

United States Department of the Interior
National Park Service

56-1571

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Mayer, David M., House
Other names/site number: Belmont: Hess, Aaron, House
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1580 Fruitville Pike
City or town: Lancaster State: PA County: Lancaster
Not For Publication: N/A Vicinity: N/A

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 at the following
level(s) of significance:

national statewide local
Applicable National Register Criteria:
 A B C D

Andrew J. McDonald 7/19/2017
Signature of certifying official/Title: Date
Pennsylvania Historical & Museum Commission - State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official: Date

Title: State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Patrick Andrews

Signature of the Keeper

8/31/2017

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC - Single Dwelling

Current Functions

(Enter categories from instructions.)

VACANT / NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stone, Brick, Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The David M. Mayer House is located on the west side of Fruitville Pike in Manheim Township, Lancaster County, Pennsylvania between U.S. Route 30 Bypass and Dillersville Road. The residence is comprised of two sections; a five bay by four bay deep, three storey, painted brick masonry building constructed in the Italianate style with a three bay by two bay deep, two-storey, painted brick masonry, vernacular building to the north. The two storey section (Original House) was initially constructed in 1867 by an unknown builder. Between 1870 and 1875, a large addition (Main House) was constructed on the south elevation of the Original House. Then by ca. 1900, the porch and porte-cochere were extended across the east elevation. Subsequently at an unknown time, the rear porch on the Original House was infilled, and a second porch was constructed and later infilled. The entire residence sits on a slightly raised basement and has a wrap-around porch on three elevations. The Main House is capped with a hip roof that has a cupola at the apex of the hip. The building has been vacant since September 2015. The residence is in good condition and meets six of the seven aspects of integrity in that it retains its location, design, materials, workmanship, setting, and feeling; therefore the David M. Mayer House would retain its architectural integrity.

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Narrative Description

The David M. Mayer House is located in a commercial business area in Manheim Township, Lancaster County, Pennsylvania. Historically surrounded by agricultural farmland, the growth and expansion of U.S. Route 30 Bypass in 1951 opened the agricultural land to development. Currently, the property is surrounded by a mixture of commercial uses. To the north of the property is Red Rose Commons, a shopping center. To the east of the property across Fruitville Pike, The Shoppes at Belmont is currently under construction on agricultural land that was part of the original 203-acre Mayer Farm that included a quarry, Mayer Family cemetery (Figures 20 and 21), and six lime kilns (Figure 22). To the south of the property is United Electric Supply, Inc. (1564 Fruitville Pike). Beyond this property further to the south is Lancaster Metal Manufacturing (1548 Fruitville Pike) and farther to the north is the U.S. Route 30 Bypass.

The residence is setback from Fruitville Pike on a grassy lawn. The iron fence and stone piers will be reconstructed after the Pennsylvania Department of Transportation widens Fruitville Pike for acceleration and deceleration lanes. A grass-covered drive extends from the southeast corner of the site up through the porte-cochère. Behind the house and perpendicular to the rear property line there is a pond (see Site Plan and Figure 19). The base of the wrap-around porch is without foundation planting, but there is a large Ginkgo tree in the front yard, a Mimosa tree in front of the porte cochère, and a large number of deciduous trees that surround the southwest corner of the site around the pond.

The residence is comprised of two sections; an Original House that is a three bay, two-storey, painted brick masonry dwelling that was constructed in 1867, and sometime between 1870 and 1875, a five bay, three storey tall Main House was constructed onto the south elevation of the Original House. Between 1875 and ca. 1900, a porte cochère and a porch were added onto the east elevation of the main house (see Figure 4 that shows the Main House without its front porch). Then at an unknown time most probably about c. 1900, an enclosed one-storey addition was added onto the northwest corner of the main house that provided a link to the west elevation of the Original House. Later at an additional unknown time, the one-storey rear porch of the Original House was enclosed; a second porch was constructed, and was subsequently infilled (see Figure 1). The Original House is differentiated from the Main House in its Italianate style details. The porch brackets, window configuration, second floor window lintels, and cornice brackets are distinctly different between the two sections. This difference in stylistic detailing gives credence that the two sections were constructed at different time periods. In addition, David M. Mayer may have constructed the smaller, Original House while he began his lime kiln business across Fruitville Pike. Furthermore, Mayer did not officially purchase the property from his Father until 1870. Once he purchased the property and was making money from both farming and his lime kiln business, then he was able to construct a larger Main House.

Original House (1867)

The Original House is a vernacular, three bays by two bays deep, two-storey tall, painted brick building (see Photographs 4 and 5). The east elevation (front) faces Fruitville Pike and has a full length, shallow pitched hipped roof porch across the entire first floor. The porch roof is held up by chamfered columns with corner brackets that support the entablature of the roof. The main entrance to the Original House is located in the central bay and is through a half-light, two-panel wood door. Above the door there is a single-light transom. Both the door and transom are set within a recessed wood frame. On either side of the door are six over six, double-hung, wood sash with painted lintels and sills and paneled blinds. The second floor windows are also six over six, double-hung, wood sash with painted lintels and sills, except they have louvered shutters and are covered with aluminum, triple-track storm windows. The Original

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House is capped with a single bracketed cornice that supports a shallow pitched, hip roof. Within the roof, there is a painted brick chimney that aligns with the north elevation.

The north elevation is similar except that it has two bays and has an inset chimney between the two bays. The windows are also six over six, double-hung, wood sash with painted lintels and sills except they have louvered shutters and are covered with aluminum, triple track storm windows. A date plaque with "BUILT BY DAVID M. MAYER 1867" is centered midway between the second floor windows at the meeting rail line of the sash. The west elevation has a series of two - one storey enclosed porches (see Photograph 6). The original rear porch has its north (side) elevation covered with painted plywood panels. The second porch was also infilled with painted ship-lap siding and painted plywood that covers the single window on the north elevation. On the west elevation of the second porch, there are two, six over six, double-hung, wood sash; a modern metal door; and then a third, six over six wood sash that is covered on the interior with unpainted plywood due to the window's deteriorated condition. Surrounding these windows is painted, vertical, beaded board siding. Above the porches on the second floor of the west elevation of the Original House, there are three bays of six over six, double-hung sash with an infill spacer between the top sash and the painted lintel.

Main House (1867-1875)

The Main House is a five bays by four bays deep, three-storey tall, painted brick masonry, Italianate style building that was constructed onto the south elevation of the Original House (see Photographs 4 and 5). The front elevation of the Main House faces south (Photograph 2), while the most visible elevation is the east elevation, which faces Fruitville Pike (see Photograph 3). The south elevation has five bays with a wrap-a-round porch that continues around the east, south, and west elevations. Within the porch, brick piers support a tongue and groove wood floor. Above the floor, chamfered columns with brackets support a shallow-pitched, hip porch roof. There is no balustrade between the columns, although a non-historic top and bottom rail has been inserted between the columns for safety purposes at an unknown time. The porch is accessed by a series of wood steps that are located in the central bay on the south elevation, at the southeast corner at the porte cochère (see Photograph 9), and at the end of the east elevation wrap-around porch. On axis with the south elevation steps is the main front door, which is also in the center of the five bays. The main entrance is through a pair of narrow, two-paneled, wood doors that are set within a segmental arched wood frame (see Photographs 2 and 18). Above the door is a segmental arched, single-light transom. The first and second floor windows are two over two, double-hung, wood sash with a flat head that are set between a painted lintel and sill (see Photograph 10). The windows on the first floor have paneled blinds. In addition, the two over two, double-hung, wood sash that is located on the north elevation and is visible from the Original House front porch, has a flat painted lintel with two recessed panels between the lower sash and a sill, which is at the porch floor level (see Photograph 11). The second floor windows are set beneath a bracketed window hood and have louvered shutters (see Photograph 1). The third floor windows are also two over two, single-hung, wood sash, but are shallower and are set within a segmental arched opening and have a painted wood sill. All of the windows on the first and second floor are covered with triple-track, aluminum storm windows. The Main House is capped with a wide, bracketed eave that supports the hipped roof. Paired large brackets define each bay with smaller, single brackets centered above the third floor windows. On top of the hip roof is a square cupola that is crowned with a rusted, pressed-metal spire. Each face of the cupola has a tripartite, one over one, round-arched window with a corbelled round arch lintel that links each of the three windows into a single entity. Above the windows is a wide bracketed eave that supports the hip roof. A conical spire tops the cupola.

The east elevation has four bays and is similar to the south elevation, except there is a porte cochère that extends out a single bay (see Photographs 3 and 4). While this section of the wrap-a-round porch is a

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later addition, it fits seamlessly into the overall design of the residence in that the columns and brackets match those on the south and west elevations. The windows are similar to those on the south elevation.

The west elevation has two bays and has a one-storey, asbestos sided addition, which is located on the northwest corner and connects with the one-storey infilled porch additions of the Main House (see Photographs 6 and 7). The addition's west elevation has paired, one over one, wood sash that are set within a slightly pedimented lintel and painted wood sill. The first bay of the addition's south elevation has a modern, six-panel wood door, which is covered by an aluminum storm door, which is both set within a wood frame that has a slightly pedimented lintel. Adjacent to the door, there is a six over six, window that appears to be a later addition as it is without a lintel or sill. A very rudimentary, wood handicap ramp zigzags the entire length of the west elevation porch from the porch down to ground level (see Photograph 7). Above the ramp on the second floor there are two bays of two over two, double-hung, wood sash that are set between a bracketed window hood and painted sill. There are no shutters on the second floor windows, although the second floor windows are covered with triple-track, aluminum storm windows. The third floor windows are also two over two, single-hung, wood sash, but they are shallower and are set within a segmental arched opening and have a painted wood sill.

The north elevation is four bays with the Original House located in the center two bays (see Photographs 5 and 6). The east elevation porch roof of the Original House extends between the first and second floor windows on the northeast corner of the Main House. At the northwest corner of the Main House, the second floor window is a two over two, double-hung, wood sash set between a flat painted lintel and painted wood sill. The masonry to the left of the window at the intersection with the Original House is deteriorated, due to missing or clogged gutter.

Interior

First Floor – The interior of the residence is accessed through the main entrance, which is located in Bay 3, the central bay of the south elevation. The entrance doors are a pair of molded, natural finished, two-paneled wood doors set beneath a single-light, segmental arched transom, that are all set within a wood frame (see Photograph 18). The entrance leads to a vestibule that has painted plaster walls and ceiling and hard wood floors. The vestibule doors that lead into the central hall are a pair of half-light, four-panel, natural finished wood doors. Above the doors is a single-light transom that are all set within a natural finished, recessed panel frame (see Photographs 19 and 20).

The main entrance opens into a central hallway that also has painted plaster walls and ceiling and a natural finished wood floor. The central hall divides the first floor of the Main House in half with symmetrical west and east rooms. Along the west wall of the central hall, there is a pair of painted flush luan doors that are set within a painted molded wood frame. These doors provide access into the west room, which was historically used as a parlor (see Figure 5). The west room has painted plaster walls and ceiling, and natural finished wood plank floors (see Photograph 22). A painted deep baseboard and chair rail encircle the room. Centered on the west wall is chimney breast with a white marble fireplace surround (see Photograph 23). Wood windows define the south and west elevations of the west room. Each of the wood sash are supported by a recessed wood panel that are all set within a molded wood frame, which has bulls eye corner blocks (see Photograph 24). At the northwest corner of the west room are two doors. On the west elevation adjacent to the window is a four-panel wood door that provides access to the one-storey square addition. On the north wall is a five-horizontal panel wood door with a single-light transom above that provides access to the former rear porch. The luan, four-panel, and five-panel wood doors and the chair rail are all later additions that were installed at an unknown time after ca. 1910.

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Near the vestibule on the east wall of the central hall is a door that provides access into the east room. This door is a single, painted, four-panel wood door that is set within a painted, molded, wood frame. Used as a dining room and sitting area (see Figure 6), the room is bisected by a painted, molded wood frame cased opening. The room has painted plaster walls and ceiling, natural finished, tongue and groove wood floors, with a painted baseboard at the floor level. The room has seven – two over two, double-hung, wood sash that provide natural light into the room (see Photographs 25 and 26). Each of the windows had a recessed wood panel beneath the window, except for the window on the north elevation, which has two smaller panels that are hinged. At the northwest corner of the room are two doors. The four panel wood door on the west elevation provides access in the rear of the central hall. Radiators are located beneath the windows on the east and south elevations. The swinging, four-panel wood door on the north elevation provides access into the kitchen of the Original House.

The first floor of the Original House is divided into two areas with a smaller corridor (see Photograph 14) that provides access to the back stair to the second floor (see Photograph 15), and a large room that was used as a kitchen. The former kitchen has plaster walls, an acoustical tile ceiling, and a linoleum floor (see Photograph 12). Six over six, double-hung, wood sash is located on the east and north elevations. Centered between the two windows on the north elevation is a chimney breast that has been infilled. It appears that a window was infilled on the west wall at an unknown time. Next to this window there is a modern, flush, luan door that provides access to the infilled porch. Behind the kitchen are miscellaneous rear rooms that were formerly rear porches that were infilled at an unknown time. These rooms are in fair condition with the most recent porch being in poor condition (see Photograph 13).

Between the east wall doors is the main stair that extends from the first floor to the attic/cupola level. The stair balustrade has a natural finished wood, carved/turned newel post, turned balusters, and a handrail with painted risers and natural finished treads (see Photograph 21). The wall stringer and carriage have peeling paint. The landing at the top of the main stair, which opens onto a small hallway that accesses the second floor of the Original House, also provides access to the back stair to the kitchen.

Second Floor – The second floor includes rooms in both the Original House and Main House. The second floor of the Original House is accessed from the landing between the first and second floor of the Main House (see Photograph 16). A small hallway provides an entrance into a bathroom on the right and straight ahead, and on the left there is a back stair that provides access to the first floor. Entry to the bedroom is immediately to the right before proceeding down the back stairs. This bedroom was subdivided at an unknown time for a second bathroom (see Photograph 17).

The second floor of the Main House is accessed from the central stair into a central stair hall. The stair balustrade is in good condition though several turned balusters are missing and the balustrade has been covered with gypsum wall board at the landing between the second and third floors. The hallway has painted plaster walls and ceiling, painted wood plank floors, baseboard, and painted wood trim around the doors. Each of the four bedroom doorways has a four-panel wood door with a single-light transom above, all of which are set within a painted molded wood frame with bulls-eye corner blocks.

There are four bedrooms in the Main House. The bedrooms are located in the northwest, northeast, and southeast corners and are all the same size, being 14' 6" X 15' 6". The southwest corner bedroom is larger in that it is 14' 6" by 22' 5" and utilizes the space at the end of the stair hall. All of the rooms have plaster walls and ceilings, painted wood plank floors, and painted molded trim around the doors and windows. A pair of four-panel, wood doors separates the northeast and southeast corner rooms with a small closet on either side of the doors, so that a closet opens into each bedroom (see Photograph 30).

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Each closet has simple painted wood trim and a four-panel wood door. Access between the northwest and southwest corner rooms is through a closet (see Photograph 28).

The windows within each bedroom are two over two, double-hung, wood sash that are set within a wood frame. The stop around the window has a half-round beaded edge that extends around the jamb and head of each window sash. The window sash is set within a deep window frame with a beaded edge at the jamb and head, which goes around the window frame and terminates into a beaded stool and apron. Simple wood trim with an unadorned corner block surround each window. Some of the paint is peeling on the wood trim (see Photograph 29).

Third floor – A third floor is only located in the Main House and is similar to the second floor with a central hallway and bedrooms that open off the central hall way. Like the lower floors, the third-floor hallway has plaster walls and ceiling, simple painted, wood baseboard and door trim, and natural finished wood plank floors. The plaster walls are in fair to poor condition with peeling paint, cracked plaster, and a deteriorated plaster ceiling in the center hallway. The finish on the wood floors has worn so that the wood graining remains exposed. The stair risers, treads, wall string, and window at the landing level to the cupola level are all painted (see Photographs 31 and 32).

The four rooms that are located around the central hallway and are similar in configuration to the second floor all have plaster walls and ceiling, simple painted, wood baseboard and door trim, and natural finished wood plank floors. The plaster walls are in fair condition with evidence of crazing. The finish on the wood floors has worn or has moisture in that the wood graining remains exposed. Within each room there are shallow, two over two, segmental arch, single-hung wood sash that are set within a wood frame. The stop around the window has a half-round beaded edge that extends around the jamb and head of each window sash. The window sash is set within a deep window frame with a beaded edge at the jamb and head, which goes around the window frame. Simple wood trim with a corner block surround each window. Some of the paint is peeling on the wood trim (see Photograph 33).

Cupola – The wood stair extends up to the cupola level which is finished in painted, beaded shiplap wood siding on the walls and ceiling, and has an unfinished wood plank floor. Within each square side of the cupola there are three bays of one over one, round arch, double-hung wood sash with an unadorned wood mullion between each sash. The window sash is in poor condition, as there is evidence of moisture infiltration (see Photograph 34).

Conclusion

The David M. Mayer House retains its integrity as an Italianate style residential building. It retains its original *location* as it has not been moved. It retains its original *design* that includes the 1867 Original House, a ca. 1870 Main House addition, and the ca. 1900 south elevation porch and porte cochère with its character-defining Italianate features. The enclosed porches are on the northwest corner and are not visible from the public right-of-way and do not detract from overall Italianate design. Within the interior, it retains its intact floor plan in the Main House though the Original House has been altered for a kitchen on the first floor and bathroom on its second floor. It maintains its original *materials*, which include its exterior painted masonry walls, porches, porte-cochere, cupola, doors, and windows; and on the interior, its plaster walls and ceilings, main stair, and original wood trim and doors. Its integrity of *workmanship* is evident in the original surfaces of the porches, cupola, windows, plaster walls and ceilings, original varnished main stair, and door and window trim. Integrity of *association* has been compromised by the increased commercial development of its former agricultural fields across Fruitville Pike to the east and the construction of the U.S. Route 30 Bypass. The David M. Mayer House still retains its integrity of *setting* by maintaining its original setback from Fruitville Pike, and by maintaining its grassy lawns on the

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east and south though the north has been compromised by the removal of its associated agricultural buildings. The house has always been separated from its agricultural lands that were located across Fruitville Pike to the east. The David M. Mayer House retains its integrity of *feeling* of a substantial Italianate style residential building. Based on the evaluation of these seven aspects of integrity, David M. Mayer House retains its location, design, materials, workmanship, setting, and feeling, therefore it retains its integrity.

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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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1867 – ca.1900

Significant Dates

1867, ca.1875

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The David M. Mayer House is locally significant under Criterion C in the area of Architecture as an excellent example of the Italianate style in residential architecture. The house is an uncommonly complete expression of Italianate design. It displays an excellent array of Italianate features, in both design and workmanship: box-with-cupola main block, elaborately detailed cupola, hooded windows, deep bracketed eaves, an asymmetrical mix of porches, and a plethora of rounded window arches. In particular, the box-with-cupola form of the main block of the house, along with the elaborate detailing, distinguishes it from most other examples of rural Italianate residential architecture in Pennsylvania. The period of significance begins in 1867, with construction of the Original House and ends ca. 1900, with the addition of the east elevation porch and porte cochère, the last architecturally significant element added to the building.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The David M. Meyer Farmstead was part of 198-acres that Reverend Martin R. Mayer (Martin Mayer) acquired in 1825 from Peter Johns of Lampeter Township, Lancaster County (Deed Book E, Volume 5, page 91-94, Lancaster County Courthouse, Lancaster, Pennsylvania). This land was part of the original patent for 556-acres that John Mayer¹ received on March 24, 1738. It is unknown if Martin Mayer lived on the property while he constructed a barn at the site of his future residence, which was located at 206 Rohrerstown Road, East Hempfield Township, Lancaster County. The barn was constructed in 1826, 20 years before he built his house in 1846. It is unknown where he lived in the intervening years between 1826 and 1946. Martin and his wife, Elizabeth Mayer and their seven children, may have lived at a residence along Fruitville Pike until they relocated to the farm on Rohrerstown Road.

Martin Mayer (April 3, 1798 to October 4, 1873) expanded his holdings and added to the acreage that he purchased in 1825, so that by 1870, he had 514.75-acres. On March 11, 1870, Martin Mayer and his wife, Elizabeth, divided up and sold the land to their three sons, Jacob M., Martin M., and David M. Mayer for the total cost of \$64,439.50.² David M. Mayer³ purchased 203-acres at \$125.00 per acre for a total of \$25,375.00 (Deed Book W, Volume 9, page 491). Even though the deed was recorded in 1870, David began construction on his original house in 1867. David M. Mayer married Katherine F. Hunsecker in 1868, and had two children, Lydia E. and Gertrude Anne. The 1875 *Combination Atlas Map of Lancaster County, Pennsylvania*⁴ includes an illustration of Mayer's property with the elaborate Italianate residence, two substantial barns, and an orchard (see Figure 3). David died on September 20,

¹ Martin Mayer is the fifth generation descendent from John Mayer.

² Jacob M. Mayer's house is located at 1702 Lititz Pike and Henry purchased his father's house on Rohrerstown Road.

³ David M. Mayer is the third generation David Mayer. It is unknown what happened to his uncle, David Mayer.

⁴ Everts & Stewart *Combination Atlas Map of Lancaster County, Pennsylvania*, 1875, page 103.

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1891.⁵ His wife, Katherine, sold 204-acres to John Keller on March 31, 1894 for \$47,650.00. As part of the sale of the property, the deed noted that "said property was insufficient for the payment of debts that there were two mortgages charged on said premises amounting to \$34,600.00" (Book I, Vol. 16, p. 245). The sale price included \$34,600.00, which went to pay the mortgages, and \$13,050.00, which paid for all the building improvements, including the lime kiln and the graveyard. It was noted that the road to the graveyard was to remain free and open (see Photographs 30 and 31). It was during Keller's tenure that the property became known as Belmont Farm. The Keller's briefly used the farm for an all-boys school that was known as the Yeates Institute⁶ and as a weekend getaway. It was also during the Keller ownership that Belmont Farm was occupied by dairyman Jacob S. and Lizzee Leed.⁷

John Keller died on January 27, 1899 (Book N, Vol. 26, p. 522). In his Last Will and Testament, John Keller directed his executors, his son John Franklin Keller and the Lancaster Trust Company, to:

"cash all of my estate, except my Belmont Farm and Quarries situated in Manheim Township, Lancaster County, Pennsylvania within three years of my death and I hereby give my executor and the survivor of them full power and authority to sell the same, either at public or private sale and to execute and deliver to the purchaser of the real estate proper deeds therefore. My said Belmont Farm and Quarries are not to be sold until 21-years after my death. After 21-years have expired from my death, then I direct my said Belmont Farm and Quarries to be sold as provided in the proceeding item of this my Will. I hereby appoint my son John Franklin Keller and Lancaster Trust Company to be the executor and trustee of this my Last Will and Testament."

The "tract of land known as Belmont Farm" was sold on January 5, 1925, to George E. Hoover (Hoover) for \$77,500.00. Hoover immediately sold the property, which included 229-acres to Aaron B. Hess for \$1.00. The sale included; "all machinery, equipment, lumber, tobacco, scaffolding, the wheat sown in the fall of 1923, all of the long or rough feed, and all of the straw which shall remained on the premises on April 1, 1924" (Book N, Vol. 26, p. 526).

Three generations of the Hess family have owned the property. During Aaron B. Hess's ownership, the property was used for agricultural purposes. Hess had a manager, H. Hollman, who supervised the farm in 1927. Under Hollman's guidance, of the 227-acres, 145-acres were used for crops. There were 30-acres of corn, 15-acres of silage, 45-acres of wheat, 1-acre of potatoes, 24-acres of tobacco, and 40-acres of hay. In addition to crops, there were 3 apple trees, 2 peach trees, and 2 pear trees. Livestock on the farm included; 4 horses, 3 mules, 18 cows, 2 heifers, 16 other cows including; calves, 3 pigs, 60 chickens, and 80 other chickens. The farmhouse had running water, a telephone, and a furnace, while the farm itself had 1 automobile, 1 truck, 1 tractor, and 2 silos.

Aaron B. Hess died on August 4, 1933. A public sale was held on April 1, 1944, and the executors of his estate, H. Lloyd Hess, Aaron E. Hess, and Katherine M. Moore sold the property to Aaron E. and Mary Jane Hess, his wife, for \$88,000.00. The property at this time contained 219-acres, except 3 parcels (2-acres and 95 5/10 perch) that were not included within the sale for a total of approximately 217-acres (Book O, Vol. 36, p. 538). Aaron E. Hess rented the property to Ethel and Clarence Zeager between 1944

⁵ According to "The Mayer Family: Three Generations of a Farming Family in Manheim Township", *Pennsylvania Mennonite Heritage*, Volume XII, Number 1, January 1989, p. 15, David M. Mayer had trouble with alcohol and at one point lost control of his estate to his brother Henry and his wife.

⁶ The Yeates Institute was an Episcopal Church Institution that was endowed by Miss Catherine Yeates in memory of her father, Judge Yeates that was established as a church related boarding school for boys in 1900.

⁷ Lizzee Leed may be the female that is sitting in the rocking chair in Figure 9.

David M. Mayer House

Lancaster, Pennsylvania

Name of Property

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and 1955. It was during the Zeager tenancy that the main barn was subdivided for poultry production for 40,000 chickens. It was also during this same time period in 1951, that U.S. Route 30 was constructed to Oregon Pike, splitting the property to the north and south of the U.S. Route 30 Bypass.

Mary Jane Hess passed away on June 23, 1986, and her husband, Aaron E. Hess⁸ passed away on December 23, 2005. The executors of his estate, Aaron E. Hess, Jr. and Andrew E. Hess, created the Belmont Farm Family Limited Partnership, who has owned the property since August 13, 2008. The property was sold to current owners in September 2016.

As of April 1, 1944, the buildings that were included as part of the Belmont Farm included the following buildings; a barn, 2 tobacco sheds, a corn barn, milk and dairy building, other farm buildings, 2 double frame houses (farmhouse/semi-detached dwelling at 1589 – 1593 Fruitville Pike), 1 cottage, and a 3 story brick building. It appears that all of the buildings that are located on the farmstead today are extant in the 1940 historic aerial, except the main tobacco barn that was demolished in February 2008, and a carriage house and a privy that were located southwest of the main house were removed between 1958 and 1971. It is unknown where the silos were located. The barn, tobacco barn/machine shed, dairy building, and two other farm buildings were dismantled between October 2014 and March 2015, and were relocated to West Donegal Township, Lancaster County to be reassembled.

Context and Comparisons

The Italianate style became one of the most popular styles of the period after the Civil War, for its decorative embellishments and for the functional flexibility of its residential form. In urban areas, Italianate design features were widely expressed in both residential and commercial construction. Some features, such as the high tower or cupola and potential for elaboration, made it appealing to the upscale aspirations of the wealthy; while the brackets and other details, made affordable by new methods of machine production, were available for application to those with smaller budgets. Some of its decorative elements—deep eaves and heavy cornice brackets, hooded window treatments, and cupolas or towers—were particularly popular. In many cases, Italianate was often merely a way to apply fashionable ornamentation and interesting details to traditional forms and pre-existing buildings. But with its inspiration in the rural farmhouses of Tuscany, which was not only romantic but also appealing for the implied functionality of the form, Italianate was seen as adaptable to the freer and more family-oriented lifestyle of the post-Civil War middle class. Floor plans for Italianate style residences could be flexible, with multiple means of access from the outside, free flowing interior passages between rooms, and opportunities for gathering places.

The David M. Mayer House is an excellent example of Italianate style residential architecture in Pennsylvania. It is particularly uncommon in the context of rural Italianate residential architecture in the Commonwealth, where many properties exhibit degrees of Italianate detailing, but only a relative few reflect a thoroughgoing Italianate style. There are numerous recorded examples of the Italianate style in Pennsylvania. The Cultural Resources Geographic Information System (CRGIS) maintained by the Pennsylvania State Historic Preservation Office (PASHPO) records 4,176 properties that have Italianate identified as an associated architectural style. Of these properties, 315 are historic districts with multiple properties included in their boundaries; indeed most if not all identified historic districts in Pennsylvania have Italianate noted as an associated style. CRGIS has records for 2,971 individual buildings with Italianate as an associated style; almost 900 of these are in historic districts; 140 are individually listed in

⁸ Aaron B. Hess was the former president of Lancaster Malleable Castings Company that is no longer in business.

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the National Register of Historic Places (NR). Most are located in urban areas. Of the 140 listed properties, only 31 are located outside urban areas in the townships.

Several examples show the range of Italianate style in rural Pennsylvania. Some are relatively simple older house forms with some Italianate detailing, such as the 1858 Ayer House in Centre County (Key No. 001616), with its cornice brackets and classical porch columns, or the 1820 Spinner House in Pike County, refurbished in 1860 to add cornice brackets. The 1861 Slifer House in Union County (Key No. 000822) is a fanciful mix of Gothic and Italianate style detailing. Glenays, (Key No. 000721) built in 1859 in Delaware County, shows the characteristic boxy villa form and shallow roof of Italianate, although with little other detailing. The 1858 NR-listed Kennedy House in Upper Merion Township, Montgomery County (Key No. 079578) is one of the few rural fully Italianate residence in form and detailing. (All examples mentioned are listed in the NR.)

The patterns in Lancaster County reflect those of the state. In Lancaster County, there are 114 records for Italianate properties, 60 of which are individual buildings; and of the individual buildings, 22 are outside of urban areas. In Lancaster County, 9 Italianate properties are listed in the NR. Of the listed properties in Lancaster County, only the Oregon Mills Complex (Key No. 077433; Figure 14) in Manheim Township is located outside an urban area in Lancaster County. The residence on this NR-listed property mixes stylistic features with its boxy villa form and shallow roof of the Italianate style and its classical portico with a broken pediment and pilasters. In addition to modest examples, such as the house at Oregon Mills, there are substantial residences with considerable Italianate detailing, such as the 1871 Eberly House in Clay Township, (Key No. 036818; Figure 15). The ca. 1870 Silas Eshleman House in Paradise Township (Key No. 070814; unevaluated; Figure 16) features a mix of Italianate and Gothic style details and the D.S. Graeff House (ca. 1875-1899), in East Cocalico Township (Key No. 105424; Figure 17) is a traditional Pennsylvania German two-door form with ornate eaves brackets, window hoods, and porch. Also in Manheim Township, near the Mayer House is the ca. 1870 Stauffer-Ludgate House, located on the Lititz Pike. This house is also an excellent example of Italianate residential style, with a strong assemblage of Italianate features, including a cupola, a balcony, and a plethora of ornate bay windows and porches (Key No. 082137; Figure 18).

Within the context of rural Italianate style residential architecture, the David M. Mayer House stands out for the quality and scale of its design and details. Very few rural residences in Lancaster County exhibit such a complete vocabulary of Italianate style in form and detailing.

David M. Mayer House
Name of Property

Lancaster, Pennsylvania
County and State

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Lancaster County Courthouse, Lancaster, Pennsylvania:

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David M. Mayer House

Lancaster, Pennsylvania

Name of Property

County and State

Shiffer, Rebecca and John J. Snyder, Jr. "Stauffer-Ludgate House", Manheim Township, Lancaster County, Pennsylvania Historic Resource Survey Form, 1982, Key No. 082137.

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Snyder, John J. Jr., and Esther F. Boyle. "Silas Eshelman House", Paradise Township, Lancaster County, Pennsylvania Historic Resource Survey Form, 1984, Key No. 070814.

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

David M. Mayer House
Name of Property

Lancaster, Pennsylvania
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10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 40.064975 | Longitude: -76.315197 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

David M. Mayer House
Name of Property

Lancaster, Pennsylvania
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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of David M. Mayer Farmhouse is shown on the dotted line on the accompanying scaled map entitled "Site Plan".

Boundary Justification (Explain why the boundaries were selected.)

The nominated building includes only the land around the building known as David M. Mayer Farmhouse and includes the residence itself and the east and south lawns. The surrounding land and pond are not part of significance of the residence and are therefore outside of the selected boundaries.

11. Form Prepared By

name/title: Bonnie Wilkinson Mark
organization: Delta Development Group, Inc.
street & number: 2000 Technology Parkway, Suite 200
city or town: Mechanicsburg state: PA zip code: 17050-9407
e-mail: bmark@deltaone.com
telephone: 717-441-9030
date: June 20, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

David M. Mayer House
Name of Property

Lancaster, Pennsylvania
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: David M. Mayer House

City or Vicinity: Manheim Township

County: Lancaster

State: Pennsylvania

Photographer: Bonnie Wilkinson Mark

Date Photographed: April, September, and October 2016, and March 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. South and east elevations
2. South elevation
3. East elevation
4. East and north elevations
5. North and east elevations
6. North and west elevations
7. West and south elevations
8. South porch on the Main House
9. Porte cochère looking north
10. Main House – south elevation – first floor window
11. Original House – east elevation porch looking south
12. Original House – first floor looking east
13. Original House – first floor rear addition looking east
14. Original House – first floor looking south through back corridor into east room
15. Original House – first floor looking up the back stair
16. Original House – second floor looking north
17. Original House – bedroom looking northwest
18. Main House – south elevation – front door
19. Main House – first floor vestibule doors
20. Main House – first floor front doors
21. Main House – first floor main stairs
22. Main House – first floor west room looking southwest

David M. Mayer House

Name of Property

Lancaster, Pennsylvania
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23. Main House – first floor west room fire place
24. Main House – first floor west room window detail
25. Main House – first floor east room looking south
26. Main House – first floor east room looking north
27. Main House – second floor main stair
28. Main House – second floor northwest bedroom
29. Main House – second floor northeast bedroom
30. Main House – second floor southeast bedroom
31. Main House – third floor main stair
32. Main House – third floor hallway
33. Main House – third floor northeast bedroom
34. Main house – cupola interior

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. 460 et seq.).

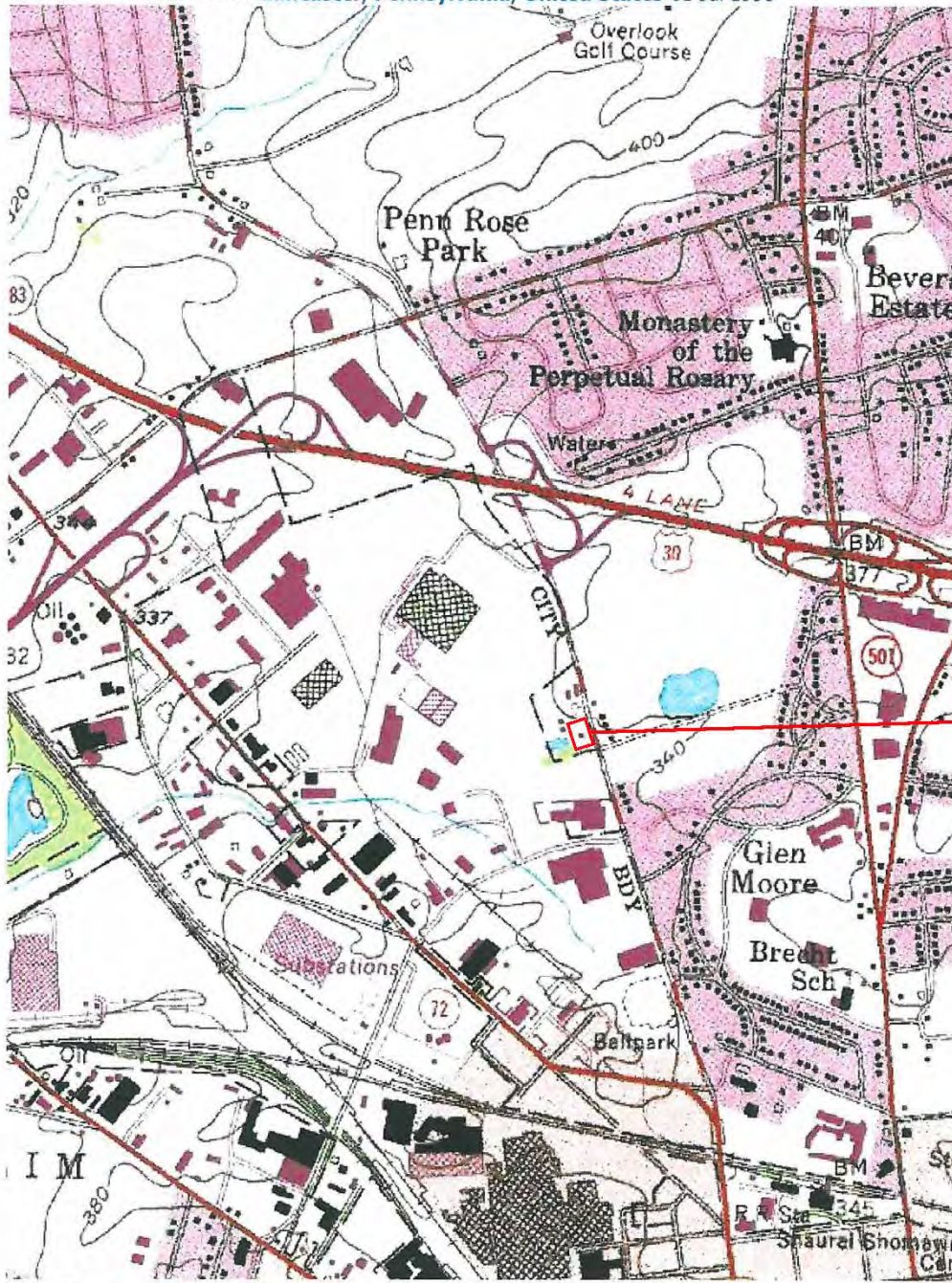
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

David M. Mayer Farmhouse
1580 Fruitville Pike
Manheim Township
Lancaster County, Pennsylvania

USGS Map

Send To Printer Back To MSR Maps Change to 11x17 Print Size Show Grid Lines Change to Landsca

USGS Lancaster, Pennsylvania, United States 01 Jul 1996



Site:
Lat: 40.064975
Long: -76.315197

Image courtesy of the U.S. Geological Survey

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David M. Mayer Farmhouse
1580 Fruitville Pike
Manheim Township
Lancaster County, Pennsylvania

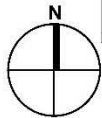
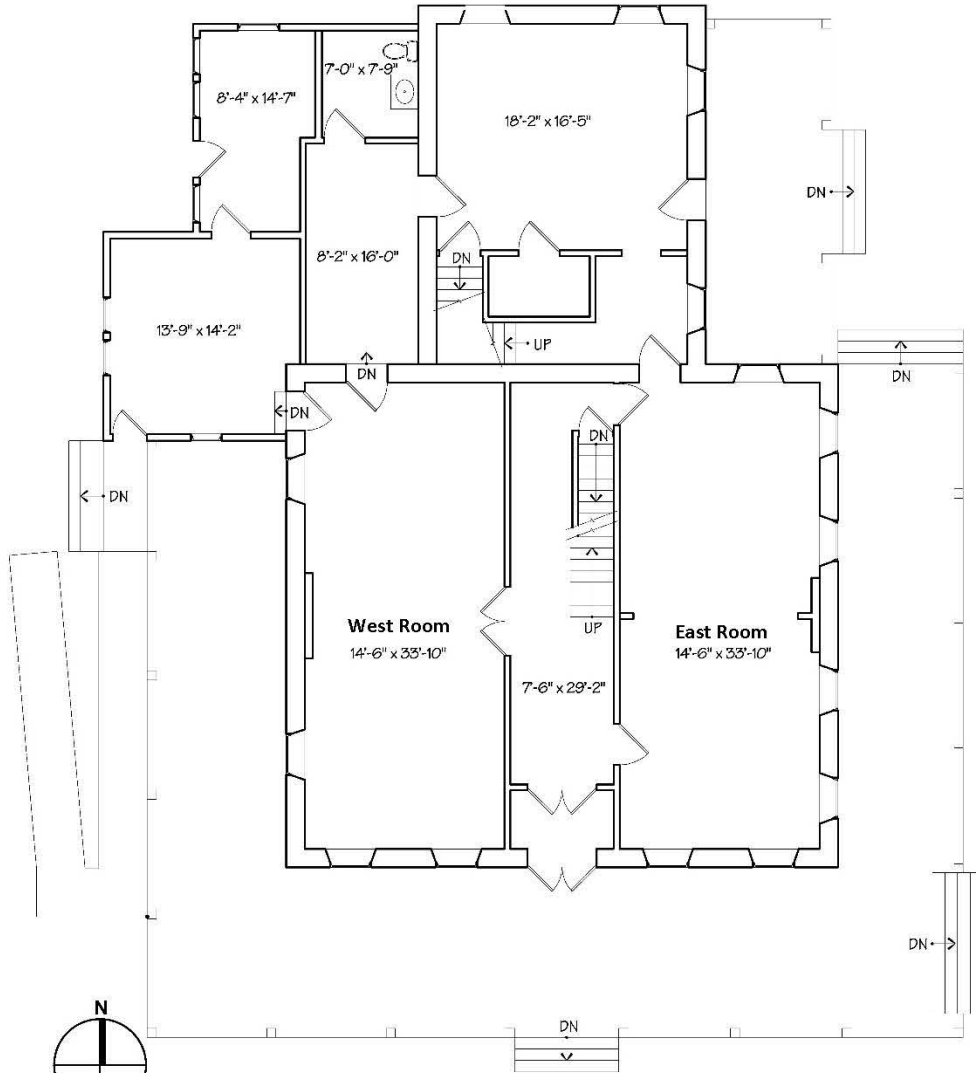
Site Plan



National Register Boundary 

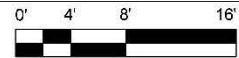
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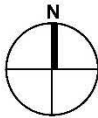
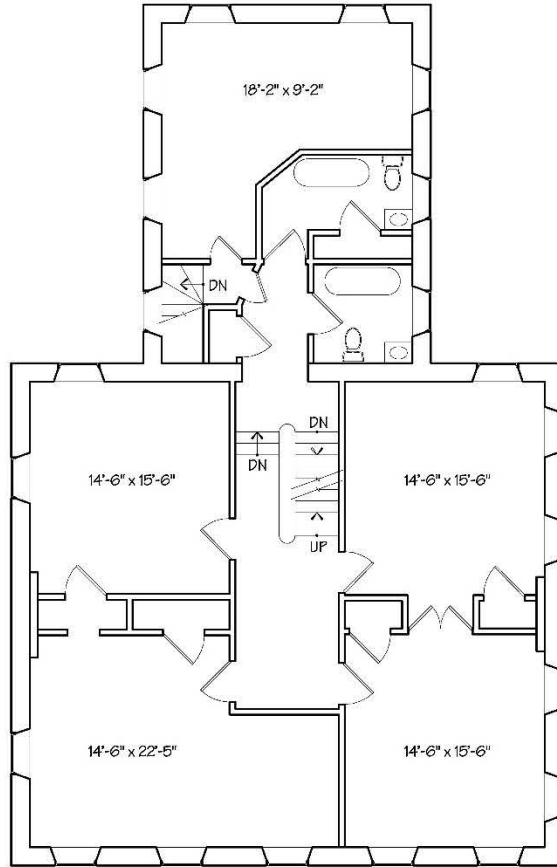
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FIRST FLOOR PLAN



David M. Mayer Farmhouse
1580 Fruitville Pike
Manheim Township
Lancaster County, Pennsylvania

Second Floor Plan



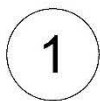
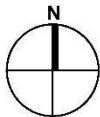
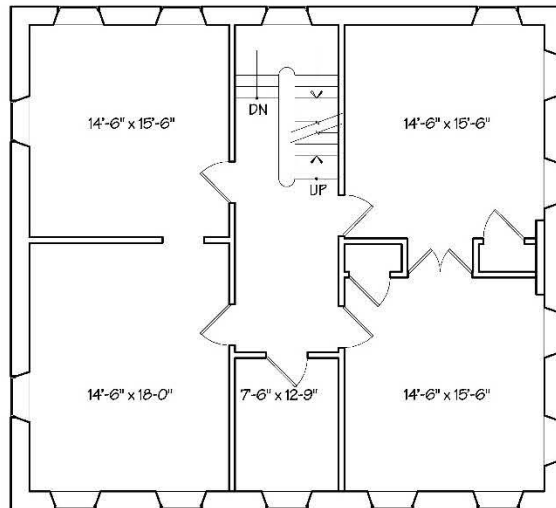
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SECOND FLOOR PLAN

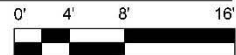


David M. Mayer Farmhouse
1580 Fruitville Pike
Manheim Township
Lancaster County, Pennsylvania

Third Floor Plan

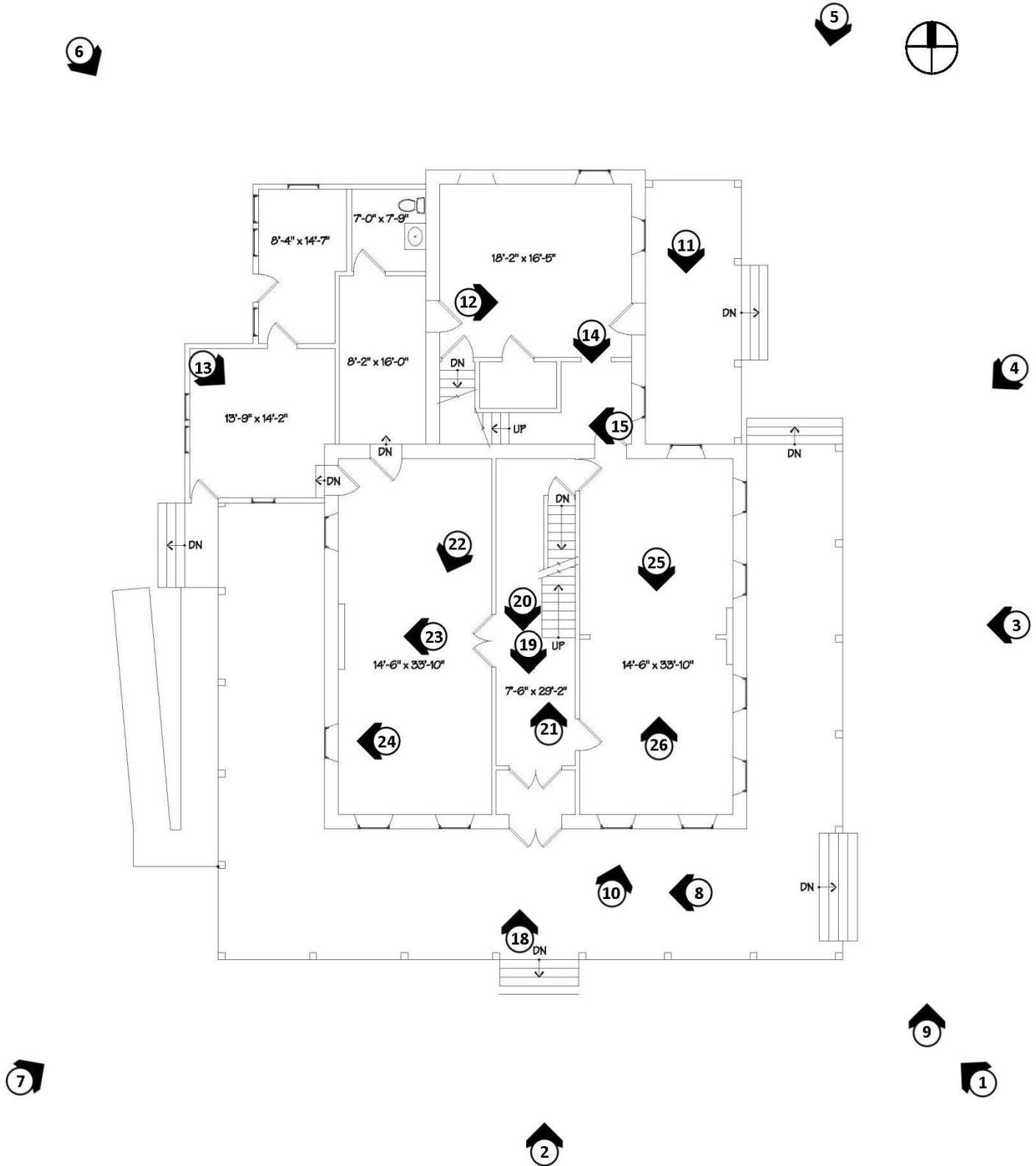


THIRD FLOOR PLAN



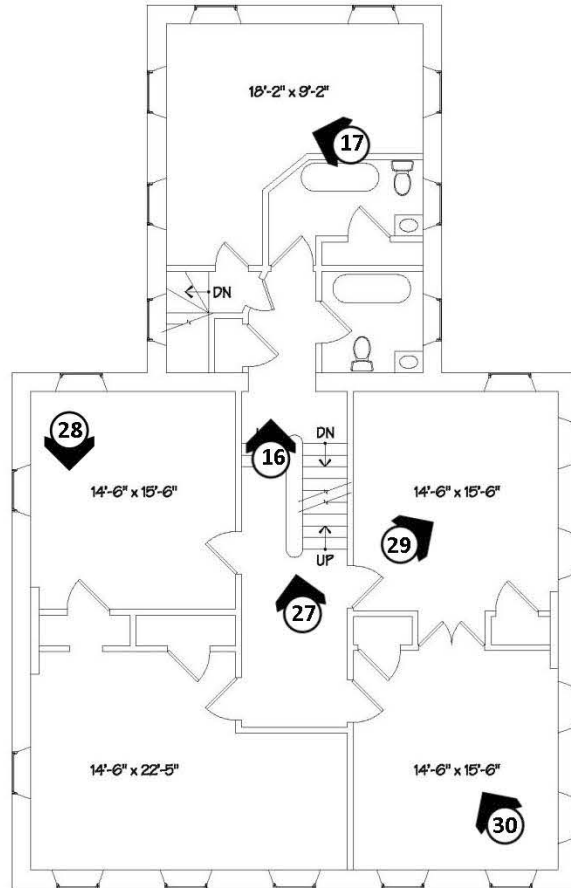
David M. Mayer Farmhouse
1580 Fruitville Pike
Manheim Township
Lancaster County, Pennsylvania

Photograph Key - First Floor



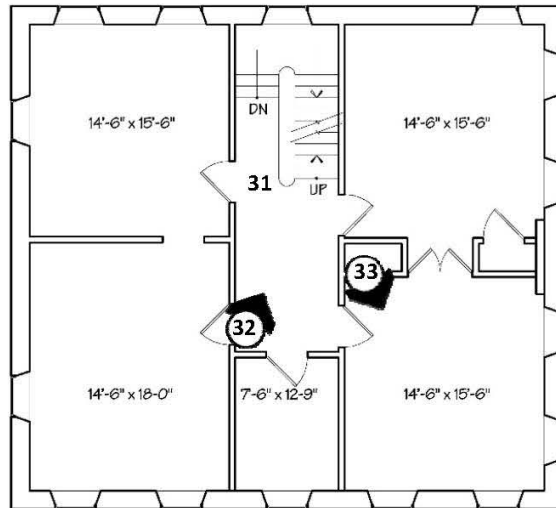
David M. Mayer Farmhouse
1580 Fruitville Pike
Manheim Township
Lancaster County, Pennsylvania

Photograph Key - Second Floor



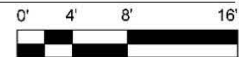
David M. Mayer Farmhouse
1580 Fruitville Pike
Manheim Township
Lancaster County, Pennsylvania

Third Photograph Key



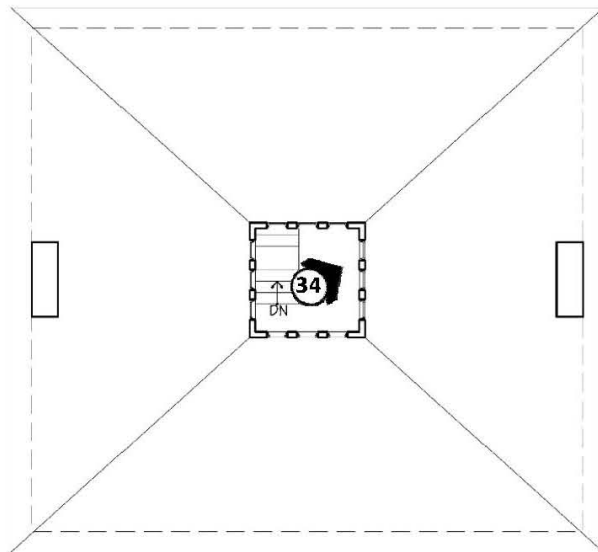
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THIRD FLOOR PLAN

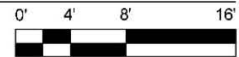


David M. Mayer Farmhouse
1580 Fruitville Pike
Manheim Township
Lancaster County, Pennsylvania

Cupola Plan



CUPOLA PLAN



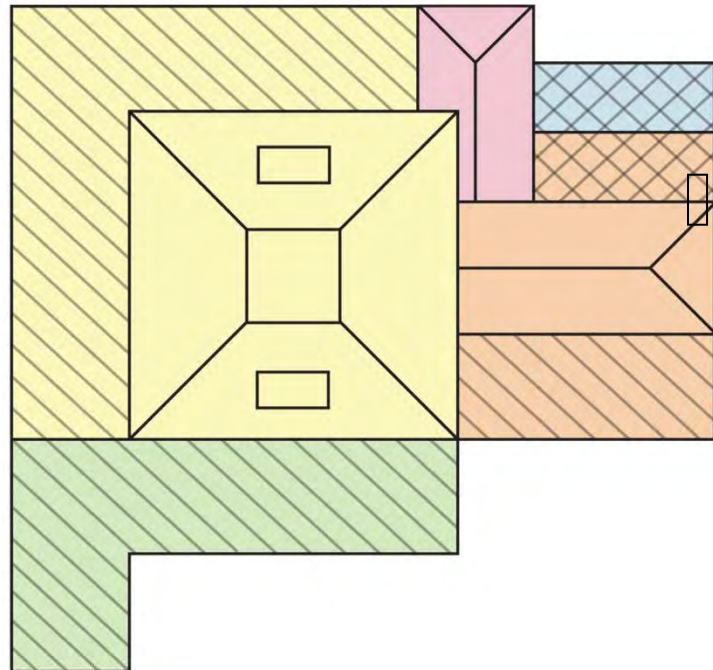
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David M. Mayer House
Manheim Township
Lancaster County, PA

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 1

Chronology











-  Original House 1867
-  Main House 1867-1875
-  Front porch and porte-cochère were added ca. 1900
-  One-story infill and construction of rear porch
-  One-story infill
-  One-story infill of rear porch
-  Original House porch
-  Main House porch

FIGURE 1 – David M. Mayer House Construction Chronology, n.t.s.



United States Department of the Interior
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David M. Mayer House
Manheim Township
Lancaster County, PA

National Register of Historic Places Continuation Sheet

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Historic Maps

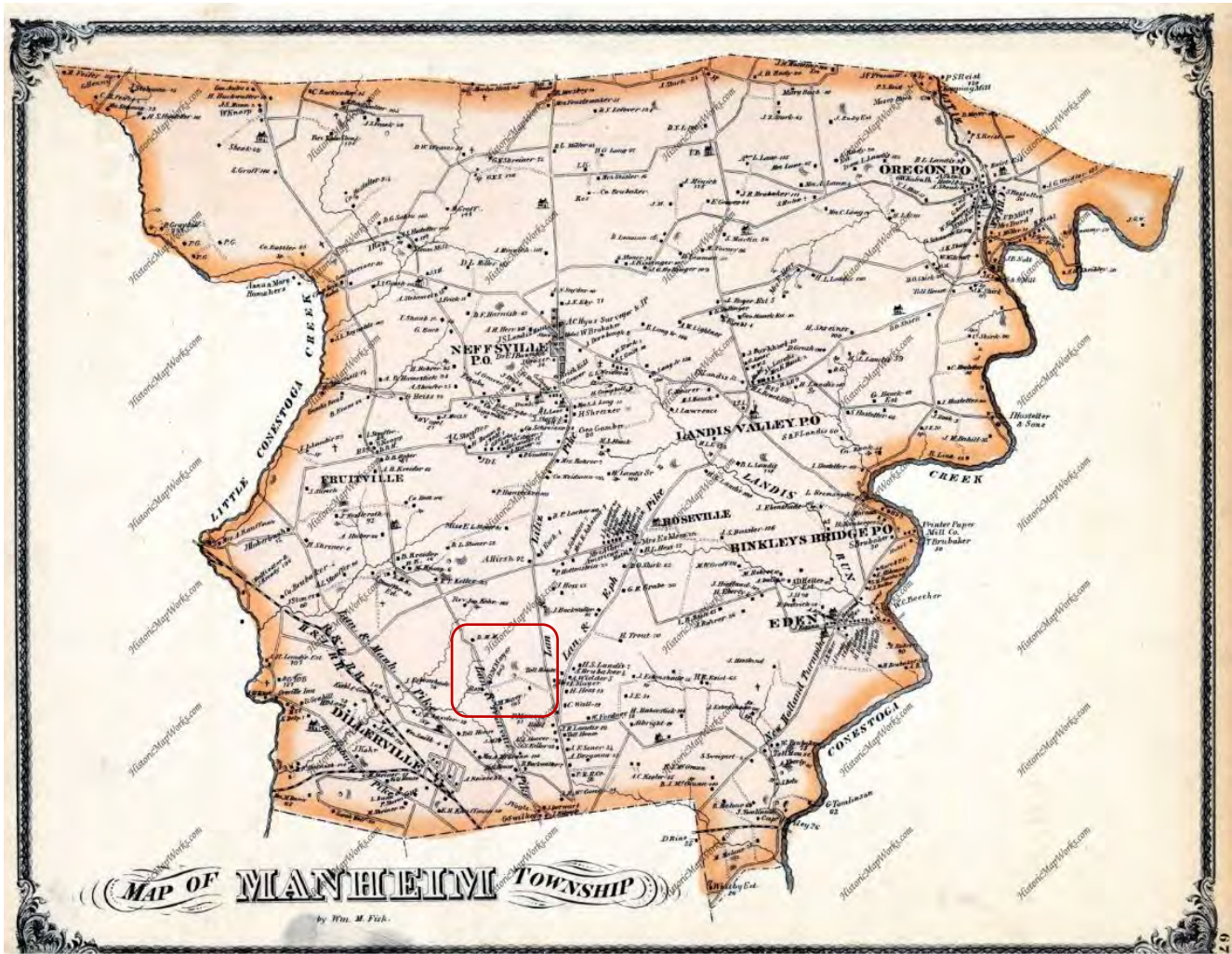


FIGURE 2 – Location of Farmstead in Manheim Township, Lancaster County, Pennsylvania. Everts & Stewart, *Combination Atlas Map of Lancaster County, Pennsylvania*, 1875, page 67.

United States Department of the Interior
National Park Service

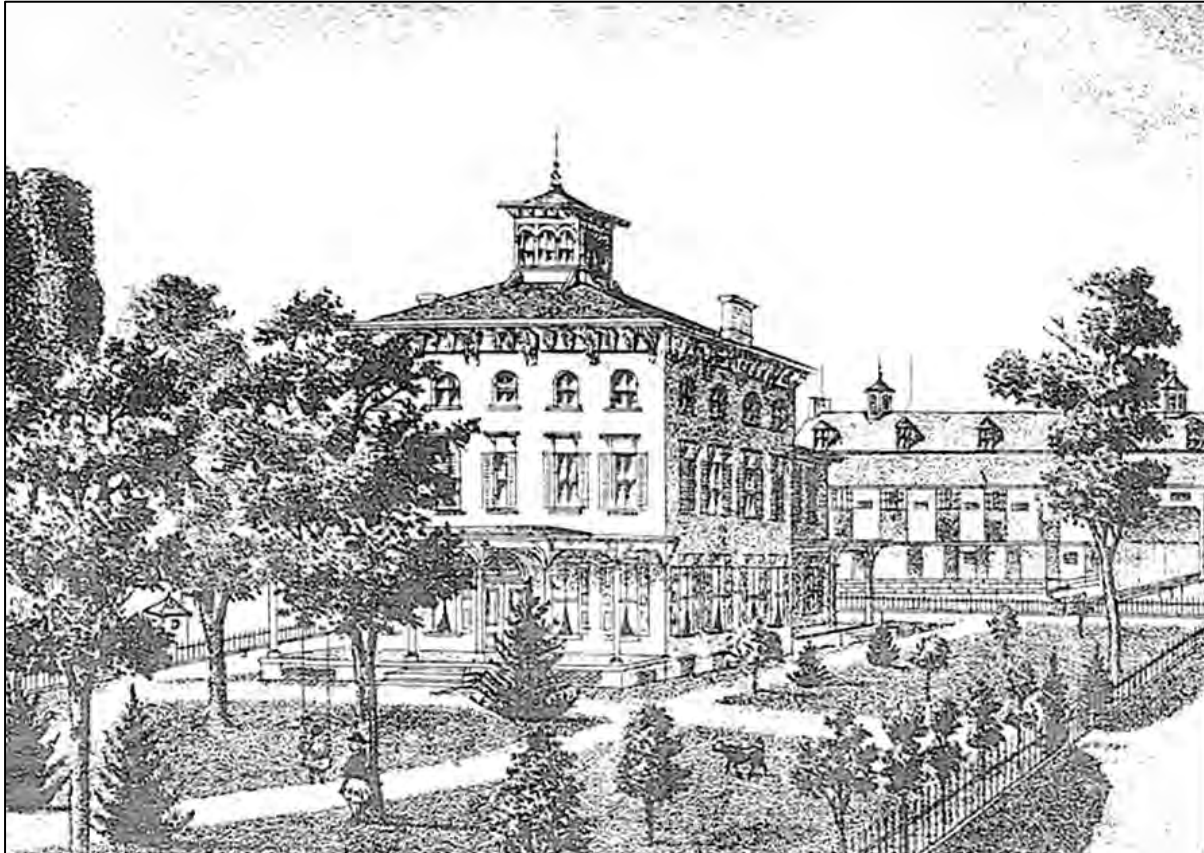
David M. Mayer House
Manheim Township
Lancaster County, PA

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FIGURE 3 – Everts & Stewart, *Combination Atlas Map of Lancaster County, Pennsylvania*, 1875, page 103.



United States Department of the Interior
National Park Service

David M. Mayer House
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Historic Images



FIGURE 5 – South Elevation, date unknown. Photograph from the Leed Family Archives from John Hershey, RLA, on November, 9, 2016.

United States Department of the Interior
National Park Service

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FIGURE 6 – West room, ca. 1910. Photograph from the Keller Family Archives from John Hershey, RLA, on November, 9, 2016.

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National Register of Historic Places Continuation Sheet

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FIGURE 7 – East room, ca. 1910. Photograph from the Keller Family Archives from John Hershey, RLA, on November, 9, 2016.

United States Department of the Interior
National Park Service

David M. Mayer House
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National Register of Historic Places Continuation Sheet

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FIGURE 8 – Northeast bedroom, ca. 1910. Photograph from the Keller Family Archives from John Hershey, RLA, on November, 9, 2016.

United States Department of the Interior
National Park Service

David M. Mayer House
Manheim Township
Lancaster County, PA

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 8



FIGURE 9 – Southeast bedroom, ca. 1910. Photograph from the Keller Family Archives from John Hershey, RLA, on November, 9, 2016.

United States Department of the Interior
National Park Service

David M. Mayer House
Manheim Township
Lancaster County, PA

National Register of Historic Places Continuation Sheet

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Comparisons



Figure 10 - Ayer House (1858), Ferguson Township, Centre County, National Register-listed, Key No. 001616.

United States Department of the Interior
National Park Service

David M. Mayer House
Manheim Township
Lancaster County, PA

**National Register of Historic Places
Continuation Sheet**

Section number Additional Documentation Page 10



Figure 11 - Slifer House (1861), Kelly Township, Union County, National Register-listed, Key No. 000822.

United States Department of the Interior
National Park Service

David M. Mayer House
Manheim Township
Lancaster County, PA

National Register of Historic Places Continuation Sheet

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Page 11



Figure 12 - Glenays (1859), Radnor Township, Delaware County, National Register-listed, Key No. 000721.

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National Park Service

David M. Mayer House
Manheim Township
Lancaster County, PA

National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 12



Figure 13 - Kennedy Mansion (1858), Upper Merion Township, Montgomery County, National Register-listed, Key No. 079578.

United States Department of the Interior
National Park Service

David M. Mayer House
Manheim Township
Lancaster County, PA

National Register of Historic Places Continuation Sheet

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Figure 14 - Oregon Mills residence (1868), Manheim Township, Lancaster County, National Register-listed, Key No. 077433.

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Figure 15 - Eberly House (1871), Clay Township, Lancaster County, Key No. 036818

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Figure 16 - Silas Eshleman House, Paradise Township, Lancaster County, Key No. 070814

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Figure 17 - D.S. Graeff House (C. 1875-1899), East Cocalico Township, Lancaster County, Key No. 105424.

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Figure 18 - Stauffer-Ludgate Mansion (1870), Manheim Township, Lancaster County, Key No. 082137.

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Figure 19 – Pond behind the Main House, Photographer- Bonnie Wilkinson Mark, April 15, 2016.

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Figure 20 – Mayer Family Cemetery across Fruitville Pike at 1593 Fruitville Pike, Lancaster, Lancaster County, PA. Photographer, Bonnie Wilkinson Mark April 15, 2016.

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Figure 21 – Detail of headstones in Mayer Family Cemetery, Photographer- Bonnie Wilkinson Mark, April 18, 2016.

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Figure 22 – Lime Kiln #2, Photographer- Bonnie Wilkinson Mark, October 8, 2016.



Belmo

















mont Farm

The Move



















































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination
Property Name: Mayer, David M., House
Multiple Name: _____
State & County: PENNSYLVANIA, Lancaster

Date Received: 7/21/2017 Date of Pending List: 8/16/2017 Date of 16th Day: 8/31/2017 Date of 45th Day: 9/5/2017 Date of Weekly List: _____

Reference number: SG100001571

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 8/31/2017 Date

Abstract/Summary
Comments:

Recommendation/ Criteria Accept, National Register Criterion C.

Reviewer Patrick Andrus *Patrick Andrus* Discipline Historian

Telephone (202)354-2218 Date 8/31/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



July 20, 2017

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Program
National Register of Historic Places
1849 C Street NW Mail Stop 7228
Washington DC 20240

Re: NR nomination discs

Dear Mr. Loether:

The following nomination forms are being submitted electronically per the "Guidance on How to Submit a Nomination to the National Register of Historic Places on Disk Summary (5/06/2013)":

- William Henry & Clara Singer Beck Farm, Centre County
- David M. Mayer House, Lancaster County
- Penn Wynn House Apartments, Philadelphia County

The enclosed discs contain the true and correct copies of the nominations for the William Henry & Clara Singer Beck Farm, the David M. Mayer House, and the Penn Wynn Apartments. The proposed actions are for listing in the National Register of Historic Places.

If you have any questions regarding the nominations please contact David Maher at 717-783-9918.

Sincerely,

David Maher
National Register section
Preservation Services