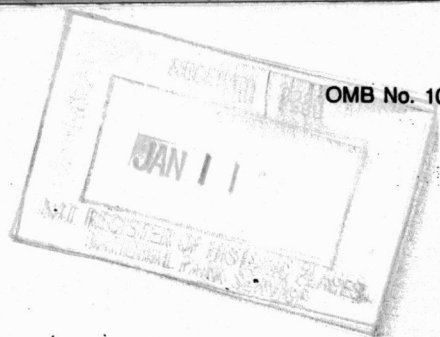


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete 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 Eakin, John, Farm
other names/site number Kooker, Jacob, Tavern

2. Location

street & number 3298 Route 212, Main Street, Springtown N/A not for publication
city or town Springfield Township N/A vicinity
state Pennsylvania code PA county Bucks code 017 zip code 18081

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.)

Andrew McDonald 1/7/2005
Signature of certifying official/Title Date

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:)

Edson Beall Signature of the Keeper Date of Action 2/24/05

Eakin, John, Farm
Name of Property

Bucks 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	
15	3	buildings
2	1	sites
1	2	structures
0	0	objects
18	6	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC: single dwelling
- COMMERCE: restaurant
- AGRICULTURE: agricultural outbuilding
- AGRICULTURE: agricultural field
- AGRICULTURE: processing
- AGRICULTURE: fishing facility
- INDUSTRY: extractive facility
- INDUSTRY: processing site

Current Functions
(Enter categories from instructions)

- DOMESTIC: single dwelling
- AGRICULTURE: agricultural outbuilding
- AGRICULTURE: agricultural field

7. Description

Architectural Classification
(Enter categories from instructions)

- OTHER: Penn Plan
- OTHER: Pennsylvania Barn
- OTHER: Hall-parlor House

Materials
(Enter categories from instructions)

- foundation STONE: sandstone
- walls STONE: limestone
- STONE: sandstone
- roof STONE: slate
- other WOOD

Narrative Description

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

See attached Continuation Sheets 1 through 8.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

EAKIN, JOHN, FARM, Bucks County, PA

The John Eakin Farm is located in Springfield Township in upper Bucks County, Pennsylvania on the south slope of a hill that rises up to the boundary with Northampton County. The principal group of historic resources including the Kooker's Tavern, Eakin Barn, tenant houses and associated outbuildings are clustered on the northerly portion of the nominated property, on the north side of Silver Creek, a branch of Cooks Creek. The large expanse of fields, woods, lime quarry and kilns and an old road bed are across the creek on the southern two-thirds of the farm. The original farmhouse and 18th century tavern is oriented to the south facing the creek, the early 19th century tenant houses are facing north and immediately against the shoulder of Route 212 (also Route 412, Main Street, Springtown). The nominated property encompasses land and resources historically associated for over 150 years and presently identified in four tax parcels totaling 105.5 acres.

There are a total of 24 resources of which 18 are contributing to the period of significance, 1737 to 1947. These include three houses, two barns, one wagon house, two smokehouses, one springhouse, one outhouse, one garage, one milk house, one chicken house, ruins of an out kitchen, lime quarry, lime kiln and two sheds and two uncounted shed ruins. Seven buildings predate 1850 and are of vernacular style and stone construction. The late 19th-early20th century outbuildings are frame. The historic agricultural landscape is further defined by uncounted fields, meadows, woods, fencerows, and an old farm road. More recent non-contributing resources include a small weekend cottage, two sheds, bridge, pond and greenhouse. There is remarkable integrity to the buildings and association to the landscape and the condition is very good.

Tavern:

The oldest, most significant of the resources is the stone house on parcel #42-17-135 historically known as Kooker's Tavern (1,2). The focal point of historical activity of the farm, this house is built in three sections, the east end constructed ca.1739 by settler and entrepreneur Stephen Twining. Of an English Penn Plan popular in Twining's native area around Wrightstown Township, the house is 2 ½ stories high, two bays wide and two piles deep on a raised English basement. The six-panel, gable hooded front door is set slightly to the right of balanced fenestration to accommodate a boxed winding staircase. Exterior features of this early Georgian period include coursed stonework and segmental relieving arches over the windows, the first floor front and rear with 6/6 sash, the gable ends and second floor the early, conservative 4/4 sash.

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EAKIN, JOHN, FARM, Bucks County, PA

Both front and back parlors have corner fireplaces with molded mantle boards set high near the plastered ceiling (4,5). "Red dot" paint decoration is evident on the walls and the rear parlor also contains original chair rail and built in corner cupboard (5). This room also had evidence of the 18th century bar railings mortised into the floorboards. A board partition wall divides the rooms with structural summer beam not visible. The second floor exhibits a wood paneled hallway to chambers with corresponding fireplaces, mantles and cupboard (9,10,11). The unfinished attic displays the hewn roof framing and dovetailed collar ties of the original construction. Heavy hewn joists span side to side in the basement, with Kooker-era board, mud and straw insulation set in between (14).

By the mid-18th century the middle portion of the house was added to accommodate the cooking demands of the tavern under new owner Jacob Kooker. This random fieldstone section likely replaced an earlier cabin and is of slighter proportion than the original house, i.e. a lower 2 ½ stories, two bays wide and shorter two piles deep. A front doorway is now at ground level into a room with a large cooking fireplace and stone sink drain against the rear wall (6). Stone steps to the basement under the ca.1739 section are to the right of the front door and under another boxed winder to the second floor. Portions of this room required reconstruction after ca.1885 modifications to install a large straight run staircase and mid-20th century abandoned neglect caused severe deterioration. Minimally installed plumbing serves a modest bathroom on the second floor.

In 1773 Jacob Kooker added the final west end of the house in the same dimensions as the first, 2 ½ stories, two bays wide and two piles deep (3). On the exterior of this section the front segmental relieving arch is given a flat jack arch look across its top following late 18th century styles. A date stone is set high above the front door near the boxed cornice with the initials "SIKR" and date "1773". A slate gable roof unifies all three sections, with overall dimensions of 55 feet by 27.5 feet and stone gable end chimneys (2). Gable end windows on both east and west have segmental arches, the balance of the local stone is set in an attractive random pattern.

In the Germanic tradition a ground level entrance leads to the front "Kuche", kitchen, now with a smaller cooking fireplace and jamb stove opening to serve the rear "Stube", stove room (7). The exposed summer beam along the vertical board partition wall is decorated with bold, multi-color moldings and triangular modillions to match the fireplace mantle board. The original corner cupboard has glass upper doors, paneled below (8). The second floor is accessed via the staircase in section two and contains

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EAKIN, JOHN, FARM, Bucks County, PA

another board partition wall with original blue paint, black washboard and a paneled door with original strap hinges on rattail pintles (12). Decorative sponge paint in a lattice pattern is preserved on a door jamb (13).

Barn:

The next most significant and visually dominant building of this complex is the Eakin Barn located to the north of the Kooker's Tavern along Route 212. It was built by John Eakin, brother-in-law of Jacob Kooker, Jr. in the second quarter of the 19th century in part to service his lime burning business. The rectangular footprint of the three story stone Pennsylvania German closed-forebay barn measures 85.3 feet by 46.5 feet and three walls are full height random coursed lime and fieldstone. The south façade has stone corners or "peilereck", recessed stone stabling with seven original barnyard doors and, above, vertical boards over the frame wall (15). The north façade has a wide center bay for double threshing doors, now one sliding door, and accessed by a wide bank coming directly off of the Route 212 roadbed (16). To the west of the bank is a single 6/6 sash window to this second level. The gable roof is metal (north) and slate (south). The west gable end has two doors at stabling level with triangular hoods. There are several small barred and shuttered windows at this level on west and south sides, and six 6/6 sash windows in the south frame threshing level above. Portions of the stone barnyard wall remain on the south side. The condition barn is very good. Limited access to the interior revealed original hewn chestnut timber frame construction for the structural bents, angled purlin supports and pinned log rafters.

Springhouse:

Indicative of this richly watered area, and the attributes of this property for early settlement, is the late 18th century spring house and adjoining stone walled pond (17). The one story fieldstone springhouse is set in the pond on stone flags and has a gable corrugated tin roof. Stone steps lead to an open entrance door on the northeast side and there is a small open window on the southwest side. The west corner is buttressed with additional stone and the building measures approximately 16 by 12 feet. The fresh spring water maintains constant level in the pond, which had been used in the 19th century for a fish hatchery. Both features are well preserved and in good condition.

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EAKIN, JOHN, FARM, Bucks County, PA

Smokehouse:

Situated within the house curtelage to the southwest is the mid 18th century smokehouse. It is a simple stone, one story building, ten feet square with a slate gable roof (18). It has its early door frame and batten door with wrought iron strap hinges. The original interior has a wooden bar with iron hooks, and also hooks in the rafters. Condition is good.

Outkitchen Ruins:

Immediately to the southeast of the house are the ruins of the early 19th century summer kitchen. The stone fireplace with wooden bressummer is intact and portions of the brick chimneystack and squirrel tail bake oven also remain. The footprint of the stone foundation suggests a building approximately 14 feet square. The condition is fair.

Other Outbuildings and Resources Associated with the Eakin Farm:

Additional features directly associated with the house and barn on parcel 42-17-135 date from the mid-19th to mid-20th century and are support buildings for farm operations. The largest is a frame wagon house from the late-19th century located at the terminus of the driveway just west of the house (3). It is of timber frame construction, 1¾ stories high, measuring approximately 24 by 18 feet with a slate gable roof oriented at right angles to the house and barn. It has a rubble stone foundation and vertical board siding. There are access doors on the south gable end and openings on the east façade. The interior is unfinished and the condition is good.

Between the house and barn is the turn of the 20th century frame out house (19). This functional building is one story, roughly 4 by 5 feet with a slate gable roof and vertical red board siding. The doorway is in the east eave side. The condition is good.

Immediately adjacent the outhouse is a mid-19th century frame one story shed on a stone foundation (19). This building of very good condition measures roughly 8 x 12 feet and has a slate gable roof, vertical board siding and 6/6 sash windows.

Between the shed and the barn and incorporating a portion of the barnyard wall are the stone ruins for a late 19th century, one story outbuilding that served as a carriage house, chicken house and butcher shop at various times. The rubble walls are ½ story high and extend almost 48 feet.

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EAKIN, JOHN, FARM, Bucks County, PA

To the east of the barn are the remains of stone foundations for a shed lean-to on the barn. They are not well defined and are of poor condition. Nearby these ruins is a modern frame and plastic one story greenhouse built in 1997 and in good condition.

On the west side of the barn, within six feet, is the one story concrete block milk house built ca.1946 (16). It has a slate gable roof and the block is covered with light stucco with accented corner quoins and brick window lintels. The roof overhangs the south eave six-panel entrance door. The three windows are fixed six panes, one in the west gable and two flanking the south door. It measures approximately 12 by 15 feet and is of good integrity and condition.

Tenant Houses:

Two tenant houses were a part of this farm through the 19th and into the 20th century and are located within a close distance of and facing Route 212, Main Street. A short distance to the east of the large Eakin barn is the ca.1825 Eakin Tenant House on the tiny 0.3 acre parcel #42-17-21. From the road it appears as a small stone cottage, 1 ½ stories high, three bays wide and one pile deep with a medium pitch slate gable roof (20). The center front north facing door has a simple wood architrave surround and is flanked by 6/6 windows with paneled shutters. The rubble fieldstone with slightly larger quoins appears to have modern brushed mortar joints. There is an original stone chimney with drip edge in the east gable and a newer, tall, narrow stone furnace flue stack on the outside of the west wall near the northwest corner. Due to the land slope southward from the road the rear of the tenant house appears as 2 ½ stories high with a door in the lower level entering to a room with a cooking fireplace. On the south slope of the roof are two modern gabled dormers with casement windows. Directly adjacent to the east is a small, one story frame garage dating from the early 20th century. Both buildings are of very good condition.

The Sarah Dean Tenant House is built in two sections with later modifications; the first north facing portion being contemporary with the Eakin Tenant House. It sits on a 2.4 acre parcel (42-17-20) with additional outbuildings. The original front part is 2 ½ stories high, a narrow four bays wide and one pile deep, hall-parlor plan fieldstone house with a gable roof (21). There is a plastered masonry interior gable end chimney on the west gable with a small closed attic window adjacent. The asphalt roof has boxed overhanging cornice and front gutters. There is a full-length one story, nearly flat roof porch across the front and the windows are 2/2 Victorian sash to match the rear addition. The random

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EAKIN, JOHN, FARM, Bucks County, PA

stone appears to have some early pointing, as well as repairs in the west gable. The rear "L" addition was in place by the time Jane Dean Kooker wrote her will in 1852, but was simply two stories, two bays and one pile deep with a shed roof sloping down to the east. Its "L" placement is slightly offset, the west wall extends three feet beyond the face of the west gable wall of the original section. By the turn of the 20th century the roof of the "L" was raised to a gable with a frame 2nd floor wall above the original stone on the east entrance façade (22). A full length enclosed shed roof porch covers the first story of this east side with a large picture window of small panes located next to the porch door. A stone and frame one story shed is located across the rear, south gable end of the "L" at a lower level. It incorporates steps into the basement of the "L" as well as a smokehouse in the stone half with separate entrance doors for each. Early 20th century remodeling removed the fireplaces and chimneys in the original east gable end and also south gable end of the "L". The condition is very good the house maintains the feel of the early 20th century.

Several outbuildings are associated with the Sarah Dean Tenant House and are in the northern half of the property within convenient distance of the house. Near the west property line is a small stone building covered with cement that appears to be a mid- 19th century smoke house. It is one story, approximately 8 by 6 feet with a gable roof and single door in the east gable. Nearby is an early 20th century frame shed measuring roughly 10 by 18 feet with a corrugated tin gable roof, stone foundation and mix of siding. Both buildings are in fair condition.

The large carriage barn also dates to the turn of the 20th century and is 2 ½ stories high of frame with a gable roof, cement foundation and core measurements roughly 25 by 20 feet. Across the south façade is a frame 1 ½ story shed that extends out approximately 35 feet. The condition of the barn is good and is principally unaltered (23). To the east of the barn near the garden is a large chicken shed built in two sections attached on one corner. The main chicken house, ca.1920, is one story, frame measuring approximately 18 by 40 feet. It has a gable roof with two small ventilating cupolas and multiple openings on the south eave side. The addition on the southwest corner is one story, frame with a shed roof, roughly 20 by 25. This building has vertical board siding and a sliding door on the south façade and is in fair condition. The balance of the landscape is gardens and lawn down to denser vegetation along the creek.

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EAKIN, JOHN, FARM, Bucks County, PA

Landscape and Lime Industry Features:

The last parcel in this nomination contains the agricultural landscape and lime quarry and kilns associated with the property for over 150 years, with portions part of Twining's initial purchase in 1738. It includes 100.6 acres with narrow frontage on Route 212 between the Sarah Dean Tenant House and Eakin Barn and widens to be the southern boundary of those two properties 42-17-20 & 135 at the Silver Creek, being essentially a southern extension of their west and east boundaries. The southwest third of the property was acquired over 150 years ago and is wider still, incorporating the lime stone quarry and extending to Cooks Creek. The portions closest to Cooks Creek are flat grassy meadows and wooded areas. The balance is maintained in agriculture, mostly cornfields flanking an early roadbed extending from near the Silver Creek in a straight southerly course to the fencerow defining the boundary of land offered for sale by Eakin heirs in 1883. The dirt road bed is cut deeper than the adjoining fields and is flanked by dense, overgrown fencerows on each side (24). Adjacent the rear fencerow is an old swail type ditch as was the practice in the 18th century. In the southwestern corner is a forested hill containing the remnants of the limestone quarry (25). In a wooded area along the eastern boundary of this tract near the Cooks Creek are the modest remains of the limekilns (26), with a farm road extending along the edge of the fields to the abovementioned old roadbed. The portion of the property on the north side of Silver Creek is open mowed grass, once the fertile and productive truck farm patch of the first half of the 20th century.

Since the subdivision of the Kooker Tavern-Eakin Barn parcel 42-17-135 there is a gravel access driveway that skirts the buildings on the west down to a bridge to cross the Silver Creek. The bridge was rebuilt ca. 1956 on early stone abutments with I-beams supporting an open wooden deck. On the south side of Silver Creek, to the west, is a man-made pond of nearly two acres dating ca.1956. To the south of the pond is the small frame weekend cottage, ca.2000, that is one story with its gable roof extending over the east gable end entrance in a porch-like fashion. There is a small, one story, ca.2000 frame shed roughly 10 by 10 feet near the cottage. Another larger ca.2000 gambrel roof frame garden shed is not far from the limekiln access road and is one story, approximately 10 by 20 feet with another gable roof built over and beyond the footprint with open side extensions for a total width of 25 feet. All of these non-contributing features are of a scale and placement not to intrude significantly in the presentation of the historic landscape. The farm landscape began to be worked in the 18th century and is still in use, the lime quarry and kiln dating to the first half of the 19th century are abandoned and in poor condition.

Note: Numbers in parenthesis correspond to submitted photos as per included index.

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Continuation Sheet

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Eakin, John, Farm, Bucks County, PA

Index to Resources:

- TP#42-17-135 Kooker Tavern House, 18th C., Building, Contributing
Eakin Barn, M19th C., Building, Contributing
Kooker Springhouse, L18th C., Building, Contributing
Kooker Smokehouse, L18th C., Building, Contributing
Outhouse, L19th C., Building, Contributing
Shed, Frame, L19th C., Building, Contributing
Wagon House, L19th C., Building, Contributing
Outkitchen Ruin, E19th C., Structure, Contributing
Milkhouse, 1947, Building, Contributing
Greenhouse, L20th C., Structure, Non-contributing
10 8 B, 2 S, 9 C, 1 N
- TP#42-17-21 Eakin Tenant House, E19th C., Building, Contributing
Garage, E20th C., Building, Contributing
2 2 B 2 C
- TP#42-17-20 Sarah Dean Tenant House, E19th C., Building, Contributing
Barn, L19th c., Building, Contributing
Chicken House, E20th C., Building, Contributing
Shed, E20th C., Building, Contributing
Smokehouse, M19th C., Building, Contributing
5 5 B 5 C
- TP#42-12-141 Limekiln, M19th C., Site, Contributing
Lime Quarry, M19th c., Site, Contributing
Weekend Cottage, E21st C., Building, Non-contributing
Shed, E21st C., Building, Non-contributing
Shed, E21st C., Building, Non-contributing
Pond, M20th C., Site, Non-contributing
Bridge, M20th C., Structure, Non-contributing
7 3 B, 1 S, 3 Sites 2 C, 5 N
- Totals: Resources: 24 18 buildings, 3 structures, 3 sites 18 contrib., 6 non-c.

Uncounted: 2 stone ruins, old road, fencerows, fields

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)

- Agriculture
- Commerce
- Architecture
- _____
- _____
- _____

Period of Significance

1737-1947

Significant Dates

1739
1761
1773

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
X # PA 5289 1 & 2, Photographs
- 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:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

EAKIN, JOHN, FARM, Bucks County, PA

The Eakin Farm complex includes 105.5 acres in Springtown, Springfield Township and is a remarkable chronicle of evolving development of agricultural and commercial enterprises of this rich limestone valley of upper Bucks County. It is eligible for the National Register under Criterion A for Commerce and Agriculture and Criterion C for Architecture and spans a period of significance from 1737-1947. During this period the property was owner occupied by farmer-entrepreneurs who worked the land and operated small businesses including a mill, tavern, lime quarry and kilns, fish hatchery and vegetable truck farm in addition to farm crops, dairy and meat production. The buildings, structures and sites represent continued development nearly every score of years during this 210 year period in response to changing family and business requirements and the compatibility of vernacular forms gives a pleasant consistency to a place of great variety.

Historical Summary:

This "prize" of land made available by the Walking Purchase of 1736 was immediately developed by Quaker entrepreneur Stephen Twining who built the east end of the main house and downstream the first mill in the area. The strategic location of major roads and natural fresh water resources allowed subsequent owner Jacob Kooker and his heirs to operate a successful tavern from 1761 to ca.1797, adding to the house and outbuildings. The on-site lime deposits were quarried and processed by Kooker in-law John Eakin by the first half of the 19th century with lime kilns, the large barn and tenant houses supporting combined commercial and agricultural activities. Next generation relative O. B. Fackenthal continued successful agriculture and fish hatchery activities, as well as developing public works projects for the growing Springtown village. The twentieth century saw the continued interest by owners in diversified agriculture with commercial truck farming and dairy and poultry operations made visible with the addition of chicken houses and the milk house. The houses and outbuildings have integrity and are in good condition and represent rural vernacular architecture. The main "tavern" house is exceptional architecturally in having three sections predating 1774, two of which are of the same size and material, but which demonstrate the contrasting construction and style preferences of the English and German settlers.

Commerce: Mill & Early Roads

The strategic importance of this site was recognized by Stephen Twining of Wrightstown Township as he secured ownership of 500 acres of land naturally fertilized by lime and abundantly watered by springs. At the confluence of the Silver Creek with the larger Cooks (Schook's or Durham) Creek Twining immediately built a grist mill to serve an area of rich agricultural potential. This location was also near the valuable iron rich

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Continuation SheetSection number 8 Page 2

EAKIN, JOHN, FARM, Bucks County, PA

Durham Tract owned by investors who built a furnace by 1727. By 1746 road petitions refer to Twining's mill as a point of destination (BC Road Bk A, p. 36 and Petition #91), first crossing through the southern portion of the nominated property, then by 1748 shifting to a higher, dryer course close to the present Route 212 (BC Road Bk A, p.39). Twining built a stylish early Georgian home on this northern slope above the Silver Creek by 1739 likely adjoining an earlier cabin. Twining's buildings, therefore, were a consideration in the placement of the first official roads through this area and with the mill, a catalyst for continued agricultural development.

Twining's presence continued another twenty years and in 1758 he sold 110 acres with his house to son-in-law and Surveyor General John Chapman, not surprisingly the surveyor in charge of the aforementioned Walking Purchase (BC Deed Bk 10, p.283). Chapman subdivided a small 8-acre parcel to the east to his son John Chapman, Jr. who built a house in the same plan as Twining's. Twining in 1763 sold much of the balance of his land including the mill to Abraham Funk with clear specifications in all of the deeds regarding the water rights and maintenance of the creek and mill race (BC DB 11/450). Funk and his heirs continued the operation of the mill for another 200 years, attesting to the tenacity of agricultural prosperity of this valley.

Commerce: Tavern

In 1761 Chapman, Sr. sold the Twining house and 104-acre farm to Jacob Kooker (Kookert, Kuchert) who immediately applied for and was granted a tavern license (BC DB 10/285, note present location of Rt. 212, the "Great Road" is indicated, Tvrn. Lic. #844 & 861). Kooker, a stone mason, added to the 1739 house, replacing the cabin with tavern facilities, a large cooking fireplace and sink drain and additional sleeping chambers above. While there were several other taverns in Springfield Township in the 18th century, this is the only one known within several miles of the Springtown area.

The strategic location of the tavern, on the road leading from Bristol and Philadelphia to Bethlehem and from Quakertown to the Durham Iron Furnace and the Delaware River, guaranteed Kooker prosperity and by 1773 he adds the final section of the tavern. The datestone displays Kooker's initials with his new (and much younger) wife Susannah's (his first wife Anna Margaret Schuch having died previously). Kooker dies by 1777 but Susannah quickly remarries to Samuel Brackenridge and continues the operation of the tavern until their combined deaths in 1797. Taverns were the lively focal points of social and political activities, especially during the tumultuous times of the Revolution and newspaper advertisements indicate Kooker's Tavern as the location of public events, such as sheriff sales (*Pennsylvania Gazette* 1767 & 1769).

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EAKIN, JOHN, FARM, Bucks County, PA

Jacob Kooker, Jr. inherited the tavern and additional lands owned by his father by the turn of the 19th century. By this point the stone springhouse and smokehouse were on the property, as well as a stone barn (unlocated). The tavern business was relinquished to the White Horse Tavern run by Adam Romig just down the road and by 1831 to the Springtown Inn owned by Christopher Witte, a relative of Kooker's wife Jane Dean.

Commerce: Lime Processing

As is typical of many families of this predominantly Germanic upper Bucks County township, extended family members resided on the farm and assisted with the cultivation and development of the property. Jane Dean Kooker's sister Elizabeth married John Eakin very soon after Jacob, Esq.'s death in 1844. Eakin descendants credit him with the construction of the present large, closed-forebay Pennsylvania bank barn. Local historian John Ruth identified Eakin as operating the lime quarries and a "row of sulfurous kilns" across the road from the barn ("Autobiography of John Ruth (1859-1918)" c1897, manuscript pamphlet edited by Earl H. Fabian 1997). The transport of raw limestone and the finished lime, not only to farms, but also to the Delaware Canal, five miles distant, was facilitated by the wagons and horses accommodated in the large barn. Eakin further expanded the lime operation to the additional land to the southwest of the original 104-acre farm, namely the "hill fields and woodland" identified in Jacob Kooker's will on "Bitts Hill" for the purpose of opening another lime quarry. The old roadbed that splits the fields of the farm was likely established by that time, if not having been used for a century previous as access from the original c1740 road to Twining's mill. By the 1880's the lime quarry and lower fields and meadow and woodland along the creek including another lime kiln were identified as a separate farm of 57 acres and offered for sale by Eakin's heirs in 1883 with the lime kiln and quarry and farm fields but "no buildings on the same" (*Doylestown Democrat*, 9/25/1883). (Note: O. B. Fackenthal whose wife had inherited the balance of the farm purchased this back to be included in the present acreage).

While the aging Eakin was listed as a "farmer" in the Business Directory of 1871, the lime activity continued on this farm and lime kilns appeared in the second half of the 19th century on neighboring properties in response to continued interest in the business initially developed by Eakin. *Boyd's Business Directory* of 1860 lists two lime producers in Springtown, H. Scofield and Seifert & Emery. The latter most likely was the adjoining property to the north owned by the Seifert's (Cyphret's) since the late 18th century, upon which ruins of a large limekiln still stand. The *Doylestown Democrat* March 7, 1877 announces that James Fluck "rented the kilns of Seifert". While there is no

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documentation that the Eakin and Seifert lime businesses were operated jointly, references in Eakin's inventory and settlement in 1883 suggest a connection. The inventory begins with lime quarrying equipment, i.e. sledge hammers, steel drills, shovels, picks and forks, wheelbarrows, and powder case and a "lot of burnt lime". There were two "two horse wagons", another wagon, a spring wagon, a low wagon, a "four horse wagon", far more than one farmer would need, as well as a "Phaeton carriage" and a sleigh. There were three pages of book accounts totaling over \$1600. The settlement included numerous entries for "wages" and "labor", several to a John W. Cyphret (Seifert) (BC Will File #15826).

It is not known how long after Eakin's death in 1882 the lime business continued, but by 1902 two lots, one for a blacksmith shop, were sold off the corner of the 13+ acre parcel across the road that contained a quarry and most of the kilns. In 1915 the balance was sold and by the 1920's became part of an automobile repair and dealership business. In 1951 local accounts document the lime quarry was filled in to increase parking for the auto business. Today that business continues on the site, with the altered landscape a distant connection to the lime quarry.

Commerce: Fish Hatchery

The walled pond adjacent to the stone springhouse was developed into a fish hatchery some time in the mid-19th century by John Eakin. The 1876 Atlas of Bucks County, detail map of Springtown shows "fish pond" on this property, as well as further up Silver Creek at other spring sources. Silver Creek and the main stem Cooks Creek are the only natural streams in Bucks County to support native brook trout (McReynold's, p. 82). The exceptionally cold, clear water made this a significant business during the 19th century, and even through much of the 20th century. The 1891 Atlas continues to identify the fish ponds with then owner O. B. Fackenthal, and, not surprisingly, the ones upstream are now owned by Eakin's son John Eakin.

Agriculture:

Jacob Kooker, Jr. had just turned 20 in 1797 when his mother and step-father Susannah and Samuel Brackenridge died and he inherited the property. Well-educated, Kooker continued to develop the agricultural potentials of the 104 acre farm, the success of which gave him the financial stability to pursue leadership positions in the community.

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As Jacob Kooker, Esq. he officiated as a Justice of the Peace and in 1831 was elected as Director of the Poor. In 1834 he gained a position in the State Assembly. When he wrote his will in 1844 (BC Will File #8037) Kooker identified himself as a "farmer" with this main farm described as 180 acres. He bequeathed this and his personal property to his wife Jane, excepting only three lots taken off the southern portion, namely the "hill fields", "woodland" and "south end field...now in clover" to be sold to disburse certain legacies to his Brackenridge half-siblings. The inventory taken October 1844 identified typical farm assets including four cows, one steer, nine sheep and one horse, a pleasure wagon or carriage, a one-horse wagon, one sleigh, wheat, rye, oats and corn. Absent was mention of limekilns or quarries, or any quarrying tools in the will or inventory, suggesting this was solely developed by John Eakin. Thus the farming by 1844 continued in diversified subsistence with income from marketed milled grains.

Given the size of the farm, however, it is likely that Kooker had assistance in farming with hired hands living in the two tenant houses which appear to have been constructed in the second decade of the 19th century. The smaller Eakin Tenant House, by virtue of its conservative form and location on the property, with little yard and close to the barn, may have been first. It is likely to have been John Eakin's home and thereby may have facilitated his development of the lime business immediately surrounding. The second house, the "Sarah Dean House", was built ca. 1820-30 for either family or additional farm hands. Its function as a tenant house is indicated in the will of Jane Dean Kooker written in 1852. Mrs. Kooker stated "I give and devise to my said sister Sarah Dean all the new part of the tenant house on my farm in Springfield Township, Bucks County, now occupied by A. F. Strock together with one half of the garden which has been used with the same with the cellar underneath the new part, with free ingress and regress into and out of the same, to hold to her during her natural life." (BC Will File #9529) The references to the garden indicate that this tenant house functioned as a separate homestead for the occupants.

It is possible that Sarah had been living with Jane in the main "tavern" house up until this time. Her move to the tenant house was generated by Jane Kooker's further provision for her other sister Elizabeth. Elizabeth, and husband John Eakin, were to receive "all the residue of my estate, real and personal...during their joint lives" and then to descend to heirs of Elizabeth. Jane specified to her executor that "he pay out to the said John Eakin and Elizabeth, his wife, the personal estate hereby bequeathed to them, without requiring

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from them any refunding land or security." This generous gift of Jane's considerable estate again suggests that the Eakins were living on the farm and had "earned" through improvements the property then awarded to them.

The extended household on the property also may have justified the construction of the summer kitchen just to the front door of the oldest section of the "tavern". It is a feature added to many farms during the first half of the 19th century as families assumed all of the work to process the food grown and consumed on the farm. Summertime canning and fall butchering were more easily handled in this room outside of the house and a larger, more efficient bake oven was easier added to this outbuilding than incorporated in the main house.

The Agricultural Census of 1850 places the John Eakin Farm in the higher bracket of the approximately 217 operating farms in Springfield Township. The topography of Springfield is greatly varied from fertile stream valleys to steep hillside farms and some rocky woodland. The valley farms were often over 100 acres. Eakin is listed with 127, 120 improved. This is close to twice the size of the average, and unimproved acreage on most farms ran about 20 percent of the total, Eakin having only 7 acres or 5.5 percent unimproved. The average cash value of farms in Springfield was \$3097, Eakin's was valued at \$9000. He had generally twice as many livestock as average, total value \$600 against \$282. He produced five times as much wheat, 1.5 times the rye, five times the Indian corn, twice the oats, but average the Irish potatoes and totally lacking in wool, buckwheat, orchard produce and market produce. He was below average for butter and flax and flaxseed production and produced no measurable beeswax or molasses. This reflects the fertile land better suited to crops, and avoidance of more labor intensive farm income. The labor was likely devoted to Eakin's growing lime business.

A shift can be seen in the agricultural production on the farm by the 1880 Census. Eakin adds some acreage with 133 tilled acres, 12 meadow and 7 woodland. His farm is now valued the highest in the township at \$20,000, likely due to the lime business, with the average being around \$4,000. Farm implement values jumped from \$250 in 1850 to \$1,000 and the value of his livestock doubled. He had 3 mules in addition to 8 milk cows and 5 horses and had purchased 18 cattle, sold 11 and slaughtered one. Butter production jumped from 200 lbs. to 1200. From 9 sheep he now had 20 plus 18 lambs and produced 76 lbs. of clipped wool and 20 fleeces. The number of swine jumped 50% to 19. He now had 50 poultry producing 350 eggs annually and 60 fruit trees bearing 300 bushels.

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There was a 30% increase in the production of Indian corn and five times the potatoes. Wheat production dropped slightly, but oats and rye significantly. While Eakin was on par with many of the larger farms of the township, he was clearly adding production in the areas of saleable commodities, such as eggs, butter, wool and fruit. Only \$100 was spent on buildings and improvements, suggesting that Eakin had completed his building effort years before and was making only modest improvements and maintenance. (Note, no township totals were given for the later census so comparative averages could not be established).

As with Jacob Kooker, Esq., business directories for the second half of the 19th century list John Eakin (1871) and subsequent owner O. B. Fackenthal (1884 through 1906) as farmers recommending that the principal sustaining income for the property continued to be from agriculture. Eakin's inventory taken in 1882 lists more animals than had been owned by Jacob Kooker, Esq., namely seven cows, one bull, five heifers, four horses, two mules, 19 ewes & buck, 18 lambs, seven shoats, one boar, one sow and six pigs, seven ducks and a chicken coop. With the reduction in stabling horses for the diminished lime business, the barn could then accommodate a larger dairy herd. Pigs were also kept and the additional smokehouses at the Sarah Dean Tenant House, one attached and the other freestanding suggest on-site processing.

Mr. Fackenthal was an enterprising gentleman who set about to make improvements after his acquisition of the property in 1884. Newspaper accounts record his "erecting a wind engine to force water into his residence, tenant houses and barn..." and to a "creamery which he is about to erect for his own use" (*Doylestown Democrat*, April 12, 1884). The quarry-kiln land across the street is the highest elevation on the property and would be suited for a windmill. An unlabeled photograph exists of a windmill in Springtown, believed to be Fackenthal's. He was also involved in establishing the Springtown Water Company in 1892. No other physical evidence remains today of the windmill, circular stone water tank or creamery listed in the article, the first two likely to have been across the street. Fackenthal made changes to the house by removing the large cooking fireplace in the middle portion and building a straight run staircase, finding the remains of a human skeleton (possibly a missing servant girl from the 18th century tavern era) in the chimney stack in the process.

Reference to the creamery further suggests an increased production of milk and dairy

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products, as is typical of many farms in satellite regions around large cities. With the increased movement of goods by rail and by the 20th century by trucks, as well as growing dependant populations in villages, towns and cities, agriculture shifted to production enterprises in dairy, eggs, poultry and vegetables. The large chicken house on the Sarah Dean Tenant property, as well as those now gone from the "tavern" property, show this characteristic modification in agricultural activity. Additionally, vegetable "truck" farming also became popular in this neighborhood, enough to support the large Springtown cannery business a short distance from the farm. Vegetables were brought from all the farms in the area to be sold to the cannery that operated successfully until it burned in 1912. Joe Filko was born on the farm in 1920 after his family purchased it in 1919 and was interviewed (Catherine Marek, 4/24/2003). He recalls that butchering was done in the building built over the barnyard wall (not standing) and ducks and geese were kept in the chicken coop. His family raised grain on the large fields to the south for the cows, slaughtered pigs and raised vegetables, mostly on the slope to the west of the "tavern". The vegetables were taken three days a week to sell in Bethlehem. He does not remember the stone water tower nor the creamery, but does recall the milk house being built ca.1947 by Clair Hershey. The Strock's who purchased the farm in 1956 housed migrant workers in the "tavern" to work the fields and truck farming patch (Note the Strock family had a century long connection to the farm, listed as tenants in Jane Kooker's will of 1854 and receiving wages in Eakin's estate settlement of 1884).

Throughout its period of significance the John Eakin Farm maintained its position as a premier farm of Springfield Township, on par or exceeding in size, production and value with other farms in the fertile stream valleys. The owners creatively tapped the natural resources of rich soil, fresh water and lime deposits to maximize income while maintaining activities within a traditional farm setting and using agriculture via crops and livestock as the principal sustaining force. The strength of the farm continued in spite of the location in the eastern portion of the growing village of Springtown and the farmland, much of which has been associated with the farm since the initial ownership by Stephen Twining, is still farmed and retains fencerows, meadows and farm roads in age-old patterns.

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Architecture:

The John Eakin Farm complex is important as a well preserved group of buildings that demonstrates the evolution of farms and farm architecture over two centuries. It is among the few farms in the county that retains a number of period domestic outbuildings, placed in the south domestic yard of the house, including the stone springhouse, smokehouse and ruins of the outkitchen. It also has a well preserved compliment of farm outbuildings including the dramatic stone barn, frame wagonhouse, shed and outhouse, and block milkhouse. Additionally, it has documented tenant houses with associated outbuildings. The materials used for construction illustrate period preferences, those buildings constructed before 1850 are stone, from the last half of the 19th and into the 20th century, frame and by the mid-20th century cement block. While there are many farms in Bucks County and Springfield Township, in particular, that retain the house and barn and perhaps one other outbuilding, the Eakin Farm retains numerous, the compatible design of which presents a pleasing amalgam. Also, as many farms functioned with additional labor, few have tenant houses so prominent and well preserved.

The orientation and arrangement of the buildings illustrate priorities of the builders at the time, namely proximity to water and south orientation for the tavern house of the 18th century changing to north front facades of the tenant houses facing the main road by the first half of the 19th century. Likewise the barn, constructed 100 years after the house, is distanced from it to have its wagon/threshing doors open out onto the main road to facilitate commercial interest, while still retaining the century old preference for south facing barnyard stabling. The orientation of the buildings, while not in precise alignment, give a vague consciousness of orderly placement. The lack of precision is due in part to the construction of the buildings over two centuries, not within a close period of time, and also the change from English to German heritage ownership. English farmsteads, in particular those designed as a unit, have buildings placed in gable alignment and with complimentary spacing and rhythm, such as Burgess Lea in Solebury Township (NR). German farmsteads were less directed by classical principals as by practical order and allowed buildings to be placed off alignment, such as the Slifer Farm (Meadowbrook Farm) nearby on Slifer Valley Road (portions documented under the HABS program). The John Eakin Farm had owners who were prominent, educated and well established in the community and thereby created a farmstead with visual integrity and principal buildings with similar orientation.

The outbuildings on the Eakin Farm demonstrate the agricultural functions and domestic and commercial activities of its owners over two centuries. The springhouse and smokehouse near the "tavern" are simple fieldstone single-cell structures with gable roofs

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that provided necessary food storage and processing areas for the tavern clientele and represent vernacular solutions with modest technological design. The stone walled pond adjacent the spring house reinforces the strength of this natural water source, never getting low, and provided fresh fish. The summer kitchen ruins depict the evolving shape of cooking fireplace openings of the first half of the 19th century, as well as the more efficient design of the squirrel tail bake oven. It documents the continued need for on-site food processing and the desire to segregate heavy, production work outside the principal living space. Two additional 19th century smokehouses at the Sarah Dean Tenant House show little change in design of this facility, excepting only the large stone creating a smoke shelf in the smokehouse attached to the house. The wagon house is typical of many found on upper Bucks farms on the second half of the 19th century in size and construction, namely, timber frame on stone footers with gable and, not as common, eave side entrances. The turn-of-the-century chicken house is also typical, low and long, with the principal south-facing façade full of windows for natural light and heat. The use of roof ventilators was common for barns and animal shelters during this period.

The large Eakin Barn is a dramatic testament to the ambitious commercial and agricultural enterprises of the mid-19th century. Its bank design, stone walls on three sides and stone corners to support the frame vorschuss on the south barnyard façade are hallmarks of the Pennsylvania Barn design. It is among the largest of mid-19th century barns in the county with its impressive 85 foot length exceeded perhaps only by a large period barn in nearby Durham Township of nearly 100 feet. Modifications for the lime business are principally by size, including the double bank ramp to double threshing bays, that allowed for the storage of the wagons. A small room with a window off of this area suggests its possible use as an office for the superintendent. The balance, with the end hay mows and stabling with original "Dutch" doors on the first level, are typical of barn design for 19th century southeastern Pennsylvania. It is somewhat unique in using hewn chestnut for the interior framing bents, oak was much more common. The barn was documented in 1941 during a Historic American Building Survey photographic inventory of German barns of upper Bucks County (Charles H. Dornbush, photographer, HABS file #PA-5289-1 & 2).

The main tavern house is significant architecturally for demonstrating two distinct cultural interpretations within the same geographic context, stylistic period and of the same material, size and proportion. Additionally, the first section, built by Stephen Twining in 1739, demonstrates cultural migration of a preferred style and building type

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exhibited by Quakers living in the Wrightstown and Newtown Township areas of Bucks County. Through its immediate use upon purchase and settlement of the property in Springfield, Twining illustrates not only his desire for something familiar, but also his interest in showing permanent settlement and sophistication of the neighborhood by building a house form typical of second generation development. Hewn framing members and the discovery of a large 1739 King George penny under a windowsill help verify the construction date.

Houses of similar plan can be found in the vicinity of Tyler State Park, Newtown, namely the youth hostel on Twining Ford Road and the Buckman farmhouse on the Bucks County Community College campus. Both are 2 ½ stories high and of two pile depth with back-to-back corner fireplaces. This style is reminiscent of the plan recommended by William Penn and more typically found in urban environments and contact areas with Dutch settlers. While of early design heritage, this form is generally a second generation house as it functions best attached to a utilitarian kitchen or cabin. The two pile construction is also more complicated than could be achieved by subsistence builders. The youth hostel has board partition walls without visible summer beam and placement of the winding staircase in the corner just to the side of the front door, diagonal from the fireplace in the front room. High mantle boards are also a shared design feature of both houses.

In addition to its plan, the high degree of preserved original fabric, i.e. mantles, chairrail, cupboards, 2nd floor paneling and partitions, allows the Twining-Kooker Tavern house to be an excellent study example for mid-18th century vernacular architecture. This two-pile house form was embraced by other early English settlers of Springfield and Quakertown drawing on Twining's example. Immediately adjacent is the house built by or for John Chapman, Jr. between 1758-61. It has segmental relieving arches in the stonework, and, while altered in the interior, has evidence of the back-to-back corner fireplaces but with arched hearth supports and framing front to back with a summer beam. Directly to the south on Slifer Valley Road, close to the Walking Purchase path, is a two-pile house with its original log cabin attached. Physical evidence, while again altered, suggests an 18th century construction. In Quakertown, a late 18th century house associated with the Lester tannery has one portion of similar dimensions, with corner fireplaces and floor joists spanning side to side. Thus the Twining house, being among the first in the area, set the pattern for other English Quaker settlers to emulate.

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The 1773 section of the house built by Jacob Kooker illustrates Germanic traits in the same form as the 1739 Twining house, i.e. 2 ½ stories, two bays and two piles. These features include ground level entrance, no basement, exposed and decorated summer beam and jamb stove opening in the front "kuche" fireplace to serve the rear "stube". In Springfield Township were several examples of the typical "Continental" three-room plan most commonly used by first generation German settlers. A log house of such plan was just recently removed from the Cyphert (Seifert) property just to the northeast of Kooker's tavern. Few, if any, nearby examples remain of this form. However, even less documentation exists of transitional houses, showing Germanic tendencies in an English form. Perhaps the most noted is the Peter Wentz House, c1758, in Montgomery County. The Kooker tavern, like the Wentz house, incorporates the cooking fireplace and jamb stove into a gable end chimney stack to appear as a typical English Georgian exterior. Other interesting decorative features include the poly-chromatic summer beam and mantle and sponge-dot and lattice pattern paint decoration on the walls. Kooker also insulated the c1739 basement ceiling with mud, straw and boards in a fashion similar to the Heinrich Antes House, also in Montgomery County. Kooker's use of Germanic ideas at a later date with plenty of English contact demonstrates the tenacity of such traditions.

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Primary Bibliographical References:

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Secondary Bibliographical References:

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Eakin, John, Farm
Name of Property

Bucks County, PA
County and State

10. Geographical Data

Acreage of Property 105.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 18 | 475750 | 4489420 |
Zone Easting Northing
2 | 18 | 476400 | 4489430 |

3 | 18 | 476500 | 4488250 |
Zone Easting Northing
4 | 18 | 475725 | 4488150 |

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 Kathryn Ann Auerbach, Preservation Consultant

organization N/A date March 2004, rev. September 2004

street & number 16 Center Road, P. O. Box 39 telephone 610-294-8035

city or town Erwinna state PA zip code 18920

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.

A floor plan of the tavern house.

Photographs

See continuation sheet for index.

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.

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VERBAL BOUNDARY DESCRIPTION:

BEGINNING in the centerline of Springtown-Durham Road (SR 212 & 412) thence along same North 89 degrees 02 minutes East approx. 636.7 feet, thence by TP#42-17-22 S 00 degrees, 4 minutes West 165.79 feet, thence by TP#42-17-23 S 84 degrees, 3 minutes W 53.14 feet and S 01 degree 47 minutes E 471.02 feet and North 88 degrees 32 minutes E 476.31 feet to corner land formerly Henry Funk and by same S 01 degree 57 minutes E 483.22 feet, S 83 degrees 12 minutes E 347.29 feet, S 42 degrees 17 minutes E 156.58 feet, S 04 degrees 54 minutes W 210.08 feet and S 48 degrees 27 minutes E 158.79 feet to an iron pin in Cook's Creek and by creek and John Kulanko S 32 degrees 39 minutes W 370.38 feet, S 07 degrees 48 minutes W 806.19 feet and S 21 degrees 54 minutes E 525.31 feet to a corner, thence by Robert Stoudt's and Wheeler S 84 degrees 10 minutes W 1364.86 feet, thence by Wheeler's S 02 degrees 35 minutes E 520.88 feet, thence by Paul Fluck S 78 degrees 37 minutes 413.95 feet thence by Calvin Eakins N 32 degrees 25 minutes W 733.32 feet to a corner thence by Charles Bartskovics N 11 degrees 21 minutes W 764.55 feet, N 88 degrees 11 minutes E 956.19 feet and N 06 degrees 33 minutes W 1766.48 feet to a corner thence along lands of G. W. Hahn, Robert E. Kosman and Alex Mesko N 05 degrees 09 minutes W 709.5 feet to the PLACE OF BEGINNING, CONTAINING approximately 105.498 acres of land more or less.

The above description includes Bucks County Tax Parcels #42-17-20 of 2.412 acres, TP#42-17-21 of 0.31 acres, TP#42-17-135 of 2.09 acres and TP#42-12-141 of 100.6865 acres. The metes and bounds were taken from Land Record Book 3563, page 110, Deed Book 2644, page 204 and Land Record Book 329, page 1218.

BOUNDARY JUSTIFICATION:

The boundaries of the nominated property include the bulk of property historically associated with the Kooker and Eakin Farm for over 150 years and represent its agricultural and commercial functions. The main farmstead including the 18th century house/tavern and 19th century agricultural outbuildings is on #42-17-135, associated tenant houses under common ownership until the 20th century are on #42-17-20 & 21 and the associated vegetable truck farm and open farmland, woodland, lime quarry and kiln ruins are on #42-12-141. The landscape has visual integrity from the 19th century and represents the geographic relationship of the buildings to the functional qualities of the land. Land historically associated to the Eakin Farm located to the north of Route 212 upon which more limekilns and quarries were located has been altered in function and appearance. It is not included in this nomination due to its loss of integrity.

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INDEX TO PHOTOGRAPHS:

Kooker Tavern House:

1. South front façade, 1739 section to right, view north (3/27/03, KAA: 2003-5/4-4A)
2. North rear façade, 1739 section to left, view south (4/14/03, KAA:2003-8/6)
3. West 1773 gable end with frame wagon house in front and c1760 west gables of John Chapman, Jr. House in rear, view east (3/27/03, KAA: 2003-5/1-1A)
4. Interior, 1739 1st fl. front, corner fireplace, view NE (3/27/03, KAA:2003-5/21-21A)
5. Interior, 1739 1st fl. rear, corner fireplace, original cupboard & chairrail, view NE (3/27/03, KAA:2003-5/22-22A)
6. Interior, c1761 1st fl., original "sink" drain & window to outside (now 1773 part), view NW (3/27/03, KAA:2003-5/20-20A)
7. Interior, 1773 1st fl., front, fireplace w/ jamb opening & matching carved mantle & summer beam, view west (3/27/03, KAA: 2003-5/18-18A)
8. Interior, 1773 1st fl. front, original cupboard, view SW (3/27/03, KAA:2003-5/19-19A)
9. Interior, 1739 2nd fl. original board & paneled hall view north to rear chamber, view north (3/27/03, KAA: 2003-5/28-28A)
10. Interior, 1739 2nd fl. front chamber, orig. fireplace & mantle, view NE (3/27/03, KAA: 2003-5/25-25A)
11. Interior, 1739 2nd fl. rear chamber, orig. fireplace, mantle & cupboard, view NE (3/27/03, KAA: 2003-5/26-26A)
12. Interior, 1773 2nd fl. front chamber, orig. fireplace, summer beam & board partition, view west (3/27/03, KAA: 2003-5/30-30A)
13. Interior, 1773 2nd fl. front chamber, period sponge wall decoration, view NE (3/27/03, KAA:2003-5/32-32A)
14. Interior, 1739 basement, board, straw & mud insulation by Kooker c1770 (3/27/03, KAA: 2003-5/29-29A)

Continued...

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS Page 2

EAKIN, JOHN, FARM, Bucks County, PA

INDEX TO PHOTOGRAPHS: continued...

Outbuildings:

15. Eakin Barn, south front & west gable end w/ "peilereck" overhang & barnyard, view NE (3/27/03, KAA: 2003-5/0-0A)
16. Eakin Barn, north road or bank façade & milkhouse by west gable end, view SE (4/14/03, KAA: 2003-8/2)
17. Kooker Springhouse, west & north gable facades with stone walled, spring fed pond, adjacent tannery in rear, view SE (3/27/03, KAA: 2003-5/3-3A)
18. Kooker Smokehouse, east front gable, view SW (3/27/03, KAA:2003-5/14-14A)
19. Shed & outhouse, south & west facades, view NE (3/27/03, KAA: 2003-5/8-8A)

Eakin Tenant House:

20. North front & east gable end w/ Eakin Barn in background (10/8/03, KAA:2003-21/24)

Sarah Dean Tenant House:

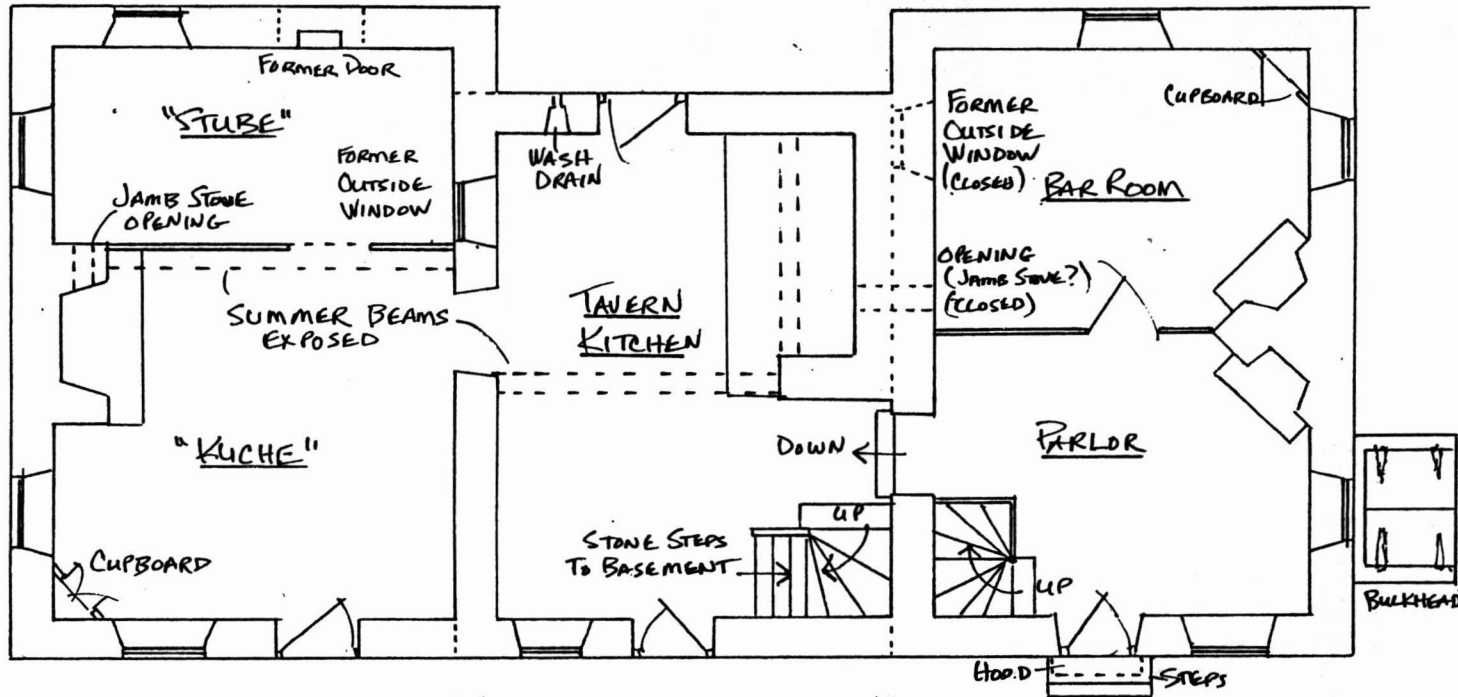
21. North front & west gable end, view ESE (2/12/04, KAA: 2004-4/8A-9)
22. East & south facades of rear "L" & attached smoke chamber, view NW (9/24/03, KAA: 2003-19/10A-11)
23. Carriage Barn & chicken house sheds, north & east facades, view SW (2/12/04, KAA: 2004-4/10A-11)

Adjoining Fields:

24. View south, old road with flanking fencerows and fields (2/4/04, KAA:2004-1/20)
25. View SW open fields to hill with lime quarry (2/4/04, KAA: 2004-1/19)
26. View east to lime kiln ruins in woods near Cooks Cr. (2/4/04, KAA: 2004-1/17)

Photo credit by & negatives filed with Kathryn Ann Auerbach,
16 Center Road, Erwinna, PA 18920

EAKIN, JOHN, FARM, Bucks County, PA



<p>1773 JACOB KOOKER (STONE) GERMAN INFLUENCE 2 1/2 STORIES, NO BASEMENT</p> <p><u>SECTION 3</u></p>	<p>ca 1761 JACOB KOOKER (STONE) REPLACING ORIGINAL 1 1/2 STORY CABIN 2 1/2 STORIES, NO BASEMENT</p> <p><u>SECTION 2</u></p>	<p>1739 STEPHEN TWINING (STONE) "PENN PLAN" ENGLISH QUAKER 2 1/2 STORIES w/ RAISED BASEMENT</p> <p><u>SECTION 1</u></p>
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KOOKER'S TAVERN HOUSE

PC/KAA/2004

1ST FLOOR PLAN



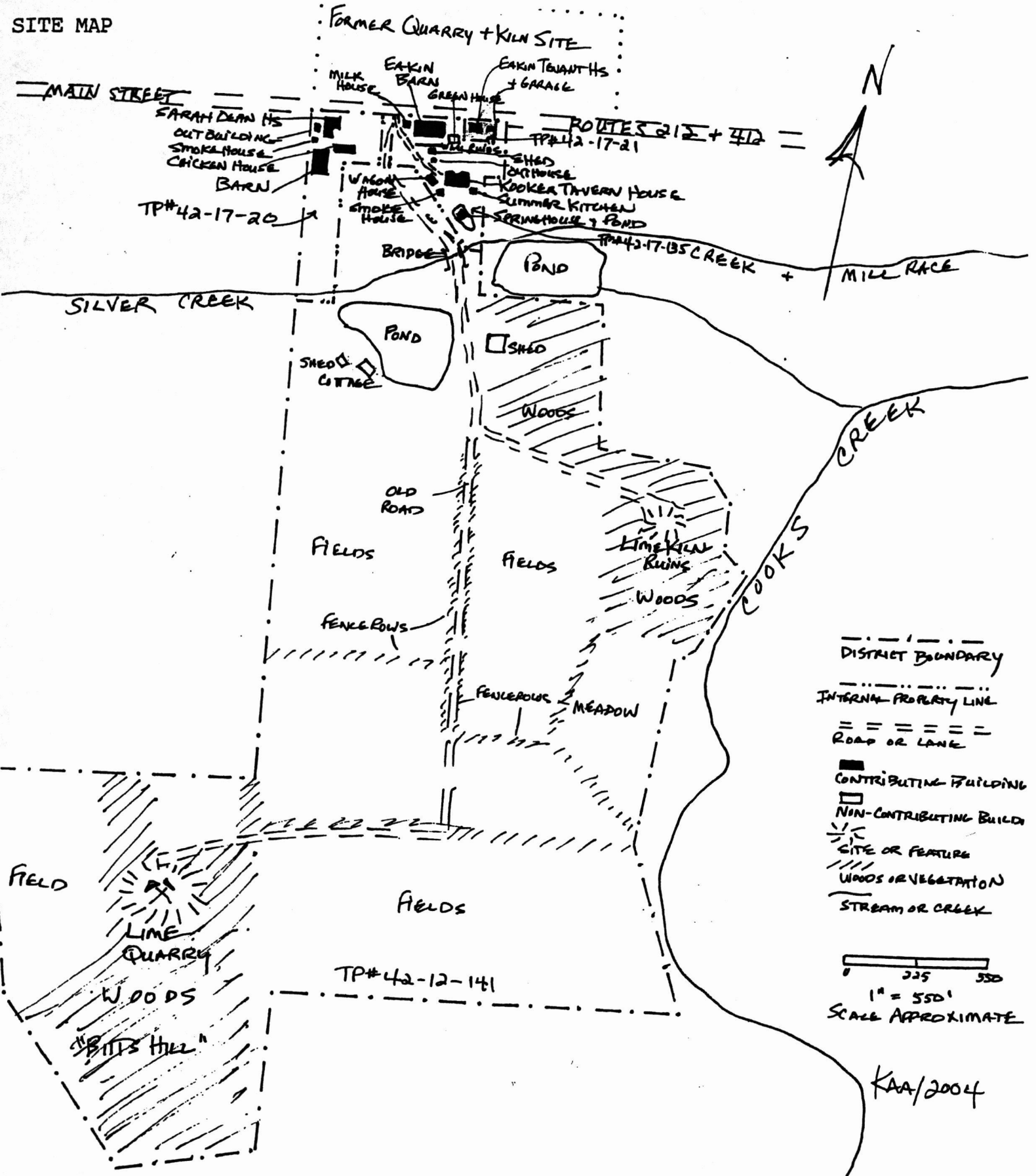
1/8" = 1'

SCALE APPROXIMATE



Eakin, John, Farm, Bucks County, PA

SITE MAP



- - - - - DISTRICT BOUNDARY
 - - - - - INTERNAL PROPERTY LINE
 = = = = = ROAD OR LANE
 ■ CONTRIBUTING BUILDING
 □ NON-CONTRIBUTING BUILDING
 * SITE OR FEATURE
 // WOODS OR VEGETATION
 ~~~~~ STREAM OR CREEK

0 225 550  
 1" = 550'  
 SCALE APPROXIMATE

KAA/2004

FORMER QUARRY + KILN SITE

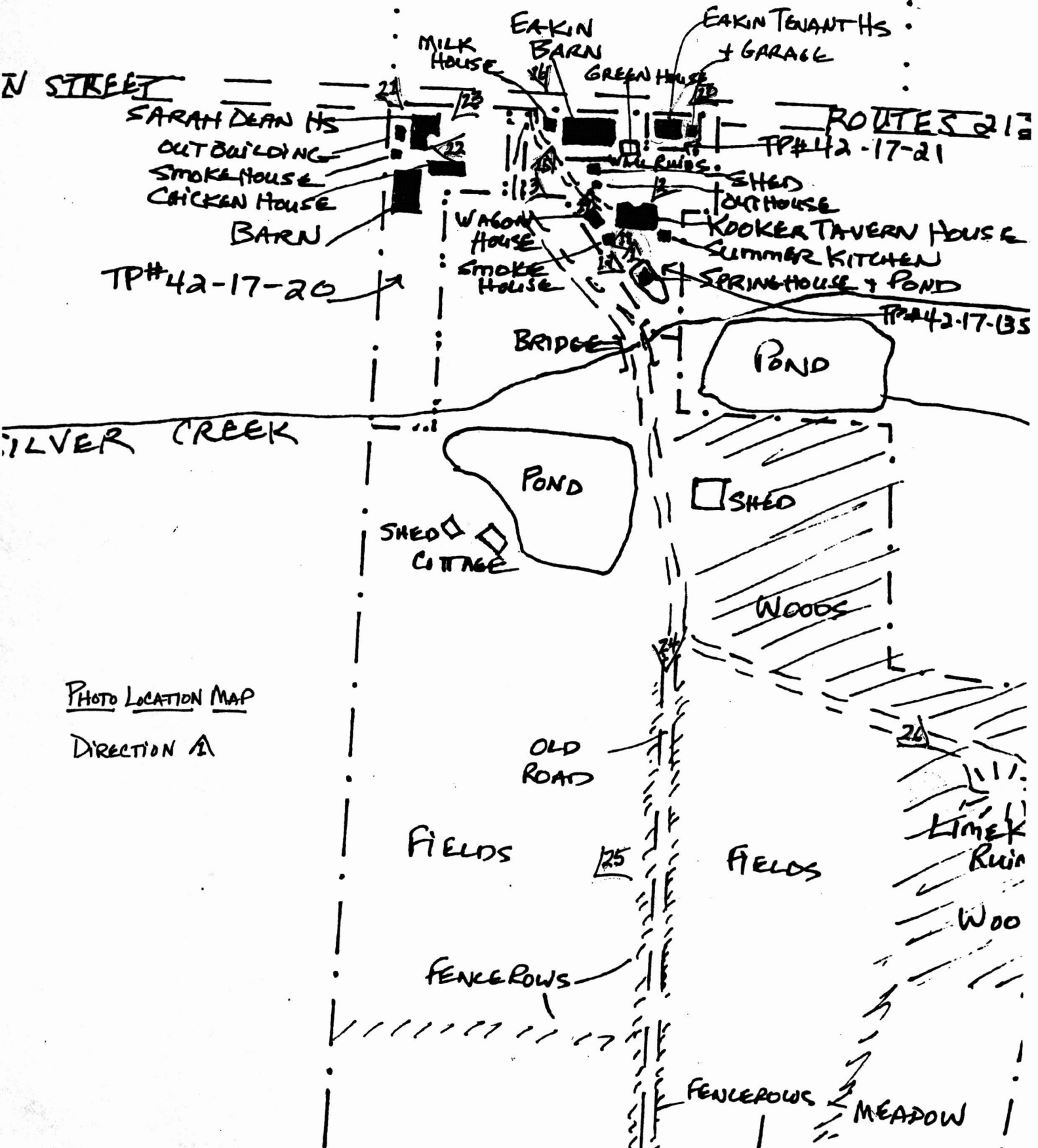


PHOTO LOCATION MAP

DIRECTION A

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Eakin, John, Farm  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: PENNSYLVANIA, Bucks

DATE RECEIVED: 1/11/05                      DATE OF PENDING LIST: 2/14/05  
DATE OF 16TH DAY: 3/01/05                      DATE OF 45TH DAY: 2/24/05  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000100

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    2/24/05 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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

EAKIN FARM, SPRINGFIELD TWP, BUCKS CO. SOUTH FRONT  
KOOKER'S TAVERN, SPRINGTOWN, PA 3/27/03

(#1)

KAD: 2003-5/4-4A



APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

EAKIN FARM, SPRINGFIELD TWP., BUCKE CO.

NORTH REAR

(#2)

KOOKERT'S TAVERN, SPRINGTOWN, PA

4/14/2003

KAA: 2003-8 | 6



APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

EAVIN FARM, SPRINGFIELD TWP, BUCKS CO. WESTBABLE w/ WAGAS HOUSE (#3)  
KOOKER'S TAVERN, SPRINGTOWN, PA 3/27/03 KAA: 2003-5/1-1A



APR 2003 GAK

APR 2003 GAK

EAKIN FARM, SPRINGFIELD TWP, DUCKES Co .  
KOOKERT'S TAVERN, SPRINGTOWN, PA 3/27/03

1<sup>ST</sup> FL. 1739 PARLOR (#4)  
KAA: 2003-5 / 21-21A



APR 2003 GAK

APR 2003 GAK

APR 2003

EMAN FARM SPRINGFIELD TWP., BUCKS CO

1<sup>st</sup> Fz. 1739 BARROOM

#5

KOOKERT'S TAVERN, SPRINGTOWN, PA 3/27/03

KAA: 2003-5 | 22-22A



ca 1761 KITCHEN - WASH DRAIN (46)  
KOOKERT'S TAVERN/EAKIN FARM, SPRINGFIELD TWP, BUCKS CO.  
SPRINGTOWN, PA 3/27/03 KAA: 2003-5/20-20A



APR 2003 GAK

APR 2003 GAK

EAKIN FARMS, SPRINGFIELD TWP. BUCKINGHAM  
KOOKER'S TAVERN, SPRINGTOWN, PA 3/27/03

1<sup>ST</sup> FL. 1773 "Kucite"

(#7)

KAA: 2003-5/18-18A



APR 2003 GAK

APR 2003 GAK

ca 1773 1ST FL FRONT "KITCHEN" CUPBOARD

(#8)

KOOKERT'S TAVERN/EMKIN FARM, SPRINGFIELD TWP, BUCK CO.

SPRINGTOWN, PA 3/27/03 KAA: 2003-5/19-19A



APR 2003 GAK

APR 2003 GAK

2NPF 1739 Hallway

(#9)

KOOKERT'S TAYLOR/EAKIN FARM, SPRINGFIELD TWP., BUCK CO  
SPRINGTOWN PA 3/27/03 KAA: 2003-5/28-28A



APR 2003 GAK

APR 2003 GAK

2ND FL. 1739 CHAMBER (190)  
KOOKERT'S TAVERN/EAKIN FARM, SPRINGFIELD TWP, BUCKS CO  
SPRINGTOWN, PA 3/27/03 KAA: 2003-5/25-25A



APR 2003 GAK

APR 2003 GAK

APR 2003

EAKINS FARM, SPRINGFIELD TWP, BUCKS CO 2<sup>ND</sup> FL 1739 CHAMBER  
KOOKERT'S TAVERN, SPRINGTOWN PA 3/27/03

KAA: 2003-5/26-26A

(#11)



APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

EAKIN FARM, SPRINGFIELD TWP, BRUCE Co. 2<sup>nd</sup> fl. 1773 Chamber (412)  
KOOKERT'S TAVERNA, SPRINGTOWN Pa 3/27/03 KAA: 2003-5/30-30A



APR 2003 GAK

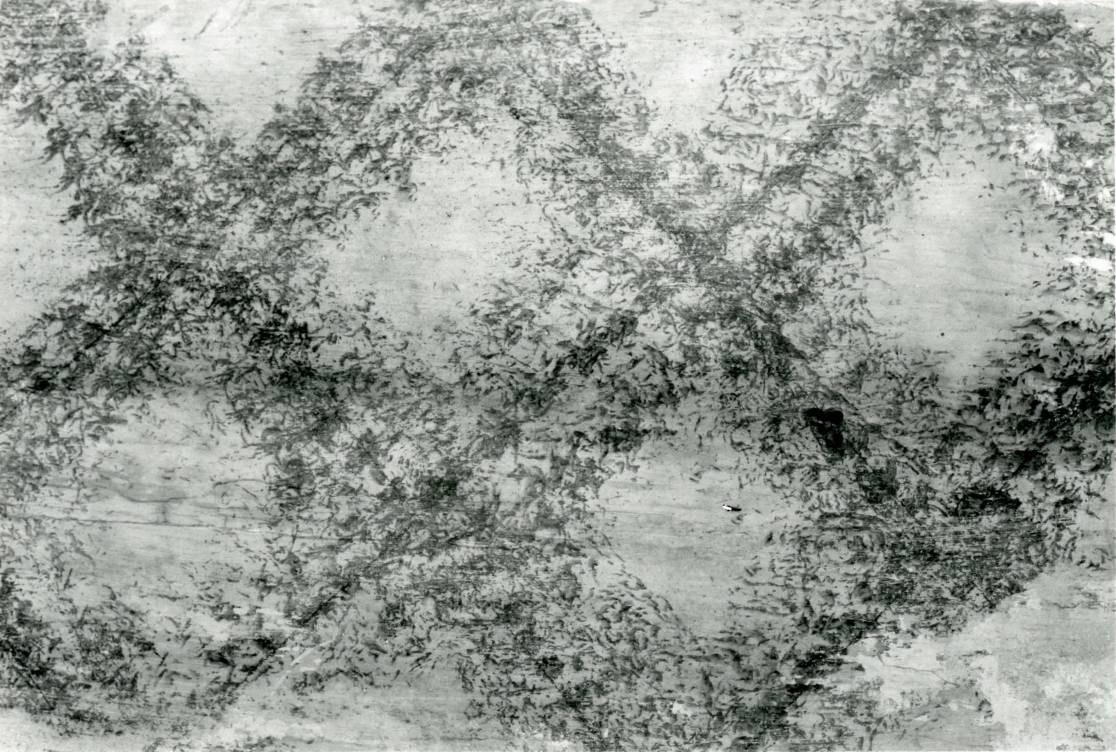
APR 2003 GAK

APR 2003 GAK

2ND FL 1773 SPONGE PAINT

(#13)

KOOKER'S TAVERN/EATKIN FARM, SPRINGFIELD TWP BUCKS CO  
SPRINGTOWN, PA 3/27/03 KAA: 2003-5 / 32-32A



APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

Basement 1739 w/ c1720 insulation (44)  
KOOKER'S TAVERN/EAKIN FARM, SPRINGFIELD TWP, BUCKS CO  
SPRINGTOWN, PA 3/27/03 KAA: 2003-5/29-29A



APR 2003 GAK

APR 2003 GAK

APR 2003 GA

EAKIN FARM, SPRINGFIELD TWP, BUCKS CO.  
KOOKER'S TAVERN, SPRINGTOWN, PA

EAKIN BARN SOUTH FACADE (#15)  
3/27/03  
KAA: 2003-5/0-0A



FEB 2004 FRK

FEB 2004 FRK

FEB 2004 FRK

EAKIN BARN, N + W FACADES  
EAKIN FARM, SPRINGFIELD TWP, Bucks Co PA

#16  
KAA: 2004-4/9A-10



APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

EAKIN FARM, SPRINGFIELD TWP, BUCKS CO. SPRINGHOUSE + POND (#7)  
KOOKER'S TAVERN, SPRINGTOWN PA 3/27/03 KAA: 2003-5 / 3-3A



APR 2003 GAK

APR 2003 GAK

APR 2003 GAK

EMAN FARM, SPRINGFIELD TWP, BUCKS CO.  
KOOKER'S TAVERN, SPRINGTOWN, PA

SMOKESHOW

3/27/03

KAA: 2003.5/14-14A

(#18)



EAKIN FARM, SPRINGFIELD TWP, BUCKE CO - OUTHOUSE + SHED

HOOKER'S TAVERN, SPRINGTOWN, PA 3/27/03

KAA: 2003-5) 8-8A

#19



EAKIN FARM, SPRINGTOWN TWP,

#42-17-21

EAKIN TENANT HOUSE, SPRINGTOWN, BUCKS CO., PA 10/8/03 KAA: 2003-21/24

#20



FEB 2004

FEB 2004 FRK

FEB 2004 FRK

ERKIN FARM, SPRINGFIELD TWP, BUCKS CO, PA #42-17-20

SARAH DEAN TENANT HOUSE, SPRINGTOWN - N+W FAC

(#21)

KAA: 2004-4/EA-9



SEP. 2003 FRK

SEP. 2003 FRK

SEP. 2003 FRK

EAKIN FARM, SPRINGFIELD TWP, Bucks Co. PA #42-17-20 (#22)  
SARAH DEAN TENANT HOUSE, SPRINGTOWN STE FAC. KAR: 2003-19/10A-11



FEB 200

FEB 2004 FRK

FEB 2004 FRK

EAKIN FARM, SPRINGFIELD TWP, BUCKS CO, PA  
SARAH DEAN TENANT HOUSE OUTBUILDING

#42-17-20

KAR. 2004-4 / 10A-11

#23



EAKIN FARM, SPRINGFIELD TWP, BUCKS CO PA  
OLD ROAD + PLANKING FENCE ROWS

\* 42-12-141

2/4/04 KAA: 2004-1/20

(#24)



BAKIN Farm, SPRINGTOWN TWP., Bucks Co PA  
LIME QUARRY "BITTS HILL"

#42-12-141

2/4/04 KAA: 2004-1/19

#25



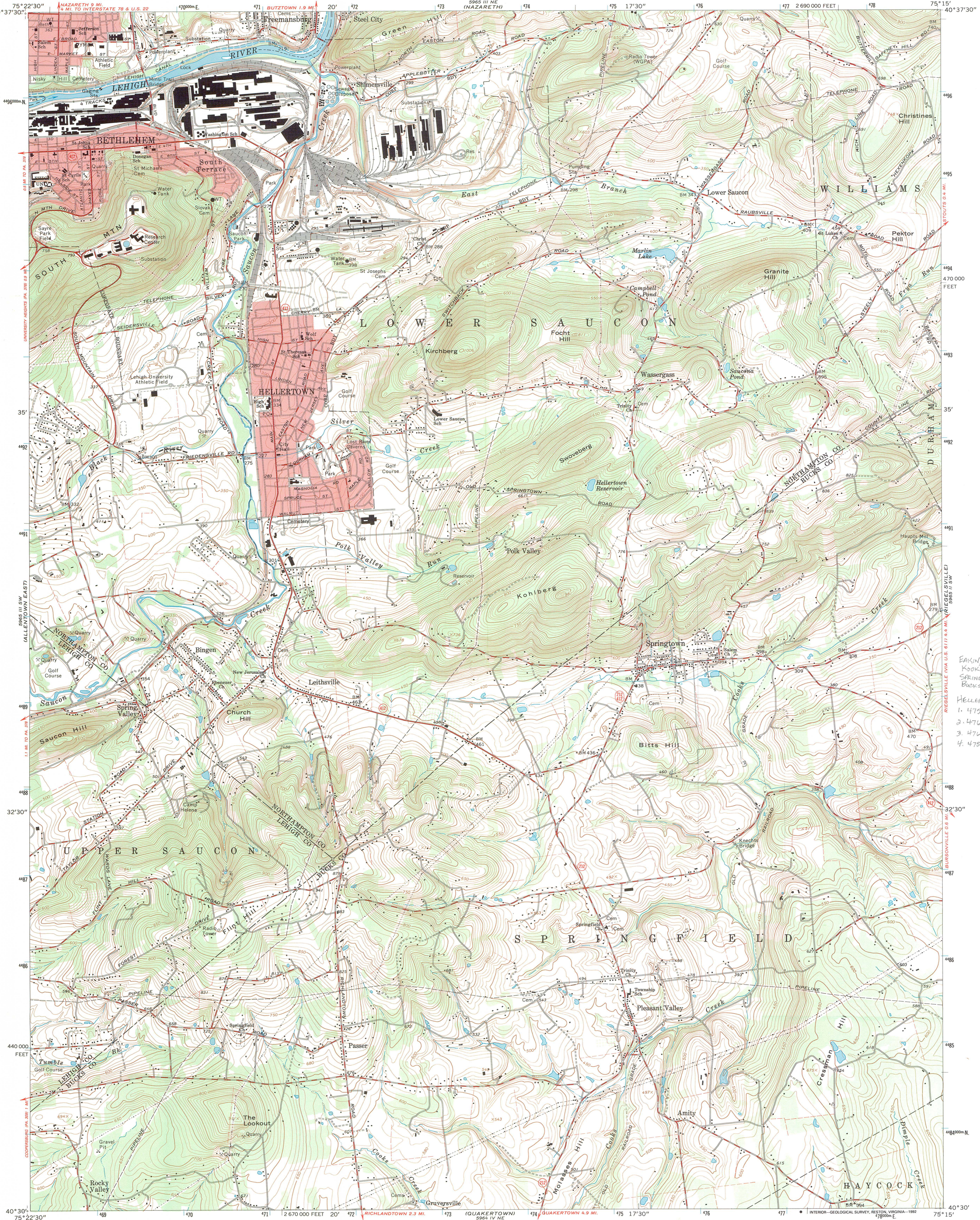
EAKIN FARM, SPRINGFIELD TWP, BUCKS CO PA  
LIME KILN RUINS

#42-12-141

2/4/04

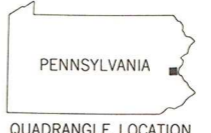
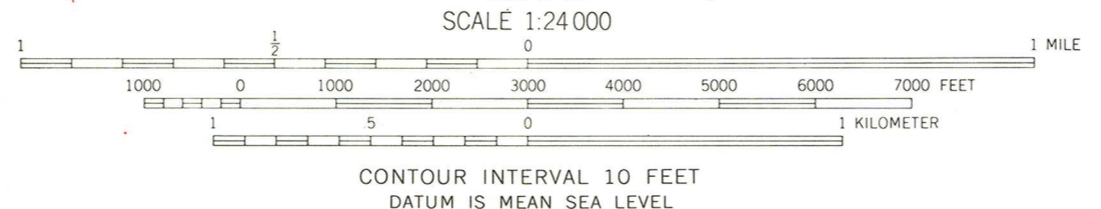
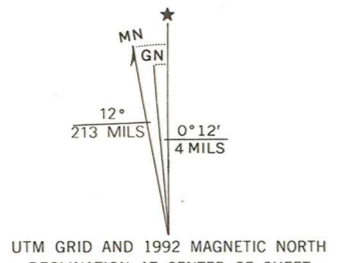
AAA: 2004-1/17

(#26)



EAKIN JOHN FARM aka  
HOOKER'S TAVERN  
SPRINGFIELD TOWNSHIP  
BUCKS COUNTY, PA  
HELLERTOWN, PA ZONE IS  
1. 475750 4489420  
2. 476400 4489430  
3. 476500 4488250  
4. 475725 4488150

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and USCE  
Topography by photogrammetric methods from aerial  
photographs taken 1962. Field checked 1965  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Pennsylvania coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 18, shown in blue  
The difference between 1927 North American Datum and North  
American Datum of 1983 (NAD 83) for 7.5-minute intersections  
is given in USGS Bulletin 1875. The NAD 83 is shown by  
dashed corner ticks  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

|             |                 |
|-------------|-----------------|
| Heavy-duty  | Light-duty      |
| Medium-duty | Unimproved dirt |
| State Route |                 |

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

Revisions compiled in cooperation with the Commonwealth  
of Pennsylvania agencies from aerial photographs  
taken 1988 and other sources. Contours not  
revised. This information not field checked  
Map edited 1992

HELLERTOWN, PA.  
40075-E3-TF-024  
1965  
REVISED 1992  
DMA 5965 III SE - SERIES V831

24TH DISTRICT  
**ROBERT C. WONDERLING**

SENATE BOX 203024  
457 MAIN CAPITOL BUILDING  
HARRISBURG, PA 17120  
(717) 787-3110  
FAX: (717) 787-8004  
E-MAIL: [rwonderling@pasen.gov](mailto:rwonderling@pasen.gov)  
[www.senatorwonderling.com](http://www.senatorwonderling.com)



## Senate of Pennsylvania

November 29, 2004

### COMMITTEES

FINANCE, VICE CHAIRMAN  
AGING AND YOUTH  
COMMUNICATIONS AND TECHNOLOGY  
CONSUMER PROTECTION & PROFESSIONAL  
LICENSURE  
GAMES AND FISHERIES  
LOCAL GOVERNMENT

MAJORITY POLICY COMMITTEE  
LEGISLATIVE BUDGET & FINANCE COMMITTEE  
JOINT HOUSE & SENATE AUTISM CAUCUS

Ms. Barbara Franco, Executive Director  
PA Historical and Museum Commission  
Room 501 State Museum Building  
300 North Street  
Harrisburg, PA 17120

Dear Ms. Franco:

I am writing to express my strong support for the John Eakin Farm property, in Springfield Township, to be included on the National Register of Historic Places. The property is scheduled for discussion at the Pennsylvania Historic Preservation Board meeting on December 14, 2004.

This property contains a wealth of historically significant structures that provide excellent examples of commercial and agricultural enterprises in upper Bucks County during the early 18<sup>th</sup> century until the early 20<sup>th</sup> century. The focal point of the farm is the tavern building which features Georgian style architecture solidly constructed from limestone and sandstone. It has withstood the elements of time and is in excellent condition.

In addition to the tavern, the property also depicts the diversified agricultural and commercial operations that evolved on the premises during its occupation. The complex includes the Eakin Barn, tenant houses, a lime quarry and kilns, a fish hatchery, a wagon house, two smokehouses and other outbuildings. The buildings, structures and sites represent continued development during the 210 year period in response to changing family and business priorities.

Once you have had an opportunity to review the architectural and historical description of the Eakin Farm, I am sure you will agree that this residence represents the contributions and lifestyle of an important industry that influenced this area.

Ms. Barbara Franco, Executive Director

Page 2

November 29, 2004

Thank you for your time and attention in this important matter.

Sincerely,

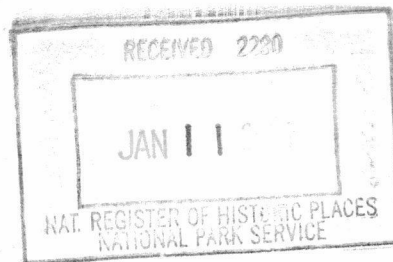
A handwritten signature in black ink that reads "Robert Wonderling". The signature is written in a cursive style with a large, prominent "R" and "W".

ROBERT C. WONDERLING  
STATE SENATOR, 24<sup>TH</sup> DISTRICT



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

January 6, 2005



Carol Shull, Chief of Registration  
National Register of Historic Places  
U.S. Department of Interior  
National Park Service  
National Register of Historic Places  
1201 "I" (Eye) Street, NW, 8th floor  
Washington D.C. 20005

Re: NR nomination forms

Dear Ms. Shull:

The following National Register form is being submitted for your review:

The Coffee Pot, Bedford County, PA  
Eakin, John, Farm, Bucks County, PA  
Swedish Lutheran Parsonage, Elk County, PA  
Woodward Hill Cemetery, Lancaster County, PA

The proposed action is:

listing in the National Register  
 determination of eligibility (owner objection)

If you have any questions regarding the nominations please call us at (717) 783-8947.

Sincerely,

*Andrea L. MacDonald*

Andrea L. MacDonald, Chief  
Division of Preservation Services

Enclosures

ALM/