PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM PHOTO/SITE PLAN SHEET

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

Survey Code/Tax Parcel/Other No.: 070 / 66 00 04747 00 2 Block-Unit #022-038 County: Montgomery

Municipality: Whitpain Township Address: 275 Norristown Road, Blue Bell PA 19422

Historic Name/Other Name: Lone Star Farm

SITE PLAN

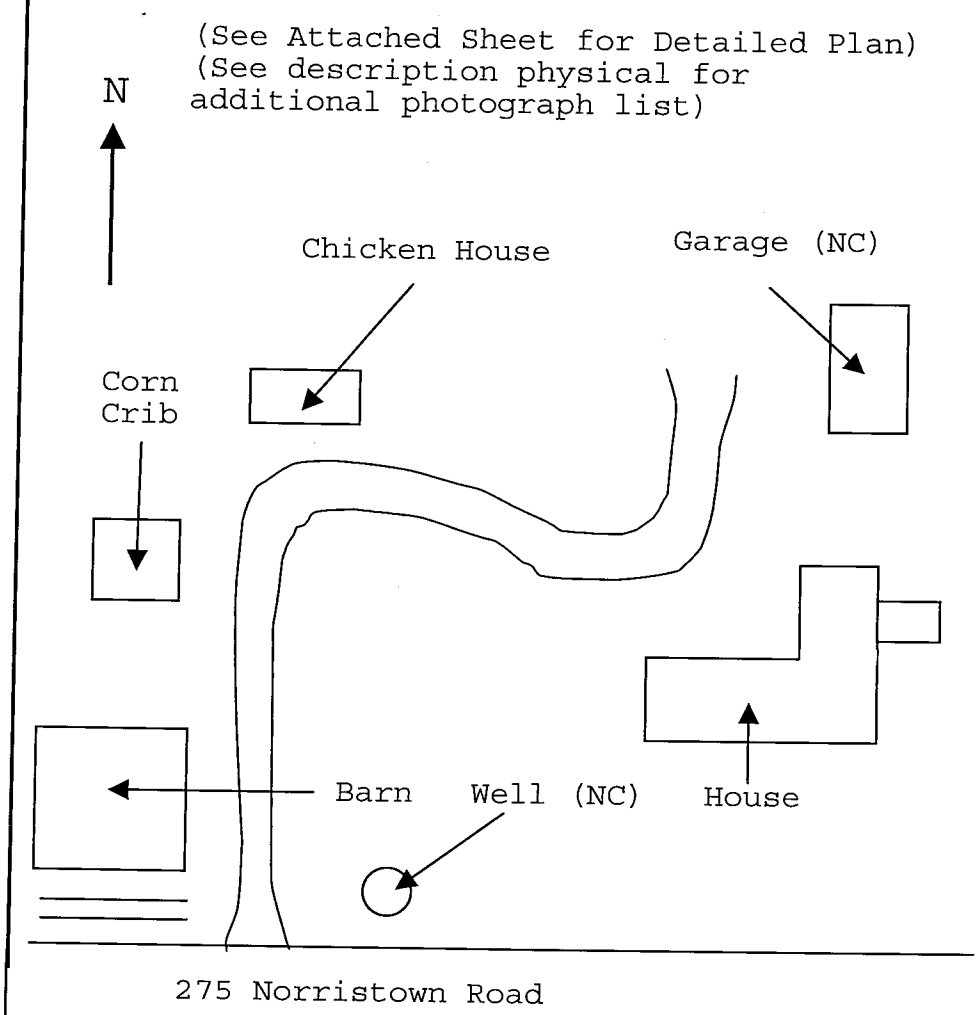
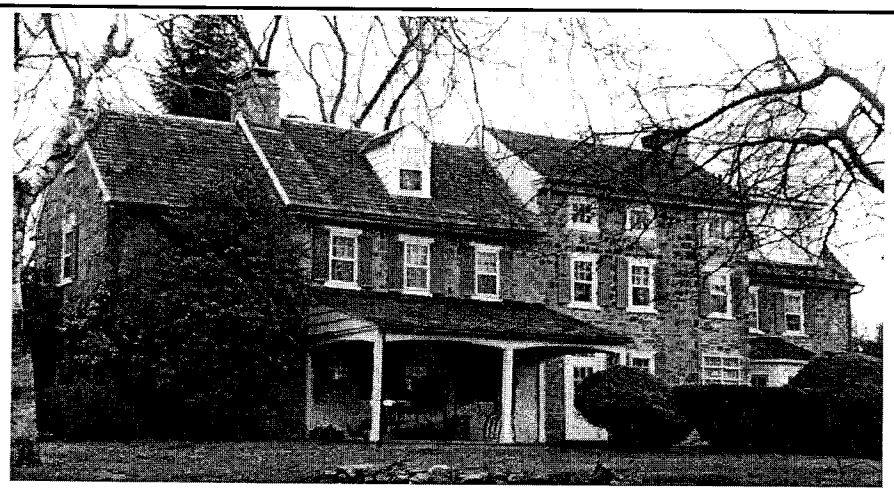


PHOTO INFORMATION



Number	Description of View	Direction of Camera
1	House, west & south (main) façades, core has dormer	N
2	House, west & north (rear) facades, core 2nd from right	SE
3	Garage, west façade (converted to apartment)	NE
4	Barn, north & east facades	SW
5	Barn, south & east facades	NW
6	Chicken House	NW

Photographer Name: Robert Wise Date: 2001

Negative Location: Robert Wise Consulting, Station Square 1, Suite 104, 37 N. Valley Road, Paoli PA 19301

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - DATA SHEET

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION

Survey Code: 070 Tax Parcel/Other No.: 66 00 04747 00 2 Block Unit #022-038
County: 1. Montgomery 091 2. _____
Municipality: 1. Whitpain Township 2. _____
Address: 275 Norristown Road, Blue Bell PA 19422 Historic Name: Lone Star Farm
Other Name:
Owner Name/Address: Matthew A. & Margaret Giuffrida 275 Norristown Road Blue Bell PA 19422
Owner Category: x Private ___ Public-local ___ Public-state ___ Public-federal
Resource Category: x Building ___ District ___ Site ___ Structure ___ Object
Number/Approximate Number of Resources Covered by This Form: 6
USGS Quad: 1. Lansdale 2.
UTM References: A. _____ C.
B. _____ D.

HISTORIC AND CURRENT FUNCTIONS

Historic Function **Category:**	**Subcategory:**	**Code:**
A. DOMESTIC	single dwelling	01A
B AGRICULTURE/SUBSISTENCE	outbuildings	09F
C.		
D.		

Particular Type:
A. DOMESTIC / farmhouse
B. AGRICULTURE/SUBSISTENCE / barn, corncrib, chicken house
C. _____
D. _____

Current Function Category:	**Subcategory:**	**Code:**
A. DOMESTIC	single dwelling	01A
B. NOT IN USE	outbuildings	98
C.		
D.		

PHYSICAL DESCRIPTION

Architectural Classification:
B NO STYLE 01
D. _____

A Federal 21
C. _____
Other: _____

Exterior Materials:
Foundation STONE 40
Walls STONE 40
Other Weatherboard 21

Roof Wood Shingles 22
Walls _____
Other _____

Structural System: 1. MASONRY 20 2. Timber—post and beam 13
Width 9 bays / 75 feet Depth 1 room / 18 feet Stories/Height 2 ½

HISTORICAL INFORMATION

Year Built: ca. 1800 Additions/Alterations Dates: ca. 1930
Basis for Dating: ___ Documentary __x__ Physical
Explain: The date of the house is estimated based upon the massing, materials, and style of the three earliest portions of the house and the likelihood that the core of the house was in place when the barn was constructed in 1826. The rear ell of the house reflects architectural characteristics of the early twentieth century (monitor windows, bay windows, attached garage now converted into a kitchen).

Cultural/Ethnic Affiliation: 1. _____ 2. _____ Associated Individuals: 1. _____ 2.
Associated Events: 1. _____ 2. _____ Architects/Engineers: 1. _____ 2.
Builders: 1. _____ 2.

MAJOR BIBLIOGRAPHICAL REFERENCES

PREVIOUS SURVEY, DETERMINATIONS

Whitpain Township Historic Sites Survey 2000

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: x Yes ___ No Context(s): Agriculture, Architecture
Contributes to Potential District ___ Yes x No District Name/Status:

THREATS

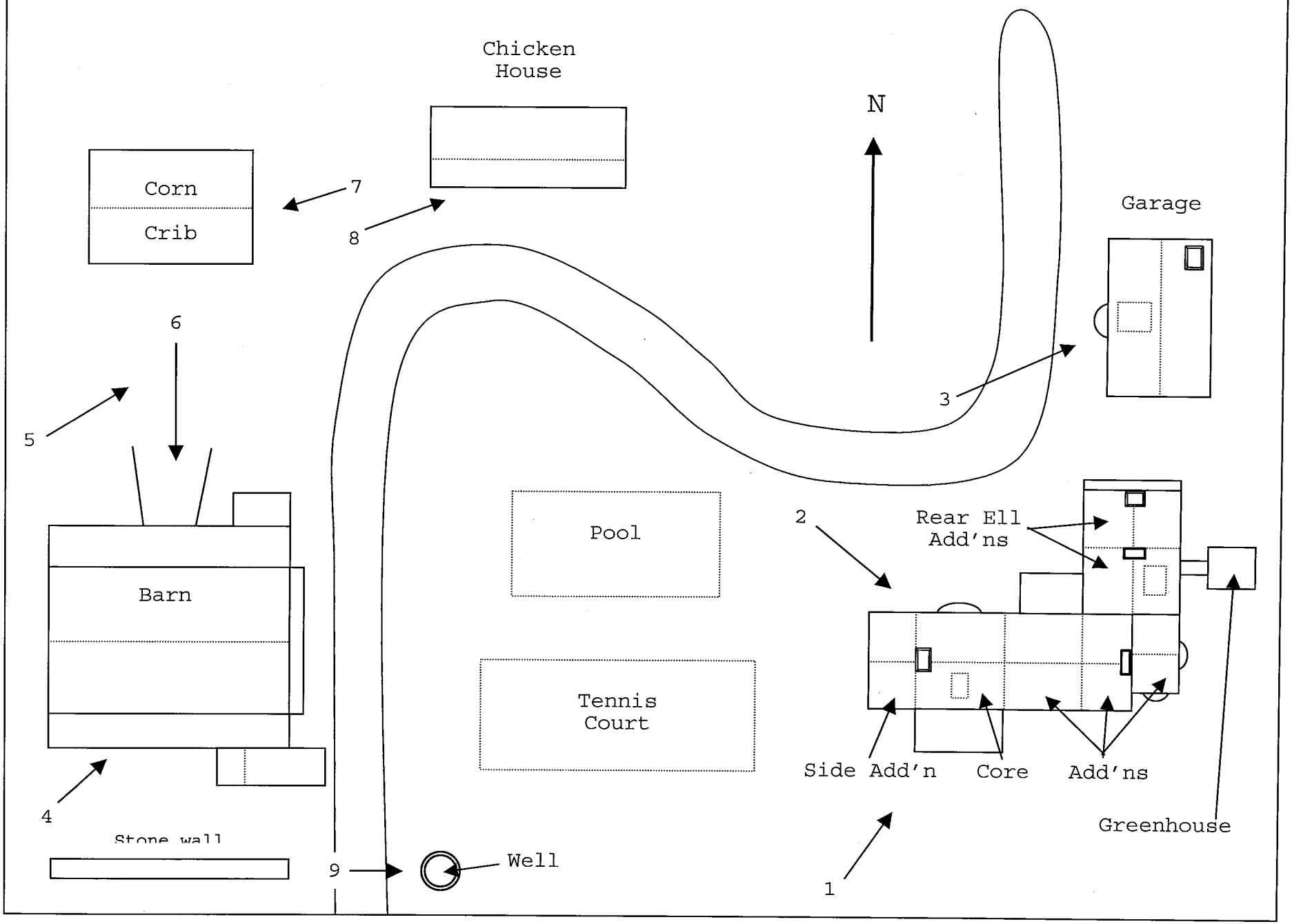
Threats: 2 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other

Explain: The proposed alterations to the Six Points intersection may have an adverse impact upon these historic resources.

SURVEYOR INFORMATION

Surveyor Name/Title: Robert Wise Date: 6/16/2001
Project Name: Whitpain Township Historic Resource Survey
Organization: Robert Wise Consulting/Whitpain Township Telephone: (610) 722-5818
Street and No.: Station Square 1, Suite 104, 37 North Valley Road
City, State: Paoli, Pa Zip Code: 19301
Additional Survey Documentation: Whitpain Township Historic Site Survey 2000 (HRP #070)
Associated Survey Codes: n/a

275 Norristown Road, Whitpain Township, Montgomery Co. (detailed site plan and photo key)



PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM
NARRATIVE SHEET 89C

Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation

Survey Code: 070 Tax Parcel/Other No.: 66 00 04747 00 2 Block-Unit #022-038
County: Montgomery 091 Municipality: Whitpain Township
Address: 275 Norristown Road, Blue Bell PA 19422
Historic/Other Name: Lone Star Farm

PHYSICAL DESCRIPTION:

The Lone Star Farm is located at 275 Norristown Road to the northeast of the Six Points intersection. It occupies a five-acre tract bounded by Narcissa Road to the north, Norristown Road to the south, the Sandy Hill School House property to the west, and a residential subdivision to the east. Large trees and vegetation cover much of the property, including some mature trees lining Pottstown Road. The Lone Star Farm is a locally significant historical property. There are seven architectural resources located on the property, including the additive farmhouse, a converted garage, three associated farm buildings (a barn, a chicken house, and a corn crib), a stonewall (dry laid) along Norristown Road (which served the barn), and a well. The well and garage are noncontributing resources.

The primary architectural resource on the property is the multi-additive Federal-style farmhouse. Twentieth-century additions created an L-shaped footprint. The house was constructed of rubble stone and has a wood shingled roof. The core and first addition constitute the oldest resource on the property.

The core is a two and a half story building constructed of uncoursed stone with a central gabled roof dormer. The end-gabled roof is clad with wood shingles and has a large stone chimney on its western end. A one-story porch resting upon three square columns dominates the façade of the core; this porch consists of a shed-roof with aluminum-sided half-gable walls resting upon square columns. The soffits of the porch roof are slightly arched. The first story of this unit is clad in stucco on the south elevation. The north elevation of the core has no stucco; it has two windows on the upper floor and a large bay window on the ground floor. Windows on the core are six-over-six with shutters.

An addition to the west of the core has transformed the original chimney from an end chimney to an interior chimney. This two-story, one-bay addition is also constructed of uncoursed stone and has a slightly lower roofline than the core. This addition retains the wood shingles on the roof and the window pattern of the core.

On the eastern end of the core is a three-story, three-bay addition with a stone end chimney. This element has clerestory windows on the third floor. [The third bay of this addition appears to have been an addition to the first two bays.] This second addition has a slightly higher roofline than the core and has a molded cornice. There is an enclosed porch on the rear of this addition; this shed-roofed porch covers the two easternmost bays of this addition and is mostly a glazed element.

A third addition onto the eastern gable end of the three story unit is a two-and-a-half story, one-bay element with a projecting bay window and a prominent shed roofed dormer. This addition is somewhat wider than the earlier portions of the house, which contributes to the house's complicated roofline. The

dormer is clad with aluminum siding and has two eight-over-eight lights. The bay window is a three-part window with a hipped roof and paired windows on each of its three sides.

A rear ell extends off the rear of the two-and-a-half story addition. The first element in the ell is a two-and-a-half story, three-bay element with an end chimney. This addition has the same height as the eastern addition, but its ridge does not extend as far as the ridge of the eastern addition, further complicating the roofline. This addition has a large monitor dormer on each side of its wood-shingled end-gabled roof. The walls are still uncoursed stone, and the six-over-six windows with shutters of the earlier portions of the house are retained (except in the dormer, which consists of a large glazed area). There is a greenhouse extension off the eastern side of this ell. An extension to the northern end of the ell has another end chimney and a pent roof on its northern end. This was originally a garage on the end of the ell, but it was converted into a dining area about 1950. When this conversion took place, the former garage door on the north end was replaced with a wall and window system.

A brief visit to the interior of the house found it relatively intact. The interior rooms convey a sense of their history and can easily be associated with the additions visible from the exterior.

Associated Resources:

Barn: The barn is located on the southwestern portion of the property and was erected in 1826 according to the datestone. A stone wall separates the barn from Norristown Road. This barn consists of a large stone core with a forebay on each side with a lower roof slope to form a star-shaped profile. The core of the barn is a large two-story section with a stone chimney at the eastern end. The roof is clad with asphalt shingles, including a pent roof on the eastern end of the barn (attesting to its later use as a social club). The core of the barn has two windows on each floor and an attic door; windows on the eastern end wall have shutters. A door located on the eastern wall of the barn is situated between the two windows.

The northern forebay addition is a large one-story enclosure of the former cross-gabled bridge. This addition has a stone side wall with an enormous frame doubled door at the top of the former bridge. The end walls of this northern forebay have clapboards on the eastern end and board and batten on the western end; there are large double doors on the lower level on both ends. In addition, there is a room off the northeastern side of the barn which appears to be a mostly underground room accessed from the interior of the barn; it has a shed roof. The southern forebay addition is a large frame element with a stone foundation reaching along the ends to the corner. This forebay is clad with board and batten and has a series of windows arranged asymmetrically (all these windows are six-over-six double hung). This southern forebay has a large overhang which shades the stucco-clad interior walls. There is a cross-gabled room on the southeastern corner of the barn which has a wood-shingled roof and a skylight. This addition has board and batten siding and a six-over-six window on each side.

Chicken House: This frame building (c. 1900) is located northeast of the barn. It is a one-story, six-bay building an end gabled roof clad with tar paper. The walls have vertical wood siding. The building has a saltbox-like profile resulting from the ridge being placed off center. Doubled entry doors are located on the gable ends of the building; the gable ends are inset to provide a porch-like area. Windows on the Chicken House are six-over-six double hung.

Corn Crib: The corn crib (c. 1900) is located to the west of the chicken house and north of the barn. It is a double corn crib with a large central passageway. Its walls are clad with vertical wood siding. The building has a metal front-gabled roof and a similar profile to many corn cribs: the walls angle outward to give the building a greater volume as it rises. Entry doors are located at the end of each of the side elements. This shape of this corncrib makes it quite rare.

Garage (noncontributing): Associated with this house is a detached garage which has been converted into a small residence. This one-and-a-half story, three-bay building (c. 1930) has an end-gabled roof and a prominent dormer. The roof is clad with asphalt shingles and has a chimney on its northeastern corner. The dormer is a large gabled roof dormer with two six-over-six lights; its walls are clad with aluminum siding (as are the walls in the gables). The ground floor of the house has stone walls; the three large garage bays have been enclosed. The first and third bays now have large windows consisting of twenty panes each. The center bay has a large three-part bay window with a hipped roof.

Well: A well is located to the east of the barn. This is a small object consisting of a round stone wall and a frame roof supported by two wood posts which have four braces. This resource is noncontributing because of the newer roof structure.

Stone wall: A stone wall lines Norristown Road about twenty feet away from the side wall of the barn. This wall is four feet high and two feet thick and is longer than the length of the barn. The stone is dressed but is dry-laid, meaning that it was not laid with mortar. In addition, it does not connect with the barn and thus differs from the standard pattern of Pennsylvania barns. The wall may be a twentieth-century element from a now demolished building.

Although the owners have made some changes on the Lone Star Farm, the farm has not lost its integrity. The agricultural setting of the farm is still quite evident in the barn, corncrib, and chicken house. Modifications to the barn have altered its integrity somewhat, but the latter two maintain their integrity. Farming operations ceased on the property in the early twentieth century, and the field to the east of the farm was subdivided. However, the cluster of farm buildings is intact along the long S-shaped driveway. During the 1990s the detached garage was converted into a small house. A hedge along both Narcissa and Norristown Roads encloses the farm and helps to produce the agricultural setting of a collection of resources along a long winding driveway anchored by the farmhouse.

Additional Photograph:

7. Corncrib, east façade, facing W

HISTORICAL NARRATIVE – LONE STAR FARM

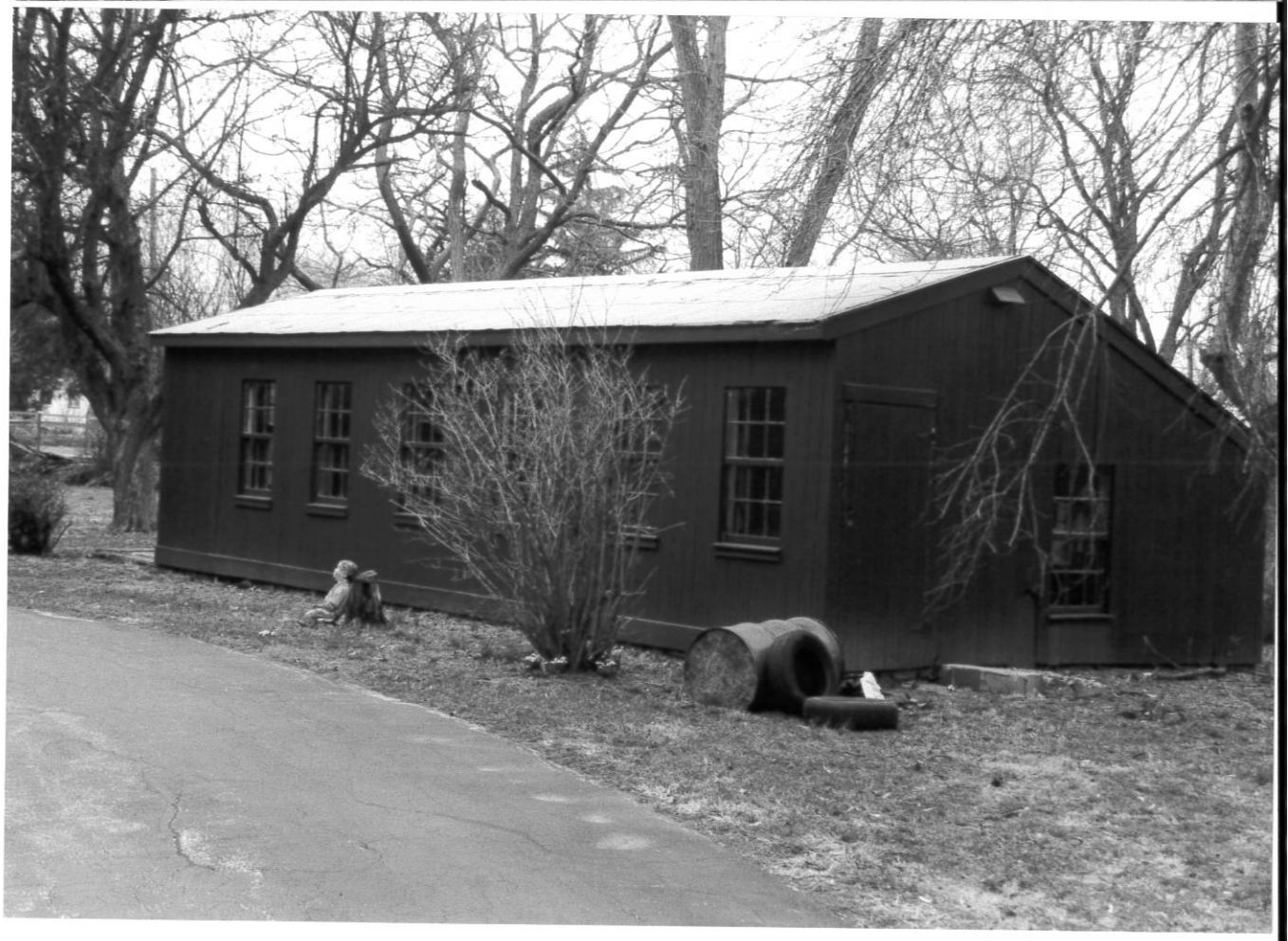
The Lone Star Farm is significant under the National Register Criteria A and C. The farm consists of an intact set of agricultural resources and illustrates the broad patterns of agricultural developments in Montgomery County. Intact resources are the farmhouse, a barn, a chicken house, a corncrib, and a well. There is also a noncontributing garage north of the house and a stone wall lining Norristown Road. Today the property's resources convey a 19th century agricultural feeling, despite the fact that it remains on just five acres. The size and workmanship of the farmhouse and barn demonstrate the changes of use (mainly from farm to manor) in the early twentieth century.

The core of the house dates to the mid-to-late 18th century, but its exact construction date has not been determined. It is known that Jacob Weber left the farm to his daughter Susan (Weber) Deaves at his death through his will, dated 1825. By 1832 the Deaves family had the title to the property. Weber never filed a deed for the farm, although he may have inherited it. The core exhibits characteristics of the eighteenth century with its large chimney and its massing and materials. The additions immediately to the east and west of the core were undoubtedly in place by 1832; the western addition has architectural characteristics of the late eighteenth century, and the eastern addition has characteristics of the first decades of the nineteenth century. The barn was built soon after Jacob Weber gave the farm to his daughter (1826 datestone). The farm passed down through the Deaves family until 1859 when it became the property of Jacob Berkhimer, a landowner of several area parcels. The Berkhimer family sold its interest in the farm in 1910, and the Oat family owned it until 1932. Walter B. McKinney purchased the farm in 1933, and his family owned it until 1968. The current owners purchased the property in 1976.

During the early-to-mid twentieth century, the farm saw many changes as it was converted into a gentleman's farm. The most visible change to the house was the addition of the rear ell and garage extension (c. 1930). This Colonial Revival style addition reflects the prevailing architectural currents of its day, with the monitor dormer and bay windows. The garage seems to date from this time as well. Other alterations to the landscape of the farm were the construction of the swimming pool and tennis court; these two sports facilities are located next to each other across the driveway from the barn and do not detract from the agricultural integrity of the farm.

The interior of the barn was also greatly altered during the early twentieth century when it became an entertainment facility for the Philadelphia families who lived nearby. During the 1940s and 1950s, bands with headline names performed in the barn.

ADDITIONAL INFORMATION – LONE STAR FARM PAGE 2

DEED RESEARCH

1. Jacob Weber left the farm to his daughter Susan (Weber) Deaves in his will, dated 9-22-1825. Although he gave an adjoining parcel to Susan's sister Margaret (Weber) Williams, the Williams family sold this parcel to the Deaves family in 1832 (Montgomery County Deed Book [MCDB] page 88).
2. Susan (Weber) Deaves left the farm to her children at her death; she died intestate and the children did not divide the property.
3. The children of Susan Deaves sold the farm to Henry W. Bonsall of Norristown on 6-8-1859 (MCDB 116:88).
4. Henry W. and Catharine Bonsall of Norristown sold the farm to Jacob Berkhimer on 6-9-1859 for $4767.26 (MCDB 116:92—93).
5. Jacob Berkhimer died intestate on 3/20/1888, and his property was transferred to his six children (MCDB 639:151).
6. The last surviving child of Jacob Berkhimer (Charles) sold the farm to Luther M. Weaver of Philadelphia on 9-15-1910 (MCDB 639:151).
7. Luther M. and Gertrude S. Weaver of Philadelphia sold the farm after owning it only one day (9-16-1910) to I. Frank Oat of Philadelphia (MCDB 829:242—244).
8. I. Frank Oat died on 10-1-1917 and left his property to his siblings (MCDB 513:132).
9. The Oat family sold the farm on 8-2-1929 to Ward T. and Laura J. Perry for $31,750 (MCDB 1083:296—298).
10. Ward T. and Laura J. Perry sold part of their farm to the North Wales Building and Loan Association on 11-19-1932 for $1 (MCDB 1158:169).
11. The North Wales Building and Loan Association sold its property to Walter B. and Mary M. McKinney of Philadelphia on 4-20-1933 for $20,000 (MCDB 1158:191).
12. Walter B. and Mary M. McKinney of Philadelphia sold the farm to William L. and Ruth McK. Balderston on 7-30-1959 for $45,000 (MCDB 2987:582).
13. William L. and Ruth McK. Balderston sold part of their property to Sara K. McKinney, widow, on 7-1-1966 for $65,000 (MCDB 3433:710—712).
14. Sara A. McKinney, widow, sold her property to John G. and Susan W. Hendrickson on 8-29-1968 for $65,000 (MCDB 3524:747).
15. John G. and Susan W. Hendrickson sold their property to Matthew and Margaret Giuffrida on 4-29-1976 for $140,000 (MCDB 4103:25).