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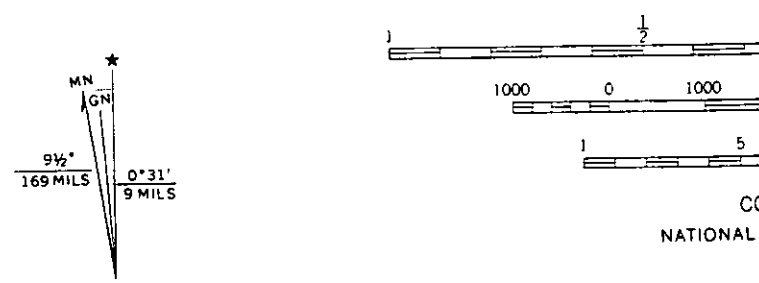
Topography from aerial photographs by stereophotogrammetric methods. Aerial photographs taken 1950. Field check 1953

Polyconic projection. 1927 North American datum
10,000-foot grid based on Pennsylvania coordinate system, south zone

Red tint indicates areas in which only landmark buildings are shown

1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Revisions shown in purple compiled in cooperation with State of Pennsylvania agencies, from aerial photographs taken 1968 and 1973. This information not field checked



*Cootesville Quad
48-1 House at Springdeell
West Marlborough Twp.*

THIS MAP COMPILED FOR SALE BY U.S. GEOLOGICAL SURVEY
A FOLDER DESCRIBING TOPOGRAPHIC MAPS

CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

I. Site Information

Form No. Recorded by Wal Date 1980 ?
 County Region Municipality Site # USGS Quad Street # Street Name Snyder
 UTM West East
 Reference South North

Owner/Contact Heath Phone _____

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

- | | | | |
|---|-------------------------|-------------------|----------------------------|
| <input checked="" type="checkbox"/> Present Use | A. Residence - Non-Farm | G. Industrial | M. Park/Cemetery |
| <input type="checkbox"/> Original Use | B. Residence-Farm | H. Museum | N. Row House |
| | C. Commerical | I. Military | O. End Row House |
| | 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

- 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)
newspaper clipping c. 1901 cets files

Architect/Builder (if known) _____

IV. Historical Significance (if known)

Home of Fitzpatrick notorious Chester County Bandit

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

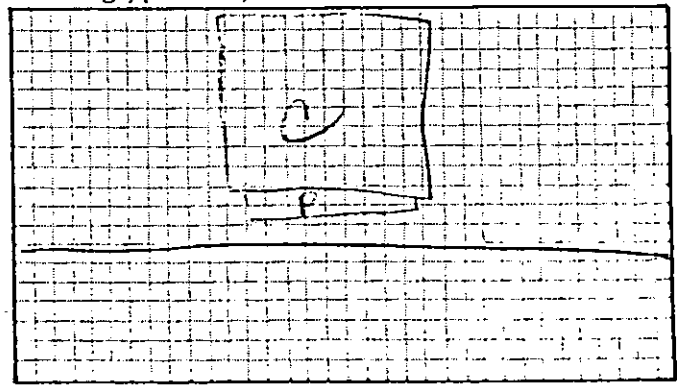
- 1873 Witmar's Farm Atlas
 1883 Breou Farm Atlas
 Sanborn Maps
 Franklin Maps

Additional Maps/Information:

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

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Barn(s) | <input type="checkbox"/> Carriage House |
| <input type="checkbox"/> Springhouse | <input type="checkbox"/> Kiln |
| <input type="checkbox"/> Smokehouse | <input type="checkbox"/> Outhouse |
| <input type="checkbox"/> Ice house | <input type="checkbox"/> Corn Crib |
| <input type="checkbox"/> Root Cellar | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> Shed | <input type="checkbox"/> Windmill |
| <input type="checkbox"/> Stable | <input type="checkbox"/> Tenant house |
| <input type="checkbox"/> 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.





PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM
 OFFICE OF HISTORIC PRESERVATION Box 1026
 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local survey organization

Brandywine Conservancy

8. Property owners name and address

Leona L. Heath
 R.D.5, Box 477
 Coatesville PA 19320

9. tax parcel number / other number

48-3-25

10. U.T.M. zone

18 428151610

11. status (other surveys, lists etc.)

Chester Co. Historic Sites Survey

11. status (other surveys, lists etc.)

44171510

usgs sheet:

Coatesville

12. classification
 site () structure () object ()
 building (x)
 In N.R. district yes () no ()

13. date(s) (how determined)

14. period 1751-99 (04)

15. style, design or folk type

43 Penn Plan

19. original use FARMSTEAD
 050 200P 050300 A

20. present use
 010200 Residence

16. architect or engineer

17. contractor or builder

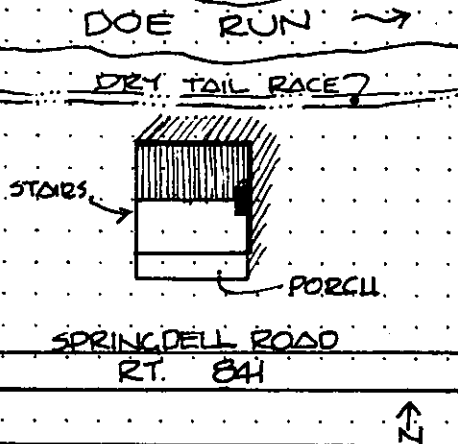
18. primary building mat./construction

02 Stone

21. condition Good

22. integrity Good

23. site plan with north arrow



24. photo notation

PC: Diane Snyder
 PD: 1984
 PV: Southwest elevation

25. file/location
 Brandywine Conservancy

26. brief description (note unusual features, integrity, environment, threats and associated buildings):

The House at Springdell sits alone on a tiny parcel of land in the hamlet known as Springdell. Within walking distance are a few other stone or frame houses, but none apparently as old or as intact as this interesting 18th-century survivor.

The house faces south and sits close to Route 841. To the north is Doe Run, a tributary of the West Brancy Brandywine River. In the back yard is unmistakable evidence of a tail race which once joined Doe Run.

The House at Springdell is nearly a textbook example of an important 18th-century vernacular style -- the Penn Plan. This two-story, double pile, two-bay plan was advocated by William Penn for its economy of materials and suitability for Colonial life. The house was widely built in Penn's original counties, from Philadelphia to Quaker-settled rural areas.

(over)

(continue on back if necessary)

27. history, significance and/or background

While the House at Springdell perhaps is of greatest interest for its architecture, it also has several important historical associations, i.e., with a local grist mill, the village of Springdell or Derbydown, and the notorious outlaw of the Revolutionary period, Sandy Flash.

Until the 1860s, the house was part of a tract of about 84 acres which included

28. sources of information

Chester County Recorder of Deeds; CCHS Clipping File - "Derbydown", "Springdell", etc.; Futhey and Cope, History of Chester (1881), pp.548-549; Pinkowsky, Chester Co. Place Names

(continue on back if necessary)

29. prepared by:

M.L.Wolf

30. date

11/84

revision(s)

1. County
 Chester 029
 5. present name
 House at Springdell

2. municipality
 West Marlborough Twp.

3. street address or specific location
 Route 841

4. survey code

(029-48-1)

MAP 48-1

#26 cont:

This house has all the standard features of 18th century vernacular architecture: thick stone walls, a moderately steep gable roof, plain rectangular openings using pegged frames; and a gable end fireplace. Because it is banked, the house had the additional amenity of a basement cooking area which, although no longer used, has been preserved. Here, there are joists of round logs.

A door on the north wall opens at ground level for access to the basement kitchen, and a small window on the same wall helps to light it. A winder stairway originates in the basement against the west wall and ascends steeply to the attic. The steps are narrow and almost dangerously steep.

The first floor retains its original two-room (front and back) floor plan. The front room had a moderate-size rectangular fireplace and the back room a corner fireplace. Both fireplaces remain but are currently sealed. Old partitions on this floor (as in the rest of the house) are simple vertical board.

The second floor has evidence of two back-to-back corner fireplaces. Both structures are currently sealed.

The house has undergone relatively minimal alteration: 38 years ago water and electricity were added. A small rectangular window was cut into the east wall to light the first-floor kitchen. The roof is now asphalt shingle, and the cornice does not appear to be original, nor does the current porch. Obviously, these are the kinds of changes that occur naturally over time as a house is occupied and used. Fortunately, they also are reversible and have not damaged the basic integrity of the house.

The boundaries for this property are its legal metes and bound description on file at the Chester County Recorder of Deed's office in Deed Book D23, page 265. A copy of page 265 is attached.

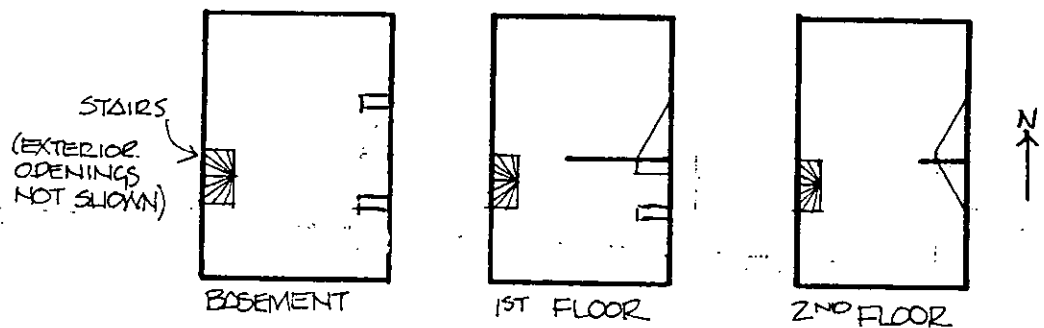
Acres: 1

Areas of Significant
Architecture

Period

~1700-1799

FLOOR PLAN SKETCH



EVALUATION

EVALUATOR(S)

. Continued

merchant and grist mill and three stone houses. In 1861 the mill, then owned by William Passmore, was described as stone, two stories, 24 by 60 feet, and featuring two French burrs and an overshot wheel. There were three houses associated with the mill; each was two stories, stone, and "well finished...and in good order." The house at Springdell corresponds to the third house described in an 1861 notice of sale, which measured 20 by 27 feet. By 1873 the mill had been sold with 11 acres and one of the other three houses to Benjamin Seal. The mill operated into the 1900s, but is no longer standing. The House at Springdell was split off on a smaller tract.

Until the Pomeroy and Newark Railroad went through the West end of Springdell in the late 1860s, the grist mill and, after 1866, a saw mill were the main reasons for the hamlets existence. With the coming of the railroad, a stop was established at Springdell under the name Doe Run Station. The mill became the Doe Run Valley mills rather than Passmore's or Seal's. In the 1880s and into the early 20th century, coal and lumber business was also operated at Springdell. In the 1890s tiny Springdell also got its own post office--Derbydown. According to local historical records, the name of the post office was decided at a town meeting in which no one could agree on a suitable post office name. (Springdell apparently then was the name of another post office, elsewhere.) At one point in the meeting, a hat fell off a table and the name "Derbydown" became the choice of the group. It was accepted by the U.S. Post Office in 1892. A post office operated in Derbydown from 1893 to 1910.

Derbydown or Springdell has since lost its "sense of place." The mill has vanished, several older homes have been destroyed or drastically altered, and a half dozen modest newer homes have been built. The House at Springdell is the one remaining landmark which verifies the fact of early settlement and industry at this location along Doe Run.

The House at Springdell is also associated with Chester County's most notorious outlaw, James Fitzpatrick (otherwise known as Captain Fitz). According to a scholarly account of his life by Joseph J. Lewis, a local lawyer, politician, and historian, published in the History of Chester County in 1881, Fitzpatrick spent his early years in West Marlborough on a farm near Doe Run. When he was old enough to become a soldier, Fitzpatrick joined the Continental Army, but deserted it twice. By the summer of 1777 he was back at the farm in West Marlborough where he was arrested for desertion. Fitzpatrick managed to elude his captors while in his mother's house, gathering clothes. Local historians maintain that the House at Springdell was James Fitzpatrick's mother's house, which was then a tenant house on the Passmore farm. Not long after this, Fitzpatrick joined the British army and marched with General Howe during the Battle of Brandywine. In the winter of 1777-78 he plundered the homes of his former neighbors and prey upon travelers in the Brandywine corridor. Another boy from Doe Run, Mordecai Dougherty, who was brought up by the Nathan Hayes family, accompanied Fitzpatrick. Fitzpatrick was finally caught and hanged by the Continental army in September, 1778.

Architecturally the House at Springdell is a notable example of the Penn Plan, an important 18th-century vernacular style. Unlike most other buildings of this age and type, the House at Springdell has never been enlarged or seriously altered. While it is true there are a number of Penn Plan "cores" in houses in the West Branch Brandywine Scenic River Corridor, the House at Springdell is the only relatively intact survivor from the 18th century. For its integrity and as an example of the Penn Plan style, the House at Springdell is unique and significant.