

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 Brodbeck, S.B., Housing  
other names/site number The Brick House

### 2. Location

street & number Main Street  not for publication N/A  
city, town Brodbecks, Codorus Township  vicinity N/A  
state Pennsylvania code Pa county York code 133 zip code 17329

### 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>1</u>	<u>0</u>
	buildings
	sites
	structures
	objects
<u>1</u>	Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register N/A

### 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 - Multiple Dwelling

Current Functions (enter categories from instructions)

Vacant/ Not in Use**7. Description**Architectural Classification  
(enter categories from instructions)Late VictorianQueen AnneOther: Mansard Rowhouse

Materials (enter categories from instructions)

foundation Stonewalls Brick - Stoneroof Slate . Crimped Tinother Wood**Describe present and historic physical appearance.**

The S.B. Brodbeck Housing is set dramatically at the base of the Green Ridge, a long, steep wooded hillside for which the community was originally named. Built in 1890-91 it exposes 3 full ten foot stories, plus an attic story, away from the hillside. Executed in brick, it is a good example of the mansard rowhouse construction common around the turn of the century. The exterior of the building is quite ornate and of excellent materials and workmanship. It seems to be a statement of Mr. Brodbeck's prominence in his community. The interior, also of beautiful material and workmanship is of a simpler style reflecting the building's use as housing for workers in Mr. Brodbeck's local business interests.

What is particularly striking is that this urban architectural style stands in a rural setting. Its presence in this setting gives a clue of the bustling, railroad based, economic community that existed here during the late 19th and early 20th centuries. The Western Maryland Railroad line passes within 60 feet of the front of the building and is still in use. Beyond the tracks, Codorus Creek winds through a low area known as "the meadow" during the building's heyday.

While the building is currently in a state of disrepair, it has never been altered in any way. While most of the buildings that stood with it around the turn of the century are gone, the "Brick House" remains essentially as it was at the time of its construction and therefore retains a high degree of integrity.

The building consists of 4 row house type units, and is 73 feet wide and 29 feet deep. Outside the building two wide staircases break a stone wall and bank (the original hand pump still sits in a stone recess in this wall) and lead to a long narrow porch at ground level.

On this level are four front doors with raised panels, transom windows, and porcelain handled rimlocks. There are two slightly bayed windows, and these, along with the access doorways are trimmed with jigsaw decorations.

Above the ground level porch, beveled posts support a full length balcony porch with an intricate, Queen Anne, gingerbread railing and post bracket pattern. On the balcony are two more pronounced bay windows and four more access doorways with five panel doors and transoms.

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Brodbeck Housing

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The brickwork is very decorative, using molded brick, shaped brick, and intricate brick dental work in the construction. The doorways and windows are capped with brick arches and edged with rounded bricks. Many of these arches include molded bricks with decorative "buttons". The door and window sills are cut rock.

The mansard roof has a fish scale slate pattern. The initials S.B.B. (Samuel B. Brodbeck) are worked into the pattern using red and white slates. Four decorative dormer windows, reminiscent of the eastern stick style, accent the mansard roof.

Due to the banked design of the structure, the rear of the building contains four more access doorways with transom windows that exit from the second story, or balcony level. There is a narrow walk between the back of the building and the bedrock that crops out of the hillside.

Inside, the building has beautiful wood trim including wainscoting in the first level front rooms, and plank doors with antique hardware on the basement fireplaces. Each of the four units has two flights of stairs (not including a simple attic stairway). A different baluster and newel design was chosen for each unit. Each unit is two rooms deep on each level (excluding the attic). The rooms have high ceilings, plenty of natural light and give off a feeling of spaciousness. There are two central chimneys in the building that rise through the small stairhalls between units one and two, and units three and four. The building was heated with stoves and has never been improved with plumbing. A woodshed and privy was located in the meadow between the railroad tracks and Codorus Creek, but has since collapsed. Simple one over one double hung windows are used throughout the building. Several second story staircases descend into bay window alcoves and provide a view through the Victorian balcony porch and out across Codorus Creek to the wooded hillside beyond.

Even in its present state of disrepair, the Brick House is a well known local landmark that boasts of the prosperity and fine craftsmanship that Samuel Brodbeck brought to this area. It is in great need of restoration to return it to its proper place as a prominent building, representing a rich and colorful period in our early local history.

**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)

architecture

commerce

Period of Significance

1890-1916

Significant Dates

1890-91

Cultural Affiliation

N/A

Significant Person

Brodbeck, Samuel

Architect/Builder

unknown

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

The S.B. Brodbeck Housing is nominated for its association with a prominent local figure who was an important factor in the economic development of the Green Ridge Community around the turn of the century. It is also nominated as a unique departure from the simple farm style architecture prevalent in the area at that time.

Samuel B. Brodbeck was born in the borough of Jefferson, Codorus Township, on May 21, 1851. He was the son of George S. and Leah Brodbeck. Samuel's grandfather, George, lived and died on the family farm in Jefferson where he was a distiller. Samuel's father lived on the farm until 1852 when he purchased the Bowman's store (located on route 516 near its intersection with Schaffer's Church Road until it burned on May 17, 1975). His store handled general merchandise and served as the post office for the area. George became the postmaster and the post office became known as Brodbecks. He also served as treasurer for Codorus Township for several years. He was a prominent member of the community and a member of the St. Jacob's Stone Church until his death on October 17, 1874.

Samuel was schooled locally and inherited his father's positions as postmaster and proprietor of the store. Seeing the importance of the railroad to the economic development of the region, Samuel transferred his base of operations to lands he inherited from his father in the nearby village of Green Ridge in 1881. The Western Maryland Railroad lines passed through the center of these properties, and he focused his business interests on the railroad economy. The post office was relocated in Green Ridge and brought with it the name Brodbecks.

Samuel then built a diversified business operation that, according to his granddaughter, turned Brodbecks into a "bee hive of activity from dawn until dusk". He dealt extensively in grain, feed, fertilizer, livestock, and coal. He ran a general merchandise store and carried a large stock of farm implements. A produce center sold many farm products including eggs, poultry and meats, vegetables and fruits.

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He provided a local market for farm products in the community and shipped surpluses to major markets in Baltimore and Philadelphia. Samuel owned a personal boxcar used for shipping farm surplus items. This car made biweekly trips to Baltimore carrying a variety of common farm products, and items as unusual as pigeons, muskrats, skunk hides, and rabbits. The Hanover Herald for March 14, 1891 reported that Samuel shipped 3476 dozen eggs to Baltimore in one week. The boxcar would return with items such as bananas, oranges, watermelons, fish, condiments, and other items unavailable in the local markets.

Samuel B. Brodbeck also established a large creamery at the Green Ridge location. The creamery had a weekly output of 3,000 pounds of butter and during the summer he produced 3,000 gallons of ice cream per week with major markets in Baltimore and Philadelphia. Raw milk was also shipped out of the Brodbecks location and several local residents recall farm wagons racing the train to the loading platform and their anger if the train didn't wait.

As any good business man, Samuel B. Brodbeck was able to respond to needs of the community. In May of 1890 the Hanover Spectator reported that there was "scarcely a pound of really good butter to be obtained at any price." Within the next year Samuel had his butter works on line. The Spectator also reported (May 1890) that an enterprise in the manufacture of ice "could no doubt be conducted at a good profit". That summer Samuel had a ice production facility on line and the Herald reports in 1890 that "Mr. S. B. Brodbeck's ice machine is now running day and night." In 1893 he built a large ice house and pond from which ice was cut. This ice was important in supplying the needs of the local community and in shipping perishables to urban marketplaces. Mr. William Trump, a lifelong local resident, reports shipping squab, head and feet attached, from the Brodbecks station, packed in ice and dripping water from here to Baltimore".

Socially, S. B. Brodbeck was equally important to his local community. He was on the building committee of the Stone Church (celebrating its bi-centennial this year in Brodbecks). Samuel and his father before him served for a combined 60 years as church organists. Samuel also owned a picnic grove near the Stone Church which served as a gathering point for church picnics and other community celebrations. In 1891 Samuel founded the Brodbecks Band which is still in existence today.

Rufus Snyder, another lifelong resident of Brodbecks, remembers the Brodbecks store as a place where locals would "gather around the pot bellied stove, buy cheese sandwiches and coffee, and gossip." As proprietor of the store and postmaster, S. B. was in the hub of the comings and goings of this rural community. According to Prowell's History of York County, S. B. Brodbeck possessed "many admirable traits of character" and was of "genial and friendly temperament." He goes on to say that "Few men in the township are as active in business lines as Mr. Brodbeck, and he is one of the best citizens of the region."

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Through his business and social endeavors Samuel Brodbeck was able to affect the lives of almost every member of this isolated agricultural community. Church life and work were the major social institutions of rural communities around the turn of the century and S. B. Brodbeck figured prominently in both. To the farmers in this community he provided a market for their surpluses and a market place for necessary items not produced locally. For those not involved in farming he provided employment opportunities, and in some cases housing.

Architecturally, the "Brick House" is the most ambitious of the Brodbeck business holdings and is a good example of the late Victorian, Mansard rowhouse style. Built in 1890-91, at the height of Mr. Brodbeck's prosperity, it served as housing for workers in his diversified business interests as well as rental units for other members of the community. George Brodbeck, eldest son of Samuel, was the railroad agent and telegraph operator and lived in the center two units for several years. Other residents included Horatio Wildasin (head of the produce warehouse), Quinton Rohrbaugh (who served in various capacities) and Olive Swam (who worked in the blacksmith shop). The Brick house also served as the town dentist office and barbershop when Edward Bortner, who performed both jobs, lived there.

The two story porch and balcony run 70 feet and contains excellent craftsmanship in the gingerbread railing and post bracket pattern. The brick work also exhibits a high level of artistry in its use of intricate patterning and shaped and molded bricks. The roof provides an excellent example of the fish scale slate pattern, broken by four dormer windows reminiscent of the eastern stick style. The slate pattern is highlighted by the inclusion of the initials S.B.B. (Samuel B. Brodbeck) in red and white slates. According to Gordon Snyder, Samuel Brodbeck engaged in a good natured competition for prominence in the community with Gordon's grandfather, Titus. Titus Snyder was the other prominent business and social figure in turn of the century Brodbeck's. The dramatic setting of this building and its imposing facade, with Mr. Brodbeck's initials emblazoned at the top, certainly gives the appearance of a personal statement by a successful and progressive thinking individual. The fact that the building is an unusual style for this community lends credence to the idea that Samuel Brodbeck was a confident and somewhat flamboyant man who brought urban ideas to a rural setting.

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Samuel B. Brodbeck apparently extended his creditors further than he should have. In a bank failure around 1915-1916 he went under with his debtors, and according to a deed dated March 17, 1917 "was on the 20th day of June A.D. 1916 duly adjudged a voluntary bankrupt." His business holdings were subsequently sold at Sheriff's sale on various dates. Most of the property was offered on the 24th and 25th of August 1916. Most of the property was purchased by Samuel's relatives and remained in the Brodbeck family for some time. The "Brick House" was sold on March 27, 1917 to Titus S. Snyder for the sum of \$1225.00. He continued to rent apartments in the building until his death in 1960. The building was electrified during that period but was never upgraded with plumbing or running water. The hand pump out front has been the only running water ever used. A latrine and woodshed was located across the tracks. Heat was always supplied by heating stoves and has never been upgraded.

Samuel was allowed to keep his home, still located on route 516 across from the Bowman's Store where he began business in 1874. He died in 1924 and is buried in the family plot at St. Jacob's Stone Church.

In addition to S.B. Brodbeck Housing, Samuel Brodbeck's business holdings in Green Ridge were represented by his grain warehouse, store and dwelling house, creamery buildings and ice house as well as the pond where the ice was cut. The grain warehouse was torn down in the 1960s or 1970s and the store and dwelling house was burned and destroyed in the 1970s. The original creamery, pond and ice house are also gone. The only other building strongly associated with Samuel Brodbeck is his elaborate Queen Anne style residence at Bowman's Store, approximately two to three miles from Green Ridge. Although this large residence is a fine example of Late Victorian architecture, S.B. Brodbeck Housing better represents Samuel Brodbeck's local importance and his commercial operations at Green Ridge.

**9. Major Bibliographical References**

1. Prowell, George R. History of York County Pennsylvania J.H. Beers & Co. 1907 Vo. II Biographical Sketch of Samuel B. Brodbeck's P. 464-465 (with photograph)
2. Hanover Herald (newspaper) various issues between 1889-1892
3. Hanover Spectator (newspaper) various issues between 1889-1892.
4. Glen Rock Item (newspaper) various issues between 1889-1892.
5. Interviews with life long residents
  - a) Ruth English - daughter of George Brodbeck and granddaughter of Samuel B. Brodbeck. Born in S.B. Brodbeck Housing on October 29, 1900.
  - b) Carlton B. Brodbeck - son of Melvin Brodbeck and grandson of Samuel B. Brodbeck.

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: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property less than one acre

**UTM References**

A 18 343480 4403660  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

**Verbal Boundary Description**

Beginning at a white oak, and extending thence along lands now or formerly of G.W. Rudisill, south forty and one fourth (40 1/4) degrees east, eleven and eight tenths (11.8) perches to a black oak at lands now or formerly of Sherman Krebs; extending thence along said last mentioned lands, south fifty-four (54) degrees west, ten and one tenth

See continuation sheet

**Boundary Justification**

This boundary is the legally recorded boundary for the tract of land on which the S. B. Brodbeck Housing stands.

See continuation sheet

**11. Form Prepared By**

name/title Stephen M. Webster  
 organization N/A date February 28, 1990  
 street & number RD1 Box 1711 telephone 717-235-4873  
 city or town Brodbecks state Pa zip code 17329



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- c. Margaret Miller - daughter of Titus S. Snyder (owner of S.B. Brodbeck Housing from 1917 to 1960). Lived in the Brick House.
- d. William Trump - Western Maryland Railroad worker who lived in Brodbeck's Community throughout most of his life.
- e. Rufus Snyder - life long resident of the Brodbeck's community.

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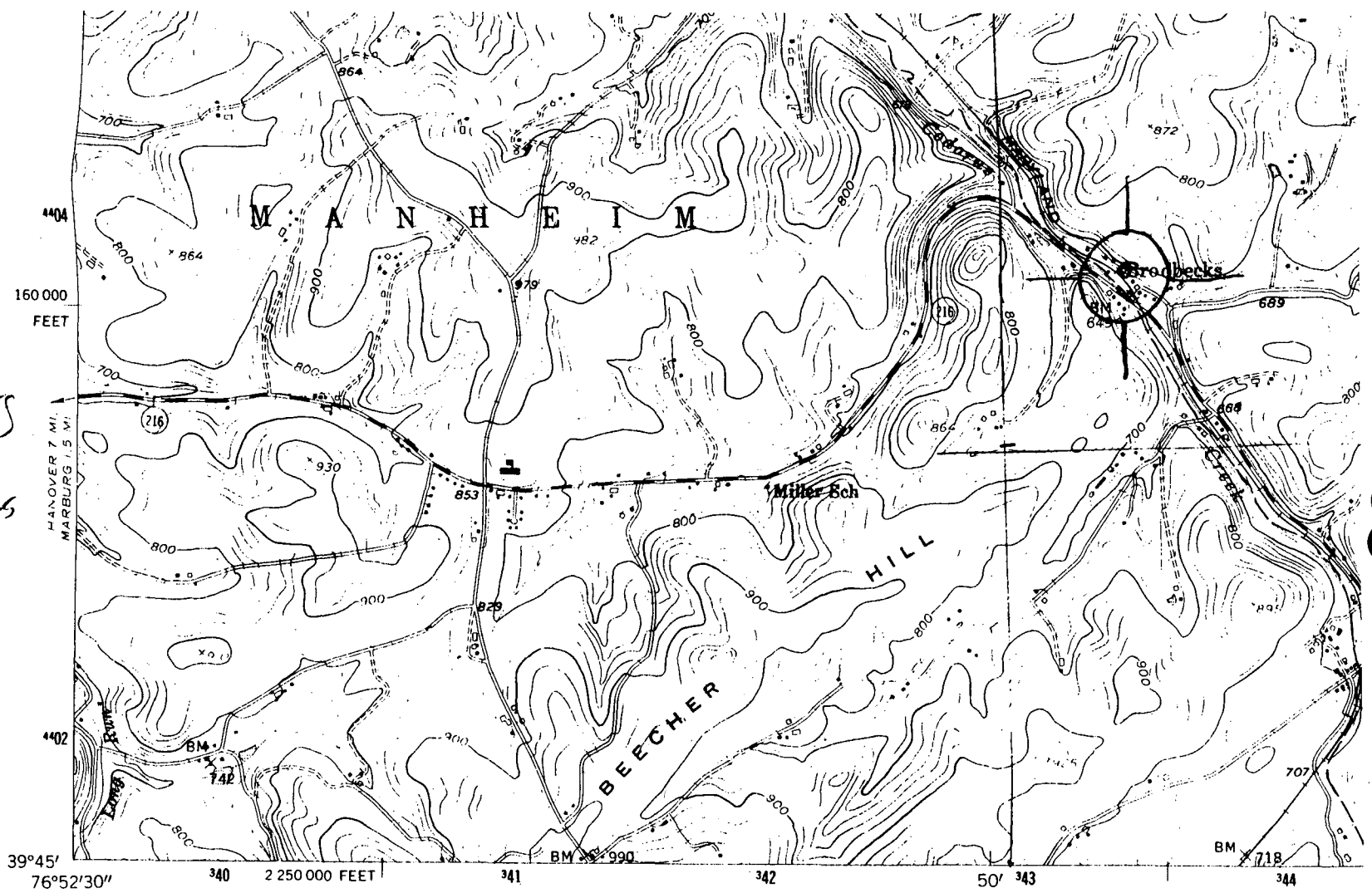
Brodbeck Housing

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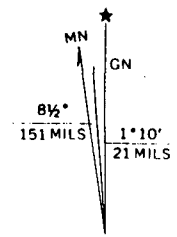
(10.1) perches to a spike on the line of the Western Maryland Railroad extending thence along said Western Maryland Railroad, north fifty (50) degrees west, ten and eight tenths (10.8) perches to a spike on said Western Maryland Railroad; extending thence along lands now or formerly of Early Snyder, north forty-two (42) degrees east, twelve and six tenths (12.6) perches to a white oak, the place of beginning. Containing 110 square perches of land more or less.

● Bradbech's  
 Housing  
 York Co.  
 Seven Valleys  
 Quad  
 Zone 18  
 E 343480  
 N 4403660

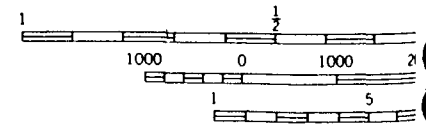


(MANCHESTER)  
 5663 III NW

Mapped, edited, and published by the Geological Survey  
 Control by USGS, USC&GS, and USCE  
 Topography from aerial photographs by photogrammetric methods  
 Aerial photographs taken 1952. Field check 1953  
 Polyconic projection. 1927 North American datum  
 10,000-foot grid based on Pennsylvania coordinate system,  
 south zone  
 1000-meter Universal Transverse Mercator grid ticks,  
 zone 18, shown in blue



UTM GRID AND 1973 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET



CONT  
 DATL

THIS MAP COMPLIES W  
 FOR SALE BY U. S. GEO  
 A FOLDER DESCRIBING TOPOG