

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 Reyer, Peter and Catherine, Farmhouse
other name/site number _____

2. Location

street & number Trout Run Rd. west of Reading Rd. na not for publication
city, town Ephrata (Ephrata Township) na vicinity
state Pennsylvania code PA county Lancaster code 071 zip code 17522

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building (s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	<u>1</u> structures
	<input type="checkbox"/> object	<u>1</u>	_____ objects
			<u>4</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.

Signature of commenting or other official _____ Date _____
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 _____

Historic Functions (enter categories from instructions)

DOMESTIC: Single Dwelling

AGRICULTURE/SUBSISTENCE: Farm

Current Functions (enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(enter categories from instructions)

OTHER: Pennsylvania German vernacular

Materials (enter categories from instructions)

foundation STONE

walls STONE

roof SYNTHETIC

other WOOD

Describe present and historic physical appearance.

The Peter and Catherine Reyer Farmhouse property includes one contributing resource, a two-story stone Germanic farmhouse constructed in 1792 that retains integrity from a major remodeling into a Pennsylvania style farmhouse circa 1875. There are four noncontributing resources: a partially excavated cave cellar dating to circa 1875 and three buildings constructed circa 1950, a two by two bay stuccoed frame ancillary dwelling, an implement shed and a privy. The property is located in Ephrata Township, north of the Borough of Ephrata, in an area in transition from farming to suburban development. The site is surrounded by farms to the north and suburban residential areas to the south. The 10 acre subject property was created by its recent subdivision from what was formerly a 55 acre farm. The remaining 45 acre tract is currently planned for suburban residential development. The irregularly-shaped property is bisected by Indian Run. Approximately two-thirds of the property, on the west side of Indian Run, are marshland. The Reyer Farmhouse is located immediately east of Indian Run on the remaining land, approximately mid-way between Trout Run Road, to the south, and the northern property line. The topography of the eastern portion of the site, on which the house sits, rises from Indian Run to the north and east approximately fifteen to twenty feet at the property line and somewhat higher on the adjoining land from which the property was subdivided. The farmstead is approached from Trout Run Road via an unpaved tree-lined lane running parallel to the eastern property line. The site is generally clear, with the exception of random patches of small trees and a small wooded area at the rear of the site.

Farmhouse

The Peter and Catherine Reyer Farmhouse is an evolutionary dwelling consisting of an original two story rectangular four by two bay limestone section, constructed in 1792 and extensively remodeled circa 1875. The house faces east and retains evidence of a one bay wide and two bay deep frame addition at the southern bay of the facade (circa 1930, now collapsed). The house is set within a bank, with the grade sloping from the first level of the east facade to the basement level at the rear elevation.

The original section has a lateral gable composition shingle roof with a small concrete block exterior end flue at its northern end. Brownstone quoins highlight the corners of the upper half of the second floor level only. The facade is capped by a molded wooden cornice and has a one-story shed porch with tapered wood posts on concrete block piers extending across its three northern bays. Both levels of the southern bay are stuccoed, indicating the former location of the circa 1930 wing

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that collapsed in recent years and was removed. The principal paired entrances are located in the central bays of the facade. Each entrance is set within a rectangular opening, with panelled reveals, and has a thin single light transom. The northern entrance has a four panel wood door with two tall rounded arched molded panels over two small rectangular molded panels. The southern door has double lights over two molded panels. The southern bay of the facade has entrances on each level with plain surrounds and simple four-panel doors. Wooden two-over-two light double hung sash windows at the northern bay of the first floor, and three northern bays of the second level, are set within rectangular openings with plain lintels and sills.

The two bay wide south elevation, facing Trout Run Road, is capped by a thin boxed cornice with returns. A one-story shed porch extends full-width across the elevation at the first floor level and is supported by a stone foundation to the east and a series of wood posts. Five irregularly spaced chamfered posts, connected by a simple vertical picket balustrade, support the corrugated metal shed roof. A simple internal wooden staircase descends from the first level of the porch to the ground level. An entrance, similar to the northern principal facade entrance, is located at the western bay of the first level. Corresponding to this door at the basement level is a simple rectangular vertical plank door. Remaining bays at the basement, first, and second levels have wooden two over two light double hung sash windows similar to those at the facade. Two smaller profile two over two attic windows within the gable flank a rectangular datestone that reads: "P. & C./Reyer/1792."

The west elevation has two asymmetrical bays of windows at each level. Windows on the first and second level are similar to those at the facade and south elevation, except that windows at the first floor and basement levels have stone flat arches. The southern window at the basement level has six over six light sash concealed by vertical board shutters with iron strap hinges. The north elevation has windows in each bay of the first, second, and attic levels similar to those on remaining elevations. An exterior concrete block stove flue rises at the center of the elevation.

The circa 1930 frame addition at the southern end of the facade was two stories in height and measured approximately sixteen feet wide by twenty-two feet long. Only the foundation of the addition and the portions of a vaulted cave cellar below it remain.

The plan and much of the existing interior detailing of the farmhouse largely date from a circa 1875 remodelling. The plan consists of four rooms surrounding a small enclosed stair at the center rear of the house. A partition dividing the two northern rooms was later removed to form a single large room. Windows and doors have simple wooden surrounds with shaped lintels. Flooring is typically random width boards, with later applied linoleum finishes in many rooms. The southeast room at the first level has an applied patterned parquet floor, a wide chair rail, and retains a simple Bible shelf. Wooden peg rails remain in many rooms. Doors typically have four-panels and several at the second level have grained finishes. The attic stair retains a vertical board door, with tapered clinch nailed battens, that appears to date from the earliest period of the house. The basement is divided into two rooms: a narrow room to the north that retains raised platforms for food storage and a larger room to the south. The interior stair opens into the larger room as does

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an exterior door at its southern wall. The ceiling is finished with plaster on wood lath. The white-washed original ceiling finish is exposed in several areas and includes rye straw and mud insulation, covered with rough stucco, between exposed floor joists.

Surviving architectural evidence suggests that the Reyer Farmhouse, as constructed in 1792, originally had a three or four room Germanic floorplan. The surviving masonry partition at the basement is typical of many such houses in Lancaster County. Under such a plan, the smaller northern room of the basement would correspond to a küche (kitchen) and possibly an arbeitsraum (workroom) at the first level. A kammer (bed chamber) and stube (parlor) would have been located above the larger basement room to the south.

Further evidence of the original plan and exterior detailing can be found at the west elevation. Each of the first floor and basement window openings have a flat stone arches. The northern first floor window also retains seams in its surrounding masonry indicating it was the location of a former doorway. Likewise, the southern first floor window was originally slightly wider as indicated by the flat arch and a seam in the masonry. The spacing of the openings on this elevation corresponds to the spatial arrangement of the basement rather than the upper floors, indicating that this spatial division once existed at the upper levels. In addition, the windows at the north elevation exhibit similar flat stone arches and evidence that window openings were narrowed in the circa 1875 remodelling.

Remaining windows at the west and south elevations, the principal elevations of the house in its post-1875 configuration, are set within openings that are similar in size to the narrowed openings found at the west and north elevations. The east and south windows have simple flat wooden arches and sills. There is no clearly visible evidence that any of the openings ever matched the larger size of the original openings on the west and north elevations. The circa 1875 remodelling of the east and south window openings may have included the resetting of the surrounding masonry, as these were principal elevations.

The circa 1875 remodelling also included the creation of the two central entrances on the first floor of the east elevation. The south porch appears to date from this period. The present east porch is a 20th century replacement, although a full facade porch is common on late-19th century Pennsylvania style farmhouses found in Lancaster County.

The presence of brownstone quoins at the upper portion of the corners of the second floor level is unexplained. There is no evidence to suggest that they were a later addition, nor do they correspond to the present porch height.

Other than the construction of the the addition to the house circa 1930 and the construction of the attached ancillary dwelling circa 1950, changes to the exterior of the Reyer Farmhouse subsequent to the 1875 remodelling have been minimal. The parquet flooring and other applied linoleum finishes appear to date from these latter periods. Entrances at the southern bay of the facade were created from former window openings during the construction of the front addition. The main farmhouse is in generally fair condition.



See continuation sheet 7-3

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Cave Cellar

The remains of a partially excavated cave cellar are located immediately to the east of the farmhouse below what was the circa 1930 addition. Due to the condition of the surviving material, it is difficult to establish a firm date of construction, although it would appear to be contemporary to remodeling of the farmhouse. The original entrance to the cellar is not documented and no evidence remains to indicate its appearance. With the partial excavation of the cellar, including the removal of its entrance, the cellar retains poor integrity and is a noncontributing resource.

Ancillary Dwelling (noncontributing)

A circa 1950 two by two bay stuccoed frame ancillary dwelling is located to the northwest of the farmhouse and is connected to it by a breezeway. The dwelling has a low-pitched V-crimped metal roof and an exterior concrete block flue at its northern elevation. The east elevation of the dwelling is two bays wide with rectangular window openings retaining vestiges of 3/1 light wooden sash. The south elevation has two entrances that open onto the breezeway. A modern frame privy obscures the southern bay of the west elevation and the northern bay retains a window similar to those at the west elevation. The north elevation has no openings. The interior of the building is divided into two rooms. The roof system is exposed and interior walls are unfinished. The floor consists of a concrete slab. It is possible that the building was intended for use as a "dawdy haus," although there is no evidence to suggest that the interior was ever completed for dwelling purposes. Existing debris suggests that it was used for storage and possibly woodworking.

Implement Shed

A simple rectangular frame implement shed, located to the north of the farmhouse, appears to have been constructed circa 1950 and is a non-contributing resource to the site.

Privy

A small rectangular frame privy is attached to the west elevation of the circa 1950 addition to the farmhouse. The privy appears to be contemporary to the addition and is a non-contributing resource to the site.

Other Outbuildings (no longer extant)

A frame barn with a limestone foundation (date not determined) was formerly located to the northeast of the house. According to the Lancaster County tax assessment card prepared for the property in August 1961, the barn was in poor condition at that time. The barn was destroyed in recent years when a large tree fell on its roof. The frame portion was subsequently pushed over and portions of the foundation collapsed. Based on surviving architectural evidence, it appears that the barn was a typical mid to late nineteenth century Pennsylvania bank barn. The ruins of the barn

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are no longer extant.

The Lancaster County tax assessment card for the property, completed in August 1961, indicates the presence of three structures that are no longer present on the site: a 22 by 84 foot one-story poultry house in very poor condition; a 15 foot diameter crib/granary in fair condition; and a 10 by 40 foot tile silo.

Archaeological Potential

Due to the location of the site along a creek bed and the presence of documented occupation as early as 1792, the site may have archaeological potential. The scope of this nomination was limited to historical and architectural resources under the MPDF registration requirements and therefore no archaeological investigation was completed.

Integrity

The Peter and Catherine Reyer Farmhouse retains substantial integrity from the period of its circa 1875 remodelling. Elements of its original 1792 appearance also survive. It remains possible, principally by studying the differences in fenestration between the facade and west elevations and other details, to readily gain a sense of both major periods in the development of the house. Although the house has been altered over time, the alterations are consistent with the evolutionary nature of Lancaster County farms as documented by the "Historic Farming Resources of Lancaster County" multiple property National Register nomination.

Despite proposed residential development surrounding the site, the retention of a large lot of roughly ten acres with substantial open area, and the topography, which rises to the north and east, provides a setting that is compatible with the historic character of the house.

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This was a working farm throughout its history until the late 1980s. No specific information has been documented regarding the historic farming operations. The present configuration of the site, together with documented outbuildings no longer extant, suggests the farm produced a general selection of crops commonly raised in northern Lancaster County. The lack of substantial additions to the barn suggests that dairy and livestock production was limited, although the presence of a silo indicates that these activities were present, at least in the twentieth century. The raising of chickens in the mid twentieth century is documented by the notation of a poultry house on the 1961 tax assessment card.

A six acre parcel was subdivided from southwest corner of the property, reducing the farm to 56 acres. The property has recently been subdivided again, into the subject tract of approximately 10 acres and another tract of about 46 acres. The Martin family retains ownership of the property.

Architecture

The MPDF states that: "Resources having lost the context of their farming activity or surroundings, can be considered significant within the property type only if they possess architectural significance under Criterion C and retain excellent integrity of design, are particularly noteworthy or rare examples of a particular building type or style, or provide good illustration of one or more aspects of Lancaster County farming." The Peter and Catherine Reyer Farmhouse is distinctive as an example of a late-18th century Germanic bank house that was transformed into a typical Pennsylvania style farmhouse in the late 1800s. The only documented example of such a conversion in Ephrata Township, a review of the extensive historic survey site files maintained by the Historic Preservation Trust of Lancaster County failed to uncover a similar example elsewhere in the county. The Reyer Farmhouse is also one of only three documented Pennsylvania German bank houses in Ephrata Township. The others include the Jacob Keller House (ca. 1820), a five by two bay example, and the Mohler House (1764), a four by three bay example.

As originally constructed, the Peter and Catherine Reyer Farmhouse was a two story Germanic bank house. The plan of the house at that time consisted of a traditional three or four room plan. This plan is evidenced by the configuration of the basement, which retains an intermediate wall corresponding to a now removed wall at the first floor level that would have separated the küche/arbeitsraum from the kammer and stube. No evidence has been uncovered to determine the location of the original chimney, although the presence of the intermediate masonry wall in the basement is consistent with other documented Lancaster County examples of center chimney plans, such as the Theodorus Eaby Farmhouse in Earl Township. The configuration of the original roofline is also undocumented. The presence of brownstone quoins at all four corners of the house only at the upper half of the second floor level suggests that the house may have originally been one and one half stories tall with a steeper roofline. Such rooflines were common in Lancaster County Germanic houses and can still be seen in the Christian (or Hans) Herr House and the Weber Farmhouse, both located in West Lampeter Township.

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The presence of a three/four room plan in a house dating post 1760 is uncommon in Lancaster County. The only other documented example is found in the Reiber-Herr-Hershey Farmhouse (circa 1775) in Manor Township. Therefore, the presence of the 1792 datestone on the Reyer Farmhouse may indicate the remodelling of an earlier house. No documentary evidence has been found to confirm this. Direct tax lists do not survive for this portion of Lancaster County. This may account for the long delay between Reyer's purchase of the property in 1763 and the construction/remodelling of the present house in 1792.

The 18th century appearance of the house continues to be reflected in its overall massing and proportions, its exposed limestone construction, and through a variety of surviving details, most notable of which is the datestone within the south gable end. The structural evolution of the house can also be seen at the rear elevation facing Indian Run. Flat arches over windows and seams visible in the masonry wall indicate the original presence of a doorway in the northern bay of the first floor level and larger windows in remaining bays of the first and second floor levels. An original window and its shutters also remains at the basement. Interior detailing from the original period of the house includes an attic door and ceiling and other surviving finishes at the basement.

As remodelled circa 1875, the Reyer Farmhouse became a traditional Pennsylvania style farmhouse as documented in the Historic Farming Resources of Lancaster County MPDF. The symmetrical four-bay facade, lateral gable roof, and paired entrances are features of this vernacular style found in the Reyer Farmhouse. Likewise, the four room plan of the interior is described in the MPDF as a common plan of the style, as is the centrally placed enclosed stair along the rear wall. As an example of a Pennsylvania style farmhouse, the Reyer Farmhouse retains a high degree of architectural integrity.

The evolutionary nature of Lancaster County's farming related resources is documented in the MPDF as contributing to their significance. This is especially true in resources that retain clear visual evidence of their historical development. The Reyer Farmhouse shows clear visual evidence of the conversion from a 1792 Germanic bank house into a late-19th century Pennsylvania style farmhouse.

Notes: _____

¹Lancaster, Pennsylvania, Lancaster County Recorder of Deeds, Deed Book H, p. 141.

²Deed Book I-3, p. 483.

³Deed Book WW-253.

⁴Deed Book K-17, p. 419; Deed Book A-25, page 223; Deed Book Y-27, page 533; Deed Book Z-33, pages 150, 152; Deed Book Q-36, page 487; Deed Book Z-96, page 567; Deed Book N-92, page 160; Everts & Stuart, *Atlas of Lancaster County, Pennsylvania*, 1875 (reprint ed., Knightstown, IN: Bookmark, 1976); *Atlas of Surveys of the County of Lancaster* (Philadelphia: Graves and Steinbarger, 1899); H.F. Bridgens, *Atlas of Lancaster County, Pennsylvania* (Lancaster, Pennsylvania, 1864).

Atlas of Surveys of the County of Lancaster. Philadelphia: Graves and Steinbarger, 1899.
 Bridgens, H.F. *Atlas of Lancaster County, Pennsylvania Lancaster, Pennsylvania*, 1864.
 Ellis, Franklin, and Samuel Evans. *History of Lancaster County, Pennsylvania.* 2 vols. Philadelphia, 1883; reprint ed., Apollo, PA: Closson Press, n.d.
 Everts & Stuart, *Atlas of Lancaster County, Pennsylvania, 1875*; reprint ed., Knightstown, IN: Bookmark, 1976.

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

Specify repository _____

10. Geographic Data

Acreeage of property 10.00 acres

UTM References

A 18 | 399640 | 4449760
 Zone Easting Northing
 B _____ | _____ | _____
 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 6-M-10-13 in the office of the Tax Assessment Office, Lancaster County, Pennsylvania.

See continuation sheet

Boundary Justification

The boundary includes the entire current tax parcel only, which represents the remaining acreage of the farm complex, 10 acres. The current acreage is sufficient to reflect the historic character of the site.

See continuation sheet

11. Form Prepared By

name/title David B. Schneider, Consultant
 organization Historic Preservation Trust of Lancaster County date 7/1/96
 street & number 123 North Prince Street telephone (717) 291-5861
 city or town Lancaster state Pennsylvania zip code 17603

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9. Major Bibliographic References, Continued:

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.

Klein, H. M. G. Lancaster County, Pennsylvania: A History, 4 vols. New York: Lewis Historical Publ., 1924.

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

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

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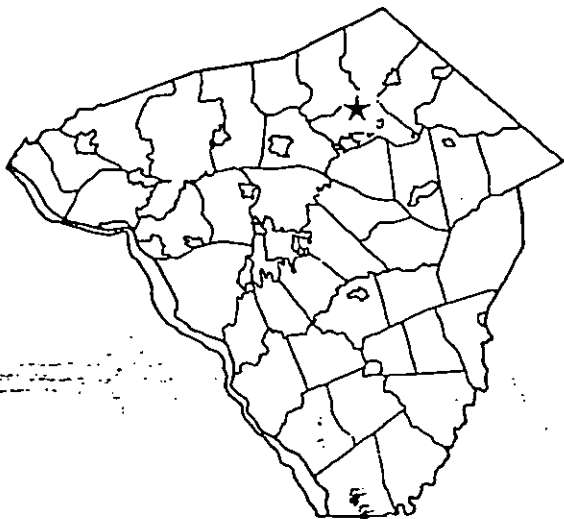
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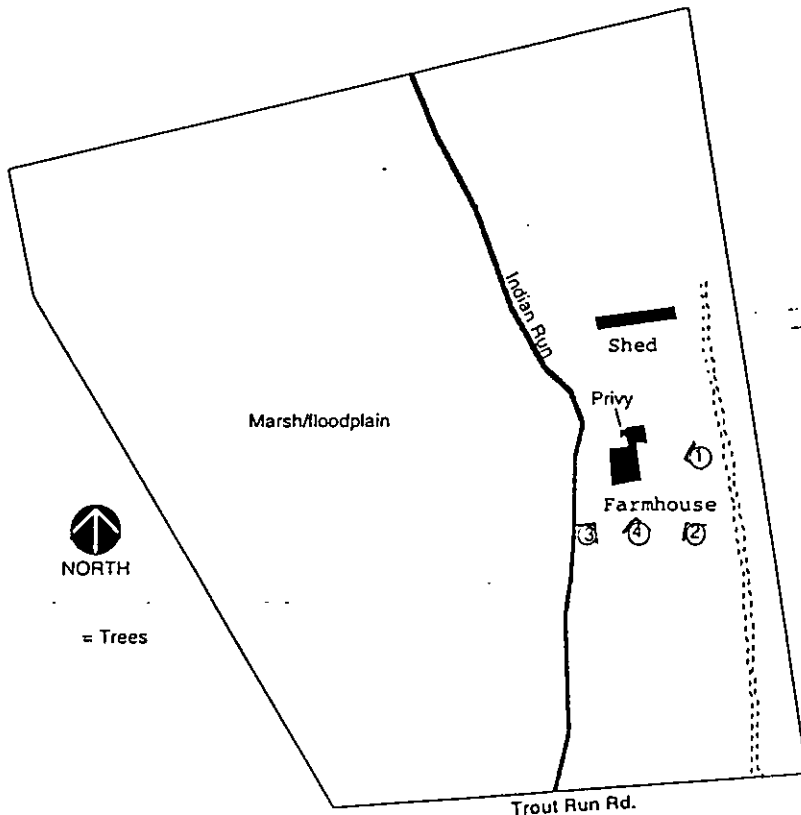
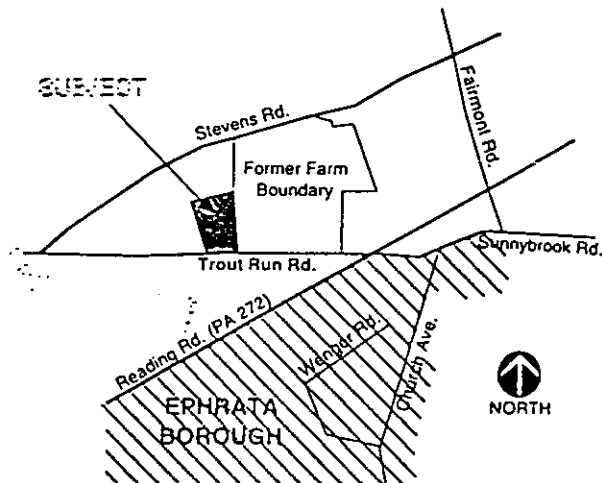
Peter and Catherine Reyer Farmhouse
Lancaster County, PA

Peter and Catherine Reyer Farmhouse

Trout Run Rd., Ephrata Twp., Lancaster County, PA
071-26-0048



Location & Site Plans Sketch Plan (Not to Scale)



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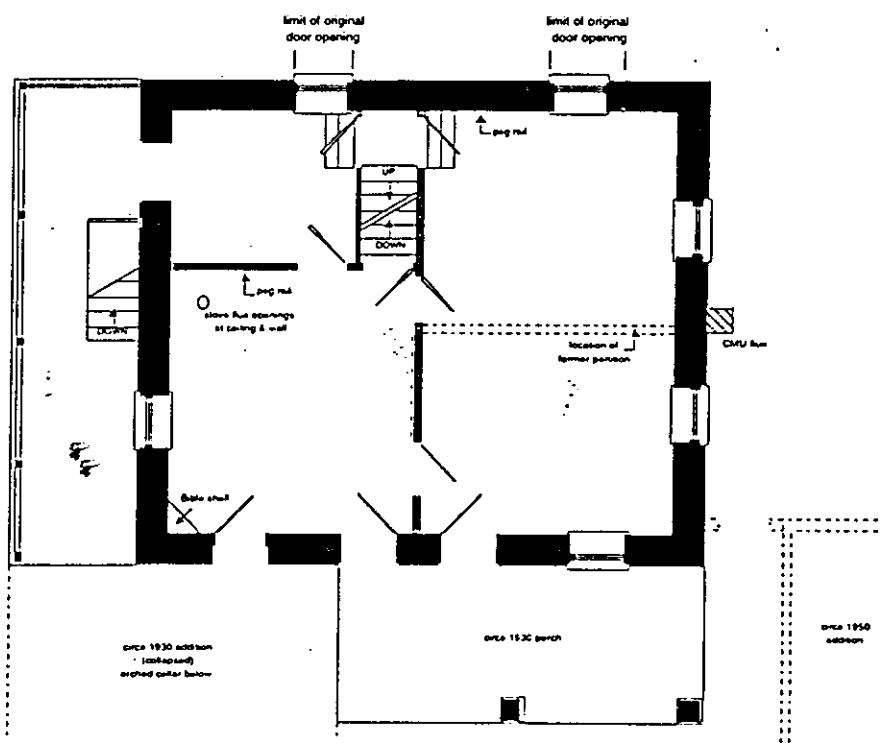
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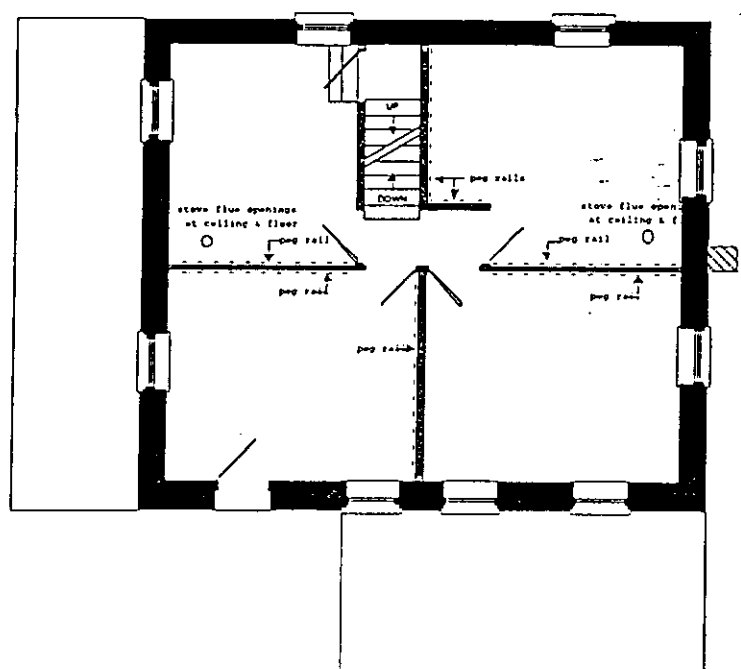
Peter and Catherine Reyer Farmhouse
Lancaster County, PA

Peter and Catherine Reyer Farmhouse
Trout Run Rd., Ephrata Twp., Lancaster County, PA
071-26-0048

FIRST FLOOR
PLAN



SECOND FLOOR
PLAN



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Accompanying Documentation, Continuation Sheet #3

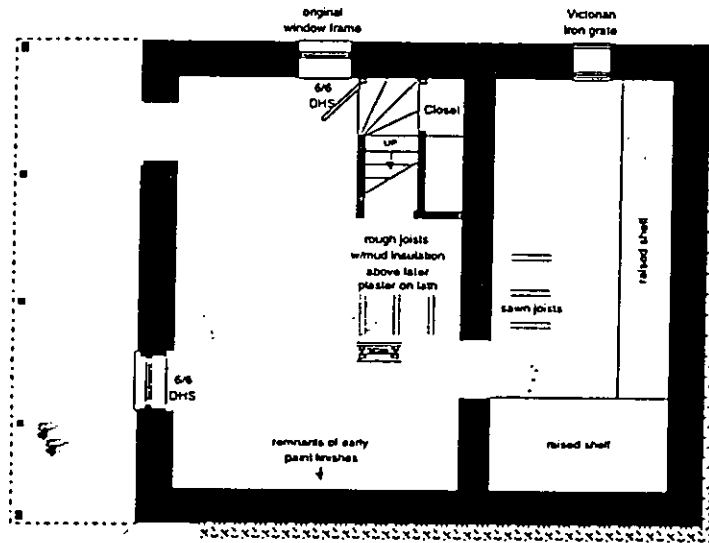
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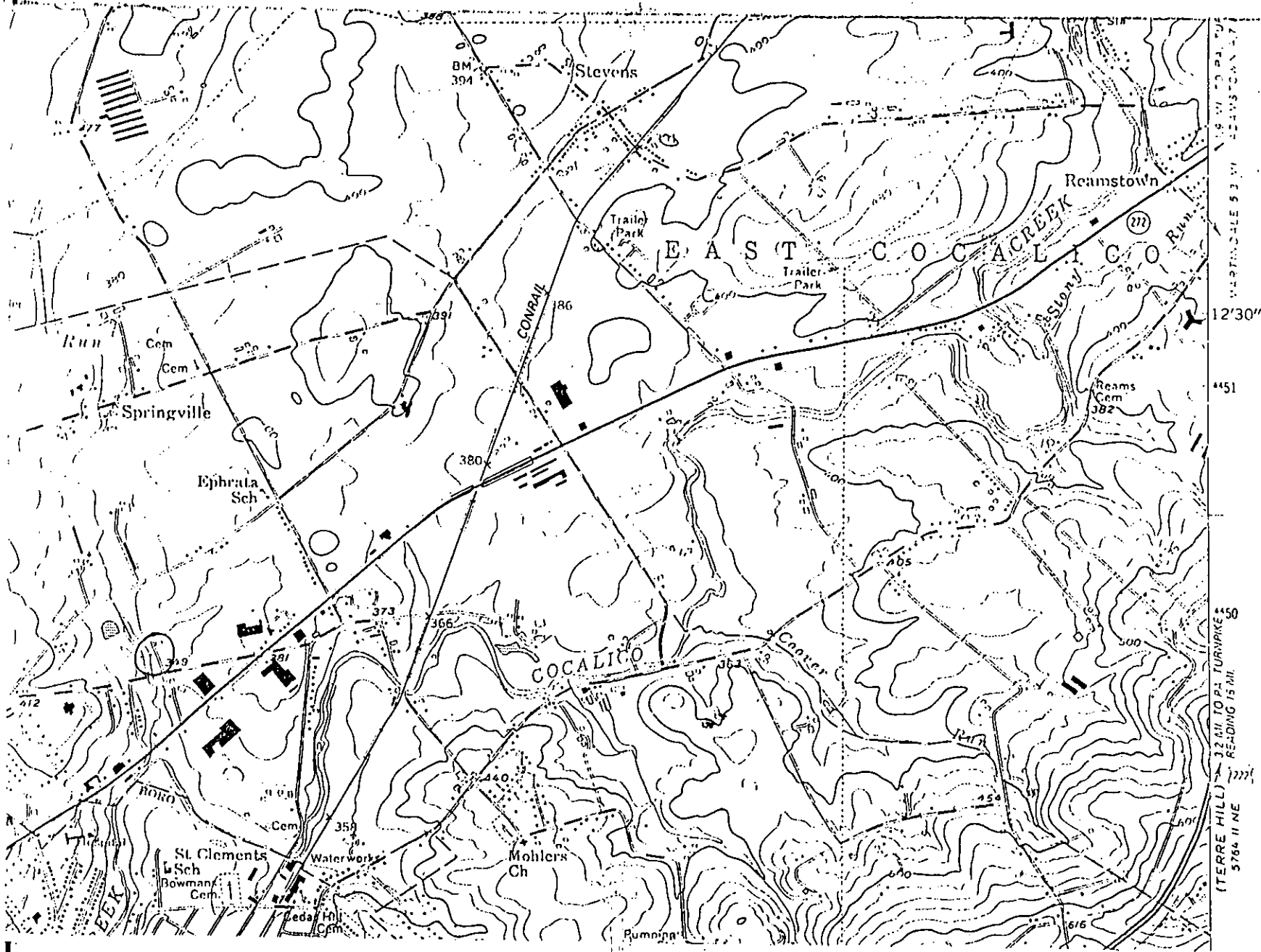
Peter and Catherine Reyer Farmhouse
Lancaster County, PA

Peter and Catherine Reyer Farmhouse

Trout Run Rd., Ephrata Twp., Lancaster County, PA
071-26-0048

BASEMENT FLOOR PLAN





Peter & Catherine
 Royer Farmhouse
 071-26-0048
 Ephrata Township,
 Lancaster
 County PA
 Ephrata Quad
 UTM 18
 399640
 4449760