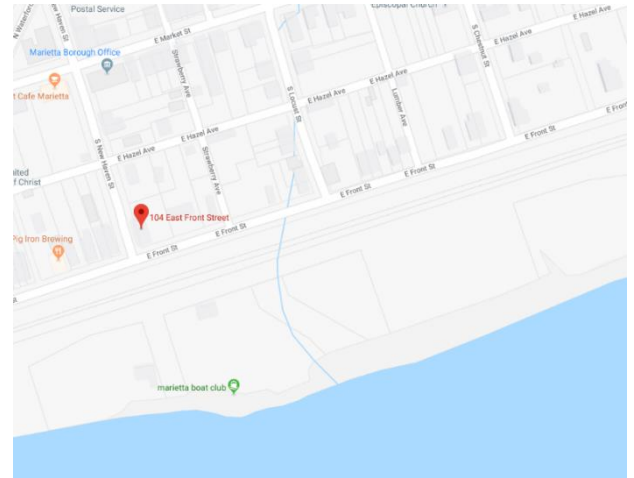


## The Cooke, Bucher, Waller House 104 East Front Street, Marietta, Pennsylvania



### Abstract:

The earliest recorded owner of this Federal Adam Style house (1780-1840) is Joseph Bucher (1782-1833). The home was probably built a decade earlier by David Cook who laid out the town of New Haven along the Susquehanna River. This home served as the Counting House managing the finances New Haven's river trade and transportation industries. In 1813 David Cook's son James incorporated New Haven and the town of Waterford to create Marietta. From 1830-1869 this was the home of Samuel Hopkins (1776-1871) one of the contractors for the building of the Pennsylvania Canal in Marietta. From 1870-1951 this was the home of Captain Frederick Waller (1834-1914) a pilot of sixty years on the Susquehanna River. His wife Clara Schmidt Smith Waller (1858-1951) was an eminent scholar of the German language. This is one of only of three houses in Marietta listed on the National Register of Historic Places.

### Property Details:

Located on the corner of East Front Street and South New Haven Street, the address of the Bucher House is 104 East Front Street, Marietta PA 17547. It occupies a lot of 3,260 square feet. The structure was built in 1803, and was most likely to have been built by the Long family.

### Deed Search:

The deed search for the house at 104 East Front Street begins with the sons of William Penn, who sold one thousand four hundred acres to Isaac Norris in 1734, son-in-law of James Logan, who was the colonial secretary to the William Penn.<sup>1</sup> The land for the property was included in the 1,400 acres sold to Norris, who passed along the land to his own son-in-law, John Long.<sup>2</sup> John Long would be the first of the Long family to settle in the area

<sup>1</sup> Lancaster County Recorder of Deeds, Search Online Records, Infodex, Document, Book: Q, Page Number: 203, accessed 14 March 2019.

<sup>2</sup> Ibid.

that would become Marietta, parceling off lots of land to settlers.<sup>3</sup> John Long's land would be inherited by his brothers, Christian and Harman Long, in the mid-1760s.<sup>4</sup> In the early 1810s, following the deaths of all three Long brothers, an Orphan's Court appointed Joseph Bucher as a guardian to the Long property until Martin Long came of age and the house and the land it was allotted with were released to him.<sup>5</sup> Joseph Bucher chose to purchase the house from the Longs, who at this point in time would play an important role in incorporating the town of Marietta. Joseph Bucher purchased the house and used it as both an office and a residence, working in the financials of the river merchants that created the initial boom of Marietta.<sup>6</sup> In 1820 Bucher sold the house to David Cooke<sup>7</sup>, who in turn sold it to Samuel Hopkins in 1830, a local businessman, who sold various properties in the town of Marietta and was also contracted to build the Pennsylvania Canal in Marietta.<sup>8</sup> Samuel Hopkins would sell the house to river pilot Captain Frederick Waller in 1870.<sup>9</sup> Unfortunately, there's a gap in the deeds after Waller sold the house in 1874 to John Shillon.<sup>10</sup> The deeds pick right back up with a man named W.L. Sutton selling the riverfront Marietta house to E.L. Reinhold and H. Burd Cassel in 1893.<sup>11</sup> Cassel sold the house to James Nagle in 1927.<sup>12</sup> Nagle sold the house to Clarence H. Siegrist in 1946.<sup>13</sup> In 1948 Clarence sold it to a kinsman, Isaac S. Siegrist.<sup>14</sup> He sold it to Raymond A. Sell in 1958<sup>15</sup> who sold it to Walter Miller.<sup>16</sup> The property went through a sheriff's sale in 1963 and ended up in the possession of York Federal Savings and Loan, a credit union.<sup>17</sup> Then in 1967 it was purchased from York Federal by Robert E. and John E. Hiestand<sup>18</sup>, who sold it to Oliver C. Cohen in 1971.<sup>19</sup> In 1980, Cohen sold it to Nancy J. Hutson<sup>20</sup>, who sold it to Harold V. Kulman in 1983<sup>21</sup>, who is actually Marietta's current mayor. Harold and his wife Nancy Kulman sold 104 East to the McElroys, L. Kirk and Sherree A, in 1997<sup>22</sup>. Then in 2017 the McElroys sold the property to Kaitlin and Brantley Lefever, who are the current owners of the home.<sup>23</sup>

## Architectural Style Report:

Built in the early 1800s, the Bucher House is a textbook example of the Federal style of architecture. The foundation of the house is built with indigenous-cut blue limestone. The material used for the house proper is locally-produced brick. The Federal style is also known as the Adams style, after the Adam brothers, British architects who developed this style in England. It is really a refinement of the Georgian style, which was popular in the years preceding the Federal style. Like the Georgian style, the Federal style is designed around center hall floor plan, or side hall for narrow row houses. The Federal style has many of the same elements of the Georgian

---

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

<sup>5</sup> Book: 13, Page Number: 203

<sup>6</sup>Book: 6, Page Number: 515

<sup>7</sup> Book: N, Volume: 5, Page Number: 353

<sup>8</sup> Book: S, Volume: 5, Page Number: 233

<sup>9</sup> Book: Q, Volume: 5Page Number: 37

<sup>10</sup> Book: D, Page Number: 454

<sup>11</sup>Book: F, Volume: 11, Page Number: 511

<sup>12</sup>Book: O, Volume: 28, Page Number: 280

<sup>13</sup> Book: G, Volume: 38, Page Number: 251

<sup>14</sup> Book: X, Volume: 39, Page Number: 61

<sup>15</sup> Book: Q, Page Number: 46

<sup>16</sup> Book: Q, Volume: 46, Page Number: 294

<sup>17</sup> Book: W, Volume: 56, Page Number: 956

<sup>18</sup> Book: W, Volume: 56, Page Number: 956

<sup>19</sup> Book: T, Volume: 60, Page Number: 1194

<sup>20</sup> Book: K, Volume: 81, Page Number: 469

<sup>21</sup> Book: U, Volume: 86 Page Number: 191

<sup>22</sup> Book: 5337, Page Number: 410

<sup>23</sup> Book: 3337, Page Number: 410

style – symmetry, classical details and a side-gabled roof – yet it is different in its ornamentation and sophistication. Federal details are more delicate, slender and finely drawn than their Georgian counterparts and may feature swags, garlands, and urns. Also, more formal elements were introduced in the Federal style, such as the front door fanlight window, sometimes with flanking sidelights, and more elaborate door surrounds and porticos. The Federal style is also known for dramatic windows, three-part or Palladian windows with curved arches. Another outstanding – yet less common – Federal feature is the use of curving or polygonal window projections.<sup>24</sup> The fanlight windows over the doors and the multi-pane windows are emblematic of the Federal style.<sup>25</sup> Despite being a house built with the Federal style, the Bucher House retains many elements of the root Georgian style it is derived from. Indeed, it is like the working-class style of Georgian architecture. There is a similar lack of unnecessary ornamentation on the sides of the house, as it is built to be a practical residence first and foremost. While the house retains similarities to the Georgian style, it is a fundamentally Federal style house.

### **Historical Context and Purpose:**

The recorded ownership of the land can be traced directly from the sons of William Penn to one Isaac Norris, who was the son-in-law of William Penn’s colonial secretary James Logan. The deed of land given to Isaac Norris in 1734 marks the plots of land given out by Norris and subsequently the Long family to be among the earliest settlers in the Lancaster area, predating the official incorporation of Marietta as a borough in Pennsylvania by exactly 80 years. As the land bought by Norris was purchased directly from the Penn brothers themselves, making their land, including the land that the Bucher house would eventually be built on, to be wholly separate from the land lottery set up by James Anderson. Instead, the Long family took over the business of land distribution for Isaac Norris as Isaac Norris’ daughter Deborah Norris married John Long and the land purchased by Isaac Norris became the property of the Longs. The Long family had the house that would become known as the Bucher House built most likely in 1804 by David Cook, who was also involved in the land distribution in Lancaster and the incorporation of Marietta as a borough in Pennsylvania. The first deeds refer to the house as a “plantation”, which implies the Longs were originally intending to use the land they got from the Penn Brothers to farm, or at least to set up a plantation while they allotted land to other settlers. However, due to the finished house it can be quickly inferred that the house that ended up being built was not the plantation that the Longs had envisioned. With other communities such as New Haven being established, the house switched from an agrarian purpose to a commercial one, with Joseph Bucher using the home to double as an accounting house, with a portion of the house being parceled off as an office to be used in the accounting work. The trend continued after Bucher relinquished ownership of the house, as Samuel Hopkins was a contractor and Frederick Waller was a pilot undoubtedly involved in the river trade that kept Marietta prosperous. Samuel Hopkins was contracted to construct the build the Pennsylvania Canal in Marietta in the 1820s and had purchased the house to settle down alongside the river that depended upon the he had helped to revitalize. Captain Frederick Waller was one of the last river pilots in Marietta who lived in the house due to the proximity it had to the river, which was his livelihood. Of course, Frederick’s wife Clara Schimdt Waller is impressive in her own right, as she was a foremost scholar and linguist on the German language. It is with Frederick Waller that the house saw the waning of the river trade in Marietta, during the 1870s, that had once been so prosperous and so vital to the town. Henry Burd Cassel, a Pennsylvania state representative, had financial interests tied to the lumber business in Marietta as well. The Bucher House has been tied inextricably to the industry in Marietta from 1813 to 1927. After that point, the industry in Marietta waned and so too did the connection the Bucher House had to it. The waning and decline of industry in Marietta marked the transition for this house from being a house and business tied inextricably to the river trade to being

---

<sup>24</sup> “Federal Style 1780 – 1820.” Pennsylvania Architectural Field Guide. Pennsylvania Historical and Museum Commission. <http://www.phmc.state.pa.us/portal/communities/architecture/styles/federal.html>) May 3, 2019.

<sup>25</sup> Will Jones, *How to Read Houses: A Crash Course in Domestic Architecture*, New York: Rizzoli. March 25, 2014, 125.

a humble yet storied residence. The house previously came into ownership of Harold Kulman, which is significant as Kulman is the current mayor of Marietta, continuing the list of important local figures that have lived in this house.

**Additional Picture Appendix:**

