

**Reassessment of Four Historic Districts
for
Upper Allen Township,
Cumberland County, Pennsylvania**

Prepared by:

**Navarro & Wright Consulting Engineers, Inc.
151 Reno Avenue
New Cumberland, PA 17070**

**Submitted to:
Upper Allen Township**

**August 2022
N&W Project # 2206EV114**

**Reassessment of Four Historic Districts
for
Upper Allen Township,
Cumberland County, Pennsylvania**

Prepared by:

**Navarro & Wright Consulting Engineers, Inc.
151 Reno Avenue
New Cumberland, PA 17070**

**Submitted to:
Upper Allen Township**

**August 2022
N&W Project # 22206EV114**

Abstract

This report assesses four historic districts in Upper Allen Township, Cumberland County, to determine if they meet the criteria set forth by the National Park Service to be considered eligible for the National Register of Historic Places. These districts were originally formed in the 1970s, and there was a lack of clear historical context and boundaries for the districts. Upper Allen Township is seeking clarification whether each area still constitutes a historic district, and if yes, what the boundaries are after the current assessment. The evaluated districts are Rosegarden Historic District, Trout Run Historic District, Yellow Breeches Historic District, and Shepherdstown Historic District. Each district was visited and Photographgraphed, and then each was assessed using the National Register's criteria for evaluating historic districts.

The finding of this report is that of the four districts, only one appears to retain enough historical integrity and significance to remain a historic district: Shepherdstown Historic District. The remaining three districts have suffered a loss of integrity, feeling, and setting, that, in the opinion of Navarro & Wright, no longer warrants the designation of historic district as characterized by the National Park Service's criteria.

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
1.1 Project Overview	1
1.2 Project History	1
2.0 PROJECT DESCRIPTION	3
2.1 Reassessment of Four Historic Districts	3
3.0 BRIEF HISTORY OF UPPER ALLEN TOWNSHIP	3
4.0 HISTORIC DISTRICTS.....	4
4.1 Rosegarden Historic District Description.....	4
4.1 Rosegarden Historic District Recommendation	7
4.2 Trout Run Historic District Description	8
4.3 Trout Run Historic District Recommendation	11
4.4 Yellow Breeches Historic District.....	19
4.5 Yellow Breeches Recommendations	36
4.6 Shepherdstown Historic District	39
4.7 Shepherdstown Historic District Recommendations	40
5.0 SUMMARY AND RECOMMENDATIONS.....	56
6.0 REFERENCES.....	57

APPENDIX

A PHMC Concurrence & Upper Allen Ordinance 221

FIGURES

Figure 1. Map of Upper Allen Township Historic Districts.	2
Figure 2. Rosegarden Historic District (1975 Boundary)	5
Figure 3. Rosegarden Historic District in 1971.	6
Figure 4. Trout Run Historic District ((1975 & 2020 Boundaries)	9
Figure 5. Trout Run Historic District 1971 Aerial.....	13
Figure 6. Yellow Breeches Historic District (1975 Boundary)	20
Figure 7. Yellow Breeches Historic District Showing Modern Intrusions.1.....	37
Figure 8. Yellow Breeches Historic District 1971 Aerial.....	38
Figure 9. Shepherdstown Historic District Original Boundaries (1975 & 2020).	41
Figure 10. Shepherdstown Historic District Recommended Boundary.....	43

PHOTOGRAPHS

Photograph 1. Rosegarden's Miller's House and Summer Kitchen.....	7
Photograph 2. Foundation of the mill at the Yellow Breeches Creek at the Rosegarden District...	8
Photograph 3. 2300 Stumpstown Road, circa 1870 barn.....	14
Photograph 4. 2300 Stumpstown Road f modern house.....	14
Photograph 5. 3508 Stumpstown Road, the Musselman-Urich house.	15
Photograph 6. 3508 Stumpstown Road, the Hans Bielman Cabin.	15
Photograph 7. 3508 Stumpstown Road, the John Musselman Still House.....	16
Photograph 8. 3508 Lisburn Road modern garage/office.....	16
Photograph 9. 1012 Lisburn Road, the Jacob Cocklin Homestead.	17
Photograph 10. 1012 Lisburn Road circa 1981 log cabin.....	17
Photograph 11. 1012 Lisburn Road pond and modern bake oven.....	18
Photograph 12. 2450 Cope Drive, the John Cocklin Homestead.	18
Photograph 13. 1008 Lisburn Road, modern Eppley House.	19
Photograph 14. 240 McCormick Road, the Michael Cocklin Homestead.....	23
Photograph 15. McCormick Road Springhouse	23
Photograph 16. 443 McCormick Road, Allen Grange.....	24
Photograph 17. 443 McCormick Road barn.	24
Photograph 18. 605 McCormick Road modern dwellin (1999).	25
Photograph 19. 605 McCormick Road historic barn.	25
Photograph 20. 814 McCormick Road, Abraham Wagonnoner house, circa 1790.....	26
Photograph 21. 814 McCormick Road barn.	26
Photograph 22. 916 McCormick Road, George Lantz house, 1832.	27
Photograph 23. 921 McCormick Road barn, likely associated with the Lantz house	27
Photograph 24. 928 McCormick Road, Lantz's Mill.	28
Photograph 25. Dwelling associated with 928 McCormick Road Mill, circa 1900.	28
Photograph 26. 931 McCormick Road, Hugh Laird's Miller House.....	29
Photograph 27. 411 McCormick Road (1999).....	30
Photograph 28. 411 McCormick Road barn (1999).....	30
Photograph 29. 421 McCormick Road (1993).....	31
Photograph 30. 649 McCormick Road (1920).....	31
Photograph 31. 709 McCormick Road (1961).....	32
Photograph 32. 719 McCormick Road (1948).....	32
Photograph 33. 723 McCormick Road (1970).....	33
Photograph 34. 830 McCormick Road (circa 1910).....	33
Photograph 35. 900 McCormick Road (1950).....	34
Photograph 36. 901 McCormick Road (1981).....	34
Photograph 37. 921 McCormick Road dwelling (1910).....	35
Photograph 38.2800 Allen Glen Road (2020).	35

Photograph 39. Union Hotel, which is listed in the National Register of Historic Places.....	45
Photograph 40. Outbuilding associated with the Union Hotel.	45
Photograph 41. Outbuilding associated with the Union Hotel.	46
Photograph 42. 302 Gettysburg Pike, northeren elevation (the facade is obscured by vegetation).46	
Photograph 43. Building associated with 302 Gettysburg Pike.....	47
Photograph 44. 304 Gettysburg Pike.	47
Photograph 45. 311/313 Gettysburg Pike.	48
Photograph 46. 316 Gettysburg Pike.	48
Photograph 47. 322 Gettysburg Pike	49
Photograph 48. 330 Gettysburg Pike.	49
Photograph 49. 333 Gettysburg Pike.	50
Photograph 50. 336 Gettysburg Pike.	50
Photograph 51. 339 Gettysburg Pike.	51
Photograph 52. 341 Gettysburg Pike.	51
Photograph 53. 342 Gettysburg Pike.	52
Photograph 54. 346 Gettysburg Pike.	52
Photograph 55. 347 Gettysburg Pike.	53
Photograph 56. 401 Gettysburg Pike.	53
Photograph 57. 402 Gettysburg Pike.	54
Photograph 58. 405 Gettysburg Pike.	54
Photograph 59. 411 Gettysburg Pike.	55
Photograph 60. 422 Gettysburg Pike.	55
Photograph 61. 308 Gettysburg Pike. Circa 1950.....	56

TABLES

Table 1. Modern Intrusions in Yellow Breeches Historic District.	29
Table 2. List of Contributing Resources in the Shepherdstown Historic District.	44

1.0 INTRODUCTION

1.1 Project Overview

This report assesses four historic districts within Upper Allen Township, Cumberland County. Created in 1975, the districts —Rosegarden, Trout Run, Yellow Breeches, and Shepherdstown— lack historical context as to why they were determined to be districts, as well as clear mapping for two of them (alternate mapping for 1975 and 2020). Over the decades, modern development encroached upon the districts, and this has affected the original feeling and settings. Upper Allen Township requested each district be reassessed to determine whether it continues to meet the National Register criteria for remaining a historic district.

The process of identifying historic districts for listing in the National Register of Historic Places (NRHP) is established by Section 106 of the National Historic Preservation Act of 1966, as amended (Section 106). The National Park Services Bulletin 15 (NPS 1997) delineates the criteria for a historic district to be eligible for listing in the National Register of Historic Places.

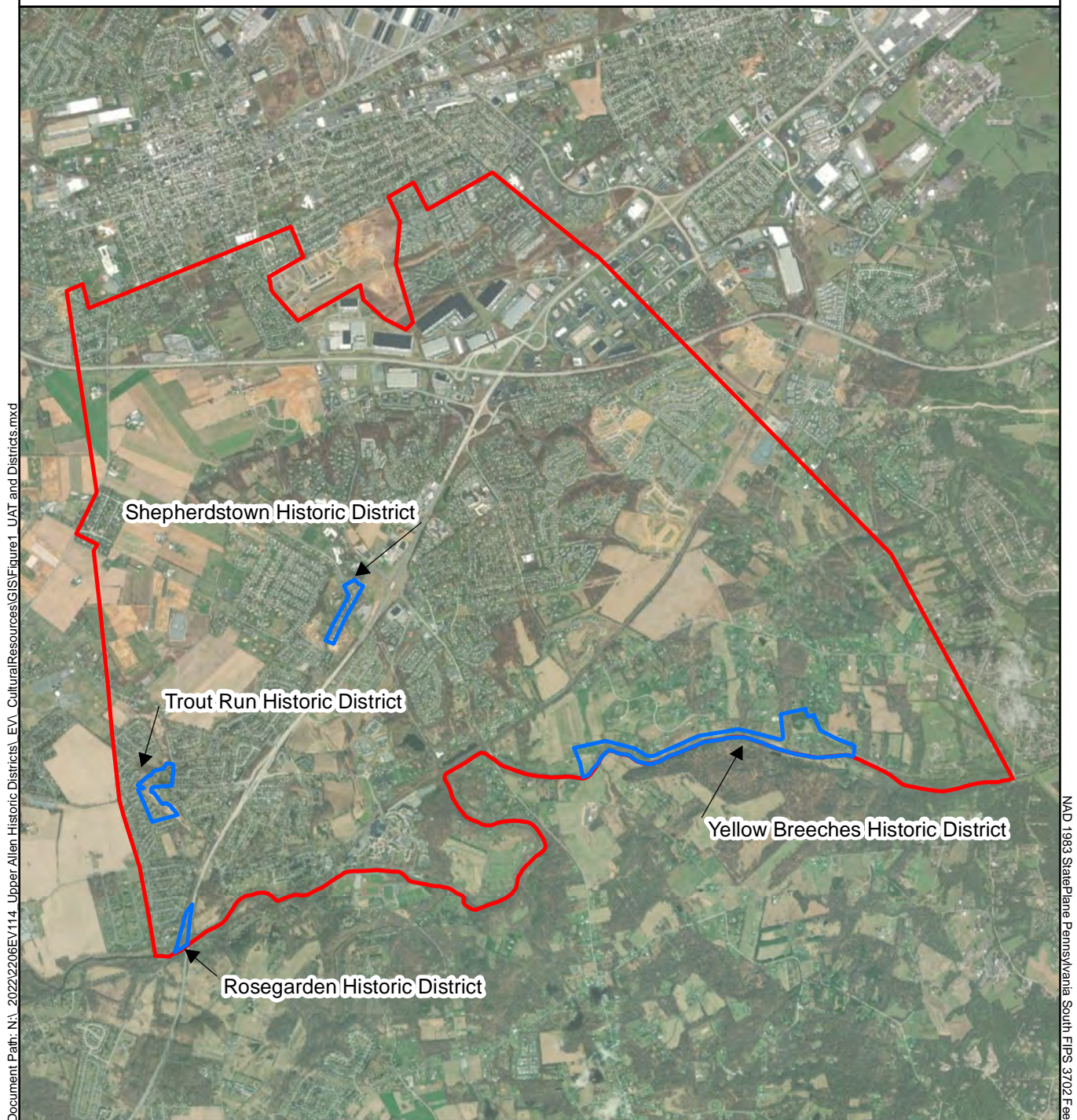
1.2 Project History

In the spring of 1973, there was a movement amongst preservationists in Upper Allen Township to protect historic properties from encroachment of modern development. The 1960s saw a housing boom in the township, and acres of farmland disappeared under new housing developments. With a population of 1,594 in 1950, by 1970 there were 7,325 citizens in the township, and its rural setting was quickly disappearing (Myers 1984:43). Utilizing the Historic District Act of 1961, which authorizes municipalities to “create historic districts within their geographic boundaries providing for the appointment of Boards of historical Architectural Review; empowering governing bodies of political subdivisions to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic district,” Upper Allen preservationists surveyed areas within the township to determine what could be a district.

In September 1974, the Upper Allen Heritage Committee recommended six areas as historic districts. In October 1975, the township enacted Ordinance 221, which established four historic districts, and this included amending the existing zoning ordinances to protect the areas. The four areas that became historic districts were Rosegarden, Trout Run, Yellow Breeches, and Shepherdstown (Figure 1). The Pennsylvania Historical and Museum Commission (PHMC) concurred with the eligibility of the four districts and stated that they comprised “four areas within the township where concentrations of historically and/or architecturally significant buildings still remain” (PHMC 1976).

Over the next few decades, the Historic Architectural Review Board worked to maintain the districts, but modern development continued to encroach upon them. Debates arose over whether a property was actually part of the district. With minimal mapping and historical context defining *why* each area

Figure 1: Location of of Upper Allen Township and Historic Districts
Upper Allen Historic District Assessment



0 2,000 4,000 8,000
Feet

Legend

- Upper Allen Township
- Current Historic District

Source: ESRI 2022 ESRI Basemap: World Imagery

was a district, there was little justification for maintaining the existence of the districts except for the fact that they contained a collection of old buildings. Thus, Upper Allen Township requested a reassessment of each of the four districts to determine if they continued to meet the criteria to be historic districts and to provide a modern justification and boundary for eligible district(s).

2.0 PROJECT DESCRIPTION

2.1 Reassessment of Four Historic Districts

Each of the four historic districts were visited and resources within the existing boundaries photographed. Background research was conducted in order develop a sense of historical context for each of the districts. Then the National Parks Service's Bulletin 15, *How to Apply the National Register Criteria of Evaluation*, was used to evaluate each of the districts. A full historic context was not completed for each district, as that is not within the scope of this project; however, a history of Upper Allen Township was consulted (UA Township n.d.), as well as the township's *Early Architecture in Upper Allen Township* (1976) for history on resources within the districts.

3.0 BRIEF HISTORY OF UPPER ALLEN TOWNSHIP

The earliest European settlers of the area were the Scots-Irish in the 1740s, followed by the Pennsylvania Germans in the 1760s. Early settlements were often on creeks and waterways, where mills were constructed. This included Robert Rosebary's circa 1740 Rosberry's Mill on the Yellow Breeches, recognized as the oldest mill of the township, as well as Quigley's Mill in Bowmansdale, Hertzler's Mill, Underwood's Mill, and Gingrick's Mill.

Allen Township was formed from East Pennsborough in 1766. Later it was subdivided into Monroe Township and was split into Upper and Lower Allen in 1850. The area was rural, with no towns and only a handful of villages. Shepherdstown held the only post office at the time. Later, Grantham and Bowmansdale would establish post offices, as they were stops on the Reading Railroad that came through the area.

The earliest village was Stumpstown, which consisted of approximately six houses and a store (that was no longer there by 1810). Shepherdstown easily overtook Stumpstown as the central place in the mid-nineteenth century, thanks to the construction of the Gettysburg Pike. By the mid-nineteenth century Shepherdstown had over 175 residents, a tavern, and hotel. Other notable villages in the township were Kohlerstown, just west of Mechanicsburg borough and Bowmansdale, established by Jacob Bowman along the Yellow Breeches. Another early area of settlement that was too agricultural and spread out to be called a village was along McCormick Road and the Yellow Breeches Creek. Approximately ten historic homes are located in this area, and Lantz's Mill is at its eastern edge.

Upper Allen Township had slow growth throughout the nineteenth century and it remained rural. A number of the dwellings from this era remain, and they are documented in *Early Architecture of Upper Allen Township* (1975). Throughout the mid-twentieth century, the township remain rural and sparsely populated. In 1950, Upper Allen Township's population was only 1,594 (Myers 1984: 43). After the 1966 passage of the National Historic Preservation Act, there was a new interest in saving the United States' historic architecture as the area was undergoing a population boom. By 1970, the population was 7,325, and township commissioners and residents wanted to preserve their heritage.

At present day, the township continues to grow, with new construction occurring across the township. The area is now primarily a suburb of Harrisburg, and modern development outnumbers the historic resources.

4.0 HISTORIC DISTRICTS

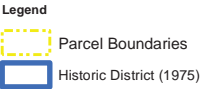
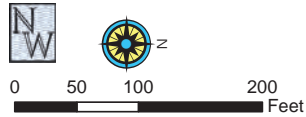
4.1 Rosegarden Historic District Description

The Rosegarden Historic district is located at 1127 Gettysburg Pike at the southern end of Upper Allen Township. This district extends to Gettysburg Pike to the west, the Yellow Breeches Creek to the south, U.S. Route 15 to the east, and to the north by a line approximately 1,200 feet from the Yellow Breeches Creek (Figure 2). When created, it consisted of the circa 1750 Miller's House and summer kitchen and the circa 1740 Rosegarden Mill, credited as the oldest mill in the township.

The dwelling and summer kitchen are extant and in good repair. The dwelling was built in the Pennsylvania German tradition, with a steep roof, irregularly spaced window, and a floor plan of two rooms and a boxed stairway. The original kitchen fireplace was removed to accommodate the eastern addition, and a summer kitchen was then built east of the dwelling. The core of the dwelling is one and one-half stories and clad with stucco on three sides and weatherboarding on the eastern elevation. There is a small front porch, and a single off-center dormer over the front door. The eastern addition has a recessed porch, door, windows and interior chimney. This addition is clad in weatherboarding. The summer kitchen is a single room, wood frame structure with its entrance on the western elevation nearest the house and it is clad in weatherboard (Photograph 1).

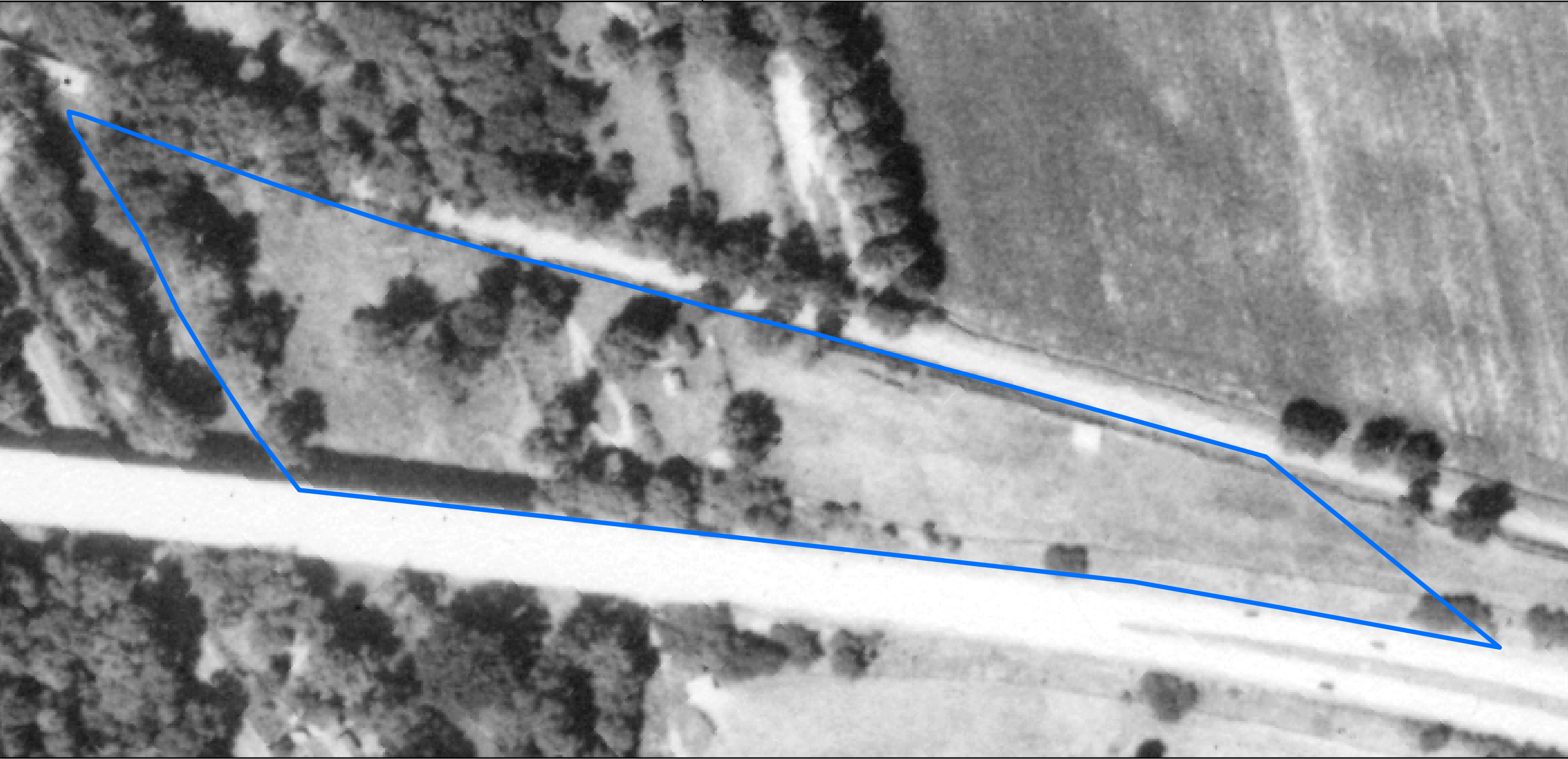
The former Rosegarden Mill was located southeast of the dwelling along the Yellow Breeches Creek. The mill was demolished in the 1970s and only the foundation remains (Photograph 2, Figure 3). Parts of the mill are now on display at the State Museum in Harrisburg.

Figure 2: Rosegarden Historic District (1975 Boundary)
Upper Allen Historic District Assessment



Source: ESRI 2022 ESRIS Basemap: World Imagery

Figure 3: Rosegarden Historic District (1975 Boundary) Over a 1971 Aerial Photograph
Upper Allen Historic District Assessment



Document Path: N:\ 2022\206EV114_Upper Allen Historic Districts\ EV\ CulturalResources\GIS\Figure8_RoseGarden_1971Aerial.mxd

NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet



0 50 100 200 Feet



Legend

 Historic District (1975)

Source: USDA 1971 Cumberland_081371_ahd_3mm_177.tif. PASDA.org. Accessed August 2022.

4.1 Rosegarden Historic District Recommendation

The Rosegarden district is recommended as not meeting the criteria of a historic district. When created, it consisted of three buildings - only two remain. The missing mill was the focal point of this district, as it is noted as the oldest mill in the township. The dwelling and summer kitchen are in good condition, and on their own may merit being a historic property with additional research, but it is N&W's recommendation that this does not meet the criteria for a historic district because it lacks the crucial element (the mill) that the original surveyors intended to preserve. It also lacks unity and the variety of resources required for a district. According to the National Park Service's *How to Apply the National Register Criteria*, a district should "convey a visual sense of overall historic environment or be an arrangement of historically or functionally related properties" (NPS 1997:5). It is N&W's opinion that this property no longer reflects this criteria, and therefore *it is recommended that this property no longer be considered a historic district.*



Photograph 1. Rosegarden's Miller's House and Summer Kitchen.



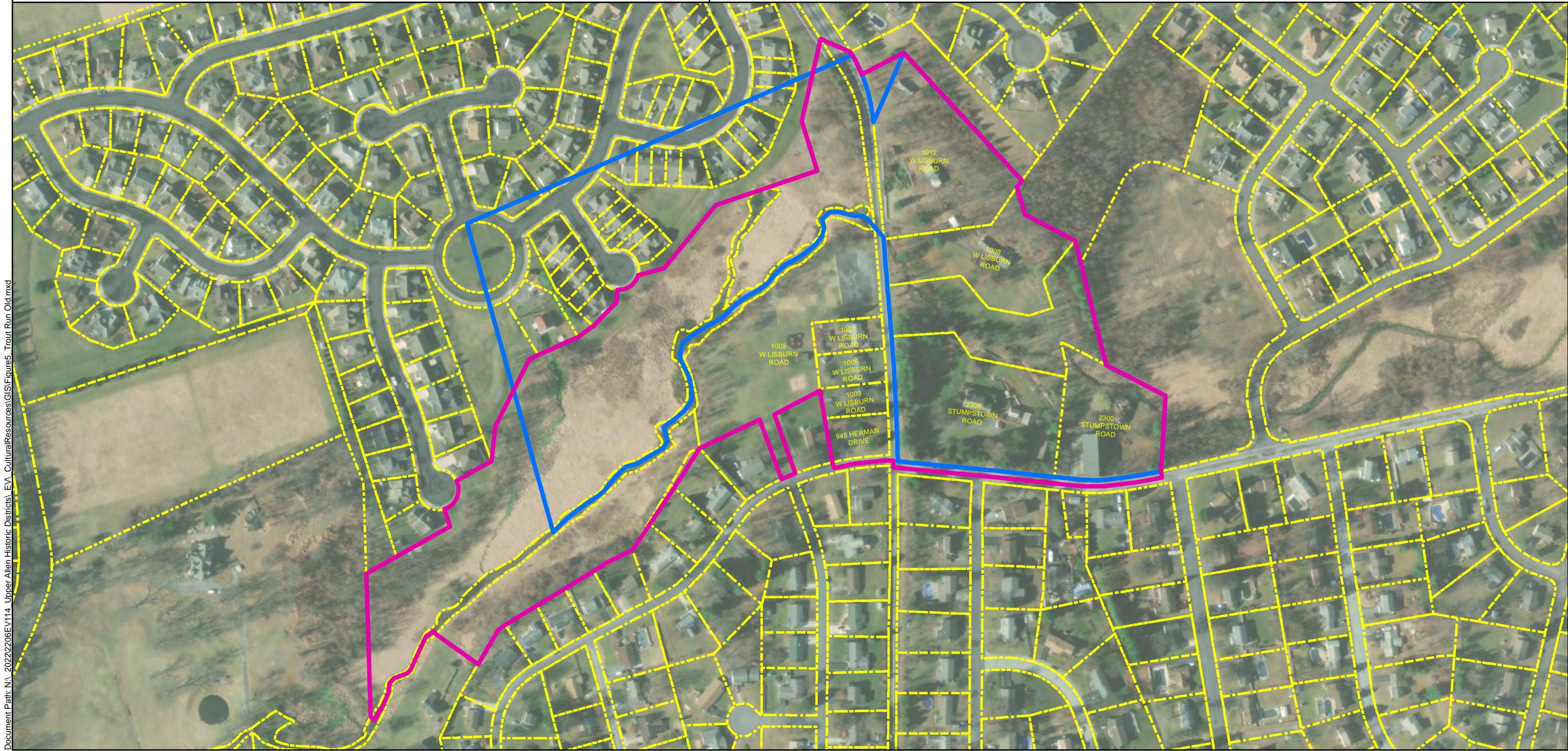
Photograph 2. Foundation of the mill at the Yellow Breeches Creek at the Rosegarden District

4.2 Trout Run Historic District Description

The Trout Run Historic District is located at the intersection of Stumpstown and Lisburn Roads and consists of nine parcels, four of which have buildings on them. The district contains four dwellings, numerous outbuildings, and open land. Three are centered around Stumpstown and Lisburn Roads, while the fourth is separated by an expanse of land owned by Upper Allen Township and the LaFonds of 1012 Lisburn Road. The brick dwelling at 2450 Cope Circle is now within the 1980s Ashcomb Farms housing development, and it is an anomaly within the neighborhood (Figure 3).

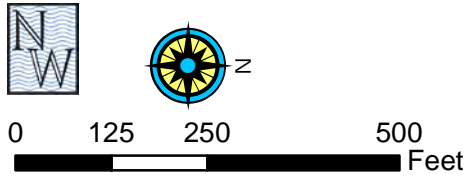
At the time of Trout Run historic district designation in 1975, Ashcomb Farms south of Lisburn Road was newly constructed, and east of Stumpstown Road the next phase had already begun. It is assumed that the historic district was created as an attempt to preserve the integrity of setting for the eighteenth and nineteenth century resources as modern development encroached. Research into the buildings and original district plans do not reveal what criteria was used to determine as a district. There is nothing indicating a cohesiveness to these structures other than their ages and agricultural pasts. Thus, reassessing them based on previous criteria is not possible, and the area will now be assessed using the National Park Service's eligibility criteria.

Figure 4: Trout Run Historic District (1975 and 2020 Boundaries)
Upper Allen Historic District Assessment



Document Path: N:\2022\20206EV114_Upper Allen Historic Districts\ EV1_CulturalResources\GIS\Figure5_Trout Run Old.mxd

NAD 1983 StatePlane Pennsylvania South, FIPS 3702 Feet



- Legend**
- Parcel Boundaries
 - Historic District (1975)
 - Historic District (2020)

Source: ESRI 2022 ESRI Basemap: World Imagery



1872 Beers map showing the Trout Run Area.

The following is a list of the resources within the Trout Run Historic District. Data regarding the buildings is from the *Early Architecture of Upper Allen Township* (1976).

2300 Stumpstown Road is an 1870 bank barn and a modern dwelling. The barn once was part of Musselman Farm at 3508 Stumpstown. The barn does not appear to be used for agricultural purposes. The circa 1980 dwelling is a Tudor Revival style (access was not gained for this survey) (Photographs 3-4).

3508 Stumpstown Road is known as the John Musselman Homestead, and the dwelling was built by John and Jacob Musselman in 1821-22. The Georgian-style dwelling is known as the Musselman-Ulrich House, and it retains a high degree of integrity. Both exterior and interior are intact, save for modern amenities (Photograph 3).

Also on the property is a single cell, one-and-one-half story stone building built by Hans Bielman in 1773-1775. This was built over a spring, and like the dwelling, the interior of this building is intact with its original fireplace, and woodwork. It serves as an office now (Photograph 4).

There is also a circa 1810 stone spring house/carriage house built by John Musselman (Photograph 5). This building was converted to a schoolhouse around 1830, and that is when the second story was added. Later, the gable end chimney was removed and entrances were added as it was renovated to be a carriage house.

Running through the back of the property is a race of unknown age that flows from the spring house. Also on the property is a modern, two-story garage/office that was constructed in character with the other buildings on the property.

1012 Lisburn Road is known as the Jacob Cocklin Homestead, and it consists of a 1790 stone dwelling with an 1869 frame addition (Photograph 7). Also on the parcel is a circa 1981 log dwelling and numerous modern outbuildings that were constructed to appear historic. There is a stone-lined pond between the original stone dwelling and Lisburn Road. Owner Virginia LaFond stated that when she and her husband bought the house 50 years ago, they gutted the entire building and rebuilt it to appear historic on the interior. Her husband also built all the outbuildings and the log cabin on the property (Photograph 10). The garage/workshop and smokehouse were built in 1974; the log cabin on the hill was built in 1981/82, and was used as an antique shop. The bakehouse was built in the 1980s (Photograph 11). The buildings' materials were sourced from a historic building, and they are historically accurate, but are actually modern. Historic aerials show there was a barn associated with this property that was located on the parcel south of Lisburn Road, southwest of the dwelling. It is no longer extant.

2450 Cope Circle is known as the John Cocklin Homestead and is located in the Ashcombe Farms subdivision. The 1853 brick Georgian-style, four-bay dwelling stands alone, and there are no historic outbuildings associated with this resource (Photograph 12). The lone structure is distanced from the other properties in the district.

Also within the district boundary is a three-acre property with a circa 1980 dwelling on it (1008 W. Lisburn Road). This resource is between the Stumpstown Road properties and 1012 Lisburn Road. It is a modern ranch and does not contribute to the district (Photograph 13).

4.3 Trout Run Historic District Recommendation

N&W's recommendation for this district is that it be disbanded. There is a lack of continuity among the properties, and they have lost their historical associations to their agricultural pasts. Modern intrusions (1008 W. Lisburn Road and the Ashcombe Farms subdivision) detract from the district's continuity, historic feeling, and setting. When this district was established in the 1970s, the area was primarily agricultural. Agricultural fields extended behind both the Musselman house and Jacob Cocklin house. The Tudor Revival house located at 2300 Stumpstown Road had not been built. The barn and outbuildings associated with 1012 W. Lisburn Road were still extant. 2405 Cope Circle's lane still led from West Lisburn Road and its outbuildings were still extant and surrounded by cropland. The historic access to 2405 Cope Circle was removed during the creation of Ashcombe

Farms subdivision. The only modern development was Center Square Manor subdivision, where the first phase was built in the late 1960s southeast of West Lisburn/Stumpstown. By August 1971, Phase 2 was beginning at the northeastern corner of the intersection. The 1981 aerial Photograph (Figure 4) shows the subdivisions fully built and a loss of agricultural land east of the district. Also, the modern residences at the Eppley property and 2300 Stumpstown Road are depicted.

Lack of historic context and an explanation as to why these three farms were a historic district leads to some speculation as to the creators' reasons. In the early 1970s, there would have been a sense of an agricultural history, with eighteenth and nineteenth century buildings surrounded by worked fields. The district was continuous, without the modern intrusions like the Eppley house at 1008 W. Lisburn, and the Tudor Revival style house at 2300 Stumpstown Road. The modern subdivisions surrounding the properties were nascent, but beginning to encroach upon the historic agricultural district.

This district has lost integrity due to the loss of the agricultural outbuildings that were once associated with it. Figure 5 show numerous outbuildings associated with the three farmhouses. The only remaining outbuilding is the barn for the Musselman property, and that is no longer used for agricultural purposes and is associated with a modern dwelling on a separate parcel. The log cabin and outbuildings at 1012 W. Lisburn are all modern, having been built by Ed Lafond in the 1970s and 1980s. The original agricultural context of this property has been completely destroyed.

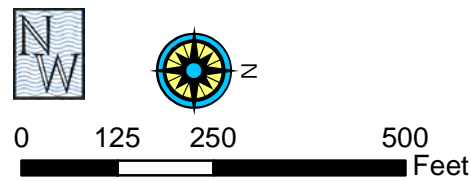
It is recommended that the Trout Run Historic District be disbanded due to a loss of significance and integrity.

Figure 5: Trout Run Historic District (1975 and 2020 Boundaries) Over a 1971 Aerial Photograph
Upper Allen Historic District Assessment



Document Path: N:_2022\206EV114_Upper Allen Historic Districts\ EV\ CulturalResources\GIS\Figure6 Trout Run_1971Aerial.mxd

NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet



- Legend**
- Historic District (1975)
 - Historic District (2020)

Source: USDA 1971 Cumberland_081371_ahd_3mm_177.tif. PASDA.org. Accessed August 2022.



Photograph 3. 2300 Stumpstown Road, circa 1870 barn.



Photograph 4. 2300 Stumpstown Road f modern house.



Photograph 5. 3508 Stumpstown Road, the Musselman-Urich house.



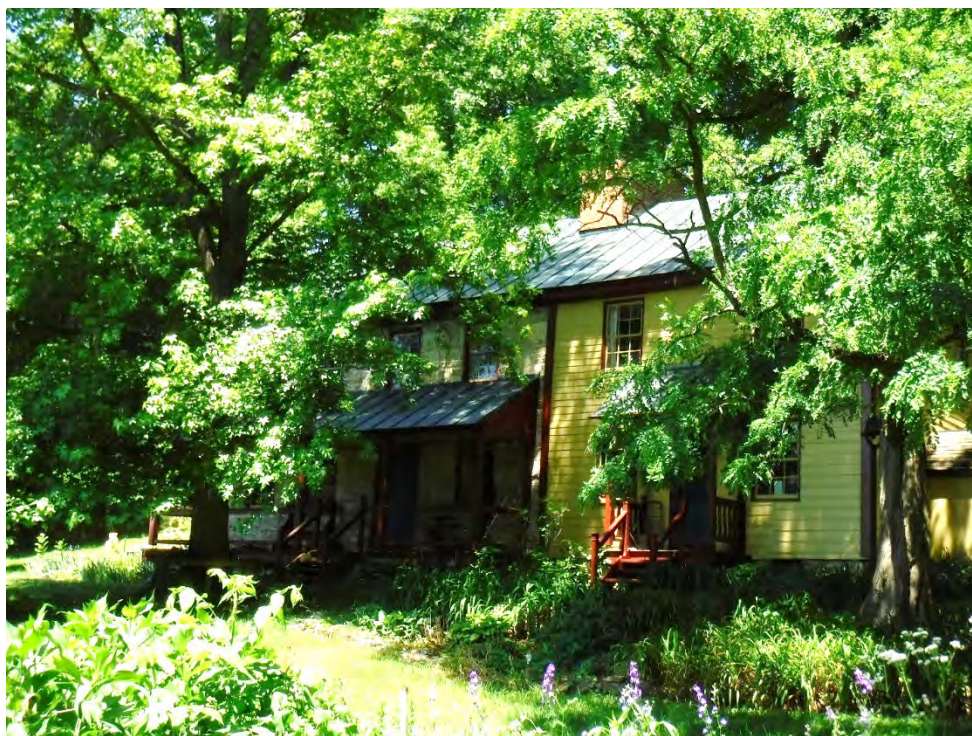
Photograph 6. 3508 Stumpstown Road, the Hans Bielman Cabin.



Photograph 7. 3508 Stumpstown Road, the John Musselman Still House.



Photograph 8. 3508 Lisburn Road modern garage/office.



**Photograph 9. 1012 Lisburn Road, the Jacob Cocklin Homestead. The stone half (left) dates to 1790.
The frame portion (right) dates to 1869.**



Photograph 10. 1012 Lisburn Road circa 1981 log cabin.



Photograph 11. 1012 Lisburn Road pond and modern bake oven.



Photograph 12. 2450 Cope Drive, the John Cocklin Homestead.



Photograph 13. 1008 Lisburn Road, modern Eppley House.

4.4 Yellow Breeches Historic District

The Yellow Breeches Historic District follows McCormick Road from Naumann Bridge along the Yellow Breeches Creek to McCormick's Mill at the east side of Arcona Road from its intersection with McCormick Road to a point approximately 500 feet north thereof, and an area along the west side of Arcona Road from the intersection with McCormick Road to a point approximately 800 feet north thereof (Figure 5). The original district consists of ten historic properties with several residential structures built circa 1780 and circa 1841, one stone arch bridge known as Nauman's Bridge built at an unknown date in the 19th century, and the circa 1835 Glen Allen Mill.

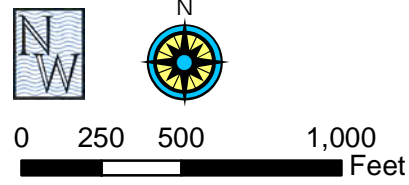
When the district was established in the 1970s, the area was rural with little twentieth century development. There were five twentieth century residences that dated from to 1901 to 1970. The area had acres of agricultural land between the original eighteenth and nineteenth century buildings, and it retained an agricultural feeling and setting that was a defining characteristic of the district. From 1970 to the present, an additional six dwellings have been built in the boundary of the district (the dwelling at 605 McCormick is modern, but it is built to appear historic and it has a historic barn on the property).

Figure 6: Yellow Breeches Historic District (1975 Boundary)
Upper Allen Historic District Assessment



Document Path: N:\2022\2206\EV114_Upper Allen Historic Districts\ EV1_CulturalResources\GIS\Figure9_Yellow Breeches_Old.mxd

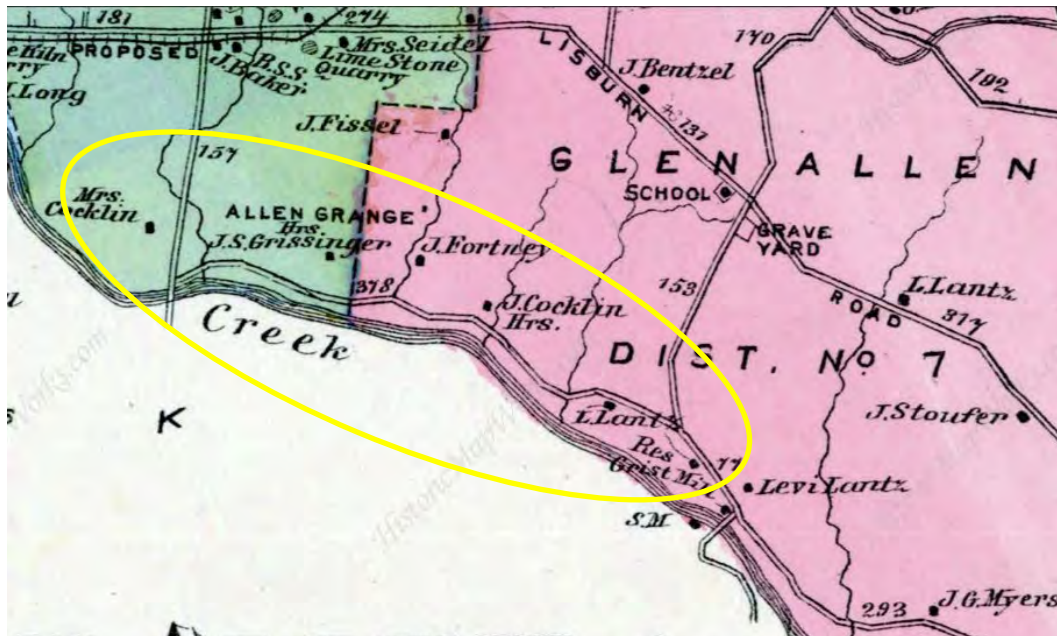
NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet



- Legend**
- Parcel Boundaries
 - Historic District (1975)

Source: ESRI 2022 ESRI Basemap: Aerial Imagery. Accessed August 2022.

This area has been settled since the late eighteenth century. Many of the historic buildings retain historic integrity, and they appear as they did over a century ago. The 1872 Beers map shows the sparsely populated area along Yellow Breeches Creek.



1872 Beers map showing the Yellow Breeches district.

Historic resources in the district include the following (information on each resource is taken from *Early Architecture in Upper Allen Township* (1975)).

240 McCormick Road is known at the Michael Cocklin Homestead. The 1841 dwelling is a transitional house of the German folk architecture and Georgian floor plan. Also on this property is a stone spring house that was converted into a dwelling (Photograph 14). Finally, this parcel has Nauman's Bridge, a stone arch bridge spanning the Yellow Breeches Creek built at an unknown date in the nineteenth century. The bridge was once part of a public road, but now is on private land (Photographs 14-15).

443 McCormick Road is the Allen Grange, built circa 1850. The log and brick building was heavily modified in the nineteenth century, with a large addition added and a brick veneer added to the dwelling (Photographs 16-17).

605 McCormick Road consists of a modern house and historic barn. This resource does not appear to be part of the original historic district, but aerials dating to 1937 show buildings at this site, and it has structures of the age and function that should have included it in the district. Records indicate the dwelling dates to 1999, but the barn appears to date to the nineteenth century. The 1872 Beers

map shows a building in this area belonging to J. Fortney. Prior to Ford Farm Road being constructed, access to this property was from a lane leading from McCormick Road (Photographs 18-19)

814 McCormick Road is the circa 1780 Abraham Waggoner/Lantz Mill Tenant House. The house was originally a three-bay asymmetrical frame house with an end chimney. Lantz later added a brick veneer to the building (Photographs 20-21).

916 McCormick Road is the circa 1830 George Lantz Homesite. The Georgian House is affiliated with the nearby mill at 928 McCormick Rd (Photograph 22).

921 McCormick Road has a 1920 house and a historic barn that may have been associated with the Lantz property that surrounds it (Photograph 23).

928 McCormick Road is the address of Lantz's Mill, a circa 1830 brick structure on a stone foundation. Built at the site of a previous log mill constructed by Hugh Laird, many of the original mill materials were used in this one. The imposing structure is located at the intersection of Camp Crossing bridge and McCormick Road, and is highly visible from roadways and the creek. There is also a circa 1900 dwelling at this same address (Photograph 24-25).

931 McCormick Road is the Hugh Laird Miller House built in the late eighteenth century. There have been many additions added over time (Photograph 26).



Photograph 14. 240 McCormick Road, the Michael Cocklin Homestead.



Photograph 15. McCormick Road Springhouse



Photograph 16. 443 McCormick Road, Allen Grange.



Photograph 17. 443 McCormick Road barn.



Photograph 18. 605 McCormick Road modern dwelling (1999).



Photograph 19. 605 McCormick Road historic barn.



Photograph 20. 814 McCormick Road, Abraham Wagonnoner house, circa 1790.



Photograph 21. 814 McCormick Road barn.



Photograph 22. 916 McCormick Road, George Lantz house, 1832.



Photograph 23. 921 McCormick Road barn, likely associated with the Lantz house



Photograph 24. 928 McCormick Road, Lantz's Mill.



Photograph 25. Dwelling associated with 928 McCormick Road Mill, circa 1900.



Photograph 26. 931 McCormick Road, Hugh Laird's Miller House.

The historic district included buildings from the eighteenth and nineteenth centuries, and therefore any buildings with a date after 1900 are being considered modern intrusions, as they lack the character, feeling and association with the historic eighteenth and nineteenth century agricultural area. Below is the list of the modern intrusions within the Yellow Breeches Historic District and their Photographs follow.

Table 1. Modern Intrusions in Yellow Breeches Historic District.

Address	Year Built	Photograph No.
411 McCormick Road	1999	27-28
421 McCormick Road	1993	29
649 McCormick Road	1920	30
709 McCormick Road	1961	31
719 McCormick Road	1948	32
723 McCormick Road	1970	33
830 McCormick Road	c. 1910	34
900 McCormick Road	1950	35
901 McCormick Road	1981	36
921 McCormick Road	1910	37
2800 Allen Glen Drive	2020	38
2840 Allen Glen Drive	2008	N/A



Photograph 27. 411 McCormick Road (1999).



Photograph 28. 411 McCormick Road barn (1999).



Photograph 29. 421 McCormick Road (1993).



Photograph 30. 649 McCormick Road (1920).



Photograph 31. 709 McCormick Road (1961).



Photograph 32. 719 McCormick Road (1948).



Photograph 33. 723 McCormick Road (1970).



Photograph 34. 830 McCormick Road (circa 1910).



Photograph 35. 900 McCormick Road (1950).



Photograph 36. 901 McCormick Road (1981).



Photograph 37. 921 McCormick Road dwelling (1910).



Photograph 38. 2800 Allen Glen Road (2020).

4.5 Yellow Breeches Recommendations

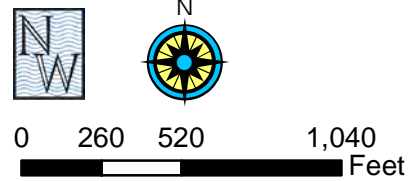
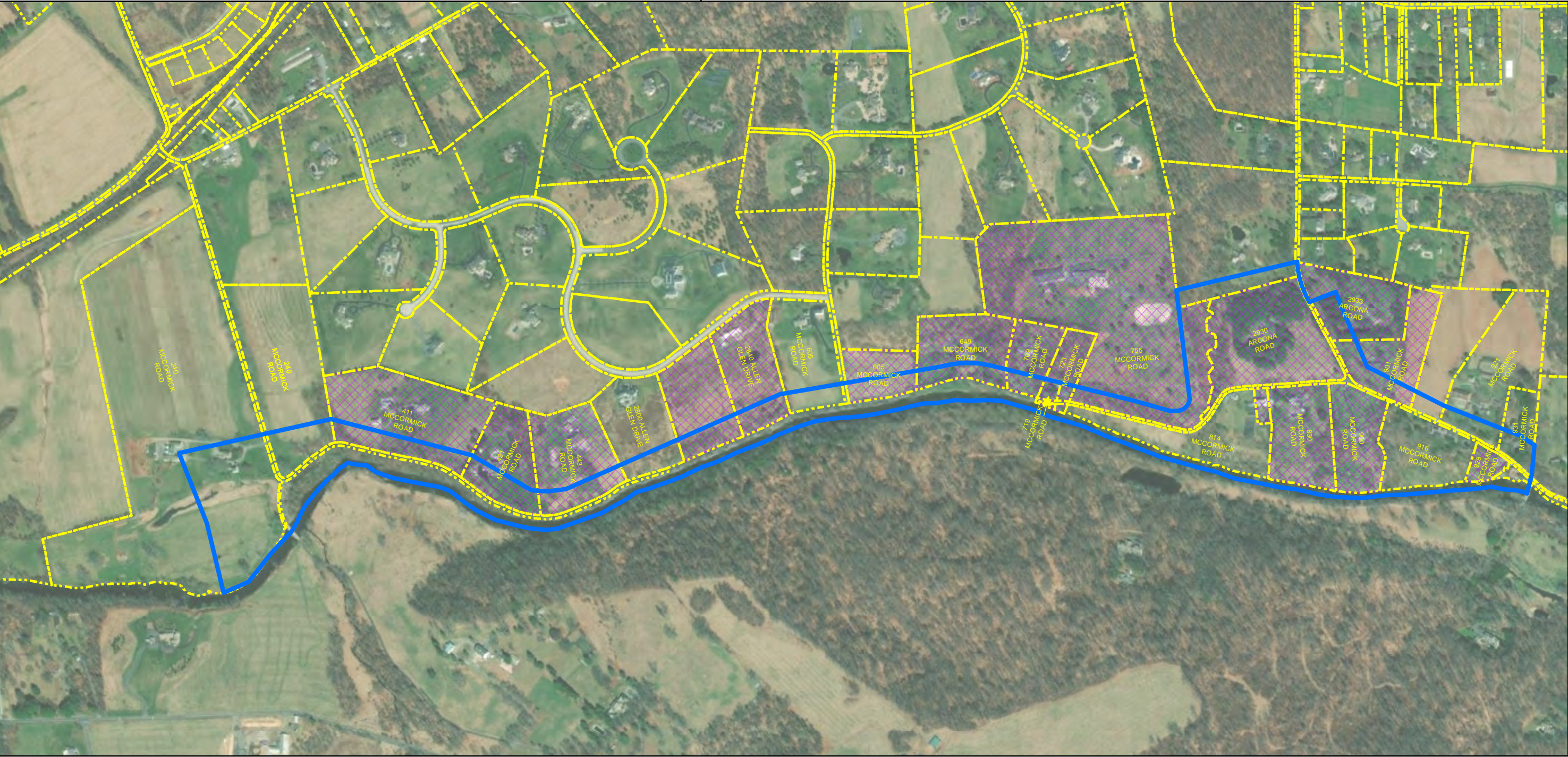
The original historic district recommendation lacks a context and significance for the area, so the recommendation is based on an assumption of 1970s historic preservation group's reasons for creating this district. The original boundary encompasses a collection of eighteenth and nineteenth century farms and a mill along the Yellow Breeches Creek. There are some twentieth century dwellings, but the setting and feeling of the district were strong enough to support a historic district in this area. The resources date to the eighteenth and nineteenth centuries, so N&W will assume a period of significance ending at 1900, when the last dwelling of this era was constructed. Those constructed after 1900 will be considered modern intrusions, as they lack the feeling and association with the older eighteenth and nineteenth century resources in the district.

Prior to 1970, there were seven resources dating from 1901 to 1970. Beginning in the 1990s, a modern housing development was constructed within the historic district boundaries. Figure 7 shows the original boundary of the district, and the modern intrusions (from 1901 to present) now within the boundaries. The Cumberland County tax parcel maps show five residences dating from 1993 to 2020 within the district boundary. Some are situated on McCormick Road, while others have an Allen Glen address with their parcels abutting McCormick Road. These large millennial mansions do not contribute to the historic district. They occupy the agricultural fields that were part of the district's feeling and setting. They interrupt the flow of the district and their architecture is not sympathetic to the original feeling and setting of the area (the exception being the dwelling at 605 McCormick Road). The mansions' designs and materials are not similar to the historic buildings, and thus stand out, detracting from the district. Figure 7 shows the original contributing farms at 240 McCormick Road and 443 McCormick Road as now isolated resources within modern development. 443 McCormick Road also lacks the agricultural landscape that once surrounded it, as it was sold off and developed for the Allen Glen subdivision. The 1971 aerial photograph (Figure 8) depicts the district when it was conceived, with agricultural fields separating the historic farms and dwellings. The modern infill of mansions has disrupted these aspects of integrity that qualified this as a district. The modern infill led to a loss of the historic agricultural nature of this area and disrupts the historic feeling that was here when the district was created 50 years ago.

At the eastern end of the district, there are residences from the early and mid-twentieth century interspersed between the historic buildings at 814 and 920 McCormick Road. The majority of these twentieth century dwellings are not and have never been associated with agriculture, nor milling. While less intrusive than the millennial mansions at the western end, these dwellings lack a cohesive feeling of a period and style, and they also interrupt the historic feeling and setting of the agricultural past.

It is the opinion of N&W that the Yellow Breeches Historic District be disbanded, as its historic integrity has been diminished due to modern intrusions. The historic agricultural feeling and setting of the district is lacking, and modern houses interrupt the flow of the area.

Figure 7: Yellow Breeches Historic District (1975 Boundary) and Modern Infill
Upper Allen Historic District Assessment



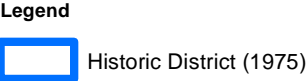
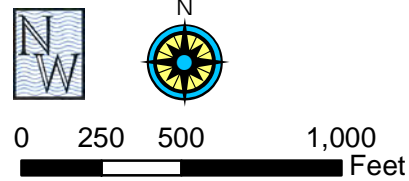
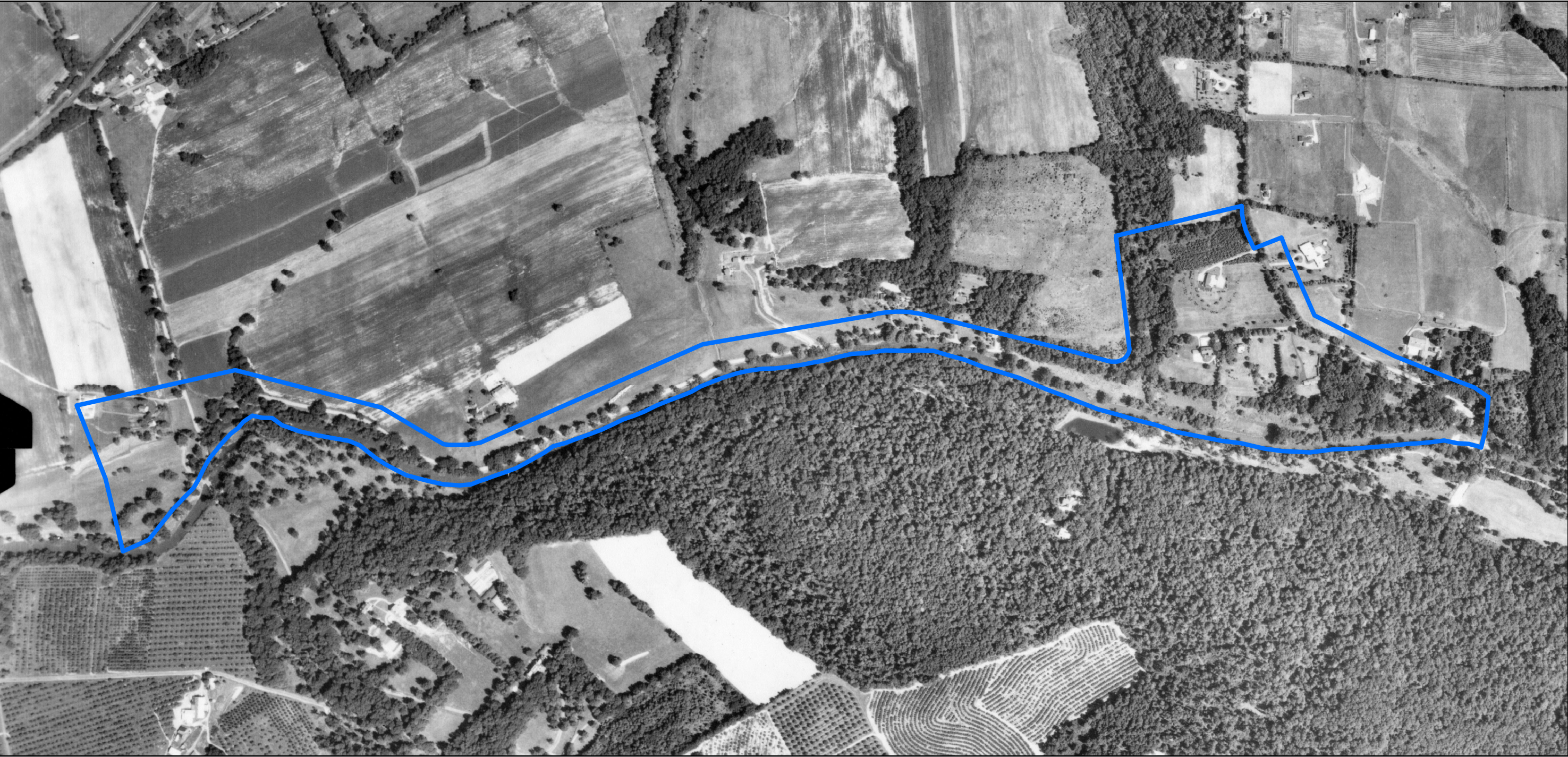
- Legend**
- Parcel Boundaries
 - Historic District (1975)
 - Modern Infill

Source: ESRI 2022 ESRI Basemap: Aerial Imagery. Accessed August 2022.

Document Path: N:_2022\2206EV114_Upper Allen Historic Districts\ EV_ CulturalResources\GIS\Figure11_Yellow Breeches New.mxd

NAD 1983 StatePlane Pennsylvania South, FPS 3702 Feet

Figure 8: Yellow Breeches Historic District (1975 Boundary) Over a 1971 Aerial Photograph
Upper Allen Historic District Assessment



Source: USDA 1971 Cumberland_081371_ahd_3mm_79.tif. PASDA.org. Accessed August 2022.

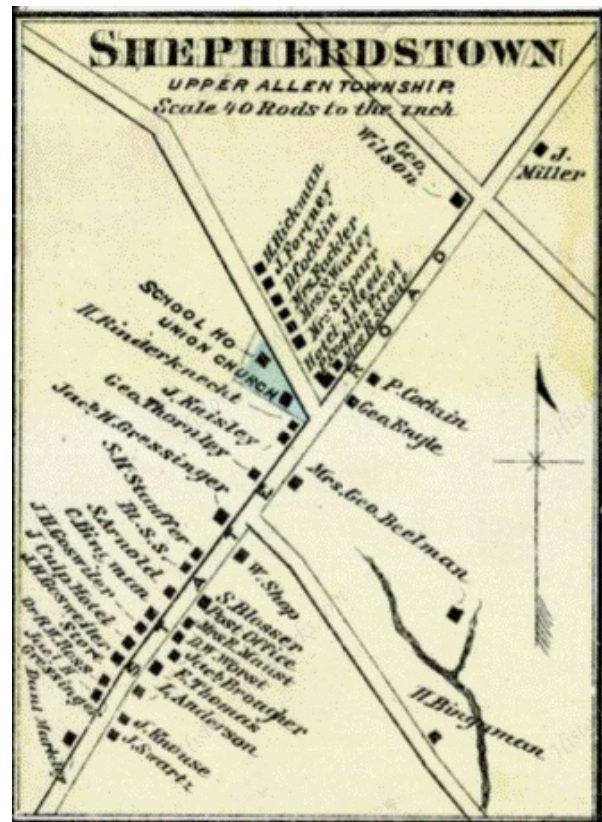
Document Path: N:\2022\2206\EV114_Upper Allen Historic Districts\ EV1 CulturalResources\GIS\Figure10_Yellow Breeches_1971Aerial.mxd

NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet

4.6 Shepherdstown Historic District

The Shepherdstown Historic District is located along Gettysburg Pike near the intersection of South York Road (Figure 8). The district consists of the National Register listed Union Hotel and a collection of nineteenth-century dwellings along both sides of Gettysburg Pike. This area's development coincides with the creation of the Gettysburg Pike in 1825, and late-nineteenth century maps show this village containing two taverns, a post office, store, a doctor's office, church and numerous houses (Beers 1872).

The Gettysburg Pike was conceived in 1810 as a route that would provide better access between Harrisburg and Gettysburg. When finished in 1825, the State Road as it was known, became the main thoroughfare through Upper Allen Township. Over the next decade, Shepherdstown, which was along the Pike's route, grew to become the largest settlement in the township. Beginning in 1825, houses were being built along the turnpike in this area. The large, three-story, brick Union Hotel was built in 1860 by Abraham and Mary Zook, and it served travelers along the turnpike.¹ By 1872, Shepherdstown had a collection of buildings. The 1872 Beers map show a post office, market, doctor, store, and second hotel, as well as a school and church. Most of the historic houses depicted on the 1872 map are still extant. Some retain a high degree of integrity, with original materials and design still evident from the roadway. Others have been modified over time and their historic characteristics have been hidden by modern materials like aluminum or vinyl siding or concrete over the stone foundations. Regardless, the resources all fit into the period of significance from 1825 to 1900, when the Gettysburg Pike was significant.²



1872 Beers Map of Shepherdstown

¹ The Union Hotel is listed on the National Register of Historic Places under Criterion A as an exemplary example of mid-nineteenth century inn along a major transportation highway and under Criterion C for its architecture.

² In the *Early Architecture of Upper Allen Township*, the section on Shepherdstown states that "the 1858 map shows more houses in Shepherdstown than appears today. What is more puzzling many of the houses that exist today exactly where a dot on the 1858 map are not that old" (Upper Allen Heritage Committee 1976: 46). The focus of the original survey is then on houses that predate 1858. The 1872 map shows numerous houses in the same locations as existing ones today. It appears the houses that are listed as not contributing in the original survey are those that have been altered, with modern siding or additions. While they suffered a loss of some of their historical integrity, it is the opinion of N&W that they are still within the time period for this district and are contributing resources.

The turnpike's prime period was until the early twentieth century when U.S. 15 was constructed, which drew traffic away from Shepherdstown. The hotel continued to operate well into the twentieth century, but the area was no longer a thriving turnpike village. When the modern U.S. 15 was built to the east of Gettysburg Pike in the 1970s, the roadway became a local road and it is primarily residential now.

The original district boundary extended approximately 300 feet onto South York Street and included the church and houses between the church and Gettysburg Pike. It also extended northeast along the Gettysburg Pike to include a house that is no longer extant, and a 1920s bungalow. The district extended southwesterly to Arborview Drive (Figure 9).

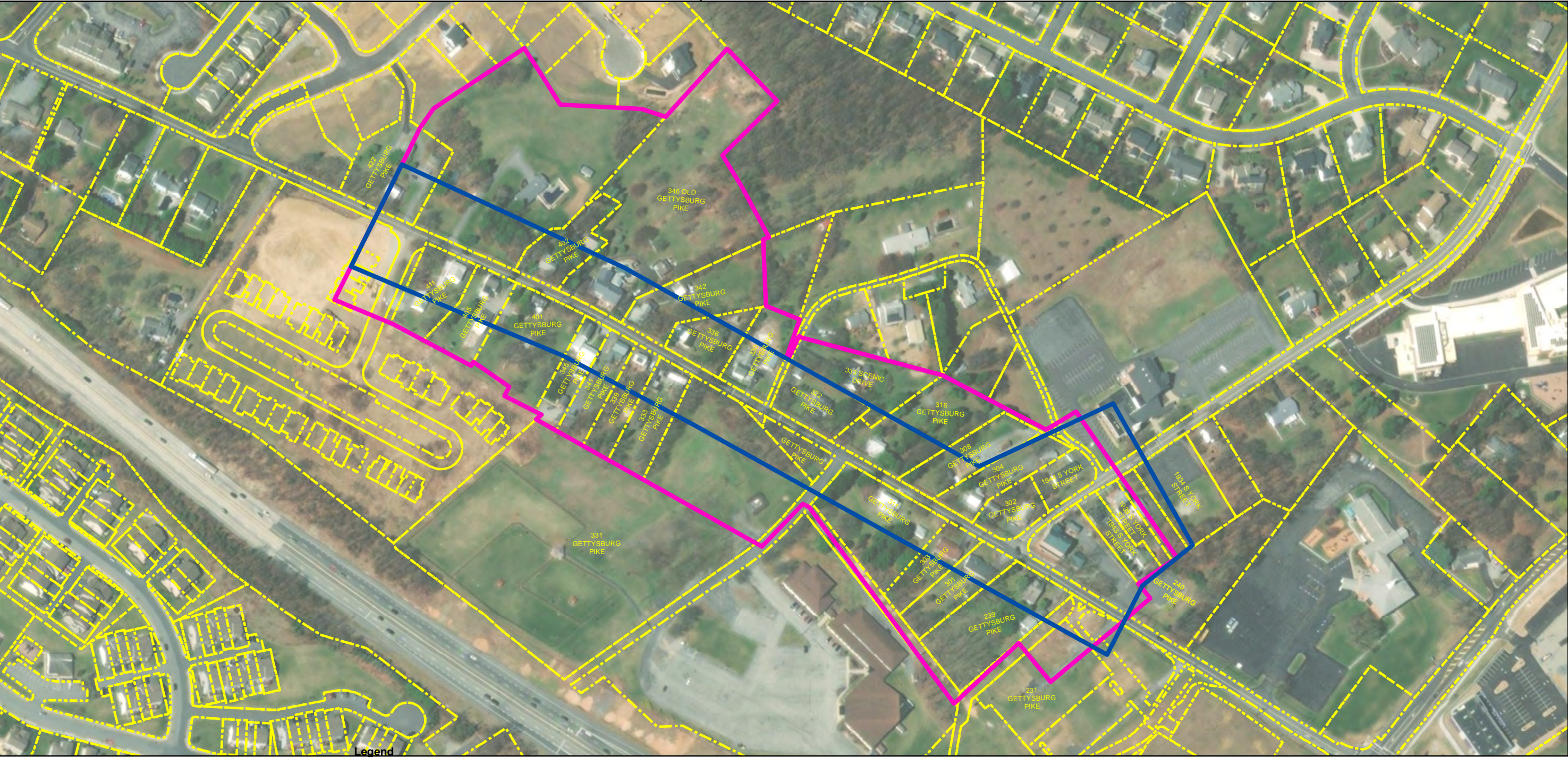
The original district has seen very little modern infill over the decades. Mid-twentieth century ranch houses were constructed on South York Street and the northern end of Gettysburg Pike. South York Street also saw some early twentieth century houses near the church, which was rebuilt in 1934. There also is a 1952 and a 1975 dwelling on the western side of Gettysburg Pike, and there is a 1920s bungalow at the northern end. These were all within the original 1975 district boundaries. Scenic Drive runs between South York Street and Gettysburg Pike, and there is a collection of modern houses along the lane, out of sight of the historic houses. Overall, most of the modern intrusions are located at the edges of the district, with only two being in with the older houses, and only one of those visible from the road.

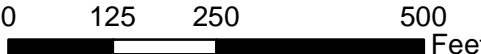


4.7 Shepherdstown Historic District Recommendations

The original period of significance for this district ended in 1868, the year which the preservation group set as a cut-off date for their 1970s survey of historic architecture in Upper Allen Township. However, this date does not take into consideration the use of the Gettysburg Pike as a primary transportation route extending beyond this date. The Union Hotel opened in 1860 and continued to serve into the twentieth century. Thus, N&W recommends the era for this district is from 1825 to 1920, chosen because the resources in this district all date within this period and the turnpike was still a primary transportation route in this area. The development of U.S. 15 in the 1920s century overtook the Gettysburg Pike as a main thoroughfare from north to south. Now traffic could bypass the residential areas, and this village was no longer an important stopping point and its significance in transportation began to wane. And while the current U.S. 15 was not constructed until the 1970s, earlier configurations of this route impacted Shepherdstown as travelers sought the modern highway running from Rockingham, North Carolina to Harrisburg, Pennsylvania.

The Shepherdstown Historic District retains much of its historic integrity. Most of the houses date to the nineteenth century, with the earliest date of 1825 (341 Gettysburg Pike), coinciding with the construction of the Gettysburg Pike. The historic dwellings line both sides of the street, with the culmination at the Union Hotel at the top of the hill at the intersection of South York Street. This linear village retains the setting, feeling, and association of a nineteenth century turnpike village.




Figure 9: Shephardstown Historic District (Previous 1975 & 2020 Boundaries)
Upper Allen Historic District Assessment





0 125 250 500 Feet

Source: ESRI 2022 ESRI Basemap: World Imagery

- Legend**
-  Historic District Boundary (1975)
 -  Historic District Boundary (2020)
 -  Parcel Boundaries

Document Path: \\unc-server1\Projects\ 2022\2206\EV114_Upper Allen Historic Districts\ EV1_CulturalResources\GIS\Figure2_Shephardstown_Old.mxd

NAD 1983 StatePlane Pennsylvania South, FPS 3702 Feet

Many of the houses retain their original materials, design and workmanship, and have changed very little in appearance since their construction nearly 200 years ago.

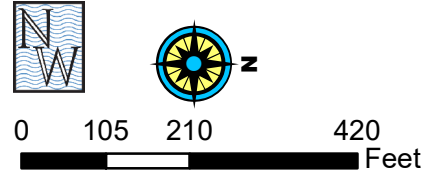
The Shepherdstown Historic District appears to meet Criterion A under transportation as an example of a village that arose from the construction of the Gettysburg Pike. The earliest resources in the district date to the creation of the turnpike in 1825. From then on, there was a steady increase in the number of structures on the stretch of road. The 1872 Beers map shows a collection of buildings, and many of these remain today. This includes the 1860 Union Hotel, which continues to be a landmark in the area. Shepherdstown is a good example of a nineteenth century village that developed as a stopping point along a turnpike, and is therefore recommended eligible for the National Register of Historic Places under Criterion A.

The Shepherdstown Historic District is also recommended eligible under Criterion C for its architecture. There is a feeling of unity along the street, and the buildings create an identifiable entity as a district. The buildings along Gettysburg Pike retain a high degree of integrity, and many of the exteriors show little change over time. Many of the contributing resources exhibit a high degree of design, materials and workmanship. The Union Hotel is already listed in the National Register of Historic Places, while 333, 339, 341, 346, 347, 402, and 422 Gettysburg Pike have great historic character. Others have some modern alterations like vinyl or aluminum siding (302, 304/306, 313 316, 405) but they still retain the historic design and location. 322 Gettysburg Pike has its original springhouse, and 330 Gettysburg Pike has its attached summer kitchen.

N&W recommends the boundary for this district be as follows:

Beginning at the northwestern corner of the intersection of South York Road and Gettysburg Pike, district contains the parcel with the Union Hotel and associated outbuildings (240 Gettysburg Pike) that extends approximately 218 feet northeasterly along the Gettysburg Pike. The district continues through the southwestern corner of the intersection of South York Road and Gettysburg Pike, extending approximately 1732 feet on the western side of the road to the southern edge of 422 Gettysburg Pike. It includes resources with frontage on the Gettysburg Pike, excluding 308 and 418 Gettysburg Pike. The district continues on the eastern side of Gettysburg Pike at the southern edge of 411 Gettysburg Pike, and continues north to the northern edge of 333 Gettysburg Pike, jumping over vacant parcels owned by the township and Daybreak Church, and continuing north of Old Hollow Road to the northern edge of 311 Gettysburg Road.

Figure 10: Shephardstown Historic District Recommended Boundary (2022)
Upper Allen Historic District Assessment



- Legend**
- Parcel Boundaries
 - Shephardstown Historic District (2022)

Source: ESRI 2022 ESRI Basemap: World Imagery

Table 2. List of Contributing Resources in the Shepherdstown Historic District.

Address	Parcel ID	Year Built	Photograph #
240 Gettysburg Pike	42-28-2419-008	1860	39-41
302 Gettysburg Pike	42-28-2419-032	1857	42-43
304 Gettysburg Pike	42-28-2419-031	c. 1900	44
311/313 Gettysburg Pike	42-28-2419-048	c. 1850	45
316 Gettysburg Pike	42-28-2419-029	c. 1900	46
322 Gettysburg Pike	42-28-2419-028B	c. 1825	47
330 Gettysburg Pike	42-28-2419-029	c. 1826	48
333 Gettysburg Pike	42-29-2456-011	c. 1840	49
336 Gettysburg Pike	42-28-2419-026	c. 1900	50
339 Gettysburg Pike	42-29-2456-010	c. 1820	51
341 Gettysburg Pike	42-28-2456-009	c. 1825	52
342 Gettysburg Pike	42-28-2419-025	c. 1841	53
346 Gettysburg Pike	42-28-2419-024	c. 1860	54
347 Gettysburg Pike	42-29-2456-008	c. 1850	55
401 Gettysburg Pike	42-29-2456-006	c. 1890	56
402 Gettysburg Pike	42-28-2419-022	c. 1865	57
405 Gettysburg Pike	42-29-2456-005	c. 1900	58
411 Gettysburg Pike	42-29-2456-004	c. 1840	59
422 Gettysburg Pike	42-29-2456-001A	c. 1834	60



Photograph 39. Union Hotel, which is listed in the National Register of Historic Places.



Photograph 40. Outbuilding associated with the Union Hotel.



Photograph 41. Outbuilding associated with the Union Hotel.



Photograph 42. 302 Gettysburg Pike, northern elevation (the facade is obscured by vegetation).



Photograph 43. Building associated with 302 Gettysburg Pike.



Photograph 44. 304 Gettysburg Pike.



Photograph 45. 311/313 Gettysburg Pike.



Photograph 46. 316 Gettysburg Pike.



Photograph 47. 322 Gettysburg Pike



Photograph 48. 330 Gettysburg Pike.



Photograph 49. 333 Gettysburg Pike.



Photograph 50. 336 Gettysburg Pike.



Photograph 51. 339 Gettysburg Pike.



Photograph 52. 341 Gettysburg Pike.



Photograph 53. 342 Gettysburg Pike.



Photograph 54. 346 Gettysburg Pike.



Photograph 55. 347 Gettysburg Pike.



Photograph 56. 401 Gettysburg Pike.



Photograph 57. 402 Gettysburg Pike.



Photograph 58. 405 Gettysburg Pike.



Photograph 59. 411 Gettysburg Pike.



Photograph 60. 422 Gettysburg Pike.

Non-Contributing Resources

418 Gettysburg Pike Photograph Not Available



Photograph 61. 308 Gettysburg Pike. Circa 1950

5.0 SUMMARY AND RECOMMENDATIONS

N&W assessed four historic districts in Upper Allen Township to determine whether each continued to meet the National Park Service's criteria for a historic district. It is the opinion of N&W that three of the districts — Rosegarden, Trout Run, and Yellow Breeches — no longer retain enough historic integrity to be considered districts. Modern infill and the loss of agricultural lands and buildings resulted in a loss of historic integrity of the districts. The Shepherdstown Historic District does appear to retain enough historic integrity to remain a district. The buildings constructed along Gettysburg Pike beginning in 1825 continue to evoke a feeling of a historic village, and many of the individual buildings have high degrees of integrity and are excellent representations of buildings from that period. N&W does recommend changes to the original Shepherdstown Historic District boundary, and the inclusion of additional resources along the Gettysburg Pike. N&W recommends the district is eligible under Criterion A for its relevance in transportation history and C for its architecture as a good example of early to mid-nineteenth century architecture.

6.0 REFERENCES

Beers, F.W. & Co

1872 *Atlas of Cumberland County, PA*. New York: F.W. Beers & Co.

Myers, Robert D.

1984 "Upper Allen Heritage Committee: Its Origins" *Cumberland County History*. Vol 1(2) Pp. 43-50.

National Park Service

1997 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.
/https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf. Accessed August 2022.

Upper Allen Heritage Committee

1976 *Early Architecture in Upper Allen Township*. Mechanicsburg: Center Square Press.

Upper Allen Township

N.d. *Our History*. https://uatwp.org/information/about-us/#:~:text=1750%20%E2%80%93%201850,center%20at%20Stumpstown%20was%20established. Accessed August 2022.

APPENDIX A
PHMC Concurrence &
Upper Allen Ordinance 221

Staff Report

Ordinance No. 221
Township of Upper Allen
Cumberland County, Pennsylvania

Creating historic districts within the township to be known as "Upper Allen Historic Districts," in accordance with Act of June 14, 1961, P.L. 282, No. 167, 53 P.S. § 8001, et. seq.

I. Description:

The Upper Allen Historic Districts are designed as follows:

- A. Shepherdstown Historic District - consists of approximately 15 properties located on either side of the Old Gettysburg Pike at its intersection with South York Street.
- B. McCormick Road Historic District - (Yellow Breeches) approximately 10 properties located on either side of McCormick Road along Yellow Breeches Creek.
- C. Trout Run Historic District - 4 properties with several additional outbuildings on either side of West Lisburn Road around Trout Run and the springs.
- D. Rose Garden Historic District - 2 major properties between Gettysburg Pike and Yellow Breeches Creek near U. S. Route 15.

II. Statement of Significance:

The four historic districts which collectively are known as the "Upper Allen Historic Districts" comprise the four areas within the township where concentrations of historically and/or architecturally significant buildings still remain. The Shepherdstown district, for example, includes the largest number of significant structures, many of which predate 1858 and several of which were built c. 1820. Once a crossroads settlement, the district includes several half-timber structures as well as later Victorian houses. The McCormick Road district includes various residential structures but also includes Nauman's Bridge, a stone arch structure built early in the 19th century and Glen Allen Mill, c. 1835. The Rose Garden and Trout Spring districts contain a lesser number of structures but include several significant properties including the Musselman-Urich House, 1821-22, a Federal period house with Georgian floor plan, and the Rosegarden Mill, c. 1740, and enlarged prior to 1798. It's original mill stone case is in the collections of the Pennsylvania Historical and Museum Commission.

Page Two

III. Staff Recommendation:

Approval.

September 20, 1976

Mr. George R. Easton
Secretary-Manager
Board of Commissioners
Upper Allen Township
52 Gettysburg Pike
Mechanicsburg, Pennsylvania 17055

Dear Mr. Easton:

The Pennsylvania Historical and Museum Commission, at its regular meeting held on September 15, 1976, adopted the following resolution:

RESOLVED, That the Pennsylvania Historical and Museum Commission certifies to the historical significance of the area designated by Ordinance No. 221 of the Township of Upper Allen, Cumberland County, dated October 22, 1975, and be it further

RESOLVED, That the Commission commend the Township of Upper Allen for its foresight in establishing regulations for the protection of its historic resources.

Sincerely yours,

WILLIAM J. WEWER

bec: Mr. Edward LaFond

TOWNSHIP OF UPPER ALLEN
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 221

AN ORDINANCE CREATING HISTORIC DISTRICTS WITHIN THIS TOWNSHIP, DEFINING THEIR LIMITS, PROVIDING FOR NOTIFICATION TO THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION OF THE ADOPTION OF THIS ORDINANCE AND FOR OBTAINING FROM THE COMMISSION A CERTIFICATE AS TO THE HISTORICAL SIGNIFICANCE OF EACH OF THE DISTRICTS, PROVIDING FOR THE APPOINTMENT OF A HISTORICAL ARCHITECTURAL REVIEW BOARD TO GIVE COUNSEL TO THE BOARD OF COMMISSIONERS OF THIS TOWNSHIP REGARDING THE ISSUANCE OF CERTIFICATES OF APPROPRIATENESS IN CONNECTION WITH THE GRANTING OR REFUSAL OF PERMITS FOR THE ERECTION, RECONSTRUCTION, ALTERATION, RESTORATION, DEMOLITION OR RAZING OF BUILDINGS WITHIN THE DISTRICTS, PROVIDING FOR APPEALS FROM SUCH REFUSALS, AND PROVIDING FOR CHANGES IN PROCEDURES NECESSARY TO CARRY OUT THE PROVISIONS OF THIS ORDINANCE

BE IT ENACTED AND ORDAINED, and it hereby is enacted and ordained, by the Board of Commissioners of this Township as follows:

Section 1. In accordance with the provisions of an Act entitled:

"An Act authorizing counties, cities, boroughs, incorporated towns and townships to create historic districts within their geographic boundaries; providing for the appointment of Boards of Historical Architectural Review; empowering governing bodies of political subdivisions to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic districts,"

adopted by the General Assembly of the Commonwealth of Pennsylvania and approved by the Governor of the Commonwealth of Pennsylvania on the 13th day of June, 1961, as amended, and for the purpose of protecting portions of this Township which recall the rich architectural and cultural heritage of this Township and of the State, awakening in our people an interest in our historic past and promoting the general welfare, education and culture of this Township,

there is hereby created in this Township historic districts to be known as
"Upper Allen Historic Districts".

Section 2. The Upper Allen Historic Districts are as follows:

- A. Rosegarden Mill--consisting of the mill and miller's house and generally bounded by Gettysburg Pike on the west, the Yellow Breeches Creek on the south, U.S. Route 15 on the east, and on the north by a line approximately 1,200 feet from the Yellow Breeches Creek.
- B. Trout Run--consisting of the properties generally located on both sides of West Lisburn Road west of the intersection with Stumpstown Road and surrounding Trout Run and the springs at the source thereof.
- C. Shepherdstown--consisting of the properties generally located on both sides of Gettysburg Pike from a point approximately 900 feet northeast of the intersection with Fisher Road to a point approximately 300 feet northeast of the intersection with South York Street, and the properties on both sides of South York Street from the intersection with Gettysburg Pike to a point approximately 300 feet northwest thereof.
- D. Yellow Breeches--consisting of an area along both sides of McCormick Road from the Nauman Bridge to McCormick's Mill, an area along the east side of Arcona Road from the intersection with McCormick Road to a point approximately 500 feet north thereof, and an area along the west side of Arcona Road from the intersection with McCormick Road to a point approximately 800 feet north thereof.

Section 3. The Upper Allen Historic Districts shall be shown on a map which shall be known as the Township Historic Districts Map and which shall be a part of this Ordinance. Where uncertainty and/or discrepancies exist as to the boundaries of the districts as shown on the Township Historic Districts Map and/or as described in this Ordinance, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.

- C. Boundaries indicated as parallel to or extensions of features indicated in the above, shall be so construed. Distances not specifically indicated on this Map shall be determined by the scale of the Map.
- D. Where physical or cultural features existing on the ground are at variance with those shown on the Map, or in other circumstances not covered by the above, the Governing Body shall interpret the boundaries of the Districts.

Section 4. Immediately upon the adoption of this Ordinance, the Township Secretary shall forward a copy thereof to the Pennsylvania Historical and Museum Commission. This Ordinance shall not take effect until (1) the said Commission has certified, by resolution, to the historical significance of Upper Allen Historic Districts, and (2) it has been duly advertised, as required by existing law.

Section 5. - Definitions

- A. Alteration - any change, modification or addition to a part of or all of the exterior of any building or structure;
- B. Building - any enclosed or open structure which is a combination of materials to form a construction that is safe and stable;
- C. Building and/or Zoning Officer - the officer or officers of this Township authorized to issue permits for the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building (within a Historic District).
- D. Building Permit - an approval statement signed by the Building and/or Zoning Officer authorizing the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building (within a Historic District);
- E. Building Permit Application - the request filed by any person with the Building and/or Zoning Officer that seeks authorization to erect, reconstruct, alter, restore, demolish or raze all or a part of any building (within a Historic District);
- F. Certificate of Appropriateness - the approval statement signed by the Governing Body which certifies the appropriateness of a particular request for the erection, reconstruction, alteration, restoration,

demolition or razing of all or a part of any building within a Historic District and authorizes the issuance of a building permit for said request;

- G. Demolition - the dismantling or tearing down of all or a part of any building and all operations incidental thereto;
- H. Erection - any or all work necessary for the construction of any building or structure from a combination of materials that form a safe and stable structure;
- I. Governing Body - The Board of Commissioners of this Township;
- J. Historical Architectural Review Board - (HARB) the agency that advises on any requests for authorization to erect, reconstruct, alter, restore, demolish or raze all or a part of any building (within a Historic District);
- K. Planning Commission - the agency of this Township which advises the Governing Body on planning and zoning related matters;
- L. Raze - the dismantling or tearing down of all or a part of any building and all operations incidental thereto;
- M. Reconstruction - any or all work needed to remake or rebuild all or a part of any building to a sound condition, but not necessarily of original materials;
- N. Restoration - any or all work connected with the returning to or restoring a building or a part of any building to its original condition through the use of original or nearly original materials;
- O. Sign - a lettered board, structure or other surface, or any other device used to visually announce, advertise or convey information to the public for any purpose. Included would be:
 - 1. Animated Sign - a sign with action or motion, flashing lights or color changes requiring electrical energy, electronic or manufactured sources of supply, but not including wind actuated elements such as flags, banners or pennants;
 - 2. Business Sign - a sign which announces or directs attention to a business, product, service or activity sold or conducted on the premises where such sign is located;

3. Illuminated Sign - a sign incorporating a source of light in order to make the message readable. Included are internally and externally lighted signs.

P. Township - Township of Upper Allen, Cumberland County, Pennsylvania.

Section 6. A Historical Architectural Review Board, hereinafter referred to as HARB, is hereby established to be composed of seven members appointed by the Governing Body. One member shall be a registered architect; one shall be a licensed real estate broker; one shall be the building inspector of this Township; and four shall be persons who own property and reside in one of the Historic Districts and who have a knowledge of, and interest in, the preservation of the Historic Districts.

Of the initial members of HARB, two shall be appointed for terms expiring on December 31, 1976, two shall be appointed for terms expiring on December 31, 1977, two shall be appointed for terms expiring on December 31, 1978, and one shall be appointed for a term expiring on December 31, 1979. Their successors shall each be appointed for a term of five years. The position of any member of HARB appointed in his capacity as a registered architect, licensed real estate broker, building inspector of this Township, or owner of property within a Historic District, who ceases to be such shall be automatically considered vacant. An appointment to fill a vacancy shall be only for the unexpired portion of the term.

Members of HARB shall disqualify themselves from voting on any project in which they are, directly or indirectly, financially interested.

Section 7. The powers and duties of HARB are the following:

- A. To give counsel to the Governing Body regarding the advisability of issuing any Certificate of Appropriateness required to be issued in accordance with the said Act of June 13, 1961, as amended, and this Ordinance;

- B. To make and alter rules and regulations for its own organization and procedure, consistent with this Ordinance and the laws of the Commonwealth of Pennsylvania;
- C. To meet at such intervals, at least bi-monthly, as shall be specified in its rules and regulations or as shall be required to process expeditiously the matters pending before it. A majority of the members of HARB shall constitute a quorum but no action shall be taken without the affirmative vote of at least four members;
- D. To serve without compensation;
- E. To make an annual report of its transactions to the Governing Body;
- F. Pursuant to appropriations which may be made by the Governing Body, to employ secretarial assistants, pay their salaries and wages and incur other necessary expenses;
- G. To conduct a survey of buildings for the purpose of determining those of historic and/or architectural significance and pertinent facts about them; to maintain and periodically revise the detailed listings of historic sites and buildings and data about them, appropriately classified with respect to national, state or local significance, to period or field of interest or otherwise;
- H. To propose, from time to time as deemed appropriate, the establishment of additional historic districts and revisions to existing historic districts;
- I. To formulate recommendations concerning the establishment of an appropriate system of markers for selected historic and/or architectural sites and buildings including proposals for the installation and care of such historic markers;
- J. To formulate recommendations concerning the preparation and publication of maps, brochures, and descriptive material about the Township's historic and/or architectural sites and buildings;
- K. To cooperate with and advise the Governing Body, the Planning Commission, and other Township agencies in matters involving historically and/or architecturally significant sites and buildings (such as appropriate land usage, parking facilities and signs, as well as adherence to lot dimensional regulations and minimum structural standards);

- L. To cooperate with and enlist assistance from the National Park Service, the National Trust for Historic Preservation, the Pennsylvania Historical and Museum Commission and other agencies, public and private, from time to time, concerned with historic sites and buildings;
- M. To advise owners of historic buildings on problems of preservation;
- N. To promote public interest in the purposes of this Ordinance by carrying on a public relations program.

Section 8. Upon receipt of an application for a building permit for work to be done in a Historic District, the Building and/or Zoning Officer shall act in accordance with the procedures then being followed in that office, except those procedures that are necessarily modified by the following requirements:

- A. He shall forward copies of the application for a building permit, together with copies of any plot plan, building plans and specifications, filed by the applicant to HARB.
- B. He shall not issue a permit for any erection, reconstruction, alteration, restoration, demolition, or razing of all or a part of any building in a Historic District until the Governing Body has issued a Certificate of Appropriateness.
- C. He shall require applicants to submit a sufficient number of additional copies of material required to be attached to an application for a building permit to permit compliance with the foregoing.
- D. He shall maintain in his office a record of all such applications and of his handling and final disposition of the same which shall be in addition to, and appropriately cross-referenced with, his other records.

Section 9. Upon receipt of any building permit application under the jurisdiction of this Ordinance, HARB shall proceed as follows:

- A. HARB shall consider such application at a regular or special meeting which shall be held within thirty (30) days after receipt of such application.

- B. At least ten (10) days prior to the meeting, HARB shall advise the person(s) applying for the permit of the time and place of the meeting and shall invite such person(s) to appear and explain his reasons for the application. HARB may also invite other persons to attend the meeting.
- C. In determining the counsel to be presented to the Governing Body concerning the issuing of a Certificate of Appropriateness of authorizing a permit for the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building within a Historic District, HARB shall consider the following matters:
1. The effect of the proposed change upon the general historic and architectural nature of the District;
 2. The appropriateness of exterior architectural features which can be seen from a public street or way only; and
 3. The general design, arrangement, texture, material and color of the building or structure, and the relation of such factors to similar features of buildings or structures in the District.
- D. Within ten (10) days after the meeting, HARB shall reach a decision on the application and communicate it to the person(s) applying for the permit. If HARB decides to advise against the granting of a Certificate of Appropriateness on the basis of the application as filed, it shall indicate to the person(s) applying for the permit the changes in plans and specifications, if any, which, in the opinion of HARB, would protect the distinctive historical character of the District. If the person(s) applying for the permit is willing to make the changes, he shall so advise HARB within five (5) days after the decision of HARB was made.
- E. Within twenty (20) days after making its decision or, if changes specified in the decision are made in the plans and specifications, then within ten (10) days after the revised plans and specifications are filed, HARB shall submit in writing to the Governing Body its counsel concerning the issuance of a Certificate of Appropriateness. The following matters shall be set forth:
1. The exact location of the area in which the work is to be done;
 2. The exterior changes to be made or the exterior characters of the structure to be erected;

3. A list of the surrounding structures with their general exterior characteristics;
4. The effect of the proposed change upon the general historic and architectural nature of the District;
5. The appropriateness of exterior architectural features of the building which can be seen from a public street or way;
6. The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the District;
7. The opinion of HARB (including any dissent) as to the appropriateness of the work proposed as it will preserve or destroy the historic aspect and nature of the District;
8. The specific recommendations of HARB as to the issuance by the Governing Body or its refusal to issue a Certificate of Appropriateness. If the application is for the demolition or razing of a building, HARB shall, where deemed necessary, recommend to the Governing Body that the proposed demolition be postponed for a period not exceeding nine (9) months. However, in the event demolition or razing cannot be avoided then the moving of a building shall be encouraged as an alternative to demolition if there is no other way to preserve the building.

Section 10. Upon receipt of the written counsel of HARB as provided in Section 9E of this Ordinance, the Governing Body shall proceed as follows:

- A. The application shall be considered at the next regular or special meeting of the Governing Body held at least fifteen (15) days after receipt of the written counsel of HARB.
- B. At least ten (10) days prior to the meeting, the Governing Body shall advise the person(s) applying for the permit of the time and place of the meeting and of his right to attend and to be heard as to the reasons for filing the application.
- C. In determining whether or not to certify to the appropriateness of the proposed erection, reconstruction, alteration, restoration, demolition, or razing of all or a part of any building within

a Historic District, the Governing Body shall consider the same factors set forth in Section 9C of this Ordinance and the report of HARB.

- D. If the Governing Body approves the application it shall issue a Certificate of Appropriateness authorizing the Building and/or Zoning Officer to issue a permit for the work covered.
- E. If the Governing Body disapproves, it shall do so in writing and copies shall be given to the person(s) applying for the permit and to the Pennsylvania Historical and Museum Commission within five (5) days after the decision is made. The disapproval shall indicate what changes in the plans and specifications would meet the conditions for protecting the distinctive historical character of the District.

Section 11. Upon receipt of the written disapproval of the Governing Body, the Building and/or Zoning Officer shall disapprove the application for a building permit and so advise the applicant. The applicant may appeal from the disapproval as provided by law and the Building Code of the Township.

Section 12. In addition to the creation of Historic Districts, the Governing Body may establish a listing of individual sites or structures of historic value. Such sites or structures shall not be governed by the provisions of this Ordinance pertaining to Historic Districts, but the Governing Body may establish such reasonable restrictions on the use of such sites or structures and land adjacent thereto as will tend to preserve their historic character.

Section 13. Signs in Historic Districts shall comply with the following requirements:

- A. No sign or permanent external advertising display of any kind shall be erected, altered or used in Historic Districts except for advertising informing the public of a service, business, occupation or profession carried on in or about the property on which such sign or permanent external advertising display appears. In conjunction with this, no such sign or advertising display of any kind or for any purpose shall be erected or altered until an

application for a permit to make such erection or alteration has been reviewed by HARB for its conformity in exterior material composition, exterior structural design, external appearance and size with similar advertising or information media used in the architectural period of the Districts and a permit granted thereon.

- B. In addition to the above, and those matters considered in Section 9C, the following shall be adhered to:
1. No animated, revolving, or moving signs shall be permitted.
 2. Illumination of any sign shall be indirect, shielded, or otherwise arranged to prevent direct glare.
 3. No free-standing sign shall be more than fifteen (15) feet high.
 4. Projecting signs extending more than two (2) feet over any public walk or right-of-way shall be at least ten (10) feet above the walk grade and at least fourteen (14) feet above any vehicular right-of-way.
 5. No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision, or at any location where by reason of its position, shape or color it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal or device.
 6. No sign shall be located so as to prevent or hinder free ingress to or egress from any door, window or fire escape. No sign shall be attached to a standpipe or fire escape.
 7. No signs shall be attached to or placed on any public utility pole or tree located within any public right-of-way.
- C. Furthermore, all other requirements of any Township Ordinance must be complied with. Historical markers may be authorized by HARB subject to the provisions stipulated and such markers shall not be considered as signs but are to be erected in accordance with the requirements established for historic markers by HARB.

Section 14. The Building and/or Zoning Officer shall have the power to institute any proceedings at law or in equity necessary for the enforcement of this Ordinance in the same manner as in his enforcement of the Building Code of the Township as presently enacted or as the same may from time to time be amended.

Section 15. All ordinances or parts or ordinances inconsistent herewith are hereby repealed.

Section 16. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof.

ENACTED AND ORDAINED this 22nd day of October ,
1975.

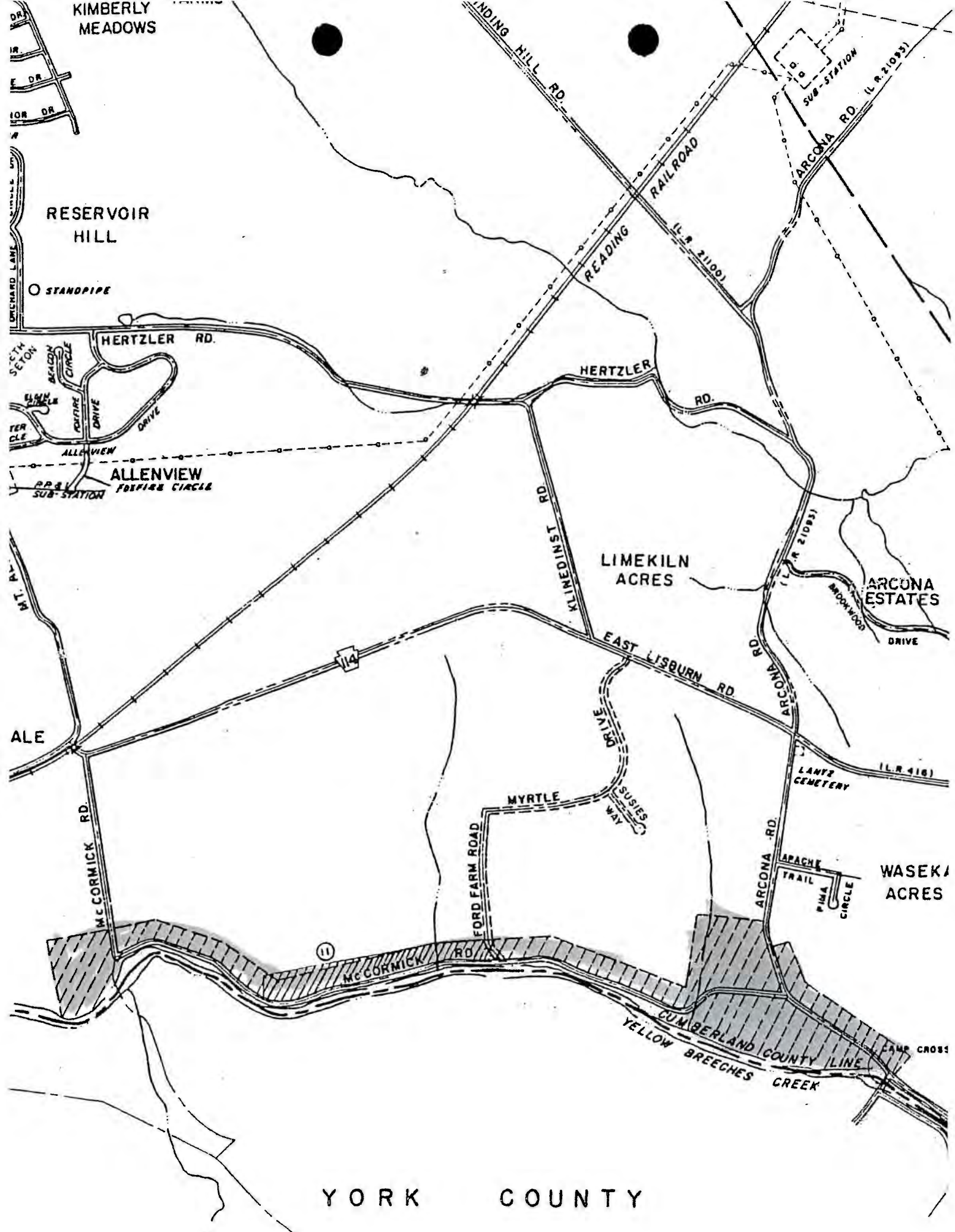
TOWNSHIP OF UPPER ALLEN
Cumberland County, Pennsylvania

By: Edward R. Lang
President, Board of Commissioners

ATTEST:

George R. Foster
Secretary

(SEAL)



KIMBERLY MEADOWS

RESERVOIR HILL

STANDPIPE

HERTZLER RD.

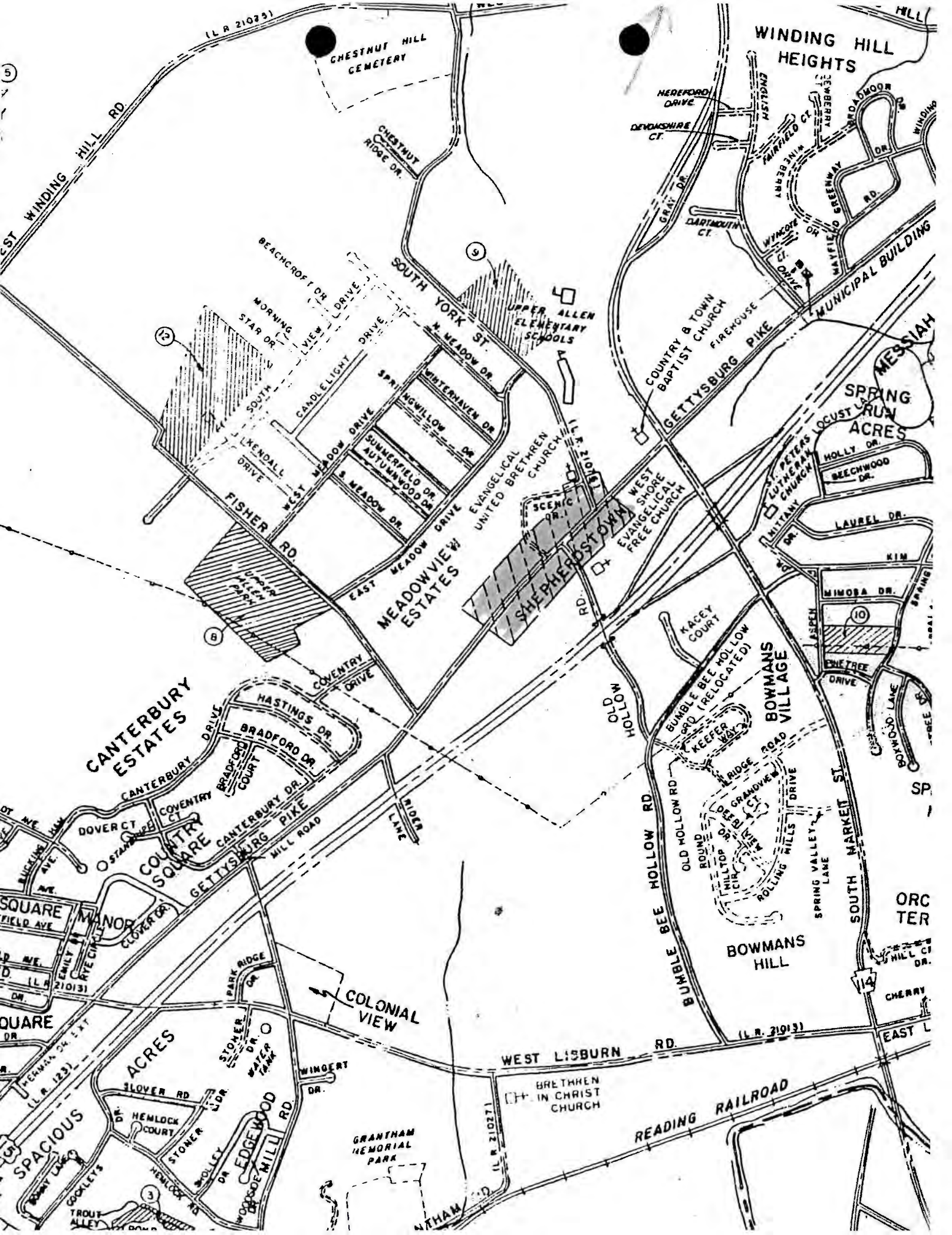
ALLENVIEW

LIMEKILN ACRES

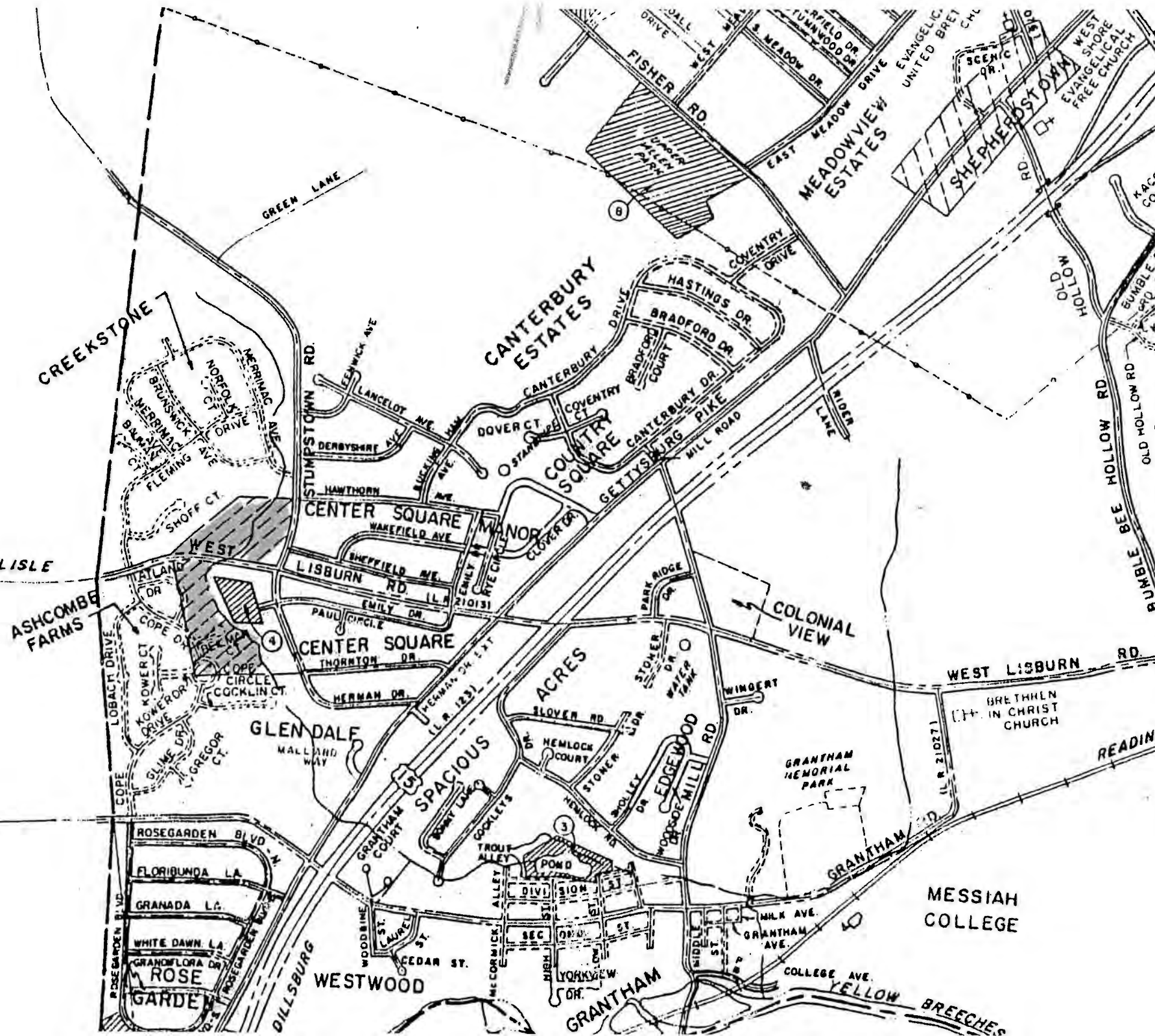
ARCONA ESTATES

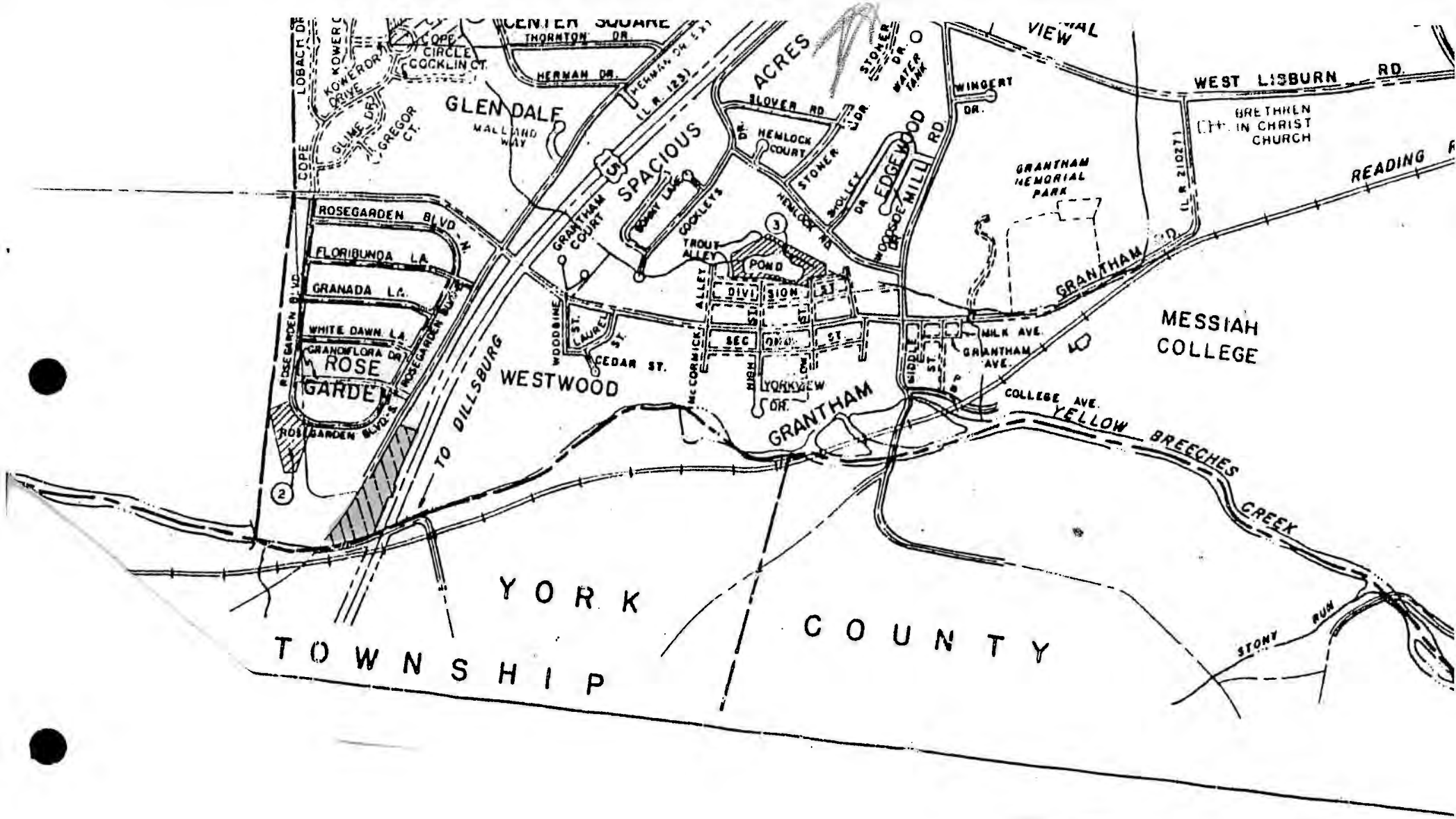
WASEKA ACRES

YORK COUNTY



MONROE







TOWNSHIP OF UPPER ALLEN
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 221

AN ORDINANCE CREATING HISTORIC DISTRICTS WITHIN THIS TOWNSHIP, DEFINING THEIR LIMITS, PROVIDING FOR NOTIFICATION TO THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION OF THE ADOPTION OF THIS ORDINANCE AND FOR OBTAINING FROM THE COMMISSION A CERTIFICATE AS TO THE HISTORICAL SIGNIFICANCE OF EACH OF THE DISTRICTS, PROVIDING FOR THE APPOINTMENT OF A HISTORICAL ARCHITECTURAL REVIEW BOARD TO GIVE COUNSEL TO THE BOARD OF COMMISSIONERS OF THIS TOWNSHIP REGARDING THE ISSUANCE OF CERTIFICATES OF APPROPRIATENESS IN CONNECTION WITH THE GRANTING OR REFUSAL OF PERMITS FOR THE ERECTION, RECONSTRUCTION, ALTERATION, RESTORATION, DEMOLITION OR RAZING OF BUILDINGS WITHIN THE DISTRICTS, PROVIDING FOR APPEALS FROM SUCH REFUSALS, AND PROVIDING FOR CHANGES IN PROCEDURES NECESSARY TO CARRY OUT THE PROVISIONS OF THIS ORDINANCE

BE IT ENACTED AND ORDAINED, and it hereby is enacted and ordained, by the Board of Commissioners of this Township as follows:

Section 1. In accordance with the provisions of an Act entitled:

"An Act authorizing counties, cities, boroughs, incorporated towns and townships to create historic districts within their geographic boundaries; providing for the appointment of Boards of Historical Architectural Review; empowering governing bodies of political subdivisions to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic districts,"

adopted by the General Assembly of the Commonwealth of Pennsylvania and approved by the Governor of the Commonwealth of Pennsylvania on the 13th day of June, 1961, as amended, and for the purpose of protecting portions of this Township which recall the rich architectural and cultural heritage of this Township and of the State, awakening in our people an interest in our historic past and promoting the general welfare, education and culture of this Township,

there is hereby created in this Township historic districts to be known as "Upper Allen Historic Districts".

Section 2. The Upper Allen Historic Districts are as follows:

- A. Rosegarden Mill--consisting of the mill and miller's house and generally bounded by Gettysburg Pike on the west, the Yellow Breeches Creek on the south, U.S. Route 15 on the east, and on the north by a line approximately 1,200 feet from the Yellow Breeches Creek.
- B. Trout Run--consisting of the properties generally located on both sides of West Lisburn Road west of the intersection with Stumpstown Road and surrounding Trout Run and the springs at the source thereof.
- C. Shepherdstown--consisting of the properties generally located on both sides of Gettysburg Pike from a point approximately 900 feet northeast of the intersection with Fisher Road to a point approximately 300 feet northeast of the intersection with South York Street, and the properties on both sides of South York Street from the intersection with Gettysburg Pike to a point approximately 300 feet northwest thereof.
- D. Yellow Breeches--consisting of an area along both sides of McCormick Road from the Nauman Bridge to McCormick's Mill, an area along the east side of Arcona Road from the intersection with McCormick Road to a point approximately 500 feet north thereof, and an area along the west side of Arcona Road from the intersection with McCormick Road to a point approximately 800 feet north thereof.

Section 3. The Upper Allen Historic Districts shall be shown on a map which shall be known as the Township Historic Districts Map and which shall be a part of this Ordinance. Where uncertainty and/or discrepancies exist as to the boundaries of the districts as shown on the Township Historic Districts Map and/or as described in this Ordinance, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.

- C. Boundaries indicated as parallel to or extensions of features indicated in the above, shall be so construed. Distances not specifically indicated on this Map shall be determined by the scale of the Map.
- D. Where physical or cultural features existing on the ground are at variance with those shown on the Map, or in other circumstances not covered by the above, the Governing Body shall interpret the boundaries of the Districts.

Section 4. Immediately upon the adoption of this Ordinance, the Township Secretary shall forward a copy thereof to the Pennsylvania Historical and Museum Commission. This Ordinance shall not take effect until (1) the said Commission has certified, by resolution, to the historical significance of Upper Allen Historic Districts, and (2) it has been duly advertised, as required by existing law.

Section 5. - Definitions

- A. Alteration - any change, modification or addition to a part of or all of the exterior of any building or structure;
- B. Building - any enclosed or open structure which is a combination of materials to form a construction that is safe and stable;
- C. Building and/or Zoning Officer - the officer or officers of this Township authorized to issue permits for the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building (within a Historic District).
- D. Building Permit - an approval statement signed by the Building and/or Zoning Officer authorizing the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building (within a Historic District);
- E. Building Permit Application - the request filed by any person with the Building and/or Zoning Officer that seeks authorization to erect, reconstruct, alter, restore, demolish or raze all or a part of any building (within a Historic District);
- F. Certificate of Appropriateness - the approval statement signed by the Governing Body which certifies the appropriateness of a particular request for the erection, reconstruction, alteration, restoration,

- demolition or razing of all or a part of any building within a Historic District and authorizes the issuance of a building permit for said request;
- G. Demolition - the dismantling or tearing down of all or a part of any building and all operations incidental thereto;
 - H. Erection - any or all work necessary for the construction of any building or structure from a combination of materials that form a safe and stable structure;
 - I. Governing Body - The Board of Commissioners of this Township;
 - J. Historical Architectural Review Board - (HARB) the agency that advises on any requests for authorization to erect, reconstruct, alter, restore, demolish or raze all or a part of any building (within a Historic District);
 - K. Planning Commission - the agency of this Township which advises the Governing Body on planning and zoning related matters;
 - L. Raze - the dismantling or tearing down of all or a part of any building and all operations incidental thereto;
 - M. Reconstruction - any or all work needed to remake or rebuild all or a part of any building to a sound condition, but not necessarily of original materials;
 - N. Restoration - any or all work connected with the returning to or restoring a building or a part of any building to its original condition through the use of original or nearly original materials;
 - O. Sign - a lettered board, structure or other surface, or any other device used to visually announce, advertise or convey information to the public for any purpose. Included would be:
 - 1. Animated Sign - a sign with action or motion, flashing lights or color changes requiring electrical energy, electronic or manufactured sources of supply, but not including wind actuated elements such as flags, banners or pennants;
 - 2. Business Sign - a sign which announces or directs attention to a business, product, service or activity sold or conducted on the premises where such sign is located;

3. Illuminated Sign - a sign incorporating a source of light in order to make the message readable. Included are internally and externally lighted signs.

P. Township - Township of Upper Allen, Cumberland County, Pennsylvania.

Section 6. A Historical Architectural Review Board, hereinafter referred to as HARB, is hereby established to be composed of seven members appointed by the Governing Body. One member shall be a registered architect; one shall be a licensed real estate broker; one shall be the building inspector of this Township; and four shall be persons who own property and reside in one of the Historic Districts and who have a knowledge of, and interest in, the preservation of the Historic Districts.

Of the initial members of HARB, two shall be appointed for terms expiring on December 31, 1976, two shall be appointed for terms expiring on December 31, 1977, two shall be appointed for terms expiring on December 31, 1978, and one shall be appointed for a term expiring on December 31, 1979. Their successors shall each be appointed for a term of five years. The position of any member of HARB appointed in his capacity as a registered architect, licensed real estate broker, building inspector of this Township, or owner of property within a Historic District, who ceases to be such shall be automatically considered vacant. An appointment to fill a vacancy shall be only for the unexpired portion of the term.

Members of HARB shall disqualify themselves from voting on any project in which they are, directly or indirectly, financially interested.

Section 7. The powers and duties of HARB are the following:

- A. To give counsel to the Governing Body regarding the advisability of issuing any Certificate of Appropriateness required to be issued in accordance with the said Act of June 13, 1961, as amended, and this Ordinance;

- B. To make and alter rules and regulations for its own organization and procedure, consistent with this Ordinance and the laws of the Commonwealth of Pennsylvania;
- C. To meet at such intervals, at least bi-monthly, as shall be specified in its rules and regulations or as shall be required to process expeditiously the matters pending before it. A majority of the members of HARB shall constitute a quorum but no action shall be taken without the affirmative vote of at least four members;
- D. To serve without compensation;
- E. To make an annual report of its transactions to the Governing Body;
- F. Pursuant to appropriations which may be made by the Governing Body, to employ secretarial assistants, pay their salaries and wages and incur other necessary expenses;
- G. To conduct a survey of buildings for the purpose of determining those of historic and/or architectural significance and pertinent facts about them; to maintain and periodically revise the detailed listings of historic sites and buildings and data about them, appropriately classified with respect to national, state or local significance, to period or field of interest or otherwise;
- H. To propose, from time to time as deemed appropriate, the establishment of additional historic districts and revisions to existing historic districts;
- I. To formulate recommendations concerning the establishment of an appropriate system of markers for selected historic and/or architectural sites and buildings including proposals for the installation and care of such historic markers;
- J. To formulate recommendations concerning the preparation and publication of maps, brochures, and descriptive material about the Township's historic and/or architectural sites and buildings;
- K. To cooperate with and advise the Governing Body, the Planning Commission, and other Township agencies in matters involving historically and/or architecturally significant sites and buildings (such as appropriate land usage, parking facilities and signs, as well as adherence to lot dimensional regulations and minimum structural standards);

- L. To cooperate with and enlist assistance from the National Park Service, the National Trust for Historic Preservation, the Pennsylvania Historical and Museum Commission and other agencies, public and private, from time to time, concerned with historic sites and buildings;
- M. To advise owners of historic buildings on problems of preservation;
- N. To promote public interest in the purposes of this Ordinance by carrying on a public relations program.

Section 8. Upon receipt of an application for a building permit for work to be done in a Historic District, the Building and/or Zoning Officer shall act in accordance with the procedures then being followed in that office, except those procedures that are necessarily modified by the following requirements:

- A. He shall forward copies of the application for a building permit, together with copies of any plot plan, building plans and specifications, filed by the applicant to HARB.
- B. He shall not issue a permit for any erection, reconstruction, alteration, restoration, demolition, or razing of all or a part of any building in a Historic District until the Governing Body has issued a Certificate of Appropriateness.
- C. He shall require applicants to submit a sufficient number of additional copies of material required to be attached to an application for a building permit to permit compliance with the foregoing.
- D. He shall maintain in his office a record of all such applications and of his handling and final disposition of the same which shall be in addition to, and appropriately cross-referenced with, his other records.

Section 9. Upon receipt of any building permit application under the jurisdiction of this Ordinance, HARB shall proceed as follows:

- A. HARB shall consider such application at a regular or special meeting which shall be held within thirty (30) days after receipt of such application.

- B. At least ten (10) days prior to the meeting, HARB shall advise the person(s) applying for the permit of the time and place of the meeting and shall invite such person(s) to appear and explain his reasons for the application. HARB may also invite other persons to attend the meeting.
- C. In determining the counsel to be presented to the Governing Body concerning the issuing of a Certificate of Appropriateness of authorizing a permit for the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building within a Historic District, HARB shall consider the following matters:
1. The effect of the proposed change upon the general historic and architectural nature of the District;
 2. The appropriateness of exterior architectural features which can be seen from a public street or way only; and
 3. The general design, arrangement, texture, material and color of the building or structure, and the relation of such factors to similar features of buildings or structures in the District.
- D. Within ten (10) days after the meeting, HARB shall reach a decision on the application and communicate it to the person(s) applying for the permit. If HARB decides to advise against the granting of a Certificate of Appropriateness on the basis of the application as filed, it shall indicate to the person(s) applying for the permit the changes in plans and specifications, if any, which, in the opinion of HARB, would protect the distinctive historical character of the District. If the person(s) applying for the permit is willing to make the changes, he shall so advise HARB within five (5) days after the decision of HARB was made.
- E. Within twenty (20) days after making its decision or, if changes specified in the decision are made in the plans and specifications, then within ten (10) days after the revised plans and specifications are filed, HARB shall submit in writing to the Governing Body its counsel concerning the issuance of a Certificate of Appropriateness. The following matters shall be set forth:
1. The exact location of the area in which the work is to be done;
 2. The exterior changes to be made or the exterior characters of the structure to be erected;

3. A list of the surrounding structures with their general exterior characteristics;
4. The effect of the proposed change upon the general historic and architectural nature of the District;
5. The appropriateness of exterior architectural features of the building which can be seen from a public street or way;
6. The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the District;
7. The opinion of HARB (including any dissent) as to the appropriateness of the work proposed as it will preserve or destroy the historic aspect and nature of the District;
8. The specific recommendations of HARB as to the issuance by the Governing Body or its refusal to issue a Certificate of Appropriateness. If the application is for the demolition or razing of a building, HARB shall, where deemed necessary, recommend to the Governing Body that the proposed demolition be postponed for a period not exceeding nine (9) months. However, in the event demolition or razing cannot be avoided then the moving of a building shall be encouraged as an alternative to demolition if there is no other way to preserve the building.

Section 10. Upon receipt of the written counsel of HARB as provided in Section 9E of this Ordinance, the Governing Body shall proceed as follows:

- A. The application shall be considered at the next regular or special meeting of the Governing Body held at least fifteen (15) days after receipt of the written counsel of HARB.
- B. At least ten (10) days prior to the meeting, the Governing Body shall advise the person(s) applying for the permit of the time and place of the meeting and of his right to attend and to be heard as to the reasons for filing the application.
- C. In determining whether or not to certify to the appropriateness of the proposed erection, reconstruction, alteration, restoration, demolition, or razing of all or a part of any building within

a Historic District, the Governing Body shall consider the same factors set forth in Section 9C of this Ordinance and the report of HARB.

- D. If the Governing Body approves the application it shall issue a Certificate of Appropriateness authorizing the Building and/or Zoning Officer to issue a permit for the work covered.
- E. If the Governing Body disapproves, it shall do so in writing and copies shall be given to the person(s) applying for the permit and to the Pennsylvania Historical and Museum Commission within five (5) days after the decision is made. The disapproval shall indicate what changes in the plans and specifications would meet the conditions for protecting the distinctive historical character of the District.

Section 11. Upon receipt of the written disapproval of the Governing Body, the Building and/or Zoning Officer shall disapprove the application for a building permit and so advise the applicant. The applicant may appeal from the disapproval as provided by law and the Building Code of the Township.

Section 12. In addition to the creation of Historic Districts, the Governing Body may establish a listing of individual sites or structures of historic value. Such sites or structures shall not be governed by the provisions of this Ordinance pertaining to Historic Districts, but the Governing Body may establish such reasonable restrictions on the use of such sites or structures and land adjacent thereto as will tend to preserve their historic character.

Section 13. Signs in Historic Districts shall comply with the following requirements:

- A. No sign or permanent external advertising display of any kind shall be erected, altered or used in Historic Districts except for advertising informing the public of a service, business, occupation or profession carried on in or about the property on which such sign or permanent external advertising display appears. In conjunction with this, no such sign or advertising display of any kind or for any purpose shall be erected or altered until an

application for a permit to make such erection or alteration has been reviewed by HARB for its conformity in exterior material composition, exterior structural design, external appearance and size with similar advertising or information media used in the architectural period of the Districts and a permit granted thereon.

- B. In addition to the above, and those matters considered in Section 9C, the following shall be adhered to:
1. No animated, revolving, or moving signs shall be permitted.
 2. Illumination of any sign shall be indirect, shielded, or otherwise arranged to prevent direct glare.
 3. No free-standing sign shall be more than fifteen (15) feet high.
 4. Projecting signs extending more than two (2) feet over any public walk or right-of-way shall be at least ten (10) feet above the walk grade and at least fourteen (14) feet above any vehicular right-of-way.
 5. No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision, or at any location where by reason of its position, shape or color it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal or device.
 6. No sign shall be located so as to prevent or hinder free ingress to or egress from any door, window or fire escape. No sign shall be attached to a standpipe or fire escape.
 7. No signs shall be attached to or placed on any public utility pole or tree located within any public right-of-way.
- C. Furthermore, all other requirements of any Township Ordinance must be complied with. Historical markers may be authorized by HARB subject to the provisions stipulated and such markers shall not be considered as signs but are to be erected in accordance with the requirements established for historic markers by HARB.

Section 14. The Building and/or Zoning Officer shall have the power to institute any proceedings at law or in equity necessary for the enforcement of this Ordinance in the same manner as in his enforcement of the Building Code of the Township as presently enacted or as the same may from time to time be amended.

Section 15. All ordinances or parts or ordinances inconsistent herewith are hereby repealed.

Section 16. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof.

ENACTED AND ORDAINED this 22nd day of October ,
1975.

TOWNSHIP OF UPPER ALLEN
Cumberland County, Pennsylvania

By: Edward R. Lugin
President, Board of Commissioners

ATTEST:

George R. Foster
Secretary

(SEAL)



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

Local Historic District

Survey Code:

County: Cumberland

Municipality: Upper Allen Township

Historic District: Shepherdstown Historic District

Date of PHMC Resolution: September 15, 1976

The "Shepherdstown Historic District," established by Ordinance No. 221, is recognized as a certified historic district by the Pennsylvania Historical and Museum Commission.

MEMO

The Upper Allen Township Historic District is comprised of four separate historic districts:

- ❖ **Shepherdstown Historic District**
- ❖ McCormick Road Historic District
- ❖ Trout Run Historic District
- ❖ Rose Garden Historic District

The survey forms associated with Upper Allen Township are not correlated to the map because of insufficient documentation. Further information on the Upper Allen Historic Districts can be found in Early Architecture in Upper Allen Township published by the Upper Allen Heritage Committee in 1976.



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

Local Historic District

Survey Code:

County: Cumberland

Municipality: Upper Allen Township

Historic District: Rose Garden Historic District

Date of PHMC Resolution: September 15, 1976

The "Rose Garden Historic District" established by Ordinance No. 221, is recognized as a certified historic district by the Pennsylvania Historical and Museum Commission.

MEMO

The Upper Allen Township Historic District is comprised of four separate historic districts:

- ❖ Shepherdstown Historic District
- ❖ McCormick Road Historic District
- ❖ Trout Run Historic District
- ❖ **Rose Garden Historic District**

The survey forms associated with Upper Allen Township are not correlated to the map because of insufficient documentation. Further information on the Upper Allen Historic Districts can be found in Early Architecture in Upper Allen Township published by the Upper Allen Heritage Committee in 1976.

- ❖ A better map is needed for this district.



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

Local Historic District

Survey Code:

County: Cumberland

Municipality: Upper Allen Township

Historic District: Trout Run Historic District

Date of PHMC Resolution: September 15, 1976

The "Trout Run Historic District," established by Ordinance No. 221, is recognized as a certified historic district by the Pennsylvania Historical and Museum Commission.

MEMO

The Upper Allen Township Historic District is comprised of four separate historic districts:

- ❖ Shepherdstown Historic District
- ❖ McCormick Road Historic District
- ❖ Trout Run Historic District
- ❖ Rose Garden Historic District

The survey forms associated with Upper Allen Township are not correlated to the map because of insufficient documentation. Further information on the Upper Allen Historic Districts can be found in Early Architecture in Upper Allen Township published by the Upper Allen Heritage Committee in 1976.

- ❖ A better map is needed for this district.

there is hereby created in this Township historic districts to be known as "Upper Allen Historic Districts".

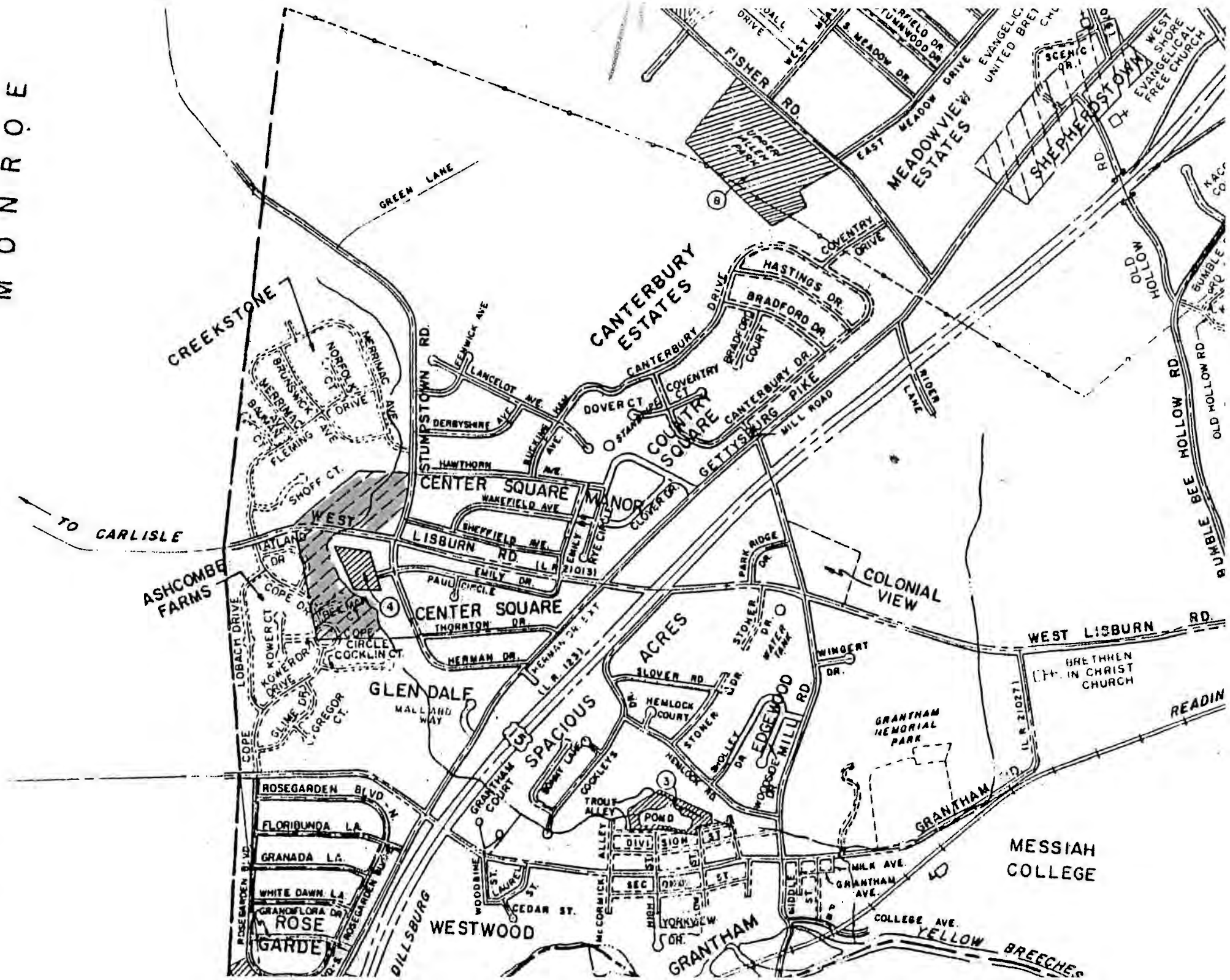
Section 2. The Upper Allen Historic Districts are as follows:

- A. Rosegarden Mill--consisting of the mill and miller's house and generally bounded by Gettysburg Pike on the west, the Yellow Breeches Creek on the south, U.S. Route 15 on the east, and on the north by a line approximately 1,200 feet from the Yellow Breeches Creek.
- B. Trout Run--consisting of the properties generally located on both sides of West Lisburn Road west of the intersection with Stumpstown Road and surrounding Trout Run and the springs at the source thereof.
- C. Shepherdstown--consisting of the properties generally located on both sides of Gettysburg Pike from a point approximately 900 feet northeast of the intersection with Fisher Road to a point approximately 300 feet northeast of the intersection with South York Street, and the properties on both sides of South York Street from the intersection with Gettysburg Pike to a point approximately 300 feet northwest thereof.
- D. Yellow Breeches--consisting of an area along both sides of McCormick Road from the Nauman Bridge to McCormick's Mill, an area along the east side of Arcona Road from the intersection with McCormick Road to a point approximately 500 feet north thereof, and an area along the west side of Arcona Road from the intersection with McCormick Road to a point approximately 800 feet north thereof.

Section 3. The Upper Allen Historic Districts shall be shown on a map which shall be known as the Township Historic Districts Map and which shall be a part of this Ordinance. Where uncertainty and/or discrepancies exist as to the boundaries of the districts as shown on the Township Historic Districts Map and/or as described in this Ordinance, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.

MONROE



**COMMISSIONERS of UPPER ALLEN TOWNSHIP
CUMBERLAND COUNTY**

100 GETTYSBURG PIKE
MECHANICSBURG, PA 17055-5698

BOARD OF COMMISSIONERS:

VIRGINIA M. ANDERSON, President
JOHN F. ALLISON, Vice President
WILLIAM F. KANE, Assistant Secretary
MARK E. LEWIS, Assistant Secretary
DAVID S. FRAZER, Assistant Secretary

TOWNSHIP MANAGER:
LOU FAZEKAS

TELEPHONE: (717) 766-0756
FAX: (717) 796-9833
E-MAIL: twpmgr@twp.upper-allen.pa.us
WEB PAGE: twp.upper-allen.pa.us

July 2, 2001

Scott Doyle
Commonwealth of Pennsylvania
PA Historical and Museum Commission
Bureau of Historical Preservation
Commonwealth Keystone Building, 2nd floor
400 North Street
Harrisburg, PA 17120-0093



Re: Act 167 Historic District Maps and Boundaries

Dear Mr. Doyle:

On behalf of Upper Allen Township, I am responding to your letter of June 19, 2001 regarding the above referenced subject matter. As your aforementioned letter requested, I am enclosing herewith a copy of Chapter 155-4 of the Township's Codified Ordinance enumerating the Historic Districts in Upper Allen Township. Also enclosed is a copy of the Township's official map showing the Historic Districts boundaries.

Should you have any questions regarding this matter, you may contact me at the above listed address and/or telephone number.

Sincerely,

A handwritten signature in dark ink, appearing to read "Max Amaechi".

Max Amaechi
Assistant Zoning/Codes Enforcement Officer

J:\ZONING\ADMIN\Historic.Districts.ltr..doc

empowering governing bodies of political subdivisions to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic districts," adopted by the General Assembly of the Commonwealth of Pennsylvania and approved by the Governor of the Commonwealth of Pennsylvania on the 13th day of June 1961, as amended,¹ and for the purpose of protecting portions of this township which recall the rich architectural and cultural heritage of this township and of the state, awakening in our people an interest in our historic past and promoting the general welfare, education and culture of this township, there is hereby created in this township historic districts to be known as "Upper Allen Historic Districts."

§ 155-3. Enumeration of districts.

The Upper Allen Historic Districts are as follows:

- A. Rosegarden Mill: consisting of the mill and miller's house and generally bounded by Gettysburg Pike on the west, the Yellow Breeches Creek on the south, U.S. Route 15 on the east, and on the north by a line approximately 1,200 feet from the Yellow Breeches Creek.
- B. Trout Run: consisting of the properties generally located on both sides of West Lisburn Road west of the intersection with Stumpstown Road and surrounding Trout Run and the springs at the source thereof.
- C. Shepherdstown: consisting of the properties generally located on both sides of Gettysburg Pike from a point approximately 900 feet northeast of the intersection with Fisher Road to a point approximately 300 feet northeast of the intersection with South York Street, and the properties on both sides of South York Street from the intersection with Gettysburg Pike to a point approximately 300 feet northwest thereof.
- D. Yellow Breeches: consisting of an area along both sides of McCormick Road from the Nauman Bridge to McCormick's Mill, an area along the east side of Arcona Road from the intersection with McCormick Road to a point approximately 500 feet north thereof, and an area along the west side of Arcona Road from the intersection with McCormick Road to a point approximately 800 feet north thereof.

§ 155-4. Township Historic Districts Map; interpretation of boundaries.

The Upper Allen Historic Districts shall be shown on a map which shall be known as the "Township Historic Districts Map" and which shall be a part of this chapter.² Where uncertainty and/or discrepancies exist as to the boundaries of the districts as shown on the Township Historic Districts Map and/or as described in this chapter, the following rules shall apply:

- A. Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines.

¹ Editor's Note: See 53 P.S. § 8001 et seq.

² Editor's Note: Said map is on file in the office of the Township Secretary.



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

Local Historic District

Survey Code:

County: Cumberland

Municipality: Upper Allen Township

Historic District: McCormick Road Historic District

Date of PHMC Resolution: September 15, 1976

The "McCormick Road Historic District," established by Ordinance No. 221, is recognized as a certified historic district by the Pennsylvania Historical and Museum Commission.

MEMO

The Upper Allen Township Historic District is comprised of four separate historic districts:

- ❖ Shepherdstown Historic District
- ❖ **McCormick Road Historic District**
- ❖ Trout Run Historic District
- ❖ Rose Garden Historic District

The survey forms associated with Upper Allen Township are not correlated to the map because of insufficient documentation. Further information on the Upper Allen Historic Districts can be found in Early Architecture in Upper Allen Township published by the Upper Allen Heritage Committee in 1976.

- ❖ A better map for the district is needed.



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

Local Historic District

Survey Code:

County: Cumberland

Municipality: Upper Allen Township

Historic District: Upper Allen Historic District

Date of PHMC Resolution: September 15, 1976

The "Upper Allen historic District," established by Ordinance No. 221, is recognized as a certified historic district by the Pennsylvania Historical and Museum Commission.

MEMO

The Upper Allen Township Historic District is comprised of four separate historic districts:

- ❖ Shepherdstown Historic District
- ❖ McCormick Road Historic District
- ❖ Trout Run Historic District
- ❖ Rose Garden Historic District

The survey forms associated with Upper Allen Township are not correlated to the map because of insufficient documentation. Further information on the Upper Allen Historic Districts can be found in Early Architecture in Upper Allen Township published by the Upper Allen Heritage Committee in 1976.

A Better Map is greatly needed

STREET MAP OF UPPER ALLEN TOWNSHIP

Cumberland County.

Pennsylvania

 0 800 1200 1600 2400 3000
 SCALE IN FEET

1975

