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27 Attachment 4

Township of Richland

**Appendix 27-D
The Richland Township Historic Resources Survey**

Submitted to:

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Richland Township Historic Resources Survey

I. Introduction

Project Overview

Heritage Conservancy prepared a historic resources survey of Richland Township to document historic resources and identify resources of national, state and local significance. This survey was the first of its kind in the township and was completed between November 2001 and October 2002.

Preliminary research was completed in late 2001 to determine the location of historic resources and to develop historic contexts for the township. Present day tax map parcels, USGS maps, and historic maps were consulted to determine possible historic site locations. The 1891 map of Richland Township was used as the major tool in identifying historic structures. Buildings identified on this map were then labeled on a township tax parcel map for easy field reference.

Field survey work began in the winter of 2002. This work included visiting identified sites, photographing resources, completing architectural descriptions, and identifying significant properties and potential historic districts. A survey card for each identified site was completed. The survey cards include information regarding property identification, approximate date of construction, architectural style, a description of the main building and accessory structures, and historical narrative and/or historic map identification. Historic research on key properties was undertaken upon completion of fieldwork. Historic research included using historic maps and, in some cases, deed records and local histories. In most cases, the history of the resource is only briefly described.

Upon the completion of fieldwork and research, each resource was evaluated to determine its architectural and/or historical significance. The property was then ranked to determined eligibility for National Register listing and local significance. Properties that appear to be eligible for listing for the National Register have been labeled "NRE." Locally significant properties were ranked "LS1" or "LS2." Properties rated "LS1" were felt to possess greater significance due to architectural integrity and/or historical association. Resources ranked "LS2" were felt to be locally significant but represented more common forms. Properties without specific ranking are historical resources that either appear to have been altered and/or for which little historical information could be obtained.

It should be remembered that ranking resources was based on preliminary exterior inspection. Alterations to buildings and demolition of a portion or all of a building can change a ranking dramatically. Likewise, a building that appears

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to hold little architectural integrity on the exterior can be rehabilitated and preserved. Often historic fabric is hidden behind modern materials. This is sometimes the case with historic resources that appear to be relatively unimportant but which may actually be very early log buildings.

Survey cards with photographs and, in some cases, supplementary material, such as biographical sketches of past owners, have been supplied as the final product of this study. In addition, survey information is available on cd-rom. Each resource is also labeled on a companion map and identified by tax map parcel.

II. Resources Identified by Ranking

NRE Resources

The resources survey identified several potential districts that might be eligible for listing on the National Register of Historic Places. If there is community support, the township should consider completing district nomination forms for these areas. Additional research and fieldwork will be necessary to prepare eligibility forms and national register nominations.

- California
- Rich Hill (extends into adjoining townships)
- Shelly Station

In addition, there are several collections of early 20th century resources, such as the area of homes just south of Fairview Avenue, that may warrant more in-depth study to determine their eligibility as historic districts.

Individual sites that may be eligible for National Register listing:

36-005-033	Reservoir Road
36-005-054	395 West Pumping Station Road
36-009-016	55 Hickon Road
36-009-017	86 East Cherry Road
36-009-038	160 Dickert Road
36-009-061	490 East Cherry Road
36-009-092	479 East Cherry Road
36-009-149-002	1375 California Road
36-011-002	1367 Richlandtown Pike
36-013-025-001	520 Tollgate Road
36-017-032	140 East Pumping Station Road
36-017-044-001	889 Old Bethlehem Pike
36-017-048	350 Station Road
36-029-046-001	290 Raub Road
36-029-071	225 Apple Road
36-029-091	Church Road
36-035-001	Richlandtown Pike
36-038-008	580 Scholls School Road
36-038-017-001	1175 Rich Hill Road
36-038-041	1430 Old Bethlehem Pike
36-039-106	Axe Handle Road
36-045-001	Thatcher Road

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LS1 Sites

36-002-001	East Cherry Street
36-002-001	East Cherry Street
36-003-006-001	23 East Cherry Road
36-005-013	304 Reservoir Road
36-005-017	389 Reservoir Road
36-005-025	88 Mine Road
36-005-049	400 Reservoir Road
36-005-057	150 Reservoir Road
36-009-048	1040 California Road
36-009-049	1004 California Road
36-009-086	320 Gross Road
36-009-087	230 Gross Road
36-009-102-001	1590 California Road
36-009-110	1204 California Road
36-009-119	1602 California Road
36-009-128	1155 California Road
36-009-129	1197 California Road
36-009-134-001	800 East Cherry Road
36-009-162	1581 California Road
36-009-169	1845 California Road
36-010-005	43 East Cherry Road
36-010-014	25 Shelly Road
36-010-022	70 East Cherry Road
36-013-004	550 Trumbauersville Road
36-013-007	380 Trumbauersville Road
36-013-011	325 Trumbauersville Road
36-013-012-001	401 Tollgate Road
36-013-024	580 Tollgate Road
36-013-049	95 Scholls School Road
36-013-050-004	55 Scholls School Road
36-017-022-003	840 Old Bethlehem Pike
36-017-026	175 California Road
36-017-030	323 California Road
36-017-038	201 Cemetery Road
36-017-050	410 Station Road
36-021-095-002	115 Trumbauersville Road
36-022-012	490 Heller Road
36-027-025	258 Station Avenue
36-027-025-001	260 Station Avenue
36-029-003	680 East Pumping Station Road
36-029-020	525 Beck Road

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36-029-029	1258 Richlandtown Pike
36-029-041	799 Erie Road
36-029-044	144 Raub Road
36-029-064-001	196 Union Road
36-029-068	591 Union Road
36-029-069	110 Apple Road
36-029-078	167 Meadow Road
36-029-088	375 Church Road
36-032-005	378 Richlandtown Pike
36-035-007	198 Richlandtown Pike
36-037-009-002	175 Pullen Station Road
36-038-009	55 Camp Rock Hill Road
36-038-014	565 Scholl's School Road
36-038-019-001	1115 Rich Hill Road
36-038-038	1496 Old Bethlehem Pike
36-038-060	1475 Old Bethlehem Pike
36-038-062-001	1499 Old Bethlehem Pike
36-039-001	25 Tollgate Road
36-039-015-001	120 East Paletown Road
36-039-019	30 West Paletown Road
36-039-025	360 Paletown Road
36-039-035	120 Muskrat Road
36-039-036	255 Rich Hill Road
36-039-037	275 Rich Hill Road
36-039-055	340 Rock Hill Road
36-039-064	225 Rocky Ridge Road
36-039-069	101 East Paletown Road
36-039-083-001	510 Rock Hill Road
36-039-100-001	355 Rock Hill Road
36-039-101	Doylestown Pike
36-039-104	40 West Thatcher Road
36-042-001	130 East Paletown Road
36-043-007-001	442 East Paletown Road
36-043-028	Doylestown Pike
36-045-005-003	300 West Thatcher Road

LS2 Sites

36-005-001-001	243 West Zion Hill Road
36-005-032	860 California Road
36-005-036	175 Reservoir Road
36-005-048	466 Reservoir Road
36-005-085-001	1883 Old Bethlehem Pike

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36-005-087-001	205 Portzer Road
36-006-001	70 West Cherry Road
36-009-002	304 Mine Road
36-009-005	71 East Cherry Road
36-009-028	274 Mine Road
36-009-036	240 Dickert Road
36-009-057	360 Cherry Road
36-009-062	520 East Cherry Road
36-009-063	532 East Cherry Road
36-009-066	California Road
36-009-096-001	341 East Cherry Road
36-009-104-002	1426 California Road
36-009-111-001	525 East Cherry Road
36-009-114-001	209 Gross Road
36-009-133	760 East Cherry Road
36-009-139	957 East Cherry Road
36-009-168	1420 Richlandtown Pike
36-010-009	65 – 67 East Cherry Road
36-010-010	55 East Cherry Road
36-010-011	49 East Cherry Road
36-010-019	17 Nice Road
36-010-020	9 Nice Road
36-013-006	482 Trumbauersville Road
36-013-008	495 Trumbauersville Road
36-013-009	475 Trumbauersville Road
36-013-046	400 Yankee Road
36-013-048	221 Scholls School Road
36-017-046	204 Station Road
36-017-060	Station Road
36-017-068	141 Station Road
36-017-074-005	419 Erie Road
36-024-033	100 Richlandtown Pike
36-027-001	160 Fairview Avenue
36-027-003	186 Fairview Avenue
36-027-006	168 Hellertown Street
36-027-017	224 Fairview Avenue
36-027-020	274 Fairview Avenue
36-027-026	240 Station Avenue
36-027-027	228 Station Avenue
36-027-036	185 Perkasio Avenue
36-028-058	551 Erie Road
36-029-007	990 Cherry Road

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36-029-021	11225 East Cherry Road
36-029-024	1130 Richlandtown Pike
36-029-034-003	120 Younken Road
36-029-047	380 Raub Road
36-029-060	460 Union Road
36-029-080	Meadow Road
36-029-085	141 Meadow Road
36-032-005	380 Richlandtown Pike
36-032-006	362 Richlandtown Pike
36-032-007	350 Richlandtown Pike
36-033-014	578 Richlandtown Pike
36-033-097	596 Richlandtown Pike
36-034-003	168 Church Road
36-035-022	159 Richlandtown Pike
36-035-023	165 Richlandtown Pike
36-035-031	191 Richlandtown Pike
36-035-032	193-195 Richlandtown Pike
36-035-053	355 Richlandtown Pike
36-035-053-001	351-353 Richlandtown Pike
36-037-010	85 Pullen Station Road
36-038-016	50 Whaland Road
36-038-061	1487-1489 Old Bethlehem Pike
36-039-004	1140 Old Bethlehem Pike
36-039-006-001	1175 Old Bethlehem Pike
36-039-021	100 West Paletown Road
36-039-063	115 Muskrat Road
36-039-071-002	143 East Paletown Road
36-039-079	Hickory Lane
36-039-098	185 Rock Hill Road
36-039-107-001	70 Axe Handle Road
36-041-001-002	1024 Doylestown Pike
36-043-011-001	399 East Paletown Road
36-045-003	200 West Thatcher Road
36-045-004	220 Thatcher Road
36-045-007	460 West Thatcher Road
36-045-013	173 West Thatcher Road
36-045-014	185 West Thatcher Road
36-045-016	255 Thatcher Road
36-045-028-003	95 Axe Handle Road

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III. Survey Findings

Historical Overview

Richland Township, located in the northwest corner of Bucks County, was formed in 1734. The name Richland is believed to have developed in the 1720s with the discovery of fertile soil in the area. Although Griffith Jones was the first to own land in the area with a grant from William Penn in 1681, there is no evidence that he actually lived in the township. The first actual settler is thought to have been Peter Lester or his son-in-law, John Ball. Both Lester and Ball were members of the Society of Friends and settled in the area around 1712. By 1716 a number of other Quaker settlers came to the region, with most settling along the southern and western sections of the township and in what is now Quakertown Borough.

Development of the area continued in the first half of the 18th century with the construction of a meetinghouse around 1721 and the building of roads in the late 1720s and 1730s. Early roads, such as present day California, Old Bethlehem and Doylestown roads, helped disperse the new settlers. German emigrants and their descendants from nearby Montgomery County began to take up land in the 1730s and by the late 18th century outnumbered their English neighbors. Tax records for 1799 indicate that Richland residents with apparent German heritage constituted approximately 55% of the population.

Richland Township remained essentially rural until quite recently; however, clusters of families could be found in several crossroad villages developed in the late 18th and early 19th centuries. As late as 1784, the township held only 860 inhabitants with 147 dwellings. Concentrations of homes were found in small villages including areas in present-day Quakertown, Richlandtown, and Rich Hill. Although two of these communities are now separate municipalities, they were important centers for the Richland community. Crossroad communities were established in the township around taverns, potteries, mills, and/or churches and all remained relatively small until the second half of the 19th century. The Federal Direct Tax record for the township indicates that in 1798 there were 184 dwellings and 141 barns. The majority of properties in Richland Township during the 18th century developed as farmsteads. Even Quakertown, for example, was described in 1820 as holding less than a dozen dwellings.

By the mid 19th century, however, the growth of Quakertown as a regional center, and the construction of the North Pennsylvania railroad through the township in 1856, brought new development and established new centers. In 1857 a rail line, called the Bethlehem branch, was completed through Bucks County via Telford and Quakertown to Bethlehem and Allentown. The main line

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of the Reading Railroad ran from Philadelphia to Reading. In addition to the main line, there were a number of divisions of the company that ran on individual lines or branches, which connected back to the main trunk line. The railroad became part of the Philadelphia and Reading Railroad system in 1879.

A passenger station was constructed at the time the line first opened. A freight station soon followed. When initially constructed, the station was named Richland Center and was located approximately a mile from Quakertown Borough. By 1860, hundreds of buildings went up, and the unincorporated village, also called Richland Center, quickly eclipsed the village of Quakertown. In a stunning move, Quakertown annexed the sprawling town of Richland Center in 1874. As it grew in importance, the new enlarged Quakertown became the focus of additional transportation networks, which, in turn, fueled further growth.

Between 1856 and 1876 Quakertown more than doubled in size. The building boom in Quakertown created several residential areas outside the borough limits including an area of Victorian homes just south of Fairview Avenue. A number of industrial facilities sparked growth into the last quarter of the century including plants that manufactured cigars, tools, boots and shoes, clothing, and stoves. Other major industries included silk mills and makers of agricultural equipment.

The village of Shelly, in the northwest corner of the township, also developed due to the establishment of a railroad station with a general store and cigar manufactory.

By the early 20th century, most roads and villages in present day Richland Township were well established, and growth slowed. With the construction of major roadways, such as the nearby Northeast Extension of the Pennsylvania Turnpike and the realignment of Route 309, 20th century development has increased and in recent years has begun to change the rural character of the township.

Architecture

Richland Township's earliest buildings appear to date to the 18th century. Many of these buildings have become part of larger structures, often hidden behind modern materials. Today, only a handful of readily identifiable 18th century structures are found in the township.

Records indicate that the majority of 18th century buildings in Richland Township were constructed of log. The 1798 Federal Direct Tax records show that of the 184 buildings found in the township (then including the two boroughs), 106 were one-story log dwellings. Another 31 were two-story log

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buildings, and eight were log described as stone and log, which may have had stone ends or stone infill.

The same record shows that stone buildings were relatively rare. Only 26 two-story stone houses were found in the township in 1798. Another five, one-story dwellings were also constructed of stone. A number of these 31 structures were located in present-day Quakertown Borough.

A handful of frame structures and two brick buildings were also identified in the 18th century tax record. Frame or plank buildings were uncommon since most sawn lumber was reserved for other purposes. Brick buildings were also rare in upper Bucks County. Clay deposits in Richland were well known and were usually associated with the potteries in the lower portion of the township.

Likewise few 18th century agricultural buildings in Richland Township are extant. Modern materials and additions, however, may mask early barns and outbuildings. Of the 141 barns listed in the 1798 Federal Direct Tax record, 115 were constructed of log. The record indicates that only three stone barns existed prior to 1800.

Primary Structures

The majority of historic buildings in the township appear to have been constructed after 1800. Federal-period stone dwellings can be found throughout the township. Most examples are two or two-and-one-half-story buildings with three- or five-bay-wide facades often topped with decorative cornices. Many of these buildings constructed between 1820 and 1840 were faced with stucco. Both single- and double-pile (two-room deep) examples of the style are apparent in the township. In the 1830s and 1840s, buildings with Greek Revival features, including gable roof returns, transoms and sidelights, and third-story frieze (often called “eyebrow”) windows began to be fashionable. Frame buildings were also more common with new milling technology. By the mid-1800s, most log construction gave way to frame, stone and brick construction. These Greek Revival buildings tend to have floor plans and massing that are similar to Federal period structures.

A wide variety of styles derived from pattern books are associated with architecture of the mid to late 19th century. Most buildings in Bucks County retained their simple rectangular forms but employed a variety of elements associated with new styles. The most common form found in the area remained the simple one-room-deep, two-room-long, I-plan house. Laterally oriented floor plans, typical in the 18th and early 19th centuries, gave way to buildings added to or designed with rear wings. L-shaped buildings also became more prevalent by mid-century.

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The predominant style found in the area between 1840 and 1870 was the Gothic Revival. This style was epitomized by cottages with steep cross gable roofs and pointed arched windows. Features such as decorated porches and bay windows were also introduced. Although high style versions of the Gothic Revival mode were common in cities and other areas of the region, most examples of the style in Richland held only slight references to the Gothic Revival architecture. Stone elements found on more sophisticated examples gave way to wooden components cut by power scroll saws.

By the middle of the century, Italianate features appeared, inspired by large Italian villas. Vernacular examples of the style often have tall, narrow windows, round arched attic windows, ornate cornices with brackets and front porches.

By the end of the century, Queen Anne-style houses were popular. Unlike the simple house forms of previous styles, Queen Anne-style homes had asymmetrical plans, often containing towers, turrets, wrap-around porches and bay windows.

Although this historic survey concentrated on historic resources that were found prior to 1891, several popular styles of the early 20th century are also evident in the township. Colonial Revival, Bungalow and American Four-square houses were common modes used in residential construction between 1900 and 1930. Examples of these styles retaining their architectural integrity have been included in the survey.

Secondary Buildings

A large number of early barns and associated outbuildings are found scattered throughout the township. The majority of these structures are of stone and frame construction. Log barns, once the most common form found in the township, are rare today. Many log outbuildings could exist hidden behind modern materials and would not be identified in this survey.

Stone barns were common by the first quarter of the 19th century in Richland Township. These barns tend to be standard Pennsylvania forms with open or closed forebays. Many barns have stone ends with stone or framed gables. German influences, such as the use of Peilers, the piers that strengthen barn walls and help support closed forebays, are common. Most large barns are bank barns, often with stone stabling and frame upper floors. Barns tend to have extensions, often with outsheds on the bank ramp elevations. By the mid-19th century double-decker barns were found in the region. Many later barns have gable peak windows that contain elements of common modes of the period.

Other common outbuildings are outkitchens found close to the dwelling. For the most part outkitchens are one-story, frame or masonry structures with gable

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roofs and end chimneys. Several log outkitchens with stone chimney end walls are also found in the township. Stone springhouse, root cellars, dairies and other small structures are found scattered on early farmsteads.

IV. Conclusion

Use of Survey Work

The historic resources survey was designed as a planning tool. In short, it is the list of the township's historic resources. The inventory of resources includes historic houses, agricultural buildings, commercial and industrial structures, and other man-made features such as bridges. These historic resources form an integral part of the township's character, history, physical landscape and way of life.

Ideally, township officials should use the survey as a regular, ongoing part of the township's planning, zoning and land-development review and activities. Township officials should consult it as projects are planned for an area or for a specific property with a historic resource. The survey should form the basis of the municipality's preservation planning.

The survey should also be continually updated and refined. This study should be used as a guide—not as the final word on a resource's architectural and historic significance. Detailed analysis of any building identified in this study should be undertaken if scheduled for demolition or impacted by new development.

Property owners, historical organizations and other individuals and groups interested in completing more detailed historical review can use this material as a reference point. It is suggested that the township maintain files for each property that can be supplemented with additional historical materials.

Future Steps

Protection of historic resources has been shown to help maintain and enhance a community's cultural memory and, at the same time, its quality of life. By preserving historic structures, local communities can also enhance property values and spur smart growth and economic development. Today a host of historic preservation techniques are available that can enhance and rehabilitate historic structures as vital parts of communities.

It is extremely important to remember that preservation techniques do not work without community support. Building excitement and educating both local officials and the public about preservation issues is essential. Hands-on community involvement in all aspects of preservation planning is necessary for preservation policies to work.

National Register of Historic Places

The National Register of Historic Places is the federal list of resources worthy of preservation. The National Register assists in preserving historic resources by encouraging the recognition of significant properties and areas and, in turn,

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fostering community pride and interest in the area's history. In addition, National Register listing can provide protection from federally funded projects.

Listing on the National Register does not guarantee a resource's protection nor does it prevent a historic homeowner from changing or even demolishing their structures. However, register status does provide a degree of protection against state and federally financed projects that might have a negative effect on historic resources.

One of the benefits of listing on the National Register is the availability of substantial tax credits for owners who undertake rehabilitation. Federal tax credits for rehabilitation work are currently available for income-producing properties.

Federal Tax Credits and other Potential Benefits

Since 1976, the Federal Internal Revenue Code has contained a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic neighborhoods. These incentives include a 20% tax credit from the amount of Federal tax owed for the preservation of income-producing properties. Credits are available for owners and certain property tenants with long-term leases of commercial properties. To qualify, the building must be a certified historic structure, listed on the National Register, be income-producing, and work must be substantial—that is equal to the adjusted basis of the building.

Both the National Register program and tax credits for rehabilitation are administered through the Pennsylvania historic preservation office, part of the Pennsylvania Historical and Museum Commission (PHMC).

Unfortunately, there are currently no tax credits or funds for residential properties. There are several bills pending in Pennsylvania that are designed to provide economic incentives for the preservation of privately owned historic resources. These include the Historic Home & Neighborhood Preservation bill (HB 90) and Historic Home Local Regulation and Tax Assessment bill (HB 91).

Local Preservation Tools

In Pennsylvania, the National Register program also forms the basis for local preservations programs. PHMC must find a district eligible for National Register listing in order for a local government to implement historic district zoning. However, less restrictive historic overlay zoning can be implemented to protect national register eligible and locally significant buildings.

Historic district zoning is perhaps the most effective tool local municipalities can use to protect historic resources. Zoning establishes local controls for an area

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with historical and/or architectural significance. It provides for orderly review of alterations and additions to historic resources and acts as a means to protect and enhance a district. Only exterior architectural features as seen from a public street are reviewed under this legislation. General design, arrangement of windows and doors, texture, material and color of buildings and the relation of such factors to similar features of the historic district are considered. Historic district zoning can be implemented only after passage of a historic district ordinance, guidelines, and establishment of an advisory review board. In Pennsylvania, the advisory review board serves under the municipality's governing board.

In Richland Township, historic overlay zoning may be considered where historic resources are not concentrated in historic districts. Protection is available under the Municipalities Planning Code's Zoning provision, Article VI sections 604-605. Historic Overlay zoning can be less restrictive, regulating demolition, massing and scale, or other exterior alterations.