

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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OK

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in the *National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Evans, Ann Cunningham, House

other names/site number N/A

2. Location

street & number 6132 Twenty-eighth Division Highway N/A not for publication

city or town Caernarvon Township N/A vicinity

state Pennsylvania code PA county Lancaster code 071 zip code 17555

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally See continuation sheet for additional comments.)

Brent D. Blum March 13, 2002
Signature of certifying official/Title Date
PA Historical & Museum Commission
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Olson H. Beall
Signature of the Keeper

5/9/02
Date of Action

Evans, Ann Cunningham, House
Name of Property

Lancaster County, PA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC: Federal

Materials
(Enter categories from instructions)

foundation STONE
walls STONE
WOOD
roof Shingle
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Continuation Sheet**Evans, Ann Cunningham, House
Lancaster County, PASection number 7 Page 1**Narrative Physical Description**

The c. 1814 Ann Cunningham Evans House is located in Caernarvon Township in eastern Lancaster County, Pennsylvania. The two-and-a-half story stone house is three bays wide and has a gable wood shingle roof. The building reflects its original Federal architectural features and retains integrity. It has numerous Federal style decorative features including a punch gouge wood cornice and a 1950-1951 wooden door surround. The stone dwelling has a c. 1814 rear ell; a c. 1930 sun porch attached to its west elevation and a 1950-1951 garage/kitchen addition to its east elevation. The house is located in the small crossroads village of Beartown, surrounded by many farms on the gently rolling landscape. The one acre and thirteen perch lot is square in shape with the Twenty-eighth Division Highway (State Route 322) serving as the southern boundary. The house sits just below the grade of the highway approximately twenty-five feet from the road surface. A horizontal board fence encloses the entire property. The boundary of the nominated property encompasses the original historic property lines from Ann Cunningham Evans' purchase of land for construction of her dwelling house.

The Ann Cunningham Evans House is located in Beartown, Caernarvon Township, Lancaster County. The nominated parcel is located at 6132 Twenty-eighth Division Highway. The Twenty-eighth Division Highway (or State Route 322) runs northwest to southeast through the northeast section of Lancaster County. This two-lane highway connects Lebanon, Ephrata, and West Chester. The property includes only one acre and thirteen perches on the north side of the highway to the west of South Pool Forge Road. Beartown, whose buildings are densely sited, is the small crossroad village. The village includes one-and-a-half and two-and-a-half story frame houses. Beartown sits at the foot of the Welsh Mountains, a small mountain chain to the south and east of the village. To the east, west and south sides of the property are neighboring one and two-story, frame residences. To the north of the property are agricultural fields owned by neighboring farms.

The slightly banked two-and-a half story Ann Cunningham Evans House is constructed of ironstone. The stone is laid in a coursed fashion with randomly sized sandstone quoins. The mortar has thick protruding joint profiles and is buff in color. The east elevation is covered by white-painted stucco. A brick interior end chimney is located at the west end of the cedar shake roof. The house is constructed on a bank so that the basement is accessed from the ground level on the rear. The house was constructed as a three bay, two room deep, side hall plan house. The south (primary) elevation door surround, added in 1950-1951, includes a carved sunburst centered within broken bed pediment with dentils supported by Doric half-round columns. A four light operable transom tops the six-paneled door. The twenty-eight feet wide by thirty feet deep residence has symmetrical fenestration. Its windows are six-over-six single-hung sash with many lights still holding the original glass panes. The window frames are constructed with deep molded wood and solid wooden block sills. The windows are clad with tri-paneled shutters on the first floor and louvered shutters on the second. All the shutters are equipped with wrought iron shutter stays that attach to the sill and hook into an eye on the shutters. There are two four-over-two windows in

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the west gable end. The south elevation has a decorative gouge carved cornice that features deep eaves and cornice returns. The north (rear) elevation does not have the highly decorative cornice but does retain the deep eaves. These deep eaves are also present along the gable rake on both the east and west elevations.

There is a two-story rear ell extending off the north elevation. This portion of the house appears to date from c. 1814, when the main block of the house was constructed, as evidenced by its stylistic features, materials, size, and craftsmanship. The rear ell was constructed to house a kitchen with a walk-in fireplace on the first floor, a third bedroom on the second floor and a second walk-in fireplace in the basement. The ell is constructed of stone, covered by stucco with wood clapboards covering the gable end. The ell is seventeen feet wide and seventeen feet deep, also has a gable roof covered by wood shingles. The roof has the same characteristic deep eaves along its side elevations but are not present on the north gable end. The ell is attached to the main block of the house on the eastern two-thirds of its north elevation. It has a brick interior end chimney constructed off center from its north gable end. The windows on this rear ell are slightly smaller six-over-six windows with similar frames as the main block of the house. The frames are constructed with deep molded wood and solid wood sills. There are two windows on the east elevation and three windows on the west elevation with the six-over-six configuration. The first floor window on the west elevation is the only window to retain its tri-paneled shutters and shutter hardware. A two-over-two window is located off center in the north gable. Also present on the north elevation is the basement entrance. Because the house and rear ell were constructed on a slight bank, the basement is at ground level on this north elevation. The door opening features a substantial wood block lintel. The door is recessed within the opening.

On the west elevation of the house is a one-story frame sunroom with wide clapboards constructed c. 1930. This addition is fifteen feet wide and thirteen feet deep. The space encompasses only one room. Wood shingles also cover the gable roof. The sunroom also has deep molded eaves and gable returns. The fenestration of the sunroom is three six-over-six windows grouped on all elevations. Entrance into the sunroom was created through an existing west elevation window enlarged into a doorway.

A second addition was constructed in 1950-1951 to the east elevation of the main block of the house and the rear ell. The one-and-a-half story addition is also of ironstone construction laid in a coursed fashion with randomly sized sandstone quoins. The mortar has thick protruding joint profiles and is buff in color to match that of the rest of the building. Its south wall is stepped back five feet from the original building's south wall. The roof is gabled with a dormer, both of which are covered by wood shingles. The cornice, soffit and gable rake boards are wide and unadorned. The fenestration on the addition's south elevation includes a large multi-pane fixed sash window and two six-over-six windows with paneled shutters. A pent roof with wood shingles covers the former garage door entrance on the east elevation. The original garage door opening, which held a wooden roll-up door, was enclosed with a door and several window units in 1972. Above the pent roof are two six-over-six single-hung wood windows

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evenly spaced within the gable. Reproduction shutter hardware was used on these windows to match that used on the other windows of the house including the unique wrought iron shutter hooks or stays. The shutters have been removed from the east elevation of the dwelling. A false interior end chimney rises from the center of the gable peak. Constructed onto the north elevation of the addition is a one-story frame kitchen also constructed in 1950-1951. This kitchen addition has wide wooden clapboards and a shed roof with asphalt shingles. A skylight punctuates the roof of the kitchen. Other fenestration includes a nine-light fixed sash window and an atrium greenhouse window. A screened-in porch is located east of the kitchen within this addition. It is constructed of wooden upright framing members with mesh screens. A screen door on the east elevation opens out onto a small wooden deck and flagstone patio.

The house is surrounded by mature trees and landscaping. Some of the trees date from the nineteenth century and are pictured in a c. 1907 historic photograph of the property. Oak, fir, and maple trees surround the house as well as other small shrubs such as rhododendrons and azaleas. Walkways, retaining walls and plantings surround the rear flagstone patio. There is also a horizontal rail fence that extends north from the northwest corner of the patio and encloses the majority of the property. The fence also continues west around to the front of the house. There is a picket gate directly across from the south elevation's main entrance. None of these features have been included in the resource count.

The original interior floor plan included two parlors and a side hall on the first floor and two bedroom chambers on the second with a rear ell containing a kitchen and a third bedroom. In the main front section of the house, all rooms and both halls have wooden random-width floorboards and plaster walls. The 8'8" tall ceilings are also plastered. On the first floor, the side hall extends the length of this front section and the two parlors opened off the hallway from the west. A molded wood chair rail wraps around the perimeter of the room, as does the baseboard and base molding. Paneled reveals are present on the front door way, the passageway into the rear ell, and the passageway into the east elevation addition. The molded woodwork surrounding these openings and those into the side parlors include fluted architrave and decorative corner block paterae. The open string staircase in the entry hall is original to the house and has unusual turnings on the newel post. There are two balusters to every riser. The balusters are tapered with one inch square blocks at their bottoms and at the height of the next riser. The staircase rises along the east wall, reaches a landing at the north wall between the first and second floor before continuing up the west wall to the second floor. Carved brackets support the risers and the handrail has graceful rampings and easings.

The two parlors, located to the west of the side hall were combined into one large room in 1950. Both of the original side hall doors into the room were retained. These doors are six panel with their German lock boxes intact. The woodwork in the parlor is very similar to that of the side hall. A molded wood chair rail wraps around the perimeter of the room, as does the baseboard and base molding. Paneled reveals are present on each window. The molded woodwork surrounding these openings and those into the side parlors include fluted architrave and decorative corner block paterae. The focal point of the room

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is the fireplace mantel, located the west wall. The mantel features fluted pilasters, bands of reeded decoration, and a punch and gouge cornice. The fireplace hearth is brick and the plastered firebox is painted black.

The rear ell is accessed from the stair hall's passageway opening beneath the turn of the staircase. The ell contained a large kitchen with a walk-in fireplace on the first floor and a bedroom on the second floor. The walk-in fireplace is located in the northwest corner of the kitchen. Its hearth is brick and the plastered firebox is whitewashed. There is a heavy wood sill beam across the top of the fireplace. There are two wrought iron hooks on the beam to hold tools and a mantle shelf on top of the sill. The first floor kitchen now serves as a dining room. Both the walls and ceiling are plastered in the ell as in the main portion of the house; however, the woodwork is of a simpler nature in the ell. There is a molded chair rail present along the perimeter of the room as is a baseboard. The shoe molding on the baseboard is much heavier in this portion of the house. The dramatic difference is with the window and door molding. The window reveal is quite deep being that it is a stone wall; however, the reveals are not paneled wood but are plastered. The elaborate fluted architrave and corner block paterae are also not present. There is no additional wood trim on the windows other than their wooden stools.

When the garage/ kitchen addition was built in 1950-1951, great care was taken to sympathetically blend the new addition with the historic features of the home. This east elevation side wing included a second bathroom, closet space, and a one-car garage on the first floor and an additional bedroom on the second floor. The east window in the side hall was removed to provide access into the hallway and bathrooms. The paneled reveal and fluted architrave were extended to the floor. The delicate fluted architrave, decorative corner block paterae, and paneled reveals used in the original part of house were also duplicated in the hallway and bathroom. Random-width hardwood floors were installed in the addition also. A frame kitchen addition was constructed to the east of the rear ell behind the hallway and bathrooms at the same time. The kitchen has dark cabinets and linoleum floor covering.

Two bedrooms, a study, and a bathroom are located on the second floor of the main block of the house and the rear ell. The floor plan is identical to that of the first floor, save the removal of the dividing wall between the two chambers on the first floor and the addition of the bathroom on the second floor. The bathroom was installed at the south end of the stair hall at some unknown time. The study, located within the rear ell, was originally used as a bedroom. The original molded woodwork, including baseboard, window trim, and door trim remains intact in the rear ell as well as throughout the second floor. Above the 1950-1951 garage/ kitchen addition is a large bedroom. The room opens off of the side hall through a door opposite one of the existing bedrooms. The staircase to the attic is located in the stair hall and was constructed above the staircase from the first to second floors. The staircase is enclosed with beaded board. The attic extends above both the main house and the rear ell. The space is unfinished and the roof framing is exposed. The attic floor, however, is plastered.

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The basement is present under the main section of the house and the rear ell. The basement has a concrete floor, exposed stone walls, and hewn log ceiling beams and support posts. The beams in the rear ell show evidence of significant smoke discoloration and charring and several wrought iron hooks hang from the beams. Along the ell's the north wall is a large stone arched walk-in fireplace.

At some unknown date three other changes were made to the house, however, they were mostly likely part of the 1950-1951 renovation. The dividing wall between the two first floor chambers was removed to create a larger living room. A wooden arch was then constructed in the attic. This rod extends through the attic floor and was tied into the dividing wall between the two bedrooms. The rod and its associated attic arch support the weight of the second floor wall once the lower wall was removed. A second change that occurred to the house was the removal of a second staircase in the ell. That staircase was located on the north wall next to the fireplace. The staircase was eventually removed creating an alcove along the north wall that a large piece of furniture comfortably fills. On the second floor, several built-in closets were constructed along the north end of the rear ell bedroom in place of the stairs. Given that the character and use of the kitchen was changed during the 1950-1951 rehabilitation, the removal of the rear ell staircase most likely dates from that time period as well.

Probably the most noticeable alteration to the exterior of the house, other than its additions, is the new door surround of the south elevation door. Historic photographs taken c. 1907 show a simple utilitarian shed-roofed porch along the south elevation. It extended across the width of the three-bay house and four square wooden posts supported its wood shingled roof. The door and its surround are also fairly simple in nature with corner block paterae and trim. At some unknown date, probably in 1950, the porch was removed and the more elaborate surround was constructed. The surround was designed in the Federal style using common features: dentilled broken bed pediment, delicate Doric half-round columns and the molded wood sunburst to mimic the common fanlight. There is no evidence on the stonework of the porch's existence.

The c. 1814 Ann Cunningham Evans House retains its architectural integrity. Most of its original architectural features both interior and exterior, remain intact. The additions to the house were well designed and constructed using appropriate materials, size and scale. The additions do not diminish the house's historic character or appearance; rather they complement its Federal stylistic features. The house's original form, design, and character remain apparent with the context of the additions. The condition of both the house and property is good as they are well maintained.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c. 1814

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Historic York, Inc.

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Lancaster County, PASection number 8 Page 1**Narrative Statement of Significance**

The Ann Cunningham Evans House is a locally significant example of Federal styled architecture in Caernarvon Township. The house is eligible for the National Register of Historic Places under Criterion C in the area of Architecture for its Federal style architectural elements. The building's period significance is c. 1814 when the house and its rear ell were constructed for Ann Cunningham Evans, widow of James Evans (1762-1802). The two side wings were constructed in the early to mid twentieth century, after the period of significance.

In 1729, Lancaster County was officially erected and Caernarvon Township was formed as an original township of the county. Beartown, in the southwestern corner of Caernarvon Township, grew during the late 1700s and early 1800s along the Downingtown and Harrisburg Turnpike. Beartown was so named for the bear sign hanging on the hotel/tavern located east of the nominated property along the turnpike. The first settlers of both Caernarvon Township and the Beartown area were immigrants from Wales who so named the township after Caernarvonshire, a county in northwest Wales. The Welsh were the predominate settlers in the area in the eighteenth century. These settlers were moving into the area from an earlier Welsh tract settlement in the Radnor and Merion area of Chester County, given by William Penn to the Welsh Quakers. The majority of those settlers moving to Lancaster County were Welsh Episcopalians. The early nineteenth century brought a greater influx of Swiss-German people homesteading in Caernarvon Township who eventually outnumbered the earlier Welsh settlers (*Two Centuries of Caernarvon History*, 46).

Nathan Evans (1683-1763), one of these early Welsh settlers, came to Caernarvon Township in the late 1740s. He constructed a stone farmhouse c. 1750 near what is now known as Bridgeville Road, just north of Beartown. His grandson, James Evans (1762-1802) purchased a small farm containing eighteen acres north of the Downingtown and Harrisburg Turnpike. There is no evidence that the James Evans constructed a dwelling house on his property but rather continued living with his parents who inherited his grandfather's house. James Evans died intestate in 1802 and ownership of his farm passed to his three children: Hiram, Rebecca, and Davies. His widow, Ann Cunningham Evans was left to raise their children and to continue running the farm. When the burden of operating the farm became too great for the widow, she purchased a small tract of land in front of the farm measuring one-acre and one hundred thirty-nine perches for \$300.00 in 1814. The land was purchased from her neighbor, Cyrus Jacobs who owned extensive lands in area including 1,750 acres extending south to Welsh Mountain. The widow constructed the two-and-a-half story stone house for herself and her children and leased the farm to a neighbor and successful farmer, Frederick Styer to operate. The Evans' retained ownership of the eighteen acre farm. Davies Evans died on February 19, 1836; intestate and unmarried so his one third share of the farm passed to his mother, Ann Cunningham Evans. She died intestate on May 4, 1838 leaving the two-and-a-half story stone house and her share of the family farm to her two surviving children, Hiram Evans and Rebecca Evans Bruner. The combined acreage of the farm and the house lot was nineteen acres and 151 perches.

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Hiriam, his wife Ann Davis Evans, and their nine children: Isaac, James, Davis, Richard, Andrew, George, Lydia, Rebecca and Hiriam, farmed the homestead after the death of Ann Cunningham Evans. The 1850 Agricultural Census for Caernarvon Township listed Hiriam Evans with 20 acres of improved land producing wheat, indian corn, oats, potatoes, hay with a small orchard. Hiriam and his family lived in the house until 1880 then his sister, Rebecca occupied the house until her death. At the deaths of both children, Hiriam in 1879, Rebecca in 1882, the farm was auctioned off. On October 12, 1882, F. W. Sensenich purchased the almost twenty-acre farm for \$232.42 an acre. The parcel contained the two-story stone dwelling.

Franklin W. Sensenich was a veterinarian and surgeon. He and his wife, Louisa lived in the house from 1883-1893. In 1893, F. W. and Louisa sold the property for \$5,000.00 to their daughter-in-law Sussanna. She and their son, Levi W. Sensenich lived in the house from 1893 to 1930. Both Sensenich families continued farming the land. Levi W. and Sussanna Sensenich sold the twenty-acre property in September of 1930 to Joseph and Emilie Wilson, who most likely constructed the west elevation sunroom. During this time period, American society began to embrace the notion that sleeping in the fresh air was good for mental health and well being (Kuhn, 239). Sun parlors and sleeping porches were constructed as additions to historic dwellings to meet the changing mores of society. The Ann Cunningham Evans House was of no exception. A one-story addition was constructed off the west elevation of the front parlor. Access into the main building was through the existing window, which was enlarged into a door opening.

In December 1938, the twenty-acre farm was again divided into its two historically separate parcels. The Wilsons sold the two and one-half story stone house to Beatrice Andrews Phillips, recreating the one acre and fourteen perch parcel. The remaining farmland was sold to another family. John and Lucille Groendendaal purchased the house in 1947 for one dollar. They passed the property onto Mabel S. Alexander in 1950 for \$16,500. Alexander hired Lancaster architects William E. Huber and Frederick W. Krug to design an addition onto the small house as well as to make a few alterations within the house and its rear ell. The addition was constructed off the east elevation of the house. It was designed as if to appear as a dependency to the house and included modern conveniences such as a second full bathroom, closet, a full kitchen and a one-car garage. As part of the renovation of the existing house, the former kitchen in the ell was converted into a dining area and a staircase on the north wall was removed. The dividing wall between the two parlors in the main section of the house was also removed to create one large living room. Other Federal style elements were added to the building. The wood trim in the hall leading to the parlor room was custom milled to match that in the remaining areas of the house. The corner block paterae and fluted architrave were continued in the public spaces of the house. The decorative Federal style door surround was also designed to complement the architectural style of the house.

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In 1966, Mabel Alexander sold the house to Ben and Loris Catching for \$22,000. In January of 1969, Benjamin and Josephine McCarthy purchased the two and one-half story house. Benjamin McCarthy retains ownership today.

The c. 1814 Ann Cunningham Evans House is a noteworthy example of Federal style architecture in Caernarvon Township, Lancaster County. By the end of the eighteenth century, new farmhouses in Lancaster County tended to be two stories in height, generally three to five bays wide, two bays deep and relatively conservative in decoration or architectural style. They had side-gabled roofs with interior end chimneys and many were be banked. These stone, log, brick or frame houses were characterized by their symmetrical fenestration. Many of these houses retained the basic Georgian house plan. The formal Georgian style was imported to the area in the mid-18th century from England. Formal examples of the style were five bays wide and had a central front door leading into a hallway that bisected the house into equal parts. Two rooms opened off each side of the hall, which contained a staircase to the second floor where the layout was identical. Smaller versions of this floor plan are three bays wide with two rooms opening off a side hall. Again, the staircase to the second floor was located in the hallway. To this house form, Federal style elements were added, sometimes sophisticated but were most often simplified.

The Federal style of architecture, popular during the period of 1780-1840, is considered the first American style. Although very similar to its predecessor, the Georgian style, Federal stylistic elements are typically lighter and more delicate in comparison with Georgian features (McAlester, 153). Federal styled houses typically have very few exterior elaborations other than an accentuated front door and accompanying fanlight. Other elements include flat or keystone lintels above and prominent sills below the windows and the extensive use of quoins and dentils. The windows during the Federal style are often slightly larger in size than those within the Georgian period as glass became more available in the United States. Also muntins were narrower than those in preceding styles were, although the muntins were deep to structurally support the window.

From the exterior, the Ann Cunningham Evans House displays the simple decorative elements of the Federal architectural style. Its three-bay width immediately identifies it as one of numerous similar residences in the region. Its stone work is coursed rubble construction with prominent stone quoins. The windows rest on noticeable wood block sills and the primary elevation lacks true stylistic features other than its symmetry and its the punch and gouge carved wooden cornice. The design of the cornice is comparable to typical decorative Federal cornices in the area.

Interior characteristics of the Federal architectural style include more graceful decorative ornamentation, usually carved in wood or cast in plaster. These elements often included paterae and chains of husks applied to mantels, walls, ceilings and elsewhere. Most of the decoration within the houses was adapted by craftsmen from early builder's guides and pattern books. (Whiffen, 123) The interior staircase also dramatically differentiates the Federal architectural style from earlier colonial or

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Georgian period architectural styles. The typical stairs from the Colonial period rise in straight flights with landings at the turn. The balusters and handrails are often large as they support the weight of the stair. Interior stairs from the Federal period are much lighter in appearance than their earlier predecessors. Although the Ann Cunningham Evans House's staircase does not achieve the lightness of a freestanding curved Federal stair, it has attenuated balusters very common with Federal stair designs and curvature within the handrail's ramping and easing. The staircase also has unusual turnings of the newel post and balusters as well as carved brackets supporting each stair tread. The remainder of the interior wood trim is of the highest quality of the day. These fine details include paneled door and window reveals, reeded trim and plinth blocks, a gouge carved mantel with reeded pilasters and reeded frieze. Local tradition, although undocumented, attributes much of the interior woodwork to Patrick Murphy, a carpenter residing in Churchtown.

Although it was common for rear ells to be constructed as additions to existing houses, this does not appear to be the case for the Ann Cunningham Evans House. There is no physical evidence shown neither on its stonework, floor or ceiling joists, nor in its windows to hint at a later date of construction. Neither is there evidence within the township's tax records to characterize an increase in taxation for improvement to the house. The lack of substantial decorative detailing in the rear ell of the house can be attributed to the functionality of those rooms rather than their public use. The rear first floor's historic use was as the main cooking facility of the residence. Because the space was used solely for cooking by the immediate family, the decorative elements seen in the parlors and stair hall are not present in the rear room. Its stone construction necessitated similarly deep window reveals present in the front portion of the house as well; however, the ell's reveals are plastered instead of finished with wood panels. Also absent are the decorative architraves and corner block paterae. The rear ell does have a similarly molded chair rail and baseboard, although the baseboard has a slightly heavier base shoe.

The subsequent additions to the Ann Cunningham Evans House are sympathetic to the original character of the house. The additions use similar materials that match those of the original construction and their size do not detract from the overall scale. The larger 1950 addition off the east elevation was also constructed of stone that matches the type, size and coloring of the stone on the original portion of the house. Also the new addition used common window sizes of the twentieth century as to not convey that the east wing dates from the early nineteenth century rather than the mid-twentieth century. The east elevation addition also originally accommodated a single car garage. The garage was turned so that it opened from the east side of the addition rather than disrupting the principal, south elevation. Also the west elevation sunroom, constructed in c. 1930 although constructed of frame was a small-scale addition. Its foundation, however, is also constructed of similar stone. The sunroom was stepped back from the south wall of the primary building. Because both additions are stepped back, they appear as side dependencies, common in more high-style examples of the style.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 5Evans, Ann Cunningham, House
Lancaster County, PA

With its delicate Federal features, the Ann Cunningham Evans House is somewhat unusual in the Caernarvon Township. Eastern Lancaster County is sparsely populated due to its predominantly agricultural tradition. Small crossroad villages are surrounded by acre after acre of cultivated fields and natural open lands. Those farmsteads and their historic residences situated in the midst of the farms rarely have noteworthy architectural stylistic features. Many of these decorative elements are seen in these smaller crossroad towns. There are only a few residences of similar age in the area that are comparable the Ann Cunningham Evans House. Most are larger five bay houses with less decorative detailing. One such house is the Ann Shay Evans House in Churchtown. The stone dwelling, constructed in 1808, is located along State Route 23 just east of Water Street. The stone residence was constructed for Ann Shay Evans, widow of William Evans who was a cousin of James Evans. The five bay facade with a central door has six over six sash with stone lintels and keystones. The home lacks the unique decorative cornice of the Ann Cunningham Evans House. The interior woodwork of the Ann Shay Evans House is also attributed to Patrick Murphy.

Many of the high style Federal residences built in Caernarvon Township were constructed for Cyrus Jacobs. Jacobs was a wealthy landowner and farmer, owning acres of land in the township during the late eighteenth and early nineteenth century. He also operated Pool Forge, an iron forge located northeast of the nominated property. Most of his residences were five-bay stuccoed stone houses combining Federal and Classic Revival styles. The most intact is the Wheatland Mansion (c. 1815-1830) located on the north side of State Route 23, east of Pool Forge Road. Unfortunately, his other residences do not retain their integrity. His Ashland residence also constructed c. 1815-1830 was a two and a half story frame Federal house that is now covered with vinyl siding. The residence is located along the west side of Hammertown Road, north of Churchtown Road. His Federal Hall residence, constructed c. 1810 is a two and a half story stone Federal residence, located on the west side of Hammertown Road, north of Churchtown Road. The residence was covered with formstone in mid-twentieth century. His c. 1804 White Hall residence located on the east side of Hammertown Road, north of Churchtown Road has retained many of its exterior Federal features, however, its high-style elaborate interior woodwork was removed sometime ago. The smaller three bay Federal style residences of Caernarvon Township have not fared much better than those associated with Cyrus Jacobs. Many of these homes, constructed in the early nineteenth century, have numerous unsympathetic late nineteenth century and twentieth century additions.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Evans, Ann Cunningham, House
Lancaster County, PA

Bibliography

Published Sources:

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On file at the Lancaster County Historical Society 230 North President Avenue Lancaster,
Pennsylvania 17603.

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On file at the Lancaster County Historical Society 230 North President Avenue Lancaster,
Pennsylvania 17603.

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June 1986. pp. 238-241.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2

Evans, Ann Cunningham, House
Lancaster County, PA

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Mast, C.Z. and R.E. Simpson. Annals of the Conestoga Valley. n.p. 1942.

Verbal Boundary Description

Lancaster County tax parcel # 10R3/1/7/05-0

Boundary Justification

The boundaries consist of the present tax parcel. The boundaries of the tax parcel correspond with the boundaries of parcel of land Ann Cunningham Evans purchased from Cyrus Jacobs in 1814.

Evans, Ann Cunningham, House
Name of Property

Lancaster County, PA
County and State

10. Geographical Data

Acreage of Property 1.1 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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

3 | | | | | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Karen Arnold, Program Director

organization Historic York, Inc. date January, 2002

street & number P.O. Box 2312 telephone 717.843.0320

city or town York state PA zip code 17405

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Additional Documentation

Section number _____ Page 1

Evans, Ann Cunningham, House
Lancaster County, PA

Photographs

The following information is common to all eleven photographs

1. Evans, Ann Cunningham, House
2. Lancaster County, Pennsylvania
3. Karen Arnold, Program Director
4. June, 2000
5. Historic York, Inc. P.O. Box 2312 York, PA 17405

6. South Elevation Door and Surround -- facing north
7. Photo 1

6. West and South Elevations -- facing northeast
7. Photo 2

6. East and South Elevations -- facing northwest
7. Photo 3

6. East Elevation -- facing southwest
7. Photo 4

6. North Elevation -- facing south
7. Photo 5

6. West Elevation -- facing east
7. Photo 6

6. First floor interior, Mantel -- West
7. Photo 7

6. First floor interior, Entry Hall -- South
7. Photo 8

6. First floor interior, Stair detail -- East
7. Photo 9

6. First floor interior, Stair detail -- Southeast
7. Photo 10

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Additional Documentation

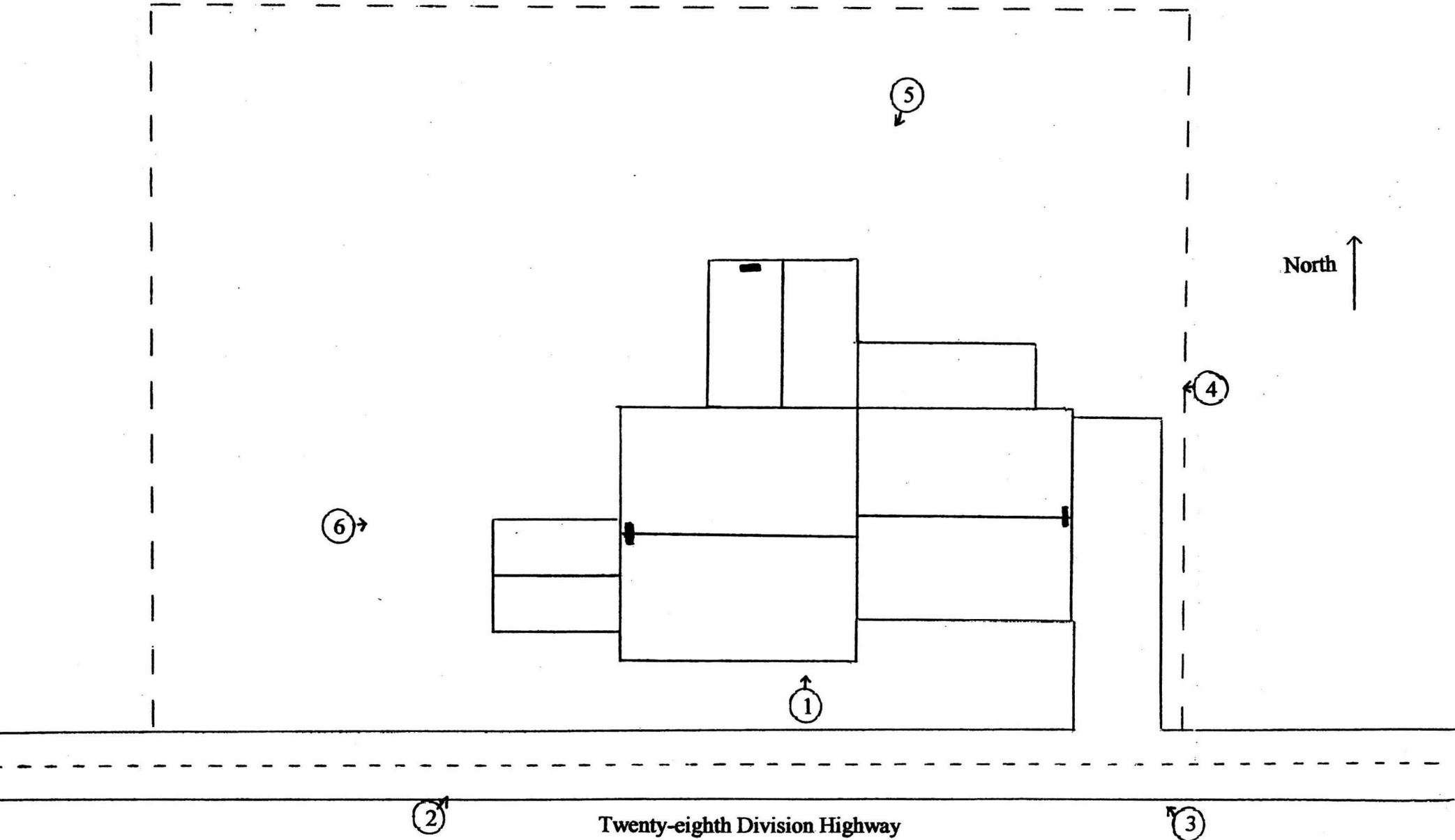
Section number _____ Page 2

**Evans, Ann Cunningham, House
Lancaster County, PA**

- 6. First floor interior, Rear Ell -- Northwest
- 7. Photo 11

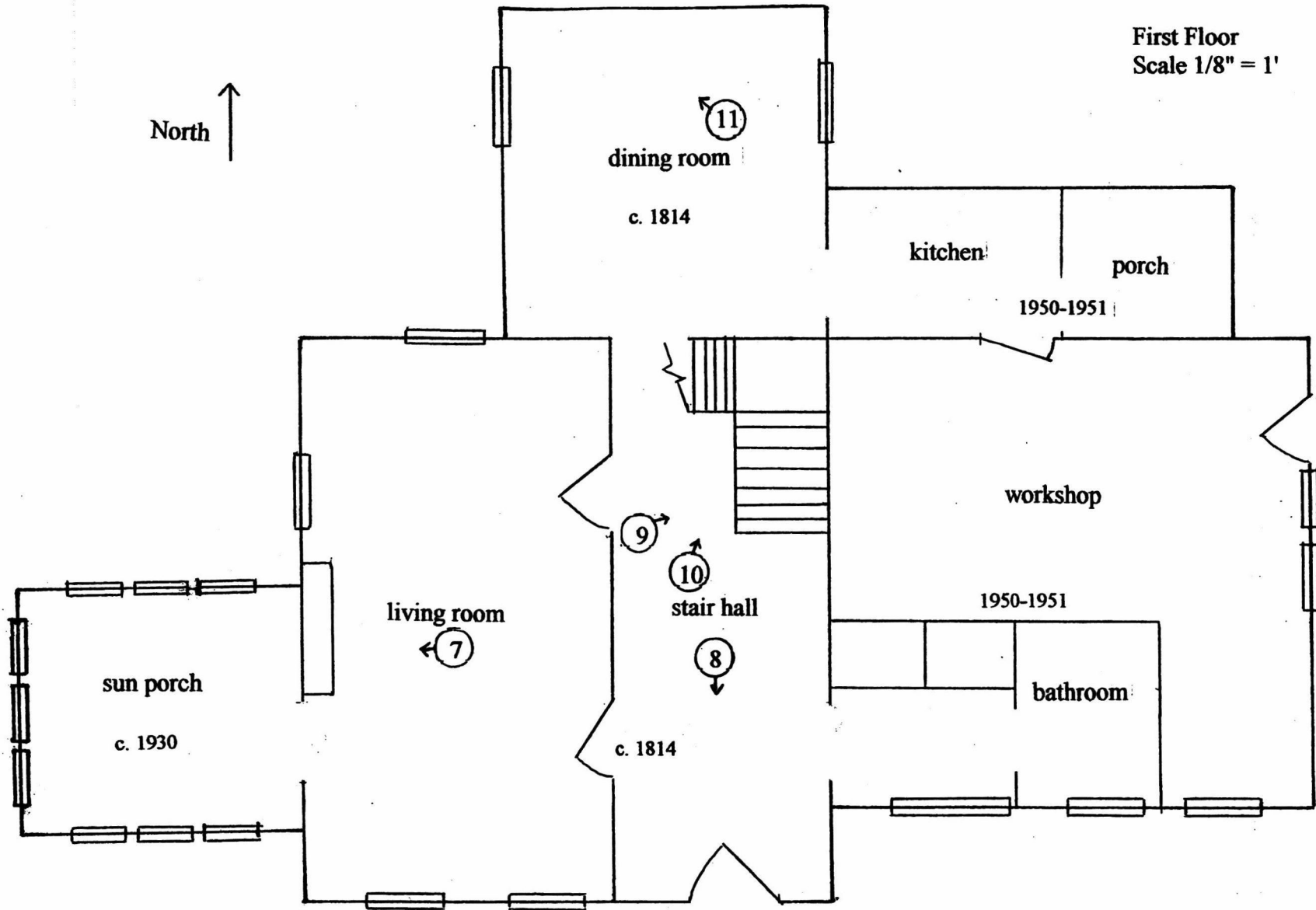
Evans, Ann Cunningham House
Caernarvon Township
Lancaster County, PA

Site Plan
Not to Scale



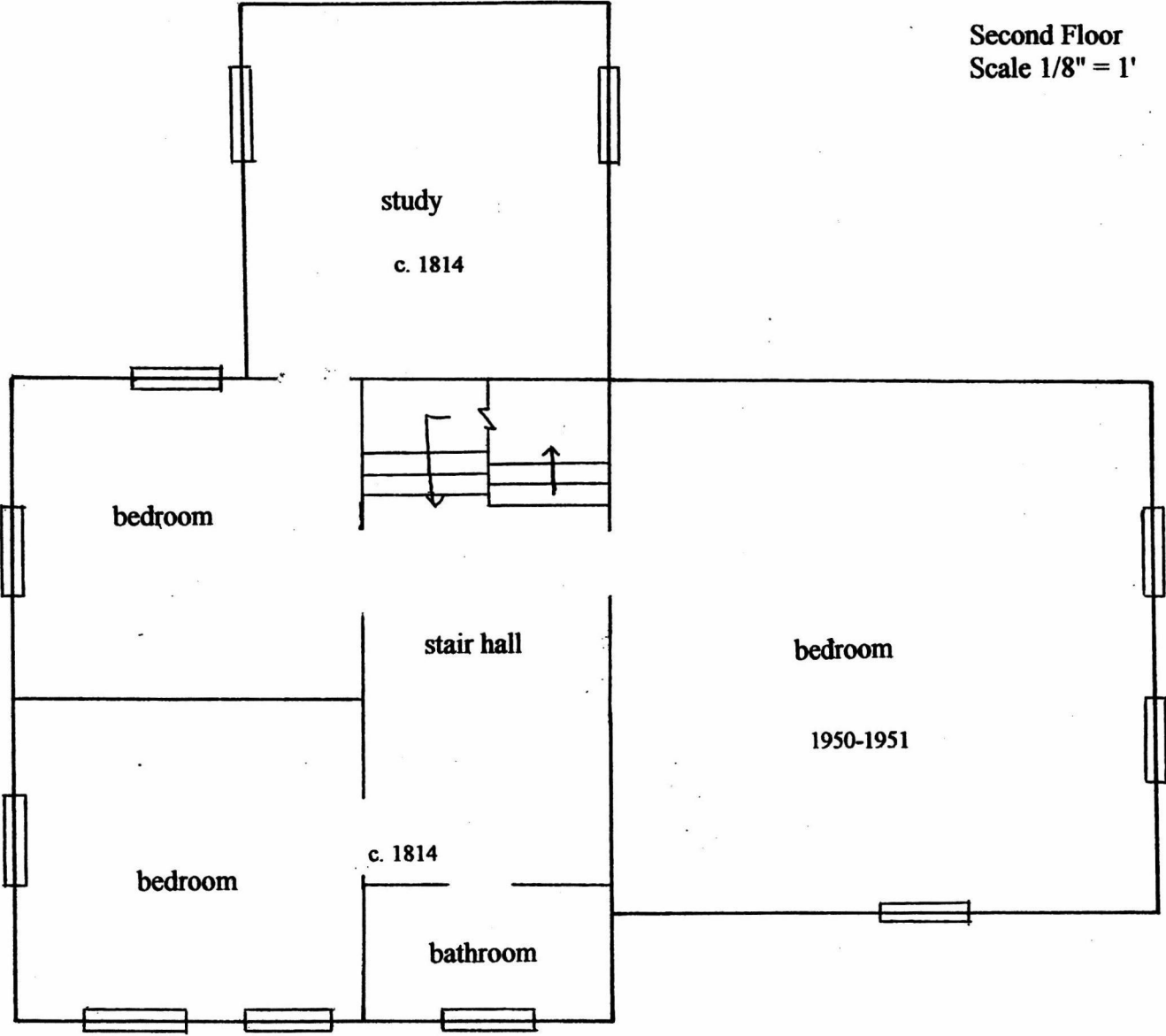
Evans, Ann Cunningham House
Caernarvon Township
Lancaster County, PA

First Floor
Scale 1/8" = 1'



Evans, Ann Cunningham House
Caernarvon Township
Lancaster County, PA

Second Floor
Scale 1/8" = 1'



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Evans, Ann Cunningham, House

MULTIPLE NAME:

STATE & COUNTY: PENNSYLVANIA, Lancaster

DATE RECEIVED: 3/25/02 DATE OF PENDING LIST: 4/10/02
DATE OF 16TH DAY: 4/26/02 DATE OF 45TH DAY: 5/09/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000475

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/9/02 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM. /CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Evans, Ann Cunningham House
Lancaster County, Pennsylvania
Photo 1

F 95 D103 Y031 M004 C000 X05.55

Copyright 2001



Evans, Ann Cunningham House
Lancaster County, Pennsylvania
Photo 2

F 87 D104 Y031 M004 C000 X05.55

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Evans, Ann Cunningham House
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Photo 4

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Evans, Ann Cunningham House
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Photo 5

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Photo 6

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Evans, Ann Cunningham House

Lancaster County, PA

Photo 7

F 115 D115 V031 W004 C000 X05.55

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Photo 9

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Evans, Ann Cunningham House
Lancaster County, Pennsylvania

Photo 10

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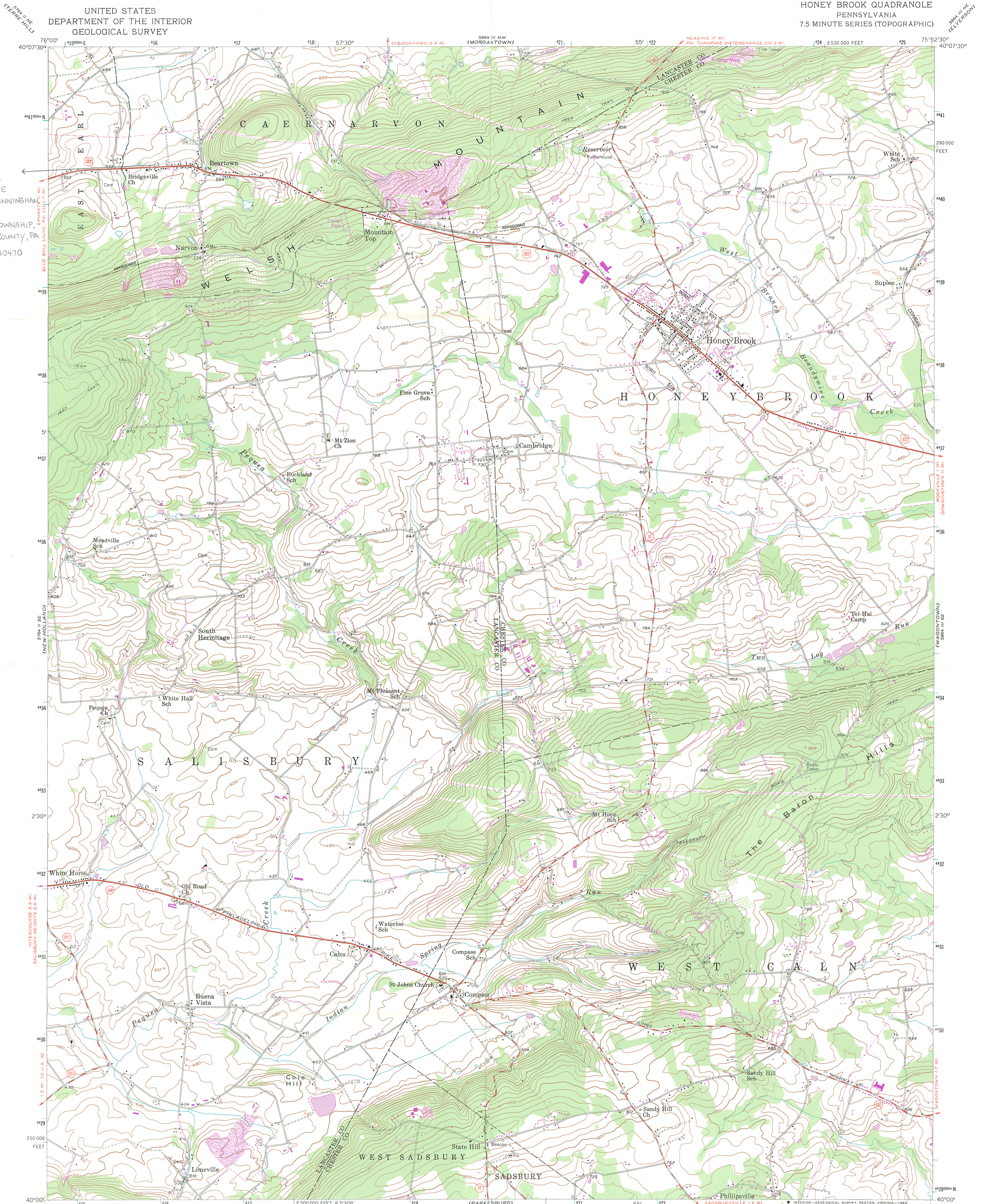


Evans, Ann Cunningham House
Lancaster County, Pennsylvania

Photo 11

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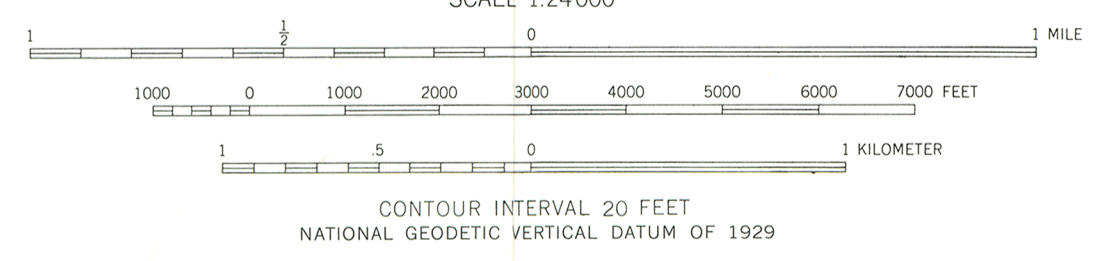
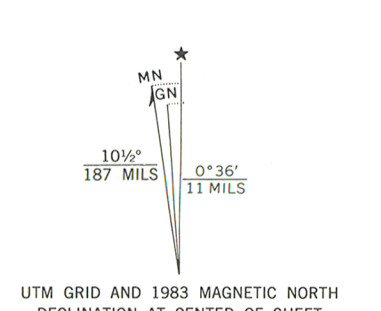
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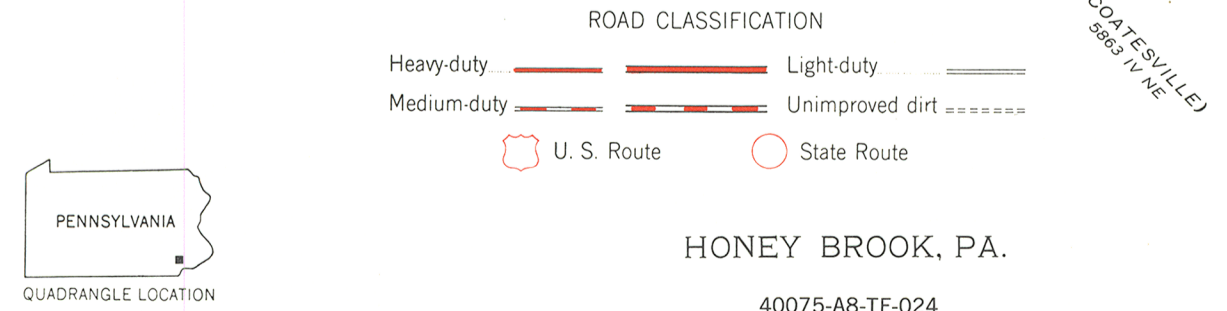
HONEY BROOK
QUADRANGLE
EVANS, ANN CUNNINGHAM
HOUSE
CAERNARVON TOWNSHIP,
LANCASTER COUNTY, PA
18 416200 4440470

Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA, and USDA
Topography by photogrammetric methods from aerial
photographs taken 1951. Field checked 1955
Polyconic projection. 10,000-foot grid ticks based on
Pennsylvania coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone
18, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 6 meters south and 29 meters
west as shown by dashed corner ticks
Revisions shown in purple and woodland compiled from
aerial photographs taken 1981 and other sources. This
information not field checked. Map edited 1983



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



HONEY BROOK, PA.
40075-A8-TF-024
1955
PHOTOREVISED 1983
DMA 5864 III SW - SERIES V831



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us



March 20, 2002

Carol Shull, Chief of Registration
National Register of Historic Places
U.S. Department of Interior
National Park Service
1849 C Street, N.W.
Suite NC 400
Washington, D.C. 20240

Re: NR nomination forms


Dear Ms. Shull:

The following National Register forms are being submitted for your review:

Willow Mill Complex, Bucks County
Evans, Ann Cunningham, House, Lancaster County

The proposed action is listing in the National Register. If you have any questions regarding the nominations please call Greg Ramsey at 717/783-9919.

Sincerely,


Jean H. Cutler
Director

Enclosures
JHC/cl