

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
 Pennsylvania State Historic Preservation Office

Key # _____
ER# _____

Name, Location and Ownership *(Items 1-6; see Instructions, page 4)*

HISTORIC NAME: Brubacker Farm
 CURRENT/Common NAME Kready Farm
 STREET ADDRESS 2220 Manor Ridge Drive, Lancaster, PA. ZIP 17603
 LOCATION: South side of Manor Ridge Drive, southwest of the intersection of the Manor Ridge Drive and Millersville Road
 MUNICIPALITY: Manor Township COUNTY: Lancaster
 TAX PARCEL #/YEAR 410-2355774-257872-0-0000 / 2023 USGS QUAD: Lancaster
 OWNERSHIP Private Public/Local Public/County Public/State Public/Federal
 OWNER NAME/ADDRESS: Armstrong World Ind Inc. / P.O. Box 3001
 CATEGORY OF PROPERTY Building Site Structure Object District
 TOTAL NUMBER OF RESOURCES 8

Function *(Items 7-8; see Instructions, pages 4-6)*

Historic Function	Subcategory	Particular Type
<u>Domestic</u>	<u>Single Dwelling</u>	<u>Farmhouse</u>
<u>Domestic</u>	<u>Secondary Structure</u>	<u>Tenet house</u>
<u>Agriculture/Subsistence</u>	<u>Animal Facility</u>	<u>Barn</u>
<u>Agriculture/Subsistence</u>	<u>Agricultural Outbuilding</u>	<u>Springhouse</u>
<u>Agriculture/Subsistence</u>	<u>Agricultural Outbuilding</u>	<u>Shed</u>
<u>Agriculture/Subsistence</u>	<u>Agricultural Outbuilding</u>	<u>Silo</u>
<u>Funerary</u>	<u>Cemetery</u>	<u>Burying Ground</u>
Current Function	Subcategory	Particular Type
<u>Vacant</u>	_____	_____
<u>Not in use</u>	_____	_____
_____	_____	_____
_____	_____	_____

Architectural/Property Information *(Items 9-14; see Instructions, pages 6-7)*

ARCHITECTURAL CLASSIFICATION

<u>Four over four house</u>	<u>Pennsylvania Barn</u>
_____	_____
_____	_____

EXTERIOR MATERIALS and STRUCTURAL SYSTEM

Foundation	<u>Stone</u>	<u>Concrete</u>
Walls	<u>Stone</u>	<u>Wood</u>
Roof	<u>Asphalt</u>	<u>Wood Shingle</u>
Other	_____	_____
Structural System	<u>Stone</u>	<u>Wood Frame</u>

WIDTH _____(feet) or 6 (# bays) DEPTH _____ (feet) or 2 (# rooms) STORIES/HEIGHT 2.5

Key # _____
ER# _____

Property Features *(Items 15-17; see Instructions, pages 7-8)*

Setting: Agricultural/Farm

Ancillary Features

Farm lane

Silos (2)

Fencing

Pond

Garden

Well pump

Acreage: 12.4

Historical Information *(Items 18-21; see Instructions, page 8)*

Year Construction Began _____ Circa Year Completed 1881 Circa

Date of Major Additions, Alterations 1909 Circa 1899, 1916, 1961 Circa _____ Circa

Basis for Dating Documentary Physical

Explain: Dated using historic resource file, news clippings, datestones, aerial photographs, and atlases

Cultural/Ethnic Affiliation(s) _____

Associated Individual(s) _____

Associated Event(s) _____

Architect(s): _____

Builder(s) _____

Submission Information *(Items 22-23; see Instructions, page 8)*

Previous Survey/Determinations: _____

Threats None Neglect Public Development Private Development Other

Explain:

This submission is related to a non-profit grant application business tax incentive

NHPA/PA History Code Project Review other

Preparer Information *(Items 24-30; see Instructions, page 9)*

Name & Title: Irem Oz – ASC Group / Architectural Historian

Date Prepared: November 2023

Project Name: Manor Township Project High Associates

Organization/Company: ASC Group, Inc.

Mailing Address: 801 East Park Drive, Suite 102, Harrisburg, PA 17111

Phone: 717.564.5705

Email ioz@ascgroup.net / shoffeditz@ascgroup.net

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ER# _____

National Register Evaluation (Item 31; see Instructions, page 9)
(To be completed by Survey Director, Agency Consultant, or for Project Reviews ONLY.)

- Not Eligible (due to lack of significance and/or lack of integrity)
 Eligible Area(s) of Significance _____
Criteria Considerations _____ Period of Significance _____
 Contributes to Potential or Eligible District District Name _____

Bibliography (Item 32)

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Brubacker-Gibble, Phares

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FindaGrave website

2009 John Kready. Memorial ID #40386514. Available online at <https://www.findagrave.com/memorial/40386514/john-kready>, accessed December 2023.

Graves & Steinbarger

1899 *Atlas of Surveys of the County of Lancaster, State of Pennsylvania*. Graves & Steinbarger, Philadelphia, Pennsylvania. Available online at <https://www.ancestry.com/>, accessed April 2020.

Continued below

Additional Information

The following must be submitted with form. Check the appropriate box as each piece is completed and attach to form with paperclip.

- Narrative Sheets—Description/Integrity and History/Significance (See Instructions, pages 13-14)
 Current Photos (See Instructions, page 10)
 Photo List (See Instructions, page 11)
 Site Map (sketch site map on 8.5x11 page; include North arrow, approximate scale; label all resources, street names, and geographic features; show exterior photo locations; See Instructions, page 11)
 Floor Plan (sketch main building plans on 8.5x11 page; include North arrow, scale bar or length/width dimensions; label rooms; show interior photo locations; See Instructions, page 11)
 USGS Map (submit original, photocopy, or download from TopoZone.com; See Instructions, page 12)

Bibliography, continued (Item 32)

Key # _____
ER# _____

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- 1870 *Large Yield*, published on Wed, May 4, 1870. Page 2. Available online at <https://www.newspapers.com/image/557092785>, accessed December 2023
- 1916 *Decedents' Estates*, published on Thu, May 4, 1916. Page 2. Available online at <https://www.newspapers.com/image/557108403>, accessed December 2023
- 1982 *Mary Has a Little Farm, Lots of Verse and Charm*, published on Wed, Sep 15, 1982. Page 16. Available online at <https://www.newspapers.com/image/562528569>, accessed December 2023

Lancaster County Historical Images

- Var. Historic Maps of Pennsylvania. Available online at <https://arcgis.lancastercountypa.gov/portal/apps/webappviewer>, accessed December 2023.

Lancaster County Recorder of Deeds

- Var. Deed Records. Lancaster County Recorder of Deeds, Lancaster, Pennsylvania.

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- 1916 *Comes to Make Will, Dies in Traction Waiting Room*, published on Tue, Apr 25, 1825. Page 1. Available online at <https://www.newspapers.com/image/559651896>, accessed December 2023
- 1951 *B. Frank Kready, Attorney Here Since 1898, Dies at 74*, published on Fri, Mar 16, 1951. Page 3. Available online at <https://www.newspapers.com/image/561124570>, accessed December 2023
- 1955 *100 Homes on Lincoln Highway West Planned*, published on Fri, Jul 22, 1955. Page 1. Available online at <https://www.newspapers.com/image/561783428>, accessed December 2023
- 1959 *Armstrong Lab Buys 57 Acres*, published on Tue, Dec 29, 1959. Page 22. Available online at <https://www.newspapers.com/image/560869114>, accessed December 2023
- 1983 *Armstrong Paid \$1 Million for Haverstick Farm*, published on Mon, Sep 12, 1983. Page 3. Available online at <https://www.newspapers.com/image/563043908>, accessed December 2023
- 2000 *Harry Haverstick Jr., was Golfer*, published on Mon, Feb 28, 2000. Page 13. Available online at <https://www.newspapers.com/image/565290620>, accessed December 2023

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- 1879 Death of Mrs. Margaret Kready, published on Wed, Jan 1, 1879. Page 17. Available online at <https://www.newspapers.com/image/562633847>, accessed December 2023

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- 1997 National Register Bulletin, "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, Washington, D.C.

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- 1927 Pennsylvania State Archives, Harrisburg; Record Group 1, Records of the Department of Agriculture; Division of Crop Reporting; Farm Census Returns, 1927, Lancaster County, Manor Township.

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Key # _____
ER# _____

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1850 National Archives, Washington; Record Group 029, National Archives and Records Service, General Services Administration. Federal Decennial Census, 1850, Lancaster County, East Hempfield Township.

1880 National Archives, Washington; Record Group 029, National Archives and Records Service, General Services Administration. Federal Decennial Census, 1880, Lancaster County, Manor Township.

Photo List (Item 33)

Key # _____
ER# _____

Photographer name: Sarah Hoffeditz

Date: November 2023

Location Negatives/Electronic Images Stored ASC Group, Inc., Harrisburg, Pennsylvania

Photo #	Photo Subject/Description	Camera Facing
1	South façade of the farmhouse	N
2	South façade of the west addition and south façade of the farmhouse	NE
3	Detail of datestone on the farmhouse, inscribed "Built by David Brubacker and Mary Brubacker, A.D. 1811"	N
4	North elevation (back) of the 1811 farmhouse	SW
5	North elevation (back) of the farmhouse and south elevation of the west addition	E
6	West elevation (side) of the west addition	E
7	South façade of the of the east addition to the farmhouse	N
8	East elevation (side) of the of the east addition to the farmhouse	NW
9	North elevation (back) of the east addition to the farmhouse	S
10	Well pump located south of the farmhouse	SE
11	Overview of the property at 2220 Manor Ridge Drive	E
12	Overview of the property at 2220 Manor Ridge Drive, showing the burial ground in the foreground	NW
13	Overview of the property at 2220 Manor Ridge Drive, showing the farmhouse	N
14	West facade and south elevation (side) of the springhouse	N
15	West façade of the springhouse	E
16	North elevation (side) of the springhouse	E
17	East elevation (back) of the springhouse	SW
18	Detail of datestone on the Pennsylvania Barn, inscription not legible	SW
19	Detail of datestone on the Pennsylvania Barn, inscribed "Rebuilt by Susan C. Kready, A.D. 1909"	SW
20	View of the roof topper on the Pennsylvania Barn	SW
21	Area in front of the east façade of the Pennsylvania Barn	N
22	East elevation (back) of the Pennsylvania Barn	W
23	View of the interior space of the lower level of the Pennsylvania Barn	SW
24	North elevation (side) of the Pennsylvania Barn	SW
25	West end of the north elevation (side) of the Pennsylvania Barn	SE
26	West façade of the Pennsylvania Barn	NE
27	View of the interior space of the upper level of the Pennsylvania Barn	E
28	View of the silos located south of the Pennsylvania Barn	N
29	South elevation (side) of the Pennsylvania Barn	NW

Key # _____
ER# _____

Photo #	Photo Subject/Description	Camera Facing
30	Overview of the property at 2220 Manor Ridge Drive	W
31	North elevation (side) and west elevation (back) of the shed	SE
32	West (left) and south (right) facades of the shed	N

Photographs

Key #	_____
ER#	_____



Photograph 1. South façade of the farmhouse, facing north (November 2023).



Photograph 2. South façade of the west addition (left) and south façade of the farmhouse (right), facing northeast (November 2023).



Photograph 3. Detail of datestone on the farmhouse, inscribed “Built by David Brubacker and Mary Brubacker, A.D. 1811”, facing north (November 2023).



Photograph 4. North elevation (back) of the farmhouse, facing southwest (November 2023).



Photograph 5. North elevation (back) of the farmhouse (left) and north elevation (back) of the west addition (right), facing east (November 2023).



Photograph 6. West elevation (side) of the west addition, facing east (November 2023).



Photograph 7. South façade of the east addition to the farmhouse, facing north (November 2023).



Photograph 8. East elevation (side) of the east addition to the farmhouse, facing northwest (November 2023).



Photograph 9. North elevation (back) of the east addition to the farmhouse, facing south (November 2023).



Photograph 10. Well pump located south of the farmhouse, facing southeast (November 2023).



Photograph 11. Overview of the property at 2220 Manor Ridge Drive, facing east (November 2023).



Photograph 12. Overview of the property at 2220 Manor Ridge Drive, showing the burial ground in the foreground, facing northwest (November 2023).



Photograph 13. Overview of the property at 2220 Manor Ridge Drive, showing the farmhouse, facing north (November 2023).



Photograph 14. West facade and south elevation (side) of the springhouse, facing north (November 2023).



Photograph 15. West façade of the springhouse, facing northeast (November 2023).



Photograph 16. North elevation (side) of the springhouse, facing east (November 2023).



Photograph 17. East elevation (back) of the springhouse, facing southwest (November 2023).



Photograph 18. Detail of datestone on the Pennsylvania Barn, inscription not legible, facing southwest (November 2023).



Photograph 19. Detail of datestone on the Pennsylvania Barn, inscribed “Rebuilt by Susan C. Kready, A.D. 1909”, facing southwest (November 2023).



Photograph 20. View of the roof topper on the Pennsylvania Barn, facing southwest (November 2023).



Photograph 21. Area in front of the east elevation of the Pennsylvania Barn, facing north (November 2023).



Photograph 22. East elevation (back) of the Pennsylvania Barn, facing west (November 2023).



Photograph 23. View of the interior space of the lower level of the Pennsylvania Barn, facing southwest (November 2023).



Photograph 24. North elevation (side) of the Pennsylvania Barn, facing southwest (November 2023).



Photograph 25. West end of the north elevation (side) of the Pennsylvania Barn, facing southeast (November 2023).



Photograph 26. West façade of the Pennsylvania Barn, facing northeast (November 2023).



Photograph 27. View of the interior space of the upper level of the Pennsylvania Barn, facing east (November 2023).



Photograph 28. View of the silos located south of the Pennsylvania Barn, facing north (November 2023).



Photograph 29. South elevation (side) of the Pennsylvania Barn, facing northwest (November 2023).



Photograph 30. Overview of the property at 2220 Manor Ridge Drive, facing west (November 2023).



Photograph 31. North elevation (side) and west elevation (back) of the shed, facing southeast (November 2023).



Photograph 32. West elevation (back) and south elevation (side) of the shed, facing north (November 2023).

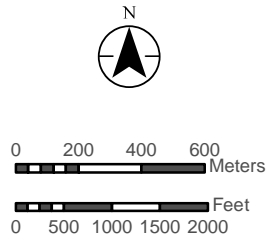
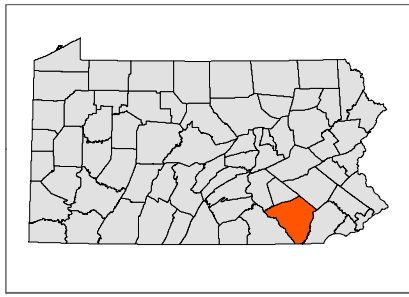
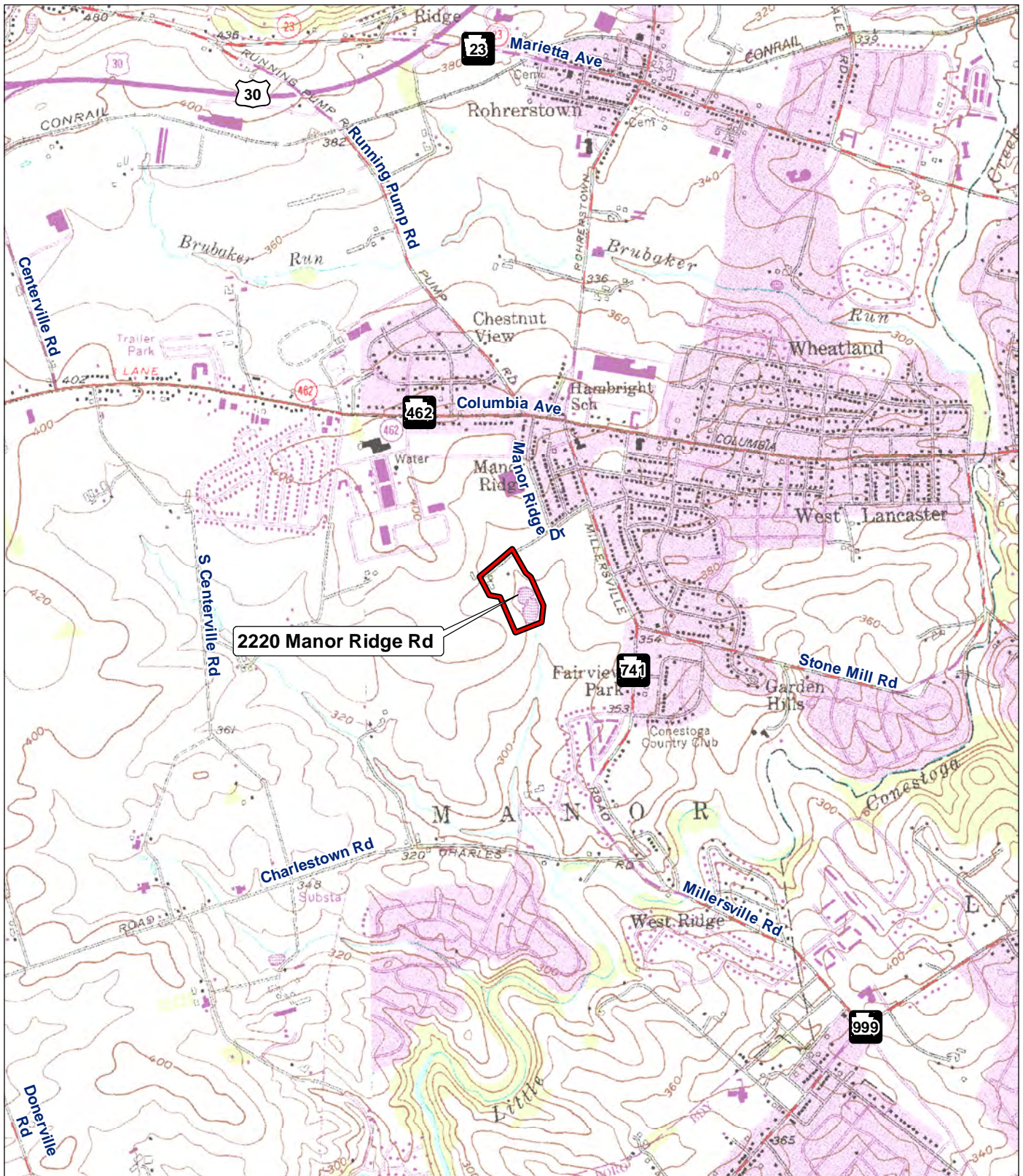




Figure 1
Property Location Map
2220 Manor Ridge Rd

Base: USGS Columbia East and Lancaster, PA,
7.5' Series Quadrangles



-  Property Boundary
-  Photograph Location

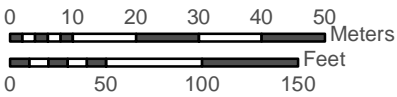


Figure 2

Photograph Location
2220 Manor Ridge Rd

Base: Google Earth
Aerial Photograph 2022

Figure 3
1816-1821 Melish-Whiteside Maps
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key #	_____
ER#	_____



Figure 5
 1864 Pennsylvania County Atlas
 2220 Manor Ridge Drive
 Manor Township, Lancaster County

Key #	_____
ER#	_____

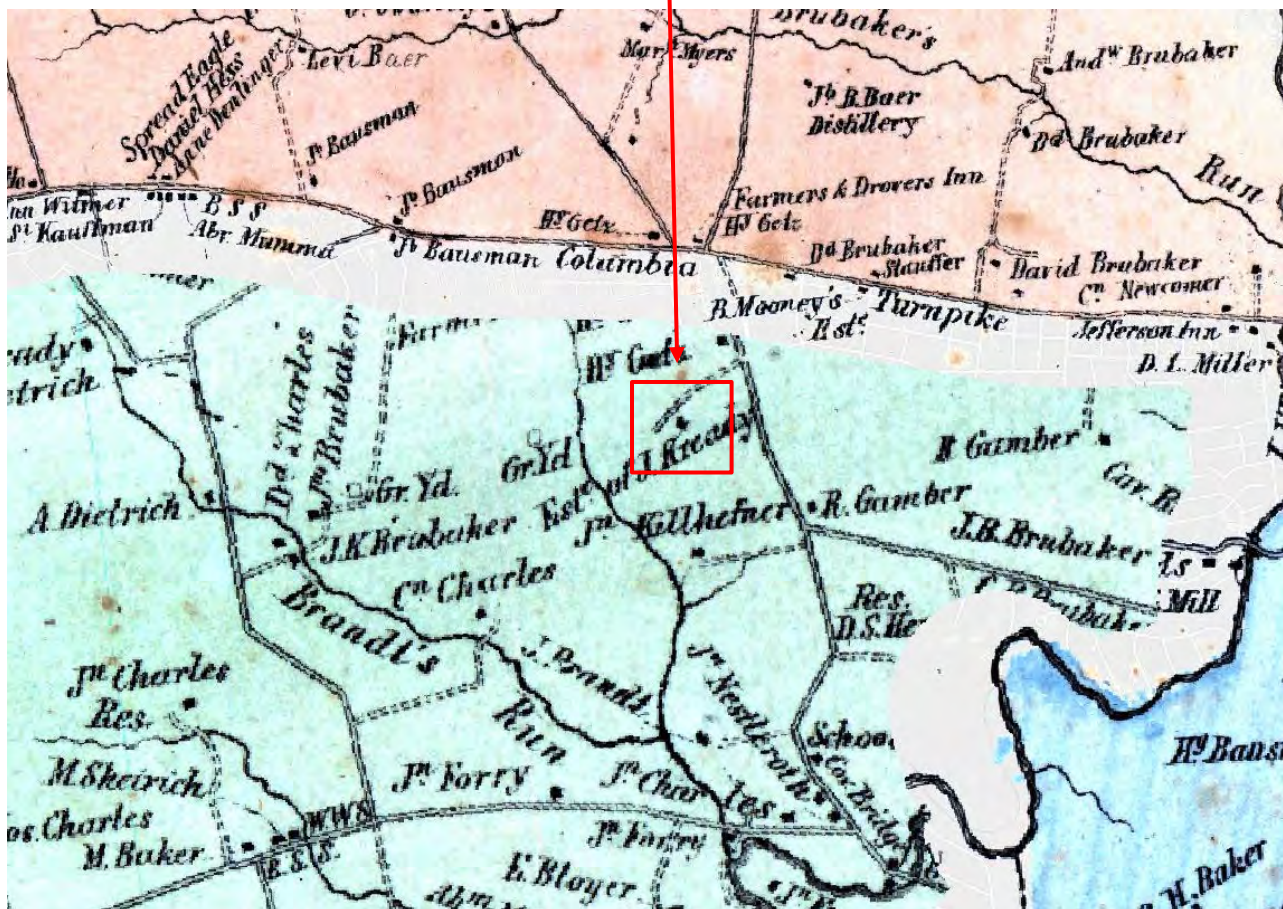
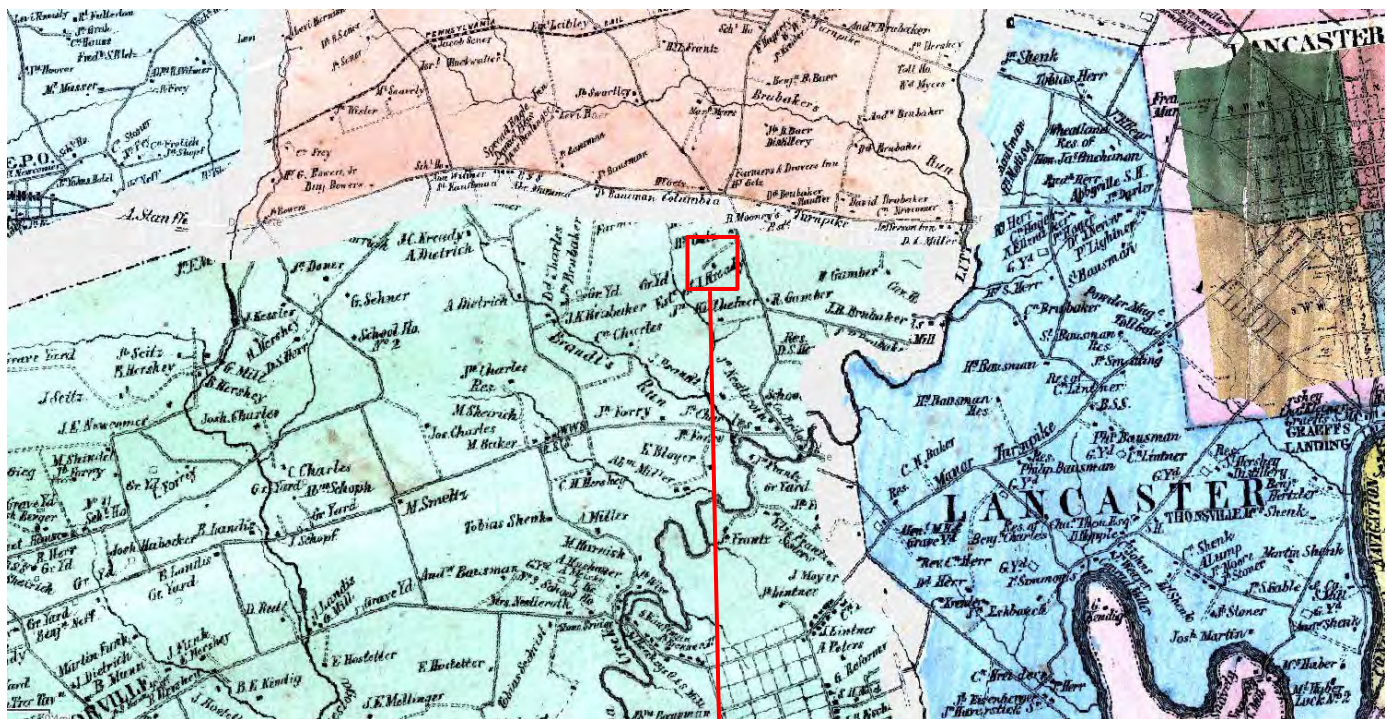


Figure 6

1875 Pennsylvania County Atlas
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key #	_____
ER#	_____



Figure 7
 1899 Pennsylvania County Atlas
 2220 Manor Ridge Drive
 Manor Township, Lancaster County

Key #	_____
ER#	_____

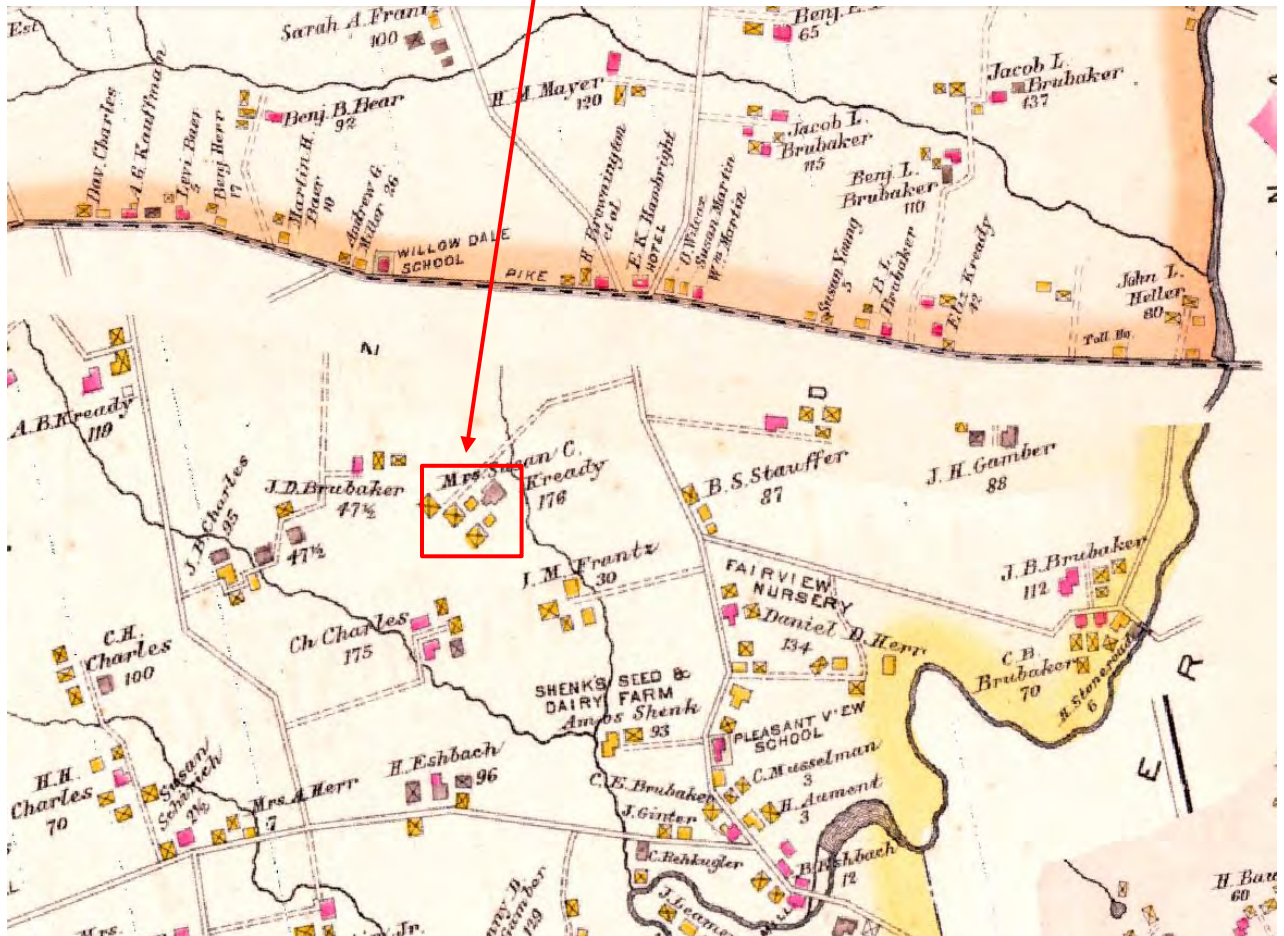
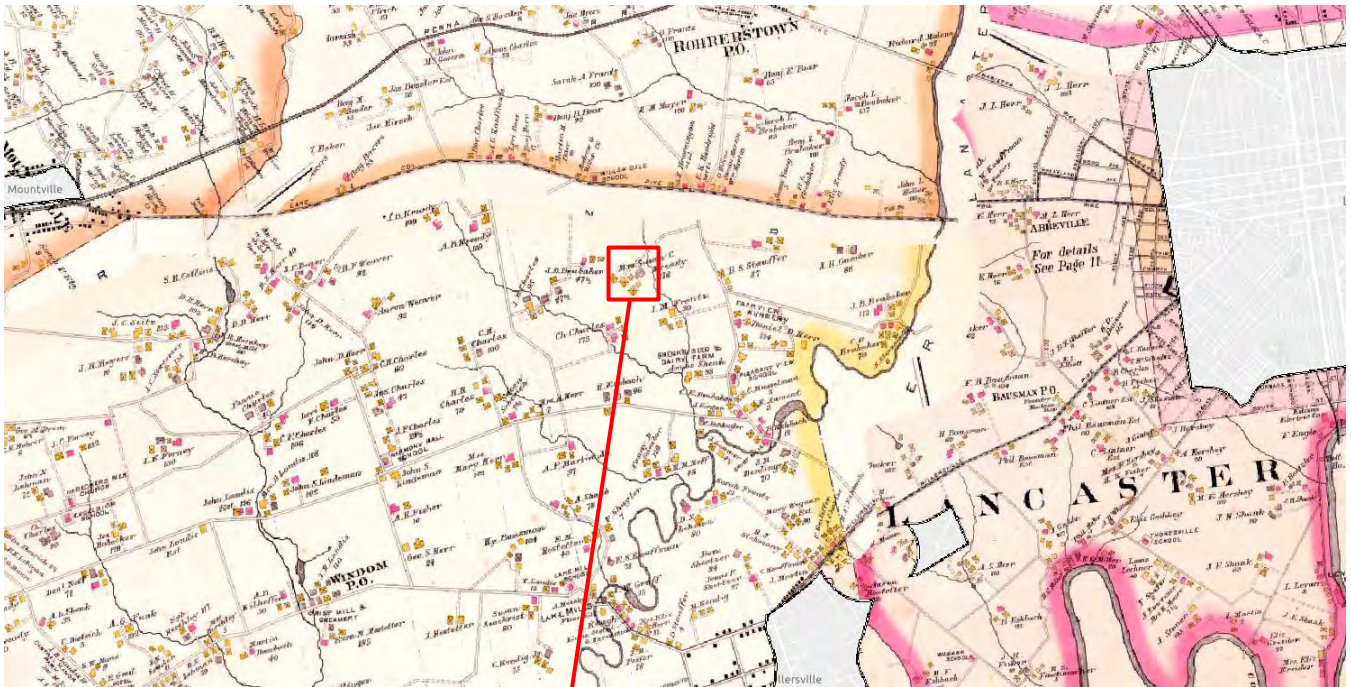


Figure 8
1904 USGS Map
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key #	_____
ER#	_____

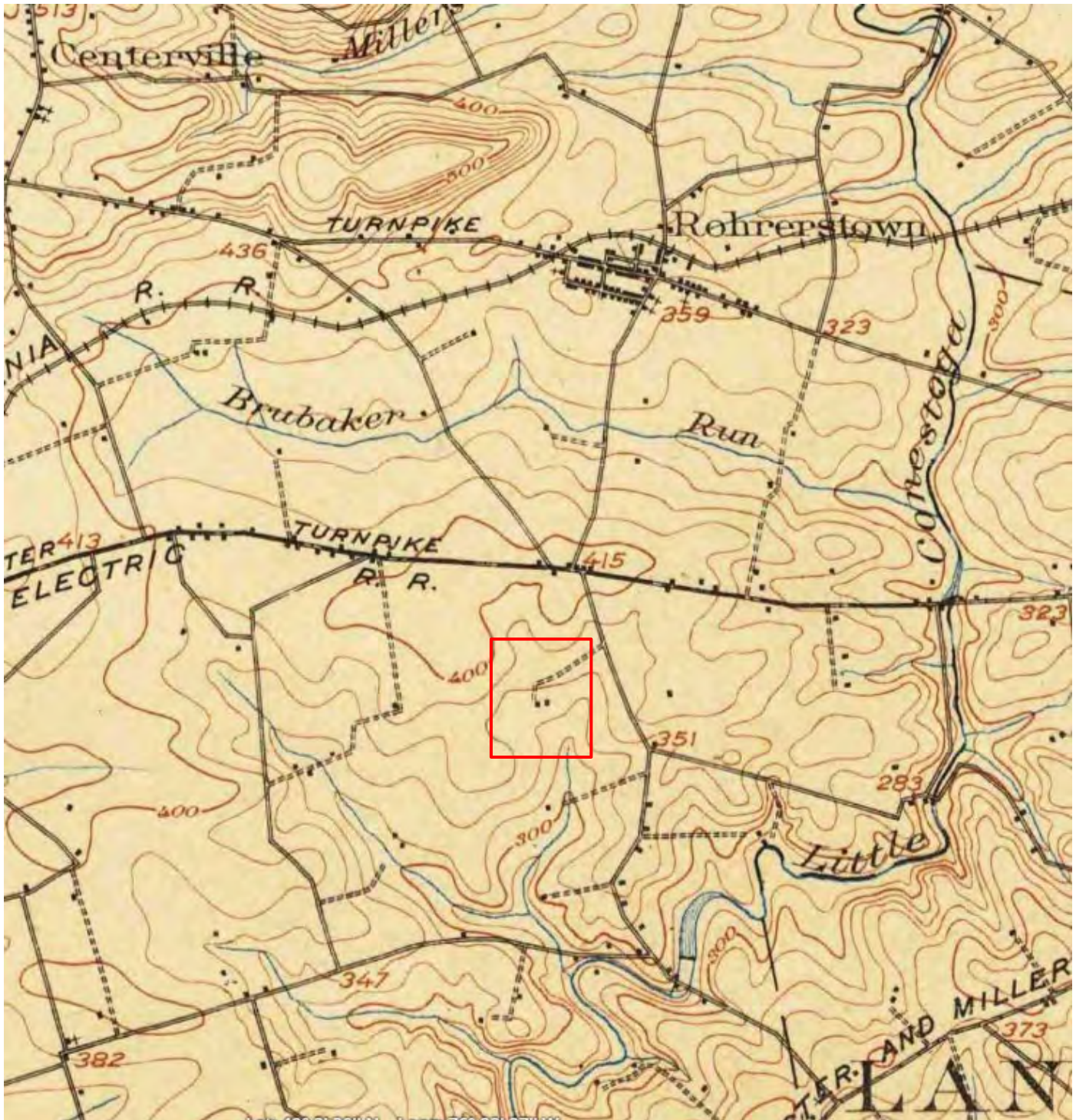


Figure 9
1947 Aerial Photograph
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key #	_____
ER#	_____

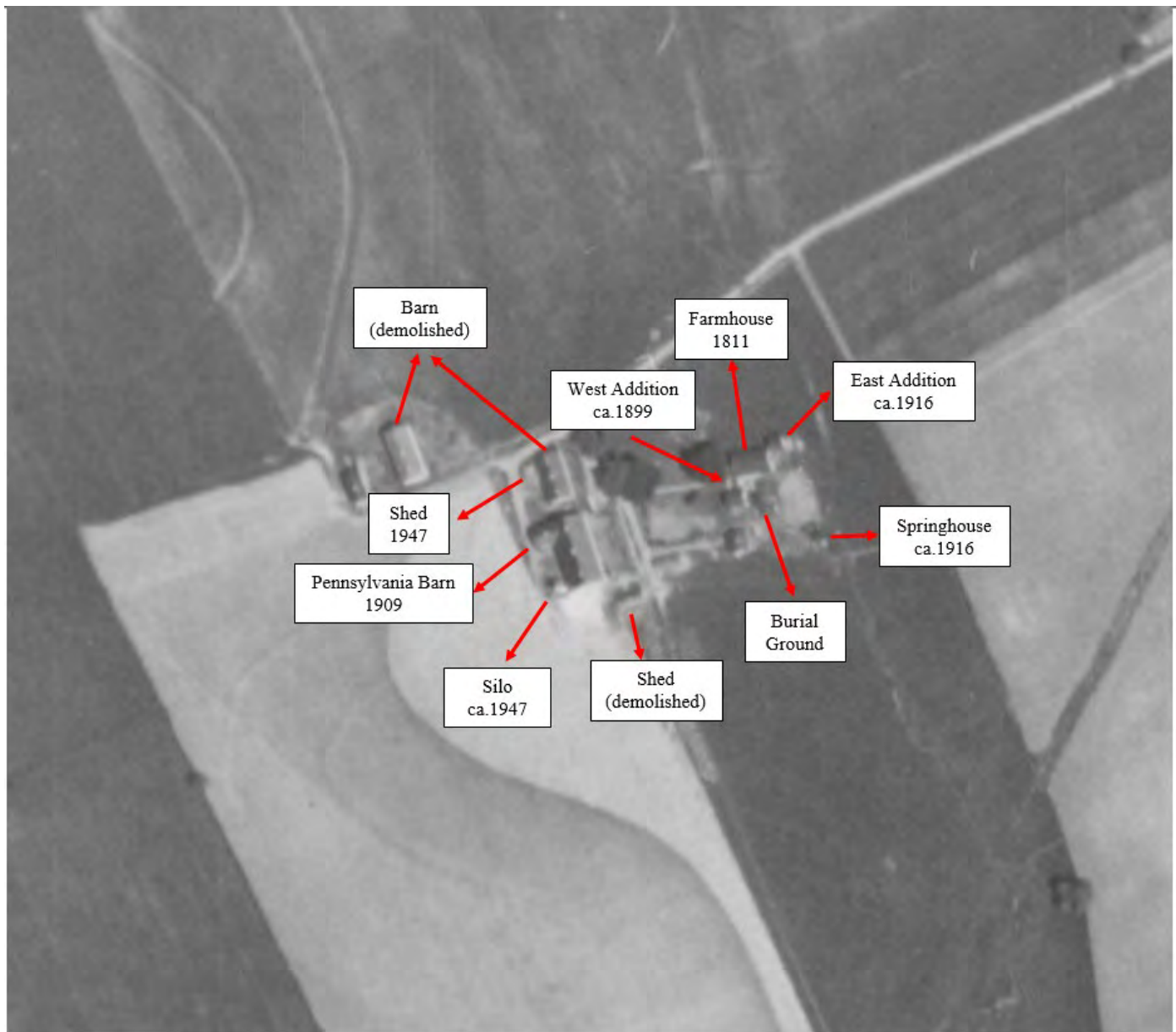


Figure 10
1957 Aerial Photograph
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key # _____
ER# _____

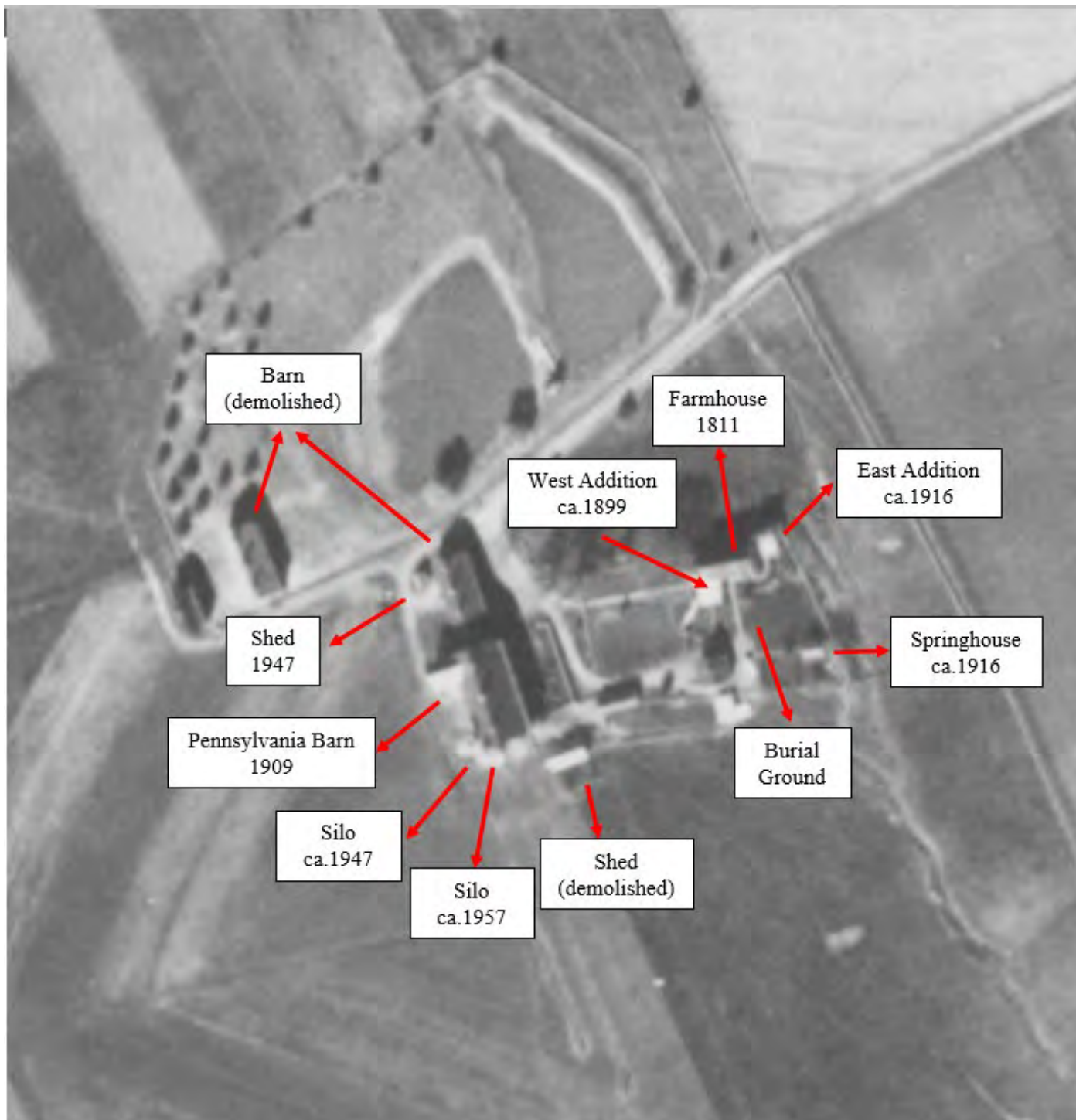


Figure 11
1971 Aerial Photograph
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key #	_____
ER#	_____

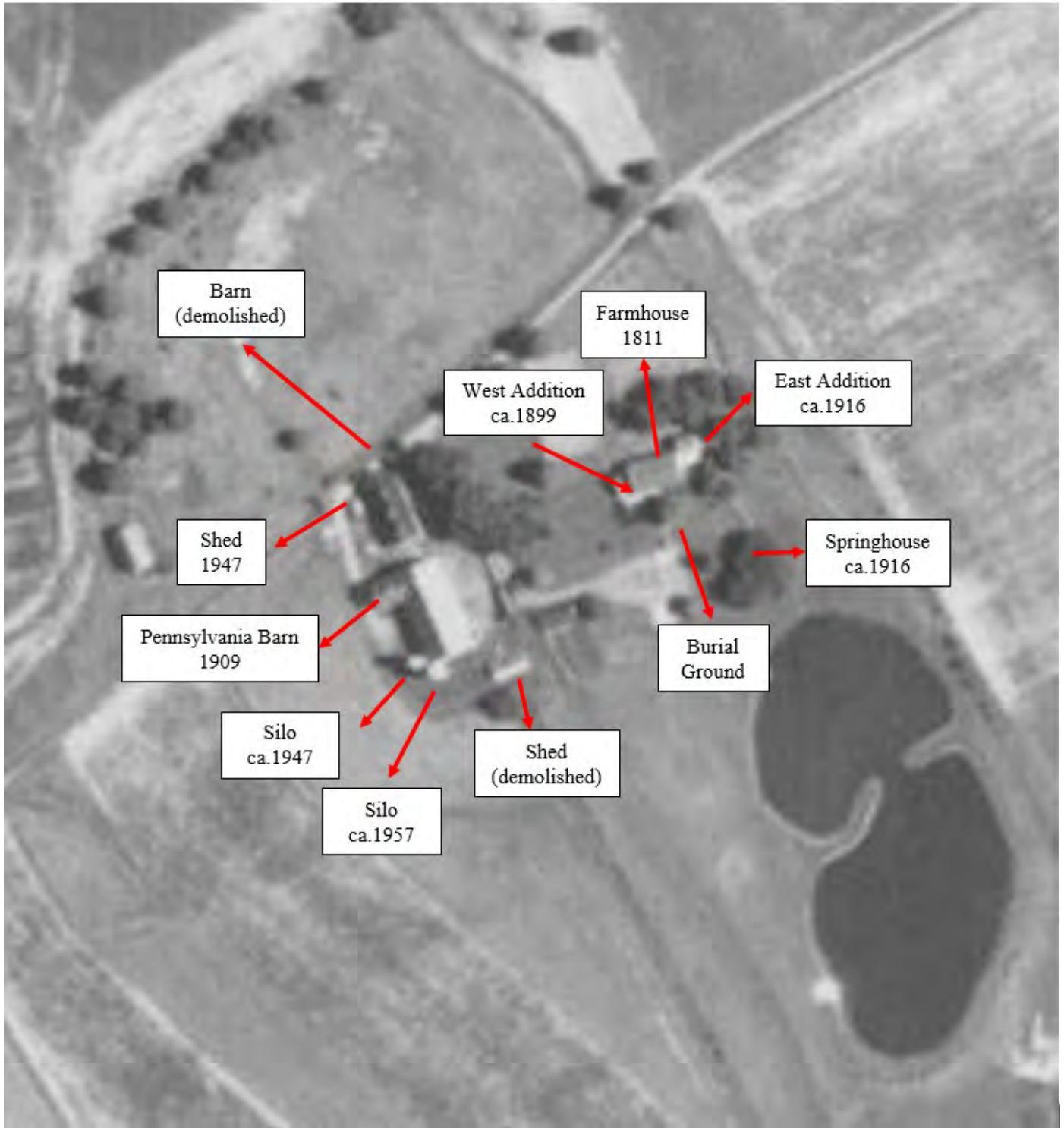


Figure 12
1983 Aerial Photograph
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key # _____
ER# _____

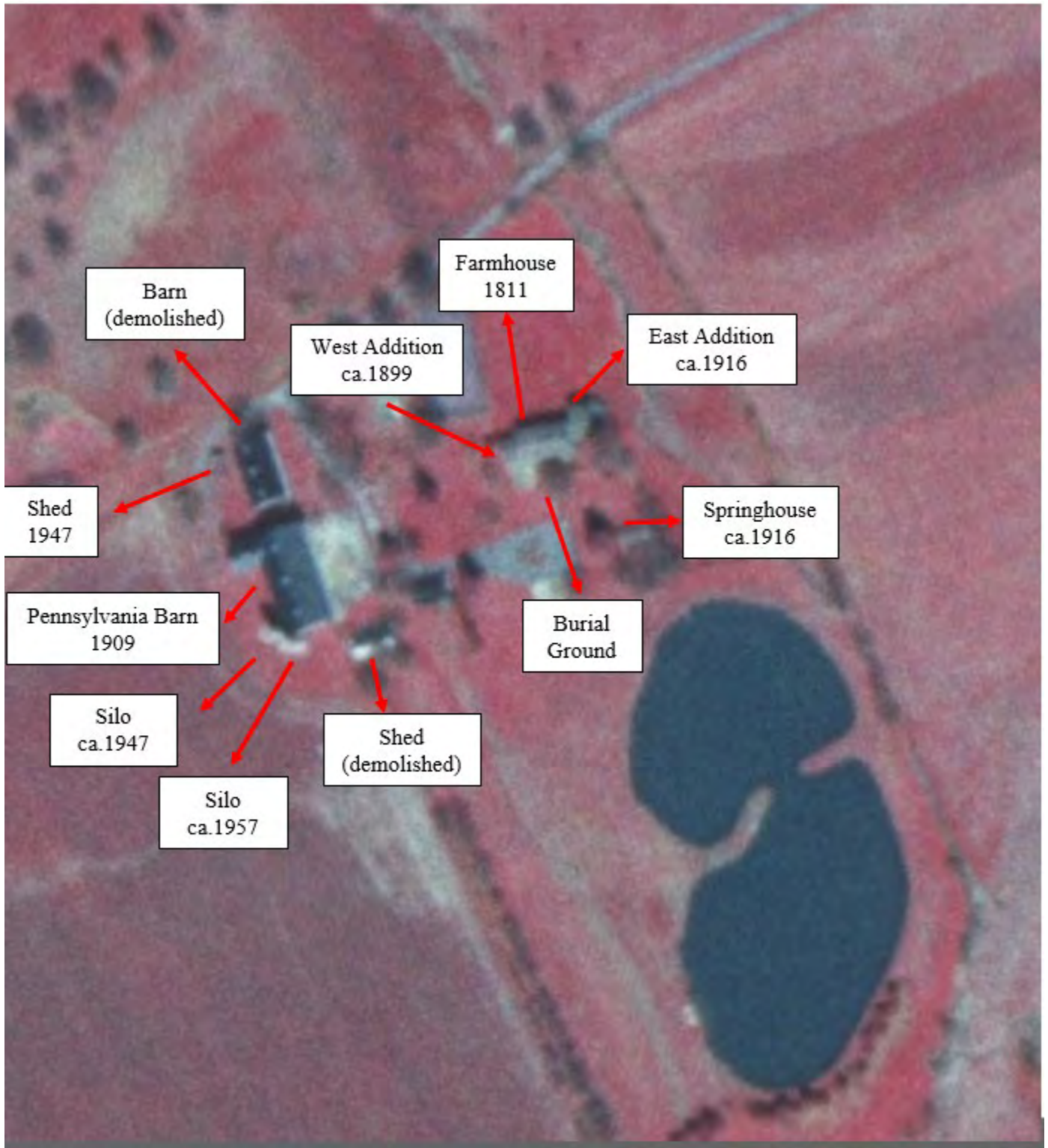


Figure 13
1999 Aerial Photograph
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key #	_____
ER#	_____

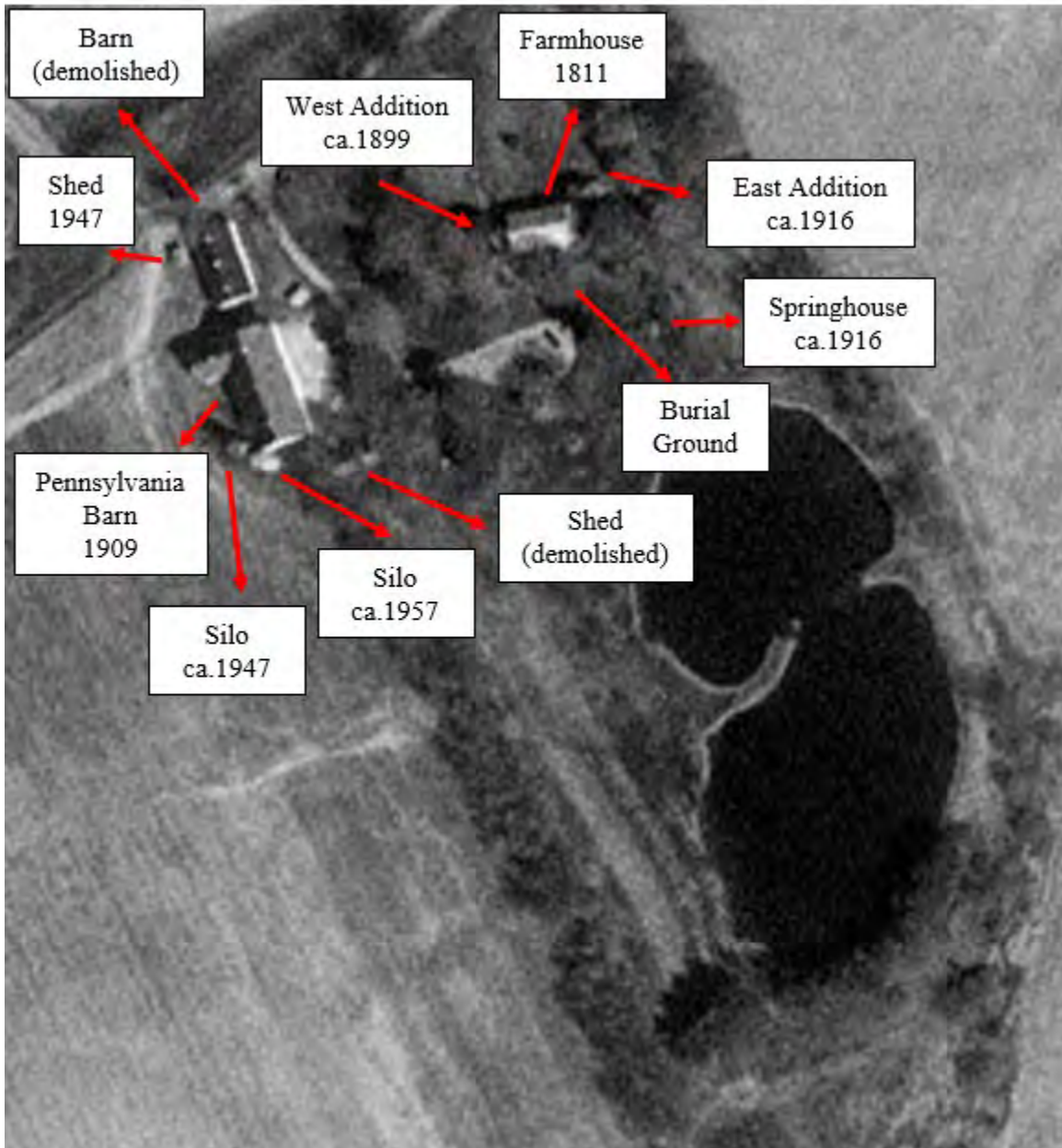
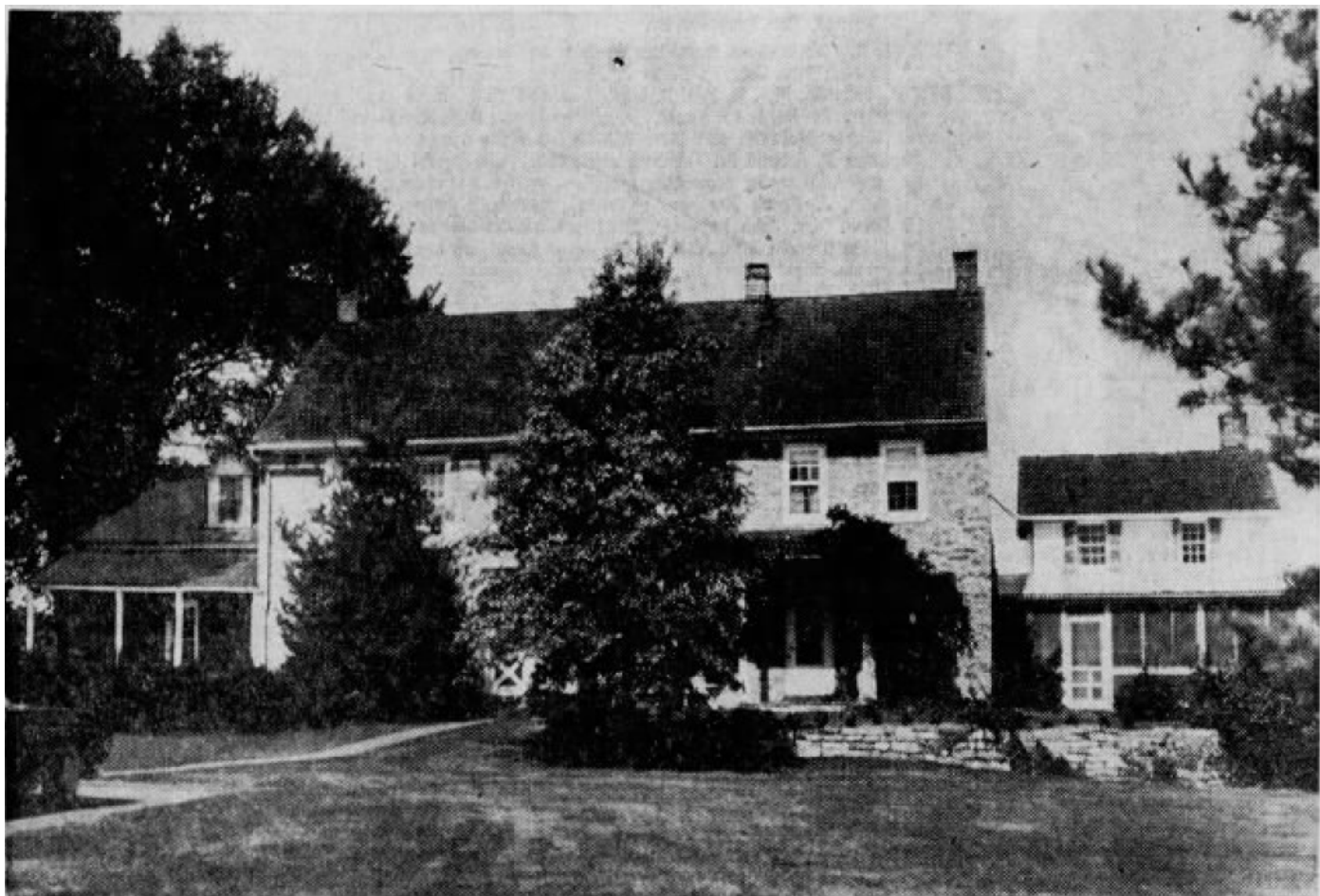


Figure 14

1961 View of the Farmhouse
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key # _____
ER# _____



Open for the first time for Lancaster County Day next Saturday is the graystone home of Mr. and Mrs. H. H. Haverstick Jr., just a pitch and a putt off Millersville Road. Much is still original, though in the kitchen a modern oven has been built into the brick fireplace without changing the atmosphere of an old country kitchen.

Image Source: Sunday News (Lancaster, Pennsylvania), published on Oct 15, 1961

Figure 15

1982 View of the Farmhouse
2220 Manor Ridge Drive
Manor Township, Lancaster County

Key # _____
ER# _____

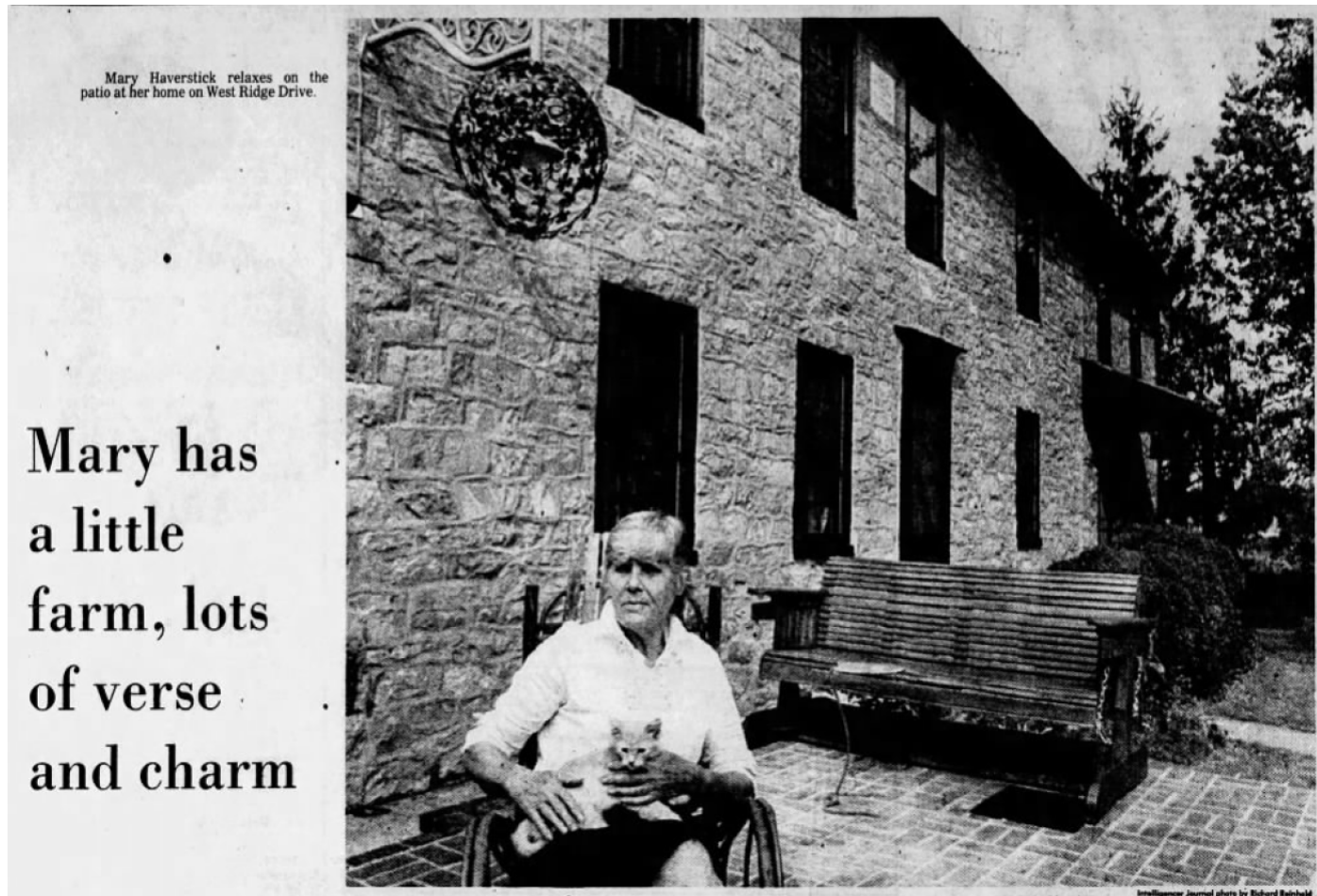


Image Source: Intelligencer Journal (Lancaster, Pennsylvania), published on Sep 15, 1982

Physical Description and Integrity (Item 38)

Provide a current description of the overall setting, landscape, and resources of the property. See page 13 of the Instructions for detailed directions. Continue on additional sheets as needed.
Suggested outline for organizing this section:

Key # _____
ER# _____

Property Description

Property Overview

The Kready Farm, located at 2220 Manor Ridge Drive, is a 12.4-acre property off of Millersville Road (PA-741), located on the northern border of the Manor Township in Lancaster County, Pennsylvania (Tax Parcel 4107747200000; Figure 1). The property includes a farmstead consisting of a farmhouse (1811), a barn (1909), a springhouse (ca. 1916), two silos (ca. 1947 and ca. 1957), a burial ground, and a ca. 1947 shed. Current and historic aerial images indicate the parcels surrounding the property on its west, south, and east sides were used as farmlands associated with the Kready farmstead. The farmstead is situated along the west side of Millersville Road, where Manor Ridge Drive branches off to provide access to the Kready Farm.

Farmhouse (1811)

The farmhouse on the Kready Farm is located north of the burial ground and springhouse as well as northeast of the barn and associated silos. Access to the farmhouse is provided through a driveway branching off the southwest end of Manor Ridge Drive. This driveway provides access to all the buildings within the farmstead and extends south to the farmhouse and becomes a part of the front yard. The farmhouse is a two-and-one-half story stone building constructed in 1811 with one ca. 1961 east expansion and one addition dating to ca. 1899 (west) and ca. 1916 (east). An addition was constructed east of the residence ca. 1899. The residence was expanded east ca. 1961, connecting the original section of the residence to the ca. 1916 east addition. Another addition was constructed west of the residence ca. 1899. The original section of the farmhouse was constructed as a four-over-four-house that sits on a stone foundation and features stone walls (Photograph 1). Although the ca. 1961 east expansion was constructed similarly to the original section of the farmhouse, using stone construction and foundation, its construction negatively influenced the four-over-four style of the farmhouse as it added two additional bays to the South façade of the farmhouse. While the ca.1961 east expansion is similar to the original construction, it is distinguishable from the west portion of the farmhouse.

The main structure of the farmhouse, consisting of the original portion and the ca. 1961 east expansion, currently features a side-gabled roof clad in asphalt shingles. Three interior ridge chimneys are located on the roof of the residence. The roof exhibits minimal eave overhangs. Unless stated otherwise all of the windows in the original section of the farmhouse have nine-over-six wood framed windows and all of the windows in the ca. 1961 east expansion of the farmhouse have six-over-six, wood framed windows. The south façade of the farmhouse is six bays wide. The west four bays are located on the original section of the farmhouse and the east two bays are located on the ca. 1961 east expansion. The ground level of the third bay, from the left, on the original section contains the main entrance to the farmhouse. Access to this main entrance is provided by a walkway through the front yard. The main entrance door is a six-panel wood door with a high lite and an exterior glass door. The main entrance door features a decorative wood frame. The first, second, and fourth bays on the south façade of the farmhouse feature typical windows on their first and second levels. A typical window is located above the main entrance door on the third bay (Photograph 2). A datestone is located on the second-story level between the second and third bays (Photograph 3). As mentioned previously, the fifth and the sixth bays are located on the ca. 1961 east expansion. The ground level of the fifth bay includes another entrance to the farmhouse. A small porch with classical wood columns and a shed roof shelters this entrance. The sixth bay features typical windows on its first and second levels and a typical window is located above the secondary entrance door in the fifth bay.

The north elevation (back) of the farmhouse is five bays wide (Photograph 4). The three bays are located on the original section of the farmhouse and two bays are located on the ca. 1961 east expansion. The first and second bays, from the left, on the north elevation (back) of the farmhouse are located on the ca. 1961 east

expansion and feature typical windows on their first and second levels. The third and fifth bays, located on the original section of the farmhouse feature typical windows on their first and second levels. The fourth bay of the farmhouse exhibits one typical window located on its second-story level but below the other windows on this level. The east and west elevations (sides) of the farmhouse are partially blocked by the ca. 1916 east addition and ca. 1899 west addition, respectively. The visible portions of the east and west elevations (sides) feature two typical windows on each of their first- and second-story levels. Two six-over-six windows are located on the attic levels of these elevations with one of the windows being boarded. The east elevation (side) of the farmhouse is not original as it is the east elevation (side) of the ca. 1961 east expansion.

The west addition was constructed ca. 1899 based on the appearance of the building on the 1899 map. Based on the information on the 1951 deed, this building was used as a kitchen. It is a one-and-a-half-story structure. The structure features a gable roof covered with asphalt shingles and a full porch on its south façade. The south porch is sheltered by a shed roof supported by wood columns. An entrance door and a double-hung window are located on the south façade of the ca. 1899 west addition. The gable roof of this addition features a brick chimney on its west end. A south-facing dormer is located on the attic level. The dormer exhibits a gable roof and features a six-over-six window. The north façade of the west addition features a six-over-nine window and a gable-roofed, north-facing dormer. The west elevation (side) of the west addition features a nine-over-six window on its first-story level and a four-over-two window on its attic level. Both of these windows are located on the south half of the elevation (Photographs 5 and 6).

East Addition – Tenant House (circa 1916)

The east addition was constructed as a separate structure from the farmhouse ca. 1916. The expansion of the farmhouse ca. 1961 connected the east addition to the farmhouse. The east addition is a one-and-a-half-story structure and was constructed on a stone foundation. The structure features a gable roof covered with asphalt shingles and an enclosed full porch on its south façade. The full porch features a stone foundation. A storage structure is attached to the east elevation (side) of the east addition. The storage shed and the full porch feature shed roofs. The roofs are covered with asphalt shingles and a deteriorating brick chimney is located on the east end of the main roof. The east addition structure is clad with horizontal wood boards.

The south façade and east elevation (side) of the enclosed full porch feature wood cladding on the bottom portion and window openings covered with screens on the upper part (Photographs 7 and 8). A wood door is located on the south façade, providing access to the full porch. The second-floor level of the south façade of the east addition features two bays where two six-over-six windows with wood shutters are located. The ground-floor level of the east elevation (side) of the east addition features the east elevation (side) of the storage shed. The north elevation (back) of the east addition consists of four bays. The eastern bay is the north elevation (back) of the storage shed attached to the east elevation of the east addition. The western bays feature two one-over-one windows on its ground-story level and two six-over-six windows on its second-story level. All windows feature wood shutters (Photograph 9).

Burial Ground

A well is located south of the farmhouse (Photograph 10). Based on the interview with the owners of the property, a burial ground is also located south of the farmhouse (Photographs 11 to 13). No headstones are located within the burial ground.

Springhouse (ca. 1916)

Southeast of the farmhouse is a one-story stone springhouse constructed ca. 1916, based on the description of the property on Lancaster New Era for 1916. The building has a gable roof covered with wood shingles. The building exhibits stone walls, except for the upper parts of its gable walls on its east (front) and west (back) elevations. The upper portion of the gable walls are clad in vertical boards. The west (front) elevation has a single bay with a vertical wood-board door. The south (side) and north (rear) elevations do not have any

openings. The east (rear) elevation has two bays with window openings with metal ventilation bars and shutters (Photographs 14 to 17).

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Pennsylvania Barn (ca. 1811 and 1909)

The barn is located southwest of the farmhouse and west of Manor Ridge Drive. The barn was reconstructed in 1909, the original construction date is unclear due to illegible datestone; however, it is estimated to be ca.1811 due to the faint inscription of Brubacker on the datestone. The year of construction is based on the date written on the datestone located on the east elevation (back) of the barn (Photographs 18 and 19). Another datestone is located on the east elevation (back) of the barn, however the inscription of this datestone is illegible. The barn is banked on its east elevation (back) and features multiple-level access. The Pennsylvania Barn has an ell footprint consisting of a main rectangular plan with a projection on the north end of its west facade, an asphalt gable roof, stone construction on the stable level, vertical weatherboard siding on the upper level, as well as a poured-concrete and concrete block foundation. Three roof-ridge metal ventilators are located on the ridge of the roof with one labeled as “Kready” (Photograph 20). The barn features a forebay on its east elevation (back) that is not enclosed.

The east elevation (back) of the barn is 12 bays wide at the stable level (Photographs 21 and 22). Both of the datestones are located on this façade. The first, third, fourth, and sixth bays each contain a wood Dutch door with metal strap hinges. The second, fifth, seventh, and eleventh bays feature windows with horizontal ventilation slits; the eighth bay includes the main entrance to the barn (Photograph 23); and the ninth, tenth, and twelfth bays feature double-hung windows. The upper level of the east elevation (back) of the barn is five bays wide and features a double-hung window on each of the bays.

The north elevation (side) of the barn features a gable wall on its east half and a non-gable wall of the west projection on its west half (Photographs 24 and 25). The north elevation (side) is six bays wide at the stable level. The fifth and sixth bays are located on the non-gable wall of the west projection. The first, third, fifth, and sixth bays feature wood-framed windows, the second bay features a double door, and the fourth bay features a wood Dutch door with metal strap hinges. The upper level of the north elevation (side) consists of five bays and features a double-hung window on each of the bays. Two double-hung windows are located on the attic level on the east half of the north façade.

The west façade of the barn faces the fields and features the gable wall of the west projection on its north end. The gable wall features a sliding barn door on its ground-floor level and a window each on its upper and attic levels (Photograph 26). The south portion of the barn features three bays with a large barn door on each of the bays. The barn doors provide access to the upper level of the barn (Photograph 27). Two silos, constructed ca. 1947 and ca. 1957, are located on the southwest corner of the barn (Photograph 28).

The south elevation (side) of the barn is four bays wide at the stable level and features windows of various sizes. The upper level of the south façade consists of three bays and features a double-hung window on each of the bays. Two double-hung windows are located on the attic level below the gable roof with a ventilation window just below the peak. (Photograph 29).

Historic aerial photographs show another barn was located north of the 1909 Pennsylvania Barn; however, it was removed ca. 2019. The stone foundation of the barn is still extant in the area (Photograph 30).

Shed

North of the barn is a one-story shed constructed at an unknown date. The building has a gable roof covered with wood shingles. The walls are clad in vertical boards. The building does not feature any openings except for the double-hung window opening on its south elevation (Photographs 31 and 32).

Integrity

The integrity of Kready Farm was evaluated according to the seven aspects of integrity outlined in the National Register of Historic Places (National Register) Bulletin, How to Apply the National Register Criteria for Evaluation (National Park Service [NPS] 1997). The National Register of Historic Places recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Kready Farm has been extensively altered and does not retain integrity.

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Location

According to the Statement of Integrity associated with the Historic Agricultural Resources of Pennsylvania, c. 1700-1960 document (Pennsylvania State Historic Preservation Office 2019), integrity of location refers to “the requirement that buildings and landscape elements remain in their original location”. The existing buildings have not been moved, but several earlier buildings on the property have been demolished and/or replaced over the years. These include two barns and two unidentifiable agricultural outbuildings that have been removed from the property. While the buildings that are extant on the property still retain their integrity of location, the Kready Farm does not retain integrity of location.

Design

The Kready Farm has undergone several periods of construction and alteration over the years and thus does not retain integrity of design. The property's buildings are generally in their historical arrangement, with a central driveway lined by agricultural outbuildings. The domestic sphere continues to be composed of the farmhouse, tenet house, springhouse, and garden where the burial ground is located, with agricultural outbuildings located further west. However, the integrity of design of the farmstead has been diminished by the demolition of several significant outbuildings, including those important to the farm's agricultural production profile such as two barns and two unidentifiable agricultural outbuildings. The integrity of design of individual buildings, except for the farmhouse, appears to be sufficient. The farmhouse within the domestic sphere has undergone alterations including, the east expansion of the farmhouse circa 1961 and therefore its attachment to the east addition/tenet house; and the construction of the west addition circa 1899. These changes have altered the massing, proportion, fenestration, and roof of the farmhouse. While the farmhouse lacks significant architectural details, the alterations mentioned above caused it to lose its original four-over-four house style. The Pennsylvania barn also retains some features of its design, such as the overshoot and the post and beam framing. Discussed under integrity of location, several earlier buildings on the property have been demolished and/or replaced over the years. This fact, in addition to the alterations the farmhouse has undergone, negatively influences the integrity of design of the farmstead. Therefore, the 2220 Manor Ridge Drive farmstead does not retain integrity of design.

Setting

The 1947 aerial photograph from the area shows the property was surrounded by agricultural fields with minimal roadside development east of the area. Between 1957 and 1971, the area east of the 2220 Manor Ridge Drive property became a low-density residential development. Additionally, aerial photographs taken prior to 1971, do not show the pond located southeast of the property. By 1999, the area north of the property was also developed and currently includes commercial and logistic facilities. Some agricultural aspects of the setting have also changed over time, the most important of which are the conversion of pasture and orchard to crop fields and the removal of some field divisions. Based on the information provided above, the integrity of setting for Kready Farm has been compromised by 1) the change of the landscape elements by the appearance of the pond south of the farmstead, and 2) the transformation of the area surrounding the farmstead that is visible from the 2220 Manor Ridge Drive property due to the lack of visual buffers. Therefore, since Kready Farm no longer retains the same topographic features, open space, landscape, or viewsheds since its establishment, it does not retain integrity of setting.

Materials

The Kready Farm retains integrity of materials in the extant buildings. The predominant materials on the property are stone and wood. The stonework reflects construction from the early- to mid-nineteenth century,

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while later buildings have been constructed or resided with wood. While the integrity of design of the farmhouse was compromised with the later additions and expansions of the building, these additions and expansions were done using similar materials and therefore do not diminish the integrity of materials. Some historical materials have been lost, chiefly the original windows and doors. However, overall, the Kready Farm retains integrity of materials.

Workmanship

The workmanship on the property is demonstrated most clearly through the stone construction of the farmhouse as well as the wood construction of the springhouse and Pennsylvania barn. The house retains workmanship in door surrounds, despite the historical doors having been replaced and the Pennsylvania Barn retains workmanship in the post and beam framing. Workmanship is less evident in later buildings that were constructed with standard parts and plans. Therefore, the Kready Farm retains integrity of workmanship in the extant buildings.

Feeling

The property reflects changes that have occurred on the property after the mid-twentieth century, primarily ca. 1971. The property historically featured an arrangement consisting of two additional barns and more agricultural outbuildings. However, due to this loss, the integrity of feeling has been diminished. Additionally, as mentioned previously, the property no longer retains integrity of setting and design, which negatively influences the integrity of feeling of the property. Therefore, the Kready Farm does not retain integrity of feeling.

Association

The Kready Farm does not retain integrity of association. While the farmstead had a large output of tobacco production in the period between 1865 and 1920, the architecture associated with this period such as tobacco barns, was demolished, causing the loss of association to the mentioned period of significance. The period between ca. 1920 and ca. 1960 was one of great diversity in the Lancaster region. However, contrary to the regional trends, the production at the Kready Farm declined during this period. The association with this period, when tobacco production was important regionally and the property continued to feature a large number of agricultural outbuildings, is not reflected clearly in the environment today. The property instead reflects a late-twentieth-century small-scale farm not showing any specialization.

History and Significance (Item 39)

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Property History

Based on the names inscribed on the datestone of the farmhouse, the earliest identifiable owners of the property at 2220 Manor Ridge Road or Kready farm are David and Mary Brubacker. This datestone shows the farmhouse was constructed by David and Mary Brubacker in 1811, indicating the property was owned by them at the time. According to Brubacker Gible's research (1951) on the Brubacker-Hershey family history, David Brubacker was one of the grandsons and a direct descendent of Hans Brubacker, one of the first settlers in the area. According to Mennonite Vital Records, David Brubacker was born in 1768 and got married to Maria (Mary) Groff in 1796. David and Mary Brubacker had four kids, Elizabeth, Barbara, Maria and David, who were born in 1796, 1798, 1800, and 1803 respectively. David Brubacker passed away in 1825 (Ancestry.com 2015). A public sale notice indicates the property was sold after his passing in 1825 (Lancaster Intelligencer, 1825).

Date	Grantor	Grantee:	Reference	Notes
Unknown	Unknown	David & Mary Brubacker	1811 Datestone on the Farmhouse	Datestone on the house states Grantee's names
Unknown	Unknown	J. Gready / J. Kready	1958 and 1964 Atlases	According to an 1825 news article the property was for sale.
1879	Benjamin, Daniel, Elizabeth, Jacob, John, Margaret, Mary & Susan Kready	Henry & David Kready	Deed: K11, Pg. 00104	Written into the 1879 Will of Margaret Kready.
1891	Henry C. Kready	Susan C. Kready	The News Journal 1891	
1917	Samuel O. Frantz	Frank Kready	Deed: DZ22, Pg. 586	Samuel O. Frantz was the executive of the Orphans of the Lancaster County
1943	Frank Kready	Harry H. Haverstick	Deed: D36, Pg. 414	
1951	Harry H. Haverstick	Harry Haverstick, Jr.	Deed: F41, Pg. 535	
1983	Harry Haverstick, Jr.	Armstrong Co.	Deed: N87, Pg. 00198	Tract of land
1985			Deed: D91, Pg. 00207	

In 1858 and 1864 (Figures 4 and 5) the land ownership atlases show the 2220 Manor Ridge Drive property was owned by J. Greedy and J. Kready, respectively, indicating that the name Kready was misspelled in the 1858 atlas. Research did not locate any record of the transfer of the property from Brubacker to Kready; however, it is likely John Kready purchased the farm when it was sold in 1825. John Kready and his wife Margaret Kready were born in 1794 and 1808, respectively, in Pennsylvania (Ancestry.com n.d.). John Kready operated a distillery (Lancaster Intelligencer, 1835 and 1850). John Kready died in 1858 (FindaGrave website, 2009). His wife Margaret Kready died in 1879 from apoplexy in the farmhouse located at 2220 Manor Ridge Drive (The Lancaster Examiner 1879). A deed dated 1879 indicates that upon Margaret's passing, the 2220 Manor Ridge Drive estate was granted to their children Henry, David, Benjamin, Daniel, Elizabeth, Jacob, John, Margaret, Mary and Susan Kready and Benjamin, Daniel, Elizabeth, Jacob, John, Margaret, Mary and Susan Kready passed their shares to Henry and David Kready (Lancaster County Recorder of Deeds Book K11, p. 00104). It is likely Henry C. Kready was operating the farmstead located at 2220 Manor Ridge Drive as indicated by the newspaper articles Intelligencer Journal (1870) and the 1875 ownership atlas (Figure 6). Henry C. Kready, who was referred to as a "well-known farmer of Manor township" died in 1890 (The News Journal 1890, p.4). His obituary indicates he was living with his sisters at the Kready Farm at the time of his death (The News Journal 1890).

The 176-acre farm that belonged to Henry C. Kready was sold to Susan C. Kready in 1891 (The News Journal 1891). The 1899 ownership atlas also shows that the Kready Farm was referred to as Susan C. Kready Farm in 1899 (Figure 7). Susan C. Kready was born in 1845 in Lancaster County (Ancestry.com 2009). She was a prominent figure in the community and a member of the Salem Reformed Church. She contributed generously to the construction of the \$35,000 church located on Main Street (Lancaster Intelligencer 1908 and Lancaster New Era 1916). She passed after she visited her nephew, B. F. Kready, Esq., to make her will in 1916 (Lancaster New Era 1916). After her passing, her nephew, B. Frank Kready became the executor of her will (Intelligencer Journal 1916).

Chain of title indicates the property remained in B. Frank Kready's ownership until 1943. B. Frank Kready was born in 1877 and he was a native of Lancaster. He graduated from Marshall College and got his law degree from Columbia University. He practiced as a lawyer for more than half a century. He passed away in 1951 (Lancaster New Era 1951). The farmstead located at 2220 Manor Ridge Drive was under his possession until 1943 when it was sold to Harry H. Haverstick (Lancaster County Recorder of Deeds Book D36, p. 414). Harry H. Haverstick passed the property to his son, Harry H. Haverstick, Jr. in 1951 (Lancaster County Recorder of Deeds Book K41, p. 535). This deed mentions the farm located at 2220 Manor Ridge Drive includes "a two (2) story stone dwelling house with two (2) story stone and frame kitchen attached, stone summer house, bank barn with wagon shed attached, tobacco barn, corn barn and other outbuildings". Harry Haverstick, Jr. was born in 1919 in Lancaster. He attended Franklin Marshall Academy and the Hill School and graduated from Swarthmore College in 1940. He was a businessman and the owner of Garden Spot Motor Company before he retired in 1980. He was an amateur golfer and was involved in golfing competitions for about 60 years. He qualified and competed in six U.S. Open tournaments (Lancaster New Era 2000). He remained as the owner of the property until 1983. The Armstrong Company, who has established a research and development laboratory adjacent to the 2220 Manor Ridge Drive property, purchased the entirety of the former 176-acre Kready farm between 1955 and 1983. Armstrong Company purchased a 76-acre tract of land, the majority of which was owned by H. H. Haverstick Jr. in 1955 (Lancaster New Era, 1955). In 1959, an additional 57-acre plot was acquired by Armstrong Cork Company (Lancaster New Era, 1959). Finally, Armstrong World Industries Inc. purchased the remaining 77 acres of land from Harry H. Haverstick Jr. in 1983 (Lancaster New Era, 1983) (Lancaster County Recorder of Deeds Book N87, p. 00207). The property has remained in their possession since 1983.

Historic Agricultural Assessment

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The Kready Farm is located within Lancaster County and should be evaluated within its local context with respect to farming. Manuscript census data for Lancaster County is readily available for the decennial years of 1850 and 1880 and for 1927. There are no other similarly detailed sources of agricultural production statistics for the years prior to 1850 or after 1927. Various sources indicate Lancaster County farmers generally operated diversified and intensive farms with a mix of livestock and crop raising. Lancaster County, Pennsylvania, was historically rural in nature, with agriculture as the predominant industry. The farm is located in the agricultural region classified as “Lancaster Plain, ca. 1730-1960” in the statewide agricultural context. The region includes roughly the northern two-thirds of Lancaster County. The Kready Farm, which is located within Manor Township, is located southwest of the central region of the physiographic region of the Lancaster Plain and is assessed within that context (McMurry et al., 2011:9). The Multiple Property Documentation Form (MPDF) identifies several distinct periods of agriculture within the Lancaster Plain region, each of which has certain characteristics:

- Diverse Production for Diverse Uses, ca. 1730-1780;
- Diversified Production, Intensification, and Livestock Raising, ca. 1780-1865;
- Crops, Livestock, and Tobacco, ca. 1865-1920; and
- Livestock, Tobacco, Truck Farming, and Poultry, ca. 1920-1960.

Additionally, the Kready Farm remained active after 1960 and was considered within the context of agriculture between 1960 and 1980. The characteristics of the farm for each period are summarized below, and the Kready Farm is analyzed in this context using agricultural census data, deed research, and field observations.

Diverse Production for Diverse Uses, ca. 1730-1780

No historical records could be located that associate the Kready Farm with the “Diverse Production for Diverse Uses” period. The earliest historical record of ownership of the Kready Farm property is obtained from the 1811 datestone on the farmhouse. The datestone indicates that in 1811, the Kready Farm belonged to David Brubacker, the grandson of Hans Brubacker – one of the first settlers in the Lancaster area. David Brubacker was also a direct descendant of the Hershey family (commonly spelled as Hershey), another family among the first settlers in the Lancaster area. Following this, based on the history of the Brubacker (originally Pupather and also found as Brubaker, Brubacher, or Brewbaker in historic records) family, it is likely that the property has been in possession of the Brubaker family since their settlement to the area in the 1710s. According to the 1816-1826 ownership atlas, the Hershey family owned the area surrounding the Kready Farm (Brubacker Gible 1951). Hans Brubacker’s farm, a 1000-acre land located in East Hempfield/Manor Township in Lancaster was warranted in 1717. In the following years, he purchased more land and owned 1,800 acres in the Lancaster area (Brubakerfamilies.org 2016). It is possible the Kready Farm included buildings that predated the 1811 farmhouse, but there are no surviving buildings on the property from this period. As it remains unknown whether the establishment of the Kready Farm predates 1811, no records regarding agricultural production in the area could be located.

To be considered significant for agriculture in the period of “Diverse Production for Diverse Uses, c. 1730 to 1780,” a farmstead should retain a house characteristic of the period, an early barn or outbuilding dating from the period, and a farm should retain those plus remnant croplands as well as a woodlot (McMurry et al., 2011). Due to a lack of definitive evidence of buildings dating to this time on the property, the Kready Farm does not meet the registration requirements for a property to be eligible for this period.

Diversified Production, Intensification, and Livestock Raising, ca. 1780-1865

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The available agricultural census records from 1850 show the farm was operated under David Brubacker’s name. As mentioned above under the “History of the Property” section, David Brubacker had passed in 1825; it is likely the farm was operated under his name or his son, David, had taken over the farm operations by 1850. The Brubacker Farm (later Kready Farm) is located at the boundary of the Manor and East Hempfield townships. The records from 1850 are located within the East Hempfield Township records. According to the 1850 Census records, David Brubacker operated a farm totaling 67 acres, which was below average for the East Hempfield Township. Of that acreage, 58 acres were improved, which was below the average for the township (Chart 1). It is likely that the farm included additional acreage beyond that associated with the subject property, but understanding what proportion of production was from the subject property was not possible to discern. According to the census information, the farm produced average amount of rye, below average amount of wheat, oats, Irish potatoes and hay and above average amount of Indian corn when compared to the township average (Chart 2). In terms of livestock, the farm produced above average numbers of milk cows, other cattle and swine. One area in which the Brubacker Farm (later Kready Farm) was outside the township-wide trends is in having below average number of horses (Chart 3). In terms of butter production, the Brubacker Farm (later Kready Farm) was below average compared to the township trends (Chart 4). In the light of all these information, it can be concluded that the Brubacker Farm (later Kready Farm) was a below-average farm in its period, which is also evident in its use of farm machinery, which is below average compared to the East Hempfield Township (Chart 5).

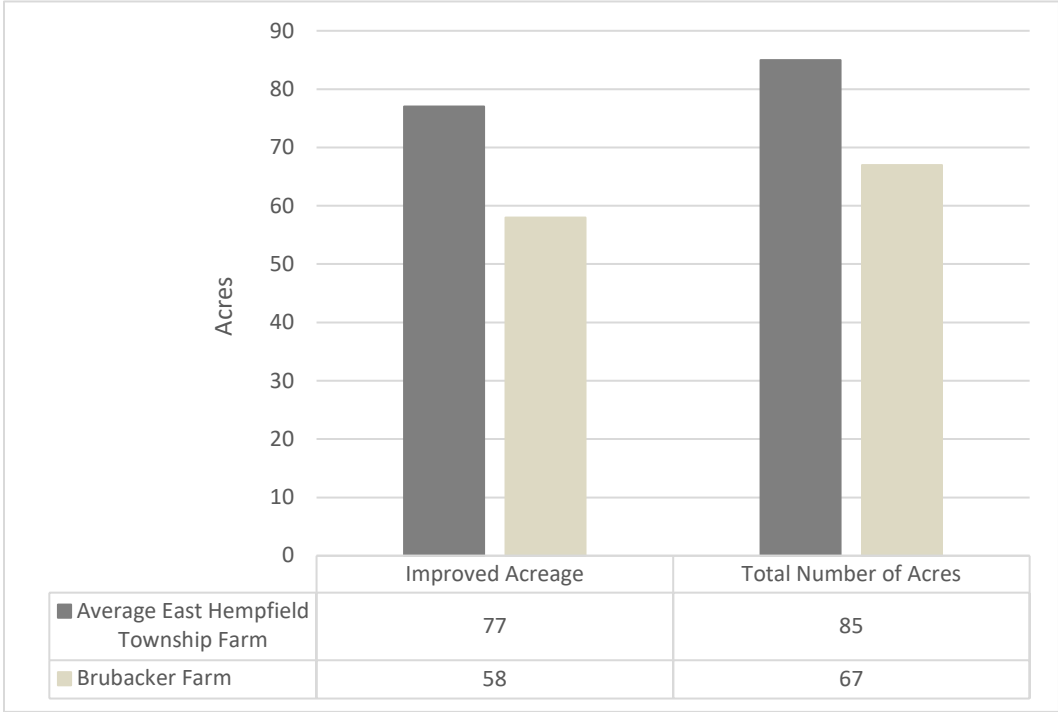


Chart 1. Comparison of the acreage of the Brubacker Farm (later Kready Farm) and the East Hempfield Township Average Farm, 1850 (Source: USDA 1850)

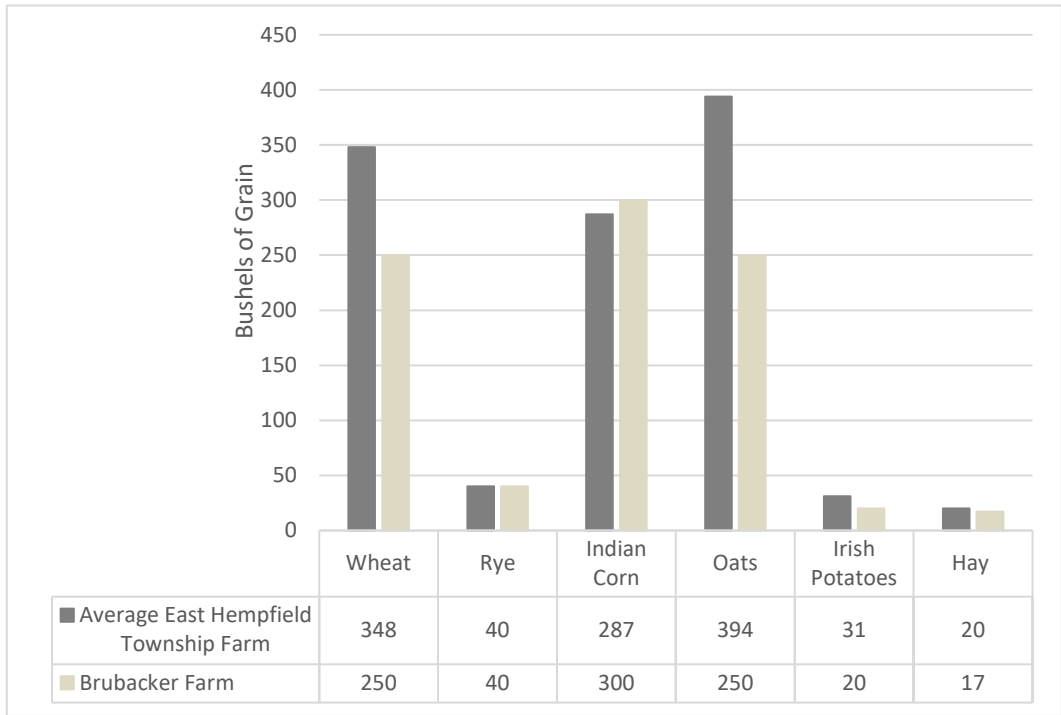


Chart 2. Comparison of the bushels of grain grown on the Brubacker Farm (later Kready Farm) and the East Hempfield Township Average Farm, 1850 (Source: USDA 1850)

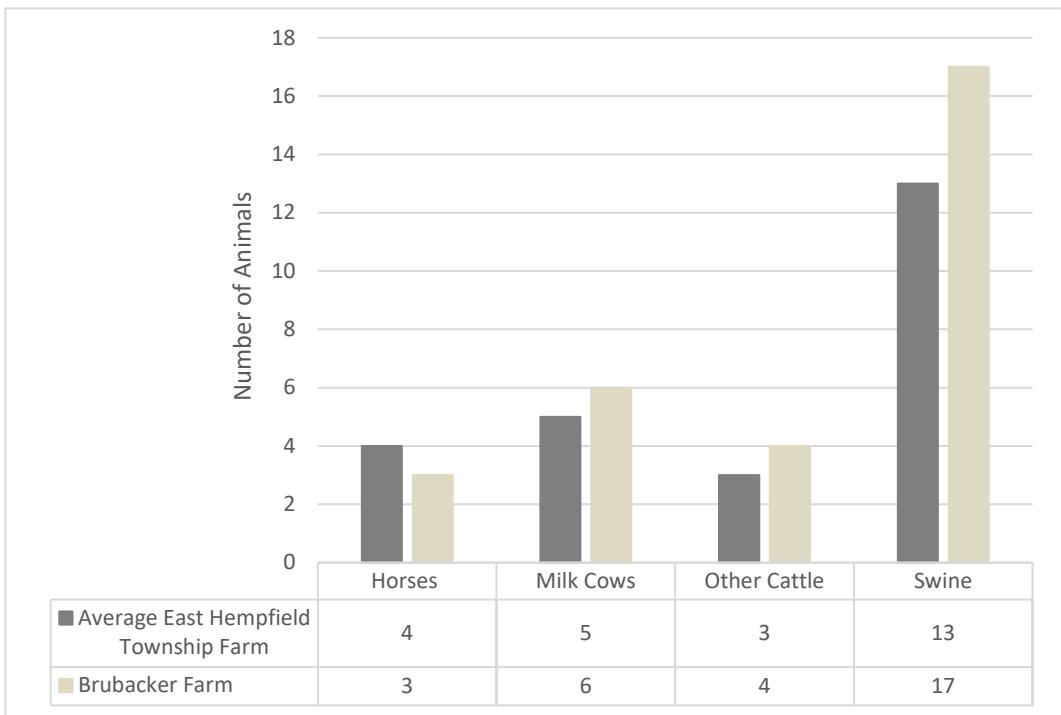


Chart 3. Comparison of the number of livestock raised on the Brubacker Farm (later Kready Farm) and the East Hempfield Township Average Farm, 1850 (Source: USDA 1850)

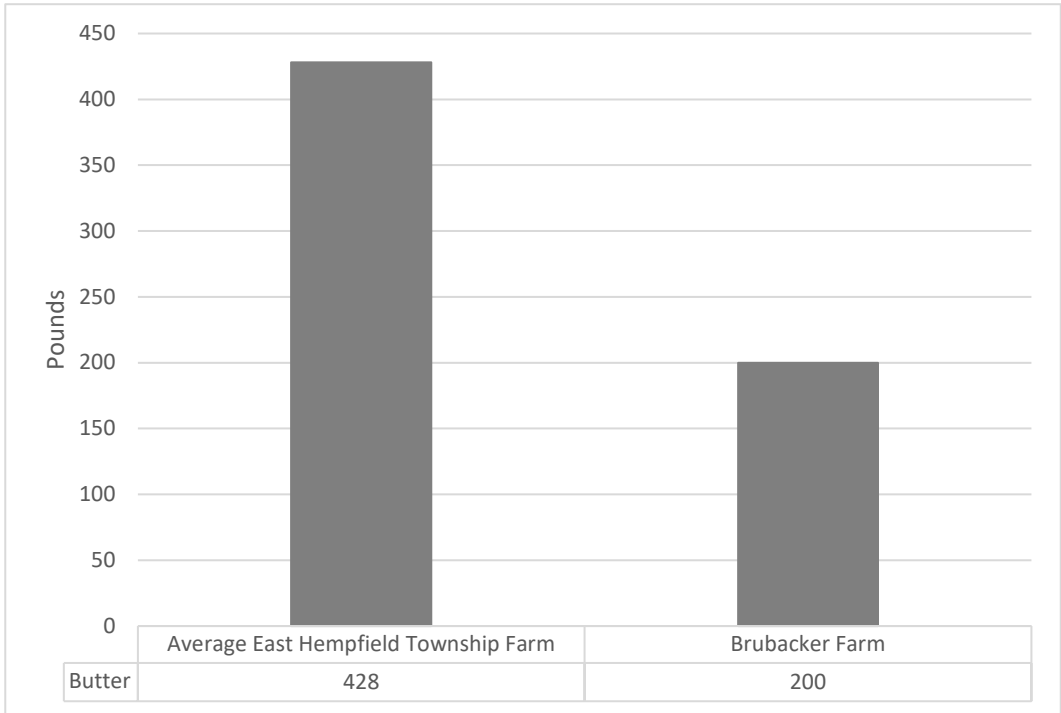


Chart 4. butter produced on the Brubacker Comparison of Farm (later Kready Farm) and the East Hempfield Township Average Farm, 1850 (Source: USDA 1850)

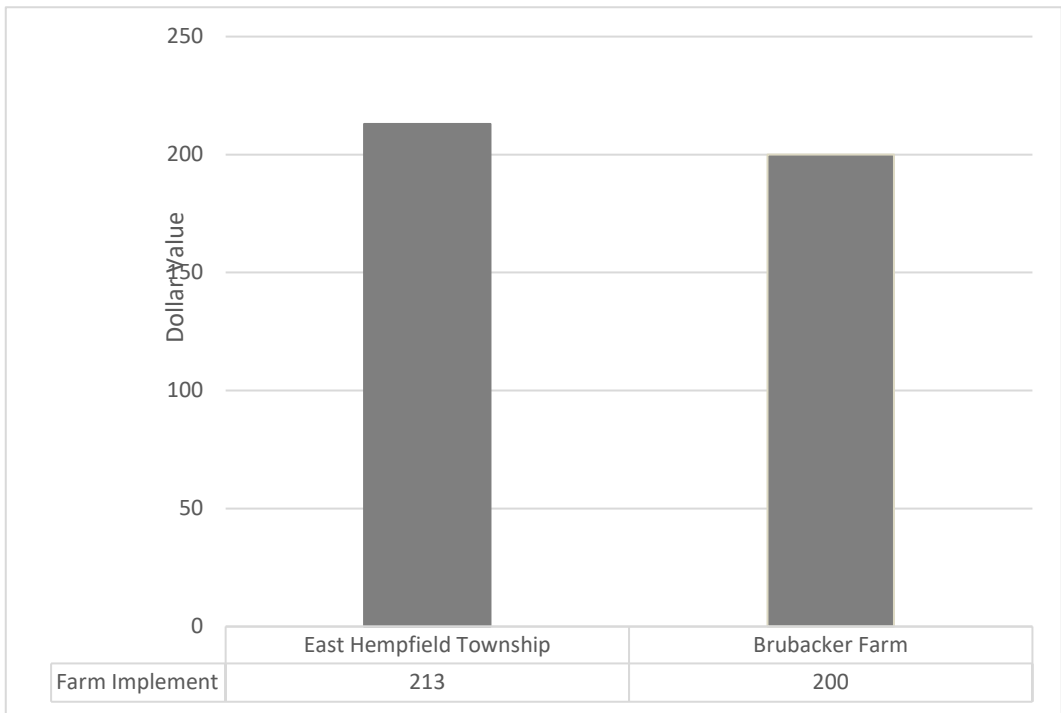


Chart 5. Comparison of the value of farm implements on the Brubacker Farm (later Kready Farm) and the East Hempfield Township Average Farm, 1850 (Source: USDA 1850)

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Only the farmhouse, constructed in 1811, is currently present on the Kready Farm from the period ca. 1780-1865. The earliest historic aerials from the area dating to 1947 show additional farm buildings were extant in the area. Additionally, the datestone on the 1901 Pennsylvania Barn building notes it was rebuilt, indicating an earlier construction of a barn structure. It is likely additional buildings present on the 1947 historic aerial photo are from the ca. 1780-1865 period, however, it is not possible to know the exact dates of the construction of these buildings. Based on the information gathered from the 1850 Census data, the Brubacker Farm (later Kready Farm) was overall a below-average farm in most respects, except for the number of livestock owned. In order to meet the registration requirements for the period of “Diversified Production, Intensification, and Livestock Raising c. 1780-1865,” a farmstead should retain a farmhouse characteristic of the period, a Pennsylvania barn, as well as at least two outbuildings reflecting production patterns and the intensified mechanization of the era. A farm should have those buildings as well as crop or pastureland (McMurry et al., 2011). Since the Brubacker Farm (later Kready Farm) does not meet these requirements as it lacks the buildings constructed in this period, it does not meet the registration requirements for the region for this period.

Crops, Livestock, and Tobacco, ca. 1865-1920

During most of this period, the Kready Farm was owned and operated by the Kready family, first by Henry Kready, Susan Kready, and Frank Kready. Although this period commonly saw declining agricultural acreage as farms were divided, the Kready Farm increased from its previous 67-acre size and remained quite large at 70 acres and consisted mostly of cleared acreage. The size of the Kready Farm was above average compared to the average farm size in Manor Township (Chart 6). Due to the farm’s large size, it exceeded township-average production levels in nearly every category. The areas in which the Kready Farm greatly exceeded the township averages were in growing corn and wheat (Chart 7). A large portion of the production of oats and corn on the Kready Farm may have been used for animal feed, while the wheat was likely sold to a local mill. The farm maintained 4 horses, 5 milk cows, 1 beef cattle, 17 pigs, and 50 chickens (Chart 8). All of these were generally in keeping with, though slightly above, township averages. Of particular note are the number of horses, which likely were used in part to cover more acreage and power the farm’s above-average amount of machinery. Overall, the value of machinery and livestock in Kready Farm was well above average (Chart 9).

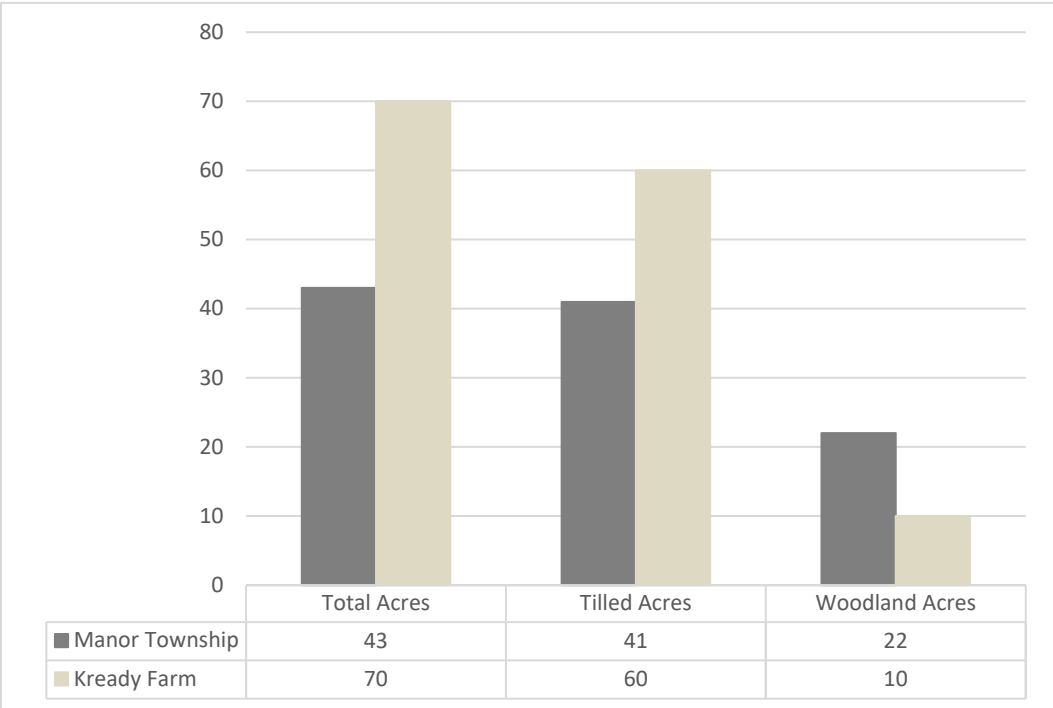


Chart 6. Comparison of the sizes of the Kready Farm and the Manor Township Average Farm, 1880 (Source: USDA 1880)

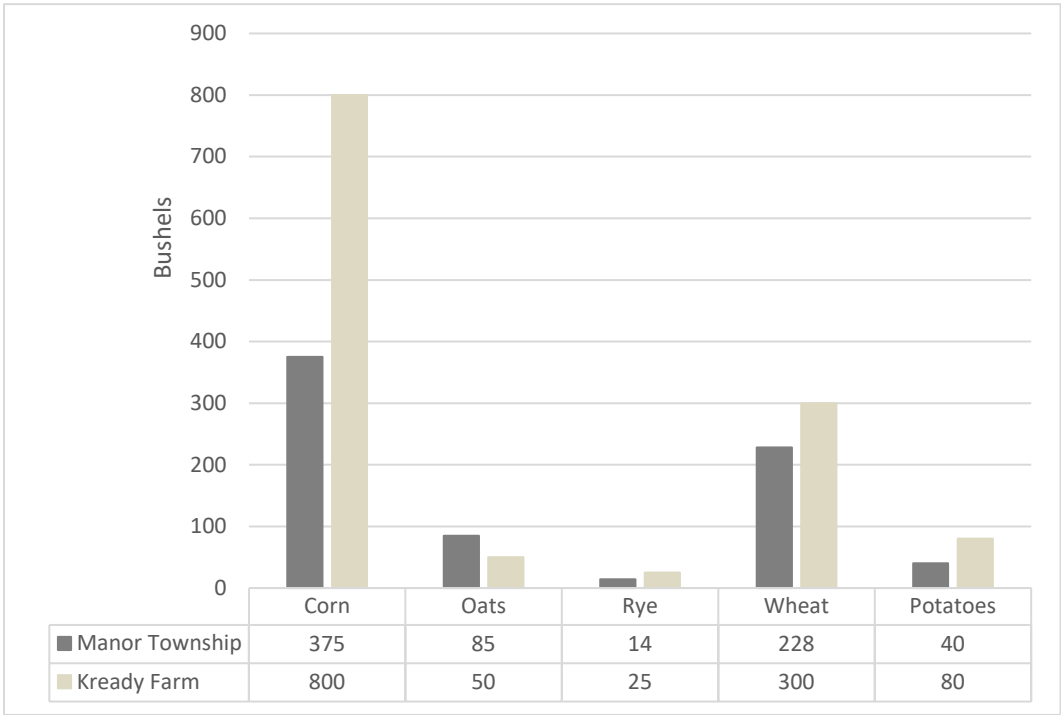


Chart 7. Comparison of the grain grown on the Kready Farm and the Manor Township Average Farm, 1880 (Source: USDA 1880)

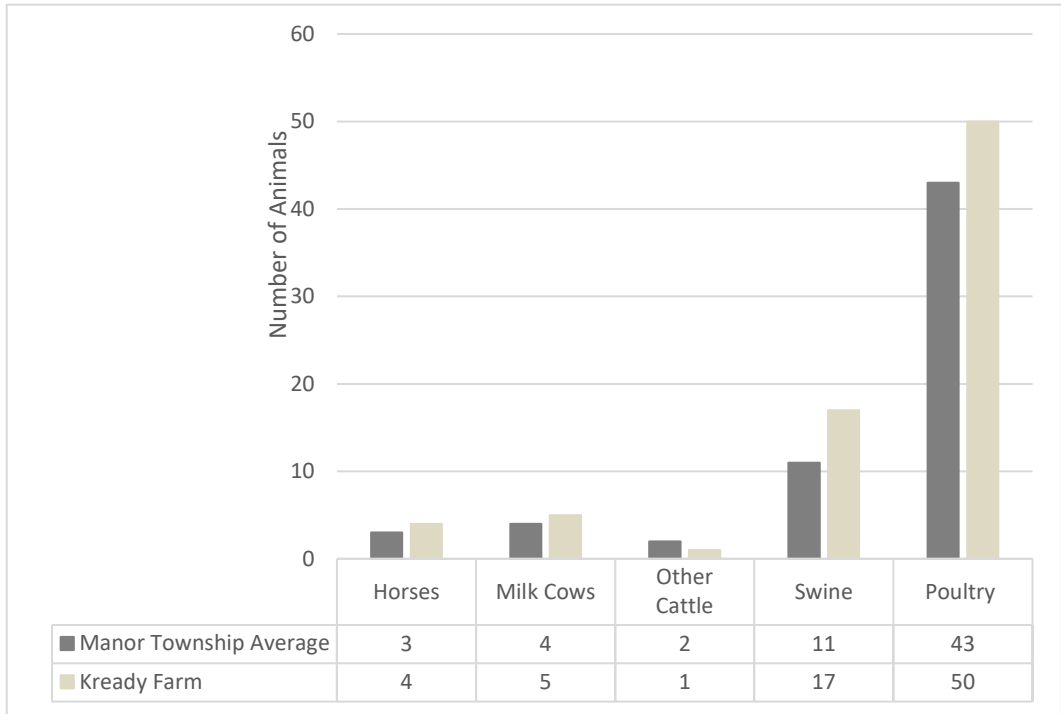


Chart 8. Comparison of the livestock raised on the Kready Farm and the Manor Township Average Farm, 1880 (Source: USDA 1880)

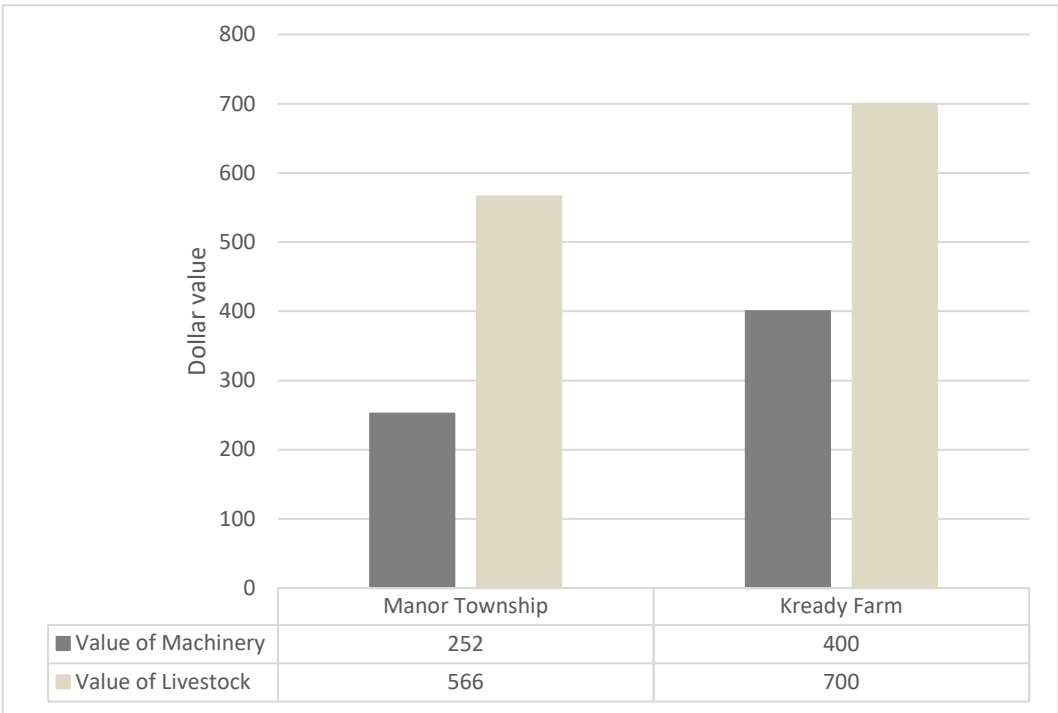


Chart 9. Comparison of the value of machinery and livestock on the Kready Farm and the Manor Township Average Farm, 1880 (Source: USDA 1880)

This period saw the beginnings of large-scale tobacco production on the Lancaster Plain. Manor Township is located within this area, which is reflected in an above-average number of acres and pounds of tobacco. On the Kready Farm, about eight acres of tobacco was grown, producing 6,000 pounds of leaves (Chart 10). This was above the township average. Due to the farm’s large size, additional labor was needed on the Kready Farm, in keeping with common labor practices in the region. The farm included hired hands, with 52 weeks of work valued at \$700 in 1880, well above the average (Chart 11).

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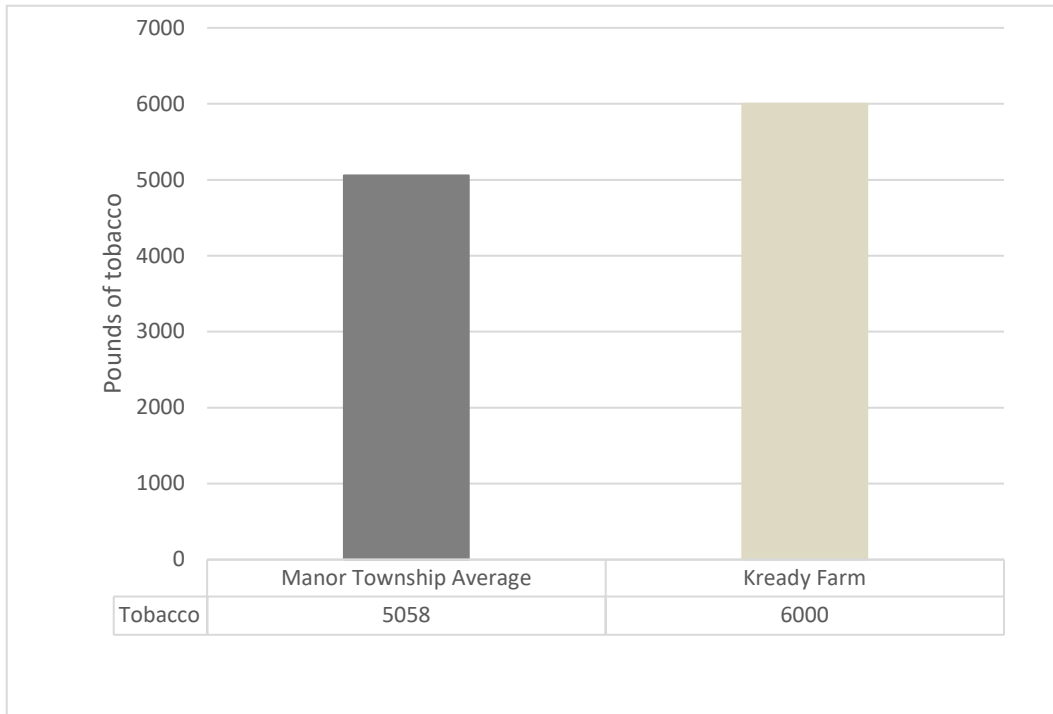


Chart 10. Comparison of the tobacco produced at the Kready Farm and the Manor Township Average Farm. 1880 (Source: USDA 1880)

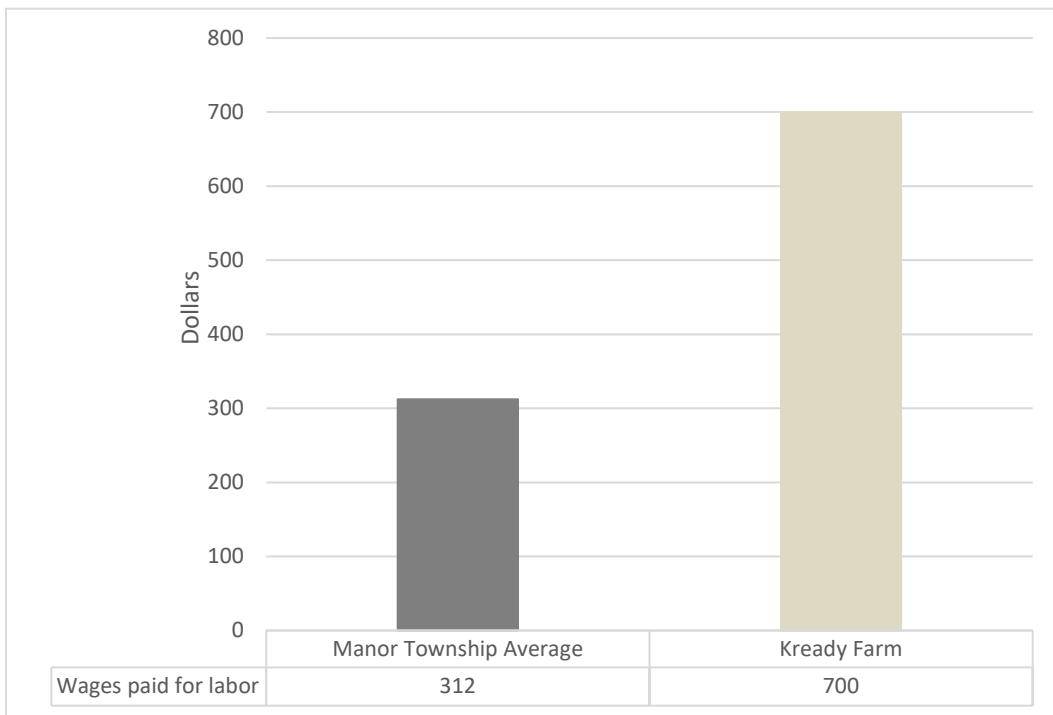


Chart 11. Comparison of the value of wages paid for labor on the Kready Farm and the Manor Township Average Farm, 1880 (Source: USDA 1880)

Five buildings from the period ca. 1865-1920 are present on the Kready Farm. These include the 1811 farmhouse, the ca. 1899 west addition, the 1909 Pennsylvania barn, the ca. 1916 east addition, and the ca. 1916 springhouse. Additionally, the construction of the east addition (tenet house) and the springhouse are estimated to be ca. 1916, indicating these buildings were constructed during the 1865-1920 period. The substantial 1909 Pennsylvania barn clearly reflects the importance of livestock within the production profile of the farm. During this period, the Kready Farm generally followed the regional agricultural trends and was an above-average farm in almost all respects. As evidenced above, the tobacco yield produced at the Kready Farm was above average compared to Manor Township.

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To be considered significant in the period of “Crops, Livestock, and Tobacco, c. 1865-1920,” a farmstead should contain a farmhouse characteristic of the period and a tenant house in instances where tenancy is documented. It must have a Pennsylvania barn dating to the period or an earlier barn with modifications characteristic of the period; evidence of tobacco raising in the form of a tobacco barn or modifications to another building for tobacco. Additional outbuildings reflecting mechanization or local production profiles strengthen the case for significance. A farm must also contain cropland (McMurry et al., 2011). Following this, the Kready Farm contains a farmhouse characteristic of the period and a Pennsylvania Barn dating to the period. While the farm no longer features a tobacco barn or cropland, historic records show the Kready Farm was associated with tobacco production in the area. While the Kready Farm meets some of the requirements to be deemed significant, it does not meet the registration requirements for the region for this period.

Livestock, Tobacco, Truck Farming, and Poultry, ca. 1920-1960

The Kready family continued to own the farm until 1943. Henry Kready’s name is listed on the Pennsylvania Triennial Census of Agriculture when the farm was recorded in 1927. By 1927, Kready Farm’s acreage decreased to 34 acres, almost half of its previous 70-acre size. While almost all of the land was used for crop production, both the total acreage and the acreage used for crop production are well below the average farm size for Manor Township (Chart 12). The existing acreage was put to use growing a variety of crops, including corn, wheat, hay, and Irish potatoes; however, the production at the Kready Farm was below average compared to Manor Township. The production of tobacco, which was well above the average in the previous ca. 1865-1920 period, decreased well below the township average during this ca. 1920-1960 period (Chart 13). While two large silos were constructed on the Kready Farm during this period, the grain production remained below average. In terms of livestock, the 1927 Census data indicates that Kready Farm did not have any cattle, milk cows, or mules. The only livestock present at the farm were horses and swine, which were below the township average (Chart 14). The farm had a large number of chickens, likely used for egg production. However, the number of chickens and hens was also below the township average (Chart 15). In light of all this information, it can be concluded the Kready Farm was a below-average farm in its period.

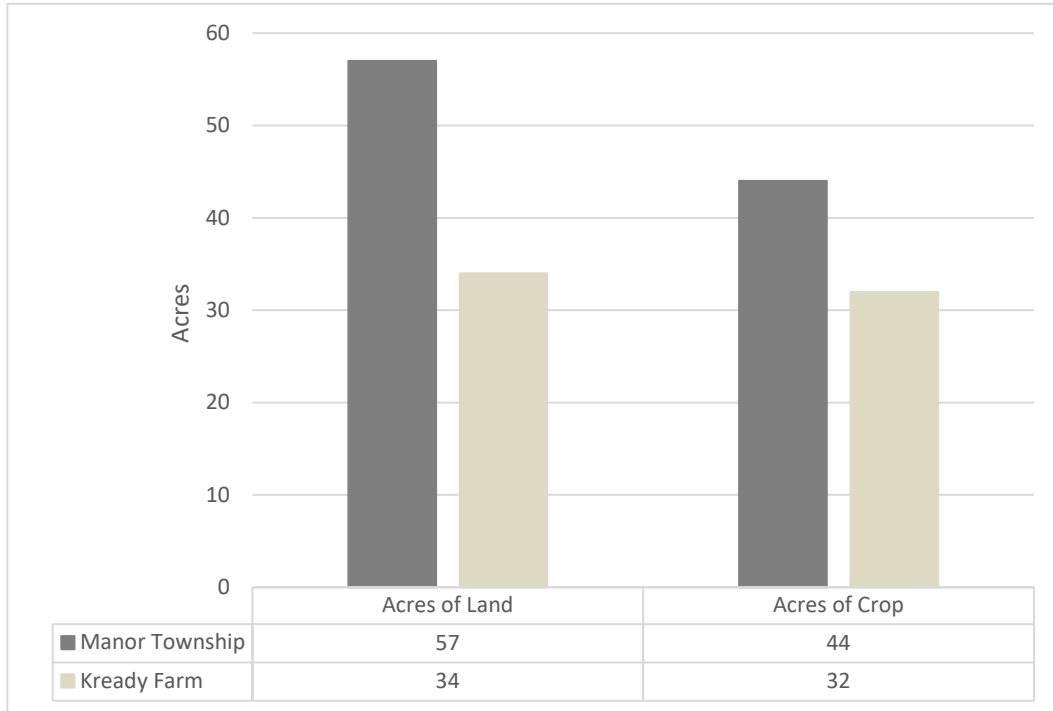


Chart 12. Comparison of the acreage of the Kready Farm and the Manor Township Average Farm, 1927 (Source: PA Department of Agriculture 1927)

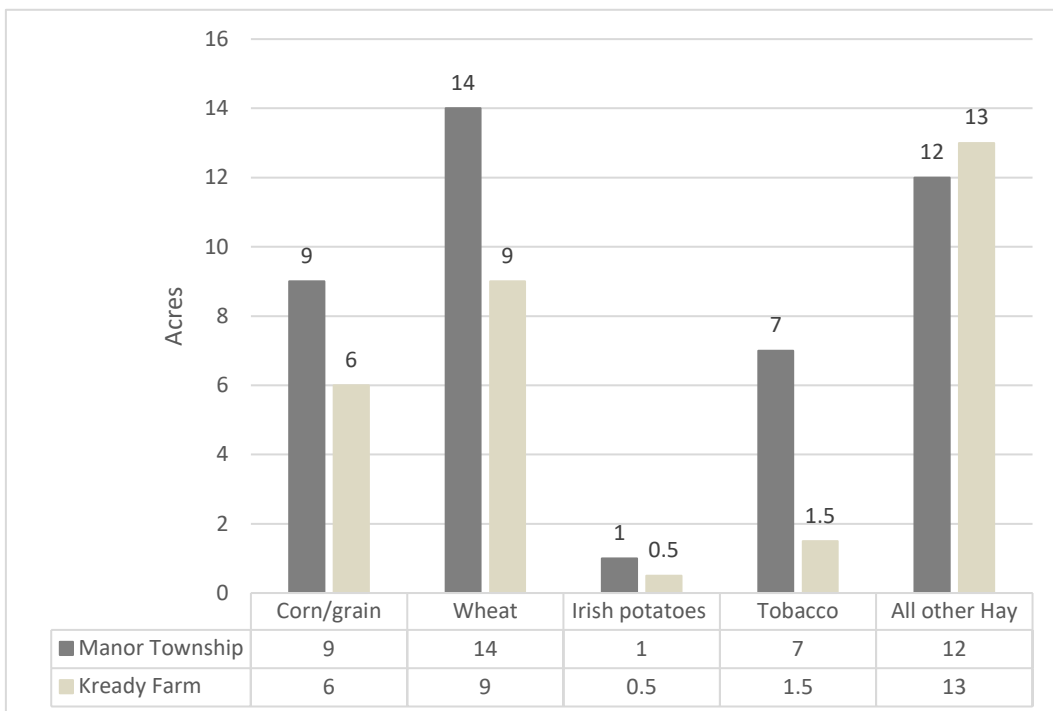


Chart 13. Comparison of crops raised on the Kurtz Farm and the Ephrata Township Average Farm, 1927 (Source: PA Department of Agriculture 1927)

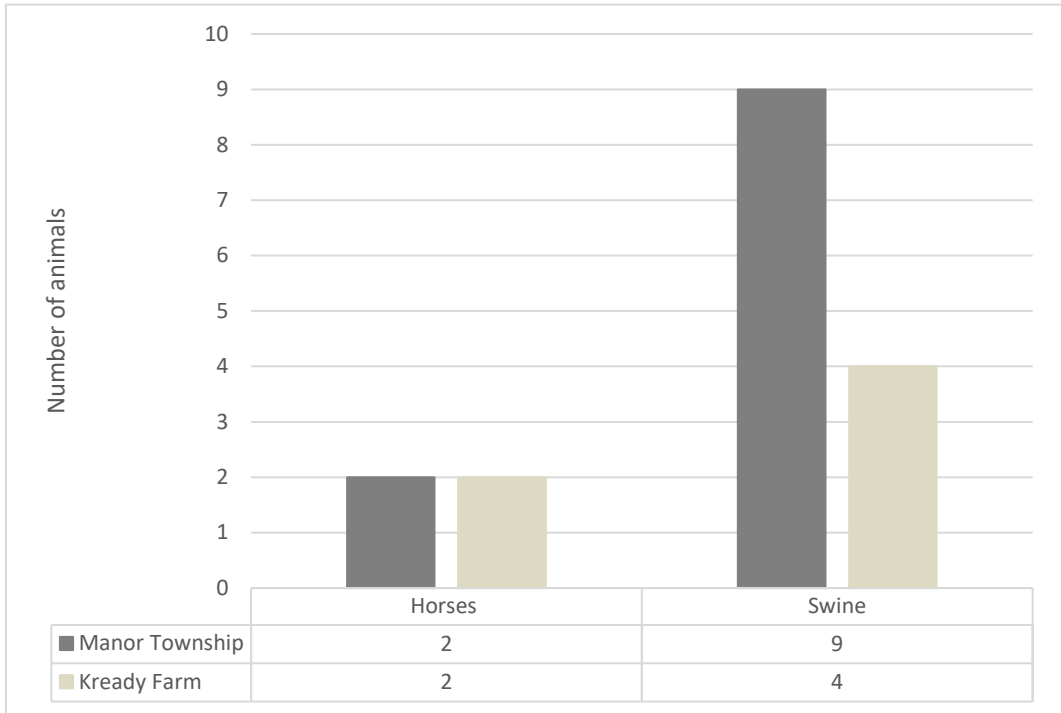


Chart 14. Comparison of livestock on the Kready Farm and the Manor Township Average Farm, 1927 (Source: PA Department of Agriculture 1927)

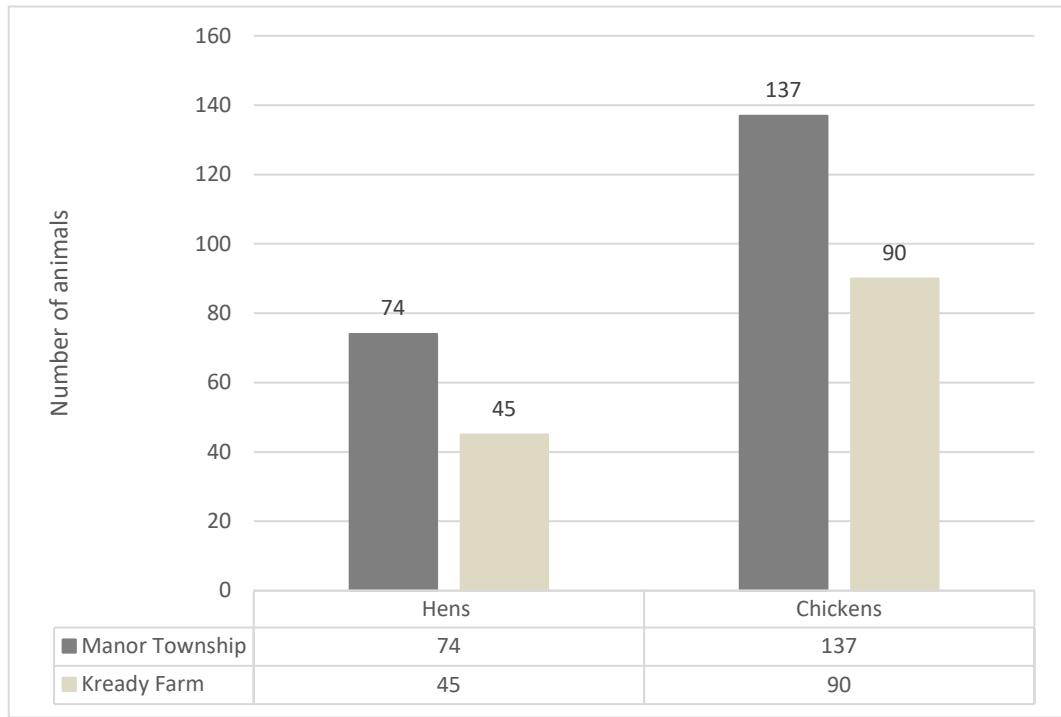


Chart 15. Comparison of poultry on the Kready Farm and the Manor Township Average Farm, 1927 (Source: PA Department of Agriculture 1927)

The extant buildings on the Kready Farm from this period are the ca. 1947 tenant house, springhouse, and silo, and the ca. 1957 silo. While the construction of additional silos signals an increase in the production and feeding of livestock, the decreasing number of animals does not reflect this trend. Based on aerial photography from 1943, the property had two additional barns (one likely a tobacco barn) located north of the existing 1909 Pennsylvania Barn. The agricultural production of the Kready Farm during this period was generally below the regional production trends, with a greater focus on poultry than the township average where dairying was gaining prominence. However, the extant agricultural buildings do not reflect the rise of poultry feeding. Additionally, the tobacco production on the farm, which was far above average in the previous period decreased substantially during this period. The acreage of tobacco production went from eight acres to one and a half during this period.

In order to be considered significant in the period of “Livestock, Truck Farming, Tobacco, and Poultry, 1920-1960,” a farm must have a house characteristic of the period or from an earlier period; a Pennsylvania barn, a stable barn, or a tobacco barn, depending on the property’s history; and outbuildings which reflect the specific property’s history. A farm must contain those buildings in addition to cropland. The Kready Farm does not meet the registration requirements for this period although it does retain an earlier farmhouse, a Pennsylvania barn, and two outbuildings from the period reflecting the production profile. Poultry feeding and cattle feeding, which were both important part of the agricultural system in this period, are reflected in the extant silos, however, neither the extant buildings nor the census records indicate evidence of cattle feeding on the Kready Farm. Additionally, historic aerials show there are also several agricultural buildings that were on the property during this period that have been demolished. These include a tobacco barn and a poultry house. Taken together, these missing features represent a significant loss of buildings that reflect the production profile of the property during this era.

An Era of Specialization and Expanded Amish Presence, ca. 1960-1980

In this period, specialization became common on farms across the state. Various specializations are reflected in the complex of buildings that were constructed or modified during this period. In the Lancaster Plain region, the dominant specializations were dairying, cash grain raising, and livestock feeding. The Kready Farm was acquired by Harry Haverstick in 1943 and remained in the Haverstick family’s possession until it was acquired by Armstrong Company in the 1980s. An interview with Mary Haverstick indicates the 2220 Manor Ridge Road property was used for farming in the 1960s (Intelligencer Journal 1982). However, details of the farming activities remain unknown. The farmstead located at 2220 Manor Ridge Drive has undergone major changes during this period. These included the demolishing of the two barns located north of the 1909 Pennsylvania Barn, one of which was likely a tobacco barn.

According to the guidance regarding significance for properties from the period ca. 1960-1980, significant examples of a livestock farm would contain multiple barns, related outbuildings, and landscape features that would demonstrate specialization including a free stall barn or free stall addition to an older barn for feeding; a free-standing hay barn, possibly located away from the central farmstead; grain storage located near a free stall barn or pen enclosures; and evidence of loading chutes. The production profile of the Kready Farm during this period remains unknown. The lack of purpose-built construction dating to this era appears to indicate the property is not significant for this period. Separate free-standing buildings commonly associated with beef cattle raising are not present. Additionally, two of the barns were demolished during this period. Since the Kready Farm does not meet the requirements mentioned above, as it lacks the buildings constructed in this period, it does not meet the registration requirements for the region for this period.

Plain Sects in Lancaster County

The Plain Sects ascribe significance to farmland as integral to their religious lives, but there have been no indications that the specific location of this farmland was the determining factor in its significance. Although some Plain Sect communities ascribe significance to their places of meeting, or to individual farms representing early settlers of the community, the piece of land on which many Plain Sect community members

reside does not hold specific significance to the practice of their religion, and should thus not be considered a traditional cultural property, but be evaluated for its individual agricultural significance (A.D. Marble & Company 2004).

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Based on the history of the development of the area, the divergence between Plain Sect adherents and their neighbors began to occur in the late nineteenth and early twentieth century, as life began to evolve away from an agrarian culture toward industrialization (A.D. Marble & Company 2004; 65). Additionally, modern scholarship on the Anabaptist community generally classifies members into one of three categories: Old Order, conservative, or mainline. Only the Old Order and conservative groups are considered to be “Plain” (Anderson 2013:33).

Based on the Mennonite Vital Records 1750-2014, it appears the owners of the Brubacker Farm (later Kready Farm) are and have been members of Lancaster’s Mennonite community. Kready Farm adopted some modern machinery and conveniences early in the property’s history. This included an automobile and a radio by 1927 (PA Department of Agriculture 1927). Although this group is classified as Old Order and thus considered Plain, based on the available architectural evidence on the property, the owners since that time have continued to adopt modern conveniences, and they do not appear to adhere to some of the highly visible practices of the Plain Sects such as eschewing automobile transportation and the use of electricity. Although the owners are and have been Mennonites, the Kready Farm does not exhibit many of the characteristics or alterations of a Plain Sect farm, and is thus evaluated under Criterion A only for its potential significance for agricultural production.

National Register Evaluation

The Kready Farm was evaluated according to the criteria outlined in the National Register Bulletin, “How to Apply the National Register Criteria for Evaluation” (National Park Service 1997), and the statewide agricultural context detailed in the Historic Agricultural Resources of Pennsylvania, c. 1700-1960 (McMurry et al., 2011). The property is recommended not eligible for listing in the National Register of Historic Places due to a lack of integrity and overall significance.

To be considered significant for agriculture in the period of “Diverse Production for Diverse Uses, c. 1730-1780,” a farmstead should retain a house characteristic of the period, an early barn or an outbuilding dating from the period, and a farm should retain those plus remnant croplands and woodlots (McMurry et al., 2011). Due to a lack of definitive evidence of buildings dating to this time on the property, the Kready Farm does not meet the registration requirements for a property to be eligible for this period.

In order to meet the registration requirements for the period of “Diversified Production, Intensification, and Livestock Raising c. 1780-1865,” a farmstead should retain a farmhouse characteristic of the period, a Pennsylvania barn, as well as at least two outbuildings reflecting production patterns and the intensified mechanization of the era. A farm should have those buildings as well as cropland or pastureland (McMurry et al., 2011). Although the Kready Farm meets most of these requirements, it lacks outbuildings reflecting the high levels of mechanization on the property, and thus does not meet the registration requirements for the region for this period.

To be considered significant in the period of “Crops, Livestock, and Tobacco, c. 1865-1920,” a farmstead should contain a farmhouse characteristic of the period and a tenant house in instances where tenancy is documented. It must have a Pennsylvania barn dating to the period or an earlier barn with modifications characteristic of the period; evidence of tobacco raising in the form of a tobacco barn or modifications to another building for tobacco. Additional outbuildings reflecting mechanization or local production profiles strengthen the case for significance. A farm must also contain cropland (McMurry et al., 2011). Because the property lacks a period farmhouse and there is no remaining architectural evidence for tobacco production or mechanization from this period, the Kready Farm does not meet the registration requirements for this period.

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For significance in the period of “Livestock, Truck Farming, Tobacco, and Poultry, 1920-1960,” a farm must have a house characteristic of the period or from an earlier period; a Pennsylvania barn, a stable barn, or a tobacco barn, depending on the property’s history; and outbuildings which reflect the specific property’s history. A farm must contain those buildings in addition to cropland. The Kready Farm does not meet the registration requirements for this period although it does retain an earlier farmhouse, a Pennsylvania barn, and two outbuildings from the period reflecting the production profile. Poultry and cattle feeding, which were both important parts of the agricultural system in this period, are reflected in the silos. However, there are also several additional agricultural buildings that were on the property during this period that have been demolished or replaced by modern structures. These include a likely barn, a poultry house, a machine shed, and a tobacco barn. Taken together, these missing features represent a significant loss of buildings that reflect the production profile of the property during this era.

According to the guidance regarding significance for properties from the period ca. 1960-1980, significant examples of a livestock farm would contain multiple barns, related outbuildings, and landscape features that would demonstrate specialization including a free stall barn or a free stall addition to an older barn for feeding; a free-standing hay barn, possibly located away from the central farmstead; grain storage located near a free stall barn or pen enclosures; and evidence of loading chutes. Not much is known about the production profile of the Kready Farm during this period, however, the lack of purpose-built construction dating to this era appears to indicate the property is not significant for this period. In fact, many of the existing buildings were demolished during this period.

The Kready Farm was also considered for eligibility as an example of change over time, due to its long period of occupation and the fact it nearly met the registration requirements for several periods, but was only missing select buildings. However, due to the loss of a number of agricultural outbuildings that reflected the production profile of the farm and the modifications to the existing farmhouse, the lack of integrity is too great to be considered eligible. Therefore, the Kready Farm is recommended not eligible for the National Register as a farm displaying change over time.

Finally, the Historic Farm Resources of Lancaster County context was consulted to ensure the property would not be eligible under this context. However, in order to be significant under Criterion A, the context states a farm must include both the land and buildings where agricultural processes took place. In the case of the Kready Farm, a number of the former outbuildings where processing and animal raising occurred have been demolished. Due to a lack of integrity, the property is not eligible under the Historic Farming Resources of Lancaster County context.

No documentary records have been uncovered linking the Kready Farm with any significant trends in local history or agriculture. Additionally, documentary records did not link any individual owners of the property to any significant historical trends, such as agriculture. Therefore, the Kready Farm is recommended not eligible for the National Register of Historic Places under Criterion B.

The Kready Farm contains examples of construction dating from the early-nineteenth to the late-twentieth centuries. Research into the property has not revealed the buildings to be the work of a local architect or a specific local builder. The property does not embody distinctive characteristics of a type, period, or method of construction; does not represent the work of a master; and does not possess high artistic value. Additionally, the 1811 farmhouse at the property has undergone modifications that caused it to lose its overall integrity. Therefore, the Kready Farm is recommended not eligible for the National Register of Historic Places under Criterion C.

Archaeological investigations have not yet been conducted as part of this project, and no previously identified archaeological sites have been recorded within the immediate vicinity. However, the potential for historic-period sites is high due to the duration of occupation on the property since the late eighteenth century.