

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 continuations sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Windom Mill Farm
other name/site number 71-35-0015

2. Location

street & number 3407 Blue Rock Road (Manor Township) na not for publication
city, town Lancaster na vicinity
state Pennsylvania code PA county Lancaster code 071 zip code 17603

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building (s)
- district
- site
- structure
- object

Number of Resources within Property

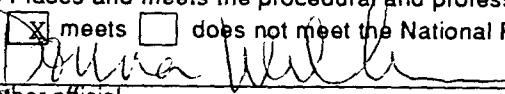
Contributing	Noncontributing
<u>12</u>	<u>3</u> buildings
<u>1</u>	<u> </u> sites
<u> </u>	<u>3</u> structures
<u> </u>	<u> </u> objects
<u>13</u>	<u>6</u> Total

Name of related multiple property listing
Historic Farming Resources of Lancaster County

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.

Donna Williams 
Signature of commenting or other official 7/11/94
Date
Assistant Executive Director
State or Federal agency or 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 or 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)

AGRICULTURE/SUBSISTENCE: Farm

INDUSTRY: Extractive Facility

DOMESTIC: Single Dwellings

COMMERCE/TRADE: Restaurant

Current Functions (enter categories from instructions)

AGRICULTURE/SUBSISTENCE: Farm

INDUSTRY: Manufacturing Facility

DOMESTIC: Single Dwellings/Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

EARLY REPUBLIC: Federal

OTHER: Pennsylvania style farmhouse

OTHER: Pennsylvania barn

Materials (enter categories from instructions)

foundation STONE: Limestone

walls STONE: Limestone

roof STONE: Slate

other WOOD

Describe present and historic physical appearance.

The Windom Mill Farm complex is a stately grouping of limestone buildings, situated on gradually sloping land on the northern side of Blue Rock Road (PA 999) just west of Millersville. The complex exists in a pristine agricultural setting. Although Blue Rock Road is a major state road, it does little to detract from Windom Mill's historic pastoral setting. Contributing to the site are: a main dwelling house, a stone end Pennsylvania bank barn, a mill, a tavern (now a dwelling), a miller's dwelling house, two tobacco sheds, a corn barn, a garage, a milk house, a pigpen, a former carriage house that has been converted into a garage, and the ruinous remains of a family graveyard. Two large steer barns, three modern silos, and a garage, all less than fifty years old, are also located on the site.

Site

The 106 acre property is generally bounded to the west by the west branch of the Little Conestoga Creek, to the south by Blue Rock Road, to the east by Donerville Road, and to the north by an adjacent farm. The farmstead is located at the southwest corner of the site and its primary buildings, the dwellings, tavern, and bank barn, all have a southern orientation facing Blue Rock Road. The farmhouse and barn are centrally located within the farmstead. The milk house, pigpen, and a modern garage are grouped around the farmhouse. The mill is located adjacent to the road, southwest of the farmhouse. Surrounding the mill are the miller's house and a circa 1945 garage, to its west, and the former carriage house to its northeast. To the east of the mill, along Blue Rock Road, are the tavern, corn barn, and two tobacco barns. The modern steer barns and silos are located at the northeast corner of the farmstead. With the exception of a small portion at the southeast corner of the site, the remaining land is cropland. The ruins of a small family graveyard are located within the cropland along Blue Rock Road approximately mid-way between the farmstead and Donerville Road.

Dwelling

The main dwelling is a two and one half story, five by two bay limestone building with a full-width one-story porch across its southern facade and an attached frame washroom and garage at its northwest corner. It has a lateral gable slate roof with paired brick end chimneys. The principal south facade is five bays wide and has a central entrance, with a rectangular transom, flanked by two nine-over-six light double hung sash windows. Similar windows are located in each bay of the second floor level corresponding to the first floor openings. The porch retains historic chamfered posts. The east and west elevations are two bays deep with nine-over-six windows in each bay of each level. Smaller profile six-over-six windows are located at the attic level. Local tradition holds that the farmhouse was constructed circa 1780. However, it is stylistically more consistent with

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Windom Mill Farm

the Federal period, which did not begin in Lancaster County until somewhat later, generally after 1790. Its nine-over-six windows and restrained Federal style interior details may indicate a construction or substantial remodeling date of circa 1810, when the adjacent mill and other outbuildings were constructed.

The interior of the main dwelling has a central hall plan with symmetrical fifteen foot square rooms. The staircase appears to have been moved slightly to the east, yet the interior maintains a high degree of spatial integrity. Many historic features of the interior remain, including bull's eye detailing on the woodwork, a paneled corner cupboard in the dining room, and historic doors and baseboards. The second floor also maintains some original features, including an original mantlepiece in the southeast bedroom.

The main dwelling has a partial basement, located under the southern end (front) of the house. The attic reveals a simple truss system employing cut nails with stamped or forged heads. "Painter 1836" is painted in the attic. The house is in excellent condition.

Mill

The mill (1810) is a two and one half story five by three bay limestone building on a full raised basement. The lateral gable slate roof has three dormers on each side. The basement level of the east elevation is below grade as the site slopes to the west exposing it on all remaining elevations. The south elevation is five bays wide with an entrance, with a simple board and batten door, at the fourth bay of the first level and wooden nine-over-six light double hung sash in all remaining bays. The three bay east elevation has central entrances on each level flanked by nine-over six windows at the first and second levels and six-over six windows at the attic level. A small hood atop the attic door houses a crane. The interior plan consists of four open levels that retain their original exposed structural members and plain finishes. Water power for the mill was originally provided by a small, possibly man-made, tributary of the Little Conestoga Creek which has now largely disappeared. The mill is in generally good condition.

Tavern

The tavern, constructed circa 1810 and currently used as a two-family rental unit, is a two and one half story, four by two bay limestone building with a two by one bay rear stone ell to the north-west. A one story shed porch extends full-width across the south facade. The main block has a lateral gable slate roof with brick interior end chimneys and the rear ell has a shed roof covered with synthetic shingles. A small one story frame addition extends along the north elevation and a one story shed porch extends along the east elevation of the ell. The principal south facade is four bays wide and has paired central entrances, with rectangular transoms, on the first floor level flanked by nine-over-six light double hung sash windows. Similar windows are located in each bay of the second floor level.

The interior plan of the first floor of the main block consists of a large open parlor to the east and two corresponding rooms to the west. A kitchen and ancillary room are located within the ell and bedrooms are located upstairs. The tavern is in excellent condition.



See continuation sheet 7-2

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Windom Mill Farm

Miller's House

The miller's house (circa 1810) is one and one half story three by two bay stone building with a small ell addition to the rear. It has a slate covered lateral gable roof with an end chimney. A one story shed porch extends across the two eastern bays of the south facade over the principal entrance, in the eastern bay, and a nine-over-six double hung sash window. The western bay of the facade has a similar nine-over-six window.

Barn

The walls and foundation of the circa 1800 Pennsylvania barn are constructed of limestone, while the forebay is frame clad with vertical planking. A frame outshed has been added to the western end of the north elevation and the stone end has been replaced by a frame extension, also covered with vertical board siding, to which a frame outshed has been constructed to the east. A series of doors and simple rectangular ventilators extend across the forebay and a series of single width and two double width doors and single windows extend along the stable level. The limestone west gable end of the barn is punctuated by vertical ventilation slits. The frame eastern gable is clad with vertical board siding above the frame outshed. A series of double barn doors extend across the north elevation. The interior is typical of Pennsylvania barns, with a lower level stable and threshing floors and hay mows at the single upper level. The barn has seen very little alteration and is in generally good condition.

Other Outbuildings

In addition to the already described buildings, the site includes two frame tobacco barns (circa 1890 and circa 1900), a frame corn barn (circa 1890), a frame garage (circa 1945), a frame milkhouse (circa 1890), a pigpen (circa 1890), and a carriage house (circa 1890). The remains of a small family burial ground, consisting of one low stone wall, with several tombstones adjacent to it, also remains. All buildings are in good condition.

Noncontributing Outbuildings

The two modern steer barns, the garage adjacent to the farmhouse, and three silos were all constructed post-1945 and are non-contributing resources.

Integrity

While changes were made to Windom Mill Farm to adapt to changing agricultural practices and market conditions, the farm's principal historic buildings remain and the complex retains excellent integrity. With the exception of the former carriage house, a secondary outbuilding, each of the farm buildings retain excellent individual integrity as well. The only major alterations to the site over time, the construction of the steer barns and silos and the abandonment of the millstream, are consistent with the evolutionary nature of Lancaster County farms as documented in the "Historic Farming Resources of Lancaster County" multiple property National Register nomination. Likewise, the loss of a variety of other farming related buildings once present on the site, including a chicken coop, tobacco shed, bee houses, and other miscellaneous outbuildings, is typical of local farms. Even with these changes, the historic character of the overall farm complex has remained substantially intact.

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) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture
Architecture

Period of Significance

ca. 1770 - 1945

ca. 1780
1810

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Windom Mill Farm is significant under National Register criteria A and C. It is an example of the property type "the farm" under the "Historic Farming Resources of Lancaster County" multiple property National Register nomination. The resources that comprise the property illustrate a wide array of activities, including farming, commerce, and manufacturing, important to Lancaster County agriculture from the settlement period to the present. The buildings illustrate architecture typical to rural Lancaster County. That is, they exemplify the trend of the latter half of the eighteenth-century whereby Germanic and traditional English styles were mixed to bring about a restrained, rural vernacular style. This handsome complex evolved from a farm, to a mill, to a small cross-roads community complete with a post office.¹ Windom Mill Farm continues to operate as a farm within an agricultural setting. The mill and tavern have been converted to a carpenter's shop and rental dwelling, respectively. The practical adaptations of these buildings is a testament to the integrity and usefulness of Lancaster County's historic structures.

History

This farm's history can be traced back to the eighteenth-century when the land on which it stands was patented to Samuel Herr in 1769. A grist and saw mill was operating as early as 1779 and a dwelling was most likely built shortly thereafter. In 1810, Herr's son-in-law, Jacob Kauffman, had the large stone flour and feed mill constructed. At about the same time, he built the tavern as a Conestoga wagon stop, as Blue Rock Road led to the Susquehanna River, which was a busy commercial route in the early nineteenth century.² It seems likely that the miller's house was constructed around the same time.³ According to 1815 tax records, this was one of the most valuable properties in Manor Township.⁴ Yet the entire property was sold at sheriff's sale in 1825 to John Landis.

By 1899, a post office was operating out of the mill. The mill was also used as a creamery, and a cider mill began operating in the 1890s.⁵ The farm remained in the Landis family until 1948, when

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Windom Mill Farm

Nelson and Sylvia Landis sold approximately 106 acres to Grant and Fannie Noll.⁶ After the death of her husband, Mrs. Noll wanted to sell the farm to people she knew, so her acquaintances, Paul and Edith Rohrer, added the complex to their other farms in the area. Paul's sons leased, then bought, the complex from their father, and now Paul's son, P. Kenneth Rohrer resides there with his family.⁷

Today Windom Mill is a fine example of a historic farm that has adapted to the demands of the late twentieth-century agricultural business. The Rohrer's currently have 106 acres for strip farming. The land is divided into six-acre fields on which rye is planted in the spring, then soybeans, then corn.⁸ While the Noll's raised thirteen acres of tobacco, along with corn, wheat, hay, chicken and steers, the Rohrer's principal activity is the raising of steer. Crops raised on Windom Mill today are for the cows and include corn, soybean, and rye for feed.⁹

Architecture

The extensive collection of nineteenth and early twentieth-century buildings on Windom Mill Farm illustrate several inter-related aspects of Lancaster County's historic agricultural economy: farming, milling, a tavern, and tobacco curing. Architectural evidence remains from all periods of the two hundred twenty-five year existence as a farm.

The farmstead is centered on a 106 acre working farm. The three residences on the site, the farmhouse, the tavern, and the miller's house, represent examples of vernacular building types significant to Lancaster County, as described in the "Historic Farming Resources of Lancaster County" multiple property National Register nomination. Although tradition holds that the farmhouse was constructed circa 1780, stylistically it is more similar to the restrained vernacular interpretation of the Federal style that developed as the Pennsylvania style. As such it represents a good example of an early nineteenth-century five-bay version of that type with Federal style elements, including window and door surrounds, panelled doors, and a corner cupboard. Likewise, the tavern is typical of a four-bay example of an early nineteenth-century Pennsylvania style dwelling. Among the characteristics common to this vernacular form are their two and one half story height, four or five bay width, relatively restrained exterior ornamentation, lateral gable roofs, stone construction, and four room plans. The miller's house representative of the rural one-and-one-half story dwellings constructed in Lancaster County from the 1700s through the early twentieth century. All three buildings retain good overall integrity.

The barn, constructed in 1800, is a typical early nineteenth-century Pennsylvania Barn that retains good integrity. The mill is a particularly intact and good example of an early nineteenth-century stone mill. The site also includes the following contributing resources: two frame tobacco barns, a corn barn, a garage, a milkhouse, a pigpen, a carriage house (now converted into a garage), and the ruins of a family graveyard.

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Windom Mill Farm

Notes

¹ *Atlas of Surveys of the County of Lancaster*, (Philadelphia: Graves and Steinbarger), 1899.

² Robert E. Coley, James A. Jolly, Carole L. Slotter, eds., *Millersville-Penn Manor Community History* (The Research Committee of the Millersville-Penn Manor Bicentennial Committee, 1976) p. 101.

³ Coley, et al, p. 101.

⁴ Lancaster, Pennsylvania, Lancaster County Historical Society, 1815 Lancaster County tax records.

⁵ "Windom Mill: Restoring A Manor Landmark," *The Local Ledger* 29 July 1987: 12.

⁶ Lancaster, Pennsylvania, Lancaster County Recorder of Deeds, Deed Book O, Volume 39, p. 188.

⁷ Deed Book 3604, p. 59.

⁸ P. Kenneth Rohrer, personal interview, 10 February 1993.

⁹ Rohrer, interview, 10 February 1993.

9. Major Bibliographic References

- Atlas of Surveys of the County of Lancaster. Philadelphia: Graves and Steinbarger, 1899.
- Charles & Fahs. The Kauffman-Coffman Lineages. York: n.p., 1940.
- Coley, Robert E. James A. Jolly, Carole L. Slotter, eds. Millersville-Penn Manor Community History. The Research Committee of the Millersville-Penn Manor Bicentennial Committee, 1976.
- Ellis, Franklin, and Samuel Evans. History of Lancaster County, Pennsylvania. 2 vols. Philadelphia, 1883; rpt. Apollo, PA: Closson Press, n.d.
- Historic Preservation Trust of Lancaster County. "Historic Farming Resources of Lancaster County" multiple property nomination to the National Register of Historic Places, n.p. 1994.
- Lancaster, Pennsylvania. Historic Preservation Trust of Lancaster County, Historic Sites Survey Files, "Windom Mill."

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 the Historic American Buildings Survey # _____
- recorded by the Historic American Engineering Record # _____

See continuation sheet 9-1

Primary location of additional data:

- State historic preservation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository _____

10. Geographic Data

Acreage of property 106 acres

UTM References

A 18 380260 4429320
 Zone Easting Northing

B 18 380140 4429740
 Zone Easting Northing

C 18 381020 4430000
 Zone Easting Northing

D 18 381160 4429620
 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The boundary of the nominated property includes the entire parcel numbered 14H-2-2 in the office of the Tax Assessment Office, Lancaster County, Pennsylvania.

See continuation sheet

Boundary Justification

The boundary includes the entire current tax parcel only, 106 acres, which represents the remaining acreage of the farm complex. The current acreage is sufficient to reflect the historic character of the site and continues to represent a working farm complex.

See continuation sheet

11. Form Prepared By

name/title Heidi M. Pawlowski, David B. Schneider

organization Historic Preservation Trust of Lancaster County date 04/07/93; revised 05/25/94

street & number 123 North Prince Street telephone (717) 291-5861

city or town Lancaster state Pennsylvania zip code 17603

United States Department of the Interior
National Park Service

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Windom Mill Farm

Lancaster, Pennsylvania. Lancaster County Historical Society. Lancaster County Direct Tax Records, 1798, 1815; Paes, Chester. "Stone Mill Built 1810, Manor Township, W.B. Conestoga Creek." unpublished report.

Lancaster, Pennsylvania. Lancaster County Recorder of Deeds. Deed Book O, Volume 39, p. 188; 3604, p. 59.

Rohrer, Mr. and Mrs. P. Kenneth, personal interview, 10 February 1993.

"Windom Mill: Restoring A Manor Landmark," *Local Ledger*. 29 July 1987, p. 12.

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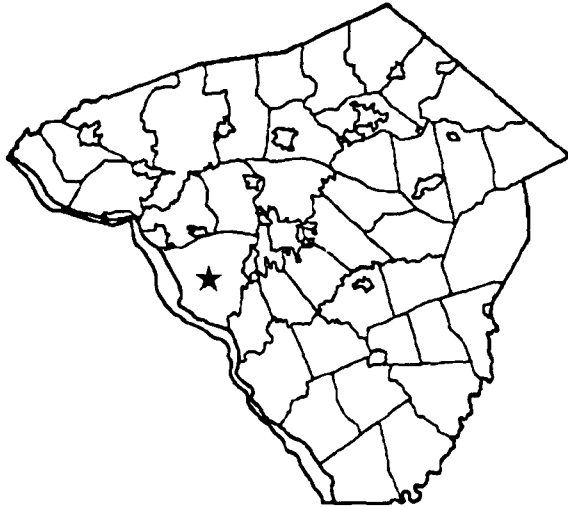
Accompanying Documentation, Continuation Sheet #2

Section number ____ Page ____

Windom Mill Farm

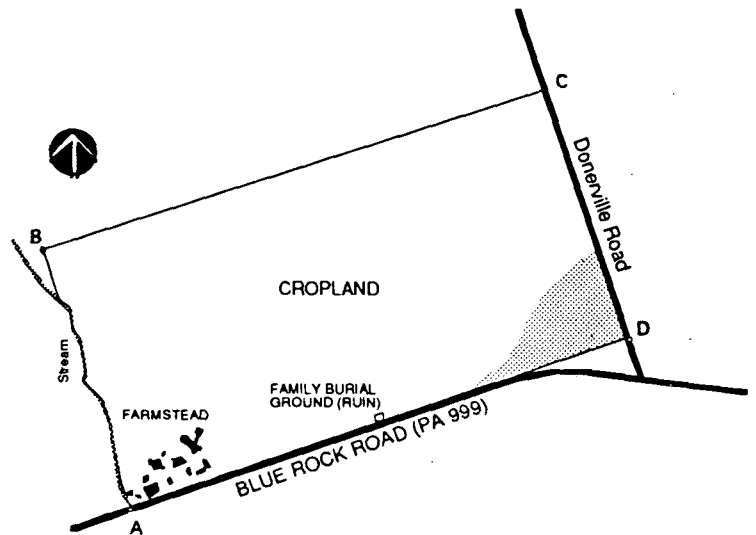
Windom Mill Farm

Blue Rock Rd., Manor Twp., Lancaster County, PA
071-15-0015



Location & Site Plans

Sketch Plan (Not to Scale)



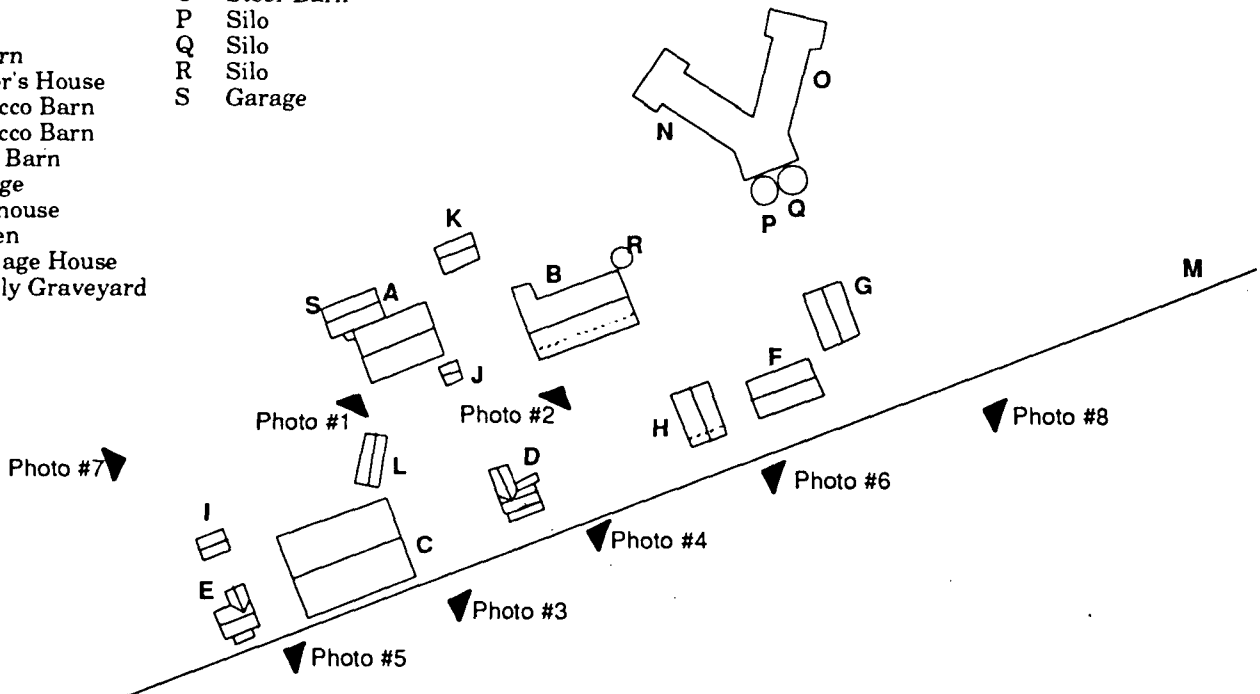
Key:

CONTRIBUTING

- A Farmhouse
- B Barn
- C Mill
- D Tavern
- E Miller's House
- F Tobacco Barn
- G Tobacco Barn
- H Corn Barn
- I Garage
- J Milkhouse
- K Pigpen
- L Carriage House
- M Family Graveyard

NON CONTRIBUTING

- N Steer Barn
- O Steer Barn
- P Silo
- Q Silo
- R Silo
- S Garage



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Accompanying Documentation, Continuation Sheet #3

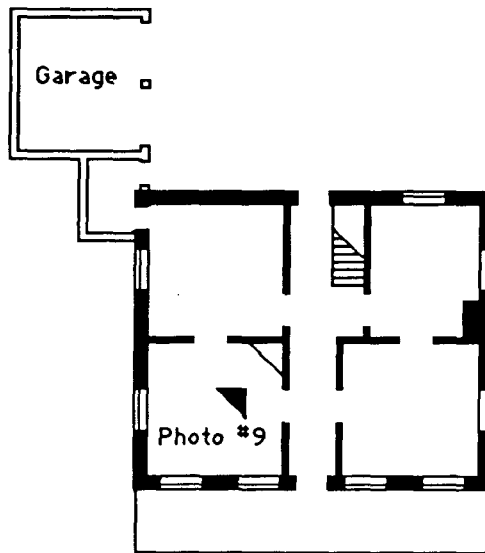
Section number ____ Page ____

Windom Mill Farm

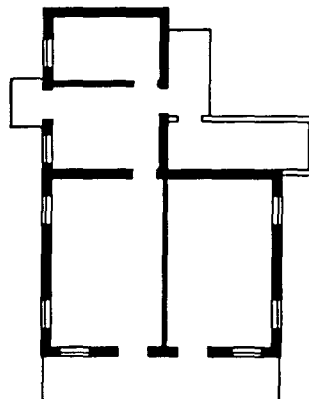
Windom Mill Farm

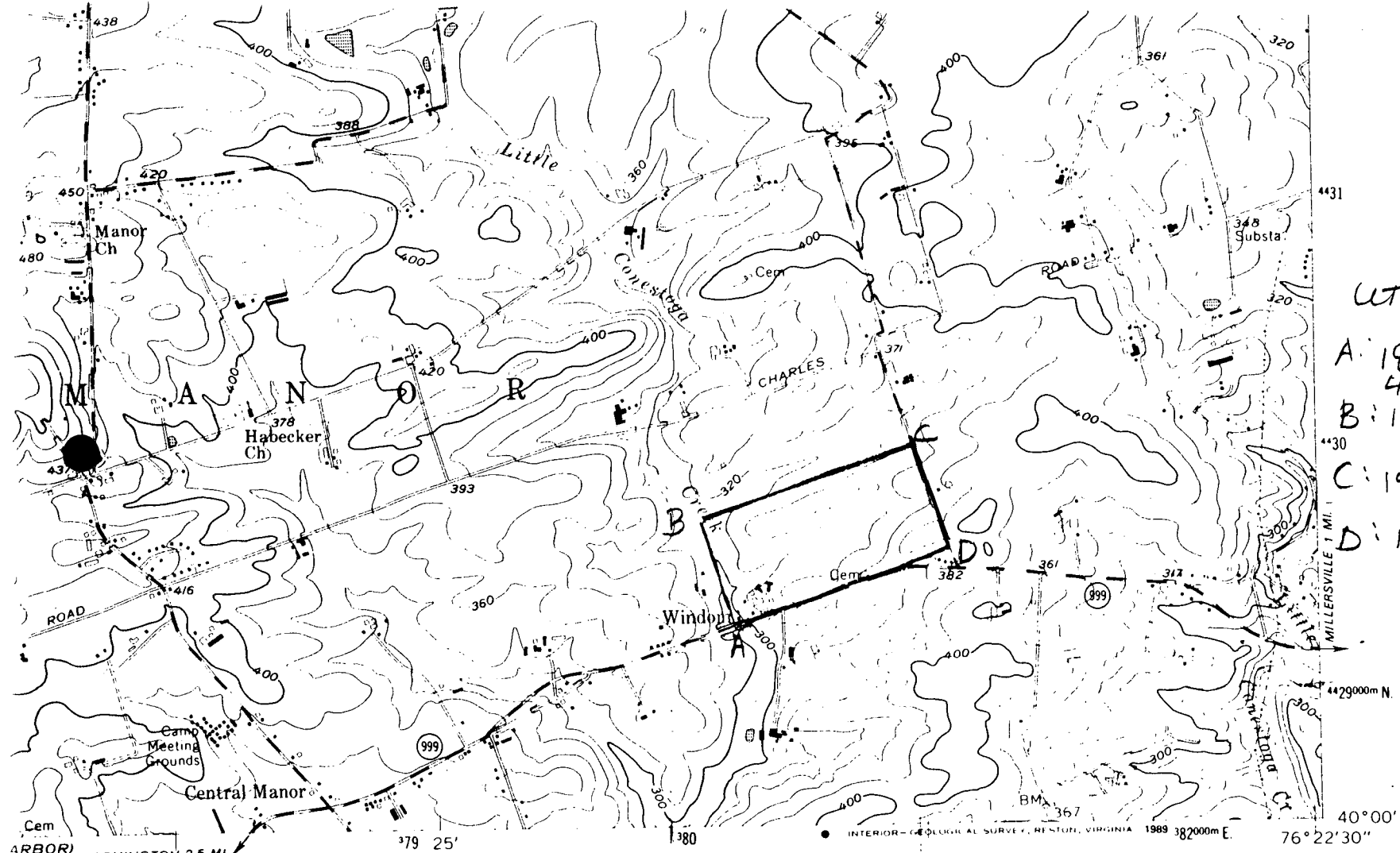
Blue Rock Rd., Manor Twp., Lancaster County, PA
071-15-0015

Farmhouse, First Floor Plan
Sketch Plan (Not to Scale)



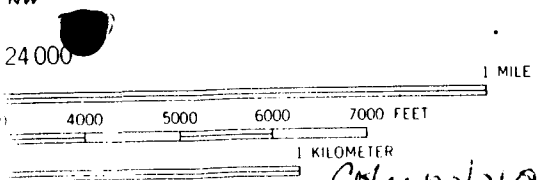
Tavern, First Floor Plan
Sketch Plan (Not to Scale)





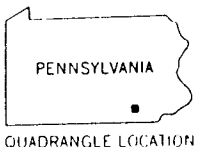
UTM REFERENCES

- A: 18 380260
4429320
- B: 18 380140
4429740
- C: 18 381020
4430000
- D: 18 381160
4429620



VERTICAL DATUM OF 1929

Columbia East
Quadrangle
Zone 18



QUADRANGLE LOCATION

ROAD CLASSIFICATION

- Heavy-duty —————
- Medium-duty - - - - -
- Light-duty - - - - -
- Unimproved dirt - - - - -
- U S. Route (square symbol)
- State Route (circle symbol)

COLUMBIA EAST, PA.

40076-A4-TF-024
PHOTOINSPECTED 1983
1956
PHOTOREVISED 1969 AND 1976
DMA 5764 III SW-SERIES V831

Windom Mill
Manor Township
Lancaster County

To place on the predicted North American Datum 1983,
move the projection lines 6 meters south and
28 meters west as shown by dashed corner ticks

NATIONAL MAP ACCURACY STANDARDS
GEOLOGICAL SURVEY
OF RESTON, VIRGINIA 22092
AND SYMBOLS IS AVAILABLE ON REQUEST

(CONESTOGA)
5763 N NE