

Lundale Farm  
Fughtown vicinity  
Chester County  
Pennsylvania

Historic American Buildings Survey

PA-1308

HABS  
PA  
15-PUEHV  
1-

REDUCED 8 x 10" DRAWINGS

ADDENDUM  
FOLLOWING

Addendum to:  
Lundale Farm, House  
(Samuel Townsend House)  
PA. Route 100  
Pughtown vicinity  
Chester County  
Pennsylvania

HABS No. PA-1308

HABS  
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PHOTOGRAPH

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, DC 20013-7127

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HISTORIC AMERICAN BUILDINGS SURVEY HABS No. PA-1308

LUNDALE FARM  
(Samuel Townsend House)

Location: On private road .1 mile west of State Route 100  
(Pottstown Pike), .3 mile south of Pughtown Road,  
Pughtown Vicinity (South Coventry Township), Chester  
County, Pennsylvania.

Present Owner  
and Occupant: Mr. and Mrs. Samuel Morris.

Present Use: Dwelling and farm.

Significance: The house is a fine example of a well preserved late  
eighteenth century local farmhouse which grew to  
accomodate the needs of the owners. The Townsends,  
owners during the eighteenth century, were a  
prominent family in Chester County politics. There  
is also a fine early eighteenth century springhouse  
on the property probably built by the original owner,  
James Pugh.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The main house was built in two sections;  
the east three bays were built circa 1796 and a two-bay  
kitchen wing was added to the west in the early nineteenth  
century forming a central hall plan house. (See #3. Original  
and subsequent owners for sources of dates.)
2. Architect: None known.
3. Original and subsequent owners: In 1713 James Pugh received  
a land grant of seven hundred acres from James Logan,  
commissioner of William Penn. Eight years later, three  
hundred acres were sold to Samuel Nutt, an ironmaster, who  
then built a forge. James Pugh's will of 1723 divided the  
remaining four hundred acres into two equal tracts which were  
left to his two sons, John and Thomas. The will stated: "Two  
hundred acres of Rough Land Joyning to my son John's of the  
aforesaid Creek...and a Colt that is with its dam in the  
aforesaid range." Thomas and Elizabeth Pugh sold these "two  
hundred Acres of Land and Premisses with Appurtenances" to  
Timothy Spencer in 1731. The two-story springhouse probably  
dates from the early eighteenth century Pugh ownership.

Timothy Spenser sold the two hundred acres to Joseph Pratt in 1735. David Yarnall purchased the property in 1753 from Joseph Pratt. Priscilla Yarnall, David's only child, married Samuel Townsend in 1787, and later inherited the property. Samuel and Priscilla Townsend built the first section of the main house, the east three bays, circa 1796. A 1798 Glass Tax assessed them for a house measuring 28' by 32', a kitchen, springhouse, and barn. After the death of her husband in 1818, Priscilla advertised two tracts of land for sale in 1820. One tract equalled one hundred acres and included "a large two-story stone dwelling house" and "a large stone springhouse, two stories high, calculated for a small family." In 1822 David Townsend, son of Priscilla and Samuel, purchased the tract. After Priscilla's will was executed in 1843, David Townsend received an additional twenty acres. Later that year, he sold all the property. The advertisement suggests the house was enlarged in the early nineteenth century. The dimensions of the house were listed as 48' by 32' instead of 28' by 32' as listed in the 1798 Glass Tax assessment. This early nineteenth century addition was the two-bay kitchen wing added to the west forming a central hall plan house.

In 1843 David Townsend sold the property to Nicholas East who passed it to his son Abraham. Abraham East sold to George Still in 1867, who then sold part of the property to Isaiah Guest in 1872. In 1887 John F. Still, administrator for the late George Still, sold the remaining property to Preston Y. Davis and John Defrain. John Defrain sold his share to Preston Y. Davis in 1909. Preston Davis then sold the land in 1915 to Harmon G. Tholan, who sold to Boyle Irwin in 1925. In 1946 Boyle Irwin sold to the present owners, Samuel and Eleanor Morris.

4. Original plan and construction: The original section of the main house consisted of the east three bays of the present house. This section was built circa 1796. It was random fieldstone with large quoins, two-and-a-half stories with a gable roof, and three bays wide and two bays deep. There was a chimney at the east end, a paneled door with a five-light transom in the west bay of the south (front) elevation, and a door in the center bay of the north elevation. The house had an entrance hall and stairway in the west bay and two large rooms to the east, each with a fireplace and paneled cupboards on the east wall.

5. Alterations and additions: In the early nineteenth century a two-bay kitchen wing was added to the west of the circa 1796 house, forming the present central hall plan house. The addition was also fieldstone, two-and-a-half stories with a gable roof, and two bays deep. There was a brick chimney at the west gable end and a door and porch on the west elevation. This door and porch were later removed. The addition had a separate stairway located in the northeast corner, a large kitchen with a small room behind it on the first floor and sleeping quarters on the second and third floors. The first-floor partition has been removed forming one large room, but the large cooking fireplace and the sink dripstone remain on the west wall. The original doorway in the center bay of the north elevation of the circa 1796 house was moved to the west bay when the house was enlarged and recently has been entirely removed. A heavy box cornice with partial returns was added to the enlarged five-bay house and the exterior was stuccoed. Both the east and west chimneys have been rebuilt.

In 1950 a one-bay wooden entrance porch with a pyramidal roof was added to the south (front) entrance. Also in 1950 another addition was built. A setback stuccoed frame wing with a modern kitchen was added to the east side of the circa 1796 section. The addition is three bays wide and two bays deep, two-and-a-half stories, and has a gable roof with a chimney at the east end. A one-story shed roof porch extends across the south elevation while a one-story enclosed porch with a pyramidal roof covers the central bay of the north elevation.

B. Historical Events and Persons Connected with the Structure:

The land was first acquired by James Pugh in 1713 from an agent of William Penn. David Yarnall acquired the property in 1753 and passed it to his daughter Priscilla and her husband Samuel Townsend, who was active in local politics. Townsend, a Mason, was selected Justice of the Peace for Chester County in 1801 and 1814. He also served on the Coventry Democratic Party Committee.

David Townsend, his son, was a lawyer and an important local figure. In 1806 he became the first postmaster of Pughtown. Lundale Farm may have served as the first village post office. In 1813 Townsend was secretary of the Democratic Party, and also a county commissioner. Three years later he was chosen county treasurer. Not only interested in politics, Townsend was involved with botany and was the treasurer of the first

agricultural society of Chester County in 1820. In 1826 at Turk's Head Tavern, he helped to form a society with fellow philosophers for the collection of data and specimens for a natural history of the county. While occupying the posts of secretary and treasurer, Townsend assembled a celebrated herbarium. "Townsendia," a genus of plants related to asters, was named by him. In addition, Townsend was treasurer of the Chester County Colonization Society, one of many groups which hoped to resolve the slavery issue by advocating black resettlement in Africa. In 1830 he joined a committee to form a company to construct a railway from West Chester to the Pennsylvania Railroad tracks. Later, in 1835, he participated in the county's lyceum movement. Townsend was manager of the Bank of Chester County when the Greek Revival structure was built in 1835 in West Chester, designed by Thomas Ustick Walter.

The current owner, Samuel Morris, is a Pennsylvania State Senator; his wife, Eleanor Morris, is president of the French and Pickering Creeks Conservation Trust.

C. Bibliography:

Deed and Will Books, Chester County Courthouse, West Chester, Pennsylvania.

Nomination Form, National Register of Historic Places, Department of the Interior, Washington, D.C.

Nomination Form, Pennsylvania Historical and Museum Commission, Register of Historic Sites and Landmarks, Harrisburg, Pennsylvania.

Prepared by Susan Stein  
National Trust for Historic  
Preservation  
1976

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The late eighteenth century house on Lundale Farm is a well preserved example of a local farmhouse which was enlarged to accommodate the owners' needs.

2. Condition of fabric: Very good.

B. Description of Exterior:

1. Over-all dimensions: The main block is 47'-9" (five-bay front) X 32'-7" (two bays) and is two-and-a-half stories. There is a setback kitchen wing added to the east side. It measures 30' (three-bay front) X 21'-1" (two bays) and it is two-and-a-half stories.
2. Foundations: Random fieldstone.
3. Wall construction, finish and color: The main section of the house is random fieldstone with quoins, later covered with tan stucco probably to hide the differences in the stonework. The fieldstone is partially exposed on the north elevation. Although greatly varied in size, the stone is fairly uniform in dark brown color. Small stones were used to fill in gaps. The mortar beds are relatively small and carefully finished. The east kitchen wing is frame covered with tan stucco.
4. Porches, stoops, bulkheads: All three extant porches date from 1950. There is a small one-bay wooden entrance porch with a pyramidal roof located at the central bay of the main block to shelter the south (front) door. The columns supporting the porch are unembellished by ornament. There is a one-story wooden porch with a shed roof across the south elevation of the east kitchen wing. It is supported by plain, narrow wooden columns with a wooden balustrade. On the north elevation of the east kitchen wing there is a glazed porch with a pyramidal roof in the center bay which is connected to an entry to the kitchen.

A cellar entry is located in the western-most bay of the south elevation. The bulkhead doors have two sections of wooden planks.

5. Chimneys: There are three brick chimneys, all rebuilt, located at the east and west ends of the main block and the east end of the kitchen wing.

6. Openings:

- a. Doorways and doors: The main entrance is in the central bay of the south elevation. It has a paneled door with a five-light transom above. There are two entrances into the kitchen wing; one in the west bay of the south elevation and the other in the central bay of the north elevation.

There is a small hatch in the west elevation which served as a pass-through for firewood.

- b. Windows and shutters: In the main section the first-floor windows are nine-over-nine-light double-hung sash and have paneled shutters. The second-floor windows are nine-over-six-light double-hung sash without shutters. The windows in the kitchen wing are nine-over-six-light double-hung sash on the first floor of the south elevation and the left bay of the east elevation. All the other windows, except attic windows, are six-over-six-light double-hung sash. There are no shutters on the kitchen wing. All window trim is a simple architrave type, painted white.

7. Roof:

- a. Shape, covering: Gable roofs covered with wooden shingles.
- b. Cornice, eaves: The main block has a simple cyma recta cornice painted white beneath a metal gutter.
- c. Dormers: None.

C. Description of Interior:

1. Floor plans: The original circa 1796 house had a side hall plan. The present central hall plan was formed when the two-bay kitchen wing was added to the west. The central hall now has a library at the north end which may have served as the local post office at one time. There is a parlor and dining room to the east of the hall and a large living room to the west. The living room was originally the kitchen with a small room behind. The partition was removed forming one large room. There is a modern kitchen and pantry off the dining room to the east.

The second floor has a central hall with a bathroom at the north end. There are two bedrooms on either side of the hall. The kitchen wing has a large master bedroom with bathroom.

The attic space contains a bedroom and bath in the west section while the east section and kitchen wing have unfinished attic spaces.

2. Stairways: There is a straight-run stairway on the west wall of the central hall. The early nineteenth century kitchen wing, now the living room, had its own stairway in the northeast corner. There is also a stairway in the southwest corner of the 1950 kitchen wing.
3. Flooring: Original wide pine board flooring remains on the first floor of the main section.
4. Wall and ceiling finish: Plaster; dining room and parlor in circa 1796 section have chair rails.
5. Openings:
  - a. Doorways and doors: Paneled doors with simple molded trim.
  - b. Windows: The circa 1796 section has deep, paneled window reveals with simple moldings. The window openings are splayed with simple moldings in the early nineteenth century section.

6. Decorative features and trim: Built-in bookcases added later to parlor and library. Original closets remain in dining room and parlor. A stone sink remains in the nineteenth century kitchen, now the living room.
7. Hardware: Some early hardware remains.
8. Heating: Original fireplaces remain in the circa 1796 section and the original large cooking fireplace in the nineteenth century kitchen remains, now the living room. A modern heating system has been installed.

D. Site:

1. General setting and orientation: The house is located on a wooded hillside overlooking the French Creek. The north side of the house overlooks open fields which are part of the farm.
2. Outbuildings: The original farm had a barn, smoke house, ice house, corn crib, and springhouse. The farm now has two barns, chicken house, outdoor kitchen and the original springhouse.

The springhouse is the earliest structure on the property. It was built in the early eighteenth century by James Pugh, who acquired the land in 1713. The structure was built to serve as both a dwelling and springhouse.

Built of random fieldstone with large quoins, the structure was later stuccoed. It measures 18'-2" X 16'-1" and is two-and-a-half stories situated on a sloping site fully revealing the cellar on the east side. There is a massive exterior stone chimney at the northeast corner which serves the exterior fireplace in the base of the chimney and interior corner fireplaces. The entrance on the west elevation is set in a deep reveal indicating the thickness of the stone walls. There is also an entry to the cellar on the north elevation. The roof is gabled with wooden shingles.

The interior has one room on each floor. The first floor has a corner fireplace in the northeast corner and an enclosed winding staircase in the southwest corner. The walls are plastered and the flooring has alternating width boards over an older floor. The second floor walls are plastered and there is a simple railing around the stair opening. Access to the unfinished attic is through a scuttle by way of a ladder. The cellar was flooded. There is no interior access to the cellar; the only entrance being a door on the north elevation.

Prepared by John A. Burns, AIA  
Project Supervisor  
Historic American Buildings  
Survey  
March 1980

PART III. PROJECT INFORMATION

Lundale Farm was documented in 1975 by the Historic American Buildings Survey as a record of the easement granted by Samuel W. and Eleanor M. Morris to the National Trust for Historic Preservation in the United States on December 23, 1974. Under the direction of John Poppeliers, Chief of HABS, the project was supervised by HABS architect John A. Burns, AIA, with student architects Pamela O'Malley Chang (University of California) and Elizabeth D. Edwards (University of Texas). The drawings were completed in 1977-78 by HABS architect Susan M. Dornbusch. The historical data and exterior description were compiled by Susan Stein of the National Trust for Historic Preservation in 1976. The interior description was provided by Mr. Burns. The records were edited in the HABS office by Deborah S. Burns, architectural historian, in 1980.

ADDENDUM TO:  
LUNDALE FARM, HOUSE  
(Samuel Townsend House)  
State Route 100 (South Coventry Township)  
Pughtown vicinity  
Chester County  
Pennsylvania

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HISTORIC AMERICAN BUILDINGS SURVEY  
National Park Service  
U.S. Department of the Interior  
1849 C Street NW  
Washington, DC 20240-0001

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PHOTOGRAPHS

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