

**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 Bausman Farmstead
other name/site number 071-29-0004 & 071-29-0019

2. Location

street & number 1630 & 1631 Millersville Pike (Lancaster Township) na not for publication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>5</u>	<u>0</u> buildings
	_____ sites
	_____ structures
	_____ objects
<u>5</u>	<u>0</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 *Donna Williams* 7/11/94
Signature of commenting or other official 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

DOMESTIC: Single Dwelling

INDUSTRY/PROCESSING/EXTRACTION: Extracting
Facility

Current Functions (enter categories from instructions)

AGRICULTURE/SUBSISTENCE: Farm

DOMESTIC: Single Dwelling

VACANT

7. Description

Architectural Classification

(enter categories from instructions)

EARLY REPUBLIC: Federal

LATE VICTORIAN

OTHER: Pennsylvania barn

Materials (enter categories from instructions)

foundation STONE

walls BRICK

roof STONE: Slate

other

Describe present and historic physical appearance.

The Bausman Farmstead consists of a brick dwelling, brick end barn, and stone still house, located on a 4.8 acre tract on the south side of Millersville Pike, and a later brick mansion house, set on a separate 1.2 acre tract on the north side of Millersville Pike. The farmstead is surrounded by dense suburban development and no longer retains any tillable land. The southern tract slopes away from Millersville Pike and its three buildings are sited toward its center. Trees and the sites topography substantially conceal the buildings from the roadway. The Bausman Mansion is prominently sited on the heavily landscaped northern tract, which rises slightly above Millersville Pike. Although most of the original 317 acres of the farmstead have been sold and are now covered by twentieth-century development, the remaining structures continue to reflect the eighteenth and nineteenth-century development of the farm.

Site

The structures on the Bausman Farm within the 4.8 acre tract on the south side of Millersville Pike include a bank barn and dwelling, set perpendicular to each other, with the barn facing the road to the northwest and the house facing northeast. The stone still building lies southeast of the dwelling, and is sited perpendicular to it. Although the site is no longer a functioning farm, trees and dense vegetation at the periphery of the plot visually shield it from the suburban sprawl surrounding the site. The 1879 mansion is situated just across Millersville Pike from the original farm structures. Its roofline runs parallel with the road. It is easily seen from the 4.8 acre plot and is visually connected to it. This dwelling is also surrounded by late twentieth-century development, yet the consistent use of red brick for the mansion house and barn relate the buildings and they appear as a unified complex amidst modern growth.

Dwelling House

The dwelling house is a one-and-one-half story, ell-shaped brick building. The main block is four bays wide and two bays deep, with a one bay wide and two bay deep rear wing which slopes from two stories in height at its northwest elevation to one story at its southeast elevation. A two bay summer kitchen is attached to the rear wing by a one bay infill section. Shed porches run the full width of the southwestern elevations of the infill and rear wing. The main block has a lateral gable roof with two gabled dormers and interior brick chimneys at either gable end. Both dormers retain rectangular six-over-six light double hung sash windows flanked by simple decorative pilasters. The shed roof of the rear wing slopes from northeast to southwest and has an interior brick end chimney at its eastern corner.

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Bausman Farmstead

The principal northeast facade of the dwelling house is four bays wide with brick set in Flemish bond. The first, third, and fourth bays of the first floor level contain rectangular nine-over-six light double hung sash windows. Windows typically have thin lintels terminated by roundels, flat sills, and panelled shutters. The arched principal entrance opening is located in the second bay of the first floor level of the facade and includes a panelled wood door, with three horizontal panels over two vertical panels, and a round arched fanlight.

Brick at remaining elevations are set in common bond and windows are similar to those on the facade. The rear porches are supported by chamfered posts. A datestone appears on the north gable end and reads: "Built by Jacob & Maryann Peeters, A.D. 1836."

The interior plan consists of four rooms within the main block, a single large room within the ell, and single rooms within the infill and kitchen. Historic trim and detailing remain throughout the house and include simple Federal style mantelpieces, a corner cupboard, molded chair rails and baseboards, and panelled doors. Walls and ceilings are typically finished with smooth plaster and floors are wood. The dwelling house is in generally good condition and alterations have generally been limited to secondary service areas.

Bank Barn

A large brick single outshed bank barn is situated northwest of the brick dwelling. The barn is ten bays wide and two bays deep with a single outshed at the eastern end of its northwest elevation. The lateral gable slate roof retains two decorative louvered cupolas at its ridge. With the exception of the brick outshed, the northwest elevation is frame with vertical board siding. Principal barn entrances are located at the center bays and are accessed by an earthen bank. A secondary barn entrance is located at the lower level of the western bay, adjacent to the bank, and two paired arched louvered ventilators are set within the wall above. Both brick endwalls have simple rectangular windows with board and batten shutters at the lower level, three tiers of pierced openings at the upper level, and a tripartite louvered ventilator near the top of the gable. Piercing patterns include sheaves of wheat at the first and third tiers, diamond shapes at the second tier, and modified sheaves of wheat flanking the gable louvers. A datestone at the northwest elevation reads: "Built By Philip & Mary S. Bausman 1869." The forebay along the southwest elevation is frame and is clad with vertical wood siding and has series of simple cargo doors and decorative louvered ventilators. The forebay has been modified to accommodate a large open equipment bay at the southwest end of the elevation. The lower level below the forebay includes entrances, typically with board and batten doors and open transoms with a grillwork of simple bars, interspersed with rectangular windows with board and batten shutters. The interior is typical of Pennsylvania barns, with a lower level stable, threshing floors and hay mows at the single upper level, and a granary within the outshed.

The barn has seen very little alteration other than the early twentieth-century creation of the large open equipment bay at the forebay elevation. The barn is in generally good structural condition. Water penetration has caused some deterioration at the forebay and roof ventilators.

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Bausman Farmstead

Still House

A stone building, a distillery at one time, is located immediately to the south and west of the brick dwelling and is set within a bank that slopes to the southwest. It is a one and one half story, front gabled structure, one bay wide and one bay deep, with a single interior chimney. The principal northwest elevation has a single entrance that is recessed within a simple frame enclosure supported by rough posts and clad with vertical siding. A datestone in the peak of the gable above the entrance reads: "1775". Remaining elevations each have a single rectangular window opening with no sash remaining. The southwest elevation also has a similar window opening at its basement level and a smaller profile opening within its gable end.

The interior plan of the building consists a single room on each level. Walls and ceilings are finished with smooth plaster and trim is typically plain.

This building is in deteriorated condition. A large area of the foundation has eroded away from the northwest corner and much of the interior flooring and finishes are in very poor condition.

Summer Kitchen

A two by one bay summer kitchen, circa 1836, is located to the west of the rear wing of the house and is now attached to it by a brick infill section. The rectangular building has a lateral gable roof with a bell cupola at its east end and an interior chimney at its west end. A one story shed porch extends the full width of the principal southeast elevation, which has an entrance at its eastern bay and a six-over-six window at its western bay. Six-over-six windows are located in both bays of the northwest elevation and there is a small attic window at the southwest elevation.

Mansion House

In 1879, Philip Bausman erected a fine brick Late Victorian mansion house across the road from the original farmstead. The two and one half story dwelling is irregular in plan with a rectangular front block to the southeast with a bay window at its south corner, a somewhat smaller rectangular intermediate block to the northwest that is off-center from the first one bay to the southwest, and a series of two one story service rooms and an enclosed porch to the northwest. The front portion of the house has a lateral gable slate roof with two gabled dormers and paired end chimneys with corbelled caps. The dormers have steeply pitched roofs and pointed finials. The rear portion has a cross gable roof and a bracketed cornice surrounds the house. A one story porch, with thin paired columns and a bracketed cornice extends full-width across the facade and a smaller similarly detailed porch is located within the ell created by the intersection of the front and intermediate blocks. A two story porch extends along the entire northeast elevation of the intermediate block and is supported by chamfered posts with arched brackets at each level and a simple balustrade at the upper level only.

The first level of the principal southwest facade has a central entrance flanked by windows. Windows in each bay of the second level correspond to the first floor entrance and windows. All open-

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ings are arched. The entrance has double doors and an arched cobalt glass transom. A keystone over the front entrance reads, "PMB 1879." Windows have double segmental arched one-over-one light double hung sash within common segmental arched openings. Opening and details on remaining elevations are similar to the facade.

The interior floorplan is irregular and includes a main central hallway flanked by a single large parlor to the northeast and a smaller parlor and a foyer to the southwest within the front block. A dining room, kitchen, secondary hallway, and secondary stair are located within the intermediate block and service rooms are located to the northwest. Historic Victorian style trim and detailing remains throughout the house and includes marble mantelpieces, molded plaster cornices and ceiling ornaments, molded chair rails and baseboards, Lincrusta wainscoting, carved frieze panels, pocket doors, and panelled doors. Walls and ceilings are typically finished with smooth plaster, except for applied molded ornament within the parlor, and floors are wood, with patterned parquet in the dining room.

The basement has a very high ceiling height and the load bearing walls of the upper level hallway are supported by a series of tall brick arches. A large arched ground cellar is located in the northwest section of the basement. An arched tunnel leads from the northeast portion under the main block out to the drive. In addition, the site retains a well that was hand dug through solid rock. The mansion house is in excellent condition and alterations have generally been limited to secondary service areas.

Integrity

Although situated within an area of dense twentieth-century suburban development, the surviving buildings of the Bausman Farmstead are surprisingly intact and continue to provide evidence of Lancaster County's agricultural life in the eighteenth and nineteenth-centuries. Each building retains a high degree of integrity of location, design, materials, and workmanship. While their integrity of setting, feeling, and association have been compromised, their high degree of architectural integrity and the relative rarity of each building in terms of its respective period, style, or type is consistent with the the "farming resources having lost their agricultural context" variation of the property type "the farm" under the multiple property documentation form: "Historic Farming Resources of Lancaster County."

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

1775 - 1945 1775
1879

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.

The Bausman Farmstead is significant under National Register Criteria A and C. It is an example of the "farming resources having lost their agricultural context" variation of the property type "the farm," under the "Historic Farming Resources of Lancaster County" multiple property National Register nomination. As such, it is significant for its relationship to Lancaster County agriculture, the county's principal character defining historic economic activity from the eighteenth century to the present. The Bausman Farmstead, established in 1755, illustrates the typical evolutionary nature of Lancaster County farms and retains resources dating from 1775 though 1879. Unlike many local farms, the buildings themselves each retain a high degree of architectural integrity and each illustrates a relatively rare example of a period, style, or type of architecture in Lancaster.

Historical Development

Of the four buildings on this farmstead, the stone still house is the oldest. Dating from 1775, the still house was used for distilling operations in the first decades on the nineteenth century by Andreas Bausman.¹ In 1755, Bausman moved to America from Germany and later settled on this property, which then consisted of 317 acres on either side of the present-day Millersville Pike.² He had a prosperous farming and distilling business and sold his rum in areas as far away as Pittsburgh via pack horses.³ Although in poor condition today, the still house provides a relatively rare example of a late eighteenth-century farming related commercial structure.

Upon the death of Andreas Bausman in 1814, the property was inherited by his nephew John Bausman.⁴ John added to the property and continued to farm the land. In 1805 he married Elizabeth Peters of Manor Township.⁵ In 1836, the brick dwelling on the site was built by Jacob and Maryann Peeters. No connection has been discovered between John's wife Elizabeth Peters and Jacob or Maryann Peeters, yet it is probable that they were related, given the siting of the house within the farmstead.

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Bausman Farmstead

John Bausman left this property to his son Philip in his will dated 1861.⁶ Philip married Mary S. Sherk of Lancaster Township in 1859.⁷ They raised a family, continued to farm, and in 1869, according to its datestone, constructed the large brick end barn. In 1879, Philip erected a brick mansion north of the Millersville Turnpike.⁸ This elegant structure reflects the Bausman family's prosperity. Philip's son David acquired both the mansion and the earlier structures south of the road in 1902.⁹

David Bausman was a local inventor who utilized the attic of the mansion as his workshop. Among the inventions he received patents for are the Bausman Swing and the Bausman Wind Engine. David's daughter Edna Bausman Verdier inherited the property in 1902.¹⁰ Mrs. Verdier divided the tract into separate lots on either side of the road. The lot containing the 1836 dwelling, brick end barn, and stone still house was purchased by William H. Paul in 1964.¹¹ His widow continues to own the property today. Mrs. Verdier retained the mansion house until it was acquired by Dr. and Mrs. W. Richard Kettering in the late 1960s, in whose possession it remained until recent years.

Architecture

The buildings located on the Bausman Farm each represent relatively rare examples of their respective period, style, or type. The distillery is significant as an intact eighteenth-century building and as one of the few such buildings extant in Lancaster County. Stillhouses, or distilleries, were a common building type on Lancaster County farms throughout much of the eighteenth and nineteenth centuries. According to Amos Long's *The Pennsylvania German Family Farm*, beverages produced were typically used for on or near farm consumption.¹² Andreas Bausman was known to have traded in rum as a commercial venture. As the practice of on-farm distilling went out of favor by the early to mid nineteenth-century, most of the county's stillhouses were either converted for other uses or removed. It is difficult today to firmly identify buildings constructed or used for this purpose. Ellis and Evans 1883 *History of Lancaster County* suggests that the Bausman distillery was in fact a springhouse, yet tax lists for the first two decades of the nineteenth-century favor its identification as a distillery and it was not uncommon for a distillery to be combined with a springhouse.¹³ As a documented example of a distillery, and for its role in an early on farm commercial venture, the Bausman distillery is a very rare example of this building type in Lancaster County.

One and one half story dwelling houses are a documented as characteristic rural historic resources in "Historic Farming Resources of Lancaster County." The farmhouse on the Bausman Farmstead is a particularly good Federal style example of the type. The brick end barn is one of only seven documented Lancaster County examples of a pierced end brick Pennsylvania Barn. The mansion house is an excellent example of Late Victorian architecture in Lancaster County. Local examples of this style tend to be relatively restrained in ornamentation. While the exterior of the Bausman Mansion is typical of this, the interior exhibits a degree of ornamental sophistication that is uncommon in farming related examples in the county. The David Mayer House and Stauffer-Ludgate House, both in Manheim Township, are of this style and period yet exhibit relatively restrained interior ornamentation.

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Bausman Farmstead

Notes

¹ Franklin Ellis and Samuel Evans, *History of Lancaster County, Pennsylvania* (2 vols., Philadelphia, 1883; reprint ed. Apollo, PA: Closson Press, n.d.), Volume 2, 1883, p. 911.

² Ellis and Evans, p. 911; Lancaster, Pennsylvania, Lancaster County Historical Society, Bausman Family Genealogical Files.

³ Ellis and Evans, p. 911; Lancaster County Historical Society, 1815 Lancaster County Direct Tax.

⁴ Lancaster, Pennsylvania, Lancaster County Archives, Will Book K, p. 639.

⁵ Ellis and Evans, p. 911.

⁶ Will Book X, Volume 1, p. 335.

⁷ Ellis and Evans, p. 912.

⁸ Ellis and Evans, p. 912, datestone.

⁹ Lancaster, Pennsylvania, Lancaster County Recorder of Deeds, Deed Book S-16, p. 430.

¹⁰ Lancaster, Pennsylvania, Lancaster County Assessor's Office, Lancaster County Tax Card for parcel # 13-J-14-7-10.

¹¹ Deed Book Z-53, p. 802.

¹² Amos Long, Jr., *The Pennsylvania German Family Farm* (Breinigsville, PA: The Pennsylvania German Society, 1972), pp. 171-173.

¹³ Ellis and Evans, p. 911; Long, pp. 171-173.

9. Major Bibliographic Reference

Bridgens, H. F. *Atlas of Lancaster Co., Penna.* Lancaster, PA: 1864.

Ellis, Franklin, and Samuel Evans. *History of Lancaster County, Pennsylvania.* 2 vols. Philadelphia, 1883; reprint ed., Apollo, PA: Closson Press, n.d.

Everts & Stewart. *Atlas of Lancaster County*, 1875; reprint ed., Knightstown, IN: Bookmark, 1976.

Graves and Steinbarger, *Atlas of Surveys of the County of Lancaster.* Boston and Philadelphia: Graves and Steinbarger, 1899.

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.

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

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 6 acres

UTM References

A 18 | 386200 | 4430760
 Zone Easting Northing

B 18 | 386110 | 4430835
 Zone Easting Northing

C _____ | _____ | _____
 Zone Easting Northing

D _____ | _____ | _____
 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The boundary of the nominated property includes the entire parcel numbered 13J-14-7-10 and the entire parcel numbered 13J-14-3-10 in the office of the Tax Assessment Office, Lancaster County, Pennsylvania plus the length of Millersville Pike on which both properties front.

See continuation sheet

Boundary Justification

The boundary includes the entire current tax parcels only, which represents the remaining acreage of the farm complex. The current acreage is sufficient to reflect the historic character of the site as a vestige of a once working farm complex.

See continuation sheet

11. Form Prepared By

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

organization Historic Preservation Trust of Lancaster County date 02/25/93; revised 05/25/94

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

city or town Lancaster state Pennsylvania zip code 17603

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Lancaster, Pennsylvania. Historic Preservation Trust of Lancaster County, Historic Sites Survey Files

Lancaster, Pennsylvania. Lancaster County Historical Society. Bausman Family Genealogical File; Lancaster County 1815 Direct Tax.

Lancaster, Pennsylvania. Lancaster County Archives. Will Book.

Lancaster, Pennsylvania. Lancaster County Assessor's Office, Tax Assessment Card 13J-14-7-10.

Lancaster, Pennsylvania. Lancaster County Recorder of Deeds. Deed Books.

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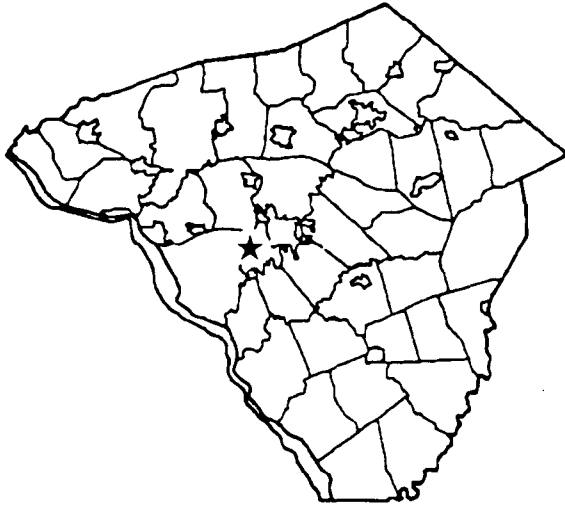
Accompanying Documentation, Continuation Sheet #2

Section number ____ Page ____

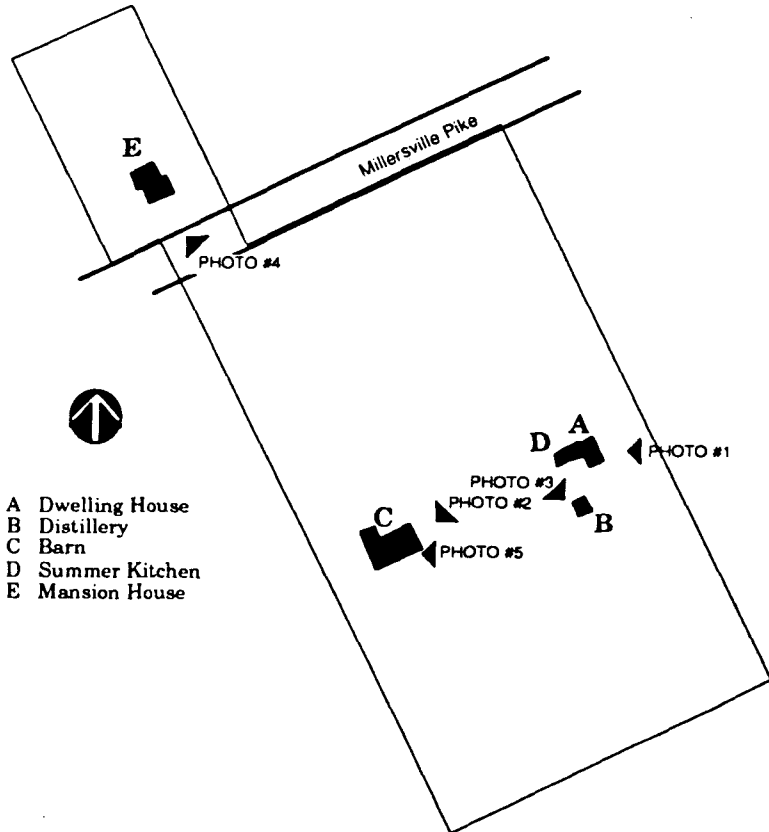
Bausman Farmstead

Bausman Farm

1630 Millersville Pike, Lancaster Twp., Lancaster County, PA
071-29-0004 & 071-29-0019



Location & Site Plans Sketch Plan (Not to Scale)



- A Dwelling House
- B Distillery
- C Barn
- D Summer Kitchen
- E Mansion House

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Accompanying Documentation, Continuation Sheet #3

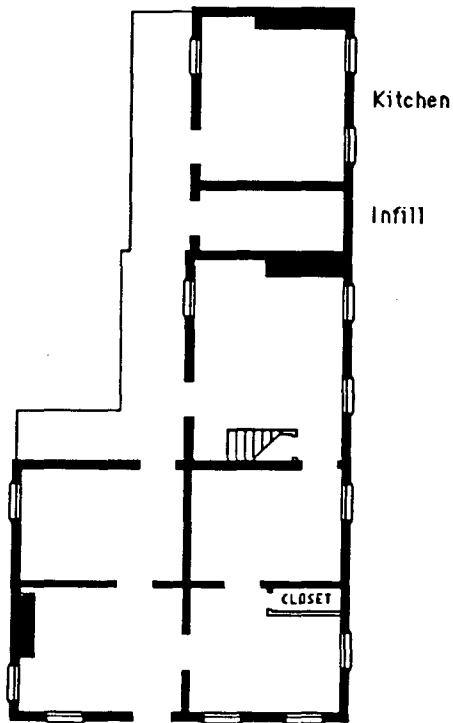
Section number ____ Page ____

Bausman Farmstead

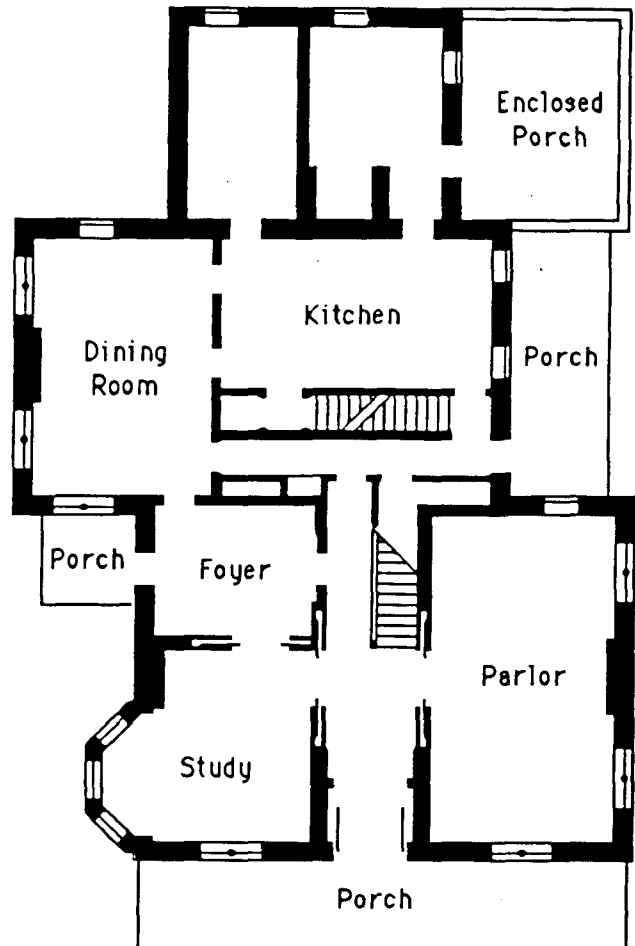
Bausman Farm

1630 Millersville Pike, Lancaster Twp., Lancaster County, PA
071-29-0004 & 071-29-0019

Dwelling House (1836)
First Floor Sketch Plan (Not to Scale)



Bausman Mansion (1879)
First Floor Sketch Plan (Not to Scale)





383 384 2 390 000 FEET 385 386 20' 387

oped, edited, and published by the Geological Survey
 rrol by USGS, USC&GS, and USCE

*Belvidere Farm, Lancaster TWP
 Lancaster County, PA*