



HISTORIC AGRICULTURAL SURVEY REPORT

Washington & Greene Counties, Pennsylvania 2007-2008

*for the
Pennsylvania Historical and Museum Commission (PHMC)
and the
Pittsburgh History & Landmarks Foundation (PHLF)*

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BACKGROUND & METHODOLOGY

The Historic Pennsylvania Agricultural Survey 2007-2008: Washington and Greene Counties was a partnership between local, state, and federal government agencies, non-profit organizations, and educational institutions. Its purpose was to document the agricultural history and resources of Pennsylvania. Its intent is to create a comprehensive resource that will support efforts to preserve working farms, develop heritage education and tourism, and raise awareness of Pennsylvania's agricultural industry. The Washington and Greene County Survey was funded by the federal Preserve America program, Pittsburgh History & Landmarks Foundation (PHLF), and Pennsylvania Historical and Museum Commission (PHMC).

From July 2007 through March 2008 the field survey team was in Washington and Greene Counties conducting a reconnaissance level survey of the farms and landscapes of this region. This level of survey is the most basic approach for systematically recording and evaluating historic buildings and this final report serves as a record of that fieldwork and analysis. Reconnaissance surveys are designed for dealing with large groups of buildings or properties rather than for individual sites and involve only a visual evaluation of properties, not an assessment of associated historical events or individuals.

That information can only be obtained through historical research conducted as part of an intensive level survey.

Survey Area

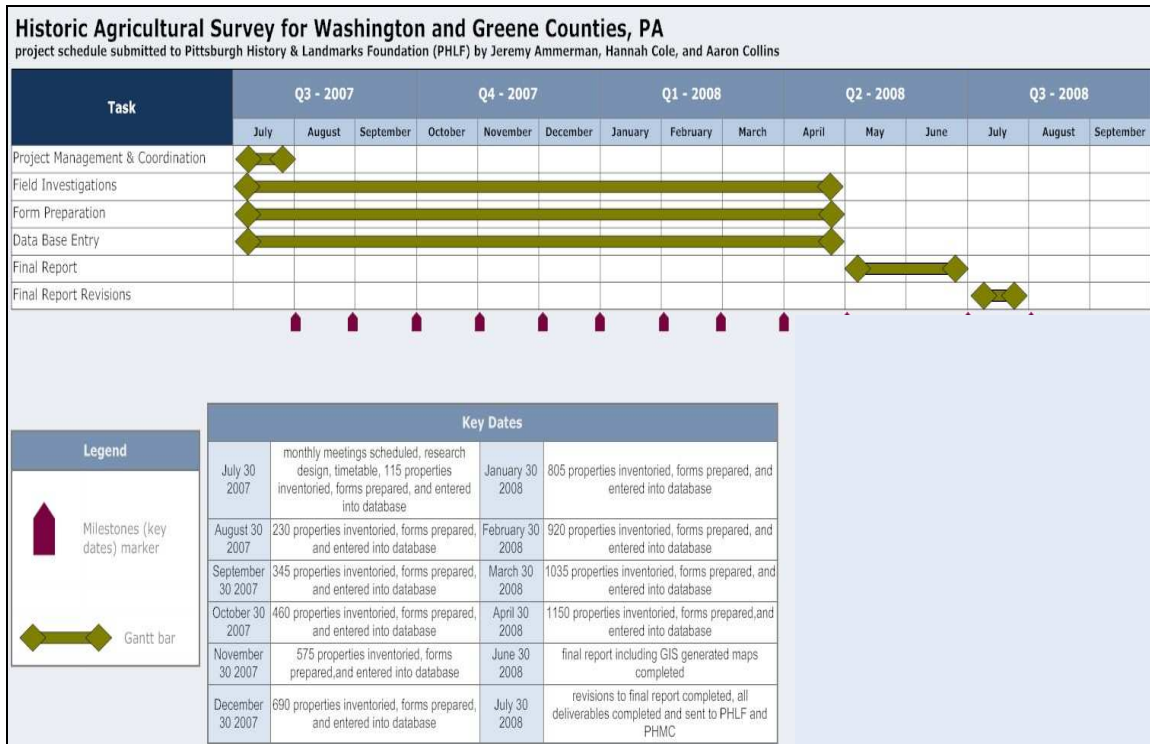
The survey area of Washington and Greene Counties, located in southwestern Pennsylvania, encompasses approximately 917,120 acres. The area is bounded by Beaver and Allegheny Counties to the north, the Monongahela River to the east, and West Virginia to the south and west. It is generally rural with somewhat rugged topography. Greene County, for example, is 89 percent rural. The areas total population consists of a scant 243,569 people. Within the area, there are approximately 3,387 active farmsteads, most of which are 50 years or older. 2,506 of these are located in Washington County while the remaining 881 are located in Greene County.¹ Approximately 153 agricultural resources within the area were previously inventoried; 16 of these properties are listed on the National Register of Historic Places.

Survey Team

The field survey team of Jeremy Ammerman, Hannah Cole, and Aaron Collins met the professional qualification standards of the Department of the Interior (48 FR 44738-9). Jeremy Ammerman served as the Project Manager. He was responsible for personnel management, maintenance of budgets, and fiscal control for the project, as well as for maintaining communication with PHLF and PHMC. Ammerman also developed the field methods for the project in consultation with PHLF and PHMC. Hannah Cole served as the Senior Principal Investigator. She developed and maintained a feasible project

¹ http://www.ruralpa2.org/county_profiles.cfm

schedule (displayed below); coordinated investigations; supervised the field survey; and prepared the final report.



Above: project schedule developed for Historic Agricultural Survey

Aaron Collins acted as Principal Investigator. He assisted in the supervision of the field investigations and oversaw the completion of the Historic Agricultural Property Inventory forms. All cultural resource services provided by the survey team were pursuant to the National Historic Preservation Act of 1966 (as amended), the Archaeological and Historic Preservation Act of 1974, and relevant sections of 36 CFR 660-666 and 36 CFR 800. The fieldwork conformed to the qualifications specified in the

Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (Federal Register 48:44716-44742, September 29, 1983) and the guidelines for historic agricultural surveys set forth by PHMC.

Background Research

A variety of archival and documentary material was reviewed. Local histories provided the survey team with a general understanding of the agricultural history of the survey area. Historic maps provided the team with the approximate locations of historic farmsteads. These locations were plotted on a modern road map to assist the team in locating them in the field. Historic atlases proved useful, as they contained engravings of many historic farmsteads from the late 19th Century, as a tool for dating buildings and structures on historic farmsteads. Pennsylvania agricultural censuses from the late 19th and early 20th centuries provided the survey team with quantitative data on the types of farming that historically occurred in the survey area. The survey team evaluated the census material to gain an understanding of agricultural trends through time in the survey area. Additionally, it illustrated what the built agricultural environment looked like historically. PHMC's Cultural Resources Geographic Information System (CRGIS) was consulted. CRGIS provided the survey team with 153 previously surveyed properties within the survey area. Some of the results of these previous investigations were reevaluated in light of recent changes in the physical condition and integrity of the properties. These previous surveys also gave the survey team a glimpse of what farmsteads in the survey area might look like. A bibliography of all sources consulted during background research is included in **Appendix 1**.

Density Mapping

Nearly every road with public access was traveled during the creation of density maps for the survey area. A dot was placed on a Pennsylvania Department of Transportation (Penn DOT) county roadmap denoting the approximate location of historic farmsteads. Green dots signified active agricultural sites with buildings, blue dots signified non-active farms with intact historic farmstead structures, pink dots signified non-active farms with no associated fields that still contain historic agricultural structures, and red dots signified areas that were under developmental pressures. A total of 1,835 farmsteads 50 years or older were mapped in the survey area. Complete density mapping results are included in **Appendix 2**. In addition to allowing the survey team to quickly locate farmsteads for the field survey, the density maps illustrate visual groupings of the four types of farmsteads found above.

Field Survey

The field survey team conducted a historic agricultural reconnaissance level survey of 1,150 properties 50 years or older located within the survey area.² 750 surveys were completed in Washington County while the remaining 400 were completed in Greene County. Priority was given to sites that were active agricultural sites with historic buildings, non-active farms with intact historic farmstead structures, non-active farms with no associated fields that still contained historic agricultural structures, and farms under developmental pressures. To achieve a representative example of agricultural sites

² The number 1,150 was provided by PHMC and was the number of surveys requested by PHLF in their Request for Proposal (RFP).

in the survey area, 23 surveys were completed for each township in Washington County while 20 were completed for each township in Greene County. These numbers were attained by dividing the number of total surveys to be completed in the county by the number of townships in the county. In the event that a township was lacking in historic agricultural resources, extra surveys were completed in townships that were rich in historic agricultural resources. The field survey began in the northwest corner of Washington County. The survey team worked from the west to the east north of I-70 and then in the opposite direction, east to west, south of I-70. In Greene County, the western portion was surveyed first followed by the north and eastern areas of the county. The survey concluded with a two township area in the south central part of the county.

Once on site, all landscape features, buildings, and structures were photographed using a 35 mm digital camera. Multiple angles of barns and houses were shot when possible. Photographs of building and structure interiors were shot when access was granted by the property owner. The photographed object was noted in a photo log along with the direction the photographer was looking when the photograph was shot. All photographs were entered into a Microsoft Access database provided by PHMC. Included with the photographs in the database was a caption denoting the object being photographed and the direction the photographer was looking when the photograph was shot. All digital photographs were burned onto DVDs. They were placed into folders that corresponded with the key number³ that they were assigned. All individual photographs were given a file name that corresponded with the key number, photograph number for that site, and file extension (e.g. 802001.001.jpg). A Microsoft Excel version of the photo log was

³ Key numbers were provided by PHMC to denote individual sites. Key numbers for the Washington and Greene County survey ran from 802001-803100.

placed into each folder. All resources were photographed according to the guidelines set forth by PHMC for agricultural surveys and met the requirements of the National Park Service's (NPS) March 2005 photo policy expansion.

Site plans were sketched (not to scale) at each farmstead to illustrate the spatial organization of the properties. All landscape features, buildings, and structures were included and labeled on each sketch. A north arrow was included on each sketch to orient the property geographically. Digital copies were made of all sketched site plans. These copies were included on the photograph DVDs and placed into folders according to key number. Digital site plans were entered into the database and given file names that corresponded with key numbers, an underscore, the letters sp, and a file extension (e.g. 802001_sp.jpg).

Extensive notes were taken at each site. The types of buildings and structures, the ages of buildings and structures, and the materials used in the construction of buildings and structures was noted. Various landscape features were recorded as well. The locations of farmsteads were recorded in several ways. The street address, township or borough, and county were all noted. Additionally, Universal Transverse Mercator (UTM) coordinates were recorded using handheld global positioning system (GPS) devices. Occasionally, property owners were encountered. The survey team explained the survey to them and asked questions in regards to the ages and uses of buildings and structures and the type of farming that occurred on their farm historically. All information from field notes was entered into the database according to key number.

Off site, the names of property owners, tax parcel numbers, and property acreages were recorded using current editions of county plat map books. TopoZone was used to obtain United States Geological Survey (USGS) quadrant names and digital topographical maps of each property.⁴ All digital topographical maps were included on the photograph DVDs. They were placed in folders according to key number and were given file names that included the key number and the letter t (e.g. 802001t.jpg). Aerial photographs of each property were downloaded from either Yahoo! Maps⁵ or Pennsylvania Spatial Data Access (PASDA).⁶ All aerial photographs were included on the photograph DVDs. They were placed in folders according to key number and were given file names that included the key number and the letter a (e.g. 802001a.jpg). A few engravings from historic atlases were photographed because the farmsteads they depicted were still extant. These were included on the photograph DVDs. They were placed in folders according to key number and were given file names that included the key number and the letter h (e.g. 802001h.jpg). All of the above information was entered into the database.

The database contains all field survey information as well as historical information specific to each property, such as names of previous owners based on historic atlases and plat maps. On the database forms, the “notes” field typically contains other miscellaneous observations of the project team from the field work. Rarely, this field contains verbal information from the resident or another source; these are so noted. The database was used to generate the property lists included in this summary report, as well as the individual survey forms. An example survey form is found in **Appendix 3**.

⁴ <http://www.topozone.com>

⁵ <http://maps.yahoo.com>

⁶ <http://www.pasda.psu.edu>

Base Map Preparation

Mapping for the survey was prepared using ArcGIS.⁷ Baseline mapping showing roads, county boundaries and township boundaries, etc., as well as aerial photography of the survey area, was downloaded from the USGS and PASDA websites.⁸ Individual UTM points were added to the baseline map at the location of each farmstead site surveyed. Each point corresponds with a particular record or key number in the database. The ArcGIS software was used to generate maps of the survey area.

Public Outreach

Public meetings were held during the early stages of the survey. These meetings were intended to notify farmers or owners of agricultural properties about the project. A representative of PHMC gave a presentation about the Pennsylvania Historic Agricultural Survey at each meeting. Members of the survey team attended each meeting to answer questions about field work. Additionally, the survey team attended the Washington and Greene County fairs. They dispersed a pamphlet explaining the survey and a letter of credentials, both supplied by PHMC, to interested property owners. These materials were also given to township officials, the Farm Bureau, the Agricultural Extension Agency, and local historical societies.

Reports and Deliverables

⁷ GIS stands for geographic information system, a computerized methodology for organizing data geographically.

⁸ <http://www.usgs.gov/>; <http://www.pasda.psu.edu/>

Monthly status reports outlining the progress of the survey were submitted to PHLF at the beginning of each month. These reports included the number of surveys completed during the previous month, the areas surveyed, and any problems the survey team encountered. In addition to the status report, photographs of all surveyed sites were provided on DVDs. Digital copies of survey forms along with a copy of the database were submitted at the conclusion of the field survey work. Additional submissions included a list of properties that the survey team believed merited further investigation, a list of properties for sale, and a GIS derived map showing the location of surveyed farmsteads.

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RURAL ARCHITECTURE

Farmstead Planning

The relationship of the farmhouse to the barn and other farm buildings was generally determined by a variety of factors including: topography, weather conditions, convenience and labor efficiency, and ethnic or regional tradition. A south facing orientation secured maximum light; an orientation toward the east allowed a barn to place its back against west prevailing winds. Where the terrain was more rugged, farmers followed the contours of the land in laying out buildings and built many structures into banks. In terms of labor efficiency, it was desirable to locate the barn closer to fields and pastures and other outbuildings than to the house. Southwestern Pennsylvania farmers in the project area commonly planned out their farmsteads in several basic patterns influenced by the factors listed above. The most common site plan was a free form arrangement in which buildings varied in alignment, but generally followed the contour of the land. Another such pattern was one with all of the buildings in a wagon wheel arrangement with the house or living area centered at the hub, major animal and machinery related structures scattered along the outer rim, and landscape features (i.e. fencing, tree lines, and streams) as well as domestic structures (i.e. spring houses, summer kitchens, bake ovens and privies) placed along the spokes. In this assembly,

domestic structures tended to be closer to the hub, while landscape features tended to be closer to the outer rim.

Landscape Patterns

While the relationship of the farm structures to the landscape varied, there were notable characteristics which distinguished farms in Washington County from those in Greene. In Washington County, farms tended to be situated closer to major roads (i.e. National Road) due to Washington's proximity to local markets and more rapid development. Farms in Greene County, on the other hand, which were much more isolated, tended to be located near watercourses. The noticeably higher presence of crop fields in Washington County correlates with the higher number of dairy farms; as does the prevalence of contour plowing methods with the rolling topography. Contour plowing, facilitated by mechanization, is designed to prevent erosion and to slow the soil's depletion of nutrients, and is a reasonable method due to the counties' topography and lack of open, flat spaces for planting. This method allowed land that normally would not be suited for planting to be utilized and resulted in two observable planting patterns. Where there existed a diversity of crops, a crop rotation method known as strip planting was employed. However, more common was the planting of a single crop of either corn or hay. Fewer than five examples of soy bean crops were observed in the survey area.



Above: an aerial photograph courtesy of **YAHOO!** LOCAL PHOTOS demonstrates both contour plowing and strip planting methods.

Classification of Farmhouses

Most built structures can be grouped into one of three categories of stylistic classification: “high style,” where the building clearly relates to a defined architectural style in form and detail; vernacular or “folk architecture,” where builders or owners without formal architectural training construct buildings based on regional or cultural customs, and where stylistic elements derived from style books are applied or mixed within the same structure; and utilitarian, where style is entirely secondary and efficient use of materials is the primary factor in the design. Most buildings fall into the categories of vernacular and utilitarian. Farmhouses were usually built by a builder or carpenter, and reflect general types of houses popular at the time. The discussion below first describes the architectural *styles* found to some degree in the survey area. This is

followed by an outline of the *types* of farmhouses, since most of these structures are better categorized by this means, with only the applied ornament being classified by style. Some houses in the survey area have undergone extensive renovations, making identification of a style or type difficult. In these situations, an assessment has been made as to possible original style or type with notes made in the comment portion of each survey form giving additional information on additions or alterations.

Architectural Style

In the second half of the nineteenth century, architectural styles were disseminated through style books promoting not only aesthetic features of houses but also the orderly qualities for a proper domestic environment.⁹ Another source of building ideas was agricultural journals. Although carpenters and builders rarely followed such books and journals exactly, these publications did influence the types of houses being constructed as well as the stylistic elements applied to those houses. Although it is unlikely that many of the buildings in the survey area were built using designs or supervision of academically trained architects, many of the farmhouses were built by carpenters and builders competent at applying fashionable architectural styles in their work. It would perhaps be more useful to substitute the word “elements” for “style” because as with as most vernacular architecture identifying and associating one particular architectural *style* with a structure is not always possible as they have been constructed and adapted as style(s) evolved—as was the case with this survey. However, the housing types in the survey area were more true to standard style types the closer to major transportation routes such as the National Road.

⁹ Fred W. Peterson, *Homes in the Heartland* (Lawrence: University Press of Kansas, 1992), 68.

Georgian/Federal

Georgian architecture is the name given in most English-speaking countries to the set of architectural styles between 1720 and 1840, although those built in the decades after the Revolution and independence usually showed details of the newer Classical Revival Styles. It is named for the British monarchs George I-IV, who reigned in continuous succession from August 1714 to June 1830 and is among the most long-lived styles in the America, having dominated the English colonies for most of the 18th century. The style's longevity led to much variation in its implementation in terms of building materials and facades. Georgian architecture is characterized by its proportion and balance; simple mathematical ratios were used to determine the height of a window in relation to its width or the shape of a room as a double cube. "Regular" was a term of approval, implying symmetry and adherence to classical rules: the lack of symmetry, where Georgian additions were added to earlier structures, was unfavorable. Georgian style was usually defined by masonry walls that contrasted with white used for window trimming and cornices. The entrances were often emphasized by a portico. Colonial Georgian blended with the neo-Palladian style to become known more broadly as 'Federal style architecture'. Georgian buildings were also constructed of wood with clapboards; even columns were made of timber, framed up and turned on an over-sized lathe. After about 1840 the Georgian tradition was slowly abandoned for newer Revival styles, including Gothic revival. In general, the style declined in popularity after the revolution, due to its association with the colonial regime; but later in the early decades of the twentieth century when there was a growing nostalgia for its sense of order, the style was revived and came to be known as the Colonial Revival.



#802177—Miller Road, Canton Township, Washington County Above, a brown stone example in the Georgian tradition. Note the four ranked bays and end chimneys.



#802178—Hewitt Avenue, Canton Township, Washington County. This property, which adjoins the #802177 property (above), includes a stone house in the federal tradition. Note the similar appearance of houses in the Georgian and federal styles. This federal example has three ranked bays, a central doorway with surround, and end chimneys.

Greek Revival

The Greek Revival style was popular in the United States beginning in the 1820s and continued in some regions until the 1870s. Inspired by archaeological excavations and measured drawings of ancient Greek temples, the style was developed by America's first trained architects and spread by pattern books that influenced carpenters and builders across the United States. American culture identified with the democracy in Ancient Greece. Greek Revival buildings have simple rectilinear forms, prominent classical ornament, molded cornices and window lintels, and other ornamental motifs inspired by Classical architecture. The style's simple massing and details went along with the sometimes limited materials and resources of rural areas. Several of the buildings in the survey area have Classical details. A farm house in Whiteley Township, Greene County, historic name unknown, best relates to the Early Classical Revival Style.



#803100--333 Mary Hogue Rd, Whiteley Township, Greene County (front façade). Recessed front porch (portico in antis) adorned with Ionic columns framing front entrance, broken transom lights, paired segmental dormers, end chimneys, slight eave over hang boxed with dentils.



#803100--333 Mary Hogue Rd, Whiteley Township, Greene County (side view). Side entry portico with broken transom lights and round Doric columns.

Several other farmhouses have the basic rectilinear form inspired by Classical architecture, but boast identifying features of the Greek Revival style.

#802144--594 Bethel Ridge Rd., Eldersville Jefferson Township, Washington County. Shown below is a Greek Revival style farmhouse with a full-height entry porch with a front-gabled roof, wide band of trim beneath the cornice of porch roof made up of undecorated boards, double hung windows with six pane glazing, and square Doric columns



Gothic Revival/Carpenter Gothic

Gothic Revival was roughly contemporary with Greek Revival, although with very different inspiration. It utilized late Medieval Gothic forms that have vertically oriented massing with steeply sloped roofs, and detail features such as pointed arches, narrow lancet windows, decorative bargeboards and finials, battlemented parapets, and clusters of chimney stacks. Like Greek Revival, pattern books guided architects and builders.

Andrew Jackson Downing's *The Architecture of Country Houses* helped popularize this

style. Gothic Revival architecture was not strongly present in the rural survey area, although Carpenter Gothic, a vernacular interpretation boasting wooden Gothic ornamentation and detailing, was prevalent.

#802601— 6 Old National Pike Rd., West Alexander Donegal Township, Washington County. The Carpenter Gothic style is exemplified by the wood frame house below, which it variation of triangular pediments over first and second floor windows, pronounced center gable.





#803016 – Rex Farm 1565 N Eighty Eight Rd. Rice’s Landing, Jefferson Township, Greene County. Listed on the National Register of Historic Places, the Rex farmhouse is an example of a post-1865 example of the Gothic Revival style, boasting decorative trusses at the apex of the gable and gable dormers.

Italianate

Roughly 3% of the survey sample houses demonstrated the immense popularity of the Italianate building style, beginning in the 1850s and lasting well into the 1880s. The adaptability of this style led to the discovery of many variations in the level of elaborate detailing in houses in the project area. This is evidence of the Italianate style’s enormous popularity as well as the extent of the Italian influence in many guises. Italianate, or Italianate Victorian, was one of the most popular and fashionable building styles in the mid-1800s, popular from about 1850 to 1880. Inspired by Italian Renaissance architecture, Italianate style houses feature rectilinear massing, low pitched roofs, overhanging eaves with bracketed cornice, and tall rectangular windows. Other features often present are moldings or hoods around window lintels (which are sometimes arched)

and polygonal or rectangular bays or towers. There are several farmhouses with Italianate detailing such as window hoods or brackets in the survey area.



#802008—30 Red Fox Rd. Hickory, Mt. Pleasant Township, Washington County. Exemplifies how the Italianate style adapted in wood to a domestic structure, but also the great threat neglect poses to the architectural integrity of these structures boasting elements of this style, i.e., long overhanging eaves, and signature Italianate roof bracketing, arched windows (traced), and double arch pattern carried through on door design, missing front porch, probably originally featuring a balustrated balcony.



#802062—1446 N Rt. 18 Hickory, Smith Township, Washington County. Example of the Italianate house at its simplest, square building with low pyramidal roof, bracketed eaves, and decorative trim embellishing porch, first level only (more commonly with the Italianate style there are multi-level porches).

Folk Victorian

Italianate elements also made appearances in the survey area as the inspiration for Victorian decorative detailing on folk house forms. Examples of this style were frequently found and easily and quickly identified primarily by the application of these details to the porch and cornice line. 71 or approximately 6% of the survey sample houses exemplified this style, demonstrating the tendency for “fashion-conscious homeowners”

and builders to “graft” the wooden trim and detail onto the “traditional folk house forms” as it became more accessible by railway.¹⁰



#802007—30 Walnut Rd., Hickory, Mt. Pleasant Township, Washington County. I-house, 5 bay with Victorian additions, in the “stick style,” brackets form upper extension of vertical porch supports stick work in gable appears to be combination of the “W” and “horseshoe” types.

¹⁰ McAlester, 310.



#802099—Muse Bishop Rd., Canonsburg, Cecil Township, Washington County. Example of I-House, 5 bay with later folk Victorian additions, front porch with balustrade, bracketing, spindle work.



#802084—2 Plum Rd., McDonald, Mt. Pleasant Township, Washington County. Another example of I-House, 5 bay with later folk Victorian additions, front porch with bracketing .

Queen Anne

Popular in the last two decades of the nineteenth century, this building style in its purest form utilized irregular, asymmetrical massing and floor plans, several types of building materials, and extensive ornament to create an eclectic architectural tapestry that was often picturesque and entertaining. None of the farmhouses in the survey region reflect all of the primary elements of Queen Anne, although the massing and details of some of them show Queen Anne influence, likely due to the influence of the style on builders and carpenters.



#802364 – Richeyville Rd., Beallsville, Beallsville Borough, Washington County. *A fine example of the Free Classic subtype of the Queen Anne Style, this house boasts a Palladian window in front low-pitched gable which hides a low-pitched hipped roof behind; a turreted principal roofline; extensive one-story porch with classical columns, accentuating the asymmetry of the façade. This subtype became common after 1890 and has much in common with some early asymmetrical Colonial Revival houses.*



#802310— Pike Run Rd., Coal Center, West Pike Run Township, Washington County. An example of the Patterned Masonry subtype of the Queen Anne style, the S.G. Walker house possesses brick walls with stone column supports and decorative stone window lintels and date stone as well as a gable dormer and high style turret.

Revived Georgian and Colonial Revival

As mentioned earlier, after the comparative excesses of the Italianate, Second Empire, and Queen Anne styles, the Georgian style, restrained with a stricter use of ornament and proportion, was restored by the Colonial Revival style. Introduced on the east coast mid to late nineteenth century, it became an influential style for larger homes and public buildings into the 1930s. The rectilinear forms of Colonial Revival structures are often symmetrical and have gabled roofs with dormers, classical columns and ornament, and ornamental window shutters. Georgian structures differ in that they adhere more closely to symmetrical floor plans, have strong cornice lines, Flemish bond brick coursing, water

tables, and other elements of traditional Colonial period architecture. The survey area does has an abundance of farmhouses that have the same massing and proportions of Colonial Revival and Georgian models, although without much of the detailing present in “high style” examples.



#802372--121 Crawford Rd., Fredericktown, Deemston Borough, Washington County. Above, is a typical example of the earlier Cape Cod cottage that lacks the proportions of the Colonial originals (note the lower roof pitch, oversized dormers, and extra width and height of the front façade). The Cape Cod is the most common form of one-story Colonial Revival house.

Arts and Crafts /American Four-Square/Bungalow/Prairie

Arts and Crafts (Craftsman)

The Arts and Crafts movement originated in England in the mid-nineteenth century, although it did not become fashionable in the United States until the first two decades of the twentieth century. The style favored simple designs with natural materials, low-pitched roofs, battered wall treatments, exposed rafters, and casement and double hung

windows. Although there are no true examples of Craftsman or Arts and Crafts farmhouses in the region, there are a few American Foursquare and Bungalow type houses with elements influenced by this style.



#802375—1926 136 Hwy., Eighty Four, Somerset Township, Washington County. This example of the Craftsman style features paired, tapered porch supports atop wide pedestals, exposed rafter tail and a dormer with a shed roof.

American Foursquare

The American Foursquare was introduced around 1900 and continued to be popular until the 1920s. It consists of a two to two-and-a-half story block with a roughly square floor plan with four rooms on each floor. Roofs are hipped or pyramidal, with dormer windows (hipped and gable) on at least the front elevation and sometimes the side and rear

elevations. Four squares usually have front porches, but they may also have bay windows (some extending both stories) and one story rear additions. Many four squares were built from plans developed by local lumber companies or mail order sources that advertised in farm journals; others were purchased whole and delivered as pre-cut, ready-to-assemble houses from Sears, Roebuck and Company or home manufacturers.



#802484—4456 Jefferson Ave., Avella 15312, Hopewell Township, Washington County. The American Foursquare form, a subtype of the Prairie style, is very common in the survey area. This Foursquare above, demonstrating the most common vernacular form of the Prairie style is identified by the two ranks of windows, centered entrance and upper story gable dormer. Note also the window surrounds on lower story windows.

Bungalow

The term bungalow derives from the word *bangla*, an Indian word adopted by the British in the nineteenth century for a one story house with porches. The American house form

descended from the Craftsman movement, using natural materials and simple forms to create an informal domestic environment. Popular from approximately 1905 to 1935, there are two basic types of bungalows (and numerous subtypes), each deriving its name from the dominant roof forms. The Dormer Front Bungalow (also called the Shed Roof Bungalow) has a gable or shed roof turned parallel to the front elevation and a single large dormer. The Gable Front has a front facing gable, with the ridge of the roof running perpendicular to the main elevation. The relatively few examples of the Bungalow type in the rural survey are somewhat simpler than those found in city and suburban neighborhoods, and they lack stylistic features such as exposed roof beams, ornamental wall trim, or shingle siding.



#803131--295 Mount Morris Rd., Mount Morris, Perry Township, Greene County. Above, an example of the side-gabled Craftsman Bungalow house that frequently has the attic area finished for bedrooms. Light comes from windows in the gable and from large centered dormers. Note also the triangular knee roof braces and curved shape between porch supports.

Prairie

The Prairie Style was developed by several architects in the Midwest but originated chiefly from the Chicago area, where Frank Lloyd Wright, Walter Burley Griffin, Marion Mahony Griffin, William Purcell, and George Elmslie (among others) formulated a set of principles uniquely suited to and inspired by the American suburban and rural landscape. In many ways this style developed from the Arts and Crafts movement, although it was a distinct style with its own characteristics. Prairie Style structures are characterized by broad, horizontal massing, hipped and gabled roofs with deep overhangs, asymmetrical floor plans, and geometric detailing based on nature motifs. Natural and earth-toned materials such as wood, stucco, and brick predominate. The style was fashionable from around 1895 to 1920.

The survey area does not have any “high style” Prairie Style houses, although there are many that demonstrate its influence. Bungalows and American Four Squares often have architectural massing or ornamental elements that relate to the Arts and Crafts Style and the Prairie Style, although bungalows developed from somewhat different origins.



#803094--495 Dairy Farm Rd., Waynesburg, Whiteley Township, Greene County. This vernacular example of the Prairie style is identified by its four-square plan (symmetrical, hipped roof with front entry) and emphasis on the horizontal through the use of contrasting wood trim between stories as well as the double hung windows (upper sashes with wooden muntins).

House Forms

Vernacular residential dwellings are not always suited to classification by architectural style because style is not the primary organizing principle in their design. Most vernacular houses relate to a *type* that describes or classifies their massing and floor plan. This section discusses the different types of housing found specifically in the survey area. Additional types and subtypes do exist but have been excluded because they are not pertinent to the discussion of the survey area. During the survey, few structures could be readily identified that date from the early period of settlement in the 1790s. House types

dating from early settlement typically used a single pen (or one room), one-and-a-half-story, or two-story “I” House log configuration. A log building tradition existed in the survey area until approximately 1860. The house types classified below are those that are typically found in the survey area. As with any classification system, alternate systems could be utilized. The definitions and architectural descriptions provided below were derived from a combination of historic architecture resources.¹¹

Hall and Parlor

The Hall and Parlor house is a simple rectangular plan dwelling one to one-and-a-half stories in height, with a side oriented gable roof. In plan, these types of houses have one larger room for the kitchen and daily living and a side room used as a more formal parlor or a bedroom. There is often an addition at the rear of the house extending from the parlor side. Chimneys are often placed at each end of the house. The type was used less often after the late 1800s. Many Hall and Parlor houses were identified in the survey area. Other houses in the survey may have started as Hall and Parlor types, but through renovations and additions have evolved into other forms.

¹¹ John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (New York: W.W. Norton & Co., 1981); Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Roundtable Press, 1994); Gerald Foster, *American Houses: A Field Guide to the Architecture of the Home* (New York: Houghton Mifflin, 2004); Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2004); Steven J. Phillips, *Old-House Dictionary: An Illustrated Guide to American Domestic Architecture 1600-1940* (New York: John Wiley & Sons, 1994); John C. Poppeliers and S. Allen Chambers, Jr., *What Style Is It? A Guide to American Architecture* (Hoboken: John Wiley & Sons, 2003).



#802501—512 Poplar St., Avella, Buffalo Township, Washington Township.



#802677—589 Fraction Rd., West Alexander, West Finley Township, Washington County

I House

The I House form consists of a two story, one room deep plan that is at least two rooms wide. Chimneys were often placed at each end of the floor plan. The I House type is the most prominent form found in the survey area.



#803104--113 Pitcock Run Rd., Waynesburg, Whiteley Township, Greene County

Upright and Wing

The Upright and Wing is also prevalent house type in the survey area. The Upright and Wing was popular in the mid to late 1800s. The type consists of an upright portion with a gable end, usually one-and-a-half to two stories, and a one to one-and-a-half story wing. The gable end of the wing is usually at or below the eave of the upright. Upright and Wing type houses have T- or L-shaped floor plans. Inside, the wing contains a kitchen and one or two bedrooms and the upright a parlor and additional bedrooms.



#802399—409 Rankin Rd., Washington South Strabane Township, Washington County

Gabled Ell

The Gabled Ell type of farmhouse as found in the survey area usually dates from the two decades after the Civil War. It has an L-shaped plan, sometimes with additions to form a T-shaped plan, and usually is two stories in height with a gabled roof. Within the main “L” there is often a porch. In most arrangements, the gable end of the shorter of the two wings faces the road or main approach with the broad side of the other wing at the side.



#802871--1680 Toms Run Rd., Holbrook, Jackson Township, Greene County



#802914—159 Beulah Ridge Rd., Graysville, Morris Township, Greene County

Four-over-Four I-house

The Four-over-Four basically consists of a central hallway flanked by two rooms on each side in a house two to two-and-a-half stories in height. This house type usually has a gable roof, with the ridge line running parallel to the front face. The form was popular in the middle 1800s, although it returned during the popularity of Colonial Revival and Georgian styles. Four-over-Four type farmhouses are relatively common in the survey area.



#802578--310 Cleveland Rd., Washington, North Franklin Township, Washington County

Gable Front

The Gable Front house describes a variety of house types dating from the mid-1800s through the 1920s. It is similar to the Four-over-Four, except that the main entrance at the gable end facing the street or main approach. The Gable Front farmhouse has many variations.



#802765—Elias Headley Farm, 333 Crabapple Rd., Wind Ridge, Richhill Township, Greene County



#802765—Elias Headley Farm 333 Crabapple Rd. Wind Ridge, Richhill Township, Greene County

Above: an example of the Gable front form; (top) current photo; (bottom) illustration from Caldwell's Illustrated, Historical, Centennial Atlas of Greene County, Pennsylvania showing the house's historical form as a Gable-front entry

Ranch

Because it is a relatively recent domestic architecture development (it generally dates from the post-World War II era), ranch style houses were recorded in the rural survey only when they are part of older farmsteads. The ranch houses on these sites likely replaced the original house on the site or provided an additional dwelling on the property.

Ranch style houses are typically one story and have rambling floor plans and relatively low-pitched hipped or gabled roofs. Although much of the contemporary housing under

construction in the rural survey area has features and elements reminiscent of older architectural styles (Colonial Revival, Dutch Colonial, or even Queen Anne), its true architectural lineage traces back to the ranch houses of the 1950s and 1960s.



#802040—714 Campbell Rd. Burgettstown, Robinson Township, Washington County

Development of the Barn

A variety of barns are found in the survey area ranging widely in age, form, construction and organization. The barns of Washington and Greene Counties have several typical functions: animal shelter, crop storage, crop processing, equipment storage, and machinery repair. Some specialized barns served multiple purposes at once and at a number of non-active farmsteads barns were used simply as storage facilities. However, barns also have specialized functions designated by adjectives such as “sheep” barn or

“dairy” barn. In some instances a substitute term such as *shed was used*, especially if a larger multipurpose “barn” is also on the farm. Nonetheless, these structures shared some similar forms and structural systems. Sixteen different barn types were found throughout the survey area.



#802532 –First St., Taylorstown, Washington County Blaine Township

Barn Types

The Log Crib Barn

Log crib barns are the earliest types of barns. They date from the late 18th to the mid 19th century in the survey area. Double log crib barns account for the majority of log crib barns in the survey area. They are generally one and half stories with their main access point through the eaves side. These barns have an open floor plan making them easily

adaptable for storage or animal quartering. Hay bails or some other harvested crop are stored in the loft. In order to protect the logs, log crib barns are often covered over with weatherboard or vertical plank siding, which makes identifying them difficult.



#802194 – Nesbitt Farm, 128 Mulberry Hill Rd., Washington, Canton Township, Washington County. Barn located at the Nesbitt Farm with vertical planks to protect its log structure. This example is a double log crib notice the extraordinary size of the barn.



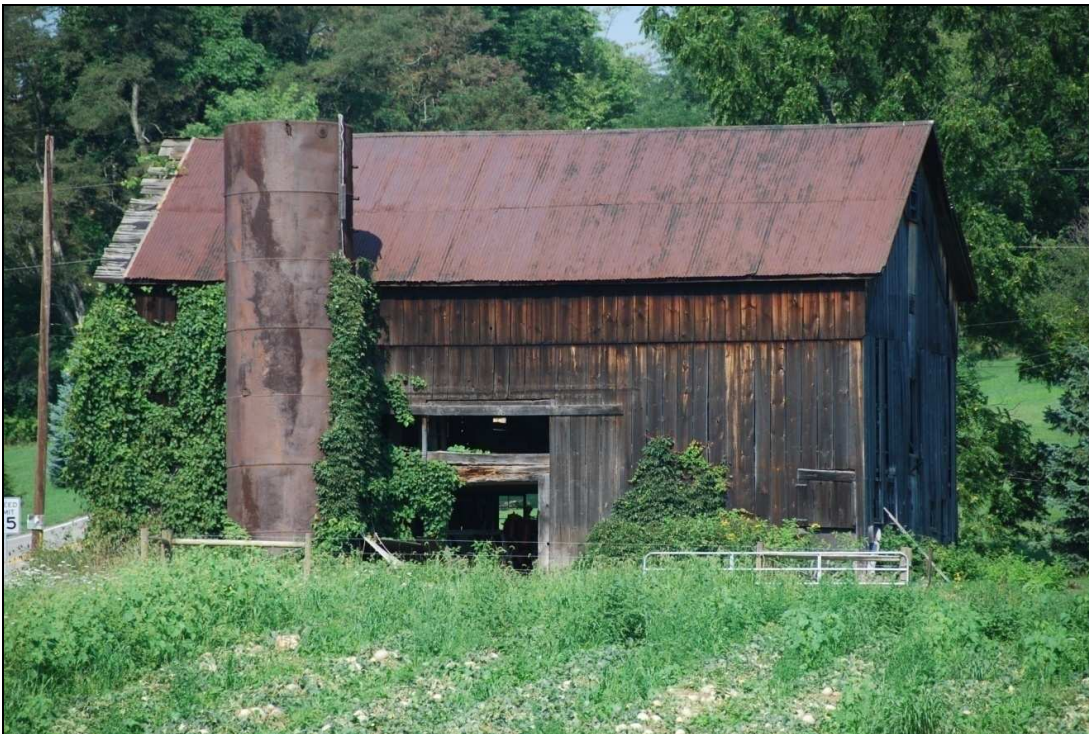
#802194 – Nesbitt Farm, 128 Mulberry Hill Rd., Washington, Canton Township, Washington County

The English Barn

One of the most common barn types, English barns are one story barns with a tripartite floor plan. That is, they have three distinct and individual sections. These sections are usually situated in a mow, threshing floor, and animal quarter pattern. Occasionally a granary or a small shed extension is included as part of the mow. The mow is a hay storage area that flanks the edges of the barn. The threshing floor is the section of the barn where grain was threshed from the staff, and is usually centered along the eaves side of the barn. English barns typically measure around thirty by forty feet. These wood frame structures date from the early to mid 19th century in the survey area.



#802029—Purdy Rd., Burgettstown, Hanover Township Washington County. A simple English Barn.



#802034—1027 Clinton Rd., Burgettstown, Hanover Township Washington County.

The Banked English Barn

Banked English barns, or Side Hill barns, illustrate the transition from one story English barns to Basement barns, which incorporate a full second story. Banked English barns usually have masonry foundations and are always banked. The foundation or half story that allows for the banking of the Banked English barn is usually referred to as a cellar. These cellars were often the first steps to recognizing the benefits of fertilization, while at the same time keeping in mind sanitation concerns. These barns date from the mid to late 19th century.



#802080—1575 S.R. 50 Hwy., Hickory, Mount Pleasant Township, Washington County. Notice how the barn is banked and masonry is used for the cellar.



#802141—482 State Line Rd., Eldersville, Jefferson Township, Washington County. Another example of the Banked English or Side Hill barn.

The Basement Barn

The Basement barn is essentially an English barn raised up on a full story foundation.

Basement barns are typically two to two and half stories tall. Tripartite organization still exists but usually in the form of mow, threshing floor, and mow; with animal quarters in the basement of the barn. Access to the main level is provided by a bridge or an earthen ramp. These barns typically have inaccessible threshing doors on the main level on the rear eaves side. Both gambrel and gable roofs are found on basement barns. Basement barn construction began around the mid 19th century and generally ended when concrete became a readily available construction material in the late 1920s. Masonry foundations and a timber or truss frame are common with the Basement barn.



#802396—622 519 Hwy., Eighty Four, Somerset Township, Washington County. Example of a Victorian era Basement barn, notice the large amount of louvered windows and woodwork on the gable and eaves side of the barn.



#802419—E. 40 Hwy., Eighty Four, North Bethlehem Township, Washington County. Architectural styles can extend beyond the home and permeate into other structures, as evident with the barn above. This Basement barn is an example of a Gothic Revival styled barn, notice the gothic arched roof and louvered windows.



#802436—Daniels Run Rd., Scenery Hill, North Bethlehem Township, Washington County. Federal style Basement barn, notice the return eaves and window fenestration.



#802440—Andrew Sundecker; Mong Rd., Scenery Hill, North Bethlehem Township Washington County. A bridged highly ornate and well maintained Basement barn built in 1886 by Andrew Sundecker.

The New England Barn

New England barns, like English barns, are single story structures that are all on one level. Access in a New England barn is typically on the gable end and is flanked by animal stalls. They usually have a small loft for drying and storing hay or other harvested crops. Timber or balloon framing systems are commonly found in the New England barn which dates from the mid 19th to the early 20th century.



#802165—649 Cross Creek Rd., Rea, Cross Creek Township, Washington County. A large New England Barn with side wing extensions.



#802254—505 Christy Rd. Eighty Four, North Strabane Township, Washington County. A typical plain New England barn in a state of disrepair.



#802275—1286 Sugar Run Rd., Finleyville, Nottingham Township Washington County. An early New England barn on the Morris Farm dating c.1880..

The Gable Entry Bank Barn

Gable Entry Bank barns borrow elements from both New England barns and Basement barns. These barns, which are always built into a bank, are accessed through the gable end. The interior arrangement of this barn is similar to that of the New England barn with the exception of animal quarters which are located in the basement of the barn. Gable Entry Bank barns are always two stories and employ a gable roof design. They date from the mid 19th to the early 20th century.



#802414—262 Caldwell Rd., Eighty Four, Somerset Township, Washington County. An early example of a Gable Entry Bank barn utilizing a masonry foundation and rare brick walls.



#802527—460 Smith Run Rd., Amity, Amwell Township, Washington County. An ornate and oddly configured Gable Entry Bank barn.

The Foundation Barn

Foundation barns are multistory barns that have no access to the second level. These barns usually have one story stone foundations, gable roofs, and vertical cladding. Access is generally through large doors on the gable end. Like the basement barn, foundation barns date from the mid 19th to the early 20th century.



#802016—Willow Rd. Hickory, Hopewell Township, Washington County.



#802062—O.P. Cooke, 1446 N Rt. 18 Hickory, Smith Township Washington County. Notice entry is only to the basement story, there is no access to the upper story by ramp, banking, or a bridge.



#802319—30 Weizen Rd., Coal Center, West Pike Run Township, Washington County. An example of a large Foundation barn with a gambrel roof. Notice how all the ground on the rear of the barn is completely flat with no evidence of any elevation.

The Three Gable Barn

The name of this barn describes its appearance exactly. Three Gable barns always have a gable or gambrel roof with three separate gable peaks. These barns are essentially basement barn with either a tee or an ell shape. Construction dates of the Three Gable barn are consistent with those of basement, New England, and Gable Entry Bank barns.



#802487—4051 Jefferson Ave., Avella, Hopewell Township Washington County. Example of a Three Gable Barn, this one is tee-shaped.



#802498—20 Hillcrest Lane, Washington, Hopewell Township, Washington County. Three gable barn featuring an ell extension and a few window replacements from louvered window ventilators to fixed windows.

The Pennsylvania Barn

The Pennsylvania barn shares its name with the state in which it is most prevalent. These barns are found throughout Pennsylvania, Ohio, and other bordering states. The Pennsylvania barn is the only barn that is exclusively associated with the Pennsylvania Dutch, an ethnic group of German immigrants. To see a further description of this discussion and learn about the various types of these barns refer to Robert Ensminger's *The Pennsylvania Barn: Its Origin, Evolution and Distribution in North America*.¹² The most recognized feature of the Pennsylvania barn is the fore bay. An overshoot or fore bay is where a section of the barn overshoots the foundation. Dating of the barn becomes more precise depending on the location and how far the fore bay extends out from the barn. The fore bay was designed to protect livestock from the weather when they were placed out to pasture. Pennsylvania barns are always banked and therefore are two stories. Construction materials include stone, brick, and wood. These barns are typically oriented southward and occasionally feature original hex designs or brick end designs. The Pennsylvania barn has many subtypes dependent upon whether the fore bay has been extended, had added support, or has been enclosed or left open. These barns date from as early as 1800, with the sweitzer barn, to the turn of the 20th century with the Pennsylvania Extended Fore bay Variant barn, which is a mixture of the typical Pennsylvania barn with the increasingly popular Basement barn.

¹² Robert Ensminger, *The Pennsylvania Barn: Its Origin, Evolution, and Distribution in North America* (John Hopkins University Press: Baltimore, Md. 1995).



#802431—610 Daniels Run Rd., Scenery Hill, North Bethlehem Township Washington County. A high style Pennsylvania barn with fore bay supported by posts built by Henry Spurns .



#802535—73 Reed Rd., Avella, Blaine Township Washington County. Pennsylvania barns are often hard to identify, illustrated by this example that demonstrates the enclosed fore bay type.

The Ground Barn

Ground barns are single story barns that have tripartite organization similar to that found in English barns and Basement barns. Three ground level access doors are usually found in the eaves side. Fieldstone and timber framing are common construction materials for this barn that is sometimes built into a slight bank. Ground barns are often found in areas largely populated by Pennsylvania German groups. These barns date from the early 19th to the early 20th century.



#802691—601 Valley View Rd., Claysville, East Finley Township Washington County. A difficult barn to imagine being a Ground barn, but in reality it fits the description with the three separate ground level access points.

The Erie Shore Barn

Erie Shore Barns are rare barns that typically have gambrel roofs. They have drive floors that run perpendicular to the roof ridge and an off center machine door. Stabling is typically on the far right of the barn and the granaries are located between the stables and the drive floor. Erie Shore Barns are typically one and half stories and were built between 1900 and 1940.



#802173—997 Cross Creek Rd., Eldersville, Cross Creek Township Washington County. A rundown example of an Erie Shore barn, notice the off center drive doors and windows indicating the location of the animal quarters.



#802240—55 Loeffert Rd., McDonald, Mount Pleasant Township, Washington County. A highly ornate example of this extremely rare barn type

The Wisconsin Dairy Barn

Wisconsin Style Dairy barns are the most familiar barn type to people who are familiar with modern day dairy complexes. These barns are all one level and with round or arched roofs. These barns often appear to be one and half stories, but are actually only one story. Access to Wisconsin Style Dairy barns is through the gable end with a center aisle that runs continuously through the whole length of the barn with cattle stanchions lining the center aisle. Sometimes another set of aisles is placed along the outside walls on the opposite end of the stanchions allowing for the feeding of the dairy cows. The length of Wisconsin Style Dairy barns varies. They are typically constructed of concrete block, rock faced concrete and date from 1900 to 1970.



#802488—2217 Brush Run Rd., Avella, Hopewell Township Washington County. Example of a 1930's era Wisconsin Dairy Barn



#802030—901 Purdy Road, Burgettstown, Hanover Township Washington County

The Rainbow Roof Barn

Rainbow Roof Barns are essentially a Wisconsin Style Dairy Barn but are often much shorter in length. Besides length, the main difference between the Wisconsin Style Dairy Barn and the rainbow roof barn is that the latter is more of a multipurpose barn, while the Wisconsin Style Dairy Barn functions solely as a dairy barn.



#802198—80 McClay Rd., Washington, Canton Township, Washington County. As stated before the Rainbow Roof barns are essentially Wisconsin Dairy barns, except that they are not designed for animals. This Rainbow Roof barn appears not to be its original size.



#802501—512 Poplar St., Avella, Buffalo Township, Washington County. A Rainbow Roof barn that appears to have adapted essentially to a Wisconsin Dairy barn as a result of the milking parlor addition.

The Sheep Barn

Typically, sheep barns resemble sheds with shed roofs; however, in the survey area, sheep barns commonly resemble Banked English barns. Access is on the eaves side and varies in placement. Doors may be single human doors, machine doors, Dutch doors, or any combination of these. Sheep barns are usually constructed of timber and date from the mid 19th to the early 20th century. Interior arrangement depends on the size of the barn and farm. One of the more unique features of sheep barns interiors are hay slides and self filling hay racks.



#802585—68 McElree Rd., Washington, North Franklin Township, Washington County. Sheep Barn example with rear alterations including an added overhang



#802874—Hargus Rd., Holbrook, Jackson Township, Greene County. An example of a sheep barn with hay slide, unfortunately the slide was unable to be photographed.

The Kit Barn

Kit Barns were mass produced barns similar to houses produced by the Sears Roebuck Company from the 1940s through the 1960s. Balloon framing and concrete tend to be the most common type of material used in their construction.

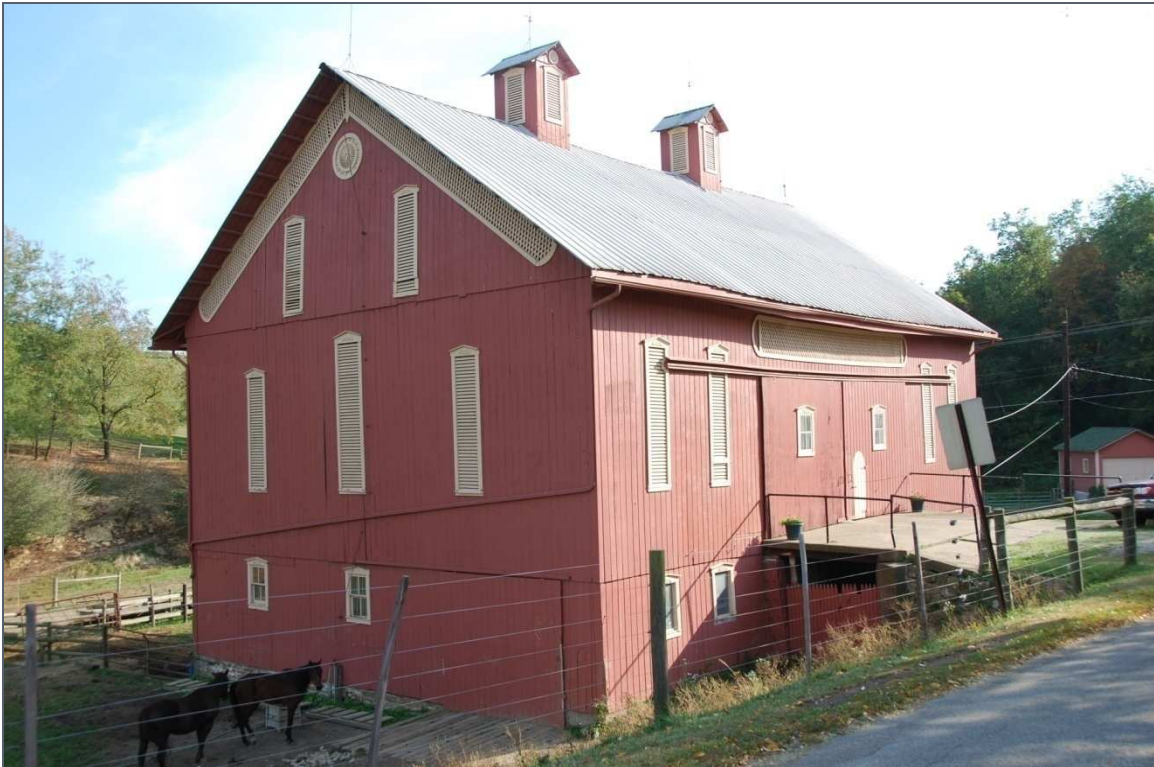
The Twentieth Century Barn

Twentieth Century barns are the newest barns in the survey area and include a variety of construction materials, shapes, and sizes. Construction began on these barns in the 1970s and continues through today. Twentieth Century barns are often erected to replace older barns.

Survey Area Barn Trends

1,230 barns were identified through the course of the field survey. 805 barns were located within Washington County while 435 were found in Greene County. In Washington County, Mount Pleasant, Hopewell, and Buffalo townships possessed the most Basement barns. Nottingham and West Pike Run townships had the largest percentage of Banked English and English barns. Six log crib barns were found throughout Washington County with the highest frequency being in Jefferson Township. Morris Township had the highest percentage of sheep barns in the county. Basement barns and English barns, respectively, were the most common barn types in Washington County. The county's basement barns are often extremely ornate. Basement barns with Federal, Gothic Revival, and Greek Revival architectural elements were found in Washington County. Several of the Basement and English barns in the county retained

their original louvered window ventilators. Double hung windows have replaced the original louvered window ventilators in some cases. Many Basement barns in Washington County have delicate woodworking. Mostly found in gable peaks, the most common woodwork design is a wagon wheel with approximately ten to fifteen spokes originating from the hub.



#802440—Andrew Sundecker; Mong Rd., Scenery Hill, North Bethlehem Township Washington County. Notice the detailed woodworking on the gable end.



#802565—619 Pleasant Valley Rd., Washington, Buffalo Township Washington County. Basement barn with gable peak woodwork design and lowered window vents.

English, Basement, and Sheep barns were the most common types in Greene County. Richhill Township had the highest number of English and Basement barns. The most sheep barns were found in Perry and Franklin townships. Several Gable Entry Bank barns were found throughout Greene County. Additionally, five log crib barns were discovered in the county. A large percentage of the barns located in Greene County, unlike Washington County, were unadorned, average size, and completely functional. Barns located within Greene County appeared to be more multifunctional as a result of the region's agricultural history.

Pennsylvania barns were noticeably absent from the survey area. One possible reason for this is that closed forebay Pennsylvania barns were mistaken for Basement barns because they were observed from a long distance. Three Gable Barns were also found in low

numbers throughout the survey area. These barns were extremely popular during the turn of the twentieth century as an alternative to the Basement barn. With the varied animal husbandry and field products produced it is hard to comprehend why these barns were not seen more widely with the survey.

Other Farm Structures

Farmsteads within the survey area contain buildings and structures other than houses and barns. These outbuildings have both domestic and agricultural functions. Four categories of outbuildings were found within the survey area: domestic outbuildings, livestock related outbuildings, feed storage outbuildings, and utility outbuildings. It should be noted that it is difficult to identify every farm structure, especially by only looking at their exteriors. Also, functions of farm buildings change through time. As a result, several outbuildings throughout the survey area are labeled as unknown structures.

Domestic Outbuildings

Domestic outbuildings include those buildings and structures that functioned to serve the needs of the household. They are situated around the house and sometimes between the house and barn, but are always closer to the house than the barn. Many of these outbuildings were constructed as food preparation areas.

Summer Kitchens

Small and rectangular, summer kitchens, essentially, are kitchens that are detached from the house and sometimes associated with Pennsylvania German populations. These buildings are situated close to the house. Throughout the survey area, summer kitchens

are primarily constructed of brick, but wood frame examples occasionally occur. They are easily identifiable by their gable roofs, multiple windows, and chimneys. Several summer kitchens in the area have cupolas or dinner bells on their roofs. It is also not uncommon to find a dinner bell on a post somewhere near the building. They often mimic the architecture of the house and date from around the mid to late 19th century.



#802074—323 Water Dam Rd., Hickory, Mount Pleasant Township Washington County.

Springhouses

The most common domestic outbuilding throughout the survey area, springhouses were built near the house and usually into a slope. These buildings collected spring water before the installation of indoor plumbing and were used to store milk. Springhouses in the survey area date from the early 19th to the early 20th century. Early springhouses are

constructed of stone or log. Later examples have stone or concrete block foundations with wood framed walls. There are also several examples of two story springhouses throughout the area. The first story is usually stone or concrete block with a wood frame second story. These two story examples are probably combination structures that serve multiple functions. Many two story springhouses in the survey area doubled as wash houses or summer kitchens.



#803108—487 Pitcock Run Rd., Waynesburg, Whiteley Township Greene County. A two-story springhouse that may have historically been a combination structure.

Dairy Kitchens

Similar to summer kitchens found throughout the survey area, dairy kitchens were used to manufacture cheese and cream. These small, gable roofed buildings with several windows and chimneys usually contain a water source. Most dairy kitchens in the survey area resemble two story springhouses in that they have masonry foundations with wood

framed second stories. Primarily found in Washington County, these buildings date from the late 19th to the early 20th century, and often include ice houses whose thick walls are perfect for storing ice.



#802682—238 Walnut Valley Rd., West Alexander, West Finley Township Washington County. A dairy kitchen dating from the early 20th century that includes an ice house on the ground floor.

Slaughter Houses

Few examples survive in the survey area of these small, wood frame buildings. Used for slaughtering livestock, slaughter houses are identifiable by large doors, few windows, and a shed roof that extends out over the façade of the building creating a large overhang.

Hooks and pulleys are sometimes found hanging beneath the overhang. These buildings are usually close to the house, but at a greater distance than other domestic outbuildings.

The few extant slaughter houses in the survey area date from the late 19th to the early 20th century.



#802069—26 Covered Bridge Rd., Burgettstown, Smith Township Washington County. A late 19th century slaughter house.

Smoke House

Small and constructed of brick or wood, smoke houses were used to smoke hams and other meats. Identified by gable roofs, no windows, and human access doors, these structures are generally located away from the house somewhere in the back yard.

Smoke houses found in the survey area date from the mid 19th to the early 20th century.



#803088—Ceylon Rd., Carmichaels, Greene Township Greene County. A mid 19th century smokehouse

Bake Ovens

Constructed of stone or brick, outdoor bake ovens throughout the survey area are situated near the house like other domestic outbuildings. These square structures with chimneys date from the early to the late 19th century.



#803100—Mary Hoge Rd., Waynesburg, Whiteley Township Greene County. An outdoor bake oven from the 19th century.

Root Cellars

Excavated and found below ground or built into a slope, root cellars were used to store root crops and other foods. These small stone or concrete block structures date from the mid 19th to the mid 20th century in the survey area.



#802118—301 Garvin Rd., Finleyville, Union Township Washington County. An ordinary root cellar dating from the early 20th century.

Apiaries

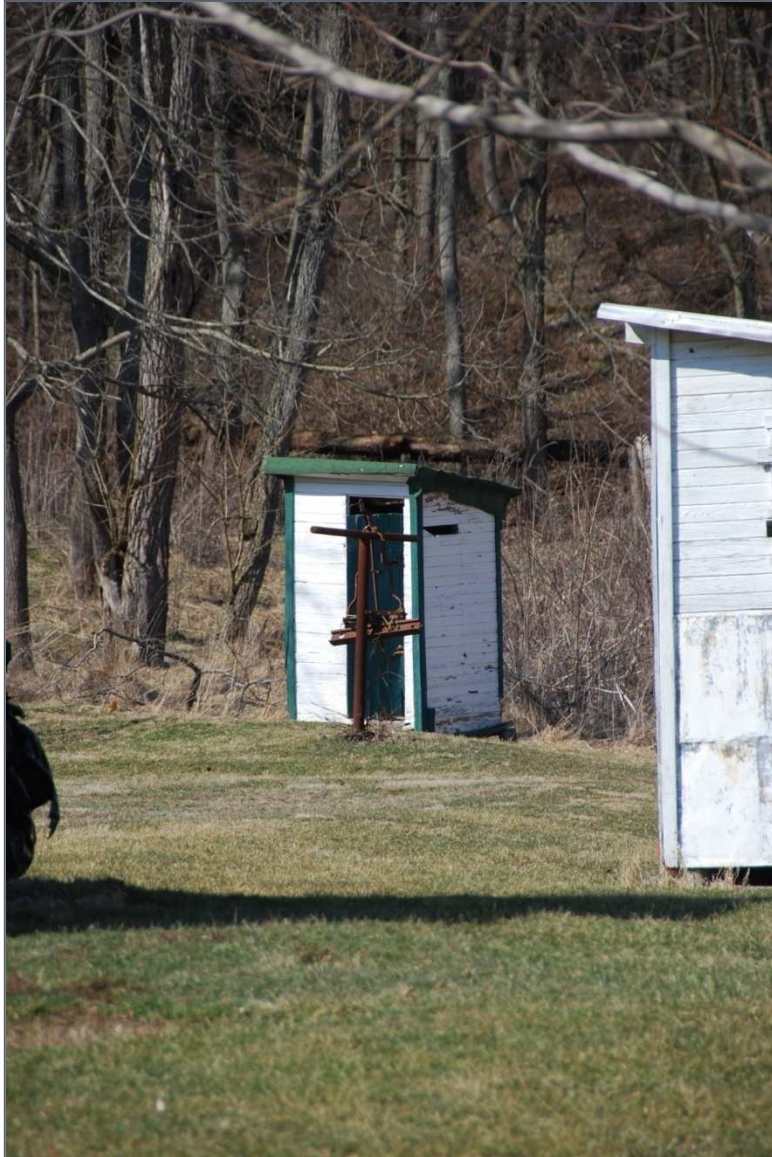
Also known as bee hives or bee boxes, apiaries, are found in small clusters of several boxes and are generally located away from other buildings oftentimes near the driveway. Few apiaries exist in the survey area and are only found in Washington County. All examples are less than 50 years old.



#802053—219 Point Pleasant Rd., McDonald, Smith Township Washington County. A single apiary.

Privies

Also known as outhouses, these structures were built before the installation of indoor plumbing. They are located close to the house but further away than most domestic outbuildings. Constructed of wood, these structures exhibit both gable and shed roofs. Examples within the survey area date from the early 20th century.



#803107—132 Pitcock Run Rd., Waynesburg, Whiteley Township Greene County. A shed roof privy

Tool Sheds

Most tool sheds in the survey area were built in the last 30 years and are constructed of metal, wood, or are vinyl sided. Few examples exist from the late 19th century. Most tool sheds are located near the house, but are often found between the house and barn or even next to the barn.



#802070—1293 Ridge Rd., Burgettstown, Smith Township Washington County. A late 19th century tool shed.

Woodsheds

Primarily used for storing firewood, most woodsheds in the survey area are less than 50 years old. Constructed of wood with shingled or metal roofs, these structures resemble pavilions or lean-tos with at least one open side. Woodsheds are usually situated somewhere between the house and barn and often are attached to other structures as shed roof extensions.



#802825—391 Morford Rd., Aleppo, Springhill Township Greene County. A wood shed attached to another structure.

Carriage Houses

Precursors to the modern garage, carriage houses were used to store carriages and sleighs. Often resembling the architectural detailing of the house, they are usually found near the driveway. Most carriage houses in the survey area, however, were utilitarian in design, and often placed near a lane or pathway other than the driveway. They are primarily one and a half story, wood frame structures with a large carriage door on the gable end. Several carriage houses in the survey area contain interior corn cribs that flank the carriage bay. This particular feature may be unique to the survey area. Carriage houses were common in the survey area and date from the late 19th to the early 20th century.



#803082—Garards Fort Rd., Waynesburg, Greene Township Greene County. An architecturally high style, late 19th century carriage house on the historic A. Lantz farmstead.

Garages

Early examples of garages are rare in the survey area. Mostly, they date from 1950 to the present and are of wood frame or masonry construction with several vinyl sided examples. They often match the architectural detailing of the house and are situated near the driveway. Many of the newer garages in the survey area are attached to houses, and usually have multiple bays.



#802030—901 Purdy Road, Burgettstown, Hanover Township Washington County. A modern garage.

Livestock Related Outbuildings

Livestock related outbuildings include those buildings that house, shelter, or store farm animals and the products that they produce. These types of outbuildings are usually

situated between the house and barn, but are usually closer to the barn than the house. Several of these buildings are connected to barns as additions.

Poultry Houses

Also known as chicken coops or hen houses, these buildings usually house chickens or sometimes other fowl, like turkeys. These buildings come in a variety of forms, and are the most common livestock related outbuilding in the survey area. The most common form is a small, wood framed, shed roofed building with a row of small windows on its south face. These small poultry houses are generally found between the house and the barn, and oftentimes are closer to the house than the barn. A few examples of these small poultry houses exhibited gable roofs rather than the typical shed roof. The small poultry houses in the survey area date from the late 19th to the early 20th century. Multistory poultry houses were also found in the survey area. These wood framed, shallow-pitched gable roof buildings have many windows on the south side. They are situated roughly half way between the house and barn and date from the 1930s. There were a few examples of converted poultry barns in the survey area. These barns were converted from their original function in the early to mid 20th century to house poultry. They resemble barns but have numerous windows, dormers, and multiple stories. Additionally, few examples of brooder houses and peep houses were found in the survey area. These buildings were constructed for incubating and raising young fowl, and date from the early to mid 20th century.

Below: #802552—940 Mounts Valley Rd., Washington, Buffalo Township Washington County. A small, early 20th century poultry house.





#803083—446 Garards Fort Rd., Waynesburg, Greene Township Greene County - An early 20th century multistory poultry house



#802326—165 Barney's Run Rd., Brownsville, Centerville Borough Washington County. A converted poultry barn.

Pigsties

Primarily found in Greene County, these small, wood frame buildings resemble large dog houses in that they have small access doors at ground level through which swine enter and exit. Occasionally, a row of small windows is found near the top of the south facing wall. Pigsties are usually found closer to the barn than the house, and often are surrounded by a small fence. Examples in the survey area date from the early to mid 20th century.



#803148—403 Church Run Rd., Mount Morris, Perry Township Greene County. A typical pigsty.

Milking Parlors

These barn additions function as cow milking areas complete with stanchions and milking machines. Found primarily in Washington County, they are constructed of concrete and have round or arched roofs. The milking parlors in the survey area are connected to the barn at the gable end or on the eave side, and have many windows. Gable end milking parlors often resemble Wisconsin Style Dairy barns in form. Dating from 1930-1950 these additions often have connected milk houses.



#802014—160 Dairy Rd., Hickory, Mount Pleasant Township Washington County. A round roof milking parlor.

Milk Houses

Early 20th century laws required that milk be stored separately from where cows were milked. To accommodate these laws many milk houses were added to barns.¹³ In the survey area, milk houses are overwhelmingly small, square, concrete block structures. Gable, shed, and flat roof varieties are all common. These structures are mostly connected to barns or milking parlors, but it should be noted that they are not accessible through those buildings. Laws require that they have outside entrances. There are several examples of two story milk houses. Few examples exist throughout the survey area of brick or wooden milk houses. There are also a few instances of milk houses that are not connected to other buildings. These structures are usually located close to driveways or roads. Predominantly found in Washington County, milk houses date from 1920-1950.

¹³ Thomas Durant Visser. *Field Guide to New England Barns and Farm Buildings* (Hanover: University Press of New England, 1997) 115-117.



#802083—14 Johnston Rd., McDonald, Mount Pleasant Township Washington County. A concrete block milk house with gable roof.

Horse Barns

Few examples exist in the survey area of horse barns that predate 1960. These few early horse barns are small, wood framed buildings with gable roofs and large doors on the gable end. They usually have several small windows. Most horse barns in the survey area are of wood or metal construction and were built after 1960. Many barns that historically served other functions have been converted to horse barns in the last 40 years.



#802009—230 McConnell Rd., Hickory, Mount Pleasant Township Washington County. A modern horse barn.

Sheep Sheds

Different from sheep barns in that they are placed at some distance from the barn, sheep sheds are usually found isolated in pastures. Resembling barns, these one and a half or two story, wood frame, gable roofed buildings are sometimes raised off the ground by stone or concrete block corner posts. The first story or the open area beneath the raised buildings sheltered the sheep. The loft or second story stored hay that was dropped to the sheep below. Many sheep sheds in the survey area have louvered window vents and hay hoods. These structures are unique to the survey area. They date from the late 19th to the early 20th century.



#802009—230 McConnell Rd., Hickory, Mount Pleasant Township Washington County. A late 19th century sheep shed with louvered window vents and hay hood.

Loafing Sheds

Primitively constructed structures that provide shelter to livestock, loafing sheds are found in pastures or near barns. In the survey area they are constructed of wood or metal and are open on one side to allow access for livestock. Found in various sizes, they generally have shed roofs and often contain water or feeding troughs. Loafing sheds in the survey area date from the mid to late 20th century.



#802010—123 Beechnut Rd., Hickory, Mount Pleasant Township Washington County. A gable roof loafing shed.

Feed Storage Outbuildings

Feed storage outbuildings include those buildings and structures that are used to store grain, corn, silage, or hay. In other words, they are used to store the food that farm animals eat. These outbuildings are usually found in close proximity to the barn and sometimes are connected to the barn.

Granaries

Used to store the grain that livestock eat, granaries are usually elevated off the ground by stone corner posts. The small, wood frame structures have gable roofs and are typically situated close to the barn. Granaries in the survey area are mostly one and a half stories with human and loft doors on the gable end. Several shed roof granaries were found and may be unique to the survey area. Many of these structures appear to have been moved from their original locations. Granaries were found throughout the survey area and date from the late 19th to the early 20th century.



#803139—330 Dairy Farm Rd., Mount Morris, Perry Township Greene County. An early 20th century granary with attached wagon shed.

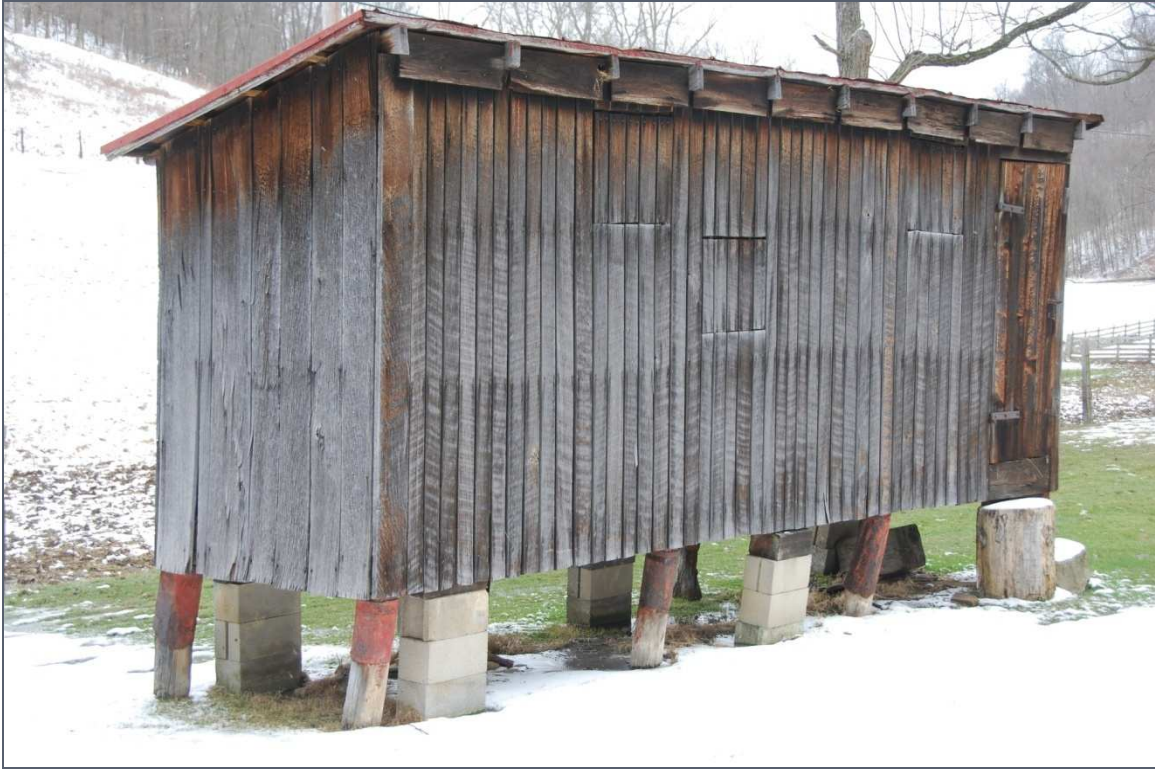
Corn Cribs

Used for storing and drying corn on the cob, corn cribs are found throughout the survey area. Like granaries, they are usually raised high off the ground on stone corner posts, and found close to the barn. Mid 19th century corn cribs are rare in the survey area, but are easily identifiable by their gable roofs and wood slatted sides that slant inwards toward their base. The shed roof corn crib was the most common in the survey area. These structures are long and narrow with vertical sides. Examples were found with wood slatted and wire mesh sides. These corn cribs date from the early to mid 20th century. Several drive-thru corn cribs were found throughout the survey area. These wood frame, gable roofed structures have two corn cribs that flank a doorless, central drive aisle that is sometimes used for storing equipment. There are usually hatches in the

roof for loading corn into the cribs. Drive-thru corn cribs in the survey area date from the early to mid 20th century.



#802093—2194 Reisling Rd., McDonald, Cecil Township, Washington County. A mid 19th century corn crib with slanted sides and gable roof.



803079—1479 Garards Fort Rd., Waynesburg, Greene Township Greene Count. An early 20th century corn crib with a shed roof.



#803140—227 Dairy Farm Rd., Mount Morris, Perry Township Greene County - A drive-thru corn crib

Corn Bins

Cylindrical structures with cone shaped roofs, corn bins serve the same purpose as corn cribs. The walls of these structures are wire mesh, and they are found close to the barn. Several examples were found of metal corn bins. Corn bins in the survey area date from the mid to late 20th century and are primarily found in Washington County.

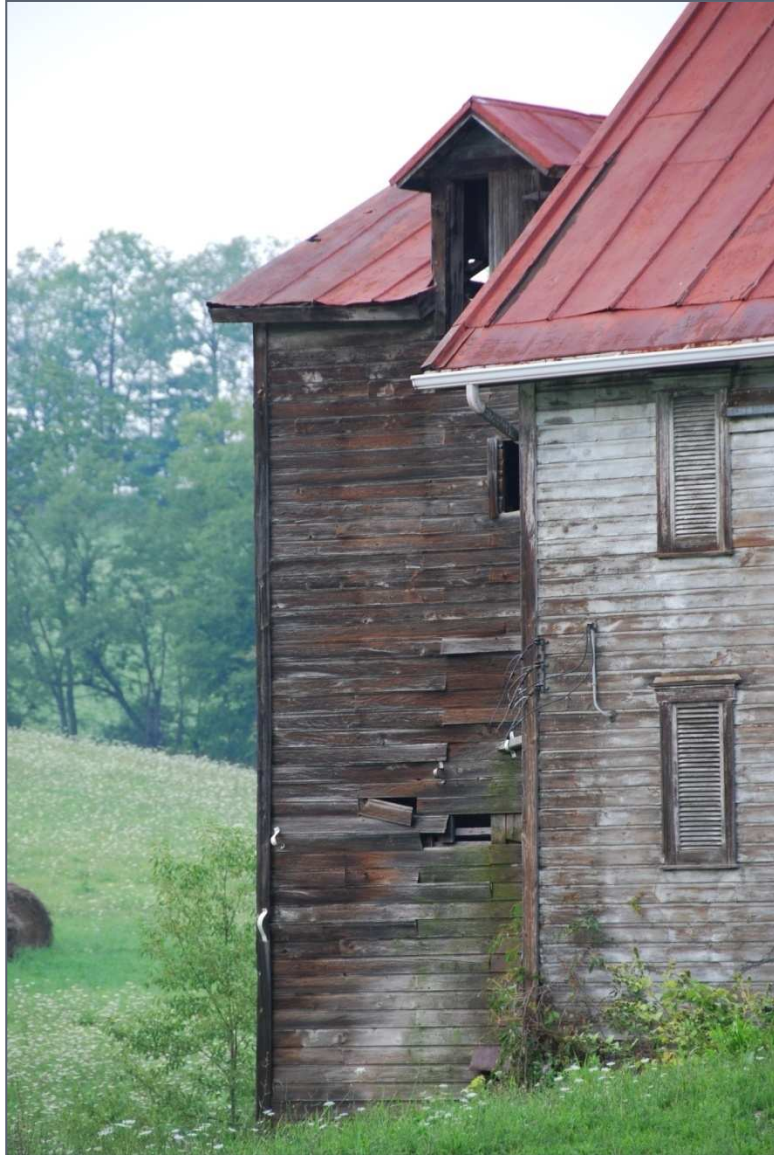


#802030—901 Purdy Rd., Burgettstown, Hanover Township Washington County. Two corn bins.

Silos

Used to store silage, these structures were found predominantly in Washington County, and are the most common feed storage outbuildings in the survey area. These towering, cylindrical structures were built using various materials, and are located very close to the

barn. Several examples in the survey area are connected to barns. Late 19th century silos are rare in the survey area. One square wooden silo was found. It is a gable roof, balloon frame structure covered with horizontal boards. Several wooden stave silos were found as well. These structures have steel hoops that hold the vertical staves together. One stone silo was also found in the survey area. Constructed of fieldstone, this structure is much shorter than its wooden contemporaries. Numerous concrete stave silos were found in the survey area. Dating from the early to mid 20th century, these structures are similar to wooden stave silos in that their concrete staves are surrounded by steel hoops. Few examples of tile silos were found in the survey area. These structures are built of glazed tiles, and date from the early 20th century. Few examples of steel silos were found too. These structures date from the mid 20th century. Harvestore silos dating from the mid 20th century to the present were found on several farmsteads. These structures are generally larger than other silos and are constructed of metal and fiberglass. Their shiny, blue exterior makes them easily identifiable.



#802099—Muse Bishop Rd., Canonsburg, Cecil Township Washington County.

A rare square wooden silo.



#802068—100 Covered Bridge Rd., Burgettstown, Smith Township Washington County. A rare fieldstone silo.



#802013—40 Dairy Rd., Hickory, Mount Pleasant Township Washington County. A concrete stave silo.



#802050—478 Midway Candor Rd., Burgettstown, Robinson Township Washington County. A steel silo.

Grain Hoppers

Tall and cylindrical, these metal structures are used to store grain. They are generally elevated high enough off the ground for a truck to drive underneath, and are found close

to the barn. All grain hoppers in the survey area are less than 15 years old, and found primarily in Washington County.



#802030—901 Purdy Road, Burgettstown, Hanover Township Washington County. Four grain hoppers.

Hay Barns

Utilized for drying and storing hay, these structures, like sheep sheds, are usually located some distance away from the concentration of buildings on a farmstead. Often, they are

found isolated in crop fields. These wood framed, gable roof structures date from the early 20th century in the survey area, and are found mostly in Washington County.



#802013—40 Dairy Rd., Hickory, Mount Pleasant Township Washington County. An early 20th century hay barn.

Utility Outbuildings

Utility outbuildings include those buildings where farm machinery and equipment is stored and maintained. These kinds of buildings are usually found near the barn, but are not as close as livestock related or feed storage outbuildings. Utility outbuildings are found throughout the survey area and are the most common outbuildings on its farmsteads.

Wagon Sheds

Wagon sheds are usually used to protect non-mechanized farm equipment from the elements. They are generally constructed of wood, but there are a few metal examples throughout the survey area. These structures are identified by their long shed or gable roofs, which are usually metal, and large openings on one side. In the survey area, wagon sheds are usually found near the barn or between the house and barn, but several examples are situated near the road. They date from the early to mid 20th century and are the most common utility outbuilding.



#802069—26 Covered Bridge Rd., Burgettstown, Smith Township Washington County. A gable roof wagon shed.

Machine Sheds

Machine sheds protect mechanized or expensive farm equipment from the weather. The earliest examples, dating from the 1920s, are mostly wood frame buildings with gable roofs and large machine doors on the gable end. Early machine sheds are rare in the survey area. Like wagon sheds, these buildings are found both near the barn and the road. Most machine sheds in the survey area were built in the last 40 years. These newer machine sheds are constructed of concrete or metal. Pole barn style machine sheds, in which a pole framed structure is covered with aluminum, are the most common. Quonset machine sheds, which are also common, are easily identified by their arched metal appearance. Cover-alls are the newest type of machine shed. These metal frame structures are covered with fabric and are no more than 10 years old.



#803059—136 Colvin Rd., Greensboro, Monongahela Township Greene County. A late 20th century machine shed.



802112—4297 Finley Elemara Rd., Finleyville, Union Township Washington County. A Quonset machine shed.



#803090—164 Turkey Knob Rd., Carmichaels, Greene Township Greene County - A Cover-All

Workshops

Many workshops were found throughout the survey area. Mostly constructed of wood, brick, or concrete block, these buildings are mostly situated between the house and barn. Workshops in the survey area are typically one and a half stories with many windows, large doors, and a stove pipe. These buildings date from the early to mid 20th century.



#802130—214 Cedar Grove Rd., Avella, Jefferson Township Washington County. An early 20th century workshop.

Historic Agricultural Survey Report

Washington & Greene Counties, Pennsylvania 2007-2008

SURVEY SUMMARY & RECOMMENDATIONS

Period of Significance: 1830 to 1960

The survey area's heritage of diversified agriculture and sheep raising is heavily rooted in the 1830-1880 period. As the National Road was completed, crop farming, combined with livestock raising resulted in a "highly developed agricultural economy."¹⁴ 1850-1880 marked the pinnacle of sheep raising as sheep far outnumbered cattle and farmers prospered, remarkably, during the Civil War and into Reconstruction. Diversified agricultural and sheep raising continued to be the dominant use of the land in the survey area until the latter part of the nineteenth century when coal, oil and gas extraction took land out of production. The rise of resource extraction in the midst of industrialization led many farmers to adjust to local markets by converting to dairy farming. Residential land development did not begin on a large scale until the post-World War II era, as subdivisions were established in townships bordering Allegheny County, followed by new suburbs in Mt. Pleasant Township and in the general vicinity of Washington City, all in Washington County. In the 1960s and 1970s, land development progressed, particularly in Mapletown in Monongahela Township, Greene County, as sheep farming and agriculture in general declined further. Therefore, a closing date for a period of

¹⁴ Sally McMurry, "Southwestern Pennsylvania Diversified Agriculture and Sheep Raising." May 2008, unpublished.

agricultural significance would fall approximately around 1960, when agriculture in the region began to wane as a major social and economic force in the region. Although the National Register nomination process is usually reserved for properties over 50 years old, structures located on historic farmstead sites that date after 1957 generally have been documented as part of the survey due to their importance as part of the overall rural landscape and as evidence of the continued evolution of agricultural practices.

Significance

National Register and Local Landmark Criteria

The National Register of Historic Places defines historic significance in terms of four Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information in prehistory or history.

The three criteria that are most applicable to properties in the rural survey area are A, B, and C. Under Criterion A, properties in the survey region may be significant as examples of historic agricultural practices over the past 150 years. Properties may be significant under Criterion B, but primarily for individuals who are significant at the local level. Under Criterion C, buildings in the survey region have architecturally distinctive features and styles related to various identified historic styles and vernacular types.¹⁵

Using the criteria for listing on the National Register, several properties in the survey area have been identified as potentially eligible for individual listing and are located in **Appendix 4**. In addition to eligibility for National Register listing, the properties listed in *Appendix 4* are also potentially eligible for local landmark listing in Washington County according to criteria established by the Washington County Landmarks Register. An individual property is eligible for listing in *Washington County* (to the Washington County Landmarks Register) if it meets any of the following criteria:

¹⁵ National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources Division, 1997), 2; originally published in *Code of Federal Regulations, Title 36, Part 60*.

The Owner:

Should demonstrate dedication to the preservation of their structure's architectural integrity.

The Structure:

Should reflect local, state, or national significance in American architecture, culture, history or engineering. It shall have been constructed no less than fifty years prior or be of exceptional design significance.

The structure's exterior should exhibit or retain 75 percent (%) of its original walls, construction materials, and other elements such as porches and windows. Extensive exterior additions will be considered detracting.

The structure's interior need not exhibit all original walls, openings, sheathing, and trim materials but twentieth century alterations resulting in major structural or cosmetic changes may be considered detracting.

In Addition:

The owner agrees to affix the plaque (if purchased) at a prominent place near the main entrance of the building or structure, and

if at any time the owner plans to demolish the building, sell the property, or significantly alter the exterior, the owner agrees to inform the Washington County History and Landmarks Foundation.¹⁶

There are currently no local historic landmark criteria in place in Greene County and preservation and education efforts are made on the township level.

The primary distinction between national and local listing is that local significance is easier to document and explain than national significance. Also, some properties with lessened integrity due to the addition of synthetic siding materials or other inappropriate

¹⁶ http://www.washcolandmarks.com/register_landmark.html

additions are designated as potential local landmarks rather than potentially National Register eligible. The suggested properties have been studied sufficiently in performing a reconnaissance level survey. It should be noted that some of the properties with local landmark potential could be determined, with additional research, to have sufficient significance for National Register listing.

Integrity

One important issue in the consideration of significance of a property or site is its historical and architectural integrity. This can be defined as the degree that a structure or group of structures retains its original configuration and materials, and that these materials are in good enough condition that measures can be taken to extend their service life. Replacement of selected elements, such as rotted wood members, may be necessary, but total replacement is not necessary. The issue applies primarily to the exterior of the structure, although in some cases the integrity of the interior may be a factor as well.

In the survey area, individual buildings on farmsteads may be in poor condition or significantly altered. In these instances, determination of significance can only be made on the historical importance of the original owner or builder. Some farmstead sites have lessened integrity because of the loss of one or more significant structures, making it difficult to recognize the agricultural connections of the site.

Determination of integrity has to be made on a case by case basis. In many instances, the presence of a former farmhouse or barn alone communicates the agricultural origins of the site. Another issue that defines the integrity of a structure is the presence of historically appropriate materials. Since a 150-year-old farmhouse is unlikely to have all

of its original wood siding in place, an appropriate replacement would be wood siding material of similar dimension to the original. The presence of artificial or synthetic siding material, such as metal, aluminum, or vinyl siding, seriously detracts from the integrity of the building or element. It should be noted that this applies not only to farmhouses but barns and other agricultural support buildings. To address the addition of contemporary finish materials to historic buildings while still identifying structures of historic interest, this survey report uses the terminology “potentially” significant. This terminology is used to describe structures for which the overall form and architectural character remains intact, but for which contemporary finish materials have been added to the building exterior. The removal of these finishing materials and the repair of the original wood siding (which typically is left in place in such installations) is a straightforward activity that, if implemented, would restore the integrity of these historic structures. Although the presence of contemporary finish materials generally disqualifies a structure from individual listing as a historic landmark in some registries, this survey report is intended to serve as a planning tool, and the identification of sites with a potential to be listed as historic landmarks increases the usefulness of this tool.

Contributing and Non-contributing Properties

The rural survey area contains many more farmsteads and supporting rural sites that can be considered are non-contributing than are contributing. For the purposes of this survey, a *contributing* site is defined as one that retains a coherent appearance as a farmstead and that represents the agricultural history of the survey area. Most of the structures on the property were observed to be in good or fair condition.

Properties that have been designated *contributing* could be reconsidered for individual landmark status in the future, or could be included as part of a historic district. *Non-contributing* sites are listed as such because they lack integrity, the structures on the site were observed to be in poor condition, or the primary buildings on the site post-date the period of significance.

Thematic Designations, Potential Easements, Historic Districts, and Local

Landmarks

The following thematic designation and historic districts are proposed for consideration by the Pennsylvania Historical and Museum Commission (PHMC). More detailed research may be necessary before listing can occur, and the boundaries of each group should be refined based on consultation with local property owners. Refer to the maps provided at the end of this report for properties proposed for inclusion in each group and preliminary district boundaries.

Sheep Raising & Diversified Agriculture Multiple Property Thematic Designation

Survey efforts in the area have led to the recognition of several properties that all interrelate because of their role in the agricultural heritage of sheep raising and diversified crops in Washington and Greene Counties, PA. Due to later development, these properties do not form a contiguous district. However, they represent a concentration of examples of a structural type that is unique within the survey area. Like a historic district, thematic designation is conceived as a way to recognize multiple properties that share a common historical association and/or architectural typology. The group of properties may be historically significant even though particular properties

within the group may not be individually distinctive. A thematic designation recognizes these historic linkages but does not require the properties to be physically contiguous as in a district.

Potential Easements

Several issues which threaten current and future preservation efforts were identified in the survey area. They include:

- **Landscape disturbances due to oil, natural gas, and timber extraction**
- **Residential and commercial development/urban sprawl**
- **Structural damages from existing and future long wall mining**
- **Allegheny Power Trans Allegheny Interstate Line (TrAIL) 500kV**
- **Non-applicability of existing legislation and tax relief**

Farm preservation easements administered by the Pittsburgh History & Landmarks Foundation's (PHLF) historic farm preservation program or the Pennsylvania Agricultural Conservation Easement Purchase Program would prove an advantageous means by which farm owners could *voluntarily* protect an architecturally or historically-significant property and therefore be proactive in the preservation process. The farm easement program encourages private investment in restoration of significant buildings with no corresponding expenditure of public funds and the owner may also benefit from Federal and municipal tax policies. This may be particularly appealing to property owners who do not qualify for homestead and farmstead tax exemptions provided by the Pennsylvania Taxpayer Relief Act which only apply to active, productive farms of ten or

more contiguous acres. Currently, Washington County is taking advantage of preservation tools such as the Agricultural Area Security Law which encourages landowners to commit to preserving agricultural lands and to protect these land classifications from incompatible uses on neighboring lands. This is a voluntary program and areas of 250 or more acres can be established as an Agricultural Security Area.¹⁷ Therefore, medium size (180-499 acres) and large size (500 acres and over) farms would be the only to qualify and, unfortunately, account for only a combined 15.4% of the total number of farms in Washington County. In Greene County medium and large size farms account for a combined 29.6% of the County's farms. The average size of farms is approximately 104 acres in Washington County and approximately 161 acres in Greene County, according to data collected by the U.S. Census Bureau in 2002.¹⁸

Much damage to the historic landscape and historic integrity of farms in the survey area is out of the individual owner's control. Property owners in the survey area are often not in command of the mineral rights to their land and are therefore left powerless in combating long wall mining.¹⁹ In addition, while property owners can decide not to sell their property for residential or commercial development they cannot control neighboring farms from doing so. Neither can they dictate the size and placement of rights of ways for expanding power lines (TrAIL).

An easement is a non-possessory right to control what happens to buildings or land owned by others and can be drafted to allow specific development opportunities to take

¹⁷ Washington County Planning Commission, Washington County Comprehensive Plan. 10.C.16. (Washington, PA: WCPC, 2005).

¹⁸ http://www.ruralpa2.org/county_profiles.cfm

¹⁹ Long wall mining is an underground mining method in which a panel of coal is mechanically extracted. This method often results in surface subsidence and damage to the natural and built environment.

place, or to protect significant interior features. Therefore, property owners who have been ineffective in their struggles to structurally preserve their farms from long wall mining and visually preserve their land from nearby development, power lines, and oil, gas, and timber extraction, would, through an easement, be able to dictate their desire to preserve agricultural processes and historical integrity. The survey team encourages the donation of preservation easements as a means of protecting architecturally, culturally, and historically significant properties in a manner that encourages owner investment.

The survey team recommends a property for acceptance of a preservation easement if it falls in one of the following categories:

1. National Register Properties. Any building, structure, or site that is individually *listed* on the National Register of Historic Places or that is determined to be a contributing property in a National Register district. Federal tax benefits may be available when the National Park Service determines that a building meets this criteria.
2. Potential National Register Properties. Buildings, structures, or sites considered *potentially* eligible for the National Register.
3. Locally Designated Properties. Easement donations will be accepted on landmarks or properties in historic districts only when features not already protected are involved. These could include interiors or features not visible from a public way.

4. Other Properties. Other buildings, structures, or sites can be considered for easement donations if considered to be of local architectural or historical significance.

It should be noted that all properties identified in **Appendix-4 List of Properties Listed/Potentially Eligible for the National Register of Historic Places** should also be considered as possibilities for easement opportunities. However, from that list of properties, the survey team has identified those properties that it believes are most promising due to imposing threats and property owners' concerns. These properties can be located in **Appendix 5**. Additionally, a list of properties that are currently for sale is provided in **Appendix 6**. Those threats which lead property owners to be more receptive to easements include:

- *The construction of Allegheny Power's Trans Allegheny Interstate Line (TrAIL)*
- *Residential developmental pressures in Mt. Pleasant Township and neighboring Smith Township (Washington County)*
- *Long wall and surface coal mining in both counties*

Historic Agricultural Districts

During a field visit from a PHMC representative, the following areas were evaluated as potential historic agricultural districts:

- *Pitcock Road (#803104-#803108) Whiteley Township Greene County*
- *Woodies and Hull Run Road (#802997-#803007) Morgan Township Greene County*

- ***North Bethlehem, West Bethlehem, and Amwell Townships-Washington***
County
 - ***Potentially eligible as either one large district comprised of all three townships or as three individual districts***
 - ***North Bethlehem- #802419-#802440***
 - ***West Bethlehem-#802441-#802462***
 - ***Amwell-#802507-#802528***

Appendices

Appendix-1

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Appendix-2 Density Mapping

Greene County Density Map Data					
Township	Active	Non-Active W/Fields	Non-Active W/O Fields	Developmental Pressure	Total
Richhill	11	29	23	0	63
Aleppo	11	19	15	0	45
Springhill	4	6	7	0	17
Freeport	0	0	4	0	4
Gilmore	5	9	6	0	20
Jackson	9	12	16	0	37
Gray	6	2	2	0	8
Morris	28	24	22	0	74
Center	28	24	29	0	81
Wayne	5	17	27	0	49
Perry	6	12	14	0	32
Dunkard	3	2	8	0	13
Greene	5	8	10	0	23
Monongahela	3	3	7	0	13
Cumberland	18	9	14	0	41
Jefferson	10	4	7	0	21
Morgan	12	22	24	2	58
Washington	15	19	12	0	46
Franklin	14	10	22	3	49
Whiteley	13	15	12	0	30
Totals	206	246	281	5	738
Percentage	27.91%	33.33%	38.08%	0.68%	

Washington County Density Mapping

Township	Active	Non-W	Non-W/o	In danger	Total
West Finley	17	14	14	0	45
East Finley	31	14	24	1	70
Morris	23	14	15	0	52
Amwell	42	26	41	3	112
West Bethlehem	10	4	7	1	22
East Bethlehem	0	0	0	0	0
West Pike Run	20	8	8	2	38
North Bethlehem	24	7	10	0	41
South Franklin	13	15	5	4	37
North Franklin	2	3	0	0	5
Buffalo	19	11	11	0	41
Donegal	13	8	14	2	37
Somerset	27	17	20	2	66
Independence	20	8	15	1	44
Hopewell	19	10	13	0	42
Blaine	9	2	3	0	14
Hanover	11	11	7	3	32
Jefferson	13	10	12	2	37
Cross Creek	14	12	13	0	39
Canton	11	4	10	1	26
Chartiers	16	13	8	7	44
Cecil	5	3	5	10	23
Mount Pleasant	16	12	11	33	72
Smith	4	7	4	12	27
Robinson	10	3	5	1	19
Peters	0	0	0	4	4
North Strabane	9	10	11	3	23
South Strabane	10	3	6	1	20
Nottingham	5	10	13	0	28
Fallowfield	0	2	1	3	6
Carrol	0	0	0	0	0
Union	2	4	4	3	13
Deemston	0	5	7	0	12
Bealsville	0	2	0	2	4
Centerville	0	1	1	0	2
Totals	417	277	320	83	1,097
	38.01%	25.25%	29.17%	7.57%	

Appendix-3 Example Survey Form

**PHMC Historic Resources
Agricultural Survey Form**

Keyno 802965

USGS Quad
Waynesburg

County/Municipality
Greene Washington Township

Survey Code/Submit Yr

Tax Parcel/Submit Yr
2405/151-C 2006

Historic Name: M.M. McLendand Main

Address: 211 Craynes Run Rd.

City: Waynesburg Zip: 15370 Location:

Owner name: John Juskowich et al Address same as resource

Owner Address: 211 Craynes Run Rd. Waynesburg 15370

Owner Category

Private Local County Municipality State Federal

Historical Information

Year Built: 1873 to:

Historic Abstract

Evidence of late 19th century sheep farming in Greene County

Barn- Basement Barn

Agricultural Information

Outbuildings

Survey Code	To Year	From Year	Materials	Outbuilding	Other
	1890	1870	Wood	Sheep Barn	
	1890	1870	Wood	Machine/Tool Shed	Tool Shed
	1890	1870	Brick	Summer Kitchen	
	1890	1870	Weatherboard	Springhouse	
	1890	1870	Brick	Carriage House	
	1950	1930	Wood	Corn Crib	
	1900	1880	Wood	Poultry House	

Thursday, March 13, 2008

PHMC Historic Resources Agricultural Survey Form

Keyno 802965

Observations:

- road traces, paths, cart ways
- clumps of unusual vegetation such as bushes, briars, etc.
- tree lines of singular "shade" trees
- exotic imported or ornamental (i.e. lilacs, hollies) plantings
- relict orchards
- flower "patches"
- piles of building stone or brick (demolition debris)
- fence lines and walls
- walkways, foundations
- cement or concrete footings or "pads"
- stone/brick pier (single or patterned)
- dump site or garbage pile
- springs or spring boxes
- collapsed outbuildings

Landscape Info

Fields:

- Countour
- Cropland
- Pasture
- Orchard
- Woodlots

Circulation Network:

- Lanes
- Roads
- Pathways
- Watercourse

Boundary

Demarcations:

- Hedgerows
- Treelines
- Fencing
- Walls

Other:

- Springs
- Pond
- Drainage Ditches
- Manure Lagoon
- Overgrown



InvID: 802965.0001 802965.001.jpg
Date:
 Pasture/Woodlot looking northeast



InvID: 802965.0001 802965.002.jpg
Date:
 Stream looking northeast

Thursday, March 13, 2008

*PHMC Historic Resources
Agricultural Survey Form*

Keyno 802965



InvID: 802965.0001 802965.003.jpg

Date:
Fence looking east



InvID: 802965.0001 802965.004.jpg

Date:
Sheep Barn northeast face looking west



InvID: 802965.0001 802965.005.jpg

Date:
Basement Barn southeast face looking north



InvID: 802965.0001 802965.006.jpg

Date:
Basement Barn southwest face looking east

Thursday, March 13, 2008

***PHMC Historic Resources
Agricultural Survey Form***

Keyno 802965



InvID: 802965.0001 802965.007.jpg

Date:
Spring House looking west



InvID: 802965.0001 802965.008.jpg

Date:
House northeast face looking west



InvID: 802965.0001 802965.009.jpg

Date:
Sheep Barn northwest face looking south



InvID: 802965.0001 802965.010.jpg

Date:
Tool Shed looking north

Thursday, March 13, 2008

***PHMC Historic Resources
Agricultural Survey Form***

Keyno 802965



InvID: 802965.0001 802965.011.jpg

Date:
Corn Crib looking west



InvID: 802965.0001 802965.012.jpg

Date:
Carriage House looking south



InvID: 802965.0001 802965.013.jpg

Date:
House northwest face looking south



InvID: 802965.0001 802965.014.jpg

Date:
Poultry House looking south

Thursday, March 13, 2008

***PHMC Historic Resources
Agricultural Survey Form***

Keyno 802965



InvID: 802965.0001 802965t.jpg

Date:

Thursday, March 13, 2008

Barn Form

Inventory ID: 802965.0002

Address: _____

City: _____ Zip: _____ Location: _____

Owner name: _____ Address same as resource
Owner Address: _____

Owner Category

<input type="checkbox"/> Private	<input type="checkbox"/> Local	<input type="checkbox"/> County	<input type="checkbox"/> Municipality	<input type="checkbox"/> State	<input type="checkbox"/> Federal
----------------------------------	--------------------------------	---------------------------------	---------------------------------------	--------------------------------	----------------------------------

Function

Historic Function	Current Function
-------------------	------------------

Survey Data

Style: _____

Resource: _____

Demolished:

Form	Shape	Roof Type
<input type="checkbox"/> Banked <input checked="" type="checkbox"/> Not Banked <input type="checkbox"/> Extended Forebay <input type="checkbox"/> Enclosed Forebay <input type="checkbox"/> Open Forebay <input checked="" type="checkbox"/> Basement Barn <input type="checkbox"/> Bridged	<input type="checkbox"/> El <input type="checkbox"/> Round <input type="checkbox"/> Shed Extension <input type="checkbox"/> Polygon <input type="checkbox"/> Cross Gable <input type="checkbox"/> Irregular <input type="checkbox"/> Tee Other _____	<input checked="" type="checkbox"/> Gable End <input type="checkbox"/> Rainbow or Arch <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Combination <input type="checkbox"/> Roof ridge ventilators Other _____

Materials and Structure

Foundation: _____	Stone _____	Structural System: _____
Roof: _____	Metal _____	_____
Exterior Walls: _____	Wood _____	_____
Other: _____	_____	Roof Structure, Material: _____
_____	_____	_____

Bays: _____ Rooms: _____ Stories: 2 Half:

Width: _____ Depth: _____ Height: _____

Historical Information

Year Built: c. 1880 to: _____ Additional Alterations
c. 1950
Associated Individual _____ Associated Event _____

Architects/Engineer

Builder

Historic Abstract

Comments

Farmhouse Form

Inventory ID: 802965.0003

Address: _____

City: _____ Zip: _____ Location: _____

Owner name: _____ Address same as resource
Owner Address: _____

Owner Category
 Private Local County Municipality State Federal

Function
Historic Function _____ Current Function _____

Survey Data

Style: _____
Italian Renaissance _____ Resource: _____
Demolished:

- I
- four over four, one door
- two door
- four square
- fivebay, central doorway
- Upright wing
- 3 bays, 2 rooms deep
- Single pen
- Double pen
- Gable Front
- New England Center chimney
- Continental Pennsylvania German
- Other: _____

Materials and Structure

Foundation: Stone _____ Structural System: _____
 Roof: Asphalt _____
 Exterior Walls: Brick _____
 Other: _____ Roof Structure, Material: _____

Bays: 5 Rooms: 2 Stories: 2 Half:

Width: _____ Depth: _____ Height: _____

Historical Information

Year Built: 1873 to: _____ Additional Alterations
 c. 1990
 Associated Individual _____ Associated Event _____

Farmhouse Form

Architects/Engineer

Builder

Comments

Appendix-4 List of Properties Listed/Potentially Eligible for the National Register of Historic Places

The following list contains those properties that the agricultural survey team believes merit further investigation. Properties that are currently listed on the National Register of Historic Places are shaded indentified as such in the comment column. Properties that are for sale or are vacant are also identified in the comment field.

Site Number	Comments
802004	Potentially eligible under <i>Criterion C: Architecture</i>
802006	Potentially eligible under <i>Criterion C: Architecture</i>
802007	Potentially eligible under <i>Criterion C: Architecture</i>
802008	Potentially eligible under <i>Criterion C: Architecture</i>
802009	Potentially eligible under <i>Criterion C: Architecture</i>
802013	Potentially eligible under <i>Criterion C: Architecture</i>
802014	Potentially eligible under <i>Criterion C: Architecture</i>
802018	Potentially eligible under <i>Criterion C: Architecture</i>
802042	Potentially eligible under <i>Criterion C: Architecture</i>
802047	Potentially eligible under <i>Criterion C: Architecture</i>
802049	Potentially eligible under <i>Criterion C: Architecture</i>
802050	Potentially eligible under <i>Criterion C: Architecture</i>
802062	Potentially eligible under <i>Criterion C: Architecture</i>
802063	Property in disrepair; Potentially eligible under <i>Criterion C: Architecture</i>
802064	Property abandoned; Potentially eligible under <i>Criterion C: Architecture</i>
802065	Potentially eligible under <i>Criterion C: Architecture</i>
802074	Potentially eligible under <i>Criterion C: Architecture</i>
802078	Potentially eligible under <i>Criterion C: Architecture</i>
802079	Potentially eligible under <i>Criterion C: Architecture</i>
802084	Potentially eligible under <i>Criterion C: Architecture</i>
802087	Potentially eligible under <i>Criterion C: Architecture</i>
802097	Potentially eligible under <i>Criterion C: Architecture</i>
802105	Property surrounded by development; Potentially eligible under <i>Criterion C: Architecture</i>
802111	Potentially eligible under <i>Criterion C: Architecture</i>
802123	Potentially eligible under <i>Criterion C: Architecture</i>
802125	Property in disrepair; Potentially eligible under <i>Criterion C: Architecture</i>
802127	Potentially eligible under <i>Criterion C: Architecture</i>
802128	Potentially eligible under <i>Criterion C: Architecture</i>
802139	Potentially eligible under <i>Criterion C: Architecture</i>
802141	Potentially eligible under <i>Criterion C: Architecture</i>
802144	Potentially eligible under <i>Criterion C: Architecture</i>
802158	Potentially eligible under <i>Criterion C: Architecture</i>
802159	Potentially eligible under <i>Criterion C: Architecture</i>
802163	Potentially eligible under <i>Criterion C: Architecture</i>

802166	Potentially eligible under <i>Criterion C: Architecture</i>
802177	Potentially eligible under <i>Criterion C: Architecture</i>
802184	Potentially eligible under <i>Criterion C: Architecture</i>
802185	Potentially eligible under <i>Criterion C: Architecture</i>
802190	Potentially eligible under <i>Criterion C: Architecture</i>
802195	Potentially eligible under <i>Criterion C: Architecture</i>
802205	No house on farmstead; Other structures potentially eligible under <i>Criterion C: Architecture</i>
802228	Potentially eligible under <i>Criterion C: Architecture</i>
802244	Potentially eligible under <i>Criterion C: Architecture</i>
802247	Potentially eligible under <i>Criterion C: Architecture</i>
802251	Property is in disrepair; Potentially eligible under <i>Criterion C: Architecture</i>
802283	Potentially eligible under <i>Criterion C: Architecture</i>
802301	Potentially eligible under <i>Criterion C: Architecture</i>
802309	Potentially eligible under <i>Criterion C: Architecture</i>
802310	Potentially eligible under <i>Criterion C: Architecture</i>
802331	Potentially eligible under <i>Criterion C: Architecture</i>
802343	Potentially eligible under <i>Criterion C: Architecture</i>
802354	Potentially eligible under <i>Criterion A: Broad Patterns in History</i>
802361	Potentially eligible under <i>Criterion C: Architecture</i>
802362	Potentially eligible under <i>Criterion C: Architecture</i>
802365	Could be incorporated in historic district in Beallsville
802367	Potentially eligible under <i>Criterion C: Architecture</i>
802369	Potentially eligible under <i>Criterion C: Architecture</i>
802372	Potentially eligible under <i>Criterion C: Architecture</i>
802373	Potentially eligible under <i>Criterion C: Architecture</i>
802374	Could be incorporated in historic district in Beallsville
802375	Potentially eligible under <i>Criterion C: Architecture</i>
802380	Potentially eligible under <i>Criterion A: Broad Patterns in History</i>
802388	Potentially eligible under <i>Criterion C: Architecture</i>
802392	Potentially eligible under <i>Criterion C: Architecture</i>
802396	Potentially eligible under <i>Criterion C: Architecture</i>
802399	Potentially eligible under <i>Criterion C: Architecture</i>
802406	Potentially eligible under <i>Criterion C: Architecture</i>
802414	Unique in that entire farm is constructed of brick; Potentially eligible under <i>Criterion C: Architecture</i>
802415	Potentially eligible under <i>Criterion C: Architecture</i>
802416	Potentially eligible under <i>Criterion C: Architecture</i>
802418	Potentially eligible under <i>Criterion C: Architecture</i>
802424	On National Register; Included within Scenery Hill Historic District
802425	On National Register; Included within Scenery Hill Historic District
802426	On National Register; Included within Scenery Hill Historic District

802431	Potentially eligible under <i>Criterion C: Architecture</i>
802456	Potentially eligible under <i>Criterion C: Architecture</i>
802461	Potentially eligible under <i>Criterion C: Architecture</i>
802469	Could be incorporated in historic district in West Middletown
802494	Potentially eligible under <i>Criterion C: Architecture</i>
802497	Potentially eligible under <i>Criterion C: Architecture</i>
802503	Could be incorporated in historic district in West Middletown
802504	Could be incorporated in historic district in West Middletown
802515	Potentially eligible under <i>Criterion C: Architecture</i>
802530	Potentially eligible under <i>Criterion C: Architecture</i>
802532	Potentially eligible under <i>Criterion C: Architecture</i>
802547	Potentially eligible under <i>Criterion C: Architecture</i>
802574	Potentially eligible under <i>Criterion C: Architecture</i>
802583	Potentially eligible under <i>Criterion C: Architecture</i>
802584	Potentially eligible under <i>Criterion C: Architecture</i>
802588	Potentially eligible under <i>Criterion C: Architecture</i>
802595	Property is for sale; Potentially eligible under <i>Criterion C: Architecture</i>
802598	Property vacant; Potentially eligible under <i>Criterion C: Architecture</i>
802602	Property vacant and for sale; Potentially eligible under <i>Criterion C: Architecture</i>
802603	Potentially eligible under <i>Criterion C: Architecture</i>
802610	Potentially eligible under <i>Criterion C: Architecture</i>
802615	Property vacant; Potentially eligible under <i>Criterion C: Architecture</i>
802621	Potentially eligible under <i>Criterion C: Architecture</i>
802628	Potentially eligible under <i>Criterion C: Architecture</i>
802631	Potentially eligible under <i>Criterion C: Architecture</i>
802635	Potentially eligible under <i>Criterion C: Architecture</i>
802637	Potentially eligible under <i>Criterion C: Architecture</i>
802650	Potentially eligible under <i>Criterion C: Architecture</i>
802655	Potentially eligible under <i>Criterion C: Architecture</i>
802661	Potentially eligible under <i>Criterion C: Architecture</i>
802682	Potentially eligible under <i>Criterion C: Architecture</i>
802691	Potentially eligible under <i>Criterion C: Architecture</i>
802710	Potentially eligible under <i>Criterion C: Architecture</i>
802715	Potentially eligible under <i>Criterion C: Architecture</i>
802724	Potentially eligible under <i>Criterion C: Architecture</i>
802726	Potentially eligible under <i>Criterion C: Architecture</i>
802734	Potentially eligible under <i>Criterion C: Architecture</i>
802736	Potentially eligible under <i>Criterion C: Architecture</i>
802742	Potentially eligible under <i>Criterion C: Architecture</i>
802763	Potentially eligible under <i>Criterion C: Architecture</i>
802769	Potentially eligible under <i>Criterion C: Architecture</i>

802770	Potentially eligible under <i>Criterion C: Architecture</i>
802772	Potentially eligible under <i>Criterion C: Architecture</i>
802792	Potentially eligible under <i>Criterion C: Architecture</i>
802819	Property vacant; Potentially eligible under <i>Criterion C: Architecture</i>
802835	Potentially eligible under <i>Criterion C: Architecture</i>
802844	Potentially eligible under <i>Criterion C: Architecture</i>
802871	Potentially eligible under <i>Criterion C: Architecture</i>
802919	Potentially eligible under <i>Criterion C: Architecture</i>
802931	Potentially eligible under <i>Criterion C: Architecture</i>
802938	Potentially eligible under <i>Criterion C: Architecture</i>
802940	Potentially eligible under <i>Criterion C: Architecture</i>
802955	Potentially eligible under <i>Criterion C: Architecture</i>
802956	Potentially eligible under <i>Criterion C: Architecture</i>
802958	Potentially eligible under <i>Criterion C: Architecture</i>
802961	Potentially eligible under <i>Criterion C: Architecture</i>
802964	Potentially eligible under <i>Criterion C: Architecture</i>
802965	Potentially eligible under <i>Criterion C: Architecture</i>
802969	Potentially eligible under <i>Criterion C: Architecture</i>
802970	Potentially eligible under <i>Criterion C: Architecture</i>
802972	Potentially eligible under <i>Criterion C: Architecture</i>
802980	Potentially eligible under <i>Criterion C: Architecture</i>
802984	Potentially eligible under <i>Criterion C: Architecture</i>
802991	Potentially eligible under <i>Criterion C: Architecture</i>
802996	Potentially eligible under <i>Criterion C: Architecture</i>
802999	Potentially eligible under <i>Criterion C: Architecture</i>
803001	Potentially eligible under <i>Criterion C: Architecture</i>
803005	Potentially eligible under <i>Criterion C: Architecture</i>
803016	Listed on National Register of Historic Places
803017	Potentially eligible under <i>Criterion C: Architecture</i>
803025	Potentially eligible under <i>Criterion C: Architecture</i>
803028	Potentially eligible under <i>Criterion C: Architecture</i>
803033	Potentially eligible under <i>Criterion C: Architecture</i>
803035	Potentially eligible under <i>Criterion C: Architecture</i>
803038	Potentially eligible under <i>Criterion C: Architecture</i>
803044	Potentially eligible under <i>Criterion C: Architecture</i>
803046	Potentially eligible under <i>Criterion C: Architecture</i>
803050	Potentially eligible under <i>Criterion C: Architecture</i>
803055	Potentially eligible under <i>Criterion C: Architecture</i>
803067	Potentially eligible under <i>Criterion C: Architecture</i>
803069	Potentially eligible under <i>Criterion C: Architecture</i>
803078	Potentially eligible under <i>Criterion C: Architecture</i>

803087	Property vacant; Potentially eligible under <i>Criterion C: Architecture</i>
803088	Potentially eligible under <i>Criterion C: Architecture</i>
803089	Potentially eligible under <i>Criterion C: Architecture</i>
803091	Potentially eligible under <i>Criterion C: Architecture</i>
803094	Potentially eligible under <i>Criterion C: Architecture</i>
803100	Listed on National Register of Historic Places
803101	Potentially eligible under <i>Criterion C: Architecture</i>
803103	National Historic Landmark
803110	Potentially eligible under <i>Criterion C: Architecture</i>
803113	Potentially eligible under <i>Criterion C: Architecture</i>
802121	Potentially eligible under <i>Criterion C: Architecture</i>
803128	Potentially eligible under <i>Criterion C: Architecture</i>
803146	Potentially eligible under <i>Criterion C: Architecture</i>
803150	Potentially eligible under <i>Criterion C: Architecture</i>

Appendix-5 Property List/ Imposing Threats & Easement Opportunities

Threats:

No Color: Residential Development Pressures (Smith & Mount Pleasant Township)

Blue: Allegheny Power Trans Allegheny Interstate Line & Long Wall Mining

Green: Current & Future Long Wall Mining

802004 – John Dinsmore Farm
197 Agape Rd. Hickory
Mount Pleasant Township Washington County
802006 – 101 Walnut Rd. Hickory
Mount Pleasant Township Washington County
802007 – 30 Walnut Rd. Hickory
Mount Pleasant Township Washington County
802008 – 30 Red Fox Rd. Hickory
Mount Pleasant Township Washington County
802009 – 230 McConnell Rd. Hickory
Mount Pleasant Township Washington County
802013 – 30 Dairy Rd. Hickory
Mount Pleasant Township Washington County
802014 – 160 Dairy Rd. Hickory
Mount Pleasant Township Washington County
802018 – 325 Lynn Portal Rd. Hickory
Mount Pleasant Township Washington County
802062 – O.P. Cooke
1446 N. Rt. 18 Hickory
Smith Township Washington County

802063 – Hickory
<i>Smith Township Washington County</i>
802064 – W.O. Stevenson
<i>Rea Rd. Hickory</i>
<i>Smith Township Washington County</i>
802065 – 1306 N. 18 Hwy. Hickory
<i>Smith Township Washington County</i>
802074 – 323 Water Dam Rd. Hickory
<i>Mount Pleasant Township Washington County</i>
802078 – James Miller
<i>1655 S.R. 50 Hwy. Hickory</i>
<i>Mount Pleasant Township Washington County</i>
802079 – John M. Miller
<i>1656 SR 50 Hwy. Hickory</i>
<i>Mount Pleasant Township Washington County</i>
802084 – 2 Plum Rd. McDonald
<i>Mount Pleasant Township Washington County</i>
802087 – 1479 50 Hwy. McDonald
<i>Mount Pleasant Township Washington County</i>
802228 – Skyline Dr. Hickory
<i>Smith Township Washington County</i>
802244 – 1605 519 Hwy., Canonsburg
<i>North Strabane Township Washington County</i>
802247 – 7 Ross Rd., Canonsburg
<i>North Strabane Township Washington County</i>

802251 – 25 Brehm Rd., Washington
North Strabane Township Washington County
802283 – 1020 Park View Rd., Eighty Four
Nottingham Township Washington County
802301 – 1347 481 Hwy., Charleroi
Fallowfield Township Washington County
802310 – Pike Run Rd., Coal Center
West Pike Run Township Washington County
802343 – 34 Spring Rd., Coal Center
West Pike Run Township Washington County
802354 – George Deemas
37 Laurel Rd., Daisytown
West Pike Run Township Washington County
802361 – 110 McGirts Rd., Scenery Hill
West Pike Run Township Washington County
802362 – John Duvall
227 Richeyville Rd., Daisytown
West Pike Run Township Washington County
802365 – Cherry St., Beallsville
Beallsville Borough Washington County
802367 – 20 Ruscitto Ln., Scenery Hill
West Pike Run Township Washington County
802374 – 1051 Maiden St., Beallsville
Beallsville Borough Washington County
802375 – 1926 136 Hwy. Eighty Four

<i>Somerset Township Washington County</i>
802380 – 185 Hetherington Rd., Bentleyville
<i>Somerset Township Washington County</i>
802388 – 452 Lively Rd. Eighty Four
<i>Somerset Township Washington County</i>
802392 – 297 Carlton Rd., Eighty Four
<i>Somerset Township Washington County</i>
802396 – 622 519 Hwy., Eighty Four
<i>Somerset Township Washington County</i>
802399 - Rankin Property
409 Rankin Rd., Washington
<i>South Strabane Township Washington County</i>
802406 – 951 40 Hwy., Washington
<i>South Strabane Township Washington County</i>
802414 – 262 Caldwell Rd., Eighty Four
<i>Somerset Township Washington County</i>
802415 – 323 Caldwell Rd., Eighty Four
<i>Somerset Township Washington County</i>
802416 – 403 Caldwell Rd., Eighty Four
<i>Somerset Township Washington County</i>
802418 – 828 School Rd., Bentleyville
<i>Somerset Township Washington County</i>
802424 – 2176 E 40 Hwy., Scenery Hill
<i>North Bethlehem Township Washington County</i>
802425 - 2191 E 40 Hwy., Scenery Hill

<i>North Bethlehem Township Washington County</i>
802426 - 2193 E 40 Hwy., Scenery Hill
<i>North Bethlehem Township Washington County</i>
802431 – Henry Spurns
610 Daniels Run Rd. Scenery Hill
<i>North Bethlehem Township Washington County</i>
802456-484 Highland Ridge Rd., Marianna
<i>West Bethlehem Township Washington County</i>
802461 – 38 Marianna Lone Pine Rd. Marianna
<i>West Bethlehem Township Washington County</i>
802515-710 Ten Mile Creek Rd., Amity
<i>Amwell Township Washington County</i>
802655-12 Memorial Rd., West Alexander
<i>West Finley Township Washington County</i>
802661-254 Laidleys Run Rd., West Alexander
<i>West Finley Township Washington County</i>
802682-238 Walnut Valley Rd., West Alexander
<i>West Finley Township Washington County</i>
802691-601 Valley View Rd., Claysville
<i>East Finley Township Washington County</i>
802710-108 Oak Springs Rd., West Finley
<i>East Finley Township Washington County</i>
802715-1234 E Finley Dr., West Finley
<i>East Finley Township Washington County</i>
802724-4664 S Bridge Rd., Prosperity

<i>Morris Township Washington County</i>
802726-4632 S Bridge Rd., Prosperity
<i>Morris Township Washington County</i>
802734-228 Craft Creek Rd., Prosperity
<i>Morris Township Washington County</i>
802736-90 S Bridge Rd., Prosperity
<i>Morris Township Washington County</i>
802742-651 Mount Zion Rd., Prosperity
<i>Morris Township Washington County</i>
802763 – 459 Nebo Ridge Rd., West Finley
<i>Richhill Township Greene County</i>
802769- 115 Veterans Rd., Wind Ridge
<i>Richhill Township Greene County</i>
802770-200 Roy E Furman Hwy., Wind Ridge
<i>Richhill Township Greene County</i>
802772-330 Roy E Furman Hwy., Wind Ridge
<i>Richhill Township Greene County</i>
802844-856 Jollytown Rd., Pine Bank
<i>Gilmore Township Greene County</i>
802871-1680 Toms Run Rd., Holbrook
<i>Jackson Township Greene County</i>
802919-2092 Browns Creek Rd., Graysville
<i>Morris Township Greene County</i>
802931-3149 W Roy Furman Hwy., Rogersville
<i>Center Township Greene County</i>

802938-3033 W Roy Furman Hwy., Waynesburg
Center Township Greene County
802940-2950 W Roy Furman Hwy., Waynesburg
Center Township Greene County
802972-328 Hill School House Rd., Waynesburg
Franklin Township Greene County
802980-Sugar Run Rd., Waynesburg
Franklin Township Greene County
802984-Ingraham
434 Gordon Hill Rd., Waynesburg
Franklin Township Greene County
802991-Colver-Rogers Farmstead
805 Jefferson Rd., Waynesburg
Morgan Township Greene County
802996-Lippincott Rd., Waynesburg
Morgan Township Greene County
802999- J Rose
220 Woodies Rd., Waynesburg
Morgan Township Greene County
803001-348 Woodies Rd., Waynesburg
Morgan Township Greene County
803005-286 Hull Run Rd., Waynesburg
Morgan Township Greene County
803016-Rex Farm
1565 N Eighty Eight Rd., Rices Landing

<i>Jefferson Township Greene County</i>
803017-Price
352 Shortcut Rd., Jefferson
<i>Jefferson Township Greene County</i>
803025-127 Valley View Rd., Jefferson
<i>Jefferson Township Greene County</i>
803028-1359 Roy Furman Hwy., Jefferson
<i>Jefferson Township Greene County</i>
803033-276 Haines Rd., Carmichaels
<i>Cumberland Township Greene County</i>
803035-Jackson Rd., Carmichaels
<i>Cumberland Township Greene County</i>
803038-285 Kovalcheck Rd., Carmichaels
<i>Cumberland Township Greene County</i>
803044-1889 E Roy Furman Hwy., Carmichaels
<i>Cumberland Township Greene County</i>
803046-Heaton Luse Farm
379 Harts Rd., Carmichaels
<i>Cumberland Township Greene County</i>
803050-1237 Muddy Creek Rd., Carmichaels
<i>Cumberland Township Greene County</i>
803078-1296 Garards Fort Rd., Waynesburg
<i>Greene Township Greene County</i>
803087-John Corbley Farm
<i>Carmichaels Rd., Carmichaels</i>

<i>Greene Township Greene County</i>
803088-Ceylon Rd., Carmichaels
<i>Greene Township Greene County</i>
803089-1185 Ceylon Rd., Carmichaels
<i>Greene Township Greene County</i>
803091-16 Kirby Rd., Waynesburg
<i>Whiteley Township Greene County</i>
803094-495 Dairy Farm Rd., Waynesburg
<i>Whiteley Township Greene County</i>
803100-Mary Hoge Rd., Waynesburg
<i>Whiteley Township Greene County</i>
803101-333 Mary Hoge Rd., Waynesburg
<i>Whiteley Township Greene County</i>
803103-Hamilton-Ely Farmstead
1051 Sugar Run Rd., Waynesburg
<i>Whiteley Township Greene County</i>
803110-469 Woodside Rd., Waynesburg
<i>Whiteley Township Greene County</i>
803128-758 Mount Morris Rd., Mount Morris
<i>Perry Township Greene County</i>
803146-427 Hackelbender Rd., Mount Morris
<i>Perry Township Greene County</i>
803150-122 White Barn Rd., Waynesburg
<i>Franklin Township Greene County</i>

Appendix-6 Available Farmstead Real Estate

The following list contains names of individuals to contact for more information about farms that are for sale. Properties are listed according to their survey number. Listings include survey number, real estate agency, agent’s name, and agents phone number.

802311 – Northwood Realty Services, Jamie Adams, 724-785-5520 x112
802365 – Prudential Preferred Realty, Kathy Podobnik, 724-941-3000
802386 – Keller Williams, Bruce Bandel, 724-941-9400
802388 – Keller Williams, Linda Raub Esposito, 724-941-9400, or call property owner at 228-1056
802399 – Century 21, Lisa Browell, 724-941-8680 x218, 412-491-2938, 1-888-368-2121 x1178
802411 – Keller Williams, Karen Marshall, 724-969-4900
802444 – Prudential Preferred Realty, 724-941-3000
802465 – Century 21, Lisa Allen, 724-223-9423, 724-228-2510
802495 – Keller Williams, Doug & Rebecca Burig, 412-854-7653
802575 – Keller Williams, Doug & Rebecca Burig, 724-941-8811
802586 – Keller Williams, Shirley Cassedy, 724-222-5500 or 724-948-3579
802595 – Keller Williams, Shirley Cassedy, 724-222-5500 or 724-948-3579
802602 – Howard Hanna, 724-941-8800
802629 – Keller Williams, 724-941-9400