

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hutchinson Farm

and/or common N/A

2. Location

street & number Round Hill Road at Pennsylvania Route 51 N/A not for publication

city, town Elizabeth Township N/A vicinity of

state Pennsylvania code 042 county Allegheny code 003

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. John R. Kosko

street & number Round Hill Road, R.D. #3

city, town Elizabeth N/A vicinity of state Pennsylvania 15037

5. Location of Legal Description

courthouse, registry of deeds, etc. Allegheny County Office Building

street & number Ross Street

city, town Pittsburgh state Pennsylvania

6. Representation in Existing Surveys

title Allegheny County Survey has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Pennsylvania Historical and Museum Commission

city, town Harrisburg state Pennsylvania

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date N/A

Describe the present and original (if known) physical appearance

The Hutchinson Farm is a well-preserved Allegheny County farm in a pastoral setting in Elizabeth Township. The farm includes a Victorian farmhouse with good integrity dating to the 1860s; a contemporaneous smokehouse; an underground springhouse probably dating to the late nineteenth century; and a dairy barn dating to the 1930s. The buildings are set back from Round Hill Road to the south on gradually rising ground, with fields beyond to the north. To the east, fields separate this farm from the adjacent Van Kirk Farm. Round Hill Road forms the Hutchinson Farm's southern boundary; more fields lie beyond the road to the south. Pennsylvania Route 51, a busy four-lane highway that crosses the township, forms the western boundary of the site, though it is virtually invisible from the farm itself. The topography is such that the farm sits in a sort of hollow, with a view of the surrounding fields and a Victorian church sited on the hill to the east. The view looking towards the farm from a distance is similarly pastoral.

The two-story brick farmhouse is of vernacular Victorian design, five by two bays, with a two room deep center hall plan. Its gable roof (ridge parallel to Round Hill Road) is pierced by paired interior end chimneys, and there is a bracketed Italianate cornice beneath broad eaves. An elaborate two-story porch of Italianate and Gothic Revival derivation frames the center bay of the front elevation. Its railing has a keyhole-and-lozenge fretwork design. On the first story, it joins chamfered columns; on the second story, it forms a balustrade. The rotting original porch was replaced about fifteen years ago with the present one which was custom-made to match the original. The first floor door has sidelights of red glass and a transom of yellow glass, and a second floor door has a similar tripartite configuration, but with a narrower transom and clear glass.

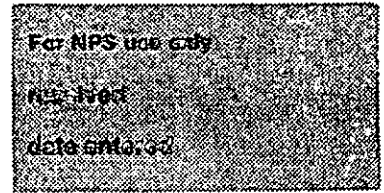
The windows throughout most of the house are six-over-six double hung sash with stone sills and lintels and louvered shutters. Windows on the rear elevation are sheltered by a four-bay porch and do not have shutters. The rear porch has slender chamfered columns which appear to be original, or even earlier than the house itself. Additions and alterations to the house's exterior, all dating approximately to the 1950s, include a modern kitchen, added at the northeast corner of the house; the enclosure of a window on the east end of the house with glass block; and the alteration of a second floor rear window.

The house's interior retains good integrity, with its staircase, door and window surrounds, built-in cupboards, some mantels, crown molding, chair rail and baseboard intact. The original plan has been altered only by the addition of a modern bathroom in the center bay rear of the second floor. The ceilings remain at their original 13 foot height. The staircase is noteworthy for its tapered, chamfered newel post with elaborately turned top. Lincrusta serves as wainscoting in the stairhall. The moldings throughout the house are deeply grooved in typical Victorian fashion. The fireplace flues have been closed and the openings altered to accommodate gas burners. Three mantels remain intact, however. They feature tapered, chamfered attached pilasters within a heavily articulated frame.

Just northeast of the house is a brick smokehouse containing two rooms with a central chimney. Hourglass-shaped ventilators are located in the brickwork on the east side; the west side has a shuttered window.

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Southwest of the house is an operating springhouse banked into the ground with a parapet-like stone facade facing the road. A slightly pointed arch of rough-faced stones is framed by a facade of coursed, irregularly-sized stones. This surround may date to the turn-of-the-century.

To the northwest is a large dairy barn of terra cotta block, dating to the 1930s. It has a wide pointed-arch roof--pierced by pointed-arch dormers--that extends down to the first floor. Double doors are located in the south gable end on first and second floors, with single doors on the east side. There are casement windows throughout. Much of its dairy equipment remains inside, although it no longer serves dairy cows. At the southeast corner of the building is a milk house of concrete block.

Due north of the house is the stone foundation of an earlier house on the site, supposedly dating to the 1820s. This was a much smaller, two-room structure. A modern concrete block garage is nearby.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1865 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The Hutchinson Farm is one of Allegheny County's few remaining nineteenth century farms which possesses good integrity, both in its individual buildings and in its site as a whole. Unlike most of the county's farmhouses of its era, this one has not been absorbed by suburban tract development and maintains a rural environment. Its individual buildings and structures--a farmhouse of c. 1865 with intact Victorian detailing, a canning kitchen/smokehouse, stone springhouse, and c. 1930 dairy barn--are excellent examples of their types in Allegheny County. The farm was owned by the Hutchinson family for over 150 years. Enhancing the historic context and the overall appeal of the farm is its location adjacent to the Van Kirk Farm, also nominated to the National Register of Historic Places. The Hutchinson and Van Kirk Farms and the Gilfillan Farm, already listed on the National Register, are the three most intact nineteenth century farms in Allegheny County.

The Hutchinson family owned the farm from 1822, when Joseph Hutchinson purchased 135 acres adjoining the land of Joseph Van Kirk, until the current owners purchased approximately 61 acres (including the farmhouse) in 1983. The partial foundation of the first Hutchinson farmhouse of the 1820s remains on the property, just north of the present house.

The existing farmhouse, built in 1865 (the land was then owned by Joseph, son of the farm's purchaser), retains nearly all of its original Victorian styling with elements of the Italianate and Gothic Revival styles. It is relatively elaborate for a farmhouse of this region, perhaps indicative of the fact that by 1865, the Hutchinsons were well-established in Elizabeth Township and this was at least their second house. Its five-bay, two-room deep plan with center hall is more spacious than the more common, one-room deep farmhouses of the region. In what may have been a keep-up-with-the-Joneses spirit, an elaborate, two-story Victorian portico frames the front entrance, its effect similar to that of the Greek Revival portico of the Van Kirk house next door. (A map of 1855 indicates that Van Kirk owned a nearby lathe at that time, prompting speculation as to whether the lathe produced decorative woodwork and if so, if it was used in the houses of the area.) In addition to the portico, the front entrances on both floors bear substantial surrounds, more Greek Revival than Victorian in detailing but Victorian in proportion. The use of full tripartite entries on both the first and second floor of a facade is found on a small number of houses in the region, but this is the only one in the county which has the intended two-level portico. The paired brackets at the roofline are interesting for their slenderness and pointed profile, almost Gothic Revival in inspiration.

In contrast with the rather elaborate woodwork of the house is the utter simplicity of the rest of the exterior. The common bond brick, plain stone lintels and sills, and lack of a water table are all characteristically simple elements of Allegheny County farmhouses of the era. The siting--set back from the road on a small rise, sheltered by tall evergreens and shade trees on its windward side--is striking, illustrating both the ample land on which the Hutchinsons had to build and the simple requirements, such as shade, of a comfortable farmhouse of the era.

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The house's interior is characterized by thirteen-foot ceilings and heavy Victorian woodwork. The staircase combines a hexagonal newel post and baluster shafts with a thick, rounded rail and curvilinear trim on the steps. Baseboards and door, windows and cupboard surrounds are wide and deeply grooved. The mantelpieces are not unlike those of the earlier Van Kirk house next door, but here the pilasters are pinched at the center, the molding is more defined, and the proportions are taller.

The brick canning kitchen/smokehouse to the northwest of the house adds to the historic context of the farm. Its two rooms served as an adjunct to the kitchen. The smokehouse utilized the building's chimney and was ventilated by distinctive hour-glass-shaped brickwork wall openings, very rarely found in Allegheny County outbuildings.

The springhouse, located semi-underground southwest of the house, has an unusual stone front probably added c. 1900. (The square and rectangular stones with prominent, rounded mortar joints suggest the type of stone construction seen throughout the county during that period.)

The most significant later addition to the farm is the terra cotta tile dairy barn of c. 1930. It has lost its silo, but much of its dairy apparatus remains inside; it suggests the more recent economic livelihood of the farm.

Together, the buildings, structures, and siting of the Hutchinson Farm present a picture of rural life now rare in Allegheny County.

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Together, the buildings, structures, and siting of the Hutchinson Farm present a picture of rural life now rare in Allegheny County.

Context for evaluating nineteenth century farms in Allegheny County was provided by the Allegheny County Survey of Historic Resources conducted in 1979-1984 by Pittsburgh History and Landmarks Foundation. In the ten most rural municipalities surveyed in the county, only six farms, in addition to the Hutchinson and Van Kirk and Gilfillan Farms, were recommended for listing in the National Register.¹ In all cases, these six farms included a nineteenth century farmhouse and several outbuildings situated in a rural landscape. Five of these six farms have nineteenth century brick, vernacular Greek Revival farmhouses.

Although other nineteenth-century farmhouses were identified in the Allegheny County Survey, including some of individual architectural distinction, these examples have lost most of their outbuildings and do not retain their character as historic farms.

1. The other farms considered to be eligible for the National Register are the following: the Schlag Farm in Ross Township; the Bedwell Farm in Jefferson Borough; the Applegate and Sutton Farms in Forward Township; the Terrace Farm in Elizabeth Township; and Scratchwell Farm in North Fayette Township.

9. Major Bibliographical References

Van Trump, James D. and Arthur P. Ziegler, Jr. Landmark Architecture of Allegheny County. (Pittsburgh: P.H.L.F., 1967), p. 182.
(see continuation sheet)

10. Geographical Data

Acreage of nominated property 56.5

Quadrangle name Donora

Quadrangle scale 1:24,000

UTM References

A

1	17	5	9	16	3	18	10	4	14	5	14	7	10	10
Zone	Easting			Northing										

B

1	17	5	9	15	9	17	10	4	14	5	15	1	12	15
Zone	Easting			Northing										

C

1	17	5	9	16	3	19	10	4	14	5	15	2	11	10
Zone	Easting			Northing										

D

1	17	5	9	16	6	9	10	4	14	5	14	8	13	10
Zone	Easting			Northing										

E

Zone	Easting			Northing										

F

Zone	Easting			Northing										

G

Zone	Easting			Northing										

H

Zone	Easting			Northing										

Verbal boundary description and justification

The nominated acreage is bounded as follows:

Beginning at a point at the north corner of Round Hill Road and Rt. 51, proceed northwest along north side of Rt. 51 (this coincides with the western boundary of lot 1735-B-28 as

List all states and counties for properties overlapping state or county boundaries (see continuation sheet)

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Christina Schmidlapp

organization Pittsburgh History & Landmarks Foundation date June 1985

450 The Landmarks Building

street & number One Station Square

telephone (412) 471-5808

city or town Pittsburgh

state Pennsylvania

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Dr. Larry E. Tise, State Historic Preservation Officer

date

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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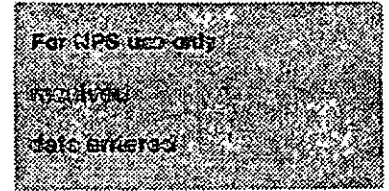
Fischer, D. R., Compiler. Round Hill Presbyterian Church and Cemetery, Allegheny County, Pennsylvania. (McKeesport, 1970)

Neff, Sidney S. and S. McRea. Map of Allegheny County, Pennsylvania with the names of Property Holders from Actual Surveys by Sidney S. Neff and S. McRea. (Philadelphia: R. L. Barnes, 1855).

Deeds. Allegheny County Office Building, Pittsburgh.

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defined in the Allegheny County Block and Lot System) to a point where the boundary of the lot diverges from the road to the east.

Proceed east and then north along the boundary of lot 1735-B-28 to a point at the northwest corner of the lot. Proceed east along the northern boundary of the same lot to a point at the northeast corner of the lot. Proceed southeast along the eastern boundary of the lot to a point on the north side of Round Hill Road. Proceed southwest along the north side of the road to the point of origin.

This boundary was chosen to include all of the present owner's property north of Round Hill Road. The area south of the road was not included because it is separated from the rest of the property by the road and has no buildings on it.

GARAGE



FOUNDATION



HUTCHINSON FARM
Allegheny County



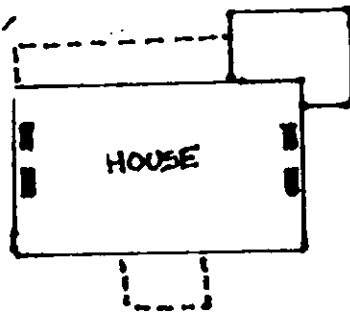
DAIRY
BARN

SMOKEHOUSE



SITE PLAN

ROUTE 51



HOUSE

SPRINGHOUSE



ROUND HILL ROAD

HUTCHINSON FARM
 Allegheny County
 Donora Quadrangle
 Zone 17

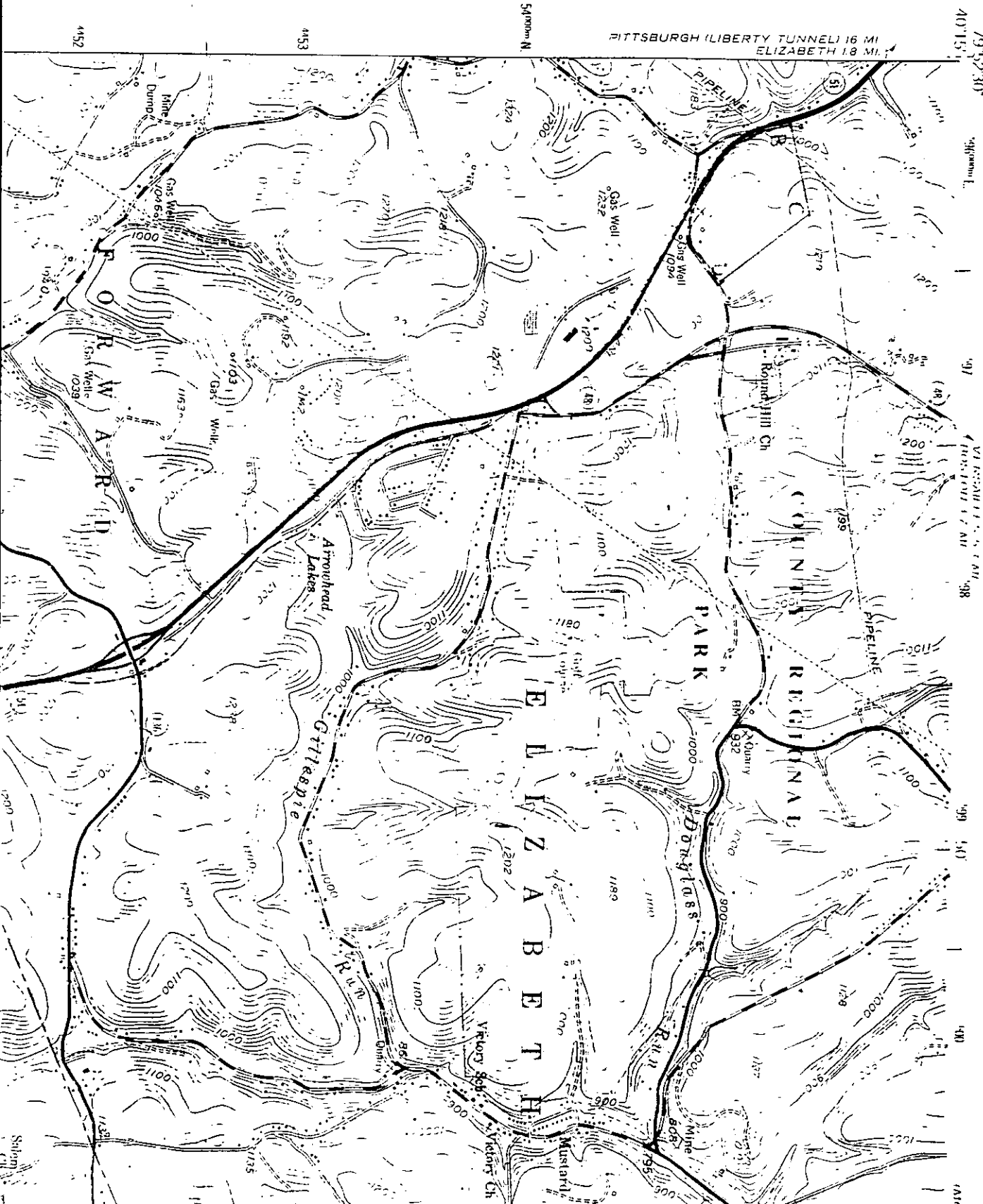
- A E596380 N4454700
- B E595970 N4455125
- C E596390 N4455210
- D E596690 N4454830

1911
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UNITED STATES
 DEPARTMENT OF THE INTERIOR
 GEOLOGICAL SURVEY



PITTSBURGH (LIBERTY TUNNEL) 16 MI
 ELIZABETH 18 MI



40° 15' 30"
 79° 52' 30"

540000 N
 452

40° 15' 30"

79° 52' 30"

40° 15' 30"

79° 52' 30"

40° 15' 30"