

067961

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM — PHOTO/SITE PLAN SHEET

Eligible

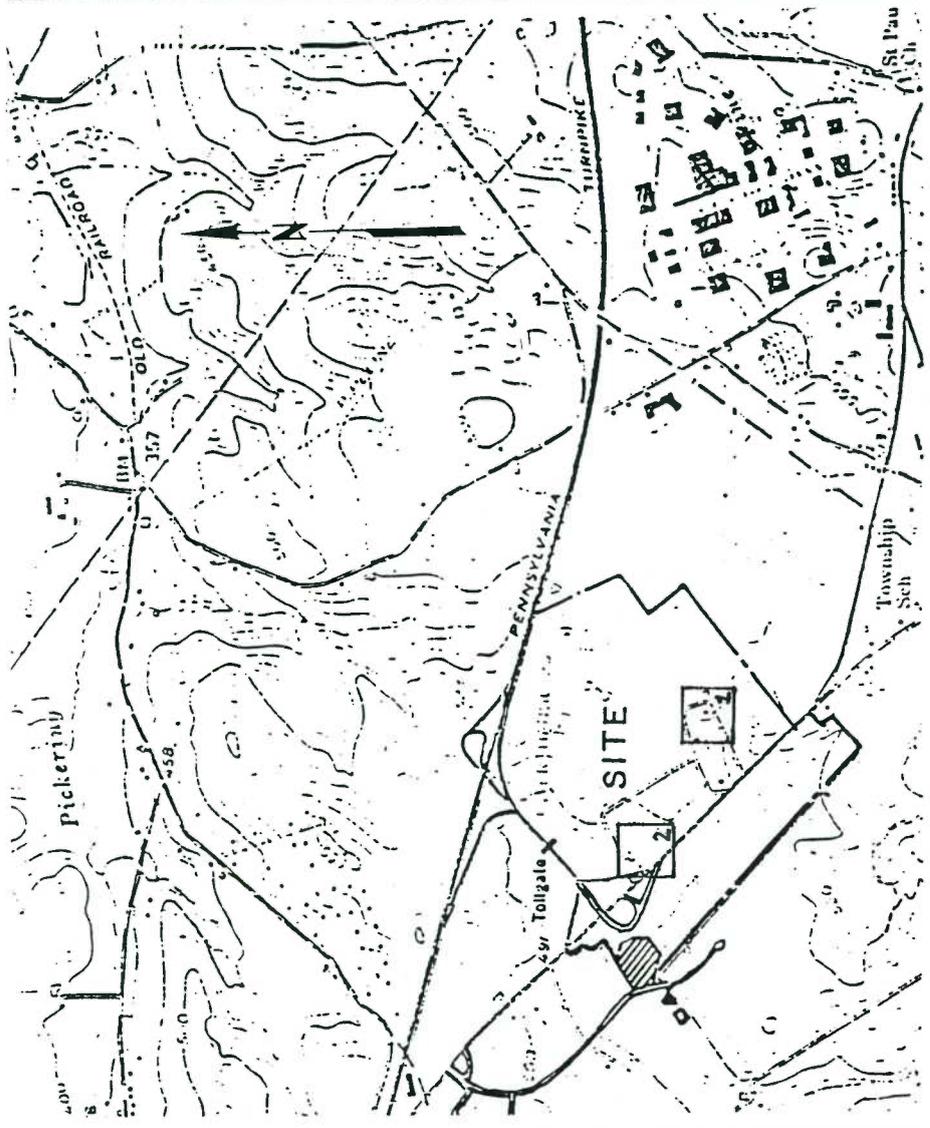
89A

Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
Box 1026, Harrisburg, PA 17108-1026

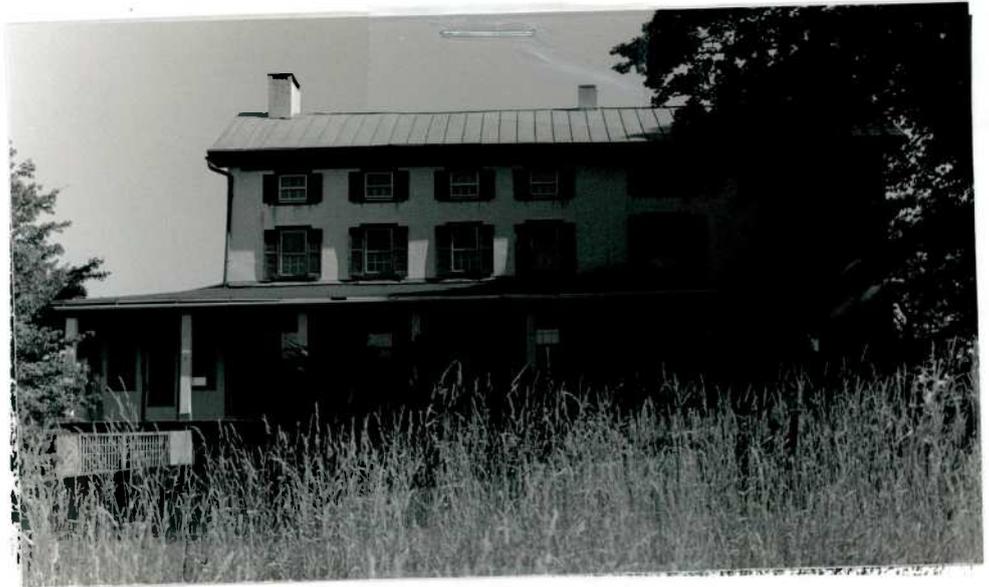
Survey Code/Tax Parcel/Other No.: ER# 95-1071-029 County: Chester
Municipality: ~~Exeter~~ Wachton Twp Address: Northwest corner intersection of Rt. 100 and Pennsylvania Turnpike
Historic Name/Other Name: Happy Days Farm

SITE PLAN

PHOTO INFORMATION



Attach Photo Here



Number	Description of View	Direction of Camera
1-2-3	Main Estate House	N, NW & SE
4-5	Double Corn Crib	NW & SE
6-7	Primary Barn - Main Barn Complex	NE - SW
8-9	Northeast Barn - Main Barn Complex	SE - NW
10-11	Southeast Shed Barn - Main Barn Complex	W
(continued on attached sheet)		
Photographer Name: <u>George Lyons</u>		Date: <u>8/19/98</u>
Negative Location: <u>CRCG, Highland Park, New Jersey</u>		

See reverse for additional instruction

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM-PHOTO/SITE PLAN SHEET

89A

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P.O. Box 1026, Harrisburg, PA 17108-1026

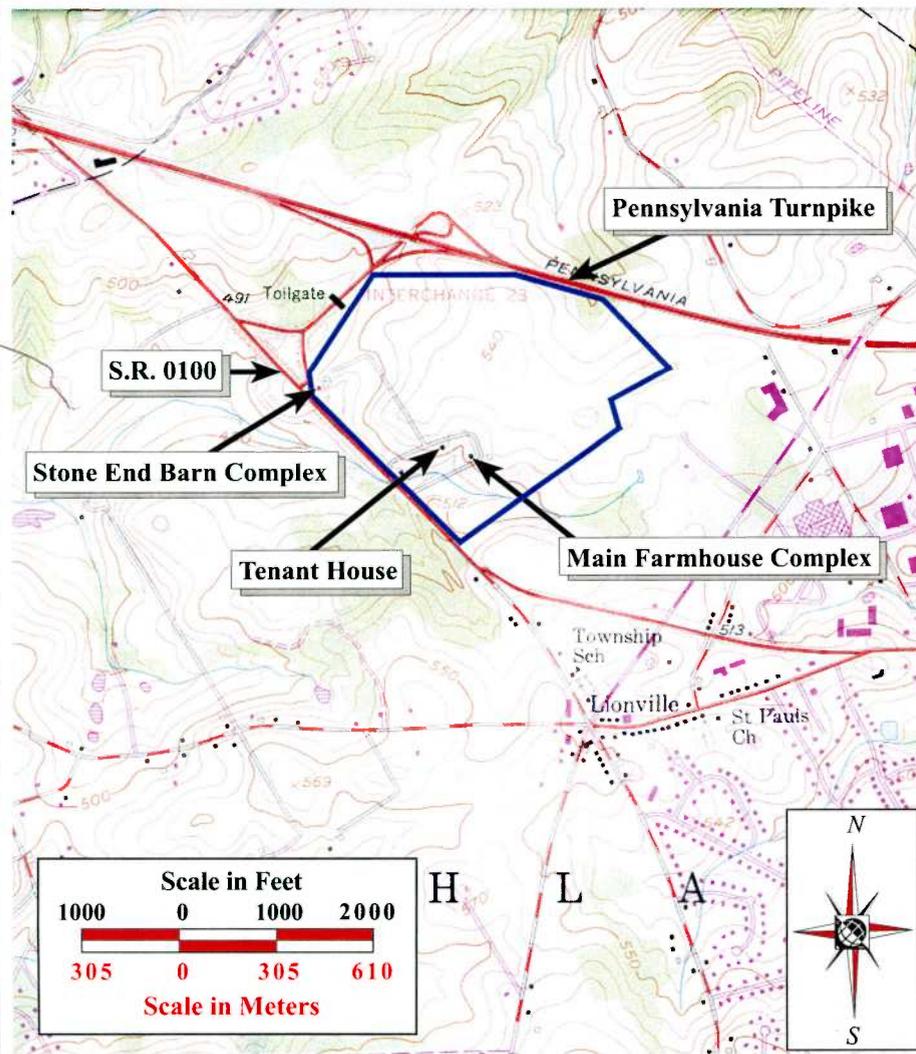
Survey Code/Tax Parcel/Other 66-00-08233-503 County: Chester

Municipality: Uwchlan Township Address: S.R. 0100, near intersection with Pennsylvania Turnpike

Historic Name/Other Name: Happy Days Farm

SITE PLAN

PHOTO INFORMATION



Number	Description of View	Direction of Camera
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Map Source: USGS Topographic Quadrangle; Downingtown, PA 1983

Photographer Name: _____ Date: _____

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM-
NARRATIVE SHEET 96CBR**

**Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation**

Survey Code: --

Tax Parcel/Other Number: 33-4-28-28.1

County: Chester

Municipality: Uwchlan Township

Address: S.R. 0100, near intersection with Pennsylvania Turnpike

Historic/Other Name: Happy Days Farm

Proposed National Register Boundary

Significance Statement: Happy Days Farm was determined to be eligible for listing on the National Register of Historic Places in 1995 (Pennsylvania Historical and Museum Commission Letter, February 27, 1995: ER 95-1071-029-A). No boundary was submitted or included in that determination.

Boundary Description: The proposed boundary for the Happy Days Farm primarily follows the property lines on all sides, and includes a large parcel of land of approximately 124.4 acres. The property is bounded on the north by the Pennsylvania Turnpike; on the northwest by the ramps leading from S.R. 0100 to the Pennsylvania Turnpike, exit 23; on the southwest by S.R. 0100 which has been widened and realigned, taking land from the edge of the property during the 1980s and 1990s; on the southeast by the property line; and on the northeast by the property line, leading back to the Pennsylvania Turnpike's land. This proposed boundary can be seen in the attached Figure. The UTM's for this proposed boundary include the following points:

- A. 18.443027.4435130
- B. 18.443409.4435123
- C. 18.443713.4435041
- D. 18.443895.4434817
- E. 18.443753.4434742
- F. 18.443802.4434640
- G. 18.443277.4434320
- H. 18.442857.4434748
- I. 18.442835.4434948

Boundary Justification: The boundary was selected to include all of the elements that contribute to the significance of Happy Days Farm. All contributing buildings are included within the boundary, including the four barns located near the main farmhouse, a double corn crib, a spring house also near the main farmhouse, a tenant house and garage, a large stone-end barn and pole barn, two wire mesh cylinder corn cribs, a silo near the stone end barn, a springhouse near the stone end barn, and a well house and privy in proximity to the stone end barn. The setting of the farm has also been included within the boundary, including all

associated fields that were part of the functioning part of the farm. Areas excluded from the boundary include late 20th century office park development to the southeast and northeast, roadway improvements associated with the Pennsylvania Turnpike and its ramps to the north, northwest; and alterations to the southwestern edge of the property associated with previous Pennsylvania Turnpike improvements and S.R. 0100 widenings and improvements in the 1980s and 1990s. This boundary was drawn in accordance with National Register Bulletin 21, "Defining Boundaries for National Register Properties" (Seifert et al. 1997).

REFERENCES CITED

CCRG

1998 Happy Days Farm. Pennsylvania Historical Resource Survey Form. On file at the Pennsylvania Historical and Museum Commission, Harrisburg, PA.

Seifert, Donna J., Barbara J. Little, Beth L. Savage, John H. Sprinkle Jr.

1997 National Register Bulletin, Defining Boundaries for National Register Properties. U.S. Department of the Interior, National Park Services, National Register of Historic Places. U.S. Government Printing Offices, Washington, D.C.

ARCHITECTURAL EVALUATION AND DESCRIPTION
OF
HAPPY DAYS FARM

There are ten buildings standing in 1995 on Happy Days Farm. Not all are historic. The historic buildings include a stone house, a frame tenant house, a stone barn, and two stone springhouses. The other buildings - a stone carriage house with a late frame second floor, a drive-through corn crib, two metal buildings and part of an early stone barn that has lost its character to part demolition and unsympathetic reuse treatments - do little more than mark the placement of buildings necessary to over 200 years of farm use on this property. The only possible exception to this is the carriage house which could be rehabilitated to its 19th century size and style and be used as a garage for one or two automobiles for whomever lives in the house. More important than the auxiliary buildings is the ambiance of old shade trees that stand between the house and the carriage house. Retention of these is necessary to the feeling of an early farmstead.

The farmhouse was originally a four bay 2-story building with a gable roof. There were two rooms per floor, including the attic, and a chimney centered in each gable wall. This could have been a free-standing house or conceivably a stone house attached to an earlier log house. The 1799 tax record credits Jonathan Phipps with a part stone and part log house assessed at \$280 on 360 acres. Also, on that tax record are two tiny stone houses and two log houses, three stone springhouses, one log barn and two log and stone barns, all of considerably less value than the first noted stone and log house. The large cooking fireplace is on the west gable. The fireplace has been re-faced with dark fieldstone, pointed, and juts into the room floor to ceiling. There is no mantel, but rather a large but short lintel flush with the front. It was built-out into the room after 1914 when the partition separating the two rooms was removed. At the same time, the smaller fireplace on the eastern gable was removed, there seeming no need for two fireplaces in one room. The same pattern was followed on the second floor, except that no re-facing occurred. Central heating made fireplaces obsolete.

A stairway probably rose in the southwest corner of the first house, wrapping around the chimney wall all the way to the third floor. Third floor flooring bears this out, and there would have been one window to light the closed "tight-winder" stairwell on each floor. The first floor window has been changed to a French door leading into a sun porch of 20th century vintage.

A two-story stone addition was attached to the rear of the four bay house in the early 19th century, probably about 1820. It is three stone walls laid against a portion of the rear stone wall of the first house, forming an ell. There are two windows in this room, and they are wider than those in the first stone house. Further, they declare a later building date not only in that they are wider,

but also have flanged plaster reveals with a trowel-chamfered edge and are 6/6 rather than the narrow 6/9 windows of the earlier house. There is a door to the north and to the east as well as the connecting door to the south into the first house. A small, high rather than wide, fireplace is centered on the north wall with a chaste, wooden, reeded mantel. A 1920's dish and linen cupboard is built-in beside it with decorative glass doors with tracery pointed dividers in the top tiers. Five or six thin wide drawers are below the glass doors for linens. A radiator is hidden under a long built-in bench with screening under the west window. A wall cupboard is in the south wall, and appears to have been a window of the first house, now closed with a two-panel door. The cupboards in this room, the radiator cover, the converted wall cupboard and the 2 1/2" square antique-glazed white tile around the fireplace opening are most surely of the 1920's remodelling.

A second two-story addition, also three stone walls laid against the east wall of the first house and extending the facade to six bays, provided a new entrance and open stairway/through-hall, and one more room per floor. Window treatments are similar to the first addition but the reveals are flanged but not chamfered; instead, they are framed with molding to match those in the first house. There is, however, some reason to believe that there may have been a general up-dating of the interior at this time, and that the molding in the first house, if indeed it had window trim, may have been matched to the time of the second addition, rather than the reverse. This addition probably followed quickly...ca.1830.

The new hall entrance door is a four-panel door of mid-Victorian style as is the entrance door to the first house, giving more credence to the above theory that the first house was up-dated at this time. In fact, all of the doors in the present house, but two, are four-panel. The two are older six-panel interior doors. It would seem that at the time the second addition was put on, the older six-panel doors were replaced with more "modern" four-panel doors. Transoms above the two front doors, however, match, each having a center rectangle flanked by a square on each side. The door inside trims, strangely, do not match. The new door has flat, eared trim with a simple edge molding. The older door has lathed molding matching the window trim in both front rooms.

The stairway in the second addition is a simple but gracious open stairwell that rises to the second floor, turns back on itself and rises again to the third floor, open all the way. It carries Victorian spindles with a rounded banister and round newel post with a ball top at major turns. Risers are low.

Other additions were made sometime before 1923, a date used by the Supplee family because they came to the now demolished farmhouse and standing barn by the turnpike entrance in that year. They state that no exterior changes were made to the Happy Days farmhouse after that date.

A squarish one-floor frame room was added behind the first addition, intended for kitchen use. Its building date may coincide with the addition of a two-story frame back hall attached to the second addition and connecting to the first addition. Quite possibly, a back porch ran across this same area before the two-floor addition. These two frame additions, and a wrap-around porch came after 1914 (and before 1923) by the Harrison Durant family. The Durants came from suburban Philadelphia and a more formal style of living. Many of the interior changes were under their ownership, particularly the present dining room cupboards.

The back, or cross hall, was to give domestic help a less obtrusive access to the second floor. It contained an open stairway to the second floor and a closed stairwell to the basement. The basement supports the exposition of three additions. There is no basement under the frame kitchen. The tight-winder stairway to the basement or the original house was removed for a coal bin, and the ca. 1830 stairway removed after 1914. This addition also provided a lavatory on the first floor and another bathroom on the second. An enclosed back porch runs across the east side of the ell, connecting the new kitchen to the back hall. An open porch was there to connect the two frame ca. 1914 additions. Supplees enclosed it later. A hand-dug well with an iron hand pump, still in working condition, stands a few steps beyond the enclosed porch in the ell of the house.

The major change to the appearance of the house came in the form of a roof-raising. This popular way of increasing internal space occurred in the mid-19th century, approximately 1860/70 by William and Philena Phipps. It is a better than average use of third floor space with little or no use of slanted walls. It did, of course, change the roof line to one of much lower pitch.

The cellar is in four sections. Under the first four bay house, the beams are round and head high. Both east and west fireplace supports are in tact. The furnace is in this room and a coal bin. Under the first addition, the back foundation of the of the first house has been buttressed, indicating that this was an addition and that digging was done below the safety margin of the first foundation. Beams are larger and flattened on two sides. There is an occasional adze stop mark, but not complete adzing. They are just barely head high. Addition number two has sawed smaller beams, still about head high. All three are dirt floored. This third cellar holds the outside steps on the east wall under the usual lift-up cellar bulkhead doors.

GENERAL OBSERVATIONS OF HOUSE:

Since there are no datestones nor diaries to provide dating for this house, assumptions must be made from existing pieces that are still visible. A number of these are found.

1. The first house was the four bay two-story stone section, possibly attached to a log house. The front quoins declare this to be so, but it is further based on the cellar evidence of buttressing the north foundation wall when the first addition caused digging against it to a point that was believed to need strengthening. It is further based on the reveals of several doors that pass through thick stone walls. These several doors use a wide two board beaded overlap technique rather than a panelled reveal. These are an early feature (18th century generally) and are found only on the interior exiting doors in this four-bay house. The same feature, however, declares that the first and second additions were not greatly after the building of the first house - IF there were no log houses to exit into or outside porches attendant to the stone two-story house.

The chief front door of this early stone house, however, does have panelled reveals - which are matched by the reveals of the second front door, raising the question: Was the second addition matching the original treatment, or was the original door matched to the addition? Only destructive investigation would determine which front door treatment was original.

Placement of the original stairwell is based on (1) tradition, (2) sketchy basement evidence and (3) mostly on third floor patching on the SW corner floor. This particular floor also exhibits a curious diagonal laying of floor boards. Three-fourths of the SW floor is laid, not parallel to the front wall of the house, but at an almost 45° angle to it, making a straight break a few feet in front of the west chimney wall, from which point they are laid parallel to the front wall (with patchings where the stairway arrived).

2. Narrow windows and 6/9 window lites (or 9/9 or 12s, etc.) are earlier than wider, flanged or unflanged, 6/6 windows. The wider the flair, the later the dating. Further, chamfered edges (sometimes called arrow point edges) fall between straight window cheeks and rounded cheeks. Trimmed windows (a trim board on the room surface of the window edge) can be of any date according to the trim...i.e. flat board with a narrow edge molding is earlier than lathed board trim; reeded board trim with corner blocks is pre- or post Civil War; after 1830 standard stock, narrow trims are usual, etc. The owners' preference - avant garde or conservative - and his

pocketbook will influence the use or mix of the above features. In Happy Days farmhouse, it is difficult to find a consistency, possibly due to the several changes by different owners. Therefore, only the basic size can tell us much.

3. There was a wrap-around porch across the SW front and west side. The west side was enclosed by the Supplee family after 1950 or 1960. The mantle in the enclosed porch, purely decorative, came from the house by the turnpike which was demolished in 1949. Walter Supplee says there was a datestone on that house of 177?. A half round marble datestone hangs over the dining room fireplace in the present dining room of Happy Days farmhouse. Walter says it was the datestone of the barn beside Happy Days farmhouse, half of which was taken down by Harrison Durant. The datestone reads:

W.P. & P.P. Phipps, 1867
(William Phipps & Philena (Pyle)
Phipps



This datestone may be hinting at the date of roof raising on the house...a general time of improving property.

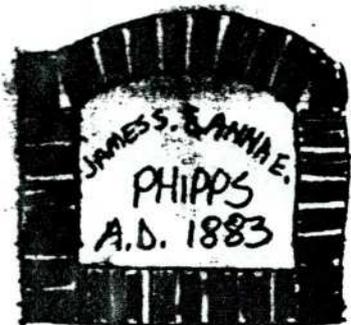
OUTBUILDINGS:

Tenant House: Built about 1925 by the Durants for farm manager in the bungalow style popular at the time. This example is particularly innovative in that it does not bring the roof forward to provide a front porch. Rather, it uses a simple stoop with a hood over the central door. It is a three-bay, 1 1/2-story house with 9/9 windows on each side of the door, and is German-sided. It was built by Earl Dickinson. Its gable roof has a wide dormer that gives the appearance of a three-point or cross gable roof, but is not. A screened or enclosed porch is added on the wet side. Because of its later date and illustration of building styles in that later period, it has value to the history of the Township. Keep it if you can.

Springhouses: There are two stone springhouses still on the property. One is between the main house and the tenant house, and one is beside the barn at the turnpike entrance off Route 100. Both have value to the township architectural fabric. Both are

rectangular and gable-roofed, the one by the barn stuccoed and the other pointed. The latter one has a date pencilled on the under side of a fascia board as 1857. There was a smaller springhouse in the damp meadow below this pointed building, but it has fallen into oblivion. Both springhouses that are standing are in good repair.

Barn Beside the Turnpike Entrance: This and its springhouse are all that are left of the homestead that stood for 200 years at this spot. They are, of course, Phipps buildings. This barn was built in 1819 and was burned in 1882 or 1883. It was rebuilt immediately by James Phipps.

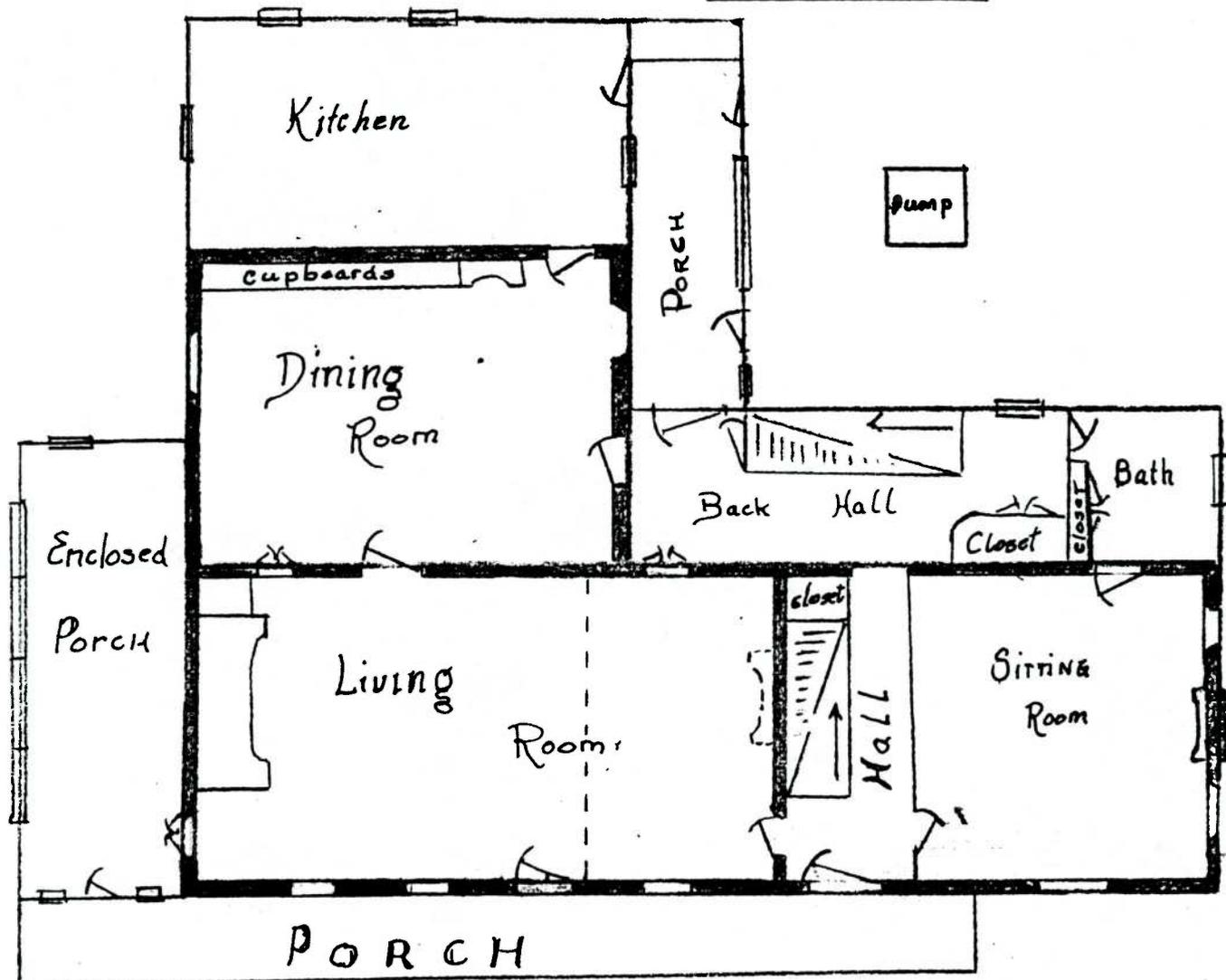


The brick trimmed datestone reads "James S. & Anna E. Phipps A.D. 1883." It is about 60' long, stone end walls and a double-wide barn (or mow) floor. There is presently no overshoot or straw mow. If one was originally there, it was replaced with a concrete block cow shed set perpendicular to the barn. It appears in good condition and is still being actively used as a milking-cow barn. There is a silo built in 1968.

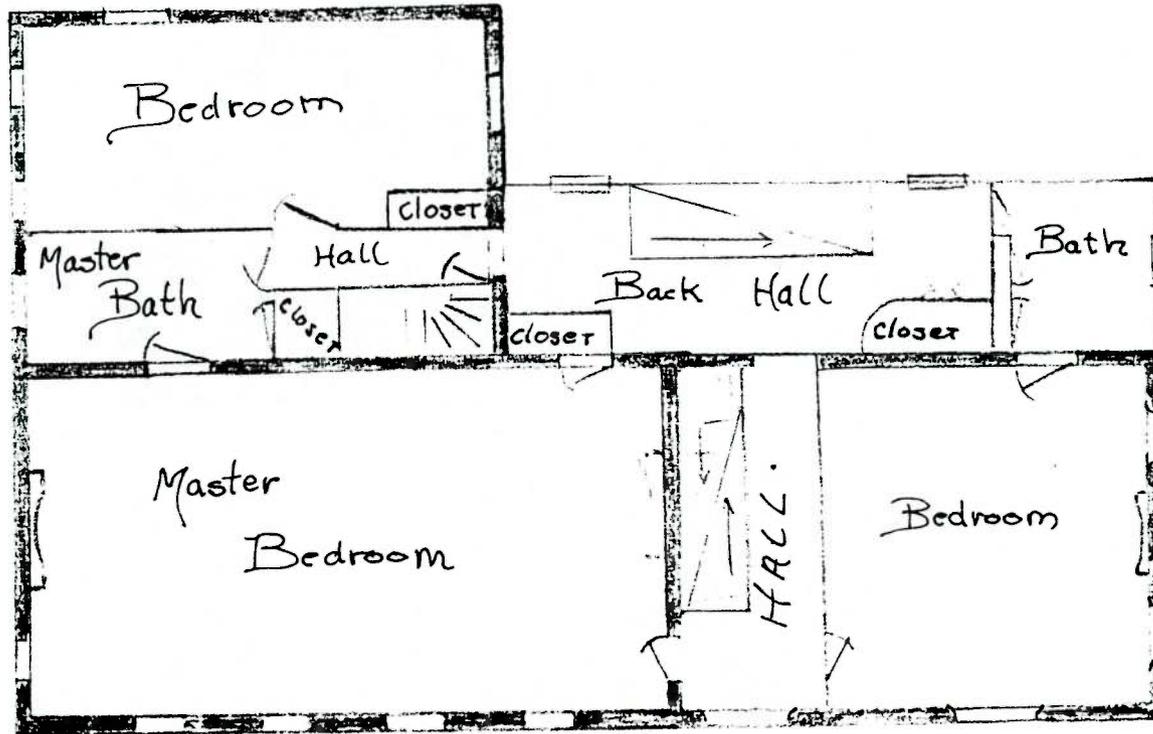
Carriage House: The carriage house could be a useful component to the setting of the farmhouse. There is a fairly large crack in the north stone wall not beyond repair. Originally, it seems to have been a one-story building. Warren and Walter Supplee built a second floor to it in the 1950's.

Since so many of the Phipps homesteads, or farmsteads, have been lost through development and demolition, it becomes important to keep as much of this Phipps farmstead as possible. As a reminder of one of the earliest families in the Township, their influence and hard work should be commemorated wherever possible.

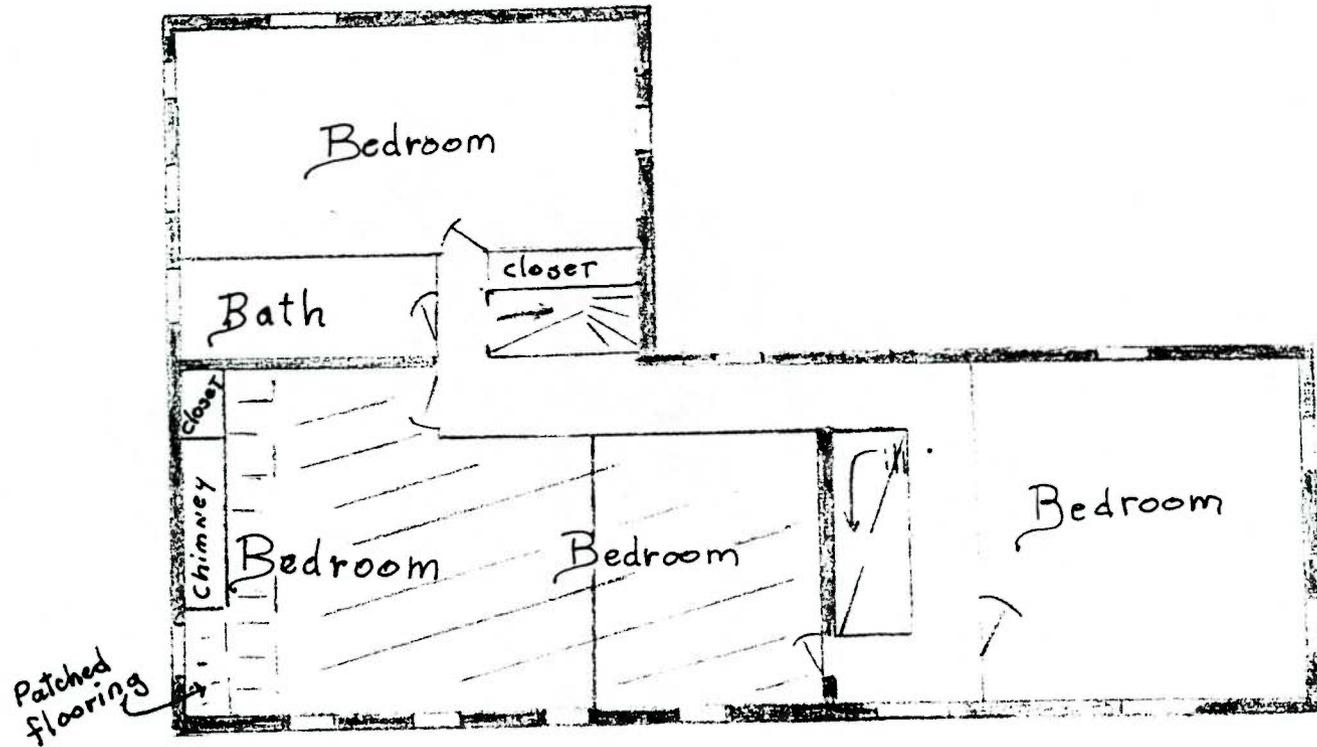
First Floor



SECOND FLOOR



Third Floor



Happy Days Farm

The origins of Happy Days Farm can be traced to two early land grants from William Penn, Proprietor of the Province of Pennsylvania. One tract of 1,000 acres was granted to James Claypoole in 1682. James Claypoole was an English investor who purchased several land grants in Pennsylvania, but never lived there. The other tract of 1,666 $\frac{2}{3}$ acres was granted to David Lloyd in 1703. David Lloyd was a land investor who owned a considerable portion of what became Uwchlan Township in 1712. In 1713, the heirs of James Claypoole sold 800 acres in Uwchlan to David Lloyd. In 1714, Lloyd sold to Joseph Phipps an 800 acre plantation that included parts of the two Penn grants.

The description on the 1714 deed of a "messuage, tenement plantation tract" indicates that there was already an established farm and dwelling house. Joseph Phipps was among the early Quaker settlers who requested the formation of their own meeting in Uwchlan Township in 1712. At the time, most of these Quakers were living on land owned by David Lloyd, so Joseph Phipps was probably living on the land he later purchased. Between 1712 and 1715, most of David Lloyd's holdings in Uwchlan Township were deeded to early residents such as Phipps. The first tax records for Uwchlan Township occurred in 1715. Joseph Phipps was one of eighteen names recorded on that list and one of the greatest landowners. 280 years later, descendants of Joseph continue to live in Uwchlan Township.

Joseph Phipps married twice and had seven children with Mary Woodyear and one son with Mary Helsby. His children included Sarah, Samuel, Joseph, Nathan, George (died young), John, Aaron (died young) and by second wife a son also named George born in 1743. Genealogical records at the Chester County Historical Society suggest that Joseph was born in 1661, but that seems unlikely. If that were correct, Joseph had a son when he was 82 years old and died at the age of 101! The Phipps family belonged to the Society of Friends, but records indicate that Joseph's sons did not always live up to the Quaker high moral standards. One of Joseph Phipps Jr. was one of the few slaveowners in Uwchlan Township. In 1764, Joseph Phipps Jr. was taxed eight shillings for one negro man. At that time only five landowners in the Township owned slaves. Nathan and Joseph Jr. were both condemned for marrying out the society. George was complained of in 1727 for excessive drinking and quarreling. Samuel was condemned for having indecent familiarity with his neighbor's wife. John was charged in 1735 with fathering a bastard child and in 1739 for assaulting a neighbor. The consequence of too much privilege and too little discipline that some complain of in today's society seems similar to the difficulties Joseph Phipps had with his sons nearly 300 years ago!

For much of the eighteenth century, the Phipps family prospered. As Joseph's children grew and married several houses were built on the family lands. Some farmland was divided, but the

"home farm" and approximately 400 acres remained intact through the nineteenth century. The nineteenth century witnessed the growth of a new agricultural industry - the dairy farm. Chester County became known for its dairy farms. By the 1880's, 85 individually owned dairy farms prospered in Uwchlan Township. The Phipps families owned several. Happy Days Farm is the only farm property that remained in the Phipps family for more than two centuries. Members of the Phipps family were active in several area churches including Uwchlan Society of Friends and Windsor Baptist Church. Phipps participated in the organizing and prosperity of the Uwchlan Grange. Residents of this early farm accomplished their goals. They may not have been famous, but they were excellent examples of nineteenth century Pennsylvania farmers.

The "Home" farm finally left the Phipps family in 1923, when sold to settle the estate of Phillena Phipps, widow of William Phipps, great, great, great grandson of the original settler, Joseph Phipps.

The farm property was granted to Harrison Durant in 1923, who owned it for twenty six years, but had lived there as early as 1914. The farm under Durant's ownership continued to be a dairy farm. Durant remodeled the farmhouse by opening the two original first floor rooms to create one large living room. He eliminated one fireplace and altered the large fireplace. When central heating was installed some other fireplaces were closed off.

It appears that Harrison Durant was eccentric. In 1946, he purchased some old fire equipment and advertised private fire protection services for such times as burning brush to clear fields, or to assist the volunteer fire companies. This enterprise was short-lived, he put the equipment up for sale in April, 1947.

Colonial tax records provide little information on land holdings and buildings, but by 1796 descriptions of taxpayers' holdings were entered every few years. Jonathan Phipps was taxed in that year for 361 acres, with "two stone houses, 2 stories high and 1 stone kitchen, 1 log house 2 stories high, 1 barn part stone and part frame, 2 good log barns, 2 stone spring houses, 1 shed waggon house, 1 shed stable, 1 lime kiln and two log tenements. The 1799 tax records indicate that the main dwelling house was part stone and part log and was assessed at \$280, a sizable sum at that time. Also included in the 1799 tax records for this 360 acre property were two small stone houses, two log houses, three stone springhouses, one log barn and two log and stone barns. This list supports the theory that several Phipps families lived on the "home" farm.

Several buildings remain, including: the original farmhouse, two stone springhouses, one barn, the old foundation of another barn (the barn has been rebuilt.) a carriage house and some modern buildings. Of particular note is a tenant house built in 1925 with some architectural features unique to Uwchlan Township.

Note:

The Supplees also own a strip of land on the other side of Route 100 and a house and lot that lie within the Lionville National Historic District. It is unknown at this time if these parcels will be included in future development. The early twentieth century house is a one story frame bungalow.

In the past, arrowheads have been found in the area of Happy Days Farm. Uwchlan residents have long supported the premise that the farm was once part of Native American Hunting grounds. Most of the roads forming a wheel design in Lionville were originally Indian paths, but other evidence of Native American activity in the area has never been thoroughly investigated or documented.

Happy Days Farm
References

- 1) Brody, Susannah; A History of Uwchlan Township 1682-1782.
- 2) Chester County Archives, Deed Records, Will Records and Tax Records.
- 3) Chester County Historical Society - News clippings and Phipps Genealogical Data.
- 4) Cremers, Estelle; Report on architectural features of Happy Days Farm, 1995.
- 5) Davis, Eleanor; Early Residents of Uwchlan Township 1715-1800.
- 6) Uwchlan Township Historical Commission; miscellaneous historical data.

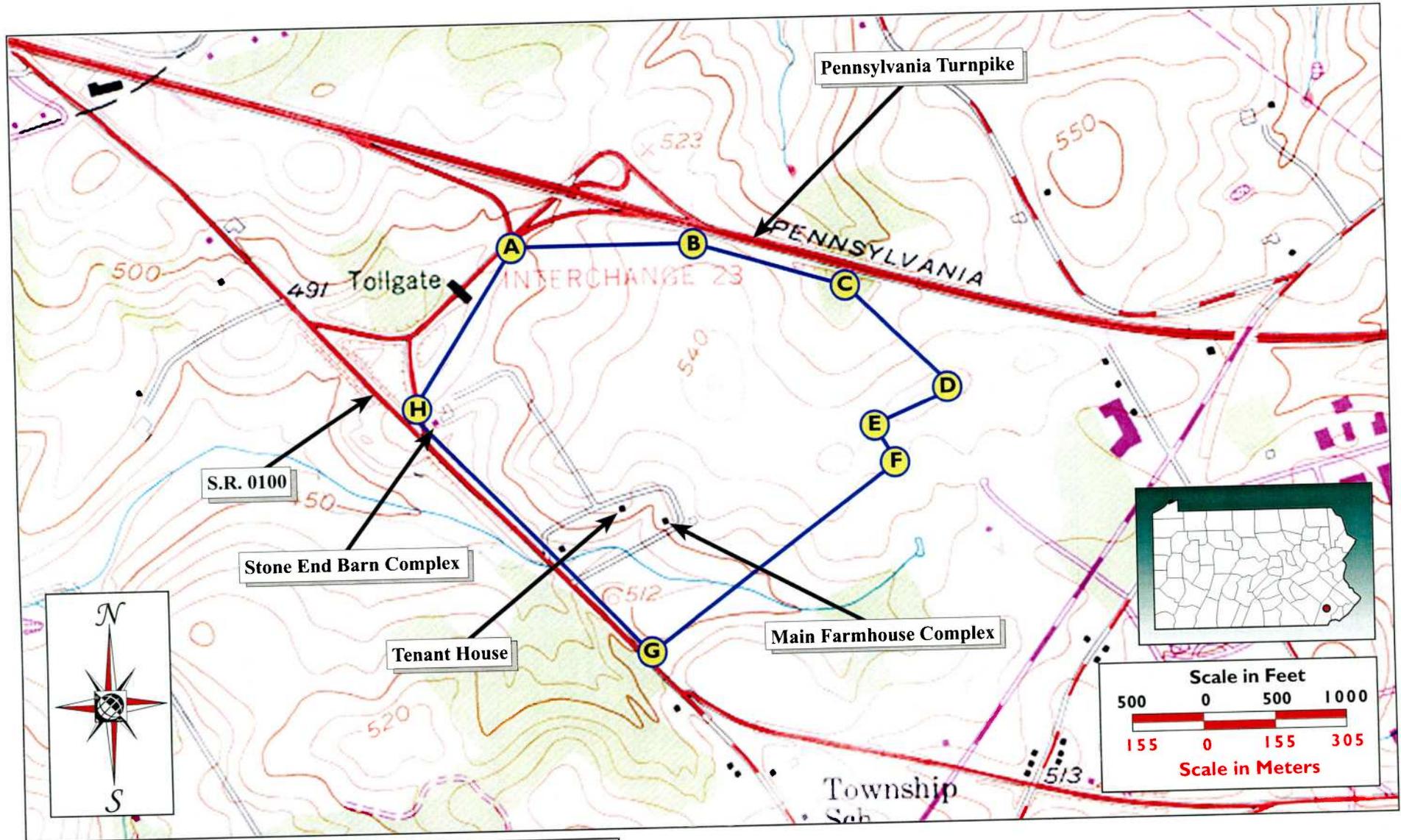
Happy Days Farm

Date	Deed Book	Grantor	Grantee	Acres	\$
1682 Mar.9-10	Phila. A-1 p.34	William Penn	James Claypoole	1,000	
1703 Nov.8	Phila. A-2 p.615	William Penn	David Lloyd	1,666 2/3	
1713 Mar.26	T-19 p.402	Joseph & Mary Cook (heirs of James Claypoole)	David Lloyd	800	
1714 May 26	T-19 p.402	David Lloyd	Joseph Phipps (message, tenement & plantation with 2 parcels of land 700 acres with message & 1 acre)	800	192 pounds 10 shillings
1738		Joseph Phipps Sr. (not recorded until 1755)	John Phipps		
1755	K-10 p.56	Joseph Phipps Sr.	John Phipps	400	
1796		John Phipps	Jonathan Phipps		
1799 Feb.4	Administ. Docket #2 p.439	(Jonathan Phipps died intestate)	Mary Phipps (2 tracts containing 350 acres & 100 acres)		
1811 Nov.6	Inquest	Estate of Jonathan Phipps	John P. Phipps Jonathan Phipps David Phipps Mary Phipps, widow	182 3/4 191 3/4 127 1/2 104 a. 158 p.	valued at \$7310.00 \$5624.00 \$3060.00
1839	Will Book #17 p.262	Estate of Mary Phipps	Jonathan Phipps	138 a.	
1853 Apr.1	H-6 p.130-7	Jonathan Phipps	William P. Phipps	113 a. 56 p.	
1859 Oct 31	T-6 p.141-212	Jonathan Phipps	Joseph Phipps	120 a. 39 a.	
1866 Mar.20	B-7 p.149	Jonathan Phipps	William P. Phipps	5 a. 154 p.	

1878 Feb.4	Admin. Docket #6 p.327	Estate of William Phipps	Philena Phipps (wife)	2nd tract 148 a. 124 a.
1883 Apr.11	U.9 p.217-220	Philena Phipps	Cloud Pyle (messuage called "Home Farm")	141 a. 9 p.
1884 Mar.10	T.9 p.216	Cloud Pyle & Mary h/w	Philena Phipps	141 a. 9 p.
1923		Estate of Philena Phipps	Harrison Durant	
1949		Harrison Durant	Warren Supplee	

Survey Form Attachment Site Plan Sheet

S.R. 0100, near intersection with Pennsylvania Turnpike
Uwchlan Township, Chester County, Pennsylvania



Map Source: USGS Topographic Quadrangles; Downingtown, PA 1983



DOWNINGTOWN, PA

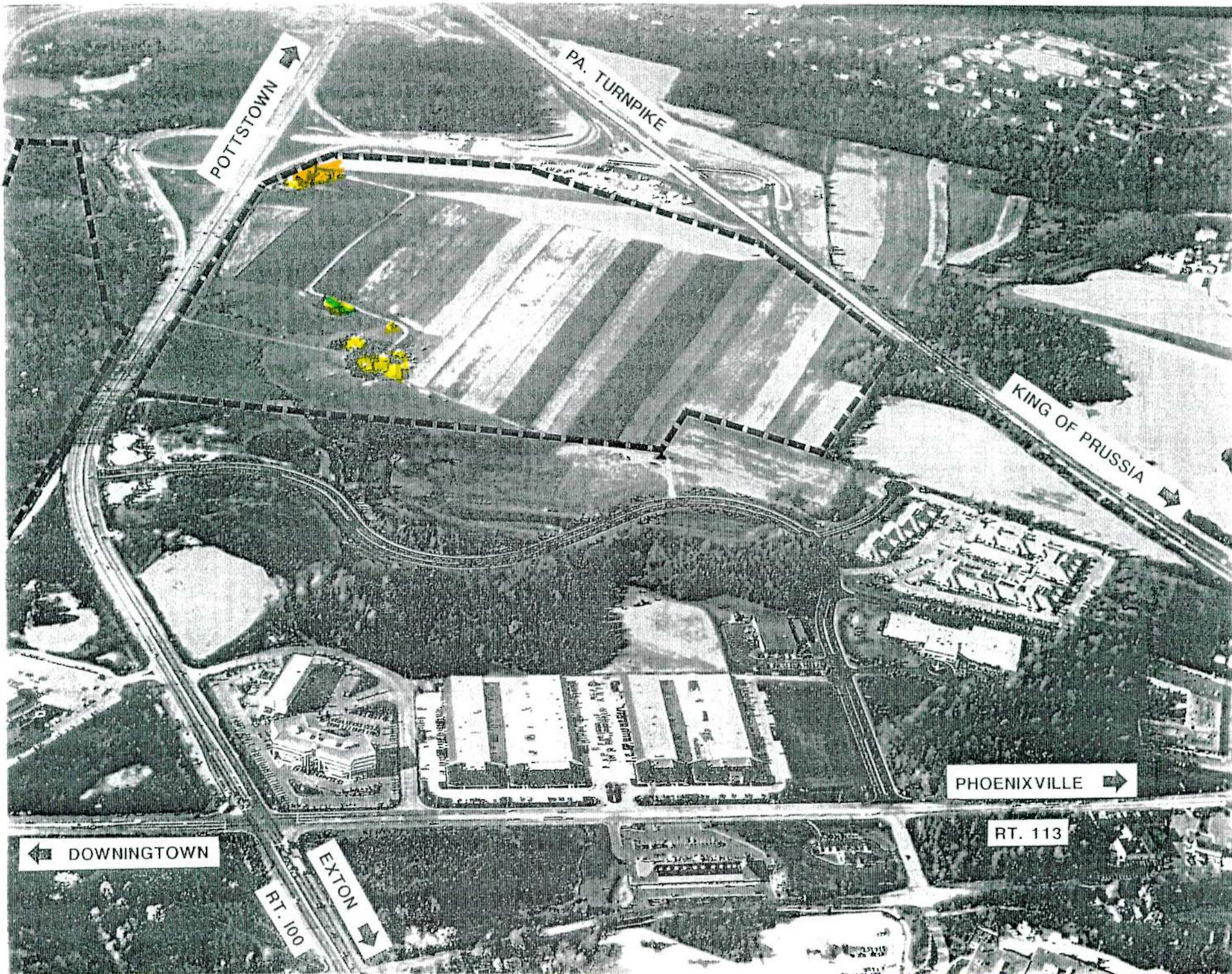
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1956

PHOTOREVISED 1983

DMA 5864 II SW - SERIES VR31

116.F



TENANT HOUSE

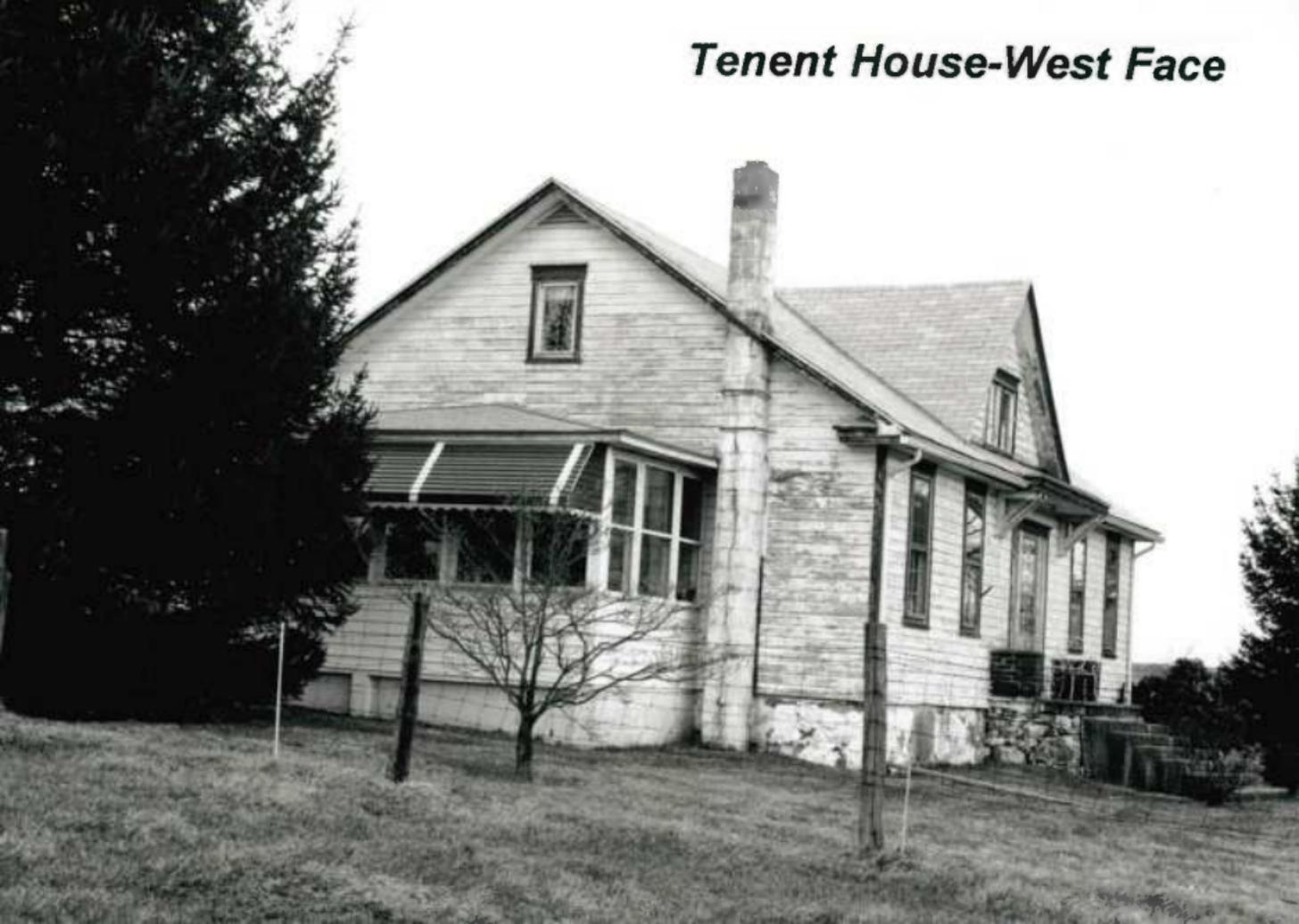
HAPPY DAYS FARM

2ND BARN (Tenant Barn) HOUSE CORNER

Tenant House-South Face



Tenant House-West Face



Phipps Barn-Northwest Face



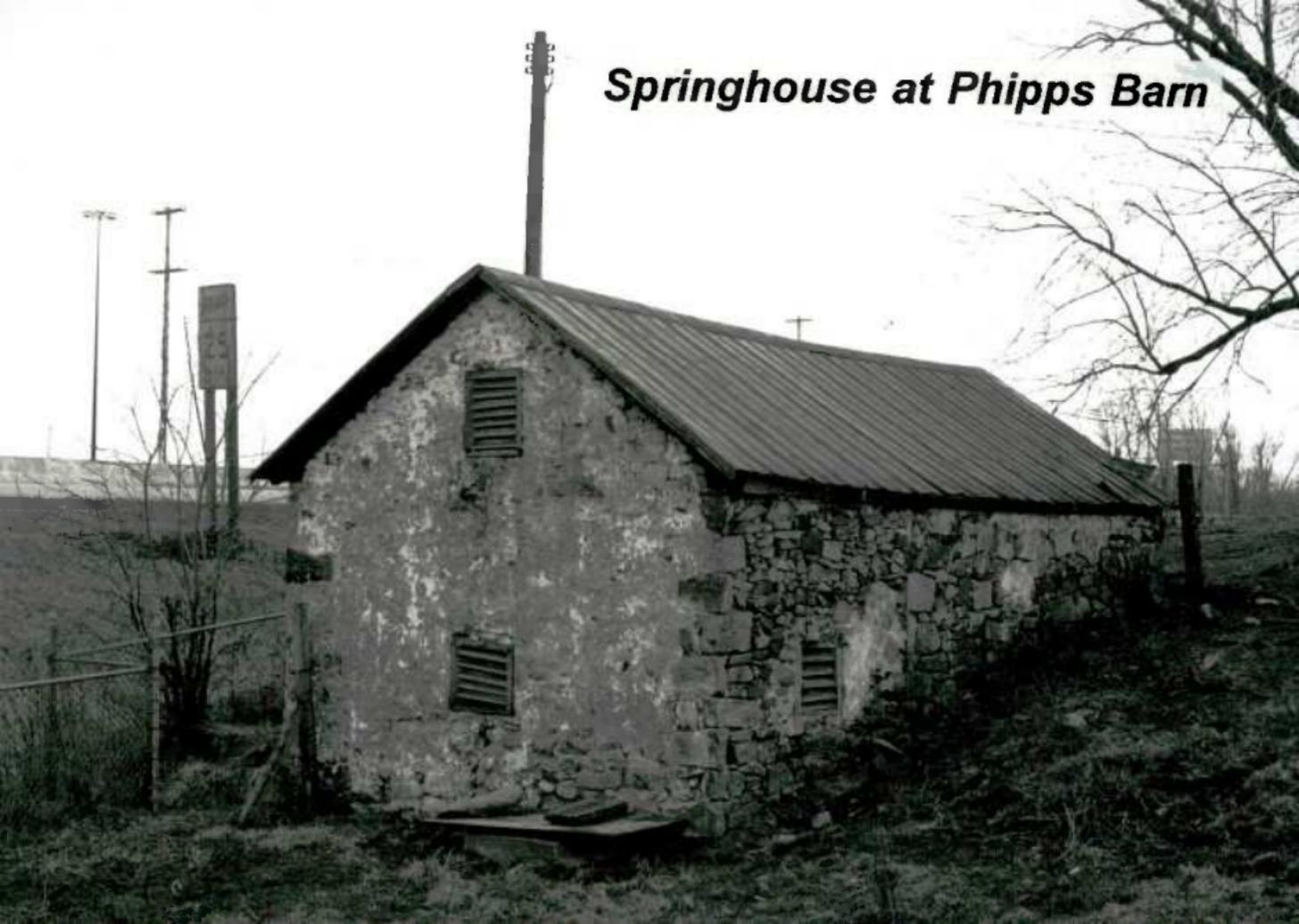
Phipps Barn-Southwest Face



Phipps Barn- Southeast Face



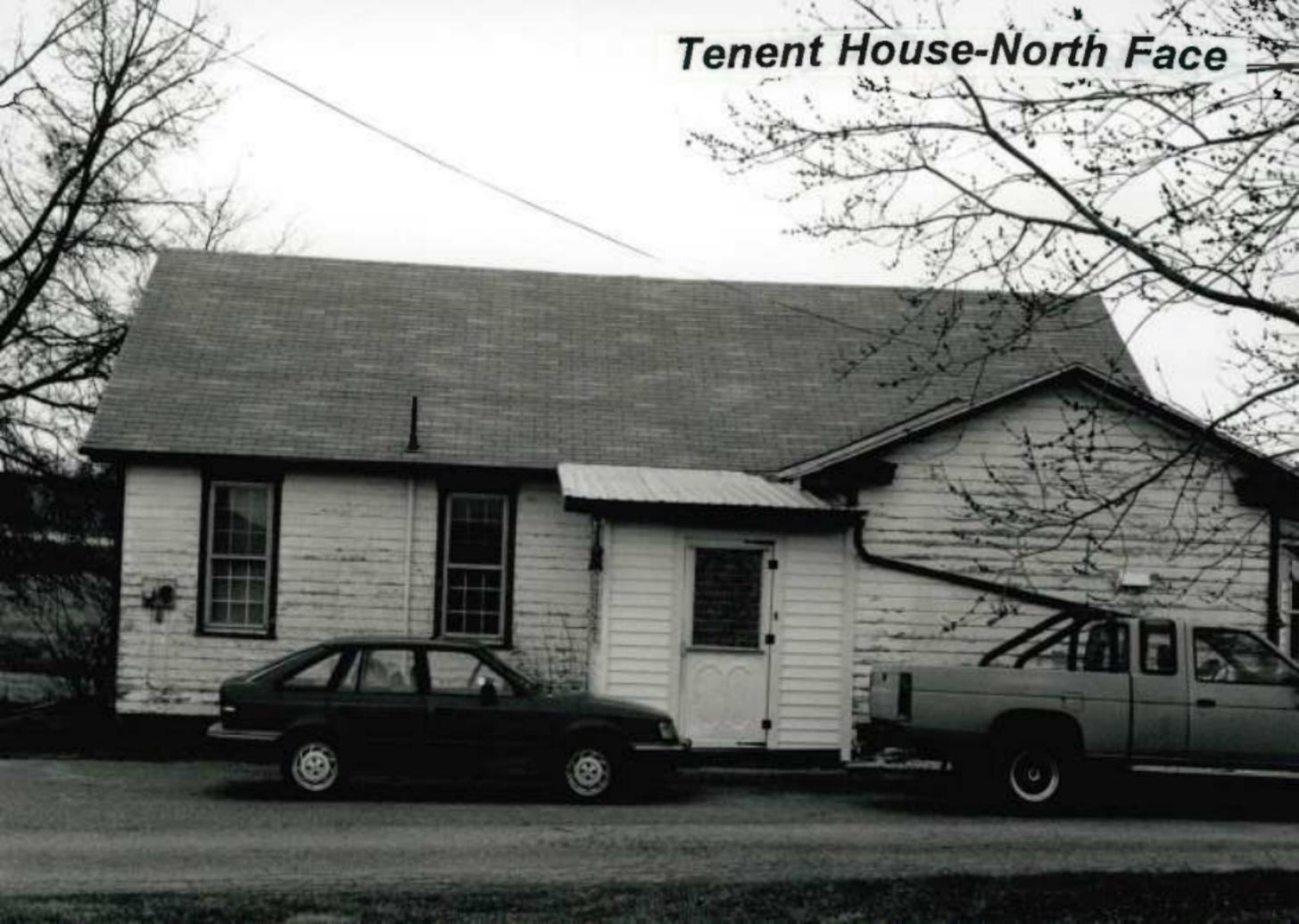
Springhouse at Phipps Barn



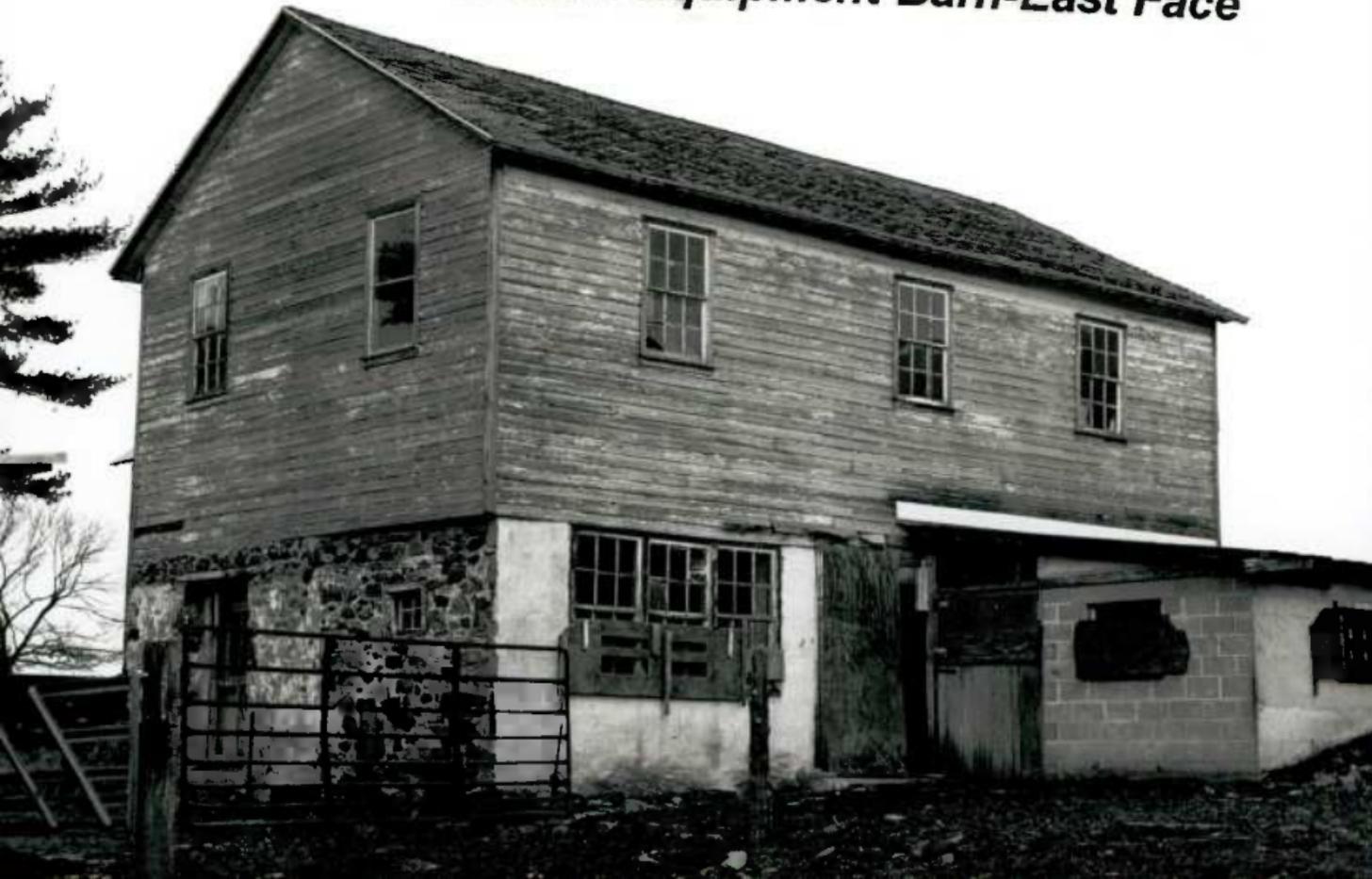
Tenant House-East Face



Tenant House-North Face



Second Equipment Barn-East Face



First Equipment Barn-West Face



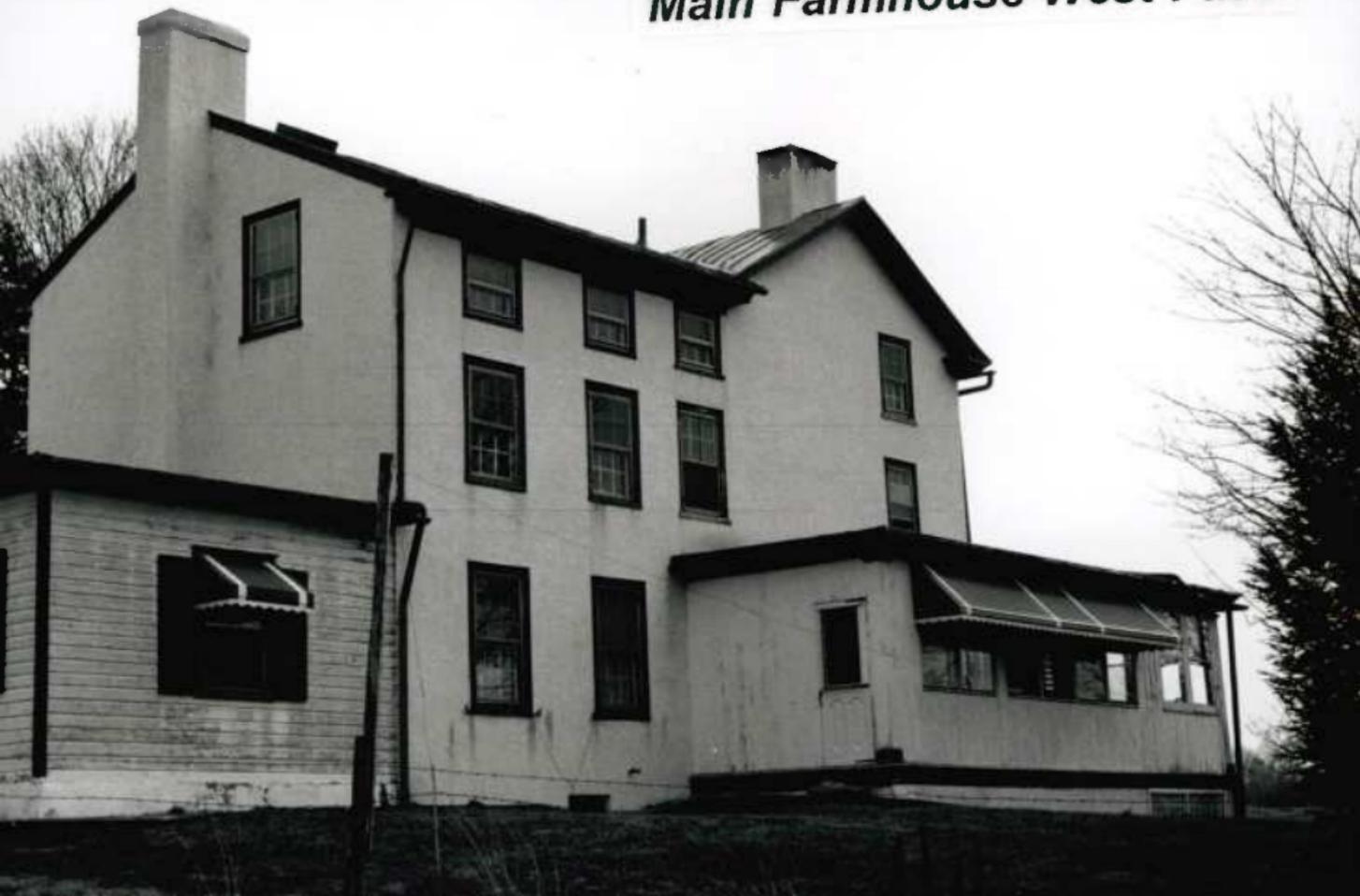
First Equipment Barn-Southeast Corner



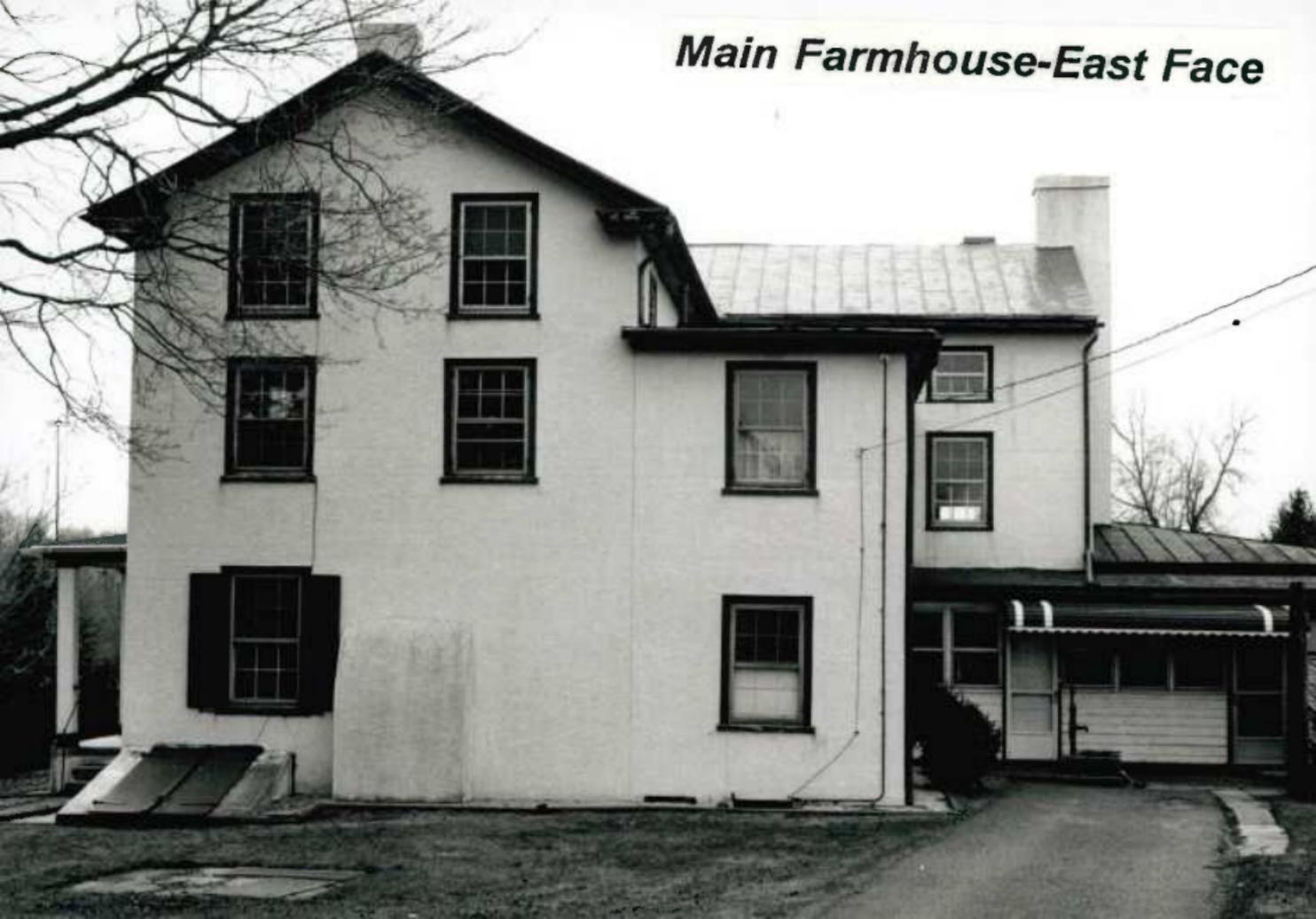
Second Equipment Barn-West Face



Main Farmhouse-West Face



Main Farmhouse-East Face



Main Farmhouse-South Face



Springhouse-Southeast Corner



Springhouse-Southwest Corner



Main Farmhouse-North Face





HAPPY DAYS FARM
Chester County
Exton, PA
Photo #1



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 2



HAPPY DAYS FARM
Chester County
Extens. PA
Photo #3



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 4



HAPPY DAYS FARM
Chester County
Exton, PA
Photo #5



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 6



HAPPY DAYS FARM
Chester County
Exton, PA
Photo #17



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 8



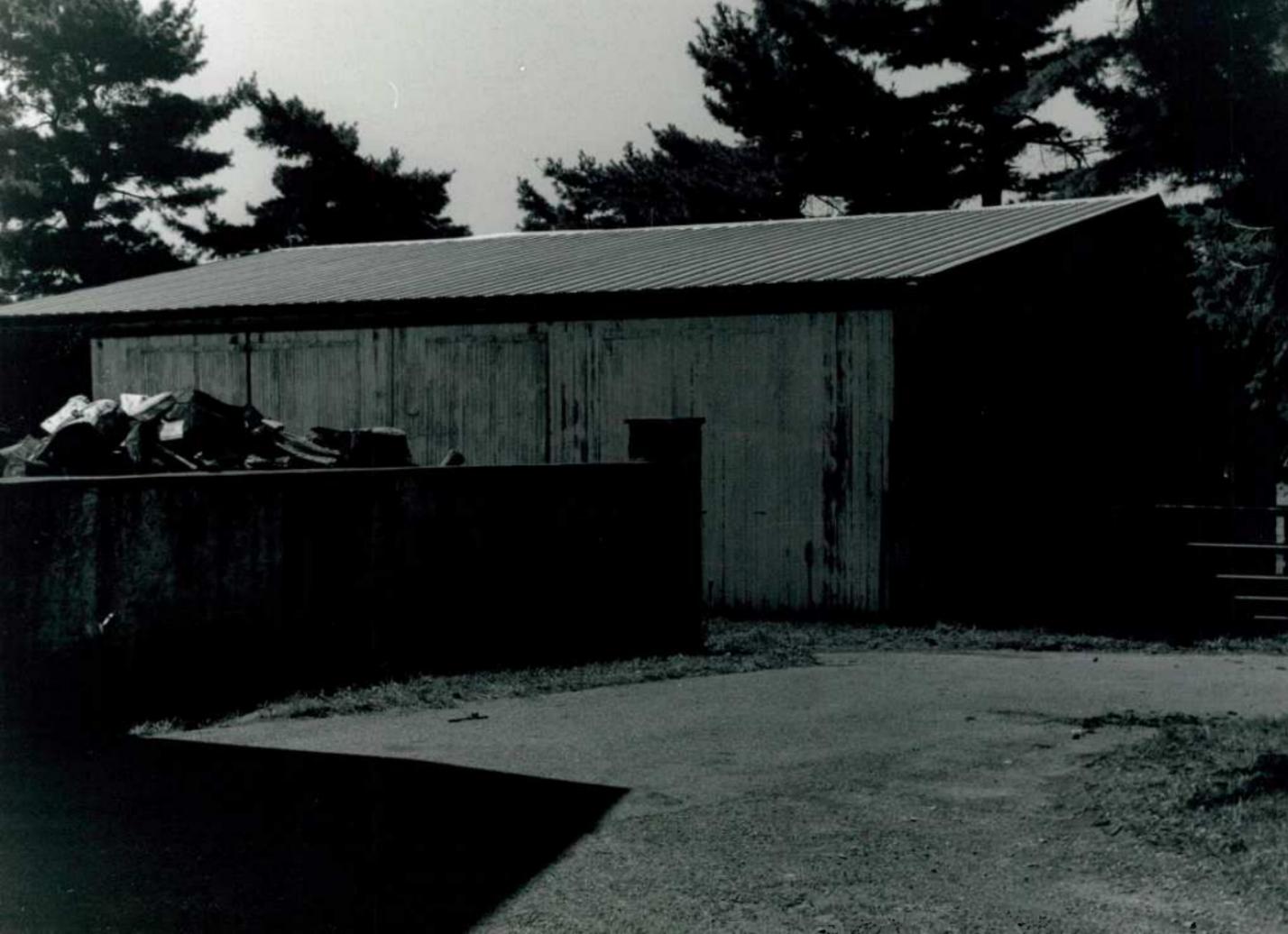
HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 9



Happy Days Farm
Chester County
Exton, PA
Photo #10



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 11



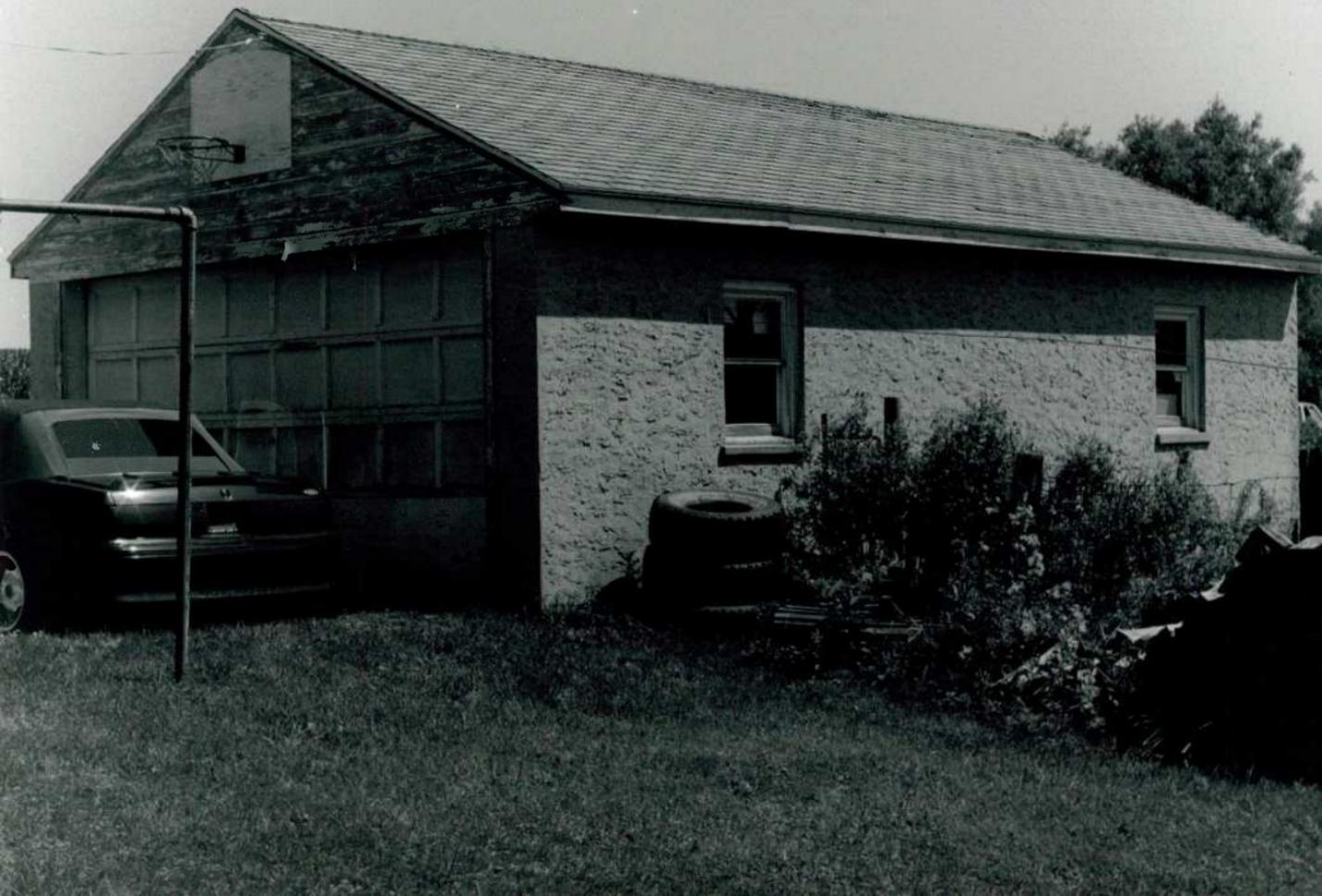
HAPPY DAYS Farm
Chester County
Exton, PA
Photo # 12



Happy Days Farm
Chester County
Exton, PA
Photo #13



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 14



HAPPY DAYS FARM
Chester County
Exton, PA
Photo# 15



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 16



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 17



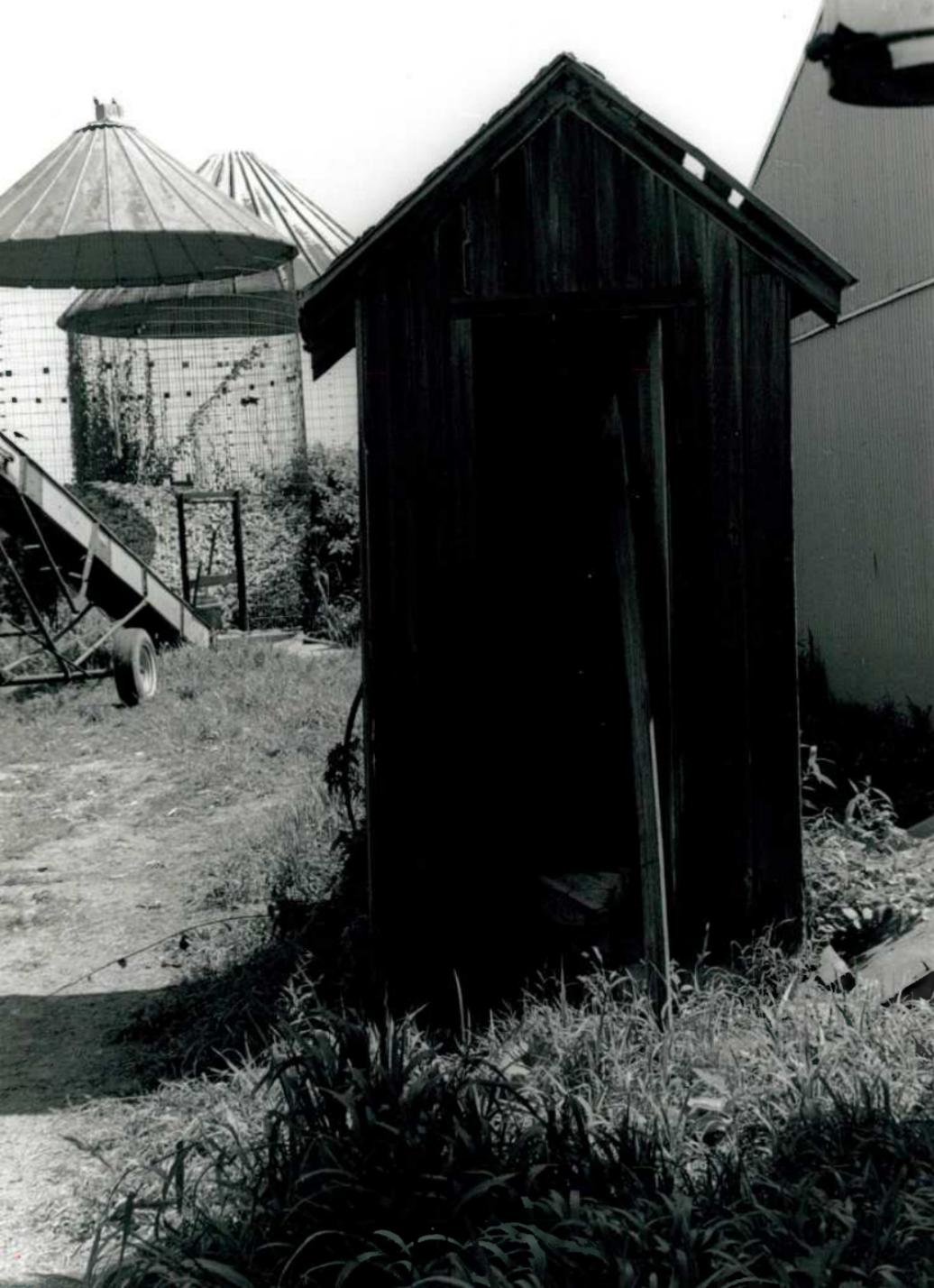
HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 18



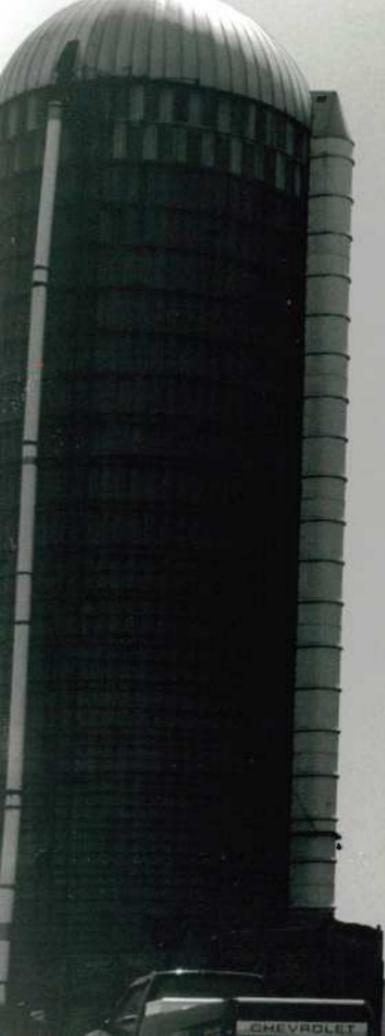
HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 19



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 20



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 21



HAPPY DAYS FARM
Chester County
Exton, PA
Photo # 22

1



2



3



4



Tenant - barn originally w/ horse removed by T-Pick
Barn + Springhouse to remain

5



6



8



7



Remove Tenant House

HAPPY DAYS FARM ER #95-1071-029

9



Tenant House - remove

10



Springhouse
to remain

11



12



13

House to remain

15



14



16



CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

I. Site Information

099112

Form No.

Anna Gans

Recorded by

Date

12/30/80

County

Region

Municipality

006 Site #

USGS Quad

Street #

ROUTE 100 Street Name

UTM West

East

Roll No. 09-36 Frame(s) 19A

Reference South

North

Photographer: KNOWLES

Owner/Contact Happy Days Farm
Warren Supplee

Farm House 363-6772

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

B Present Use

A. Residence - Non-Farm

G. Industrial

M. Park/Cemetery

B. Residence-Farm

H. Museum

N. Row House

C. Commercial

I. Military

O. End Row House

B Original Use

D. Educational

J. Religious

P. Semi-Detached or Duplex

E. Entertainment

K. Scientific

Q. Can't Determine

F. Government

L. Transportation

R. Other

III. Date of Construction

B Core Major Wing

A. 1680-1730

C. 1780-1820

E. 1860-1900

B. 1730-1780

D. 1820-1860

F. 1900-1930

Source of Date

Estimate Datestone Hearsay

Deed, Tax list, etc. Other

Sketch Datestone

(Optional)

Architect/Builder (if known)

IV. Historical Significance (if known)

original Phipps structure 200 A. Recently - 60 yrs

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

X 1873 Witmar's Farm Atlas James Phipps

X 1883 Breou Farm Atlas James Phipps

Sanborn Maps

Franklin Maps

Additional Maps/Information:

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

X Barn(s) Carriage House

X Springhouse Kiln

Smokehouse Outhouse

Ice house X Corn Crib

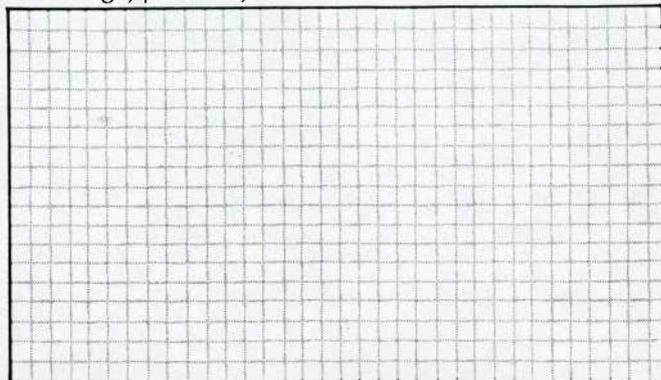
Root Cellar Cemetery

2-3 X Shed Windmill

Stable Tenant house

Other

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





CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

I. Site Information

09913

Form No.

Recorded by

Date

000

00

00

005

00000

0000

ROUTE 100

County

Region

Municipality

Site #

USGS Quad

Street #

Street Name

Photographic

UTM

West

East

Reference South

T.H. North

Roll No. 09-36 Frame(s) 20A

Photographer: KNOWLES Tenant

Owner/Contact Happy Days Farm Warren Supplee

Phone

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

B Present Use

A. Residence - Non-Farm

G. Industrial

M. Park/Cemetery

B. Residence-Farm

H. Museum

N. Row House

C. Commerical

I. Military

O. End Row House

B Original Use

D. Educational

J. Religious

P. Semi-Detached or Duplex

E. Entertainment

K. Scientific

Q. Can't Determine

F. Government

L. Transportation

R. Other

III. Date of Construction

F Core Major Wing

A. 1680-1730

C. 1780-1820

E. 1860-1900

B. 1730-1780

D. 1820-1860

F. 1900-1930

Source of Date

X Estimate Datestone Hearsay

Deed, Tax list, etc. Other

Sketch Datestone (Optional)

Architect/Builder (if known)

IV. Historical Significance (if known)

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

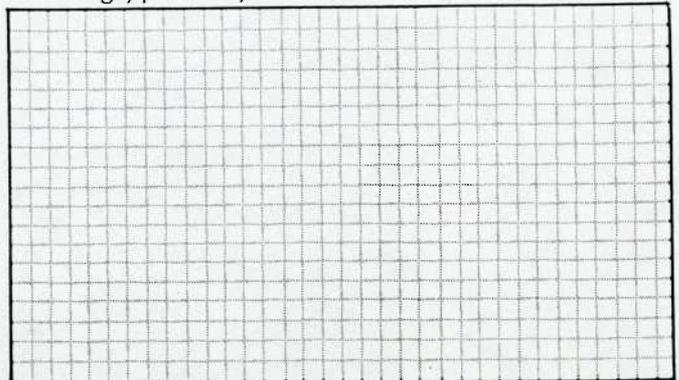
- no 1873 Witmar's Farm Atlas
- 1883 Breou Farm Atlas
- Sanborn Maps
- Franklin Maps

Additional Maps/Information:

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

- Barn(s) Carriage House
- Springhouse Kiln
- Smokehouse Outhouse
- Ice house Corn Crib
- Root Cellar Cemetery
- Shed Windmill
- Stable Tenant house
- Other Tenant House

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







Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

August 1, 1996

Stewart C. Sauer
Kravco Company
The Atrium
234 Mall Boulevard
P.O. Box 1528
King of Prussia, PA 19406-1528

TO EXPEDITE REVIEW USE
BHP REFERENCE NUMBER

ER# 95-1071-029-G
COE Joint Permit
Chester County Galleria
Happy Days Farm
Uwchlan Township
Chester County

Dear Mr. Sauer:

The Bureau for Historic Preservation (the State Historic Preservation Office) has reviewed the above named project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 1980 and 1992, and the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation. These requirements include consideration of the project's potential effect upon both historic and archaeological resources.

Thank you for meeting Gretchen Yarnall and Mark Shaffer at the development site on July 11, 1996. As a follow up to that meeting, we present a summary of the issues that were discussed and list the outstanding details which Kravco will need to address as the project proceeds.

It is our understanding that you will consult an arborist and pursue the feasibility of preserving the mature pine and deciduous trees surrounding the early 18th century house which is to be preserved. We feel that every effort should be made to retain these trees which contribute to the historic and more recent setting of the house. Similar to the Gothic Revival style house which was retained in the new shopping center development in Lionville, the original vegetation serves as a buffer between the historic house and the new buildings and impervious surfaces.

On the topic of impervious surfaces, we recommend that Kravco negotiate with Uwchlan Township in reducing the parking requirements in front of the historic house and on the entire development site. Likewise, we encourage the Township to weigh the parking space requirements set forth in the subdivision regulations against the special cultural resource needs of the site. Reusing the main historic house on site,

Page 2
ER# 95-1071-029-G
August 1, 1996

while retaining as much of its original setting as possible, will lend a unique identity to the proposed development. Project planners and Township officials should make a concerted effort toward achieving this balance between site development requirements and cultural resource preservation.

This approach would fulfill the intent of the Uwchlan Township Zoning Ordinance, Section 612 on Historic Preservation. The intended purposes of the Ordinance include, but are not limited to the following:

- Encouraging the continued use of historic resources and facilitating their reuse.
- *Tailoring* protective measures to those clearly delineated historic resources worthy of preservation.
- Encouraging the preservation of historic settings and landscapes.
- Discouraging the unnecessary demolition of historic resources.

Finally, we discussed moving forward with the drafting of a Memorandum of Agreement (MOA), in accordance with the Section 106 process. In our opinion, the adverse effects of the project include:

1. The demolition of the historic buildings, which include:
 - a. the outbuildings associated with the main house
 - b. the 1930's tenant house
2. The alteration of the historic setting of the main house.
3. The disturbance of archaeological resources.

The stipulations in the MOA should include measures to mitigate the adverse effects of the new development upon the cultural resources. We suggest that you consider the following options which pertain to historic resources, and include stipulations outlining the work plan for the required archaeological survey:

1. Retaining and reusing the 18th century house and springhouse, and the stone end barn and springhouse along the Turnpike ramp in accordance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

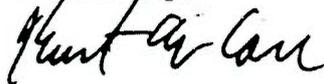
Page 3
ER# 95-1071-029-G
August 1, 1996

2. Conducting site specific mitigation, including recordation and photographic documentation of the buildings and structures to be removed. A plan of alternative building uses must be presented to this office justifying the need for the removal of all contributing buildings and structures. Perhaps the Township will aid in evaluating reuse schemes.
3. Retaining of existing landscape around the 18th century house and the provision of additional vegetative buffer between the house and new development.
4. Salvage of architectural elements from demolition, and donation to a local architectural warehouse or repository.
5. Dedicating public space in the new mall for a permanent and perhaps a changing exhibit which highlights the historic and archaeological significance of the site, and features archaeological remnants and historic photographs/atlasses/ background information from the site.
6. Providing off site mitigation by establishing a partnership with the Chester County Heritage Trail Link. The Heritage Trail Link Program highlights the cultural significance of areas throughout the County while promoting economic development, tourism and recreational activities.

We suggest that you coordinate all mitigation activities with the Chester County Parks and Recreation Department and the Uwchlan Township Historical Commission.

We look forward to reviewing the draft MOA when it is prepared. If you need further information about historic structures please contact Gretchen Yarnall at 717-787-9121. If you have archaeological concerns contact Mark Shaffer at 717-772-0924.

Sincerely,



Kurt W. Carr, Chief
Division of Archaeology &
Protection

cc: Advisory Council on Historic Preservation
Larry Slavitter, COE: Philadelphia
Jane L.S. Davidson, Chester County
Doug Hanley, Uwchlan Township
Susanna Brody, Uwchlan Twp. Historical Commission

KWC/gy



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

File

February 27, 1995

Robert D. Cawthern
DelVal Soil & Environmental Consultants
Bailiwick, Suite 11
252 Swamp Road
Doylestown, PA 18901

RE: ER 95-1071-029-A
Uwchlan Township, Chester County
COE Joint 105 Permit
Kravco Company: Exton Mall, Route 100

Dear Mr. Cawthern:

The Bureau for Historic Preservation (the State Historic Preservation Office) has reviewed the above named project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 1980 and 1992, and the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation. These requirements include consideration of the project's potential effect upon both historic and archaeological resources.

It is the opinion of the State Historic Preservation Officer that the following property is eligible for listing in the National Register of Historic Places:

Happy Days Farm, Route 100, Uwchlan Township

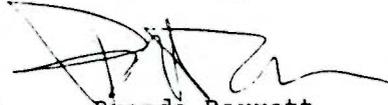
Therefore, it is our opinion that this project will adversely effect the historic and architectural qualities that make the property eligible. To comply with the regulations of the Advisory Council on Historic Preservation, you must follow the procedures outlined in 36 CFR 800.5 (e), when the effect is adverse. You will need to notify the Advisory Council of the effect finding and continue to consult with the Bureau for Historic Preservation to seek ways to avoid or reduce the effects on historic properties.

Based on an evaluation by our staff, there is a high probability that significant archaeological sites are located in this project area and could be adversely affected by project activities. Although there are no recorded archaeological sites within the project boundaries, the soil type, topographic setting, slope direction, and distance to water of the project area are similar to the settings of known archaeological sites in the vicinity. A Phase I archaeological survey of the project area is required to locate potentially significant archaeological resources. Guidelines and information for survey are available from our office upon request.

Page Two
February 27, 1995
Mr. Cawthern

If you need further information regarding archaeological survey please contact Mark Shaffer at (717) 772-0924. If you need further information concerning historic structures please consult Caroline Hall at (717) 783-6099.

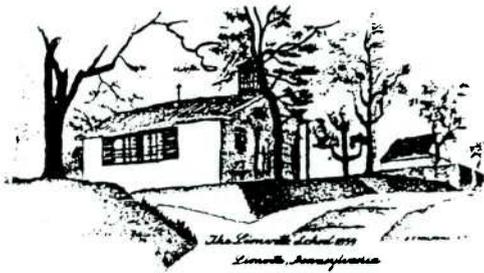
Sincerely,

A handwritten signature in black ink, appearing to read 'Brenda Barrett', with a stylized flourish extending to the right.

Brenda Barrett
Director

BB/ch

cc: Advisory Council on Historic Preservation
Frank Cianfrani, Regulatory Branch, COE Philadelphia District



RECEIVED
JUN 15 1995
J.C.E.

Uwchlan Township
Historical Commission
715 N. Ship Road
Exton, PA 19341-1940

June 13, 1995

Mr. Joseph Esposito, Kravco
The Atrium
234 Goddard Boulevard
Post Office Box 1528
King of Prussia, PA 19406-0928

Dear Mr. Esposito,

It has come to our attention that your company may have interest in the future development of a farm property in Uwchlan Township, commonly referred to as "Happy Days Farm."

The Uwchlan Township Historical Commission usually offers documentation on historical or architectural significance when individual properties come before the commission for review. However, due to the size, location and historical significance of this property, we thought it might be helpful to provide you with some information during your preliminary pursuits.

As you are probably aware, Uwchlan Township has Historic Preservation incorporated into its zoning ordinance. "Happy Days Farm" is a Class I resource. Gretchen Yarnall of the Pennsylvania Bureau of Historic Preservation has also been furnished with this primary resource evidence.

If you have any questions, please contact the Historical Commission at the Uwchlan Township Municipal Building (363-9450) or at the above address.

Sincerely,

Susannah Brody

cc: D. Hanley
J. Davidson

Happy Days Farm

The origins of Happy Days Farm can be traced to two early land grants from William Penn, Proprietor of the Province of Pennsylvania. One tract of 1,000 acres was granted to James Claypoole in 1682. James Claypoole was an English investor who purchased several land grants in Pennsylvania, but never lived there. The other tract of 1,666 2/3 acres was granted to David Lloyd in 1703. David Lloyd was a land investor who owned a considerable portion of what became Uwchlan Township in 1712. In 1713, the heirs of James Claypoole sold 800 acres in Uwchlan to David Lloyd. In 1714, Lloyd sold to Joseph Phipps an 800 acre plantation that included parts of the two Penn grants.

The description on the 1714 deed of a "messuage, tenement plantation tract" indicates that there was already an established farm and dwelling house. Joseph Phipps was among the early Quaker settlers who requested the formation of their own meeting in Uwchlan Township in 1712. At the time, most of these Quakers were living on land owned by David Lloyd, so Joseph Phipps was probably living on the land he later purchased. Between 1712 and 1715, most of David Lloyd's holdings in Uwchlan Township were deeded to early residents such as Phipps. The first tax records for Uwchlan Township occurred in 1715. Joseph Phipps was one of eighteen names recorded on that list and one of the greatest landowners. 280 years later, descendants of Joseph continue to live in Uwchlan Township.

Joseph Phipps married twice and had seven children with Mary Woodyear and one son with Mary Helsby. His children included Sarah, Samuel, Joseph, Nathan, George (died young), John, Aaron (died young) and by second wife a son also named George born in 1743. Genealogical records at the Chester County Historical Society suggest that Joseph was born in 1661, but that seems unlikely. If that were correct, Joseph had a son when he was 82 years old and died at the age of 101! The Phipps family belonged to the Society of Friends, but records indicate that Joseph's sons did not always live up to the Quaker high moral standards. One of Joseph Phipps Jr. was one of the few slaveowners in Uwchlan Township. In 1764, Joseph Phipps Jr. was taxed eight shillings for one negro man. At that time only five landowners in the Township owned slaves. Nathan and Joseph Jr. were both condemned for marrying out the society. George was complained of in 1727 for excessive drinking and quarreling. Samuel was condemned for having indecent familiarity with his neighbor's wife. John was charged in 1735 with fathering a bastard child and in 1739 for assaulting a neighbor. The consequence of too much privilege and too little discipline that some complain of in today's society seems similar to the difficulties Joseph Phipps had with his sons nearly 300 years ago!

For much of the eighteenth century, the Phipps family prospered. As Joseph's children grew and married several houses were built on the family lands. Some farmland was divided, but the

"home farm" and approximately 400 acres remained intact through the nineteenth century. The nineteenth century witnessed the growth of a new agricultural industry - the dairy farm. Chester County became known for its dairy farms. By the 1880's, 85 individually owned dairy farms prospered in Uwchlan Township. The Phipps families owned several. Happy Days Farm is the only farm property that remained in the Phipps family for more than two centuries. Members of the Phipps family were active in several area churches including Uwchlan Society of Friends and Windsor Baptist Church. Phipps participated in the organizing and prosperity of the Uwchlan Grange. Residents of this early farm accomplished their goals. They may not have been famous, but they were excellent examples of nineteenth century Pennsylvania farmers.

The "Home" farm finally left the Phipps family in 1923, when sold to settle the estate of Phillena Phipps, widow of William Phipps, great, great, great grandson of the original settler, Joseph Phipps.

The farm property was granted to Harrison Durant in 1923, who owned it for twenty six years, but had lived there as early as 1914. The farm under Durant's ownership continued to be a dairy farm. Durant remodeled the farmhouse by opening the two original first floor rooms to create one large living room. He eliminated one fireplace and altered the large fireplace. When central heating was installed some other fireplaces were closed off.

It appears that Harrison Durant was eccentric. In 1946, he purchased some old fire equipment and advertised private fire protection services for such times as burning brush to clear fields, or to assist the volunteer fire companies. This enterprise was short-lived, he put the equipment up for sale in April, 1947.

Colonial tax records provide little information on land holdings and buildings, but by 1796 descriptions of taxpayers' holdings were entered every few years. Jonathan Phipps was taxed in that year for 361 acres, with "two stone houses, 2 stories high and 1 stone kitchen, 1 log house 2 stories high, 1 barn part stone and part frame, 2 good log barns, 2 stone spring houses, 1 shed waggon house, 1 shed stable, 1 lime kiln and two log tenements. The 1799 tax records indicate that the main dwelling house was part stone and part log and was assessed at \$280, a sizable sum at that time. Also included in the 1799 tax records for this 360 acre property were two small stone houses, two log houses, three stone springhouses, one log barn and two log and stone barns. This list supports the theory that several Phipps families lived on the "home" farm.

Several buildings remain, including: the original farmhouse, two stone springhouses, one barn, the old foundation of another barn (the barn has been rebuilt.) a carriage house and some modern buildings. Of particular note is a tenant house built in 1925 with some architectural features unique to Uwchlan Township.

Note:

The Supplees also own a strip of land on the other side of Route 100 and a house and lot that lie within the Lionville National Historic District. It is unknown at this time if these parcels will be included in future development. The early twentieth century house is a one story frame bungalow.

In the past, arrowheads have been found in the area of Happy Days Farm. Uwchlan residents have long supported the premise that the farm was once part of Native American Hunting grounds. Most of the roads forming a wheel design in Lionville were originally Indian paths, but other evidence of Native American activity in the area has never been thoroughly investigated or documented.

Happy Days Farm
References

- 1) Brody, Susannah; A History of Uwchlan Township 1682-1782.
- 2) Chester County Archives, Deed Records, Will Records and Tax Records.
- 3) Chester County Historical Society - News clippings and Phipps Genealogical Data.
- 4) Cremers, Estelle; Report on architectural features of Happy Days Farm, 1995.
- 5) Davis, Eleanor; Early Residents of Uwchlan Township 1715-1800.
- 6) Uwchlan Township Historical Commission; miscellaneous historical data.

Happy Days Farm

Date	Deed Book	Grantor	Grantee	Acres	\$
1682 Mar.9-10	Phila. A-1 p.34	William Penn	James Claypoole	1,000	
1703 Nov.8	Phila. A-2 p.615	William Penn	David Lloyd	1,666 2/3	
1713 Mar.26	T-19 p.402	Joseph & Mary Cook (heirs of James Claypoole)	David Lloyd	800	
1714 May 26	T-19 p.402	David Lloyd	Joseph Phipps (message, tenement & plantation with 2 parcels of land 700 acres with message & 1 acre)	800	192 pounds 10 shillings
1738		Joseph Phipps Sr. (not recorded until 1755)	John Phipps		
1755	K-10 p.56	Joseph Phipps Sr.	John Phipps	400	
1796		John Phipps	Jonathan Phipps		
1799 Feb.4	Administ. Docket #2 p.439	(Jonathan Phipps died intestate)	Mary Phipps (2 tracts containing 350 acres & 100 acres)		
1811 Nov.6	Inquest	Estate of Jonathan Phipps	John P. Phipps Jonathan Phipps David Phipps Mary Phipps, widow	182 3/4 191 3/4 127 1/2 104 a. 158 p.	valued at \$7310.00 \$5624.00 \$3060.00
1839	Will Book #17 p.262	Estate of Mary Phipps	Jonathan Phipps	138 a.	
1853 Apr.1	H-6 p.130-7	Jonathan Phipps	William P. Phipps	113 a. 56 p.	
1859 Oct 31	T-6 p.141-212	Jonathan Phipps	Joseph Phipps	120 a. 39 a.	
1866 Mar.20	B-7 p.149	Jonathan Phipps	William P. Phipps	5 a. 154 p.	

1878 Feb.4	Admin. Docket #6 p.327	Estate of William Phipps	Philena Phipps (wife)	2nd tract 148 a. 124 a.
1883 Apr.11	U.9 p.217-220	Philena Phipps	Cloud Pyle (message called "Home Farm")	141 a. 9 p.
1884 Mar.10	T.9 p.216	Cloud Pyle & Mary h/w	Philena Phipps	141 a. 9 p.
1923		Estate of Philena Phipps	Harrison Durant	
1949		Harrison Durant	Warren Supplee	

ARCHITECTURAL EVALUATION AND DESCRIPTION
OF
HAPPY DAYS FARM

There are ten buildings standing in 1995 on Happy Days Farm. Not all are historic. The historic buildings include a stone house, a frame tenant house, a stone barn, and two stone springhouses. The other buildings - a stone carriage house with a late frame second floor, a drive-through corn crib, two metal buildings and part of an early stone barn that has lost its character to part demolition and unsympathetic reuse treatments - do little more than mark the placement of buildings necessary to over 200 years of farm use on this property. The only possible exception to this is the carriage house which could be rehabilitated to its 19th century size and style and be used as a garage for one or two automobiles for whomever lives in the house. More important than the auxiliary buildings is the ambiance of old shade trees that stand between the house and the carriage house. Retention of these is necessary to the feeling of an early farmstead.

The farmhouse was originally a four bay 2-story building with a gable roof. There were two rooms per floor, including the attic, and a chimney centered in each gable wall. This could have been a free-standing house or conceivably a stone house attached to an earlier log house. The 1799 tax record credits Jonathan Phipps with a part stone and part log house assessed at \$280 on 360 acres. Also, on that tax record are two tiny stone houses and two log houses, three stone springhouses, one log barn and two log and stone barns, all of considerably less value than the first noted stone and log house. The large cooking fireplace is on the west gable. The fireplace has been re-faced with dark fieldstone, pointed, and juts into the room floor to ceiling. There is no mantel, but rather a large but short lintel flush with the front. It was built-out into the room after 1914 when the partition separating the two rooms was removed. At the same time, the smaller fireplace on the eastern gable was removed, there seeming no need for two fireplaces in one room. The same pattern was followed on the second floor, except that no re-facing occurred. Central heating made fireplaces obsolete.

A stairway probably rose in the southwest corner of the first house, wrapping around the chimney wall all the way to the third floor. Third floor flooring bears this out, and there would have been one window to light the closed "tight-winder" stairwell on each floor. The first floor window has been changed to a French door leading into a sun porch of 20th century vintage.

A two-story stone addition was attached to the rear of the four bay house in the early 19th century, probably about 1820. It is three stone walls laid against a portion of the rear stone wall of the first house, forming an ell. There are two windows in this room, and they are wider than those in the first stone house. Further, they declare a later building date not only in that they are wider,

but also have flanged plaster reveals with a trowel-chamfered edge and are 6/6 rather than the narrow 6/9 windows of the earlier house. There is a door to the north and to the east as well as the connecting door to the south into the first house. A small, high rather than wide, fireplace is centered on the north wall with a chaste, wooden, reeded mantel. A 1920's dish and linen cupboard is built-in beside it with decorative glass doors with tracery pointed dividers in the top tiers. Five or six thin wide drawers are below the glass doors for linens. A radiator is hidden under a long built-in bench with screening under the west window. A wall cupboard is in the south wall, and appears to have been a window of the first house, now closed with a two-panel door. The cupboards in this room, the radiator cover, the converted wall cupboard and the 2 1/2" square antique-glazed white tile around the fireplace opening are most surely of the 1920's remodelling.

A second two-story addition, also three stone walls laid against the east wall of the first house and extending the facade to six bays, provided a new entrance and open stairway/through-hall, and one more room per floor. Window treatments are similar to the first addition but the reveals are flanged but not chamfered; instead, they are framed with molding to match those in the first house. There is, however, some reason to believe that there may have been a general up-dating of the interior at this time, and that the molding in the first house, if indeed it had window trim, may have been matched to the time of the second addition, rather than the reverse. This addition probably followed quickly...ca.1830.

The new hall entrance door is a four-panel door of mid-Victorian style as is the entrance door to the first house, giving more credence to the above theory that the first house was up-dated at this time. In fact, all of the doors in the present house, but two, are four-panel. The two are older six-panel interior doors. It would seem that at the time the second addition was put on, the older six-panel doors were replaced with more "modern" four-panel doors. Transoms above the two front doors, however, match, each having a center rectangle flanked by a square on each side. The door inside trims, strangely, do not match. The new door has flat, eared trim with a simple edge molding. The older door has lathed molding matching the window trim in both front rooms.

The stairway in the second addition is a simple but gracious open stairwell that rises to the second floor, turns back on itself and rises again to the third floor, open all the way. It carries Victorian spindles with a rounded banister and round newel post with a ball top at major turns. Risers are low.

Other additions were made sometime before 1923, a date used by the Supplee family because they came to the now demolished farmhouse and standing barn by the turnpike entrance in that year. They state that no exterior changes were made to the Happy Days farmhouse after that date.

A squarish one-floor frame room was added behind the first addition, intended for kitchen use. Its building date may coincide with the addition of a two-story frame back hall attached to the second addition and connecting to the first addition. Quite possibly, a back porch ran across this same area before the two-floor addition. These two frame additions, and a wrap-around porch came after 1914 (and before 1923) by the Harrison Durant family. The Durants came from suburban Philadelphia and a more formal style of living. Many of the interior changes were under their ownership, particularly the present dining room cupboards.

The back, or cross hall, was to give domestic help a less obtrusive access to the second floor. It contained an open stairway to the second floor and a closed stairwell to the basement. The basement supports the exposition of three additions. There is no basement under the frame kitchen. The tight-winder stairway to the basement or the original house was removed for a coal bin, and the ca. 1830 stairway removed after 1914. This addition also provided a lavatory on the first floor and another bathroom on the second. An enclosed back porch runs across the east side of the ell, connecting the new kitchen to the back hall. An open porch was there to connect the two frame ca. 1914 additions. Supplees enclosed it later. A hand-dug well with an iron hand pump, still in working condition, stands a few steps beyond the enclosed porch in the ell of the house.

The major change to the appearance of the house came in the form of a roof-raising. This popular way of increasing internal space occurred in the mid-19th century, approximately 1860/70 by William and Philena Phipps. It is a better than average use of third floor space with little or no use of slanted walls. It did, of course, change the roof line to one of much lower pitch.

The cellar is in four sections. Under the first four bay house, the beams are round and head high. Both east and west fireplace supports are in tact. The furnace is in this room and a coal bin. Under the first addition, the back foundation of the of the first house has been buttressed, indicating that this was an addition and that digging was done below the safety margin of the first foundation. Beams are larger and flattened on two sides. There is an occasional adze stop mark, but not complete adzing. They are just barely head high. Addition number two has sawed smaller beams, still about head high. All three are dirt floored. This third cellar holds the outside steps on the east wall under the usual lift-up cellar bulkhead doors.

GENERAL OBSERVATIONS OF HOUSE:

Since there are no datestones nor diaries to provide dating for this house, assumptions must be made from existing pieces that are still visible. A number of these are found.

1. The first house was the four bay two-story stone structure, possibly attached to a log house. The front quoins declare this to be so, but it is further based on the cellar evidence of buttressing the north foundation wall when the first addition caused digging against it to a point that was believed to need strengthening. It is further based on the reveals of several doors that pass through thick stone walls. These several doors use a wide two board beaded overlap technique rather than a panelled reveal. These are an early feature (18th century generally) and are found only on the interior exiting doors in this four-bay house. The same feature, however, declares that the first and second additions were not greatly after the building of the first house - IF there were no log houses to exit into or outside porches attendant to the stone two-story house.

The chief front door of this early stone house, however, does have panelled reveals - which are matched by the reveals of the second front door, raising the question: Was the second addition matching the original treatment, or was the original door matched to the addition? Only destructive investigation would determine which front door treatment was original.

Placement of the original stairwell is based on (1) tradition, (2) sketchy basement evidence and (3) mostly on third floor patching on the SW corner floor. This particular floor also exhibits a curious diagonal laying of floor boards. Three-fourths of the SW floor is laid, not parallel to the front wall of the house, but at an almost 45° angle to it, making a straight break a few feet in front of the west chimney wall, from which point they are laid parallel to the front wall (with patchings where the stairway arrived).

2. Narrow windows and 6/9 window lites (or 9/9 or 12s, etc.) are earlier than wider, flanged or unflanged, 6/6 windows. The wider the flair, the later the dating. Further, chamfered edges (sometimes called arrow point edges) fall between straight window cheeks and rounded cheeks. Trimmed windows (a trim board on the room surface of the window edge) can be of any date according to the trim...i.e. flat board with a narrow edge molding is earlier than lathed board trim; reeded board trim with corner blocks is pre- or post Civil War; after 1830 standard stock, narrow trims are usual, etc. The owners' preference - avant garde or conservative - and his

pocketbook will influence the use or mix of the above features. In Happy Days farmhouse, it is difficult to find a consistency, possibly due to the several changes by different owners. Therefore, only the basic size can tell us much.

3. There was a wrap-around porch across the SW front and west side. The west side was enclosed by the Supplee family after 1950 or 1960. The mantle in the enclosed porch, purely decorative, came from the house by the turnpike which was demolished in 1949. Walter Supplee says there was a datestone on that house of 177?. A half round marble datestone hangs over the dining room fireplace in the present dining room of Happy Days farmhouse. Walter says it was the datestone of the barn beside Happy Days farmhouse, half of which was taken down by Harrison Durant. The datestone reads:

W.P. & P.P. Phipps, 1867
(William Phipps & Philena (Pyle)
Phipps



This datestone may be hinting at the date of roof raising on the house...a general time of improving property.

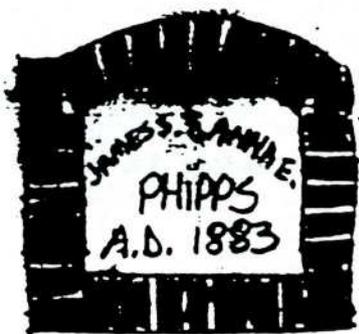
OUTBUILDINGS:

Tenant House: Built about 1925 by the Durants for farm manager in the bungalow style popular at the time. This example is particularly innovative in that it does not bring the roof forward to provide a front porch. Rather, it uses a simple stoop with a hood over the central door. It is a three-bay, 1 1/2-story house with 9/9 windows on each side of the door, and is German-sided. It was built by Earl Dickinson. Its gable roof has a wide dormer that gives the appearance of a three-point or cross gable roof, but is not. A screened or enclosed porch is added on the wet side. Because of its later date and illustration of building styles in that later period, it has value to the history of the Township. Keep it if you can.

Springhouses: There are two stone springhouses still on the property. One is between the main house and the tenant house, and one is beside the barn at the turnpike entrance off Route 100. Both have value to the township architectural fabric. Both are

rectangular and gable-roofed, the one by the barn stuccoed and the other pointed. The latter one has a date pencilled on the under side of a fascia board as 1857. There was a smaller springhouse in the damp meadow below this pointed building, but it has fallen into oblivion. Both springhouses that are standing are in good repair.

Barn Beside the Turnpike Entrance: This and its springhouse are all that are left of the homestead that stood for 200 years at this spot. They are, of course, Phipps buildings. This barn was built in 1819 and was burned in 1882 or 1883. It was rebuilt immediately by James Phipps.

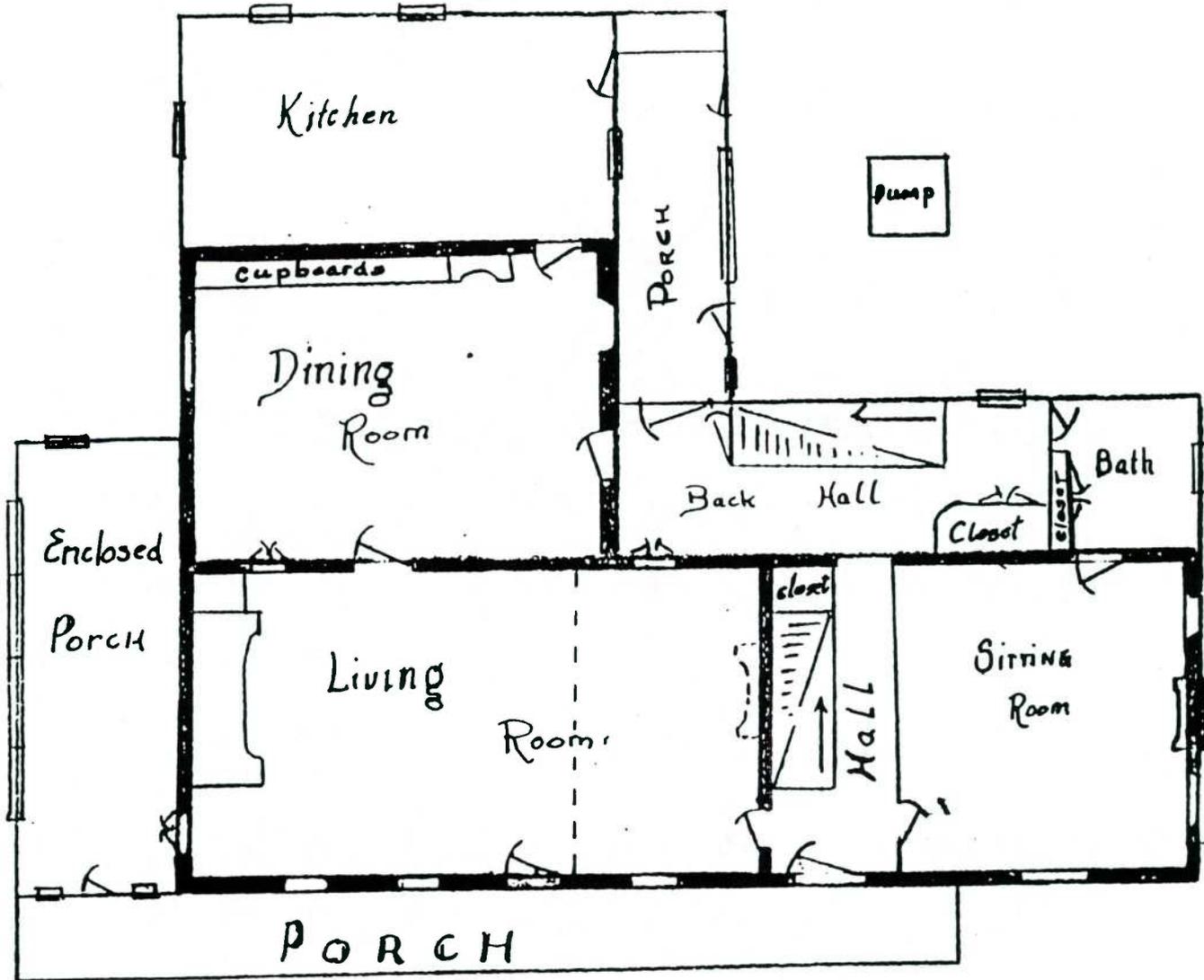


The brick trimmed datestone reads "James S. & Anna E. Phipps A.D. 1883." It is about 60' long, stone end walls and a double-wide barn (or mow) floor. There is presently no overshoot or straw mow. If one was originally there, it was replaced with a concrete block cow shed set perpendicular to the barn. It appears in good condition and is still being actively used as a milking-cow barn. There is a silo built in 1968.

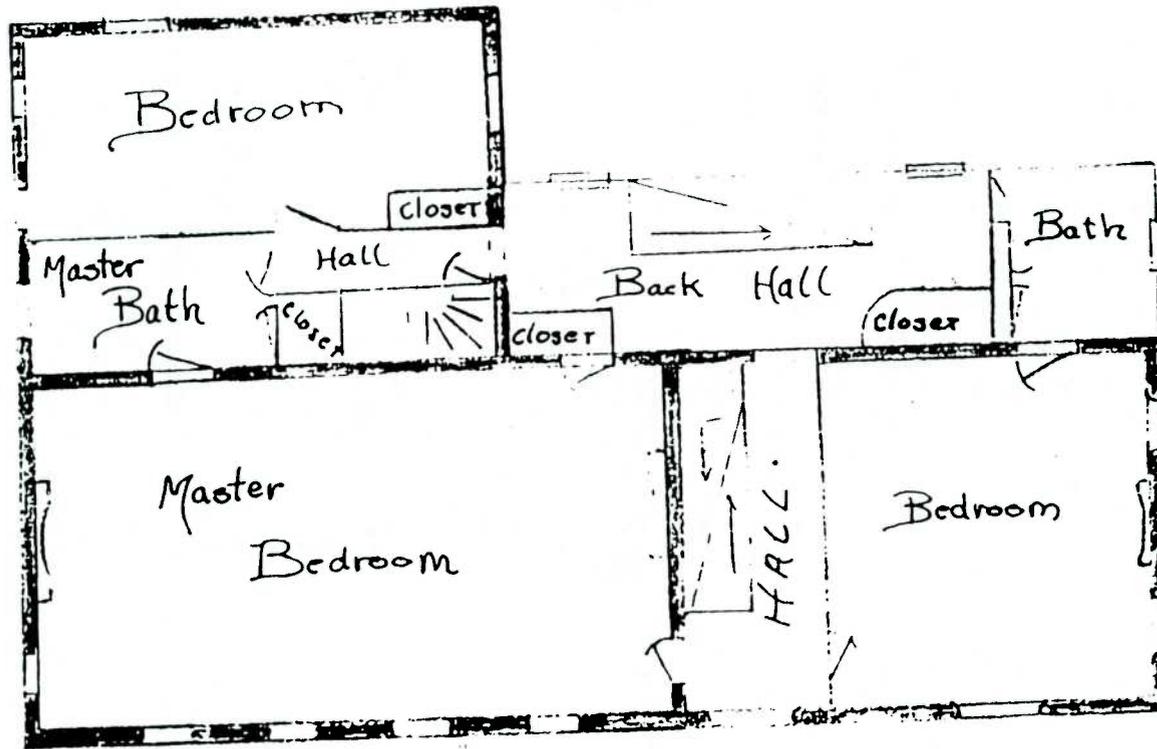
Carriage House: The carriage house could be a useful component to the setting of the farmhouse. There is a fairly large crack in the north stone wall not beyond repair. Originally, it seems to have been a one-story building. Warren and Walter Supplee built a second floor to it in the 1950's.

Since so many of the Phipps homesteads, or farmsteads, have been lost through development and demolition, it becomes important to keep as much of this Phipps farmstead as possible. As a reminder of one of the earliest families in the Township, their influence and hard work should be commemorated wherever possible.

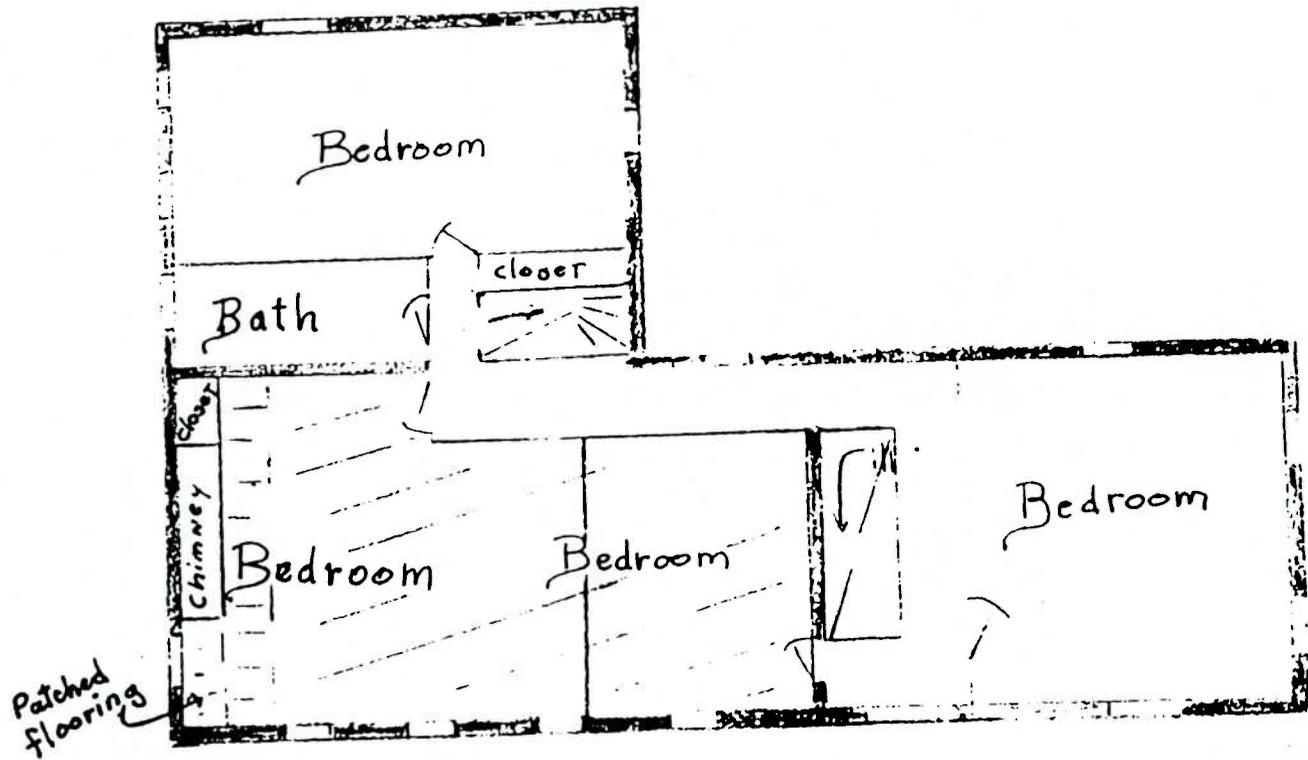
First Floor



SECOND FLOOR



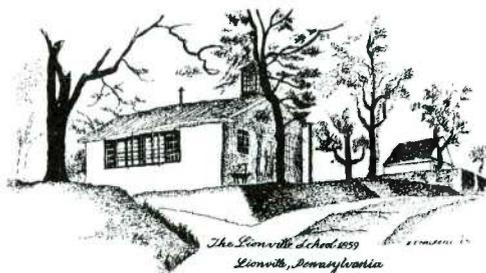
Third Floor



*file, sent previous correspondence
6/22/95*

ER 95-1071-029-C

Uwchlan Township
Historical Commission
715 N. Ship Road
Exton, PA 19341-1940



RECEIVED

JUN 14 1995

HISTORIC
PRESERVATION

June 12, 1995

Ms Gretchen Yarnall
Bureau of Historic Preservation
Pennsylvania Historical and Museum Commission
Post Office Box 1026
Harrisburg, PA 17108-1026

Re: Project # 95-1071-029

Dear Ms Yarnell,

It has come to our attention that developer Kravco, Inc. has contacted you regarding the future of "Happy Days Farm" in Uwchlan Township (Project # 95-1071-029.) To insure that recommendations made be as accurate as possible, we are sending you information regarding the history of the farm and an architectural description of the existing buildings. This property is one of the oldest in Uwchlan Township and is situated near the Lionville National Historic District so we are concerned that great care be taken in planning its future development. Historic Preservation has been incorporated into the Zoning Ordinance of Uwchlan Township, so the Uwchlan Township Historical Commission will be part of the township review process.

We would be happy to help in any way possible, such as furnishing recent photographs. We also request that you send us copies of any of your correspondence regarding this particular project. Thank you for your cooperation and assistance. If you have any questions or concerns, please call the Uwchlan Township Municipal Building at 610-363-9450.

Sincerely,

Susannah Brody
Susannah Brody

cc:D. Hanley, Uwchlan Township manager
J. Davidson, Chester county Preservation Officer
J. Esposito, Kravco