

Key # 862230

ER# 2014-0935-042

Floor Plan (Item 35)

See page 11 of the Instructions for more information regarding the floor plan. Provide a floor plan for the primary buildings, showing all additions. Label rooms and note important features. Note the date of additions. Include a North arrow and a scale bar (note if scale is approximate) or indicate width/depth dimensions. This sheet may be used to sketch a floor plan or another map/plan may be substituted.

Interiors not accessible for this study

Physical Description and Integrity (Item 38)

Provide a current description of the overall setting, landscape, and resources of the property. See page 13 of the Instructions for detailed directions. Continue on additional sheets as needed. Suggested outline for organizing this section:

- Introduction [summarize the property, stating type(s) of resource(s) and function(s)]
- Setting [describe geographic location, streetscapes, natural/man-made landscape features, signage, etc.]
- Exterior materials, style, and features [describe the exterior of main buildings/resources]
- Interior materials, style, and features [describe the interior of main buildings/resources]
- Outbuildings/Landscape [describe briefly additional outbuildings/landscape features found on property, substitute Building Complex Form if preferred; See Instructions, page 18]
- Boundaries [explain how/why boundaries chosen, such as historic legal parcel, visual natural features such as tree lines, alley separating modern construction, etc.]
- Integrity [summarize changes to the property and assess how the changes impact its ability to convey significance]

INTRODUCTION

Setting and Location

The Conestoga Township Rural Historic District is a highly-intact, historic rural community located within the southwestern area of Lancaster County, Pennsylvania. Conestoga Township itself is bounded by the following municipalities:

On the west, Conestoga Township is bound by Manor Township along a natural, meandering border formed by the Conestoga River. Along the northeast, Conestoga Township is bordered by Pequea Township following a straight diagonal boundary line north to south from the Conestoga River, to a juncture with the Pequea Creek. From the border, Conestoga Township follows the natural meandering course of Pequea Creek, to the due southwest adjacent to Martic Township. At the point where the Pequea Creek enters the Susquehanna River, the boundary of Conestoga Township crosses the Susquehanna River in a straight line, fully across the river to the shoreline of York County. Then Conestoga Township's boundary heads due northwest along this shoreline to a parallel point due southwest of the mouth of the Conestoga River, as it enters the Susquehanna River. Here, the boundary line heads in a straight line across the river, due northeast to the mouth of the Conestoga River at the Village of Safe Harbor.

Conestoga Township today is comprised of 16.4 square miles total, or 10,496 acres; this is inclusive of the islands within the Susquehanna River and combined land and water surfaces. Within this 16.4 square miles is located the Conestoga Township Rural Historic District, (refer to enclosed Conestoga Township Rural Historic District map). The Conestoga Township Rural Historic District comprises 100% of Conestoga Township. This translates to a total acreage of 10,496 acres.

Geologic Framework that Supports the Rural Historic Agricultural Community

The Conestoga Township Rural Historic District is underlain by alternating bands of the Conestoga Formation of limestone rock, Antietam Formation, Harpers Formation and Wissahickon Formation rock. The alternating bands are the reason for the more hilly surface within Conestoga Township, but are still within the "Lancaster Plain" region. This thick underlying mantle of bedrock is covered by some of the most fertile soils within Lancaster County, Pennsylvania, and in the United States as well.

Soils within the Conestoga Township Rural Historic District

Since the times of William Penn, in the late 17th century, the high fertility of the soils within parts of Lancaster and specific to Conestoga Township were perceived and understood. The great capacity of the soils within Conestoga Township are generally described by the United States Department of Agriculture, Soil Conservation Service as being of the:

Physical Description and Integrity (Item 38 continued)

Conestoga-Chester-Glenelg Soil Series, which are nearly level to very steep, well-drained soils on broad ridgetops and side slopes formed in residuum from mica schist, granitized schist, quartzit and gneiss; and the:

Letort-Pequea-Conestoga Soil Series, which are nearly level to very steep, well-drained soils on ridges, side slopes and foot slopes formed in residuum from graphitic and micaceous limestone and schist.

The Letort-Pequea Conestoga Soil Series is approximately 50% of the land surface within the Conestoga Township Rural Historic District.

The Conestoga-Chester-Glenelg Soil Series is the secondary soil series in the Conestoga Township Rural Historic District. This soil series comprises approximately 50% of the land surface within the Conestoga Township Rural Historic District.

Both of these soil series are defined as "Prime Farmland," of which nationwide, such high-quality farmland is limited. Prime Farmland is...

... land that is best suited to producing food, forage, fiber and oilseed crops. It has the soil quality, growing season, and eater supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime Farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment.¹

The potentially eligible Manor Township Rural Historic District (being submitted to PHMC for review and comment under separate cover) lies within the physiographic region of the Lancaster Plain, which is comprised of similar prime farmland as within Lancaster County.

The overwhelming majority of the Conestoga Township Rural Historic District is comprised of single-family farms in a high state of cultivation and farm management. Within this rural historic district area, approximately 75% of the land surface area is zoned solely for agricultural purposes. This agricultural zoning is comprised of two types, these being **Ag Zoning** or **Ag Security Areas** within Conestoga Township's land use and zoning ordinances. In addition, approximately 20% is zoned for Rural Conservation, with a remaining 5% being zoned for either Village Mixed Use or Village Residential, which involves the lineal axis of the Village of Conestoga Centre. Importantly, at present in 2016, 1,486 acres of farmland within the Conestoga Township Rural Historic District are legally committed as "Preserved Farms" within the Lancaster County Farmland Trust. This involves, at present, 27 operating farms within the Conestoga Township Rural Historic District. This is a high level of Preserved-Farm acreage for a municipality within Lancaster County. This level and number of individual Preserved Farms is one of the leading reasons for the historic rural cultural landscape integrity of the Conestoga Township Rural Historic District, along with the substantial commitment to local municipality zoning for agriculture and rural conservation.

The Conestoga Township Rural Historic District also contains the rural historic hamlets and villages of varied 18th- and 19th-century origins that include the following: Village of Conestoga Centre, Village of Safe Harbor and the varied hamlets of Rockhill, Slackwater, Shenks Ferry and Colemanville. These villages and hamlets often retain numerous historic residential buildings, rural context commercial buildings, school houses, rural craft buildings, taverns and/or churches or meeting houses of varied faiths, and rural industry structures.

Physical Description and Integrity (Item 38 continued)

A study of historic maps suggests that many of the farms and their farmstead building complexes, meeting houses, churches, schools, grist mills, taverns, homes, and stores and business buildings in a village context still survive. The historic network of rural roads survives today almost totally unaltered and with a high number of individual Family Burial Grounds.

Within the Conestoga Township Rural Historic District, there are limited and specific areas of intensive post World War II suburban-style, single-family subdivision development. Less than 10% of the total acreage of land surface within the Conestoga Township Rural Historic District is involved with this intensive suburban subdivision development, which is less than 50 years of age and therefore does not meet the age threshold set by the NRHP. This entails about approximately 1,049 acres of land.

The current system of rural roads within the Conestoga Township Rural Historic District appears to remain almost totally intact, as evidenced by historic maps from 1860. This includes a subsystem of individual farm lanes leading towards individual farmstead building complexes.

Physical Description of the Conestoga Township Rural Historic District**Prologue**

During the latter phase of the Historic Resource Survey for the proposed Atlantic Sunrise Pipeline Project, it became more apparent that the three potentially eligible single-family farms within the Area of Potential Effect (APE) were only a part of a much larger historic rural district, the Conestoga Township Rural Historic District. However, given that the boundaries of the district have the potential to extend far beyond the project area and therefore, outside the scope of the project, only those properties that fall within the APE and for which access was provided were surveyed and incorporated into this HRSF. An alternate approach to describe this large rural historic district is provided based on initial general field survey work conducted, careful study of high quality aerial maps, (both historic and current), and varied public domain municipal plans, studies and published works.

What follows is a presentation of those historic resources existing today that were studied within the Conestoga Township Rural Historic District and within the APE for the project. This begins with the individual physical descriptions of the three single-family farmsteads located within the APE and for which the Pennsylvania State Historic Preservation Office (PASHPO) has previously requested full HRSF be completed in their review letter dated January 22, 2015. Full individual HRSFs were submitted for BHP Key No. 101543 and BHP Key No. 862141 for your review on March 23, 2016 and on April 12, 2016, PASHPO issued a response letter concurring with URS/AECOM's recommendation that these properties were individually eligible for listing in the NRHP, but declining to comment on the effects assessment since they are part of a larger historic district, the Conestoga Township Rural Historic District

The following three single-family farms and farmsteads provide a material culture profile as to the diversity and historic integrity typical for the varied farms and farmsteads that exist in Conestoga Township today, and within the Conestoga Township Rural Historic District, as located within the APE. All three are contributing resources to the district and include:

BHP Key No. 101543: Benedict and Anna Eschelman Farm, 322 River Corner Road, Conestoga Township
BHP Key No. 862141: John and Elizabeth Warfel Farm, 324 Conestoga Boulevard, Conestoga Township
BHP Key No. 862145: John and Deborah Swanson Farm, 500 River Corner Road, Conestoga Township

Physical Description and Integrity (Item 38 continued)**BHP Key No. 101543: the Benedict and Anna Eschleman Farm (c. 1759)**

The Benedict and Anna Eschleman Farm is a single-family farmstead located east of River Corner Road in Conestoga Township, Pennsylvania. This historic farmstead was once a 600-acre tract of land granted in 1727 as a part of the second settlement wave of persecuted Mennonites from Switzerland. The present farmstead rests on a rise of land situated near a year-round spring of water; it is situated on the fertile soils of the Letort-Pequea-Conestoga soil series, and in part on the Manor-Chester-Glenelg soil series. This historic farmstead is set within the "River Hills" landscape, which is a recognized, very distinct and scenic, rolling and dissected upland topography. The present acreage of the farm is now only 70 acres and is comprised of varied cropland, pasture land and scattered woodlands.

The cropland is tilled in a Contour Plowing manner to conserve soil from erosion, following the land's natural contours. The setting of this farm, and many others, fits into this fusion of theology, heartfelt beliefs, and rural ecologic management, which together have produced the popular view that Lancaster County is the Garden Spot of America.

Today, the farmstead building complex includes ten buildings and three structures. This farmstead is laid out in an intact Linear Mid-Atlantic Farm Plan that is adapted to the site's sloping contours, a sophisticated passive energy design based within the vernacular landscape design practices amongst the Pennsylvania Germans.

INTRODUCTION AND SETTING

The Benedict and Anna Eschleman Farm is a single-family farm located east of River Corner Road in Conestoga Township, Pennsylvania. This historic farm was once a 600-acre tract of land granted in 1727 as a part of the second settlement wave of persecuted Mennonites from Switzerland. The present farmstead rests on a rise of land situated near a year-round spring of water; it is situated on the fertile soils of the Letort-Pequea-Conestoga soil series, and in part on the Manor-Chester-Glenelg soil series. This historic farmstead is set within the "River Hills" landscape, which is a recognized, very distinct and scenic, rolling and dissected upland topography. These "River Hills" are a natural and cultural landscape setting recognized by the Pennsylvania Department of Environmental Resources, Bureau of Topographic and Geological Survey. The present acreage of the farm is now only 70 acres and is comprised of varied cropland, pasture land and scattered woodlands.

The cropland is tilled in a contour plowing manner to conserve soil from erosion, following the land's natural contours. These Contour-Plowed fields are themselves a historic cultural landscape feature. Contour Plowing was introduced and rapidly adopted as a tilling method since the 1930s in Lancaster County. This successful soil conservation method of tilling was led by the USDA Soil Conservation Service and aligned with the religious values of this area's farming community and its longstanding willingness to adopt best practices. Farmers of the Conestoga and Pequea area, in the 1940s, have been recorded to state: "To Aaron, the soil was a 'God-given gift' [that] we should strive to keep...the best way we can." With the new way of contouring, "washouts and gutters are a thing of the past."²

The tie between the religious beliefs of the farmers and their stewardship of natural resources is exhibited in this cultural landscape setting. This is further represented thus: "a Farmer Levi Brubaker felt that 'religion' had protected the Lancaster County fields that had been tilled now for two centuries. It was 'written into church doctrine,' he said, 'that no roughage, hay, straw or stover [fodder] shall ever be sold off a farm.' Rather, it was to be 'returned to the land that grew it.' Jesus' words, 'Whosoever hath, to him shall be given,

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and he shall have more abundance; but whosoever hath not, from him shall be taken away,' were 'true of the soil, too.'"³ The setting of this farm, and many others, fits into this fusion of theology, heartfelt beliefs, and rural ecologic management, which together have produced the popular view that Lancaster County is the Garden Spot of America.

Today, the farmstead building complex includes ten buildings and three structures. The buildings include the Main Dwelling House (circa 1759), Summer Kitchen, Chicken Coop, Smoke House, Tobacco Barn, Pennsylvania German Bank Barn, Stable, Implement Shed, Double Corn Crib and Wagon Shed and Milk House and early-19th-century Burying Ground. The structures are two Vertical Silos (and one modern Pole Barn). This farmstead is laid out in an intact Linear Mid-Atlantic Farm Plan that is adapted to the site's sloping contours. The prime historic buildings, Main Dwelling, Bank Barn, Stables and Tobacco Barn are oriented to the southern solar exposure. This building siting was deliberate, in order to create a maximum warmer solar exposure during cold weather. Further, the farmstead buildings are sited on a gentle slope to protect it from the prevalent adverse storms that can come in from the northeast. This Farm Plan is a sophisticated passive energy design based within the vernacular landscape design practices amongst the Pennsylvania Germans.

Property History of the Benedict and Anna Eschleman Farm

The Benedict and Anna Eschleman Farm was established by Benedict and Anna Eschleman, originally from Seine, Switzerland, in 1759. Although courthouse deed research was only available back to 1809, the datestone that is located above the main entrance on the southern façade provides the date for the Main Dwelling, which is 1759. According to *History of Our Meeting House*, Benedict Eschleman donated one acre of his land to the first River Corner Meeting House for the Mennonite community⁴. According to the deed research, in 1849, the land was sold to John Harnish by Christian Warfel. The deed references that Christian Warfel had acquired the land from Amos Harnish, father of John Harnish, in 1809⁵. Amos Harnish and his wife, Amanda E., sold the property to Franklin Warfel in November of 1917, with reference in the deed that the land was part of the Christian Warfel tract in 1889. Franklin Warfel sold the 58 acres to Harry Warfel in 1915 with Harry Warfel again selling the property to Dora E. and Charles Welkman in 1944. Charles Welkman and his wife farmed the 58-acre tract until March 7, 1946, when they conveyed the property through deed to Luke C. and Florence A. Ryan. The Ryan's only possessed the tract for a short time, selling to Elam G. Hollinger and Kathryn, his wife, in 1948. Elam and Kathryn Hollinger sold the property in 1951 to Martin Lefever, who sold it to John B. Wiker in 1962. On April 30, 1965, the most recent deed reference located within the Lancaster County Recorder of Deeds Office indicates that John B. Wiker and Frances S., his wife, sold the land to themselves. The period of significance is 1759 through 1960.

This historic property has recently been well-studied by Cynthia Falk, historian, involving the history and material culture of the Benedict and Anna Eschleman Farmhouse and its Plantation, in the 18th century. The following direct quotes from Ms. Falk's work, "Architecture and Artifacts of the Pennsylvania Germans: Constructing Identity in Early America," highlights the following:

Benedict Eschleman's possessions at the time of his death, like his family's house, illustrate a conflation of gentility, prosperity, and religious devotion. He owned "1 Clothes Press" and "1 Larch [large] Bible," both valued at £3, as well as clothing worth £25, "the House Clock" valued at £18, and a "Cyder Press & Mill" and "Still," each worth £10. During Benedict's lifetime, he purchased hundreds of acres of land and built multiple two-story stone houses, presumably as future residences for his children and their families. At the time of his death, he left each of his three sons significant holdings in land and buildings, and his five

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daughters each received £800. For Eshleman, being a Mennonite did not mean forsaking valuable textiles or the furniture in which to store them, a two-story stone house, or the equipment to process and enjoy the fruit of his agricultural labor. Subsequent Mennonite owners of the 1759 Benedict and Anna Eshleman house, including the Eshlemans' son David (who occupied the building even before his father's death) and Mathias Miller, likewise found the dwelling suitable to both their physical and spiritual needs. By the time Miller's ownership, if not before, the house was part of a multifaceted landscape of affluence.

Of specific interest are the two datestones, circa 1759, located on the second floor of the south elevation of the Main Dwelling of the Benedict and Anna Eschleman Farm. Ms. Falk goes on to describe these important examples of 18th-century folk architectural carving and how these manifest the material and social context(s) of this historic property:

The Eshlemans prominently labeled the house as their own with a date stone located on the façade of the building marked, "BENEDICT / ESCHLEMAN UND / SEINE HAUSFRAU / ANNA HABEN DE / SES HAUS GEBAU / ANNO 1759" (Benedict Eshleman and his wife Anna have built this house 1759). A second, equally visible date stone read, "WO GOTT / _UM HAUSZ / _CHT GIBT SEING / _ST SO ARBEIT / _DERMAN UM= / SONST 1759." The latter saying appears to be a variation of Psalm 127:1a, "Except the Lord build the house, they labor in vain that build it."

By embellishing the building with both of these inscribed stones, Mennonites Benedict and Anna Eshleman exhibited both their role and their divine Creator's role in erecting their new house. Rather than viewing the monumental building s being at odds with their Anabaptist faith, they saw the two as complementary. This is further evidenced by the fact that the Eshlemans, like so many elite Lutheran and Reformed church members, donated land adjacent to their grand house to their Mennonite meeting for the construction of a meetinghouse and burial ground in 1773. According to a history of the congregation, the new worship space was referred to as the Eshleman Meetinghouse in recognition of its prominent benefactor.

Main Dwelling House (circa 1759)

The Main Dwelling House is an important example of an early, Colonial – Georgian Vernacular House Type for the Mid-Atlantic Region. This historic dwelling must also be viewed within its ethnic material cultural context. This dwelling is not just an example of the Colonial-Georgian Style; the Benedict and Anna Eschleman House is also an important example of how Germanic and Swiss-origin settlers were quickly adopting the then-popular modes of architectural styling of the dominant Anglo-English material culture by these economically-elite families. This historic house retains many physical elements that represent this dynamic cultural process of the exchange of ideas and means of cultural expression. Such details are the evidence of interior folk art painting, the Germanic datestones, and its Stove, or "Stübe," Room being fused into a Georgian Vernacular-Style in architectural form, design, and detailing. Surviving in an unrestored condition, the Benedict and Anna Eschleman Main Dwelling of 1759 is an exceptional material cultural artifact of the complex evolution of folk house building for not only Pennsylvania, but equally on a national material cultural scale.

This single-family farmhouse dwelling is of dressed and random stone masonry, with exterior walls 2 ½ stories in height, five bays long by three bays wide. The masonry on the south elevation is comprised of rough dressed ashlar shaped stone, while the remaining elevations are all of random course masonry. The

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major portion of this exterior masonry still retains its original slaked lime pointing. The exterior retains, at its eave level, an exceptionally rare survival of an original Pre-Revolutionary Period Plaster – Cove – Cornice, (for 18th-century Pennsylvania Vernacular Architecture). At the first-floor level, there was once an encircling Pent Eave, on all elevations. Parts of this Pent Eave have been reinstalled on the East and North elevations. All of the external, original 18th-century window and door frames still survive.

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Two datestone medallions are located under the roof eave of the south elevation. One is between the second and third window, and one is between the third and fourth windows on the second story. The medallions are written in German and dated 1759. These two datestones are amongst the finest surviving examples of Pennsylvania German architectural decorative carving. This decorative carving is noteworthy for its Late Germanic/Baroque Vernacular Style Semi-Circular Floral Garland and adjacent Tulips. The side-gable roof is covered with wood shake shingles. There are two interior, brick chimneys that rise from the east and one west of center on ridgeline of the roof. During the on-site inspection, access to the 1st and 2nd floor interiors was not provided. However, the arrangement of the exterior windows and doors indicates that the circa-1759 Benedict and Anna Eschleman Main Dwelling House is a Center Hall – Double Pile interior floor plan. The main entrance is centered and consists of a wood, four-panel door. A single transom is located above the main door. Steps to the main entrance are no longer extant. The windows are twelve-over-twelve wood sashes on the first story and twelve-over-eight wood sashes on the second story.

There are two arched openings in the basement level. One was secured with a wood cover and one was an exterior entrance to the basement. A partial basement is located in the southeastern portion of the building. Wood steps lead down from the first floor in the interior of the house through a brick enclosure.

The rear (north) elevation is a four-bay configuration with a door, window, door, and window openings from east to west. The pent roof that covers the length of the first story has gable-hood above the eastern window opening. A single bell hangs under the gable-hood. The entrance doors are panel, wood doors with divided lights in the upper portion of the door. Wood screen doors cover the panel doors and a divided, three-light transom is over each rear door. The windows in the first story of the north elevation are twelve-over-twelve wood sashes with one two-over-two wood sash. All the windows on the second story, north elevation are twelve-over-eight wood sashes.

Although access to the interiors of the first and second floors and attic of the Main Dwelling was not provided during this field survey, prior investigations have been done and are reported. A field research team comprised of Sally McMurry, Diane Wenger, Kijirsten Gustavson, Eric Kernfield and Cynthia Falk have together carefully examined the full interior, and the following quote is a synthesis of this activity, (source: Cynthia Falk, "Architecture and Artifacts of the Pennsylvania Germans: Constructing Identity in Early America):

The surviving two-story stone house, which was built by the Eshlemans in 1759 and owned by Mathias Miller in 1798, exemplifies the degree to which elite Mennonites in Conestoga Township embraced the move to grand closed-plan dwellings. The building, which measures more than 35 by 45 feet and was therefore the largest house in Conestoga Township in 1798, had a pent roof on all four sides and a plaster cove cornice. The façade was constructed of squared blocks of stone laid in even courses. It had five bays which were not quite symmetrically spaced, and a central front door leading to a center passage.... The first-floor rooms to the west of the passage included a kitchen to the rear and a stove room with a built-in corner cupboard to the front. The rooms to the opposite side of the passage were both heated by corner fireplaces. Below, a large vaulted cellar provided storage space under the kitchen and stove room. On the east side of the house, a separate cellar space existed under the front room.

This field investigation carefully examined the interior and further developed a reconstruction of the first floor at the time it was built in 1759.

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The northwest first floor room was larger and served as a kitchen. This Kitchen Room still retains its original shallow arched cooking fireplace. At this location, the team found exposed evidence of architectural folk art painting, comprised of black paint with white spots, on the face of the fireplace surround. The southwest first floor room was a Stübe / Stove Room. This room still retains the original 1759, solid-panel, corner cupboard. Much of the original first floor, circa 1759, wood trim doors, etc., still survives. On the second floor, this team found the original 1759 interiors still intact.

This team further carefully examined the Barrel-Vaulted Cellar and found the following:

The cellar under the kitchen and stove room of the Eshleman house provided a large, cool storage area for provisions. It was accessed from the exterior at the front of the house and was lit by small windows with iron bars to keep out human and animal intruders. A staircase at the rear of the cellar provided a way to get to the first floor of the house without going outside.

This Main Dwelling House is in fair condition and retains a significant level of historic integrity. The Benedict and Anna Eshleman House is a noted and studied prime example of mid 18th-century rural Pennsylvania German Vernacular architecture.

Summer Kitchen (Mid 19th Century)

A one-story, frame Summer Kitchen is located at the north east corner of the Main Dwelling. This building faces west and is two bays wide. A single, wood panel door has a fixed four-light window in the upper portion of the door. North of the entry door is a six-over-six wood window. The building is covered with horizontal weather-board and rests on a stone basement and foundation. A wood, double cellar door protrudes from the west elevation under the single window. The front-gable roof is covered with asphalt shingles with an interior brick chimney located in the eastern portion of the ridgeline of the roof. The eastern façade of the building has two six-over-six wood sashes. The southern elevation shows an exposed stone basement with a single door entry in the eastern portion and a fixed, two-light window in the western portion of this elevation. The windows on the ground level are six-over-six wood. Two original open range stoves remain in the basement portion of the Summer Kitchen. The doors on the ovens indicate they were locally made by "F. Earl Landis Foundry, Lancaster Co., PA."

The Summer Kitchen appears to be in fair condition and retains a high level of historic integrity.

Smoke House (Mid 19th Century)

A one-story, brick Smoke House is located to the east of the main dwelling and south of the Summer Kitchen. The building has a single door entry located on its western elevation. The door is composed of vertical wood boards and retains its original hinges. The door handle is a single metal latch. The pyramidal roof is covered with slate shingles. A square, wooden vent is located at the peak of the roof line and a wide roof eave hangs over the main entrance on the west elevation. The foundation of the Smoke House is stone and the interior of the Smoke House has a wood plank floor.

The Smoke House is in excellent condition and retains a high level of historic integrity.

Physical Description and Integrity (Item 38 continued)**Chicken Coop (Latter 19th Century)**

A one-story lean-to Chicken Coop is located north of the Main Dwelling and Summer Kitchen. The Chicken Coop has a single wood door in the southeast portion of the southern elevation. The windows on the west elevation are fixed, twelve-light sashes. The north and east elevation are void of windows. The building rests on a stone foundation. The shed roof is covered with asphalt shingles.

The Chicken Coop is in fair condition, retains a high level of historic integrity, and is a relatively early surviving example of a specialized Chicken Coop.

Stables (circa 1880s)

Stables are located to the west of the Main Dwelling and adjacent to the driveway. This one story, end-gable structure rests on a stone foundation. Concrete has been added to portions of the foundation over time. The double, wood entry doors face west with stall doors located in the southern elevation. A single wood door is located in the end-gable elevation under the roof eave. The north elevation includes a single, wood entry near the west corner. The roof is covered with slate.

The Stables are in poor condition but still retain a moderate level of historic integrity.

Tobacco Barn (1870s)

The Tobacco Barn is centrally located north of the Main Dwelling and east of the Bank Barn and indicates a type referred to as a "Lancaster County Tobacco Barn." These barns are visually and spatially an integral part of the farmstead. They are near the house and main barn, often are painted to match other barns and face south⁶. This three-story Tobacco Barn has a stone foundation and basement level that is seven bays long. The southern elevation features a wood, double door entry that is located in the western portion of the basement, followed by two six-over-six wood windows. Further east are two single-entry openings separated by six-over-six wood sashes. The basement elevation ends with one six-over-six wood window. The upper stories of the southern elevation have three types of openings for air-drying the tobacco. All the vents are wood, vertical boards and open as single doors, hinged from the top and the side. The gambrel roof is covered with standing seam metal.

The east elevation has a stone foundation and is covered with wood, vertical boards. Four six-over-six wood windows are located in the basement portion of the building. Vertical and horizontal vents are located in the upper stories and are composed of wood. The northern elevation is banked with double-leaf, wood doors for equipment as well as to aid in air-drying the tobacco.

This Tobacco Barn is in excellent condition and retains a high level of historic integrity.

Bank Barn (Pre Civil War, Possibly 1820s)

No interior access to this well-preserved Classic Sweitzer (Bank) Barn was provided, so more exact dating of its age could not be fully discerned. However, by its outlook, this Barn appears to date from the Pre-Civil War decades of the 19th century. The upper mass of the heavy wooden frame of this Bank Barn rests in upon one-story, ground level course masonry walls set into a sloping bank. This siting creates an easy ramp access to the main interior threshing floor on the north elevation. On the south elevation, this slope creates an open condition for the extended Forebay, which denotes this barn's Classic Sweitzer Bank Barn type. This extended Forebay provided protection from adverse weather at the varied livestock entries, still intact.

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It is likely that this Barn's Bent configuration of hewn and sawn timbers framing is comprised of a Germanic Liegender Stuhl roof truss with Truncated Principal Rafter and Braced Collar Beam(s). A distinct feature of this Barn is its Double-Outshed Rear Extensions Bent configuration on its (rear) north elevation. These Double – Outsheds – flank a central, extended gable roof-enclosed entry on the barn ramp to the threshing floor. This feature is termed a Ramp Shed. The overall mass of this Classic Sweitzer Bank Barn is comprised of over 4 Barn bays in length, by 2 Barn Bays in depth.

At some point in the early 20th century, this Barn appears to have been significantly converted to hang, dry, and season harvested tobacco leaves. This use still continues into today. The addition of three wooden ventilators at the peak of the roof was completed to aid in the curing process. Ancillary to this Barn is a circular glazed ceramic block silo on its northeasterly elevation. This silo appears to have been built in the Post-World War I decades of the early 20th century. Also ancillary to this Bank Barn is a one-story cinder block sanitary Milk House of mid-20th-century construction. This simple building is covered by a sloped deck asphalt roof and is located adjacent to the Bank Barn at its southeast corner.

The whole exterior of the Bank Barn is sheathed in vertical, sawn barn clapboards in excellent condition. An ancillary feature of this Barn is the well-preserved, low, course masonry barnyard-enclosure wall. This wall is situated well due south of the Barn and provides direct evidence of a once-large livestock yard for cattle and horses.

This Bank Barn is in excellent condition and retains a high level of historic integrity.

Pole Barn (circa 1970)

A one-story Pole Barn is located to the north of the domestic structures. The building opens to the east, with the remaining three sides covered with metal panels. The roof is covered with standing seam metal, and decorative roof vents are located in the ridge line of the side-gable roof. Five wood posts support the eastern elevation of the building to allow equipment to enter the structure.

This structure is in good condition.

Implement Shed (circa 1990)

A single-story, end-gable Implement Shed is located south of the Main Dwelling House on the eastern side of the driveway. The building is covered with wood, vertical board. The roof is covered with standing seam metal. The foundation appears to be a concrete slab. Double-leaf, wood doors are located on the western elevation. The structure is also used for tobacco storage.

The building is in excellent condition.

Double Corn Crib (Latter 19th Century)

Located west of the Tobacco Barn and north of the Bank Barn is a one-story Double Corn Crib that opens on the south elevation. The building is covered with horizontal, wood slats. The front-gable above the southern entrance is covered with vertical wood boards. The front-gable roof is covered with standing seam metal. The corn crib rests on a stone foundation.

The building appears to be in excellent condition.

Single Freestanding Silo (circa 1970s)

Physical Description and Integrity (Item 38 continued)

A single, round metal mesh Silo is located north of the Bank Barn and west of the Corn Crib. The structure has a metal, conical roof. The foundation was not visible.

This Silo is in good condition.

Milk House (mid-20th century)

This is a one-story, square in shape, cinder block building that served as a sanitary Milk House for dairy operations. It is fitted with a sloped deck roof and with a vertical board and batten wooden door on the south elevation, flanked by a narrow horizontal, two-pane metal casement window. On its elevation are two similar metal casement windows, all set immediately beneath a broad wooden board fascia. On its rear (north) elevation is a singular similar metal casement window. This Milk House is located immediately adjacent to the southeast corner of the Bank Barn. Presently it is vacant and used for storage, since the farm has not current dairy operation(s).

This Milk House is in good condition.

Burying Ground (1797-1850)

Located north of the domestic and agricultural buildings is a small family cemetery that dates from the ca. 1797-1850 period. It contains two confirmed headstones and two associated footstones, along with one unmarked probable headstone. Previous examinations of the cemetery (Ellis and Evans 1883, Martin and Martin 2003) suggest that there may be about 20 human burials in the cemetery dating from the 1797-1850 period, although this has not been confirmed. Based on census records, Conrad Habel, likely the Conrad Hebbel documented on one headstone, lived in the township at least in the 1800-1850 period. No information can be found about Anna Hewel, named on the other grave marker; according to the grave marker, she died in 1827. Based on genealogical information, she was Anna Hebbel (1759-1827), the wife of Conrad Hebbel. These two headstones minimally date the cemetery to ca. 1827-1850, although Ellis and Evans (1883:743) give an initial visible headstone date (observed at that time) of 1797. Two additional headstones were observed in the cemetery by Martin and Martin (2003).

The Benedict and Anna Eschleman Farm has retained the setting and location of its early 18th-century through 19th-century farmstead complex on River Corner Road. The Main Dwelling House and outbuildings still retain the design, materials and workmanship that illustrate the German influence that was brought to America by this area's early settlers. This farm has retained the feeling and association with the spatial relationship of domestic versus agricultural buildings at a high level of historic integrity.

BHP Key No. 862141: John and Elizabeth Warfel Farm (c. 1856)

The John and Elizabeth Warfel Farm is located at 325 Conestoga Boulevard in Conestoga Township, Lancaster County, Pennsylvania. This historic farmstead is situated within the River Hills, a recognized geological feature of Pennsylvania of very distinct and scenic rolling and dissected upland topography. The farm is sited at a bend in the Conestoga River on a small rise, south of Conestoga Boulevard. It encompasses approximately 102 acres of crop land and wood lots on both the north and south sides of Conestoga Boulevard. This single-family farm is located on the fertile Manor-Chester-Glenelg Soil Series. This farmstead is laid out in a Linear Mid-Atlantic Farm Plan adapted to its steep slope site. This area of Lancaster County is characterized by gently rolling topography and contour plowed fields separated by wood lots. The Main Dwelling and all but one outbuilding are located on the south side of Conestoga Boulevard. The farmstead is surrounded by mature trees. This farm includes a Main Dwelling, a Bank Barn with an attached Poultry House and Implement Shed, a Gable Entry Barn, Roadside Stand, two Sheds and a modern Prefabricated Shed. A very recent Bank Barn, located on the southern portion of the farm, was constructed in 2014 according to the Lancaster County deed records.

INTRODUCTION AND SETTING

The John and Elizabeth Warfel Farm is located at 325 Conestoga Boulevard in Conestoga Township, Lancaster County, Pennsylvania. This historic farm is situated within the River Hills, a recognized geological feature of Pennsylvania of very distinct and scenic rolling and dissected upland topography. The farm is sited at a bend in the Conestoga River on a small rise, south of Conestoga Boulevard. It encompasses approximately 102 acres of crop land and wood lots on both the north and south sides of Conestoga Boulevard. This single-family farm is located on the fertile Manor-Chester-Glenelg Soil Series. This farmstead is laid out in a Linear Mid-Atlantic Farm Plan adapted to its steep slope site. This area of Lancaster County is characterized by gently rolling topography and contour plowed fields separated by wood lots. The Main Dwelling and all but one outbuilding are located on the south side of Conestoga Boulevard. The farmstead is surrounded by mature trees. The farm includes a Main Dwelling, a Bank Barn with an attached Poultry House and Implement Shed, a Gable Entry Barn, Roadside Stand, two Sheds and a modern Prefabricated Shed. A very recent Bank Barn, located on the southern portion of the farm, was constructed in 2014 according to the Lancaster County deed records.

Main Dwelling (1856)

The Main Dwelling of the John and Elizabeth Warfel Farm is a two- and one-half-story, side-gable, four-bay long by three-bay wide, brick house of the Late Federal Vernacular – Pennsylvania Farm House Type. Dr. Henry Glassie has defined this particular house type as a Pennsylvania Farm House Type, which reflects an earlier Georgian aesthetic. This vernacular house type is a very prevalent form and arrangement for Pennsylvania German-origin families throughout the 19th and very early 20th centuries. The architectural detailing of this Main Dwelling House is of the Late Federal Vernacular Style. The brick is laid in a six-course American bond. A marble datestone is laid into the brick on the second story that reads, “Built by John B. & Elizabeth Warfel. A.D. 1856.” The foundation is stone with an exposed stone basement level. The side-gable roof is covered with slate. An interior brick chimney pierces the roof at the northern gable. The wrap-around porch on the first story of the east, north and south elevations is covered by a shed roof and is supported by four spindle post with decorative brackets. Railings with square, wood balustrades are connected between the posts. The shed roof is covered with slate. The porch is supported over the basement level by five wood posts that rest on a full-length concrete pad.

Physical Description and Integrity (Item 38 continued)

The basement level is symmetrical with the first and second stories fenestration pattern. The windows of the basement story are six-over-six, double-hung replacement sashes. The windows on the first and second stories of the east elevation are one-over-one, double-hung replacement sashes with stone lintels. The door openings in the basement level are single, wood, panel doors covered with wood, screen doors. The first story doors are wood, panel doors with a single pane in the upper portion of the door. Each door on the first story has a single light transom.

The south elevation is two-rooms deep with one-over-one double-hung replacement sashes on all stories. The porch on the east elevation wraps around the structure on the south elevation for access to the main entry doors on the east elevation. The porch is covered by a shed roof and supported by wood spindles that have railings and balustrades similar to the east elevation. The second story porch is also supported over the basement level by wood posts resting on a concrete pad. The wrap-around porch is covered with slate.

The south (side) elevation is two rooms deep with one-over-one double-hung replacement sashes on all stories. The north (side) elevation is similar to the south elevation with one-over-one double-hung replacement sashes on all stories but includes two stars between the windows of the first and second story to assist with stabilizing the house. A metal coal chute is located in the northwestern portion of the stone basement.

A frame addition to the west (rear) elevation was under construction at the time of the survey. The addition is one story in height with a shed roof. This wood-frame addition is set on a stone and concrete block foundation. A sliding sash window is located on the first story of the north elevation. The basement-level features a single-light window opening and a single-leaf paneled wood door with upper divided lights. The interiors and west (rear) elevation were not accessible at the time of survey.

This Main Dwelling is in good condition and retains a moderate level of historic integrity.

Bank Barn (1856)

A stone Bank Barn is located east of the Main Dwelling on a rise off of the south side of Conestoga Boulevard. Access to this mid-19th-century Bank Barn was very limited. However, from its exterior, this part-stone masonry and part heavy hewn and sawn timber frame barn appears to be a well-preserved example of a Standard Pennsylvania (Bank) Barn. It is most likely that it's now-enclosed Forebay was once open, then being enclosed when an extensive Poultry House was added on the Barn's east elevation. Although the bent configuration of the timber frame could not be seen, it is likely similar to other period Standard Pennsylvania Barns of this region. The Barn is two and a half stories in height. The side gable roof is covered with standing seam metal. The barn has a stone masonry first story and covered with vertical board on the second story. There is an off-set door opening on the first story of the western elevation. A second story door is centered above two metal louvered vents. Located on the northern elevation are two Dutch door openings made of vertical board.

An Implement Shed (circa 1940s) was added to the Bank Barn over the berm on the south elevation. This shed is covered with vertical boards, and the roof is covered with standing seam metal. The foundation material was not visible.

Physical Description and Integrity (Item 38 continued)

The Bank Barn is further extended to the east by a two-story, front-gabled Poultry House (circa 1900). This frame building is covered with vertical boards, rests on a concrete foundation, and the roof is covered with standing seam metal. The northern elevation of the addition has eight, fixed six-light wood sashes that are hinged on the side of the opening. Entry to this addition is on the east elevation, front gable by an offset, single-leaf wood door. A single, twelve-light, fixed window is centered under the gable of the roof. Situated well due-south of this barn is a very well-preserved low masonry stone barnyard wall.

This Bank Barn is in good condition; its level of historic integrity is high.

Gable Entry Barn, possible Tobacco Barn (circa 1935)

A Gable Entry Barn constructed in 1935 is located on the north side of Conestoga Boulevard and adjacent to the contour plowed fields. This two-story building has a front-gable roof. The roof is covered with standing seam metal and there are seven conical vents attached to the ridge line. An exterior concrete block chimney is located on the northern elevation. The south elevation, basement-level has a single, wood entry door on the westernmost bay. There are four, six-over-six wood sashes with stone sills east of the entry door opening. The second story is covered with vertical board and there are vertical door openings for ventilation on the north and south elevations. Entry to the building is by an earthen berm located on the east and west elevation. The door openings hold double wood doors that are connected to the building by an exterior railing system.

This Gable Entry Barn, possible Tobacco Barn is in good condition; its level of historic integrity is high.

Roadside Stand (circa 1940-50)

A one-story, shed roof structure is located at the intersection of Conestoga Blvd. and the driveway. The frame structure is covered with board and batten. The roof is covered with standing seam metal and the foundation material was not visible. The west elevation has a three foot counter in a framed center opening. Wood shelves are attached to the frame adjacent to the opening. The shed roof extends over the counter and is supported by wood posts. The northern elevation has a single, double-hung one-over-one replacement sash. The southern and eastern elevations were not accessible during the survey.

This Roadside Stand is in good condition, and examples of such—and of this age—to survive today are rare for this area.

Shed (a), possible Pump House (circa 1900-1920)

Located south of the Roadside Stand is a frame structure on a raised stone foundation. The structure is clad in vertical wooden siding. The shed has a pyramidal roof and is covered with standing seam metal. The north elevation has a centered opening. The east elevation has a single-leaf door. The west elevation is void of any openings. The south elevation was not accessible. Access to the interior of this interesting outbuilding was not permitted, however it appears to be a possible Well Pump House.

This structure is in moderate condition, and retains historic integrity.

Shed (b) (circa 1940)

A one-story, front-gabled shed is located east of the Main Dwelling. The roof is covered with standing seam metal. The wood-frame structure is set on a concrete foundation. This structure has one door opening in the north elevation. The opening holds an off-center, single, wood-leaf door. The south, east, and west elevations were not accessible during the survey.

Physical Description and Integrity (Item 38 continued)

This structure is in poor condition, and is losing its historic integrity due to decay.

Bank Barn (circa 2014)

A non-historic Bank Barn is located south of the historic outbuildings. This two-story building has a concrete first story and the second story is covered with vertical board. The side-gable roof is covered with standing seam metal. The east elevation has a forebay. In the southernmost bay is a door opening that has fixed-pane sliding widows on each side. Centered under the side gable is a window opening without a sash. The south elevation has three window openings on the second story. The openings hold a six-over-six wood sash centered above two, fixed-pane, sliding window sashes. This recently constructed Barn is banked on the west elevation and has two double door entries. One opening holds a wood door attached to the exterior by a sliding rail system and two double-leaf wood doors attached at the side by hinges. This building was not accessible during field survey.

Smoke House (circa 2000)

A non-historic front gable Smoke House is located south of the Main Dwelling. The structure is covered with corrugated metal. The roof is covered with standing seam metal. The centered door opening on the south elevation is covered with corrugated metal.

This Smoke House is in good condition.

Prefabricated Building (circa 2000)

A non-historic, one-story, frame prefabricated building is located south of the Smoke House. The gambrel roof structure is covered with vertical board. The roof is covered with asphalt shingles. The foundation material was not visible.

This structure is in good condition.

Physical Description and Integrity (Item 38 continued)**BHP Key No. 862145: John and Deborah Swanson Farm, (ca. 1910)**

The John and Deborah Swanson Farm is located off of River Corner Road in Conestoga, Lancaster County, Pennsylvania. This 12-acre farm is located adjacent to the River Corner Mennonite Church and cemetery. Although the area is generally used for agricultural purposes, there are two residential developments in the vicinity. The area has gently rolling hills and several mature wood lots. Cultivated fields are sited between River Corner Road and the farmstead. This farm includes a Main Dwelling, Bank Barn and Shed.

Introduction and Setting

The John and Deborah Swanson Farm is located off of River Corner Road in Conestoga, Lancaster County, Pennsylvania. The 12-acre farm is located adjacent to the River Corner Mennonite Church and cemetery. Although the area is generally used for agricultural purposes, there are two residential developments in the vicinity. The area has gently rolling hills and several mature wood lots. Cultivated fields are sited between River Corner Road and the farmstead. The farm includes a dwelling, Bank Barn and shed.

Main Dwelling (c. 1860s)

The Main Dwelling is a two-and-one-half story, frame, Vernacular structure. The house is six bays in width. The house may have originally been built as a Pennsylvania, "four-over-four" dwelling. The four-over-four has two centered entrance doors flanked by a window on each side in the first story with four openings in the second story. Thereby creating "four over four" fenestration patterns. A side-gable roof clad in wood shake covers the house. The roof has raked cornices with decorative cornice returns. The foundation is stone and brick. The roof is pierced by an interior end chimney near the eastern elevation. A modern exterior end brick chimney runs the length of the eastern elevation. A shed roof covers the first story of the façade (south elevation) of the main block of the house and is clad in wood shakes. The roof is supported by four chamfered wood posts. The two entrance doors on the main block of the house hold wood panel doors with a single-light fixed in the upper half. The doors feature single-light transoms. The windows on the first story that flanked the doors hold six-over-one metal replacement sashes. The four evenly spaced window openings on the second story hold six-over-one metal replacement sashes.

An ell is attached to the west elevation and completes the front bays of the elevation. The west portion of the south elevation features a two-story, inset porch along the three western bays. The inset porch has simple squared chamfered posts. The main entry is sited within the first story inset porch. The entrance is composed of a single-leaf door and transom centrally placed within the inset porch. Single window openings with six-over-six sashes flank the entrance. A stair is centrally placed at the inset porch providing access to the porch and dwelling. A non-historic, one-story porch extends from the eastern bays of the façade. The porch is set on a brick foundation clad in stone. The porch has a shed roof clad in wood shake. Squared chamfered posts support the porch roof.

A single-leaf entrance was installed to provide access from this porch. Fenestration on the façade consists of regularly spaced single window openings holding a combination of six-over-six and one-over-one vinyl replacement sashes. A single-leaf entrance is also located on the second story within the inset porch. The entrance features a transom above the door opening. All window and door openings have molded wood surrounds.

An opening is centered in the basement-level of the main block of the house and under the ell first story porch. The area under the porches was not accessible during the field survey.

Physical Description and Integrity (Item 38 continued)

The east (side) elevation features symmetrical fenestration on both the first and second stories as well as in the gable end. The first story window openings hold six-over-one vinyl replacement sashes. The second story window openings hold a one-over-one and six-over-one vinyl replacement sashes. The two attic-level window openings hold six-over-one wood sashes that appear to be original.

The second story of the west elevation holds one window opening in the second story. The opening holds a six-over-one metal replacement sash. The two attic-level window openings hold six-over-one wood sashes that appear to be original.

The north (rear) elevation of the dwelling has a substantial ell addition obscuring much of the main block's original configuration. Regularly spaced single window openings are visible on the main block's rear elevation on either side of the addition. Window openings hold replacement sashes.

The two-story ell addition is wood-frame construction. The foundation is not visible. The gable roof is covered in wood shake, and roofline is pierced by an interior end brick chimney at the north. The east elevation features four regularly spaced fenestrations in the first and second stories. All window openings have flat wood surrounds with arched lintels and hold six-over-one vinyl replacement sashes. A single-leaf door opening is located on the west elevation. The entrance is composed of a paneled wood door with lights and a transom. A pent roof runs the length of the west elevation. The west (side) elevation has no window openings on the first or second stories of the main block of the house. The attic-level holds two crescent shapes vents under the gable ends. All window openings on the side elevations have molded wood surrounds.

The dwelling is in good condition.

Bank Barn (c. 1890s)

A two-story Pennsylvania Bank Barn is located west of the Main Dwelling. The first story is stone and the second story is clad in vertical boards. The barn has a side gable roof clad in standing-seam metal. The foundation is not visible. The barn has a full forebay on the southern elevation that is punctuated with three Dutch doors. A window opening is centered on the second story of the south elevation but contains no sash.

The east elevation of the barn features a window opening in the gable end. The opening holds a six-over-six wood-sash window. The west elevation is devoid of fenestration.

The north (rear) elevation of the barn has a single window opening with no sash in the westernmost bay. Double-leaf sliding wood doors set in an exterior track provides access to the barn on this elevation.

A shed-roof addition is located on the northern elevation at the easternmost bay. The addition has double-leaf, hinged doors on the western elevation. The addition features no other fenestration. A small half-story projection is located on the rear elevation of this addition. The projection is constructed of wood and has a gable roof.

A one-story, wood-frame garage is attached to the east elevation of the Bank Barn. The garage is clad with vertical boards. A shed roof clad in standing-seam metal covers the garage. The foundation is not visible. Double-leaf wood doors are located on the south elevation.

The Bank Barn is in good condition.

Physical Description and Integrity (Item 38 continued)**Shed (c1920)**

A one-story, two-bay, shed located west of the Bank Barn. The wood-frame shed is clad with vertical boards. The foundation material is not visible. A side-gable roof clad in standing-seam metal covers the shed. The building has a single-leaf, wood door and a six-light, fixed window on the eastern elevation. The southern elevation has a six-light, fixed window under the roof eave. An entry is located on the west elevation of the shed; the entry holds no door but provides access to the interior of the shed.

The shed is in good condition.