

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bucher Thal Historic District
other names/site number Bucher Valley Historic District

2. Location

street & number Weaver Road N/A not for publication
city, town East Cocalico Township N/A vicinity
state PA code 042 county Lancaster code 071 zip code 17578

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>12</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>13</u>	<u>0</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official Brent D. Glass Date 11/17/87
Dr. Brent Glass, Pennsylvania Historical and Museum Commission
 State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
 State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this 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

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling
Agriculture/processing
Agriculture/agricultural outbuilding

Current Functions (enter categories from instructions)

Domestic/single dwelling
Agriculture/agricultural outbuilding

7. DescriptionArchitectural Classification
(enter categories from instructions)

Georgian
Federal

Materials (enter categories from instructions)

foundation stone
walls stone
wood
roof asphalt
other wood

Describe present and historic physical appearance.

The Bucher Thal Historic District is a small rural hamlet which developed around the grist mill of Michael Bear. Situated in East Cocalico Township, just south of the Borough of Denver, the buildings within the district are located on the east and west side of Weaver Road. The landscape setting of the district consists of several meadows to the west and a wooded area and the Little Cocalico Creek to the east. At one time Bucher's Valley consisted of several hundred acres of farmland and woods. Today, the district encompasses twenty-nine acres. Most of the buildings have modest setbacks and are surrounded by large trees and small open meadows. Architecturally, the district dates from c. 1760 to c. 1900. There are twelve buildings and one structure within the district boundaries. All are contributing to the significance of the district. Despite current development to the north and west, the district continues to retain, in good condition, its rural character and its high level of architectural integrity.

The houses in the district were constructed in the Georgian and late Federal styles of architecture. The Georgian Eberly-Lutz House, c. 1760, is a two and one-half story, five bay sandstone farmhouse with central paneled entry and transom. The twelve over twelve and six over six sash windows have flat arch lintels, some with keystones. Exterior and interior structural evidence indicates that this house may at one time have been a one and one-half story, three bay farmhouse. The Georgian Jacob Keller House, c. 1785, is a two and one-half story, five bay sandstone house. Structural evidence in the attic and an exterior structural change in the wall indicate that this house was once four bays wide. The later Federal style Samuel Keller House was constructed in 1848. This brick building is two and one-half stories high and four bays wide. Details include the paired central doorways with transoms and a brick flashing course.

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

**National Register of Historic Places
Continuation Sheet**

Bucher Thal Historic District

Section number 7 Page 2

Bucher Thal's economy included agriculture, milling and blacksmithing. The Keller Barn and the Lutz Barn are fine examples of Pennsylvania bank barns constructed of sandstone in the late nineteenth century. The present Bear's Mill, a two and one-half story, three bay, rectangular mill with small pond and short, narrow headrace, just north of the mill, and narrow tailrace running east and south, was constructed of sandstone in c. 1815. The log Eberly Blacksmith Shop was constructed c. 1774. In c. 1900 the building was expanded into what is now known as the Lutz House or Brookside Farm. Standing two and one-half stories high and four bays wide, and covered with wooden clapboard, the Lutz House has no particular stylistic characteristics.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Bucher Thall Historic District
Section number 7 Page 3

BUILDING INVENTORY:

1. Bear's Mill, Weaver Road, east side, south of Main Street, Denver. c. 1815; two and one-half story, three bay sandstone mill; nine over six and six over six sash; central doorway on first and second floor; evidence of exterior waterwheel; evidence of rebuilding (due to fire damage) at rear corner. No visible milling equipment remains except a few scattered rusting metal waterwheel gears and arms in deteriorating condition.

A small mill pond is located just north of the mill. The head race appears to have traveled through the pond, and then traveled a distance of approximately ten feet to reach the waterwheel. The tail race appears to have traveled east and south of the mill building approximately 100 yards before reaching the creek. Most of the head and tail race is overgrown with brush and trees.

This is believed to be the second mill on this site. The first, of log construction, was built c. 1750. The first sign of industry other than agriculture, in what was known as Bucher Thal, was the original log grist mill constructed by Michael Bear. Later, Michael Bear, Jr. operated the stone mill. In c. 1850, Samuel Gring owned and operated the mill and in c. 1855 he introduced steam power to his operation. In c. 1930 the mill was converted to an ice plant. Little written evidence has been found about the later conversion to an ice plant or the earlier conversion to a steam powered mill. The mill is presently vacant and no milling equipment remains inside the building.

2. Jacob Keller House, Weaver Road, east side, south of Main Street, Denver. c. 1785; Georgian style; two and one-half story, five bay sandstone house; central entry; end chimneys, flashing course; c. 1900 side porch with Tuscan columns.

In 1784, Michael Bear, Jr. sold about seven acres near the mill to Jacob Keller. It is believed that Jacob Keller had the stone house erected in c. 1785.

Structural evidence indicates that this house was built in at least two main stages. Also of note is the belief that the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4 Bucher Thal Historic District

original roof was covered with locally produced red tile (some tiles remain in the attic today).

Also located on the property is a c. 1800 one story sandstone outbuilding with an underground bricklined root cellar and shed roof.

3. Keller Barn, Weaver Road, west side, south of Main Street, Denver. 1892 date scratch; sandstone and limestone bank barn; quoining; slit ventilators on ends; two stone bays on bank elevation; frame forebay enclosed; silo. This barn is believed to have replaced an earlier barn. Information on the construction date, location or architecture of the earlier barn is unknown.

This bank barn is part of the Samuel Keller Farmstead.

4. Samuel Keller House/Farmstead, Weaver Road, west side, south of Main Street, Denver. 1848 datestone; late Federal style; two and one-half story, four bay brick farmhouse; paired central doorways with transoms; flashing course; end chimneys; later entry porch; attached summer kitchen.

Built by Samuel and Catherine Keller in 1848, believed to be related to the Keller's who owned the house and mill across the road. Later sold to the Gring family who owned the mill and other businesses in the area.

Also located on the property is a large frame bank barn with gambrel roof and vertical board siding, constructed c. 1900, and a one story stone and frame outbuilding with gable roof, constructed c. 1860.

5. Lutz House or Brookside Farm, Weaver Road, south side, south of Main Street, Denver. c. 1774/c. 1900; two and one-half story, four bay log and frame construction house; six over six sash; clapboarding; fluted column side porch.

Brookside Farm has been the home of five generations of the Lutz family from 1830 to 1983. The eastern portion of the first floor is a log cabin believed to have been constructed c. 1774. Structural evidence, including exposed log above the foundation and deep set walls, substantiate this claim.

This log cabin is believed to have been the blacksmith shop of Peter Eberly, Jr., a member of the Eberly family who owned the land from 1774-1830. It is believed that this was the location of the first blacksmith shop in Bucher Thal. After

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5 Bucher Thal Historic District

1830, the building was used as a residence. The house was enlarged from one story to two and one-half stories, and from two bays to four c. 1900. The porch was also added c. 1900.

Also located on the property are a c. 1860, one story, gabled roof, brick detached summer kitchen, and a c. 1930 one story, gable roof, log cabin.

6. Eberly-Lutz House, Weaver Road, east side, south of Main Street, Denver. c. 1760; Georgian style; two and one-half story, five bay sandstone farmhouse; twelve over twelve and six over six sash; central entry with transom and paneled reveal; flat arch lintels, some with keystones; end chimneys; attached one story sandstone and frame summer kitchen.

Structural evidence indicates that this may have originally been a one and one-half story, three bay stone house c. 1760. The facade windows and door in this section of the house have flat arch lintels with keystones.

In 1774, the property was sold by Christian Bucher to Peter Eberly, Sr., a yeoman from Berks County. Peter Eberly, Jr., referred to as Bucher Thal's pioneer blacksmith, established his home and business here. The property was owned by the Eberlys until 1830 when it was sold to Adam Lutz. The property was in the Lutz family for five generations.

7. Lutz Barn, Weaver Road, east side, south of Main Street, Denver. 1873 date scratch; sandstone bank barn; slit ventilators on three sides; quoining; vertical board siding. This barn is believed to have replaced an earlier barn. Information on the construction date, location or architecture of the earlier barn is unknown.

This barn is part of the Eberly-Lutz property.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) N/A A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1760-1900

Significant Dates
N/A

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Bucher Thal Historic District is significant architecturally as a fine, intact example of a small rural hamlet, constructed between c. 1760 and c. 1900, and centered around an early grist mill, in East Cocalico Township, Lancaster County. The district offers a very good example of a well maintained rural milling community possessing a high degree of integrity in Lancaster County.

Hans Bucher is regarded as the first settler of the area now known as East Cocalico Township. When he settled in 1735 the area became known as Bucher Thal (translated meaning Bucher Valley) after its original settler. Within the next 100 years a number of settlers came to the area including the Jacob Keller family, the Peter Eberly family, the Adam Lutz family and the Samuel Keller family. Each of these families established their home near the grist mill of Michael Bear.

The residential buildings of Bucher Thal range from the Georgian style to a house that was last remodeled c. 1900. Fine examples of the Georgian style include the sandstone Eberly-Lutz House and the sandstone Jacob Keller House, built c. 1760 and 1785 respectively. The brick Samuel Keller house, constructed in 1848, is a fine example of a late Federal style farmhouse. The Lutz House, constructed c. 1774 and enlarged c. 1900, although not a representative of any one particular style of architecture, exhibits the changes in construction from a log structure to a frame and clapboarded structure. Of the four residential buildings within the district, three were constructed in early styles of architecture, Georgian and Federal, and one was built using an early construction method, log. These residential structures are also cohesive in their design. These buildings are all two and one-half stories in height, four or five bays wide, and employ modest architectural detailing, including flashing courses, end chimneys, entries with transoms, and flat arch lintels.

See continuation sheet

United States Department of the Interior
National Park Service**National Register of Historic Places
Continuation Sheet**

Bucher Thal Historic District

Section number 8 Page 2

The agricultural/industrial buildings within the district were constructed between 1815 and c. 1900. Bear's Mill, a two and one-half story sandstone grist mill with gable roof was constructed in 1815. The Lutz Barn and the Keller Barn, also of sandstone, were constructed in 1873 and 1892 respectively. These two representative examples of stone bank barns employ slit ventilators and limestone quoining details. The c. 1900 Keller Barn, with gambrel roof, was constructed of frame and vertical board siding. Of the four minor agricultural buildings within the district, two were constructed of limestone, one was constructed of brick, and one was constructed of log.

A sense of architectural cohesiveness is conveyed by the buildings in the district through their setting, materials and design. The buildings are modestly set back from Weaver Road and are surrounded by large trees and open meadows. The use of local sandstone and limestone as building materials was common in Bucher Thal. Of the twelve buildings within the historic district, seven incorporate these local materials. Of the remaining five buildings, two were constructed of brick and three were constructed of log/frame. The buildings within the district are all well maintained and preserved buildings that incorporate simple architectural detailing typical of the time they were constructed.

The Bucher Thal Historic District is the best preserved early hamlet in East Cocalico Township. Other early settlements within East Cocalico Township include a small hamlet along Reinhold Road and a small hamlet along Garden Spot Road. Information from the architectural survey of Lancaster County, conducted by the Historic Preservation Trust of Lancaster County between 1978 and 1985, indicates that these two hamlets no longer possess their high degree of architectural integrity. The hamlet on Reinhold Road was constructed between c. 1775 and c. 1850. This grouping includes the Fairview Mill, constructed in c. 1800 of local sandstone. Like Bear's Mill, it served local farmers in the area surrounding the mill. The mill, however, is in rapidly deteriorating condition, and appears to be slated for demolition. North and east of the Fairview Mill are examples of c. 1775 and c. 1800 sandstone houses and a c. 1850 barn. Like the mill, the houses have been compromised by unsympathetic alterations and lack of adequate maintenance. Only the barn appears to be in good condition. Another hamlet is on Garden Spot Road in East Cocalico Township. This grouping, constructed between 1800 and 1850, has been compromised by the removal (date unknown) of the mill that once stood near the two existing barns and two existing houses. Evidence of the mill can be seen on the 1864 and 1875 Atlases of Lancaster County. The existing sandstone houses and barns are in good condition and possess a high degree of individual integrity. However, without the original mill, this

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Bucher Thal Historic District

Section number 8 Page 3

grouping of buildings does not represent a good example of a small hamlet centered around an early grist mill.

In relation to the hamlets on Reinhold Road and Garden Spot Road, the Bucher Thal Historic District seems to be typical of mill hamlets in eighteenth and nineteenth century Lancaster County. In each of these hamlets, only a few houses and barns were constructed near the mill.

The Bucher Thal Historic District is a representative example of a small nineteenth century Pennsylvania community which developed around a local grist mill operation. It includes several fine examples of early architecture and construction. Today this hamlet is threatened by a proposed road and bridge crossing the western branch of the Cocalico Creek, dividing the district in two and potentially opening the area to easy access, heavy traffic and future development. Already development can be seen, including the F.W. Woolworth Northeastern Distribution Center, located just north of the district.

9. Major Bibliographical References

see attached sheet

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property 29

UTM References

A	1 8	4 0 3 5 3 0	4 4 5 3 3 6 0
	Zone	Easting	Northing
C	1 8	4 0 3 7 3 0	4 4 5 3 0 1 0

B	1 8	4 0 3 7 2 0	4 4 5 3 3 8 0
	Zone	Easting	Northing
D	1 8	4 0 3 5 8 0	4 4 5 3 1 7 0

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Mary Wiley Myers, Executive Director/William Sisson
 organization Historic Preservation Trust/PHMC date 1987
 street & number 123 N. Prince Street/Penn Museum telephone (717) 291-5861/(717) 783-8946
 city or town Lancaster/Harrisburg state PA zip code 17603/17108

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1 Bucher Thal Historic District

Atlas of Lancaster County, 1864; 1875; 1899.

Bucher, Robert C., "Meadow Irrigation in PA", Pennsylvania Folklore, Vol. 11, No. 2, Fall 1960, pp. 24-32.

Cocalico Chapter of the Lancaster Bicentennial Committee, Historical Sketches of Cocalico (Denver, PA: Saul Printing Co., 1976) pp. 9-10; 17-18; 24; 62.

Ellis, Franklin and Samuel Evans, History of Lancaster County (Philadelphia: Everts & Peck, 1883) pp. 716-718.

Johns, Dr. J. R. and others, "History of Bucher Thal Now Denver", The Ephrata Review, printed in 28 parts, every Thursday from April 17, 1947 thru October 23, 1947. Reprinted from a brochure c. 1896.

Johns, Dr. J. R., Muriel K. Steffy Lipp and Florinne Olson Heisey, History of Denver: From Its Origins as Bucher Thal to the Present 1735-1975 (Adamstown, PA: Ensinger Printing Service, 1975) pp. 4-17; 21; 22.

Survey Files of the Historic Preservation Trust of Lancaster County, Historic Preservation Trust of Lancaster County, 123 North Prince Street, Lancaster, PA 17603.

United States Department of the Interior
National Park Service

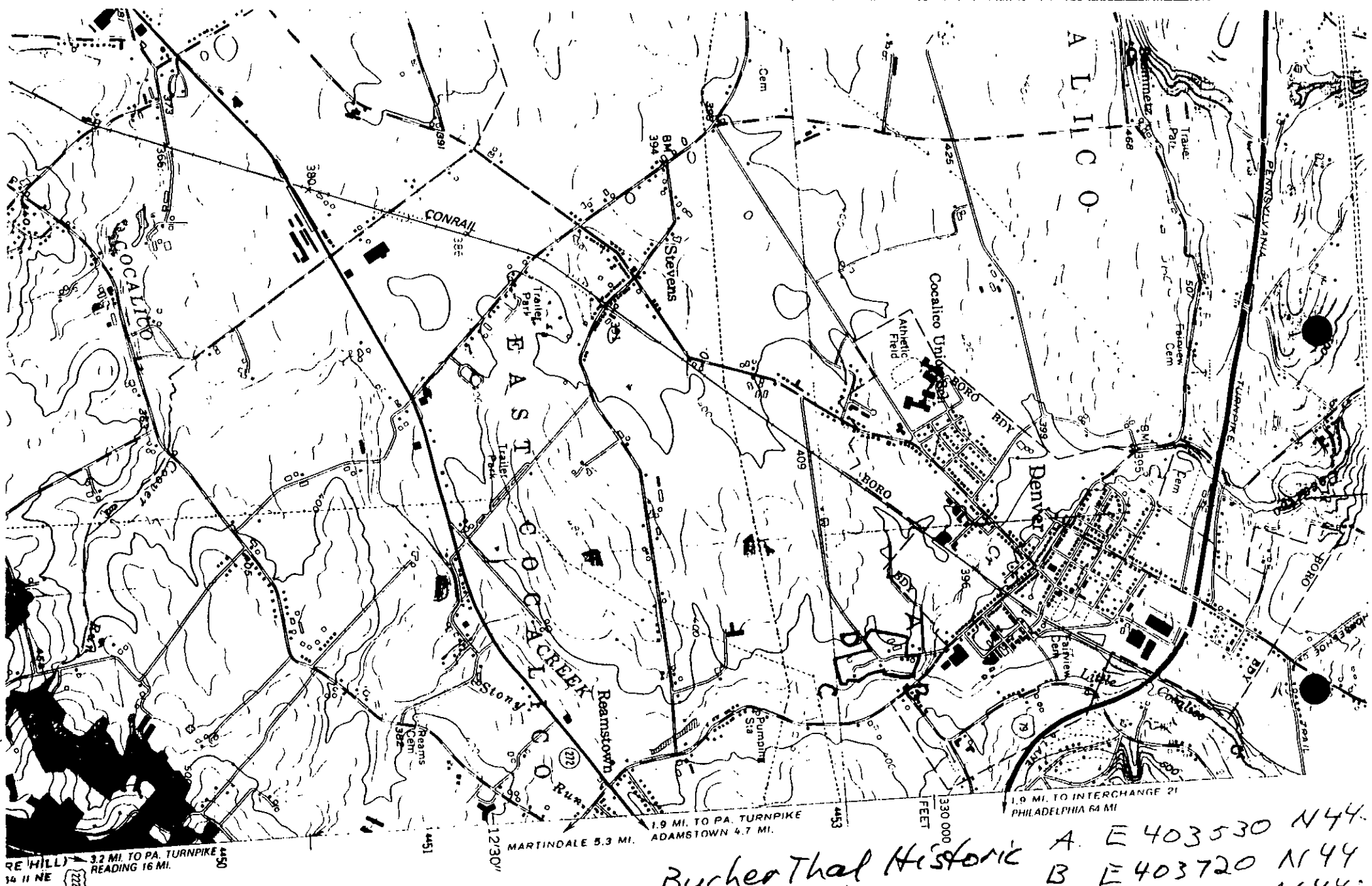
**National Register of Historic Places
Continuation Sheet**

Bucher Thal Historic District

Section number 10 Page 1

Commencing at the northwest corner of the Eberly-Lutz House property on Weaver Road 1000 feet south of said road's intersection with LR 36047, then proceeding south 1104.1 feet, east 428.3 feet, north 150 feet, northwest 165 feet, northeast 297 feet, northwest 638.5 feet, east 474.4 feet, north 275.5 feet, northwest 432.5 feet, south following Weaver Road 322.9 feet, crossing Weaver Road and proceeding west 538.86 feet, southwest 938.08 feet, southeast 113.36 feet, east following Weaver Road 670.8 feet until reaching the point of beginning.

The boundaries of the historic district have been determined to include the significant historical and present day properties which surround Bear's Mill. The boundaries exclude non-contributing buildings to the northwest, north and east, and vacant land to the south and west.



Bucher Thal Historic
 District
 Lancaster County
 Zone 18
 Ephrata Quad