

**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM**  
 OFFICE OF HISTORIC PRESERVATION  
 PA HISTORICAL & MUSEUM COMMISSION

7. Local survey organization  
 West Whiteland Historical Commission

8. property owners name and address

John R. Young  
 Box 36  
 Exton PA 19341

9. tax parcel number / other number

41-4-30

10. B443760/4430260  
 B443800/4429840  
 C443630/4429820  
 D443610/4430050  
 E443730/4430060  
 F443700/4430240

U.T.M. Map #46  
 usgs sheet

11. status (other surveys, lists etc.)

CCHSS

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

13. date(s) (how determined)  
 1810 (datestone)

14. period  
 1800-1819

15. style, design or folk type

Federal

19. ori  
 Downingtown  
 Residence-farm 11.485

20. present use  
 Residence-farm

16. architect or engineer

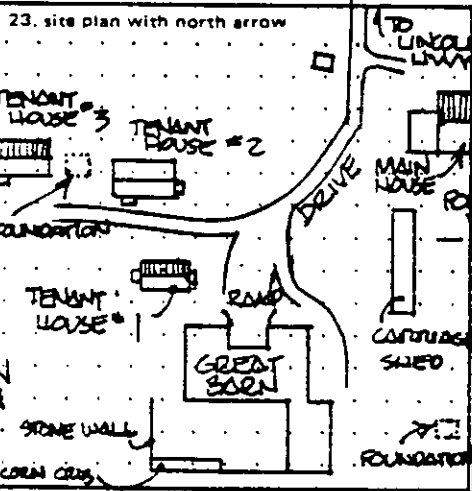
17. contractor or builder

18. primary building mat./construction

Stone

21. condition  
 Above average

22. integrity  
 Above average



24. photo notation

PG: George Chandler  
 PV: northwest elevation  
 PD: 2/1980

25. file/location  
 CCHS, WWHC #09-46, 26A

26. brief description (note unusual features, integrity, etc.)

Arrandale, a magnificent house from the late Federal period, sits at the end of a long, tree-lined lane on the south side of the Lancaster Turnpike. It is the Township's finest example of a 19th century manor house remaining within a large farm complex. The house consists of three sections: a five-bay central block (c.1810); a 2 bay kitchen wing to the west; and a 1 bay library addition (1946). The core is of primary interest for its mature Federal styling. Most notable are its main entrance accented by a semi-circular fanlight and column supported entablature, a dentilled cornice, and punched and grooved frieze. The cornice work of Arrandale bears a remarkable resemblance to that found on certain buildings in nearby Downingtown. Using a four-room, center-hall plan, Arrandale exhibits other features characteristic of the period. The wide center hall contains an archway decorated with punch and groove work and

(continue on back if necessary)

27. history, significance and/or background

Arrandale was built by Hunt Downing circa 1810. Downing was a direct descendant of Thomas Downing (1691-1772) first settler of that prolific family after which the Borough of Downingtown was named. Hunt Downing spent most of his life in East Caln Township and the village of Downingtown, where he ran the Washington Inn (Downingtown Hotel) until 1816 and served as postmaster. He left his Downingtown home and built a farm in West White-

(continue on back if necessary)

28. sources of information

CCHS: W. Whiteland Clipping File-Lands. DEN 5-5-1955,  
 Downing family file, A.R. Reid T.S.#2521, Country Gentle-  
 men Vol.18, 1861 p.41

29. prepared by:

M.L. Wolf  
 Brandywine Cons.

30. date  
 12/1981

revision(s)

(continue on back if necessary)

1. County Chester  
 2. municipality West Whiteland Twp  
 3. street address or specific location 600 W. Lincoln Highway  
 4. survey code 029-09-41-120, 119,  
 121, 122  
 5. present name Arrandale  
 6. other name (historic name if any) Hunt Downing House

#26 cont.

formal open-string staircase with ornamental brackets and fluted wallrail. The formality is extended into each of the first floor rooms through the use of 12 foot ceilings, elaborate fireplace treatments, paneled reveals, fluted architraves with rosette corner blocks, and distinctive "rope" molding. The kitchen wing to the west exhibits plainer features and contains an open cooking fireplace, enclosed bake oven, exposed ceiling joists, and a "back" closet stairway. The core is underlain by a full cellar with a central supporting stone wall. Fireplace supports are rectangular, with the exception of that under the southwest room which is vaulted to support the original cooking fireplace. The kitchen wing has only a partially excavated cellar. On the premises are a stone barn, three tenant houses, a springhouse, and other associated outbuildings. The barn is notable for its extended roof line, which forms sheds on either sides of the centered entrance, and for its vertical ventilators. Like the barn at Colebrook Farm, there is an attached building for stabling and added frame forebay.

#27 cont.

land between 1810 and 1820. After his death in 1834, the farm descended in the Downing family. For many years it was owned by Thomas S. Downing, known to his friends and family as "Valley Tom" to distinguish him from his first cousin, "Bank Tom" of Downingtown. Lucinda Hall Martin purchased the 195-acre farm from the Downing estate in 1926. She attempted to convince her ailing son to take up residency in the country, but with no success. Arrandale stood vacant until 1940, at which time it was acquired and restored by Charles Young, a Vice President of the Pennsylvania Railroad.

Agriculture:

Situated in the heart of the Great Valley on an 11.4 acre tract, Arrandale is representative of the kind of large farm complex for which Chester County in general and the Great Valley in particular, were noted throughout the 19th century. Its location within sight of the Lancaster Turnpike made it highly visible to travelers; in 1861, for example, its "perfectly clean wheatfields" were admired in a series on the "Agriculture of Chester County" featured in Country Gentlemen. Arrandale's handsome compliment of agricultural buildings, including its Great Barn, springhouse, and tenant houses, lend remarkable integrity to the complex.

Architecture:

The late Federal features of Arrandale are notable for their formality and quality of craftsmanship. The house possesses remarkable architectural integrity inside and out. It is related stylistically to John Cuthbert House and the Downingtown Library, and a common builder may be assumed.

EVALUATION

EVALUATOR(S)

West Whiteland Township, Chester County, Pennsylvania  
Multiple Resource Nomination

Survey Code 029-09-41-119,120,121,122  
Arrandale

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Map #46

Summary Statement of Significance:

The Arrandale complex is eligible for listing under criterion C as a well built and well planned Federal house and farm complex in the Great Valley. The house, in particular, is an example of a mature Federal style building. The complex consists of a "Great Barn", three tenant houses, a carriage shed and a number of smaller agricultural buildings.

Verbal Boundary Description:

Beginning at a point in the southern edge of the Lincoln Highway located 2000 feet northeast of the boundary between East Caln Township and West Whiteland Township and 1250 feet northeast of the center of the intersection of Colebrook Road and the Lincoln Highway; thence south 17° east 1125 feet to a point; thence south 71° west 700 feet to a point; thence north 18° west 512.5 feet to a point; thence north 71° east 550 feet to the western edge of a private drive; thence following along the western edge of said drive in a northwesterly direction approximately 600 feet to the intersection of the said drive with the southern edge of the Lincoln Highway; thence in a northeasterly direction following the southern edge of said Highway 175 feet to the place of beginning, containing 10.6 acres.

Additional Photographs:



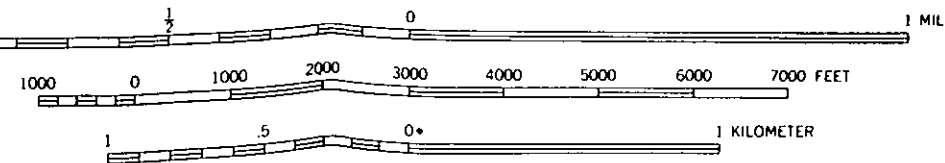
PG: George Chandler  
PV: Northwest View  
PD: February 1980  
Location: CCHS,  
09-46, #27



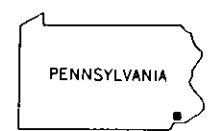
ALTON 3 MI WEST CHESTER 6.5 MI. 41 (UNIONVILLE) 5863 1 NW 42 43 40' 2.3 MI TO U.S. 322 44

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1983 446000m E 45

SCALE 1:24000



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

- ROAD CLASSIFICATION
- Heavy-duty ——— Light-duty - - - - -
  - Medium-duty - - - - - Unimproved dirt = = = = =
  - ( ) Interstate Route ( ) U.S. Route ( ) State Rte

DOWNINGTOWN, PA

40075-A6-TF-024

1956

PHOTOREVISED 1981

DMA 5864 II SW—SERIES

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST