavern in Media, the King of Prussia Inn in King of Prussia, and William Owen House in Exton, and many other local examples in the area.
- Create a non-profit organization (Friends of Crebilly Farm - FoFC) to qualify for several tax-exempt benefits thereby allowing the HC & BOS to work with a developer to preserve a building through adaptive reuse and seek out various tax breaks/exemptions to reduce the costs of the property maintenance and building renovation/restoration. FoCF could work directly

with the BOS to find a tax advantageous plan to help make the saving of the Darlington Inn economically feasible.

- Provide facade easement on the historic building that any alterations, demolition, or demolition by neglect must be reviewed by the HC and approved by the BOS.
- Westtown Township enter into a Public/ Private Partnership where an extended tax abatement agreement to a private owner can be authorized by the BOS to offset the cost of repairing and maintaining the property. This would of course require preserving the historic Inn.
- If property is to be sold at public auction, provide new property owner incentives such as tax abatement, zoning variances, building code variances to assist in the utilization of the historic Inn & surrounding property.
- HC is willing to offer laser scanning of existing conditions, current existing condition drawings, and professional preservation and architectural guidance to assist in preserving the Darlington Inn.
 - Currently building would be ideal as a small business office for Dentist, Law Firm, Accounting Company, Insurance Company, Architectural Firm, Engineering Firm, etc.... but this use would require township variances that could be provided to incentivize adapted reuse.
 - Historic houses and Inns around the Exton Square Mall are currently protected by the local HC and are leased out to private citizens and companies.

We are planning to have a representative of the HC attend the next Planning Commission to present the history of the Darlington Inn as well as our ideas to preserve it for future generations.

Sincerely,

Westtown Township Historic Commission Members:

Chair:	Pamela Boulos, P.E.
Vice Chair:	David Walter
Commissioners:	Daniel T. Campbell, AIA Patrick McDonough, AIA, NCARB Christine Gunsallus Stephen Wahrhaftig

Cc: Township Manager Mila Carter

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
Bureau for Historic Preservation

Key # <u>067408</u>
ER# <u>2014-8073-029</u>

Name, Location and Ownership *(Items 1-6; see Instructions, page 4)*

HISTORIC NAME Westtown Inn
 CURRENT/Common Name _____
 STREET ADDRESS 201 W. Street Road, West Chester, PA ZIP 19382
 LOCATION NW corner SR 202 and SR 926
 MUNICIPALITY Westtown Township COUNTY Chester
 TAX PARCEL #/YEAR 67-4-29/2014 USGS QUAD West Chester
 OWNERSHIP Private
 Public/Local Public/County Public/State Public/Federal
 OWNER NAME/ADDRESS James III and David Robinson, 501 W. Street Road, West Chester, PA 19382
 CATEGORY OF PROPERTY Building Site Structure Object District
 TOTAL NUMBER OF RESOURCES 2

Function *(Items 7-8; see Instructions, pages 4-6)*

Historic Function	Subcategory	Particular Type
<u>Domestic</u>	<u>Hotel</u>	<u>Tavern</u>
<u>Domestic</u>	<u>Secondary Structure</u>	<u>Garage</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
Current Function	Subcategory	Particular Type
<u>Domestic</u>	<u>Single Dwelling</u>	_____
<u>Domestic</u>	<u>Secondary Structure</u>	<u>Garage</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Architectural/Property Information *(Items 9-14; see Instructions, pages 6-7)*

ARCHITECTURAL CLASSIFICATION

Federal _____

EXTERIOR MATERIALS and STRUCTURAL SYSTEM

Foundation Stone _____
 Walls Stone _____
 Roof Asphalt _____
 Other _____
 Structural System Masonry _____

WIDTH _____ (feet) or 2 (# bays) DEPTH _____ (feet) or 2 (# rooms) STORIES/HEIGHT 2

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ER# 2014-8073-029

Property Features (Items 15-17; see Instructions, pages 7-8)

Setting Developing mixed-use road

Ancillary Features

Acreage 15.0 (round to nearest tenth)

Historical Information (Items 18-21; see Instructions, page 8)

Year Construction Began 1823 Circa Year Completed _____ Circa

Date of Major Additions, Alterations _____ Circa _____ Circa _____ Circa

Basis for Dating Documentary Physical

Explain Date stone on building

Cultural/Ethnic Affiliation(s) _____

Associated Individual(s) _____

Associated Event(s) _____

Architect(s) _____

Builder(s) _____

Submission Information (Items 22-23; see Instructions, page 8)

Previous Survey/Determinations US 202 ES1 Corridor Project, Darlington's Corners HD

Threats None Neglect Public Development Private Development Other

Explain Intersection improvements at US202 and PA 926

This submission is related to a non-profit grant application business tax incentive
 NHPA/PA History Code Project Review other

Preparer Information (Items 24-30; see Instructions, page 9)

Name & Title Margaret B. Parker, Senior Historian

Date Prepared June 19, 2015 Project Name SR 202/SR 926 Intersection Improvement Project

Organization/Company Lotus Environmental Consulting, LLC

Mailing Address 151 East 10th Avenue, Conshohocken PA 19428

Phone 717-580-2305 Email mparker@lotusenvironmental.com

Key # 067408

ER# 2014-8073-029

National Register Evaluation (Item 31; see Instructions, page 9)

(To be completed by Survey Director, Agency Consultant, or for Project Reviews ONLY.)

Not Eligible (due to lack of significance and/or lack of integrity)

Eligible Area(s) of Significance

Criteria Considerations _____

Period of Significance

Contributes to Potential or Eligible District District Name _____

Bibliography (Item 32; cite major references consulted. Attach additional page if needed. See Instructions, page 9.)

See attached Bibliography at the end of the History and Significance Section

Additional Information

The following must be submitted with form. Check the appropriate box as each piece is completed and attach to form with paperclip.

- Narrative Sheets—Description/Integrity and History/Significance (See Instructions, pages 13-14)
- Current Photos (See Instructions, page 10)
- Photo List (See Instructions, page 11)
- Site Map (sketch site map on 8.5x11 page; include North arrow, approximate scale; label all resources, street names, and geographic features; show exterior photo locations; See Instructions, page 11)
- Floor Plan (sketch main building plans on 8.5x11 page; include North arrow, scale bar or length/width dimensions; label rooms; show interior photo locations; See Instructions, page 11)
- USGS Map (submit original, photocopy, or download from TopoZone.com; See Instructions, page 12)

Send Completed Form and Additional Information to:

National Register Program
Bureau for Historic Preservation/PHMC
Keystone Bldg., 2nd Floor
400 North St.
Harrisburg, PA 17120-0093

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Photo List (Item 33)

See pages 10-11 of the Instructions for more information regarding photos and the photo list. In addition to this photo list, create a photo key for the site plan and floor plans by placing the photo number in the location the photographer was standing on the appropriate plan. Place a small arrow next to the photo number indicating the direction the camera was pointed. Label individual photos on the reverse side or provide a caption underneath digital photos.

Photographer name Margaret Parker

Date 02/11/14

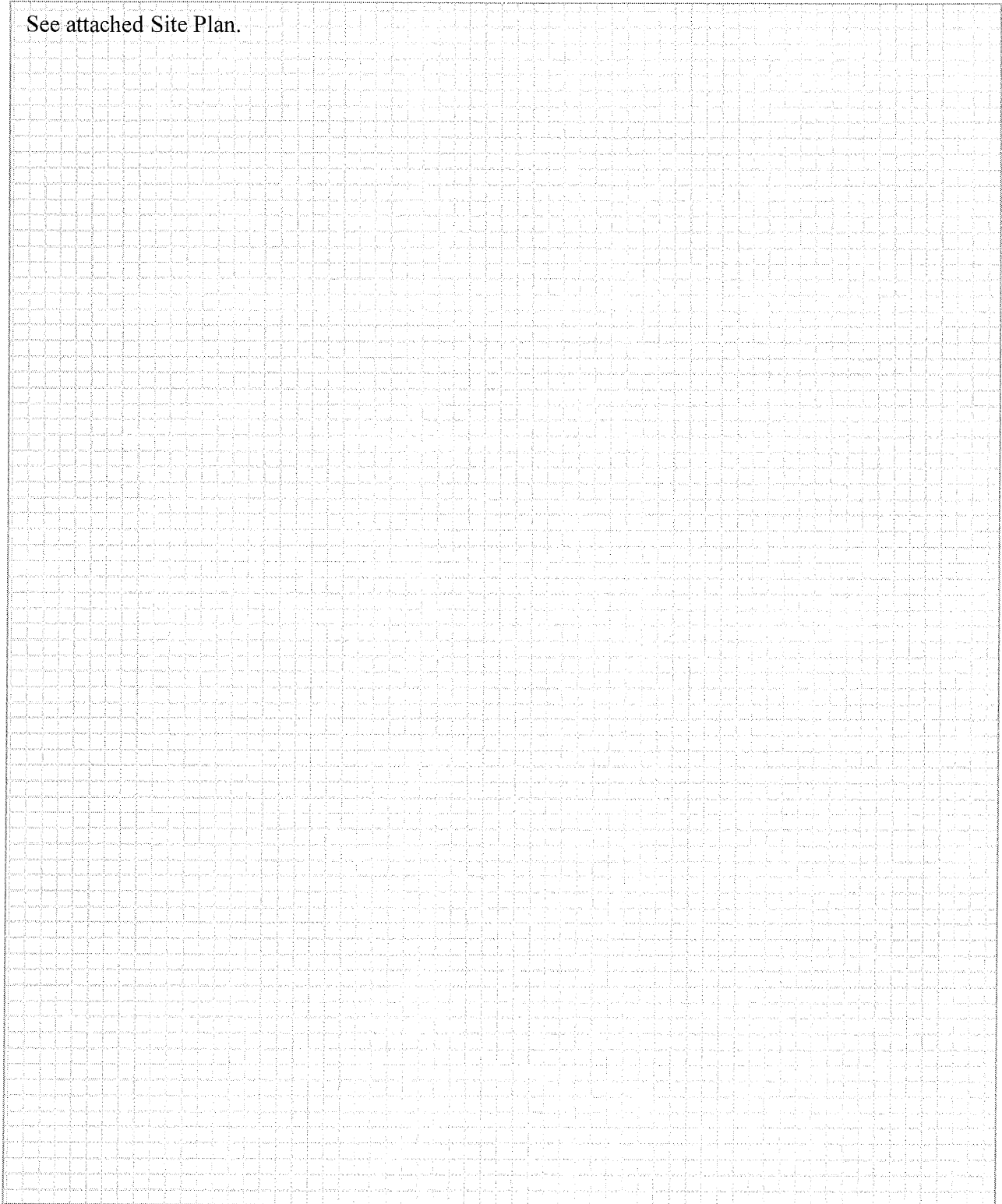
Location Negatives/Electronic Images Stored Lotus Environmental, LLC

Photo #	Photo Subject/Description	Camera Facing
1	Westtown Inn property at NW corner of SR 202 and SR 926	W
2	West and south elevations of Westtown Inn	NE
3	South elevation of Westtown Inn	NE
4	South elevation of Westtown Inn	N
5	Detail of main entrance in south elevation of Westtown Inn	N
6	East elevation of Westtown Inn	W
7	East elevation of Westtown Inn	W
8	Close-up view of date stone on east gable of Westtown Inn	W
9	East and north elevations of Westtown Inn	SW
10	North and west elevations of Westtown Inn	SE
11	North elevation of Westtown Inn	S
12	West elevation of Westtown Inn	NE
13	West and south elevations of garage at Westtown Inn	NE
14	East and north elevations of garage at Westtown Inn	SW
15	Stone retaining wall at southwest corner of SR 202 and SR 926	N

Site Plan (Item 34)

See page 11 of the Instructions for more information regarding the site plan. Create a sketch of the property, showing the footprint of all buildings, structures, landscape features, streets, etc. Label all resources and streets. Include a North arrow and a scale bar (note if scale is approximate). This sheet may be used to sketch a plan or another map/plan may be substituted.

See attached Site Plan.



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Floor Plan (Item 35)

See page 11 of the Instructions for more information regarding the floor plan. Provide a floor plan for the primary buildings, showing all additions. Label rooms and note important features. Note the date of additions. Include a North arrow and a scale bar (note if scale is approximate) or indicate width/depth dimensions. This sheet may be used to sketch a floor plan or another map/plan may be substituted.

N/A



Physical Description and Integrity (Item 38)

Provide a current description of the overall setting, landscape, and resources of the property. See page 13 of the Instructions for detailed directions. Continue on additional sheets as needed. Suggested outline for organizing this section:

- Introduction [summarize the property, stating type(s) of resource(s) and function(s)]
- Setting [describe geographic location, streetscapes, natural/man-made landscape features, signage, etc.]
- Exterior materials, style, and features [describe the exterior of main buildings/resources]
- Interior materials, style, and features [describe the interior of main buildings/resources]
- Outbuildings/Landscape [describe briefly additional outbuildings/landscape features found on property, substitute Building Complex Form if preferred; See Instructions, page 18]
- Boundaries [explain how/why boundaries chosen, such as historic legal parcel, visual natural features such as tree lines, alley separating modern construction, etc.]
- Integrity [summarize changes to the property and assess how the changes impact its ability to convey significance]

(Text entered directly into form fields will not permit formatting adjustments, such as spell checking or italicizing. Instead, you may wish to cut-and-paste text from another document into the field below; “unprotect” the document for this section, or prepare the “Physical Description and Integrity” narrative as a separate document.)

Physical Description

The Westtown Inn property sits at the intersection of SR 202 and SR 926 (Street Road) in the southeastern portion of Westtown Township, Chester County (USGS Map, Site Map). The property includes a circa 1823 stone residence and a twentieth-century garage (Photo 1). The buildings sit on a 15-acre portion of a larger 85-acre tax parcel that contains several other dwellings and a farm to the west and north of the building. The building faces West Street Road (SR 926) and is surrounded by mature trees and shrubs (Photo 2). A portion of Old Wilmington Pike, the former alignment of SR 202, terminates at the northeastern edge of the property. A row of four nineteenth-century dwellings are located along Old Wilmington Pike north of the property.

The property is situated on a busy corner near modern shopping centers and high-density residential development. SR 202, which runs along the east side of the property, is a two-lane divided highway lined with modern commercial and residential buildings interspersed with a few historic properties. The building is situated very close to the roadway, with farmland and open space extending to the west and northwest.

The two-story serpentine stone building is five bays wide and two rooms deep, with a central entry in the south (main) elevation and a brick belt course that extends under the second story windows in the south elevation (Photo 3). The building has an asphalt shingle gable roof and two parged brick interior chimneys at either gable end. A one-story stone kitchen wing with a gable roof and brick end chimney extends from the eastern end of the north elevation. Windows on the first and second stories consist of six-over-six wood double-hung sash; most of the first story windows include paneled wood shutters with iron hardware, while windows in the second story do not have shutters.

The symmetrical south elevation includes five windows on the second story and a central entrance flanked on either side by two windows (Photo 4). The entry consists of a wood panel door with glass in the upper half (Photo 5). The wood surround has simple pilasters with rosette medallions in the capitals and a blind wood fanlight with heavy arched wood moulding. A set of concrete steps leads from the street to a short sidewalk that terminates at two stone steps at the central entry. Large bushes and trees are planted close to the building and obscure the view of the south and west elevations.

The symmetrical east elevation includes two windows each in the first and second stories; the first story windows have shutters (Photos 6 and 7). Two six-light wood frame windows are located in the gable end of this elevation. There also are two small wood frame windows at the foundation level. A small date stone at the peak of the gable reads “823”; though the “1” is not visible, previous documentation and several local histories note that the building was constructed in 1823 (Photo 8). There is additional incised lettering above the date stone, but much of it is illegible, as it has been obscured by earlier repairs and/or repointing in portions of the gable end.

The north elevation includes a six-over-six double-hung wood sash window at the outer corners of the first and second stories; only the first story window in the northeast corner has shutters (Photo 9). A paired four-light casement window is located in the first story near the junction of the one-story wing (Photo 10). A six-over-six wood frame window, likely lighting a stairway, is located between the first and second stories. A one-story stone wing with an asphalt-shingle gable roof extends from the eastern half of this elevation (Photo 11). The roof extends on the west side to cover the entry porch, which is supported by square wood columns. The west elevation of the wing includes a wood panel and glass door and a six-over-six wood window. The north elevation of the wing includes a four-light wood window in the gable. The east elevation of the wing includes a six-over-six wood window.

The symmetrical west elevation includes two windows each on the first and second stories; only the first story window in the southeast corner has shutters (Photo 12). Two square two-over-two wood frame windows are located in the gable end of this elevation.

Located north of the building, the *circa* 1920 one-story stone and frame garage has an asphalt shingle gable roof. The south elevation includes two wood vehicle doors and a six-over-six double hung sash window in the gable end (Photo 13). The gable is clad in wood weatherboard. The west and north elevations are covered in stucco and have no openings. The east elevation has serpentine stone walls and two six-light wood frame windows (Photo 14).

A low stone retaining wall is situated at the southeast corner of the property (Photo 15). The wall appears to be constructed of similar stone to that used for the house and garage; however it is unknown when the wall was built.

The Westtown Inn property is part of Chester County tax parcel no. 67-4-29, which encompasses 85.8 acres (Tax Parcel and Tract Map). 1. The most recent deed for the property, dated November 15, 1999, and recorded August 1, 2003, identifies the portion of the parcel on which the building stands as "Parcel No. 4", which includes a "messuage, tavern house" on a seven-acre tract and an adjacent tract of eight acres. Deed research indicates that the seven-acre tract with the Westtown Inn dates to 1810; the eight-acre tract was included with the tavern parcel when the property was sold in 1865. Throughout the various land transfers during the nineteenth and twentieth centuries, the tracts have been listed separately in each deed but have functioned as one property since the two tracts were combined under one deed beginning in the mid-nineteenth century. In 1984, the 7.0-acre and 8-acre tracts that make up the 15-acre lot, along with several adjacent tracts, were added to the larger landholding.

Integrity Discussion

The building is in its original *location* at a historic crossroads area where a public house would have been established. The property is situated at the southeast corner of a largely undeveloped lot, but is bounded on the south and west by modern busy state roads and modern development, which has affected its *setting* and *feeling*, as well as its *association* with a nineteenth-century tavern. Outbuildings related to the property's use as a drover's tavern and later as an agricultural property no longer exist on the landscape, and the lack of these associated structures also diminish its association and feeling as a commercial or agricultural property. The building retains much of its original exterior *materials*, including the serpentine stone walls, wood frame windows and decorative door surround. Other than a new asphalt shingle roof, the building does not exhibit exterior alterations and retains its integrity of *design* and *workmanship*. Although the interior of the building was not observed as part of this survey, research¹ has revealed

¹ Several contemporary newspaper items that were included in the additional information provided by the Westtown Historical Commission at the April 1, 2015 Section 106 Consulting Parties Meeting noted that the building's owners in the late nineteenth and early twentieth centuries intended to convert the hotel into a residence. Arthur James' 1973 Westtown Township history also stated that the building was converted into a private residence by Ms. Sarah Gyger in the early twentieth century and was later modernized in the 1970s. Finally, in an email dated March 23, 2015, D. Geoffrey Robinson (one of the current property owners) confirmed that there are no remaining features from when the building was a tavern.

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that the building no longer retains interior features related to its use as a tavern, which has further affected the property's integrity of design, materials, workmanship, feeling and association with a nineteenth-century inn.

History and Significance (Item 39)

Provide an overview of the history of the property and its various resources. Do not substitute deeds, chapters from local history books, or newspaper articles. See page 14 of the Instructions for detailed directions. Continue on additional sheets as needed.

Suggested outline for organizing this section:

- History [Summarize the evolution of the property from origin to present]
- Significance [Explain why the property is important]
- Context and Comparisons [Describe briefly similar properties in the area, and explain how this property compares]

(Text entered directly into form fields will not permit formatting adjustments, such as spell checking or italicizing. Instead, you may wish to cut-and-paste text from another document into the field below; “unprotect” the document for this section, or prepare the “History and Significance” narrative as a separate document.)

History of the Intersection

Historically the intersection of Wilmington Pike (S.R.0 202) and Street Road (S.R. 0926) was known as Darlington’s Corners during most of the nineteenth century. The crossroads community included several businesses, such as a general store, a blacksmith, a wheelwright and the tavern known as Westtown Inn, as well as the Thornbury post office, which served the area between 1831 and 1900. The Wilmington Road (present S.R.0 202) was a commercial road that connected West Chester, Pennsylvania and Wilmington, Delaware and served as a reliable overland route for farmers, merchants and millers in the region during the eighteenth and nineteenth centuries (Spero 1994:D-6). After a brief period in the 1850s when the road was covered with wooden planks, the portion of the road between West Chester and Darlington’s Corners was macadamized in 1858 (Spero 1994:D-9).

Historic maps from 1860 through 1912 label the crossroads as Darlingtons Corner and Thornbury P.O. Throughout the 1860s and 1870s, the intersection included the hotel at the northwest corner – simply labeled “Hotel” in 1860 and as “Westtown Inn” in 1873 – as well as a store at the southwest corner, and a wheelwright and blacksmith shop at the southeast corner (Kennedy 1860 and Witmer 1873). By 1883, the building at the northwest corner was no longer labeled as an inn/tavern/hotel and the wheelwright shop had moved from the southeast corner to a lot adjacent to west side of the Westtown Inn parcel (Breou 1883). According to county directories, the community had a population of 75 in 1882-83 and listed an agricultural implements manufacturer, a wagonmaker, a barber and a livestock trader among its establishments. By 1899, commercial activity in the community had decreased and since then nearly all of the historic resources on the northeast, southeast and southwest corners have been lost (Spero 1994:F-21). Several other small crossroads communities with similar amenities were located nearby, including Dilworthtown in Birmingham Township and Thorntonville in Thornbury Township. The other major commercial/industrial business in the immediate area was the serpentine stone quarry located west of the intersection, in the southwestern corner of Westtown Township.

The historic maps illustrate that the township remained primarily agricultural throughout the second half of the nineteenth century and into the first several decades of the twentieth, with smaller farms located directly adjacent to Wilmington Pike and larger farms in the center and western portions of the township. U.S. census records from this time period support this, with the majority of occupations listed as farmer or farm laborer. Chester County, along with the other counties surrounding Philadelphia, was well-positioned to receive cattle brought from further west, fatten them over the winter and spring and then send them east to larger markets (McMurry, pp. 30-31). Several stock farms (farms that focused on breeding and raising livestock) were located nearby in Thornbury Township; however, by the early twentieth century, many of Westtown’s farms specialized in dairying and related products.

History of the Westtown Inn Property

The serpentine stone Westtown Inn property served as tavern/inn/hotel between 1823 and 1880 and during this period the property also was farmed by the owner or hotel proprietor. Following the granting of the last tavern petition in 1880, the property was in agricultural use, either as a subsistence or truck farm, into the first several decades of the

twentieth century. Outbuildings noted in nineteenth-century newspapers and shown on historic atlases in 1883, 1912 and 1933 that related to the property's use as a drover's tavern and farm are no longer extant. The property is currently a private, single-family rental dwelling.

County tavern petition records indicate that a tavern stood at the northwest corner of Street Road and Wilmington Pike between 1803 and 1879. Most nineteenth-century inns were located along more heavily traveled highways; inns that catered to passengers of the stage coach were known as stage-inns, while wagon-inns served teamsters, drovers and those hauling products from outlying farms and industries to the city markets (Heathcote, 1926, pp. 90-91). A township history prepared in 1973 notes that many of the tavern's patrons were drovers taking cattle to Philadelphia, and therefore the Westtown Inn was sometimes referred to as a drover's tavern (James 1973, p. 20).

William Weston owned the seven-acre property between 1801 and 1810 and the tavern petition files note that Weston owned a tavern was known as "County Polarsky" in 1806. The name of the tavern was changed to "King of Prussia" in 1807.

Thomas Darlington took possession of the property in 1810 and continued to maintain a tavern at this location through 1843. In 1823, Darlington replaced the earlier tavern building with the two-story serpentine stone building that currently stands on the property. Chester County Tavern Petitions indicate that the name was changed to Darlington Inn in 1832. Early census information does not indicate the profession of property owners and residents, but in 1830 and 1840, Thomas Darlington lived at the property with 12 other people – 10 of them under 20 years of age in 1830, and 8 under 20 years of age in 1840.

David H. Taylor purchased the property in 1843 and kept the Darlington Inn name until 1856, when the name was changed to Westtown Inn. In the 1850 census, David Taylor is listed as a landlord who lived with his wife and 8 children, along with a male tailor and a young woman. The word "Hotele" was written along the margin of the census return next to Taylor's name. According to deed research, it was during David Taylor's ownership of the tavern that an additional 8-acre parcel was added to the 7-acre property that contained the tavern. The 1850 Agricultural Census notes that Taylor grew small amounts of wheat, corn, potatoes and hay on his 15-acre parcel and that he owned a horse, a milch cow and 4 swine. In the 1860 census, David Taylor is listed as a farmer who lived with his wife and 4 children, along with a 55-year old black male listed as a mason tender. The 1860 Kennedy map notes the property at the northwest corner of the intersection as a Hotel and shows D.H. Taylor as the owner (see 1860 map figure).

In 1865, David Taylor sold the property to Joseph Osborne, who owned the property for less than two weeks before he sold it to John Woodward. It appears that Mr. Woodward did not run the inn himself, as records from the time indicate that others applied for tavern licenses between 1866 and 1880, and census information, as well as the 1873 atlas, notes that Mr. Woodward was a farmer living in Thornbury Township. A local newspaper article from 1866 stated that John Woodward had "improved the property very much...by refitting the hotel and putting up extensive stabling, etc.," (Village Record, 5 June 1866).

Tavern petitions filed during Mr. Woodward's ownership of the property indicate that Richard M. Speakman ran the Westtown Inn in 1866 and 1867, John K. Bugles ran the tavern between 1867 and 1871 (known alternately as Westtown Inn and Darlington Corner Hotel), Francis W. Hickman ran the property as Westtown Inn in 1872 and 1873 and Elisha Speakman was the manager between 1876 and 1879. The 1873 Bridgens atlas labels the building as Westtown Inn and shows John Woodward as the owner (see 1873 map figure). Census records list John Bugles as "keeping hotel" in 1870 and in 1880, Jackson McFarland was listed in the census as Hotel Keeper in the township. The 1880 Agricultural Census notes that Jackson McFarland rented the property and farmed 13 acres of it, growing modest amounts of hay, corn, oats, wheat and potatoes. He also maintained 2 horses, 2 milch cows, 2 swine and 30

barnyard poultry. Local newspaper articles from 1880 note that McFarland was making improvements to the hotel, including repapering and repainting and other general repairs (Daily Local News [DLN] 12 April and 8 June 1880). The June 8 item stated "It now presents more the appearance of a town than a country hotel," (DLN 8 June 1880).

Following Woodward's death, the property was put up for public sale on behalf of his estate. The public sale notice in one of the local papers dated December 16, 1880 lists Woodward's two farms in Thornbury Township, along with the hotel property, which was described as "'Darlington's Inn' at Darlington's Corner. Fine Serpentine Stone House. Always licensed. Large Barn and other buildings 16 Acres good land." Newspaper items from December 17 and 18, 1880 note that John Noble purchased the hotel property for \$5,000.00 and that the property would be converted into a dwelling house to be occupied by the family of Christian Noble in April 1881 (DLN 17 and 18 December 1880). Noble sold the property to his daughter Lacey W. Noble, wife of Christopher, for \$1,840.27 in April 1883 (Deed Book T-09, volume 216, page 210). The 1883 Breou Farm atlas shows the 15-acre property owned by C. Noble included a stone house and frame barn or outbuilding (see 1883 map figure).

It appears that the Nobles owned the property but did not live there, as a local newspaper item from March and May 1886 state that "the hotel at Darlington's Corner" was leased by Frank Duttonhoffer of West Chester, who opened a store in the old hotel property and planned to engage in truck farming, raising vegetables to be sold at market (DLN 13 March and 6 May 1886). Another newspaper item noted that the property was "being greatly improved in appearance by the addition of a new porch, new fences, etc.," (DLN 5 May 1886).

Deed records indicate that Lacey Noble and her husband Christopher sold the property to Sara Gyger in March 1908 (Deed Book P-13, volume 312, page 33). A local newspaper item announced the sale and stated that Mrs. Gyger planned to remodel the building and "make herself a fine residence out of this old hotel property," (DLN 1 February 1908). In the 1910 census, Sara Gyger is listed as a widow and the head of the household and a farmer engaged in general farming. She lived at the property with her four children (ages 5 through 12) and her parents, Rebecca and George Still, who owned a wheelwright shop. The 1912 Pennsylvania Railroad atlas of the area shows the 15-acre property owned by Sarah Gyger included a stone house and a large frame building (see 1912 map figure). In 1920, she was listed as a teacher at public school and two of her daughters and her parents lived with her on the farm property. The 1927 Agricultural Census noted that 5 acres of the property were used for crops, 5 acres for alfalfa hay, there were 6 apple trees and 1 pear tree, and 20 hens and pullets of laying age. The 1930 U.S. census listed Sara Gyger as head of household and a teacher at public school. The 1933 Chester County Property atlas shows the 15-acre property owned by Sarah B. Gyger included the stone house and a frame garage or stable (see 1933 map figure). By 1940 the census return noted that she still lived at the property and did not work. A history of the township prepared in 1973 states that the inn was converted into a private dwelling during Ms. Gyger's ownership in 1908, and was then later modernized in the 1970s (James 1973, p. 20). Mrs. Gyger sold the property to James Robinson in 1942 and members of the Robinson family continue to own the property and much of the surrounding land.

The History and Significance Section of this form was prepared using primary and secondary source information gathered by the preparer in Chester County and on the internet. Additional information used by the preparer was provided by Gail Guterl of the Westtown Historical Commission and Karen Marshall of the Chester County Planning Department at the Section 106 Consulting Party meeting on April 1, 2015.



Photo 1 –Westtown Inn property at NW corner of SR 202 and SR 926, looking west



Photo 2 – West and south elevations of Westtown Inn, looking northeast



Photo 3 – South elevation of Westtown Inn, looking north



Photo 4 – South elevation of house looking northwest



Photo 5 – Detail of main entrance in south elevation of Westtown Inn,
Looking north



Photo 6 – East elevation of Westtown Inn, looking west



Photo 7 – East elevation of Westtown Inn, looking west



Photo 8 – Close-up view of date stone on east gable of Westtown Inn, looking west



Photo 9 – East and north elevations of Westtown Inn, looking southwest



Photo 10 – North and west elevations of Westtown Inn, looking southeast



Photo 11 – North elevation of Westtown Inn, looking south



Photo 12 – West elevation of Westtown Inn, looking northeast



Photo 13 – West and south elevations of garage at Westtown Inn, looking northeast



Photo 14 – East and north elevations of garage at Westtown Inn, looking southwest



Photo 15 – Stone retaining wall at southeast corner of SR 202 and SR 926,
looking northwest



To the Honorable Judges of the Court of
common Pleas, now composing a Court of general
Quarter Sessions of the peace of and for the
County of Chester;

The petition of the subscriber
respectfully sheweth

That your petitioner has heretofore
been favoured with a licence from this Court to keep
a public house in Westtown Township, where he
now resides, and wishing to continue the business,
humbly requests your honors again to grant him licence
for the purpose aforesaid, and your petitioner
will ever pray &c.

Thomas Darlington


May 7th 1823

22 Petition of
Thomas Darlington

Licence

1823

Allowed



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

9 September 2015

Brian Thompson, Director
Bureau of Project Delivery
Attn: Monica Harrower, District 6-0
PA Department of Transportation
P O Box 2966
Harrisburg, PA 17105

Re: ER No. 2014-8073-029-J (MPMS No. 95430)
S.R. 202, Section CNM, SR 202 @ SR 926
Thornbury and Westtown Townships, Chester County
Determination of Eligibility: Westtown Inn (Key No. 067408)

Dear Mr. Thompson:

Thank you for submitting information concerning the above referenced project. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Historic Structures

We disagree with the findings of the agency regarding the eligibility of the Westtown Inn. Based on the information provided and available in our files, it is the opinion of the State Historic Preservation Officer that the **Westtown Inn (Key No. 067408)** is **eligible** for listing in the National Register of Historic Places, under Criterion C in the area of architecture. The property is locally significant as an important example of Chester County Colonial-era style and the regional use of serpentine stone, and it retains integrity sufficient to reflect the period of significance, the c.1823 construction. Please note that the recommended period of significance may extend beyond the original construction date (c.1823) if further research shows the house was adapted and evolved in a significant manner following local vernacular and/or stylistic trends of a period. The recommended boundary would follow the vegetative buffer, field patterns, and roadway network that surrounds the building, as illustrated on the attached map. The garage post-dates the construction of the house, and based on the area of significance currently defined, would be considered a non-contributing resource; the retaining wall is considered an uncounted landscape feature.

Our determination of eligibility is based upon the information provided and available in our files for review. If National Register listing for this property is sought in the future, additional documentation of the property's significance and integrity may be required to both verify this determination of eligibility and satisfy the requirements of the National Park Service (36 CFR Part 60). Thus, the outcome of the National Register listing process cannot be assured by this determination of eligibility.

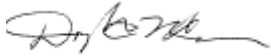
2014-8073-029-J

B. Thompson

Page 2 of 2

If you need further information concerning this review, please contact Emma Diehl at (717) 787-9121.

Sincerely,

A handwritten signature in black ink, appearing to read "D. McLearn".

Douglas C. McLearn, Chief
Division of Archaeology and Protection

DCM/ekd

ATT: Proposed National Register Boundary Map, Westtown Inn (Key No. 067408)

PROPOSED NATIONAL REGISTER BOUNDARY
WESTTOWN INN (KEY NO. 067408)



Site Map
Westtown Inn, 201 W. Street Road (Key No. 067408)
Westtown Township, Chester County

Not to scale

Source: Google Earth
Image Date: 10/7/2011

Prepared By: Lotus Environmental Consulting, LLC