

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 Grand View Dairy Farm  
other names/site number N/A

### 2. Location

street & number Preston Road  not for publication N/A  
city, town Wernersville (South Heidelberg Township)  vicinity N/A  
state PA code PA county Berks code 011 zip code

### 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>8</u>	<u>5</u>	buildings
<u>4</u>	<u>2</u>	structures
		objects
<u>12</u>	<u>7</u>	Total

Name of related multiple property listing:  
Agriculture in Berks County; 1700-1945

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 \_\_\_\_\_

Date \_\_\_\_\_

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: animal facility  
 Domestic: secondary structure  
 Agriculture: agricultural outbuildings

Current Functions (enter categories from instructions)  
 Domestic: single dwelling  
 Agriculture: animal facility  
 Domestic: secondary structure  
 Agriculture: agricultural outbuildings

**7. Description**

Architectural Classification  
 (enter categories from instructions)

Other: Vernacular house

Other: Dairy barn

Materials (enter categories from instructions)

foundation stone

walls stone, wood, logs

roof tin, asphalt shingles

other \_\_\_\_\_

Describe present and historic physical appearance.

Grand View Dairy Farm is located at the base of the South Mountain near Wernersville which was a fashionable resort area during the late Victorian period. The farm comprises 100 acres, 85 of which are tillable. It is a dairy farm that also raises pigs. Fields are planted in corn, wheat, oats and hay. The farm is dominated by its spectacular Victorian dairy barn with five cupolas, six front dormers and its name painted across the front, "Grand View Dairy Farm". Its buildings encompass 200 years of agricultural progress, all well maintained, a blending of modern technology with traditional farm structures. Its integrity of location, design, setting and workmanship are intact. The house and barn are positioned in a linear orientation in relation to the lane which runs north and south. Both buildings face east looking over the valley, which slopes eastward toward a stream. The twelve vernacular historic resources include a farmhouse constructed in three sections the earliest late 18th century, most recent late 19th century; the 1849 barn with 1901 additions and an unusual gambrel roofed bull barn ca.1901. There are seven non-contributing resources. The resources have few changes that interfere with their ability to portray the significant time period ca. 1790-1940.

The farm landscape has changed over the years, but very little since the Schaeffers purchased the property in 1929. The 100 acres are divided among fields, woodland, meadow and the farmstead area. As with most of the farms surveyed fields have been enlarged to accommodate modern farm machinery and stone fencerows have been removed. The 85 acres of tillable land is basically three large fields that are divided into 15 acre parcels on which crops are rotated. The meadowland or pasture southeast of the farmstead still has fencerows with trees, a pond and a stream. A spring in the woodland supplies water for the barn. Changes in land use on the farm are generally associated with the discontinuing of fruit and vegetable growing activities. At one time the farm had a large productive orchard, as was true with most Berks farms in the early twentieth century; the orchard was located on the

See continuation sheet

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Grand View Dairy Farm

Section number 7 Page 2

---

north side of the original barn. When the barn was enlarged part of the orchard was destroyed; what remained was demolished by hurricane Hazel in 1954 and never replanted. The area around the farm is being impacted by suburban growth extending into the countryside. Two adjacent farms have been sold to developers, one already subdivided, and the other in process. This land is close to Wernersville and the Route 422 corridor, an area which is experiencing significant growth pressure, as is much of Berks County.

### Description of Resources:

House: Built in three sections, 2/3 log, 1/3 frame, covered with aluminum siding. Earliest part late 18th century, most recent part late 19th century. 2.5 stories, stone foundation, roof of asphalt shingles over wood shingles. Full length enclosed porch on east side. The interior of the house has been modernized, bath, kitchen and central heat added, trim changed.

Summer kitchen: Late 19th century, frame on stone foundation, aluminum sided at same time as house, asphalt shingle roof, covered passage to house. The stone bakeoven attached to the north end is probably a late 18th century survivor.

Smoke house: Stone, square, tin gable roof. Late 18th century.

Butcher shop: Frame, shingle gabled roofed built 1932, equipment shed attached.

Barn: Built in two sections, 1849 and 1901, total length: 176 feet. Original section open forebay, stone gable with datestone, horse stables on ground floor. 1901 section enclosed forebay, lower level stone with arched openings, built as state-of-the-art dairy barn, still in use with same plan and equipment. Exterior has painted steel roof, five cupolas and six dormers used as openings for ventilating shafts from dairy stables to roof, two gabled rear extensions with cupolas and attached sheds. The stable area provides room for 65 cows in two longitudinal rows of wooden stalls each served by a water line and drinking bowl. Water is piped from

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Grand View Dairy Farm

Section number 7 Page 3

---

a spring on the mountain by gravity flow. The stable is ventilated by wooden ducts which remove stale air to a row of gable dormers along each of the eaves and to large cupolas along the roof ridge. Large hay drop holes were enclosed in two rear wings built onto the barn's bank side. One wing houses a three level granary, while the other includes a full-size silo. A "hired man's room" was built in the same wing as the silo on the upper floor. Interior has original stanchions with gravity flow automatic waterers, and cleaning gutters, many-windowed, airy open floor plan, and huge grain bins. Nine bays across on upper level, five that equipment can drive into, others for hay mows. Two connected frame corn cribs are attached to the rear or west side of the barn, and a gable roofed milk house is attached to the east or front of the barn with entry provided to the barn.

Bull barn: Frame, two stories, gambrel roof covered with asphalt shingles. Built c.1910. Opens into barnyard.

Two frame sheds located to the rear of the barn, used as workshops. Built in the 1930's.

Garage: Cement block, gabled asphalt shingle roof less than 50 years old, non-contributing.

Tractor shed: Corrugated tin siding, gable roof, less than 50 years old, non-contributing.

Lawn mower shed: Frame clapboard siding, gable shingle roof, located east of the smoke house. Less than 50 years old, non-contributing.

Manure storage shed: cement block with shed type roof. Less than 50 years old, non-contributing.

House: located in woodland built 1958, brick 1 1/2 story with asphalt shingle roof, non-contributing. On one acre lot, no longer owned by the Schaeffer's.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Grand View Dairy Farm

Section number 7 Page 4

---

The farm has six structures. The four contributing structures consist of: two frame corn cribs with wood slats, over 50 years old; an 18th century ground cellar with stone walls and steps, vaulted ceiling and brick floor in continued use; a frame pigpen, two stories, wood shingle roof with two cupolas, in use, constructed about same time as c.1901 section of barn with similar architectural style and an attached implement shed added later. The two non-contributing structures are; two wire corn cribs, one round the other rectangular, less than 50 years old.

Grand View Farm is a typical modern dairy farm, operated currently by Adam Schaeffer, his wife and son. At any one time they may have between 40 and 65 head of Holstein dairy cows and raise the feed for the herd. They are proud of their farm and keep it clean, neat and well maintained.

The Schaeffer family has lived on this farm since 1929 when it was purchased by Adam Schaeffer's father. There have been few changes since then. The barn roof was replaced with a steel roof that has been painted several times. The block garage building, manure shed, wire corncribs, and equipment sheds were constructed. The house has been modernized inside and aluminium siding added to the exterior of both the house and summer kitchen.

**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

1790-1940

Significant Dates

1790

1901

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.

Grand View Dairy Farm is significant in the areas of agriculture and architecture under Criteria A and C. It is representative of late 18th and 19th century diversified family farms that changed to dairying in the early 20th century with the emergence of dairy farming as the county's top farming enterprise of the twentieth century. Architecturally, this farm complex represents classic Berks County building types spanning a 200 year period; it contains a full complement of well preserved late 18th, 19th and 20th century farm buildings and structures, large fields, meadows, woodland, stream and a pond.

It is not known when the Wenrich family first came into possession of the property. However it is known that in the 1840's John Wenrich was the owner. He was the son of Matthias Wenrich, a farmer, who died in 1840. John married Anna Schaeffer. They lived in the log house on the farm. In 1849 John built the original section of the present barn, using red sandstone and affixing a semi-circular datestone in the gable wall. John died in 1857 and the farm passed to the Fox and Huntzinger families until 1900 when it was purchased by Dr. Reuben D. Wenrich. Reuben had graduated from the Medical School of the University of Pennsylvania in 1864, after which he became an associate of Dr. James W. Deppen of Wernersville. In 1879, Deppen and Wenrich purchased the "Mountain Home", a famous health institution situated on the South Mountain, two miles south of Wernersville, which had been in existence about thirty years. They changed the name to "Grand View Sanitarium", improved the plant in various ways, and developed its patronage to extend throughout the United States. After Dr. Deppen's death in 1895,

See continuation sheet

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

Grand View Dairy Farm

Section number 8 Page 2

Dr. Wenrich became sole owner. With the proceeds from Deppen's estate, Wenrich bought adjoining farms and woodland, increasing his total holdings to 611 acres. Wenrich made Grand View Dairy Farm a showplace for dairy farming by building the largest, most technically advanced barn and dairy facilities in the county. This farm supplied fresh milk, dairy products and produce for his health resort for approximately 26 years. When Reuben died in 1926 the farm and resort passed to his sons George and John. In 1927 the health resort closed and over the years fell victim to disrepair and arson. The only buildings remaining from the resort complex are the former chapel, converted to a house, and the power plant, now a garage. In 1929 Adam Schaeffer, purchased the farm at auction, and on his death it was inherited by his son Adam Schaeffer, Jr. who still operates the dairy farm.

The buildings on this farm are representative of those found on many Berks County diversified family farms, and include an 18th century log house with 19th century additions. The house dependencies include a smoke house, ground cellar and a summer kitchen with outdoor bakeoven attached. The barn and outbuildings include corn cribs, milk house, butcher house, pigpen and bull barn. What makes this farm different from other farms surveyed is that the main dairy facility, its barn, has not been modernized since 1901 when it was enlarged. The barn was so well designed, so technologically advanced for its period, that it has served its purpose, unaltered, for ninety years.

Architecturally, the barn is one of the most important buildings on the property, built at the beginning of the dairy era of specialization in the early 20th century. This barn is a culmination of the evolution of the Pennsylvania standard barn, retaining the traditional banked barn configuration but adding new technological design features that incorporated efficient dairy management innovations. The light, airy, well-ventilated quarters, using air currents and floor to roof ventilator shafts is a feature that works during most of the year without the use of fans. The automatic waterers, roomy stanchions, movable neck collars, and paved cleaning gutters serve the comfort of the milk cows to this day. The built-in silo, which measures 30' high and 16' in diameter, along with the large grain bins and hay chutes bring the feed within steps of the feeding alley. The roomy storage

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

Grand View Dairy Farm

Section number 8 Page 3

facilities above store feed and equipment adequately for the building's capacity of sixty-five cows. This is still a modern dairy barn and it is ninety years old. The barnyard, with its own water trough, was constructed several feet above the elevation of the meadow, with a rock and gravel base to assure proper drainage. The water from all the gutters on the barn and other livestock buildings is piped far into the meadow to keep the animal runs dry. This barn has served its purpose, and with style. Its owner, Adam Schaeffer, appreciates its qualities and has no wish to change it.

The characteristics of the farm landscape represent the property's significance in its land use patterns. The crops are rotated among wheat, corn, hay and oats. The wheat is a cash crop, but the majority of the remaining crops are used to maintain the dairy herd. Mr. Schaeffer repeated an old farmer's saying: corn, oats, wheat and seed (hay), the first letter of each crop spelling cows. While the fields have been enlarged to accommodate modern machinery, many of the same crops were planted and harvested on 18th century farms. From the settlement period to the present the meadow provided pasture and the stream water for livestock. On this farm the circulation network and access to the fields is provided by Belle Alto Road to the northeast and Hill Road to the west. A lane from Preston Road passes through the farmstead area and crop land to Belle Alto Road providing access for tractors to the fields and the farm buildings.

This dairy farm in its operation and buildings is comparable to the Henry Noss farm also located in South Heidelberg Township. The Noss farm is a large dairy farm with a herd approximately the size of the Schaeffer's. The farm raises some cash crops but like Grand View most of the crops are used to maintain the dairy herd. The house on the Noss farm is also log with a frame extension. The standard Pennsylvania barn with cupola has a stone and cement block dairy barn addition. Like the Schaeffer farm the Noss farm evolved from a small diversified family farm to a large dairy operation after the turn of the century. Unlike the Schaeffer farm the Noss farm retains its early settler's cabin.

Grand View Farm has been a part of agriculture in Berks County for 200 years, adapting from a family maintenance farm in the 18th and 19th century to a modern dairy farm in the early 20th century when specialization and dairy farming became an important part of the county's agricultural economy.



**9. Major Bibliographical References**

Berks County Conservancy Agricultural Survey and Multiple Property Nomination:  
"Agriculture in Berks County 1700-1945," 1991

Ibach, Earl. The Hub of the Tulpehocken, 1975, p. 633.

Montgomery, Morton L. Historic and Biographical Annuals of Berks County, Pennsylvania, 1909, p. 508

Schaeffer, Adam, owner, Interview 1991

See continuation 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 # \_\_\_\_\_

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

Berks County Conservancy

**10. Geographical Data**

Acreage of property 100 acres

UTM References

A 

1	8	4	0	7	1	0	0	4	4	6	2	6	0	0
Zone		Easting						Northing						

B 

1	8	4	0	7	9	0	0	4	4	6	2	5	8	0
Zone		Easting						Northing						

C 

1	8	4	0	7	7	0	0	4	4	6	3	6	0	0
Zone		Easting						Northing						

D 

1	8	4	0	8	3	0	0	4	4	6	3	0	1	0
Zone		Easting						Northing						

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Phoebe Hopkins, Administrative Director

organization Berks County Conservancy

street & number 960 Old Mill Road

city or town Wyomissing

date June 1991

telephone (215) 372-4992

state PA

zip code 19610

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

Grand View Dairy Farm

Section number 10 Page 1

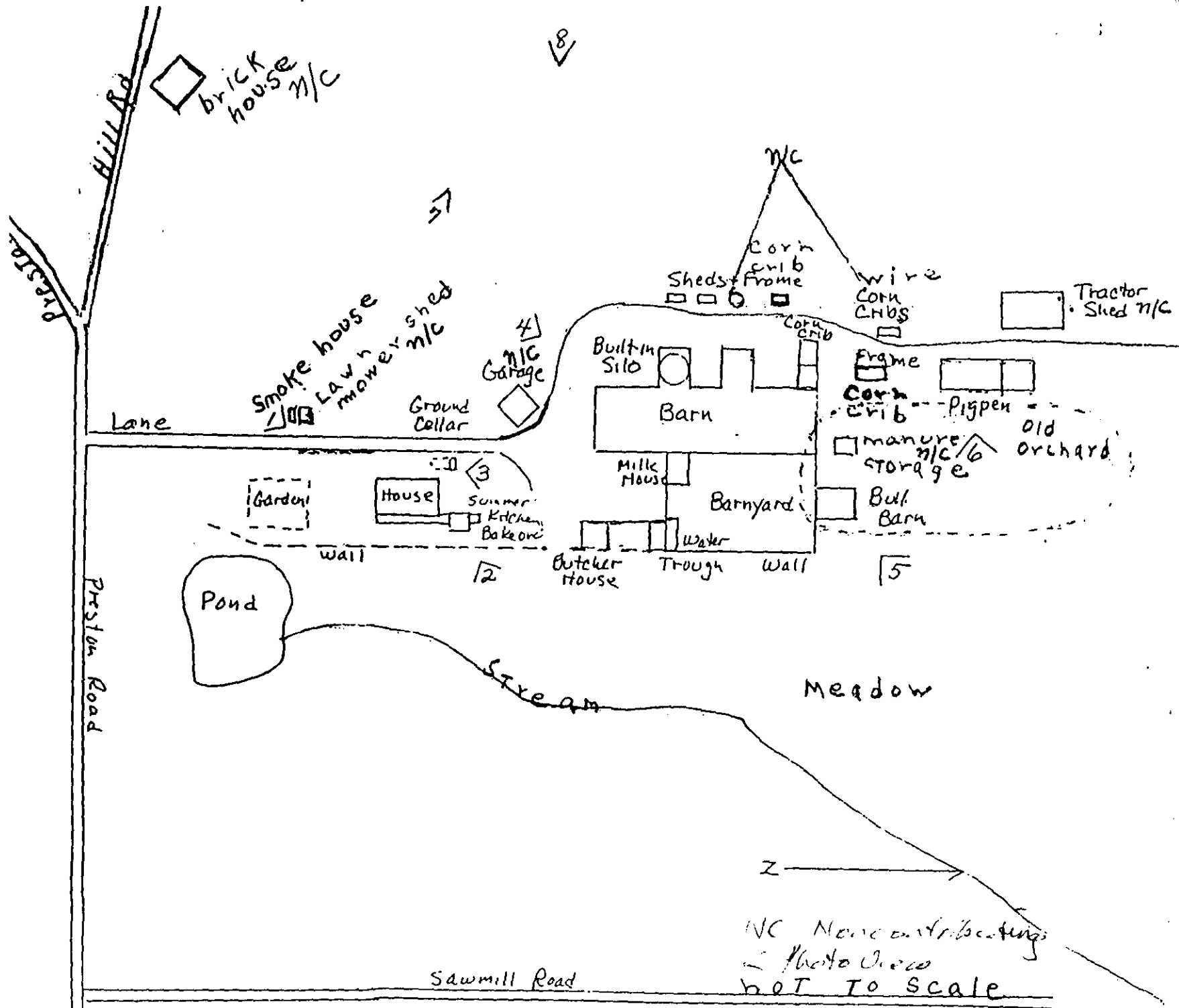
## VERBAL BOUNDARY DESCRIPTION

Starting at a point on the southeast corner of Sawmill Road where it intersects with Belle Alto Road travel in a southerly direction on Sawmill Road approximately 500 feet thence southerly 1,000 feet across a field to Preston Road, thence in a westerly direction on Preston Road 500 feet to intersection with Hill Road, continue northerly on Hill Road approximately 3,750 feet, thence easterly approximately 250 feet, thence northerly approximately 500 feet, thence southeast along Belle Alto Road approximately 2,500 feet to place of beginning.

## BOUNDARY JUSTIFICATION

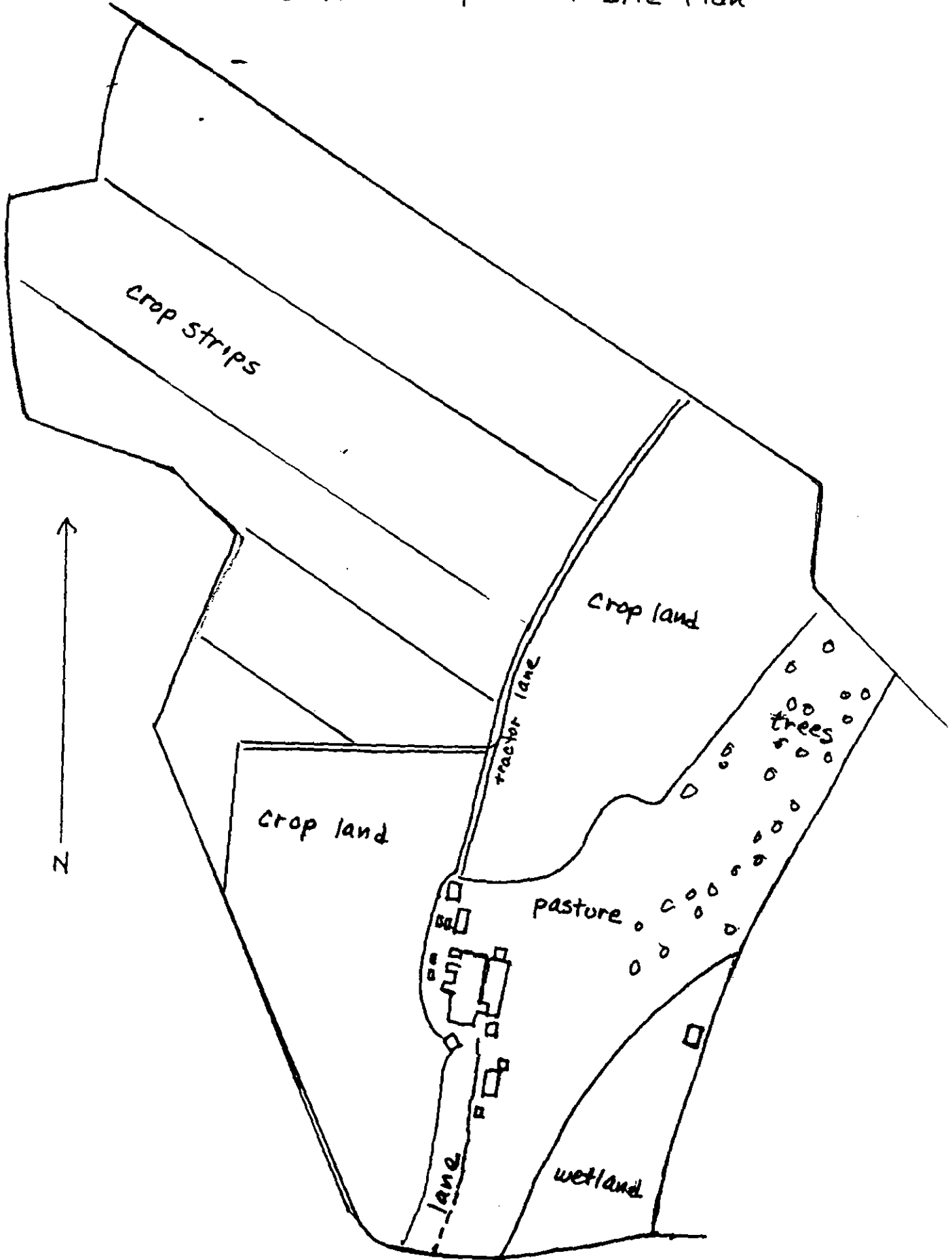
The present boundary of the farm is the the historical boundary of the property for the past 50 years. The boundaries were drawn to include the farmland portion of Grand View Dairy Farm, and not its woodland, as that is separated from the main section of the farm and has not been used in the production of crops or animal products. Included in the boundary is the one acre parcel originally part of the farm and sold by Mr. Schaeffer, Sr. which contains the brick house built in 1958. Excluded from the property is the small parcel in the northwest corner of Hill Road which had been sold over 50 years ago and which contains two commercial properties one a florist and the other a security agency. The entire farm, excluding the acreage mentioned qualifies for the National Register under the criteria set forth in this nomination. The boundary includes the buildings and landscape features representative of a farm that has been in constant agricultural use for at least 200 years. Because the nomination is based primarily upon the historical and agricultural values of the entire property, the farm boundary is proposed as the boundary of the historic district.

Grand Dairy Farm: Site Plan and Photo Views



NC None contributing  
Photo View  
NOT TO SCALE

Grand View Dairy Farm: Site Plan



Grand View Dairy Farm  
Berks County  
Sinking Spring Quad  
Zone 18

- E 407100 4462600
- D 407900 4462550
- C 407100 4463600
- D 408300 4463010

5764 / SW  
(WOMELSDORF)

