

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received JAN 8 1986  
date entered FEB 19 1986

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Hutchinson Farm

and/or common N/A

**2. Location**

street & number Round Hill Road at Pennsylvania Route 51 N/A not for publication

city, town Elizabeth Township N/A vicinity of

state Pennsylvania code 042 county Allegheny code 003

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Mr. and Mrs. John R. Kosko

street & number Round Hill Road, R.D. #3

city, town Elizabeth N/A vicinity of state Pennsylvania 15037

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Allegheny County Office Building

street & number Ross Street

city, town Pittsburgh state Pennsylvania

**6. Representation in Existing Surveys**

title Allegheny County Survey has this property been determined eligible?  yes  no

date 1981  federal  state  county  local

depository for survey records Pennsylvania Historical and Museum Commission

city, town Harrisburg state Pennsylvania

## 7. Description

### Condition

excellent

good

fair

deteriorated

ruins

unexposed

### Check one

unaltered

altered

### Check one

original site

moved date N/A

### Describe the present and original (if known) physical appearance

The Hutchinson Farm is a well-preserved Allegheny County farm in a pastoral setting in Elizabeth Township. The farm includes a Victorian farmhouse with good integrity dating to the 1860s; a contemporaneous smokehouse; an underground springhouse probably dating to the late nineteenth century; and a dairy barn dating to the 1930s. The buildings are set back from Round Hill Road to the south on gradually rising ground, with fields beyond to the north. To the east, fields separate this farm from the adjacent Van Kirk Farm. Round Hill Road forms the Hutchinson Farm's southern boundary; more fields lie beyond the road to the south. Pennsylvania Route 51, a busy four-lane highway that crosses the township, forms the western boundary of the site, though it is virtually invisible from the farm itself. The topography is such that the farm sits in a sort of hollow, with a view of the surrounding fields and a Victorian church sited on the hill to the east. The view looking towards the farm from a distance is similarly pastoral.

The two-story brick farmhouse is of vernacular Victorian design, five by two bays, with a two room deep center hall plan. Its gable roof (ridge parallel to Round Hill Road) is pierced by paired interior end chimneys, and there is a bracketed Italianate cornice beneath broad eaves. An elaborate two-story porch of Italianate and Gothic Revival derivation frames the center bay of the front elevation. Its railing has a keyhole-and-lozenge fretwork design. On the first story, it joins chamfered columns; on the second story, it forms a balustrade. The rotting original porch was replaced about fifteen years ago with the present one which was custom-made to match the original. The first floor door has sidelights of red glass and a transom of yellow glass, and a second floor door has a similar tripartite configuration, but with a narrower transom and clear glass.

The windows throughout most of the house are six-over-six double hung sash with stone sills and lintels and louvered shutters. Windows on the rear elevation are sheltered by a four-bay porch and do not have shutters. The rear porch has slender chamfered columns which appear to be original, or even earlier than the house itself. Additions and alterations to the house's exterior, all dating approximately to the 1950s, include a modern kitchen, added at the northeast corner of the house; the enclosure of a window on the east end of the house with glass block; and the alteration of a second floor rear window.

The house's interior retains good integrity, with its staircase, door and window surrounds, built-in cupboards, some mantels, crown molding, chair rail and baseboard intact. The original plan has been altered only by the addition of a modern bathroom in the center bay rear of the second floor. The ceilings remain at their original 13 foot height. The staircase is noteworthy for its tapered, chamfered newel post with elaborately turned top. Lincrusta serves as wainscoting in the stairhall. The moldings throughout the house are deeply grooved in typical Victorian fashion. The fireplace flues have been closed and the openings altered to accommodate gas burners. Three mantels remain intact, however. They feature tapered, chamfered attached pilasters within a heavily articulated frame.

Just northeast of the house is a brick smokehouse containing two rooms with a central chimney. Hourglass-shaped ventilators are located in the brickwork on the east side; the west side has a shuttered window.

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Continuation sheet HUTCHINSON FARM

Item number 7

Page 1

Southwest of the house is an operating springhouse banked into the ground with a parapet-like stone facade facing the road. A slightly pointed arch of rough-faced stones is framed by a facade of coursed, irregularly-sized stones. This surround may date to the turn-of-the-century.

To the northwest is a large dairy barn of terra cotta block, dating to the 1930s. It has a wide pointed-arch roof--pierced by pointed-arch dormers--that extends down to the first floor. Double doors are located in the south gable end on first and second floors, with single doors on the east side. There are casement windows throughout. Much of its dairy equipment remains inside, although it no longer serves dairy cows. At the southeast corner of the building is a milk house of concrete block.

Due north of the house is the stone foundation of an earlier house on the site, supposedly dating to the 1820s. This was a much smaller, two-room structure. A modern concrete block garage is nearby.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

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**Specific dates** c. 1865      **Builder/Architect** unknown

### Statement of Significance (in one paragraph)

The Hutchinson Farm is one of Allegheny County's few remaining nineteenth century farms which possesses good integrity, both in its individual buildings and in its site as a whole. Unlike most of the county's farmhouses of its era, this one has not been absorbed by suburban tract development and maintains a rural environment. Its individual buildings and structures--a farmhouse of c. 1865 with intact Victorian detailing, a canning kitchen/smokehouse, stone springhouse, and c. 1930 dairy barn--are excellent examples of their types in Allegheny County. The farm was owned by the Hutchinson family for over 150 years. Enhancing the historic context and the overall appeal of the farm is its location adjacent to the Van Kirk Farm, also nominated to the National Register of Historic Places. The Hutchinson and Van Kirk Farms and the Gilfillan Farm, already listed on the National Register, are the three most intact nineteenth century farms in Allegheny County.

The Hutchinson family owned the farm from 1822, when Joseph Hutchinson purchased 135 acres adjoining the land of Joseph Van Kirk, until the current owners purchased approximately 61 acres (including the farmhouse) in 1983. The partial foundation of the first Hutchinson farmhouse of the 1820s remains on the property, just north of the present house.

The existing farmhouse, built in 1865 (the land was then owned by Joseph, son of the farm's purchaser), retains nearly all of its original Victorian styling with elements of the Italianate and Gothic Revival styles. It is relatively elaborate for a farmhouse of this region, perhaps indicative of the fact that by 1865, the Hutchinsons were well-established in Elizabeth Township and this was at least their second house. Its five-bay, two-room deep plan with center hall is more spacious than the more common, one-room deep farmhouses of the region. In what may have been a keep-up-with-the-Joneses spirit, an elaborate, two-story Victorian portico frames the front entrance, its effect similar to that of the Greek Revival portico of the Van Kirk house next door. (A map of 1855 indicates that Van Kirk owned a nearby lathe at that time, prompting speculation as to whether the lathe produced decorative woodwork and if so, if it was used in the houses of the area.) In addition to the portico, the front entrances on both floors bear substantial surrounds, more Greek Revival than Victorian in detailing but Victorian in proportion. The use of full tripartite entries on both the first and second floor of a facade is found on a small number of houses in the region, but this is the only one in the county which has the intended two-level portico. The paired brackets at the roofline are interesting for their slenderness and pointed profile, almost Gothic Revival in inspiration.

In contrast with the rather elaborate woodwork of the house is the utter simplicity of the rest of the exterior. The common bond brick, plain stone lintels and sills, and lack of a water table are all characteristically simple elements of Allegheny County farmhouses of the era. The siting--set back from the road on a small rise, sheltered by tall evergreens and shade trees on its windward side--is striking, illustrating both the ample land on which the Hutchinsons had to build and the simple requirements, such as shade, of a comfortable farmhouse of the era.

# 9. Major Bibliographical References

Van Trump, James D. and Arthur P. Ziegler, Jr. Landmark Architecture of Allegheny County. (Pittsburgh: P.H.L.F., 1967), p. 182.  
(see continuation sheet)

# 10. Geographical Data

Acreage of nominated property 56.5

Quadrangle name Donora

Quadrangle scale 1:24,000

### UTM References

A 

1	7
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5	9	16	3	18	10
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4	14	5	14	7	10	10
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Zone Easting Northing

B 

1	7
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5	9	15	9	17	10
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4	14	5	15	1	12	15
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Zone Easting Northing

C 

1	7
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5	9	16	3	19	10
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4	14	5	15	2	1	10
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D 

1	7
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5	9	16	6	19	10
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4	14	5	14	8	13	10
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E 

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### Verbal boundary description and justification

The nominated acreage is bounded as follows:  
Beginning at a point at the north corner of Round Hill Road and Rt. 51, proceed northwest along north side of Rt. 51 (this coincides with the western boundary of lot 1735-B-28 as  
**List all states and counties for properties overlapping state or county boundaries** (see continuation sheet)

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Christina Schmidlapp

organization Pittsburgh History & Landmarks Foundation date June 1985

450 The Landmarks Building

street & number One Station Square telephone (412) 471-5808

city or town Pittsburgh state Pennsylvania

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

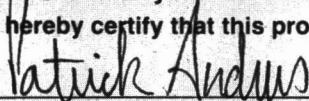
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Dr. Larry E. Tise, State Historic Preservation Officer date 12/23/85

For NPS use only

I hereby certify that this property is included in the National Register



date 2/19/86

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received

date entered

Continuation sheet Hutchinson Farm

Item number 8

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The house's interior is characterized by thirteen-foot ceilings and heavy Victorian woodwork. The staircase combines a hexagonal newel post and baluster shafts with a thick, rounded rail and curvilinear trim on the steps. Baseboards and door, window and cupboard surrounds are wide and deeply grooved. The mantelpieces are not unlike those of the earlier Van Kirk house next door, but here the pilasters are pinched at the center, the molding is more defined, and the proportions are taller.

The brick canning kitchen/smokehouse to the northwest of the house adds to the historic context of the farm. Its two rooms served as an adjunct to the kitchen. The smoke-house utilized the building's chimney and was ventilated by distinctive hour-glass-shaped brickwork wall openings, very rarely found in Allegheny County outbuildings.

The springhouse, located semi-underground southwest of the house, has an unusual stone front probably added c.1900. (The square and rectangular stones with prominent, rounded mortar joints suggest the type of stone construction seen throughout the county during that period).

The most significant later addition to the farm is the terra cotta tile dairy barn of c.1930. It has lost its silo, but much of its dairy apparatus remains inside; it suggests the more recent economic livelihood of the farm.

Together, the buildings, structures, and siting of the Hutchinson Farm present a picture of rural life now rare in Allegheny County.

Context for evaluating nineteenth century farms in Allegheny County was provided by the Allegheny County Survey of Historic Resources conducted in 1979-1984 by Pittsburgh History and Landmarks Foundation. In the ten most rural municipalities surveyed in the county, only six farms, in addition to the Hutchinson and Van Kirk and Gilfillan Farms, were recommended for listing in the National Register. In all cases, these six farms included a nineteenth century farmhouse and several out-buildings situated in a rural landscape. Five of these six farms have nineteenth century brick, vernacular Greek Revival farmhouses.

Although other nineteenth-century farmhouses were identified in the Allegheny County Survey, including some of individual architectural distinction, these examples have lost most of their outbuildings and do not retain their character as historic farms.

1. The other farms considered to be eligible for the National Register are the following: the Schlag Farm in Ross Township; the Bedwell Farm in Jefferson Borough; the Applegate and Sutton Farms in Forward Township; the Torrace Farm in Elizabeth Township; and Scratchwell Farm in North Fayette Township.

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Continuation sheet HUTCHINSON FARM

Item number 9..

Page 1

Fischer, D. R., Compiler. Round Hill Presbyterian Church and Cemetery, Allegheny County, Pennsylvania. (McKeesport, 1970)

Neff, Sidney S. and S. McRea. Map of Allegheny County, Pennsylvania with the names of Property Holders from Actual Surveys by Sidney S. Neff and S. McRea. (Philadelphia: R. L. Barnes, 1855).

Deeds. Allegheny County Office Building, Pittsburgh.

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Item number 10

Page 1

defined in the Allegheny County Block and Lot System) approximately 1500 feet to a point where the boundary of the lot diverges from the road to the east.

Proceed east approximately 50 feet and then north approximately 600 feet along the boundary of lot 1735-B-28 to a point at the northwest corner of the lot. Proceed east along the northern boundary of the same lot approximately 1400 feet to a point at the northeast corner of the lot. Proceed southeast along the eastern boundary of the lot approximately 1800 feet to a point on the north side of Round Hill Road. Proceed southwest and then northwest along the north side of the road approximately 1200 feet to the point of origin.

This boundary was chosen to include all of the present owner's property north of Round Hill Road. The area south of the road was not included because it is separated from the rest of the property by the road and has no buildings on it.

GARAGE



FOUNDATION



HUTCHINSON FARM  
Allegheny County

SMOKEHOUSE

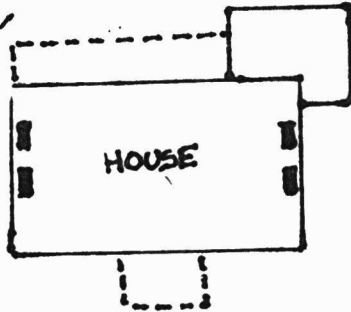


DAIRY  
BARN



SITE PLAN

HOUSE



SPRINGHOUSE



ROUTE 51

ROUND HILL ROAD

landscape  
86000321

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Hutchinson Farm  
Allegheny County  
PENNSYLVANIA

*Substantive Review*

Working No. JAN 88 1986  
Fed. Reg. Date: 2-3-87  
Date Due: 2/6/86 - 2/22/86  
Action:  ACCEPT 2-19-86  
 RETURN  
 REJECT

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: \_\_\_\_\_

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Historic 19th century farmstead with architecturally significant  
farmhouse - rare surviving example in county of intact  
19th century farmstead*

Recom./Criteria accept A&C  
Reviewer Patrick Anders  
Discipline Historian  
Date 2/19/86  
 see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Present Use  
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition Check one Check one  
 excellent  deteriorated  unaltered  original site  
 good  ruins  altered  moved date \_\_\_\_\_  
 fair  unexposed

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

*Note: 1930 barn is outside of claimed period of significance  
and should not be listed as contributing.*

**8. Significance**

Period      Areas of Significance—Check and justify below

Specific dates                      Builder/Architect  
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title                      date

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



HUTCHINSON FARM

Allegheny County

PD: 1985 PC: C. Schmidlapp

NL: PHLF

PV: House, front (south) and east  
elevations

#1



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: House, front (south) and east  
elevations  
#2



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: House, front porches

#3



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: House, rear (north) and east  
elevations  
#4



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: House, rear porch

#5



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: House interior, staircase

#6



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: House interior, mantel and  
cupboards, second floor  
#7



HUTCHINSON FARM

Allegheny County

PD: 1985 PC: C. Schmidlapp

NL: PHLF

PV: House interior, mantel and  
closet, second floor

#8



HUTCHINSON FARM

Allegheny County

PD: 1985 PC: C. Schmidlapp

NL: PHLF

PV: House interior, cupboards and  
surrounds, first floor

#9



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: House interior, cupboards and  
surrounds, first floor  
#10



HUTCHINSON FARM  
Allegheny County  
PDL 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: House interior, baseboard  
and wainscoting  
#11



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: Smokehouse, south and east  
elevations  
#12



HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: Springhouse

#13



J. HUTCHINSON

1925

HUTCHINSON FARM  
Allegheny County  
PD: 1985 PC: C. Schmidlapp  
NL: PHLF  
PV: Barn, south elevation

#14



HUTCHINSON FARM  
Allegheny County  
Donora Quadrangle  
Zone 17  
A E596380 N4454700  
B E596370 N4453125  
C E596390 N4455210  
D E596690 N4454830



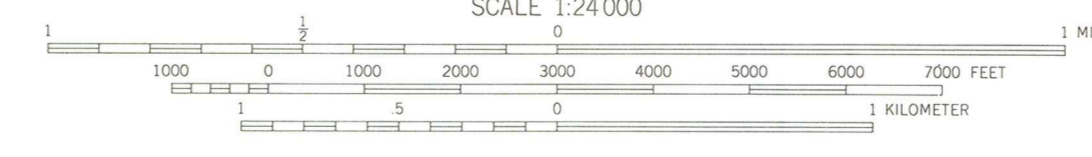
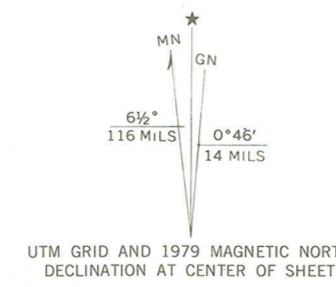
Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS

Topography from aerial photographs by multiplex methods  
Aerial photographs taken 1952. Field check 1954

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 17  
shown in blue

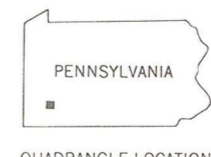
To place on the predicted North American Datum 1983  
move the projection lines 4 meters south and  
19 meters west as shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown  
Revisions shown in purple compiled in cooperation with State of  
Pennsylvania agencies from aerial photographs taken 1977 and other  
source data. This information not field checked. Map edited 1979



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, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U. S. Route	State Route
Interstate Route	

DONORA, PA.

N4007.5—W7945/7.5

1954  
PHOTOREVISED 1979  
AMS 5064 III NE—SERIES V831