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United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

HISTORIC PRESERVATION

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 Andrews Bridge Historic District

other names/site number N/A

2. Location

street & number Intersection of Route 896 & Sproul & Creek Rds not for publication N/A

city, town Colerain Township vicinity N/A

state Pennsylvania code PA county Lancaster code 071 zip code 17509

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

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, 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: Dr. Brent Glass, Pennsylvania Historical and Museum Commission

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

Signature of commenting or other official: 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/hotel
commerce/specialty store/department
processing/manufacturing facility
government/post office

Current Functions (enter categories from instructions)

domestic/single dwelling
store recreation/outdoor recreation

7. Description

Architectural Classification

(enter categories from instructions)

Colonial/Georgian
Early Republic/Federal
Mid-19th century/Greek Revival

Materials (enter categories from instructions)

foundation stone
walls brick
clapboard
roof asphalt
other N/A

Describe present and historic physical appearance.

The Andrews Bridge Historic District is located along the western bank of the Octorara Creek in Coleraine Township, Lancaster County, at its border with Chester County and where Sproul and Creek Roads join Route 896. The district's six principal contributing buildings cluster around and are oriented to this intersection. Ranging in date from c.1800-70, the group includes the old Roops Hotel (#1), a former mill also known as Dobbins Store (#3), and four dwellings (#2,4,5,6). Also contributing to the district's significance are three early 19th century frame barns (#7,7a,9). The picturesque grouping of buildings is enhanced by pristine rural surroundings--meadowland sloping towards the scenic Octorara Creek on the east and open fields and woodlands on its other borders. The village is drained by two tributaries of the Octorara Creek, one originating in Sadsbury Township to the north and flowing through the northwestern portion of the district where its power was harnessed for a fulling mill. Another stream flows just south of the village and empties into the Octorara a few hundred yards from the bridge which carries Route 896 over the Creek.

The oldest building in Andrews Bridge is the stucco over log north side of Roops Hotel (#1). A stucco over brick addition extends to the south. Tax records point to the core's date of construction as late 18th century and the addition as early 19th century. The miller's house (#2), on the village's northwest corner, is stucco over stone and has a date of "1801" engraved on the west gable end. A brick mill known also known as Dobbins Store (#3), dates from c. 1800 and occupies another corner of the village. The frame blacksmith's house (#5), built about 1850, sits adjacent. The c. 1800 innkeeper's house (#4), consisting of a small brick core and an even smaller frame wing, is found on the village's fourth corner. Completing the village is a small c.1870 farm (#6) on its northern outskirts.

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Although the dominant building material in the village is brick, also present are stone, log, and frame. The houses are uniformly two stories with gable roofs of moderate pitch and have cores of two and three bays. Foundations are stone and in several cases banked. Fenestration tends to be balanced and rectangular. Most dwellings feature one-story shed roof front porches spanning their full facades. Save for an occasional cornice of corbelled brick or sawn brackets on a porch, architectural ornamentation is absent. Like most rural villages of the period and region, architectural styles are expressed in the vernacular. The Roops Hotel, for example, acknowledges its Federal period origins in its pilastered door surround and nine over six and six over six window sash. The Penn Plan, which is rooted in the Philadelphia townhouse, is represented in the brick addition to the hotel, the core of the innkeeper's house, and the back wing of the miller's house, all of which are two stories, double pile, and two bays wide with gable end chimneys. The linteled openings on the south elevation of Dobbins Mill and, conceivably, the mill and innkeeper's house's brick dentiled cornices are faint echoes of the Greek Revival. The influence of the vernacular "double-door" Georgian form is seen in the first story of the 1801 miller's house, which is four bays wide with two centered entrances capped by three-light transoms; its second story, however features only three bays above the first story's four. Also showing two entrances on its south facade is the Wilson Dobbins store, originally built as a mill. It is a large banked brick building four bays wide with a gable roof. The ubiquitous three-bay, two-story, mid 19th century frame tenant house is represented in two dwellings.

Of the three contributing frame barns, two (#7,7a) are typical southeastern Pennsylvania barns of the mid 19th century with rectangular plans, plain gable roofs, banked stone foundations and stabling, vertical board walls, and various shed-roofed appendages. The third barn (#9) is located on the tavern property and fronts on Sproul Road. It is a large frame barn with pointed arch roof, stone foundation and c. 1935 one story stone and frame stable additions.

Not contributing to the architectural or historical significance of Andrews Bridge is a garage (#8) which is built in two one-story with gable roof sections. It occupies the site of the village's blacksmith and wheelright shop. Although of 20th century date, its vertical board walls, size, design, and scale complement the district's historical architecture.

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Of modest numbers, scale, materials, and design, the contributing buildings at Andrews Bridge nevertheless form a worthy collection of vernacular architecture. It is a group where close inspection reveals the strength of its individual components. Absent any major modern alterations, not obviously restored, and very much in harmony with each other, the collection is further strengthened by the continued integrity of the rural crossroads setting. Factors contributing to the continuation of that integrity include the designation on October 21, 1983 of Octorara Creek as a component of the Pennsylvania Scenic Rivers System and the long use of the land for farming and foxhunting.

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 GN/A

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

1800-1920

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

Andrews Bridge is the best surviving example of a 19th Century rural crossroads village in Coleraine Township, Lancaster County, and within the Octorara Scenic River corridor. For over a century it was a center for commercial activity which included a fulling mill, tavern, distillery, blacksmith and wheelwright shop, country store, and post office. Not only do its architectural resources convey historical associations with commerce; they form as well a representative collection of early 19th century vernacular architecture.

Andrews Bridge developed along an old Indian trail which became the Newport Road (Route 896), a primary road during the Colonial period. First known as Guthrey's Ford for early landowner John Guthrey, the village acquired its present name in 1814 when Alexander Andrews petitioned the courts and succeeded for the erection of a stone arch bridge over the Octorara Creek. Within a few years the village of Andrews Bridge became a center of commercial activity and for over a century a variety of businesses operated in Andrews Bridge, providing services for travelers and the surrounding farm community.

Perhaps as early as 1738, when Coleraine Township was organized, there was some colonial settlement at or near Andrews Bridge. Timothy Douglass was patented a large tract of land in 1737. In 1765, his son, John, inherited the tract and by 1769 had erected a stone dwelling referred to today as the Governor William C. Sproul birthplace. The house lies about a half-mile south of the district along Sproul Road and is believed to be the earliest house in the area. In the same year, John Douglass' new plantation was sold at Sheriff's sale to William Downing. Downing

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may have been responsible for building the log core of what later became the village's tavern house (#1). Downing sold the dwelling and 100 acres to Alexander Andrews in 1802, who later converted the dwelling into a public house of entertainment.

By 1800, Alexander Andrews owned the majority of land at the crossroads where Route 896 joined Sproul and Creek Roads, then known as Guthrey's Ford. His wife, Abigail, was the daughter of John Guthrey and following Guthrey's death in 1787, Andrews had acquired his holdings. The area then became known as Andrews Ford. By 1805 Andrews had opened a tavern at the crossroads by the ford. The village's name changed again when Andrews petitioned the Commissioners of Lancaster County in 1813 to construct a bridge where the ford previously existed. In the following year a stone bridge was erected. Regarded from the time it was completed until 1927, as the "finest specimen" of a stone arch bridge in southeastern Pennsylvania, the structure contained several arches, spanned 450 feet across the Octorara Creek, and connected Chester and Lancaster Counties via the Newport Road. Local resident Patterson Bell Jr. is credited with designing and constructing the bridge. It was demolished and a new bridge erected in 1944.

The 1814 bridge encouraged travel along the Newport Road and the development of rural service centers. Alexander Andrew's tavern prospered and was known as the "Rising Sun" and later as the Andrews Bridge Inn. Besides the inn, by 1820 the village also included a distillery, fulling mill, miller's house, and innkeeper's house. It would eventually have a blacksmith and wheelwright shop, post office, and general store.

In 1836, Andrews sold the remains of his estate at Andrews Bridge, including the inn, to William C. Worth. Three years later, Joseph B. Baldwin purchased the 100-acre property and became the tavern's new proprietor. Apparently, the Andrews Bridge Inn proved a success for Baldwin, as he continued operating the business until 1865, and purchased adjoining tracts of land throughout the years. He is also credited with establishing a blacksmith and wheelwright shop on a lot of land he purchased off the old mill/storehouse tract. The blacksmith house still exists; the shop, however, was razed and replaced with a frame garage. Although originally taxed as innkeeper, later records list Baldwin as a farmer and renting the tavern out to two individuals, Reese and Pyle.

When Joseph B. Baldwin died in 1865, his executors sold his property (by then 166 acres) to Benjamin J. Linville. Abram Roop

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purchased the tract in 1867. The deed from Linville to Roop refers to the tavern as the Sign Post. Under Roop, it became known as Roops Hotel. Roop owned the tavern and core of the village through the first decade of the 20th century.

A fulling mill, in operation at Andrews Bridge from c.1800-50, was the location of several enterprises. William Murdaugh is listed in tax records of 1815 as proprietor of a brick woolen factory, as well as occupant of a stone dwelling and 13 acres. In 1833, Benjamin Kent purchased the mill and continued as the fuller until at least 1846. During the same period Kent's wife Betsy managed a general store on the first floor of the mill. The general store was also home of the Andrews Bridge Post Office, established in 1833. It was among the first instituted by the government in Lancaster County, delivering mail on a weekly schedule. In 1850, the name changed to the Octorara Post Office. Wilson Dobbin purchased the storehouse and 14 acres in 1860 and managed the general store and post office until his death in 1878. As with the village inn, the general store and post office remained in operation through the early 20th century.

Andrews Bridge was typical of crossroad villages of its period and this area of southeastern Pennsylvania in that it was small and featured the few services required by the largely self sufficient surrounding farms. It was however, among the earliest and longest to feature a tavern, established c.1800 and enduring into the early 20th century. In 1883, the only other licensed inn in the Township was at Kirkwood. As with Kirkwood and other crossroad villages in Coleraine Township, such as Union and Collins, there also was a store, post office, and blacksmith shop. Andrews Bridge developed around a water-powered mill, as did nearby Kirks Mill, Steelville, and Homeville and a host of other villages in southeastern Pennsylvania. That Andrews Bridge failed to develop further is partly explained by the fact that it was bypassed by railroad lines which contributed dramatically to the growth of other small towns and villages in the 1830-40s. Nor did its citizens seem to desire more. Institutions typically associated with developing towns, such as schools, churches, and lyceums, never located there. Andrews Bridge is one the few early 19th century crossroad villages to have retained a purely pragmatic commercial identity--as a stop for the traveler, a destination for processing agricultural products, and a place to pick up mail, have the horses shod or wagon repaired, and stock up on essential goods. That Andrews Bridge's principal commercial buildings and associated structures--store, mill, tavern, and dwellings of the innkeeper, miller, and blacksmith--and the

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historical setting have been so well preserved, qualify the village as more than representative of a commercial crossroads village: to the 20th century observer of history it is exemplary.

The cluster of buildings comprising the Andrews Bridge Historic District possesses an unusual harmony of size, scale, and materials which is very much enhanced by the integrity of the rural riparian setting. The tidy, traditional architecture of the buildings at Andrews Bridge clearly reflects the village's practical origins and development. Popular vernacular forms, like the Penn Plan and three-bay house, built of easily available materials by local carpenters proved well-suited for this village whose main business was business. Not only does the collection retain its sense of original purpose, it evokes that period in American history when the distinctions between commercial and domestic buildings were few, when houses doubled as inns, shops, post offices, and stores and vice versa. Also noteworthy is the integrity of this collection's individual components which have survived with minimal 20th century external alterations. Here, major vernacular forms of southeastern Pennsylvania have been preserved and are being maintained, to be appreciated and understood in their original context.

9. Major Bibliographical References

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:

Brandywine Conservancy

10. Geographical Data

Acreage of property Approximately 6.5 acres

UTM References

A	<u>18</u>	<u>411407.5</u>	<u>44138.60</u>
	Zone	Easting	Northing
C	<u>18</u>	<u>41138.80</u>	<u>44136.45</u>

B	<u>18</u>	<u>411398.0</u>	<u>44138.75</u>
	Zone	Easting	Northing
D	<u>18</u>	<u>41140.75</u>	<u>44135.20</u>

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title	<u>Paula Butera-Kunkel, Historic Preservation Assistant</u>		
organization	<u>Brandywine Conservancy, Inc.</u>	date	<u>8/88</u>
street & number	<u>P.O. Box 141</u>	telephone	<u>215-388-7601</u>
city or town	<u>Chadds Ford</u>	state	<u>Pennsylvania</u> zip code <u>19317</u>

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28. Bibliography

Lancaster County (PA) Archives, Deed Books; prior 1900
(microfilm).

Lancaster County (PA) Tax Records (microfilm) 1750-1870
Tavern Petitions
Road Dockets (1808-1820)
(held by the Lancaster County Historical Society), Lancaster, PA.

"Local Lore; Industries along the Octorara," Journal (quarterly
publication of the Lancaster County Historical Society) V.I
(1896-7) 350-54.

MacElree, Wilmer M., Around the Boundaries of Chester County.
(West Chester, PA, 1934), 88-105.

"Our Present Past: An Update on Lancaster Heritage," Historic
Preservation Trust of Lancaster County (Lancaster, PA)
1985.

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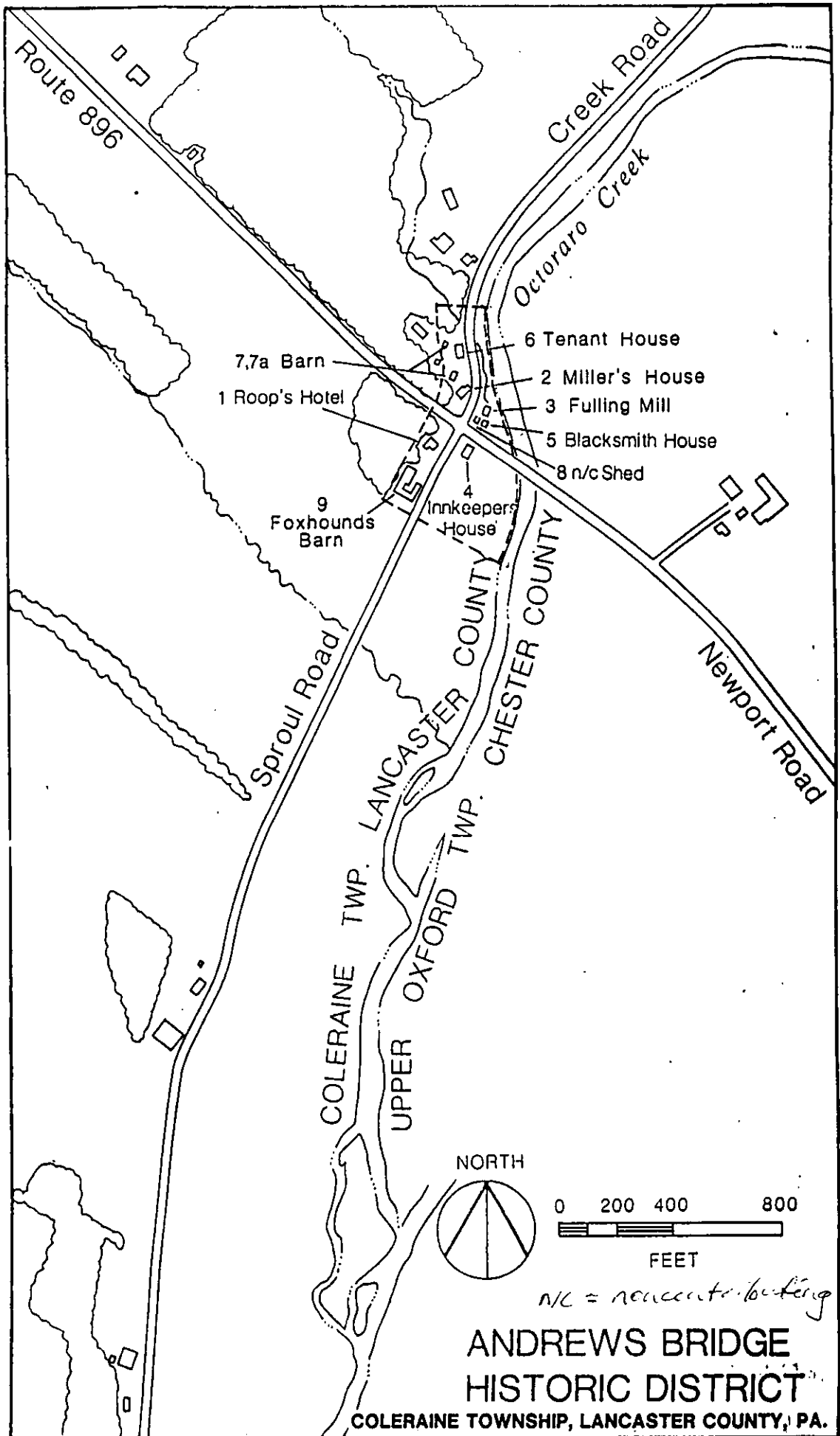
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Verbal Boundary Description and Justification

The boundaries of the Andrews Bridge Historic District have been drawn to encompass the 6 principal and 3 contributing accessory buildings comprising the crossroads village. Because the village is in single ownership and part of a much larger tract, boundaries are based, where possible, on natural features and viewsheds. The eastern boundary follows the course of the western edge of the Octorara Creek, an important factor in the village's development; the western boundary is a uniform setback of 130 feet from the center of Creek Road; and the northern and southern boundaries enclose buildings visible from the crossroads center. Not included in the district are outlying farm complexes on the north and south which, although of historical interest, are not related to the village's commercial and architectural significance.

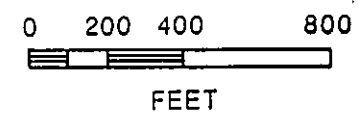
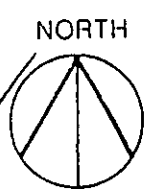
Beginning at a point in the center of the Newport Road (Route 896) at the western edge of the Bridge over the Octorara Creek in Coleraine Township, Lancaster County, Pennsylvania, thence proceeding up the western edge of the Octorara Creek in a northerly direction approximately 600 feet to a point; thence leaving the western edge of the Creek and proceeding in a westerly direction and crossing Creek Road a distance of approximately 210 feet to a point; thence proceeding in a southerly direction parallel and 130 feet from the center of Creek Road approximately 400 feet to a point in the center of Newport Road (Route 896); thence proceeding in a southwesterly direction parallel and 130 feet from the center of Sproul Road a distance of approximately 400 feet to a point; thence proceeding in a southeasterly direction and crossing Sproul Road a distance of approximately 520 feet to a point on the western edge of the Octorara Creek; thence proceeding up the western edge of the Octorara Creek in a northerly direction a distance of approximately 360 feet to the point of beginning.

Containing approximately 6.5. acres.



- 7,7a Barn
- 1 Roop's Hotel
- 9 Foxhounds Barn
- 6 Tenant House
- 2 Miller's House
- 3 Fulling Mill
- 5 Blacksmith House
- 8 n/c Shed
- 4 Innkeepers House

COLERAINE TWP. LANCASTER COUNTY
 UPPER OXFORD TWP. CHESTER COUNTY



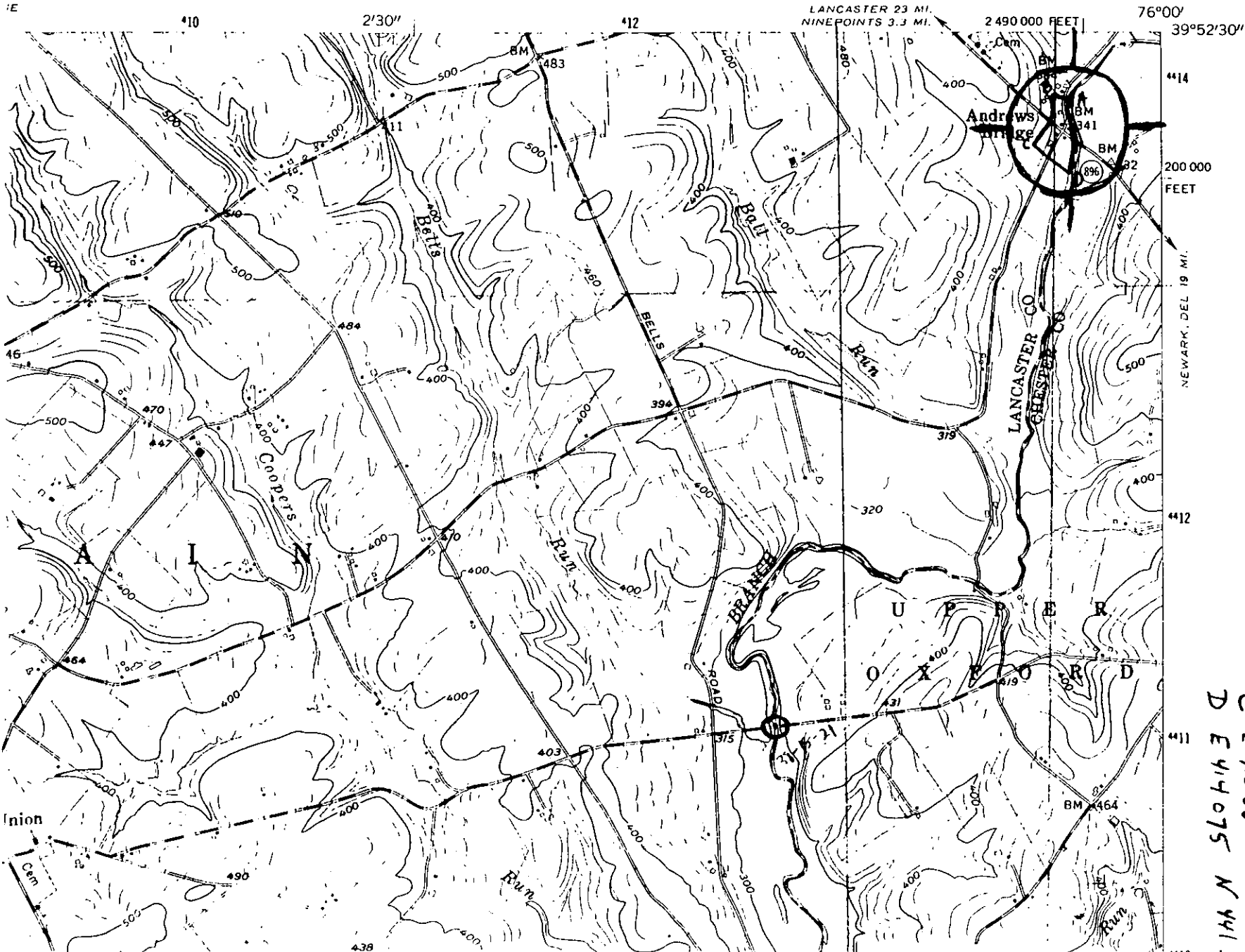
n/c = non-contributing

**ANDREWS BRIDGE
 HISTORIC DISTRICT**

COLERAINE TOWNSHIP, LANCASTER COUNTY, PA.

KIRKWOOD QUADRANGLE
 PENNSYLVANIA
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 SE/4 QUARRYVILLE 15' QUADRANGLE

5863 IV NW
 (PARKESBURG)



Andrews Bridge Historic District
 Lancaster Co.
 Kirkwood Quadrangle
 Zone 18
 Reference
 A E 414075 N 4413
 B E 413980 N 4413
 C E 413880 N 4413
 D E 414075 N 4413