

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How To Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented enter "N/A" for not applicable. For functions, architectural classification, materials, and areas of significance enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a) Use a typewriter, word processor, or computer to complete all items.

I. Name of Property

Historic name Warner, Isaiah Farmstead
Other names/site number N/A

II. Location

Street & number 60 Thompson Mill Road
City or town Wrightstown Township
State Pennsylvania code PA county Bucks code 017 zip code 18940

n/a not for publication
n/a vicinity

III. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally (See continuation sheet for additional comments)

Andrew J. MacDonald 7/9/2004
Signature of certifying official/title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments)

Signature of certifying official/title Date

State or Federal agency and bureau

National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Non contributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	5	0
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	1	0
	<input type="checkbox"/> object	0	0
		6	0
			total

Name of related multiple property listing
(Enter N/A if property is not part of a multiple property listing)

n/a

Number of contributing resources
previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
Domestic/Single Dwelling Agriculture/Subsistence Agricultural Outbuilding	Domestic/Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Federal	foundation stone
	walls stone
	roof slate
	other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location

C a birthplace or grave

D a cemetery

E a reconstructed building, object, or structure.

F a commemorative property

G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from Instructions)

Architecture

Period of Significance

1793-1935

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Martin, A. Oscar and Son

Primary location of additional data:

___ State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

Other

Name of Repository

Heritage Conservancy

10. Geographical Data

Acreage of Property 8.3

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1.	18	501887	4459487

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Michael May, Historic Preservation Specialist revised by D. Kimmerly
organization Heritage Conservancy date December 2003
street & number 85 Old Dublin Pike telephone 215 345-7020 ext. 109
city or town Doylestown state PA zip code 18901

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name Fredrick D. Reynolds III
street & number 60 Thompson Mill Road telephone 215-598-0550
city or town Wrightstown state PA zip code 18940

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief Administrative Services Division National Park Service P.O. Box 37127 Washington, DC 20013-7127 and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018) Washington DC 20503.

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Section 7 Page 1

Warner, Isaiah Farmstead, Bucks County, PA

Narrative Description

The Isaiah Warner Farmstead is located at 60 Thompson Mill Road in Wrightstown Township, Bucks County at the end of a long tree-lined driveway. The nominated property consists of 8.3 acres, which includes the buildings and structures of the farmstead. Larger parcels totaling 70 acres surround the nominated property. The surrounding land includes gently rolling terrain with gardens surrounded by open fields, wooded areas and most of the tree-lined driveway. A small tributary of Jericho Creek is located south of the farmstead and serves as the southern boundary for the nominated property (See Site Plan). Historic resources within the nominated property include a 2 ½-story, Federal style stone farmhouse constructed 1793 with later additions, two, 2-story frame barns of mid-19th century vintage, and three small outbuildings dating to the early 20th century--a corncrib, shed and chicken house. The house, 2 barns, shed and chicken house are contributing buildings and the corncrib is a contributing structure. Today these historic resources are well preserved and retain their architectural integrity.

The house faces toward the southeast. For purposes of describing the house, the main façade will be considered the south side, the rear of the house the north side and the gable ends east and west respectively (See Floor Plan).

The main resource is a 2½-story stone house constructed in three sections. The first section was constructed 1793 and is currently the living room of the house. The second section was built c. 1830 and is currently the dining room with a kitchen addition. The third section is c. 1935 addition built onto the kitchen addition.

The dwelling is typical of late 18th to early 19th century Bucks County farmhouses, with a lateral plan one pile deep with the façade oriented to the southeast for maximum exposure to the mid-winter sun. Overall, the house is 64 feet long and approximately 20 feet wide. The roof of the house is side-gabled and slate covered, with 4 gable pediment dormers, and 4 chimneys. A large shed-roof porch added c.1900 and now enclosed with eight and 12-paned glass panels runs across the majority of the south façade.

The 1793 section of the house is three bays wide. Its east gable end holds an internal stucco covered chimney flanked by a pair of 2/2 gable windows. In the chimney near the ridgeline, a central stone is inscribed with the date 1793. A gable pediment cellar entrance constructed of stone on the east gable end leads to the basement level. A smaller internal chimney is found on the west end of the 1793 section. The fenestration of the section is asymmetrical and includes a central doorway on both the south facade

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Warner, Isalah Farmstead, Bucks County, PA

and north side. The doors are flanked by elongated 9/6 double-hung windows. The second floor of the north side has no center window, which is typical of stone houses in the region. The second floor of the south façade has three windows. First-floor windows are flanked by wooden, paneled shutters. Louvered shutters flank the second floor windows. Due to the sloping topography of the site, the south façade has a raised basement slightly protruding from the face of the stonewall.

The south façade also has more architectural detail, employing stone voussoirs on the first floor windows and a four-part transom above the doorway. Both the south facade and north side doors are similar, with three horizontal raised panels over two vertical raised panels. Large rectangular stone quoins mark the corners of the section.

The c. 1830 section of the house is two bays wide and was added to the west gable end of the 1793 section. Overall, it employs similar features to those found on the 1793 section. The c.1830 section has an internal gable end chimney on the west gable end flanked by gable windows. Windows are large 9/6 double-hung sashes flanked by wooden shutters.

The c.1830 section of the house has a 1½ story, 1 bay, gable roof kitchen addition on its west gable end. The kitchen addition was also built c.1830. It retains its original sink drain visible along the west end wall. The west gable end of the kitchen addition has an internal chimney flanked by gable windows and has a single-leaf door protected by a shed roof porch. Windows are 6/6 double-hung sashes.

A one-story frame addition to the kitchen addition was added c. 1935 along the south facade of the kitchen addition. In 1999, this frame addition was expanded at the west end. The expanded kitchen wing has a shed roof, clapboard siding and 6/6 double-hung sash windows. The wing extends several feet beyond the west end of the house in order for a doorway to connect to the porch on the west gable end.

Overall the building is Federal in style. Details such as pediment dormer windows, gable pediments over entrances, and the stone voussoirs over the windows are typical characteristics of Federal architecture.

The interior of the house retains the majority of its original plan and detailing. The 1793 section originally was divided into two rooms (hall and parlor) on the first floor. Today this is the living room and it measures approximately 17 feet wide by 26½ feet long. Evidence of the former partition wall can be seen in breaks, now in-filled, in the chair railing. The room retains its original woodwork. Woodwork includes chair railing,

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Warner, Isaiah Farmstead, Bucks County, PA

baseboard, door and window surrounds and two paneled fireplace walls. Of the two fireplaces walls, the east gable end is the more elaborate of the two, containing a raised-paneled over-mantel and flanking closets. The one closet is blind with three paneled double-leaf doors, while the other holds 10-paned glass upper doors. The original Prussian blue paint is exposed on these elements.

The west wall of the 1793 section holds a simple fireplace surround located slightly off center. A shallow closet with a six-paneled door is adjacent to the fireplace. The wall also has a slightly protruding wood, paneled partition with a six-paneled doorway leading to the c.1830 section of the house. Adjoining the wall and doorway are two steps and a four-paneled door enclosing a winding staircase. Wooden elements along the wall retain remnants of their original red paint. Old or original black paint is found along baseboards of the room. Walls and ceilings are plaster.

The second floor of the 1793 section is divided into three rooms--a small landing at the top of the winding staircase, the master bedroom and a second bedroom. These rooms retain their original wide board floors and simple chair railing, baseboard and door and window surrounds.

The third floor holds one room with plaster walls and wide board floors.

The first floor interior of the c.1830 section of the house also retains its original plan and detailing and is currently the dining room. The first floor is a single room with an oversized walk-in cooking fireplace. Typical of late 18th/early 19th century fireplaces, it has a large horizontal beam with shelf, cut-stone internal sidewall and beehive oven door to the rear. The fireplace also holds a small drawer and one internal shelf. The window adjacent to the fireplace also has a built-in drawer below sill level. A floor to ceiling built-in cupboard is also found in the room. This cupboard extends several feet into the room and has 3/1 paneled double-leaf doors. This section also has a wall cupboard and another winder staircase leading to the basement and the second level. The staircase extends into the room and is housed within vertical board partition walls with raised four-paneled doors. Woodwork in the room includes original chair railing, door and window surrounds and baseboards. The original red wash and black baseboard paint is evident. Walls in the room are plaster. The ceiling has exposed beams and evidence of the original plaster ceiling.

The second floor of the c.1830 section of the house is divided into three rooms--the landing for the staircase, a small room now used as a bathroom, and the third bedroom.

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Warner, Isalah Farmstead, Bucks County, PA

The original partition wall for the bedroom remains, as does the fireplace, mantel and adjoining paneled closet.

The third floor retains its original plaster and wide board flooring. The kitchen addition to the c.1830 section of the house is comprised of one first-floor room. This section has chamfered beams, a trap door in the ceiling to the upper floor, and a large cooking fireplace flanked by an exterior doorway and a bathroom. The corner of the room once held a beehive oven. The originally exposed south façade exterior is evident by retention of the former exterior doorway and a 6/6 double-hung sash window. The former exterior doorway now leads to the c.1935 frame addition.

The kitchen addition's second floor has the trap door in the floor leading to the lower room. The trap door replaced a staircase that was along the interior wall prior to 1935. The upper floor holds a single room now used as the 4th bedroom. Dormers are found along the south facade and north side of the kitchen addition.

The interior of the c.1935 addition contains the modern kitchen of the house. This room was expanded in 1999.

The property also features several 19th and early 20th century outbuildings. These buildings are found to the northeast of the house. The most prominent outbuilding is a large bank barn built in the mid to late 19th century. It is a typical Pennsylvania Barn with an earthen drive, forebay, stone stabling in the basement and a timber frame upper section. The barn is clad with vertical board siding. Its gable roof is covered with metal and has a central bell shaped cupola, added in the late 20th century. The forebay of the barn was extended in the mid 20th century and is now enclosed. The forebay has continuous six-paned windows on its ground level. The earthen ramp to the barn has a large shed roof addition.

A large low barn is found to the southeast of the bank barn. This mid-19th century barn has a stone foundation with conical shaped piers, clapboard siding, and slate and metal roofs. The building is seven bays long and two bays wide with a gable roof crowned by three metal ventilators. Windows have 6/6 double-hung sash lights. Small shed roof additions are found on both the west and east sides near the center of the building. The low barn was converted to living space in the 1990s. Exterior alterations include the addition of a deck and the installation of large windows on the south side. Interior walls were also built and/or removed to create living spaces. Original beams and barn doors are retained.

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The property also has an early 20th century drive-through corncrib with vertical clapboard siding on its gable ends and spaced horizontal siding for ventilation along the eave sides. The roof of the corncrib is covered with wood shakes and topped with a ventilator. There is a birdhouse in the gable end above the drive-through entrance.

An early 20th century, one story, frame chicken house is found to the west of the corncrib. The roof of the chicken house is covered with wood shakes and has two brick chimneys. It is sided with wood shingles. The L-shaped building retains its continuous 6/6 double-hung sash lights. The chicken house was converted into a cottage in the mid-20th century. A bay window, entrance doors, and a pergola were added during this conversion. Interior walls were constructed and/or removed to create living space. Grouped windows typical of chicken coops of the period were retained.

A small gable roof, early 20th century shed with clapboard siding and decorative rake board is found near the main barn. Its roof is covered with wood shakes with a ventilator in the center of the ridge. This building continues to be used as an implement shed.

The Isaiah Warner Farmstead retains its architectural integrity. Over the years alterations to the main resource and secondary buildings have occurred, but most changes enhance the buildings and show its evolution into the 20th century. More recent changes have been minor and sensitively completed and do not negatively affect the historic integrity of the property. The outbuildings have undergone rehabilitation to convert them to new uses. The buildings were primarily converted to residential use as accessory apartments for workers, housing for grown children, and living space for boarders and guests. Overall, the changes to the outbuildings have also been done sensitively.

Architectural survey notes dating to February 1934 and 1935 indicate that the house has remained virtually unchanged. Alterations to the main building since 1935 include the addition of dormer windows on the south wing on both the east and west elevations, the expansion of the c. 1935 section by approximately 12 feet beyond the south elevation, the addition of a shed-roof porch along the south end, and the enclosure of the porch along the south façade. These changes also do not adversely impact on the historic authenticity of the building. Interior alterations have been minor, including removing a wall partition dividing the 1793 section of the house and other minor changes that have been done sensitively.

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Warner, Isaiah Farmstead, Bucks County, PA

Narrative Statement of Significance

The Isaiah Warner Farmstead is significant under Criterion C for architecture. The buildings on the farmstead are excellent examples of Bucks County architecture. The farmstead features one of the few extant 18th century stone houses in Wrightstown Township and a good concentration of outbuildings. The Isaiah Warner Farmstead's period of significance, 1793 to c.1935, includes the time period during which the house was constructed and altered.

The Warner family first acquired land in Wrightstown Township when Joseph Warner acquired 150 acres of land in 1728 from Abraham Chapman. Joseph Warner also obtained an adjacent 25 acres from Chapman in 1739 bringing his total holdings to 175 acres. John Warner inherited the 175 acres from his father, Joseph, and he acquired an additional 114 acres creating a 289 acre parcel. John Warner acquired the 114 acre parcel by marrying Elizabeth Dawes in 1750. Elizabeth Dawes was the daughter and heir of adjacent landowner David Dawes.

The earliest tax record referencing a house on the Warner property is the 1784 tax records which lists John Warner with 275 acres, one dwelling, seven inhabitants, and one outbuilding. It appears John Warner sold 14 acres during his ownership or the tax records mistakenly excluded 14 acres.

John Warner's will proven on January 18, 1785 shows that Isaiah Warner inherited 185 acres of the land from his father. The 185 acres acquired by Isaiah appears in later 18th century tax lists. The remainder of the land appears to have been given to Isaiah's brothers David and Joseph Warner, his sister Rachel, and possibly to other siblings (the will of John Warner is nearly illegible).

A 1799 tax list for Wrightstown Township referenced in *Wrightstown Township: A Tricentennial History*, indicates that Isaiah Warner held 185 acres with a stone house and stone barn. The house appears to be the 1793 section of the present dwelling. The date stone on the east gable end inscribed with the date, 1793, is evidence that the tax list reference and house are one and the same. The stone barn in the 1799 tax list was likely demolished as both the barns currently on the property were built in the 19th century.

Isaiah Warner improved the house during his ownership by constructing the c.1830 addition. On June 4, 1839, Isaiah Warner's will was proven and the farmstead passed to sons Amos and Isaiah Jr. An inventory of Isaiah Warner's possessions taken in June 1839 indicates the house had several rooms including a parlor, kitchen and

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Warner, Isaiah Farmstead, Bucks County, PA

backroom downstairs, and an end room, small room and a garret above. An out kitchen is also listed. Amos and Isaiah Warner Jr. purchased an adjoining 9½- acre lot from Joseph and Rebecca Warner in 1825 and added this to the 185-acre plantation creating a parcel of approximately 194 ½ acres.

On April 1, 1849, the entire 194 ½ acre property was conveyed to Amos Warner. Isaiah Jr. had died intestate leaving his half of the property to siblings Amos, John and Elizabeth and the heirs of his sister, Hannah Carey. Records indicate that all heirs had turned 21 by 1849, allowing the estate to be settled. Amos bought John's share for \$3,643.87.

The 1850 Federal Agricultural Census provides a record of the type of products produced on the Isaiah Warner Farmstead during Amos Warner's ownership. The farm had 6 horses, 8 milk cows and 10 swine. The farm produced 150 bushels of wheat, 5 bushels of rye, 350 bushels of corn, 1300 pounds of butter and 10 bushels of potatoes. The farm was valued at \$8300.00.

Amos Warner retained the property until 1866 when he assigned the 194 ½ acres to his nephew, Isaiah Warner Carey, the son of his late sister Hannah. Under Amos's ownership and that of Isaiah Warner Carey's the farm was improved with new outbuildings including most of the present day agricultural buildings. The 1876 Atlas of Bucks County shows I. Warner Carey as the owner of 194 ½ acres. Upon the death of Isaiah Warner Carey in the 1880s, the property passed to his sisters Susanna Thompson and Elizabeth Carey. On August 12, 1886, the buildings with 194 ½ acres were sold to Susanna Thompson's son, Warner C. Thompson. The 1891 Atlas of Bucks County indicates that Warner C. Thompson owned the 194 ½ acre parcel.

On April 1, 1918, Thompson sold this land to Isaac Ryan for \$2,000, whose family held it until 1932. The Ryan family most likely added the porch to the south facade of the dwelling and likely constructed the chicken house.

According to the Pennsylvania Agricultural Census, taken in 1924, the property continued to operate as a farm. It was planted with 42 acres of winter wheat, 31 acres of oats, 28 acres of corn for grain and 24 acres of hay. It had 4 horses, 2 mules, 15 cows and 50 hens.

Mary Caroline Ryan, widow of Isaac, sold the property for \$3,000 to Benjamin Musselman of Warrington Township on June 16, 1932. In 1933, the property was seized by the Bucks county sheriff for debt and sold at auction to Louis E. Thompson. Thompson sold the property a month later to Glenna M. Fravel of New York City.

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Warner, Isaiah Farmstead, Bucks County, PA

Architectural records indicate that the house was restored and added to during that time, including the construction of the circa 1935 addition which added a modern kitchen to the house. The 1948 Farm Atlas of Bucks County confirms that Glenna Fravel was the owner of the farm and 193 acres of land. Since 1948 parcels of the land were sold to various owners as building lots and the size of the property has been reduced considerably. The Fravel family retained the property until 1958.

Farming continued on the property through the 1970s, however a non-traditional form of farming was undertaken when the current owner purchased the farm in 1980. The farm now produces perennial plants and flowers. The current owner, Frederick D. Reynolds III, holds tax parcels 53-12-46-1, 53-12-46-2, and 53-21-13-2 totaling approximately 70 acres. All of the buildings of the farmstead are located on tax parcel 53-12-46-2, north of the tributary of Jericho Creek, the nominated property (See Site Plan).

Since the historical use of the farm was traditional farming and that use has not been continued, the property does not meet National Register Criterion A for its association with agriculture.

The oldest sections of the Isaiah Warner farmhouse are similar to, and typical of, other 18th and early 19th century dwellings in lower and central Bucks County. The house is Federal in style and typical of the period. The building is one pile deep, constructed of stone and contains lateral additions. The three bay and two bay wide sections found here were often employed independently, and were among the most common house forms. Elements on this building are found on most Bucks County homes of the late 18th and early 19th century including cut stones marking the corners, internal end chimneys, pent roofs over doors and the lack of a central second floor window, such as on the north elevation's three-bay section. Later additions to the house also reflect Bucks County's 19th century architectural tradition. The construction of porches, especially on the south elevation to protect from the sun, was common in the region and continued to be built for protection and shelter with no decorative features.

The Isaiah Warner house retains much of its original interior detail. The house has its interior plan intact and holds paneled fireplace walls and other woodwork. In addition, the woodwork retains remnants of its original paint.

The Isaiah Warner house is fortunate to have been documented in the 1930s by architect Fred F. Martin of Doylestown who surveyed and photographed the property in 1934. This was prior to the building renovation and construction of the c.1935 addition.

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Warner, Isaiah Farmstead, Bucks County, PA

Martin designed and supervised the construction of the c. 1935 addition. He was born in 1903, the son of local architect A. Oscar Martin. He received a B.A. in architecture from the University of Pennsylvania in 1927, and a year later joined his father's firm.

The partnership lasted until the death of the elder Martin in 1941. Fred Martin is perhaps best known for his sensitive architectural work on Bucks County farmhouses. Throughout his career he carefully documented historic buildings throughout the county.

The Martin firm's renovations include Bird in Hand, 1938, in Newtown, and the Gardenville Farm House (John Simpson House), 1941 in Plumstead Township. The firm also designed schools, churches and residences throughout Bucks County.

Historic resources comparable to the Isaiah Warner Farmstead include the Isaac Chapman Farmstead, located at 484 Durham Road in Wrightstown Township. The Chapman farmstead includes perhaps the largest 18th century stone farmhouse in Wrightstown. The Isaac Chapman farmhouse has lateral sections, two of which are historic, and single pile in plan. The east end differs from the Isaiah Warner farmhouse in that it has a four-bay wide façade, but it too employs a raised basement, nine-over-six double-hung sash windows, and cut stone walls. The Chapman house, however, employs cut stone across the entire main elevation. The west wing of the Chapman House is two bays wide and is similar to the two-bay section of the Isaiah Warner house. Both houses have a large west end chimney as well as symmetrically placed six-over-six double-hung sash windows.

Like the Isaiah Warner Farmstead the Isaac Chapman Farmstead includes a complex of important outbuildings, along with the farmhouse. The outbuildings on the Chapman farmstead include a large bank barn as well as a 20th century hoop-roof barn. There are also several smaller outbuildings including a pump house, a corn crib/wagon barn, and several chicken houses. In comparison to the outbuildings on the Isaiah Warner Farmstead, those on the Chapman Farm have not been reused for residential or other uses. As a result the outbuildings on the Chapman Farmstead retain a great deal of integrity, however, their condition is generally not as good as those on the Warner Farmstead. The Pennsylvania Historical and Museum Commission determined the Isaac Chapman Farmstead eligible for the National Register of Historic Places in 2001.

The Vansant Farmhouse, located on Cedar Lane in Wrightstown Township also has similar characteristics to the Isaiah Warner Farmstead. It sits back a long lane, and the farmhouse was built c. 1762 and added onto in the 1820s. In the 20th century a terraced porch addition was constructed onto the house. A root cellar, a carriage house and a barn also exist on the Vansant Farmhouse property. Like the Isaiah Warner Farmstead, some outbuildings on the Vansant Farmhouse property, have been

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Warner, Isaiah Farmstead, Bucks County, PA

converted to other uses. The carriage house has been converted to an artist's studio and is in good condition. The barn on the Vansant House property is vacant and in good to poor condition. The outbuildings on the Isaiah Warner Farmstead include a greater variety and are in better condition than the Vansant Farmhouse. The Vansant Farmhouse was listed to the National Register of Historic Places in 1977.

In adjacent Buckingham Township, the Byecroft Farm Complex also has characteristics similar to the Isaiah Warner Farmstead. It has a stone farmhouse built in a series of stages and includes a complex of out buildings. The farmhouse's oldest section was built c.1702 and added onto in 1732, 1775 and 1934. The out buildings on the Byecroft Farm Complex include two barns and two carriage houses that have been converted for residential uses. There is also a corncrib on the complex. The Byecroft Farm Complex was listed to the National Register of Historic Places in 1983.

Other farmhouses comparable to the Isaiah Warner farmhouse include the William Smith House on Worthington Mill Road, also in Wrightstown Township, which has several lateral sections. Its central section is similar to the 1793 section of the Isaiah Warner house. It contains a center door without transom and a second floor void of central fenestration. This building, unlike the Isaiah Warner house, employs narrow second-floor windows, typical of mid 18th century construction. There are no outbuildings remaining on the William Smith House property. The William Smith House was listed to the National Register in 1977.

The Sackett-Wetherill House in Wrightstown is also a stone dwelling constructed in three sections. The central section, a two-bay wide kitchen, has a similar plan to the Isaiah Warner house, with a cooking fireplace in the corner end wall. The east wing of the Sackett-Wetherill House most likely dates to the early 19th century and functioned as an out kitchen. It is also constructed of stone, but is one story with a shed roof and open south elevation. This section holds evidence of a bake oven adjoining the central section's rear chimney wall. It is possible the subject's west wing was originally built in a similar manner, since evidence of a bake oven is also found. A line in the north stone wall also indicates that the wall was raised, perhaps from an early shed roof. The construction of the second floor of the west wing however, appears to date no later than the mid-19th century. Architectural records indicate the present configuration of the wing in 1934.

The Isaiah Warner Farmstead is locally significant as an excellent example of late 18th century through early 20th century agricultural buildings. The farmhouse is an excellent example of Federal architecture employing stone construction techniques typical to central Bucks County. The outbuildings are excellent examples of surviving farm

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Warner, Isaiah Farmstead, Bucks County, PA

buildings that have been sympathetically converted to 20th century uses. The farmstead retains its historic integrity largely due to its ownership for many years by the Warner family and the stewardship of recent and present owners.

United States Department of the Interior
National Park Service

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Warner, Isalah Farmstead, Bucks County, PA

9. Major Bibliographical References

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www.Philadelphiabuildings.org.
www.arch.state.pa.us.

10. Geographical Data

Verbal Boundary Description

Bucks County Tax Map Parcel 53-12-46-2 excluding the area south of the Jericho Creek.

Boundary Justification

The boundary was chosen to include the buildings of the Isalah Warner Farmstead and their immediate architectural setting. Since significance for architecture is being claimed for this nomination, the lands surrounding the house have been excluded.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

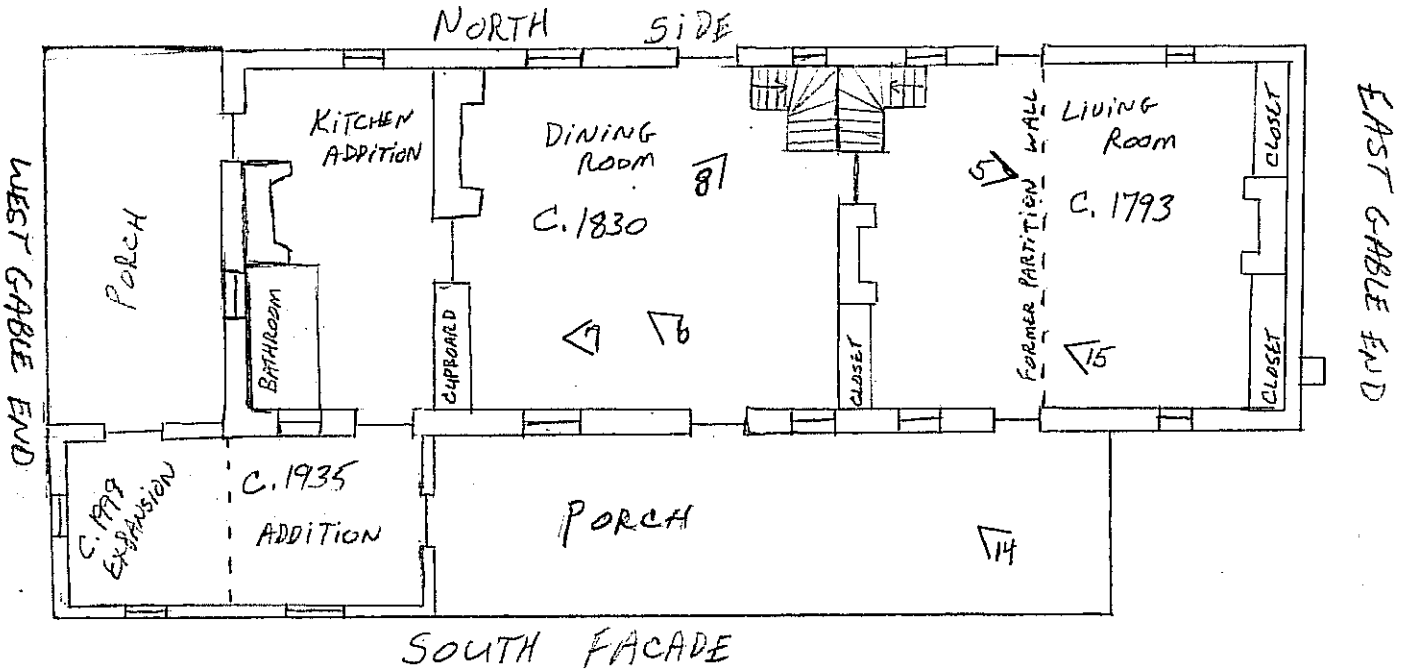
Photograph Identification Sheet
Isaiah Warner Farmstead
Bucks County, PA

No.	Description	Direction of Camera
1	House, south façade	northwest
2	House, north side	south
3	House, north side and west gable end	southeast
4	House, west gable end	northeast
5	Living room, east gable end fireplace	east
6	Dining room, walk-in cooking fireplace	west
7	Dining room, built in cupboard	southwest
8	Dining room, enclosed staircase	north
9	Bank barn	southwest
10	Low barn	south
11	Corncrib	west
12	Shed	southeast
13	Chicken House/Cottage	southwest
14	Interior of porch south façade	northwest
15	Living room, west wall fireplace	southwest
16	Master bedroom fireplace	northeast
17	Third bedroom fireplace	southwest

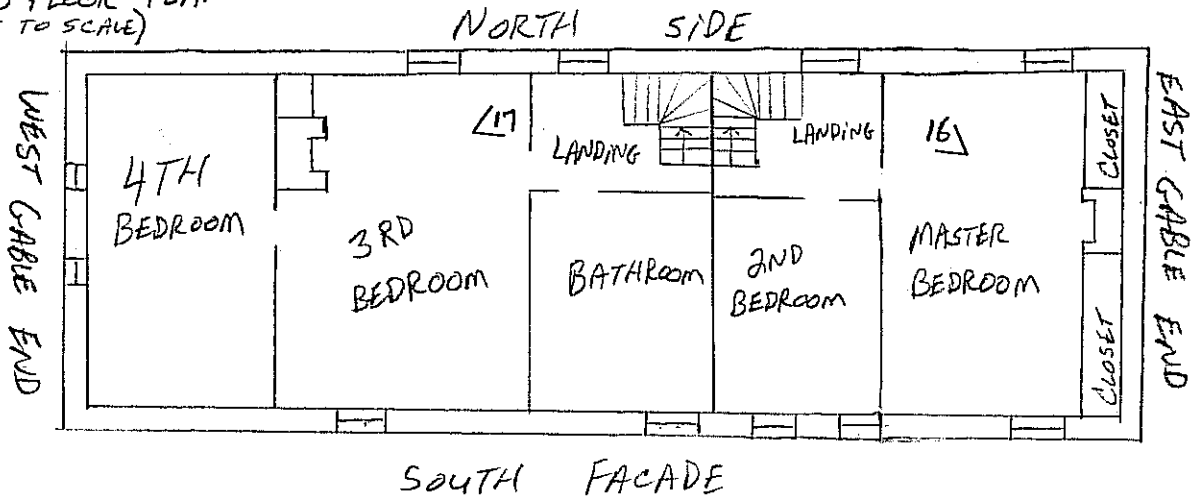
Photographs

All photographs were taken by Michael May in the January 2002. Negatives are found in the Historic Preservation Department, Heritage Conservancy, 85 Old Dublin Pike, Doylestown, PA 18901

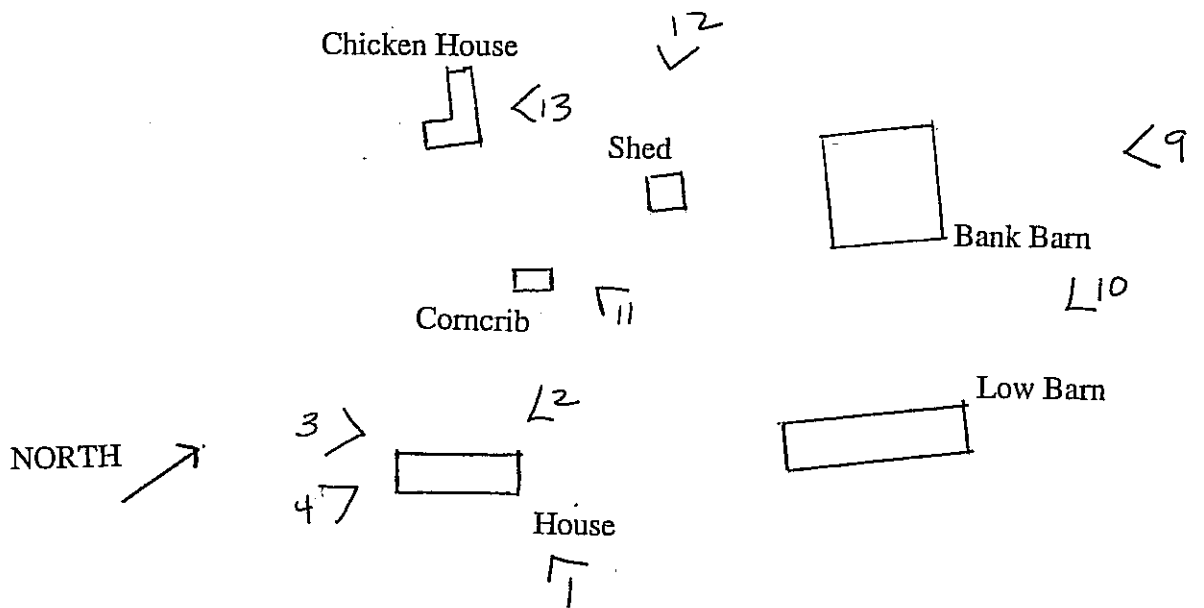
ISAIAH WARNER FARM
 BUCKS COUNTY, PA
 FIRST FLOOR PLAN
 (NOT TO SCALE)



SECOND FLOOR PLAN
 (NOT TO SCALE)



PHOTOGRAPH IDENTIFICATION MAP



ISALAH WARNER FARM
BUCKS COUNTY, PA

WARNER, ISAIAH
FARMSTEAD
WRIGHTS TOWN TWP.
BUCKS COUNTY, PA
TONE / EASTING / NORTHING
18 / 50 / 867 / 4457487

