

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word process, or computer, to complete all items.

1. Name of Property

historic name Cold Spring Farm
other names Morton, Peter and Louisa, Farmstead

2. Location

street & number 323 Lions Park Drive, McConnellsburg N/a not for publication
city or town Todd Township N/A Vicinity
state Pennsylvania Code PA county Fulton code 057 zip code 17233

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does
not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (
See continuation sheet for additional comments).

Exec. Dir. 6/27/2000
Signature of certifying officer/Title Date

PA Historical and Museum Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying officer/Title Date

State or Federal agency and bureau

4. State/Federal Agency Certification

I hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- Determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Signature of the Keeper

Date of Action

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- Private
- Public-local
- Public-State
- Public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- Object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
3		Buildings
		Sites
		Structures
		Objects
3		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resource previously Listed in the National Register

None

6. Function of Use

Historic Functions
(Enter categories from instructions)

Domestic/single dwelling
Agriculture/subsistence/processing
Domestic/secondary structure
Agriculture/subsistence/animal facility

Current Functions
(Enter categories from instructions)

Work in progress

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian
Other: Queen Anne
Late 19th and 20th century Revivals
Other: Colonial Revival

Materials
(Enter categories from instructions)

Foundation Sandstone
walls Brick
Sandstone
roof Asphalt
other Slate

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

Section 7 Page 1

Physical Description:

The 21-acre farmstead remnant of Cold Spring Farm is located in Todd Township at the northeast edge of the Borough of McConnellsburg in Fulton County. The farmstead consists of three contributing buildings: the main house, bearing a brick on the south elevation incised with the date Sept. 3, 1900, built by Peter Morton; the stone springhouse, probably built during an earlier occupation c.1850, with a late Victorian style second story addition associated with the Morton occupation; and the stone slaughterhouse, also probably associated with the c.1850 occupation, converted to slaughterhouse use during the Morton occupation. The cluster of buildings face south at the end of a gravel lane extending north from Lions Park Drive. A landscaped yard surrounds the three buildings, consisting of large deciduous trees and plants and flowering shrubs dating from the early 20th century. In addition to the buildings listed above is the remnant of a bank barn, just the foundation remaining, located across the gravel lane from the house. Northwest of the building complex is a dry pond constructed during the later years of the Morton occupation. Much of the outlying acreage, beyond the building complex and landscaped yard, is overgrown with trees and undergrowth. The landscaped grounds and pond, the remaining farm acreage, and the barn foundation are considered to be uncounted landscape features, but are not counted. The built elements of the Cold Spring Farm, the main house, springhouse and slaughterhouse, and the immediate landscaped yard retain much of their integrity to the occupation of the Morton family, beginning in 1900 and lasting through the late 1930s. Most of the changes to the house, particularly the porch, occurred during the Morton occupation. The springhouse, used by the Morton family to store milk and meat, appears unchanged. While the stone slaughterhouse has had several additions since the Morton ownership, the original section retains much of the butchering and meat processing equipment in place. Located essentially in the center of its 21 acres, the building complex remains relatively isolated from the nearby streets of McConnellsburg. The historic resource retains its setting.

The house is a two story five bay brick dwelling with a central pedimented cross gable with a Palladian window. The cross gable and pedimented side gables have roofing slate as their surface material. Windows have 2/2 pane sash and segmentally arched tops; the center bay on the second story is a paired window with 1/1 narrow sash and segmentally arched tops. The main entrance is in the center bay with the original two-panel door with upper glass pane intact. There is a wraparound porch along the front and east side elevations. The porch is supported with square columns on brick piers; the east porch is enclosed with panel and 3/3 vertical pane sash windows. The eaves of the porch have a wide overhang with the rafter ends exposed. Historic photographs suggest that this porch replaced an earlier three bay porch in the 1930s. Across the rear (north) elevation of the house is a one story shed roofed porch. It is a new recreation of an original porch that had been enclosed, most likely about 1920. The eastern end of the rear porch remains enclosed. Presumably this is a remnant of the original enclosed

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

Section 7 Page 2

structure. The one bay porch enclosure is sheathed with wood lap siding. The west gable end elevation is plain, pierced only by windows, like those on the other elevations. The roof is covered with asphalt shingles; two original interior brick chimneys are located in the gable ends, one smaller interior brick chimney is located on the north roof elevation along the east wall.

The interior at the first floor has a four-room plan bisected by a stair and entrance hall. Original architraves, pocket doors, newel posts, and balustrade remain of naturally finished chestnut. The newel posts are large and square with molded trim and reeded decoration. Beaded wainscoting remains in the kitchen. The second floor is laid out in essentially the same four-room plan. A modern bathroom is located at the head of the stairs, on the north side of the house, in what was probably previously a closet or small room. On the opposite end (south) of the stair hall, enclosing the interior of the Palladian windows, is a divided closet accessible from the two front rooms. Two small windows on the interior stair hall wall open into the closet area, allowing light from the Palladian window to reach the stair hall. This appears to be an original feature of the house. Due to vandalism while the house was vacant, some woodwork elements and door hardware were removed. Missing elements are sections of door architrave. Fortunately the woodwork style is consistent through the house, and remaining sections of architrave, such as those found in the kitchen have been reproduced. There are no fireplaces in the house except for one added in the enclosed east porch that dates from the 1930s. Overall, the dominant interior feature is the chestnut woodwork and the massive staircase newel and railing system.

Secondary buildings on the property include a stone springhouse immediately behind the house and a stone and frame slaughterhouse approximately 50 feet to the west of the main house. The springhouse is a small building, approximately 12 feet long by 9 feet wide. It is constructed of local sandstone with large stone quoins at the corners and a brick jack arch above the entrance. The roof of the original one story stone building was replaced with a c.1920 Queen Anne style gambrel roof giving the building a useable second story. The gable ends of the roof are sheathed with plain and scalloped roofing slate. Also a semi-hexagonal projecting bay of frame construction was added beneath an overhang of the gambrel roof. The projecting bay rests on limestone foundations and is covered with horizontal wood lapped siding. Windows have 2/2 sash. A date incised in the stone below the projecting bay reads "1920." A 2/2 sash window with flat-topped, molded architrave is located in each end of the gambrel roof. An entrance in the south elevation of the stone building is topped with a row of standing firebricks. The interior has several concrete troughs once used for cooling bottled milk. The floor is concrete.

To the west of the main house and springhouse is a stone gable fronted slaughterhouse with a modern attached frame shed extension to the west, and a concrete block extension to the north gable end. The concrete block addition recently has been faced with stone veneer to match the construction of the original part of the building. The stone slaughterhouse, like the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

Section 7 Page 3

springhouse is constructed of sandstone with large quoins. The two buildings appear to be contemporary. Evidence in the stonework suggests that this building may have been raised from one to one and a half stories. Also its stone chimney has been raised with brick. The south gable end door and upper story window are topped with a segmental brick arch; the door is a two panel with six lights, the window is has three horizontal panes. The east elevation has a plain entrance with a two panel and six light door, a six over six sash window, and a four light half window on the upper story. The interior of the slaughterhouse consists of one large open room, approximately 16 feet by 22 feet and 1½ stories in height. It retains iron kettle mounts and brick fireplace, iron hanging racks, and a cold room for hanging meats associated with the butchering operation during the Morton occupation. Any interior features of the original stone building, c.1850, appear to have been obliterated by the conversion of the building to use as a slaughterhouse by the Morton family c.1920. The concrete block section was probably added to the north wall of the stone section in the 1930s or '40s. It is two stories in height and shares a continuous roof with the original stone section. The stairs to the second story in the concrete block section provide access to the second story in the stone section. Two frame additions, added to the west elevation of the stone section, make up a one story garage/workshop constructed in 1999, but replacing an earlier frame shed extension. The exterior is finished with unpainted board and batten siding. The appearance of the modern frame sections are loosely based on former frame shed additions on the west side the stone building.

The yard around these buildings is landscaped, especially the front house yard, with old plants and shrubs such as lilac and flowering quince. There is also a pond (dry), small spring-fed stream and various sheds. The buildings were vacant for some time and vandalized, but most of their components are intact. Thus, the property retains good integrity to the 1900-1941 period. Rehabilitation work is in progress. The house is being converted to a bed and breakfast inn and the slaughterhouse and attached shed are to become a facility for restoration of antique cars. The work being done on the property is sympathetic to the historic features. Character defining features and the setting are being preserved and protected and the property which had been vacant for several years is being adaptively reused for commercial purposes.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a Significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons Significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property as yielded, or is likely to yield, information Important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious Purposes.
- B** Removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

Agriculture
Architecture

Period of Significance

1900-ca.1941

Significant Dates

1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- Preliminary determination of individual listing (36 CFR 67) has been requested
- Previously listed in the National Register
- Previously determined eligible by the National Register
- Designated a National Historic Landmark
- Recorded by Historic American Buildings Survey

- Recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

Section 8 Page 1

Statement of Significance:

The Cold Spring Farm is significant under National Register Criterion A for the distinctive role it played in the development of agricultural commerce in McConnellsburg. The farmstead complex is a strong local example of a farm which made a successful transition from subsistence and local market agricultural production to specialized meat and milk production for local retail sale. This agricultural transition is related to the growing importance of specialized agricultural production for survival of the Pennsylvania family farm after ca. 1900. In the case of the Cold Spring Farm, the automobile and the establishment of the Lincoln Highway which ran through downtown McConnellsburg reinforced the market for specialized farm products in the local region. Located on the northeast edge of town, the farm had been in active operation as early as the mid 19th century, presumably providing hay, fodder and particularly water from its well-known prodigious spring, for the travelers on the road to Philadelphia. Following the establishment of the state road early in the 20th century, the Mortons and their sons took advantage of the farmstead's convenient location to establish a variety of town businesses based from the farmstead. The farmstead is also significant under National Register Criterion C as a turn of the 20th century building complex. The house, built in 1900-01 with bricks fired by Peter Morton himself, represents an intact vernacular example of a transitional melding of the Late Victorian Queen Anne and Colonial Revival styles. The stone slaughterhouse and springhouse are probably remnants of an earlier 19th century farmstead. However, each of these support buildings had dramatic changes, either in appearance or function, which were made during the farmstead's early 1900s revival, particularly evidenced in the Queen Anne style gambrel roof and bay window added to the springhouse in 1920. The period of significance ends in 1941 when the Mortons ceased operation of the retail dairy operation in the face of growing local and regional competition.

Property History:

The farmstead of the Cold Spring Farm is located just outside the Borough of McConnellsburg, at its northeast corner, in Todd Township. The property is located less than one half-mile north of the Lincoln Highway, McConnellsburg's main street. The land on which the farmstead is located was originally part of two tracts owned by William and Daniel McConnell. The farm, containing 117 acres, passed through the hands of Christian Fasnacht who, in 1847, sold it to John Barron. Barron then sold the farm to Solomon Knepper, of Franklin County, in 1853 for \$4,000.¹ Barron's 1853 deed indicates the farm, or "plantation," was improved with buildings, and the price Knepper paid for the property indicates the parcel was

¹Fulton Co. Land Record, Liber 1, Page 247, Fulton Co. Courthouse, McConnellsburg, PA. The previous deeds appear to be unrecorded (were not found) but are mentioned in the text of the Barron to Knepper deed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

Section 8 Page 2

improved. Also, the location of the spring on the property, and its proximity to the town of McConnellsburg enhances the probability that the land was occupied from the mid 19th century.

Solomon Knepper settled his family on the 117-acre farm. The 1860 Population Census for Todd Township lists him as Solomon Krupper, a farmer, with a wife and six children. Knepper's granddaughter, Mary Waltz, wrote in her memoirs of her mother, Amanda, "Recently, it was my privilege to visit her girlhood home just outside of McConnellsburg- now the George Morton farm- but which was then the Solomon Knepper farm. I visualized the different things she told us of- the spring house, the stone chimney that took a smoking fit once a year, the long hall leading to her bedroom . . ." ² The Knepper farmhouse no longer stands on the property, however the springhouse and stone slaughterhouse may date to the Knepper occupation.

Shortly after the end of the Civil War, the Solomon Knepper farm appears to have been sold to John Mosser. While no deed was located for this transaction, Fulton County estate records show that John Mosser died in 1870 in possession of the farm. In 1871 the Orphan's Court refused a petition to divide the farm among the Mosser heirs and ordered it sold at public sale. The farm was sold in 1872 to Mosser's son-in-law, David T. Fields, the highest bidder at \$4,000. The deed for this sale, dated November 27, 1875, lists the farm "containing one hundred and fifteen acres more or less with a dwelling house, barn and other buildings thereon erected." ³ The 1873 Atlas map of Fulton Co. shows the farm site under "J. Mosser's heirs," while "Mrs. J.L. Mosser" is shown living farther north of McConnellsburg. Presumably David and Mary Fields were already living on the farm. In 1876, Fields purchased a neighboring 6-acre lot, fronting on the "public commons on the south." ⁴ Peter Morton purchased both of these tracts from Fields in 1899.

The Honorable Peter Morton was the great-grandson of an Irish immigrant. The Morton homestead was located in Belfast Township, Fulton County. In 1876 he married Louisa Clevenger with whom he had ten children. In 1881, Peter Morton was elected Fulton County Commissioner, and in 1895 he was elected Associate Judge. ⁵ By the time he bought the farm on the edge of McConnellsburg, Peter Morton had already made his mark in Fulton County. Morton purchased the farm in 1899, including the additional 6-acre parcel, for \$3,600. The low price probably reflected the downturn of the McConnellsburg economy in the late 19th century, and possibly the poor condition of the dwelling house. A biographical essay, written by Peter Morton's son, William D. Morton, indicates the Morton family moved into the Fields house prior to the construction of the brick house now standing. "In 1900, my father bought the D.T. Fields

²Mrs. Mary Waltz, *My Memoirs*, self published, 1981, p. 29.

³Fulton Co. Land Record, Liber 16, Page 99.

⁴Fulton Co. Land Record, Liber 16, Page 101.

⁵B. Newton Palmer, *In Memoriam, Peter Morton*, published by W. D. Morton, July, 1937, pp. 76-79.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

Section 8 Page 3

farm adjoining McConnellsburg, and moved that Spring. That summer he erected a large barn. The following year, he started making brick, and made the brick used in the construction of the ten-room house, where brother George now lives.”⁶ Peter Morton not only made the brick for the construction of his own house, William notes that Morton brick was used for several other local buildings. The brick kiln was located on the lot immediately south of the Morton farm, where a trailer park now stands.⁷ In 1922, Morton built a second home on Northeast Street, to which Peter and his wife retired.⁸

Historic Context and Evaluation:

McConnellsburg is the county seat of Fulton County located in the south central part of Pennsylvania. Previous to its establishment in 1850, Fulton County was part of Bedford County. When the new county was established, McConnellsburg, by then a well-established town on the turnpike from Philadelphia to Pittsburgh, was made the county seat.

Situated in a fertile valley known as “the Big Cove,” McConnellsburg lies between the Tuscarora Mountain and numerous ridges to the west. The rich land made the Big Cove appealing to settlers from the mid-18th century although effective settlement did not occur until the last quarter of the 18th century. The lifeline for settlements developing in the Big Cove was the wagon road leading to Philadelphia. Over this road the settlers sent their products to sell, principally flour and grain, hides, cattle and hogs. In return they received finished goods, and such supplies that could not be produced locally. The Philadelphia Road was, in the formative years of the Big Cove settlements, one of the most traveled and most important roads in America. The road took on even greater significance after the American Revolution when the new government of the United States sought to encourage settlement in the western lands by adopting attractive land acquisition measures in 1785 and 1787 for the Northwest Territories.

As early as 1765 Daniel McConnell operated a public inn along the packhorse road from Philadelphia.⁹ A small settlement grew around the inn, along a creek and the road. Eventually in 1786, McConnell laid out his town formally. His town plan included 50-foot wide streets and a perimeter around the town enclosing a common for grazing of animals. While McConnell's plan included a center square typical in Pennsylvania towns, he placed his square one block north of the well-traveled road to Philadelphia. Not surprisingly, the main course of development

⁶Palmer, p. 79. William’s recollection of these dates appears to off by one year; the deed is dated 1899 and a brick on the front wall of the house is incised “Sept. 3, 1900.”

⁷Mrs. Polly Shimer, daughter of George Morton, telephone interview, September 29, 1999.

⁸Palmer, p. 79.

⁹John H. Nelson, “McConnellsburg,” in *McConnellsburg, PA - Moments in History*. McConnellsburg, PA: Fulton County Historical Society, Inc., 1986, quoting Pennsylvania Archives first series, volume 4, p. 235.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

Section 8 Page 4

continued along the established road. This alignment of the main street was reinforced by the growth of the packers' road into a wagon road and its further improvement after 1817 as the Chambersburg-Bedford Turnpike. As McConnellsburg grew, its businesses and industries clearly reflected its association with the highway. Throughout the 19th century, the main prosperity of the town and the surrounding farms was related to the turnpike.

The privately run Philadelphia to Pittsburgh Turnpike began to decline in the second half of the 19th century. Competition from railroads and canals that attracted long distance freight and passenger traffic reduced revenue for most private turnpikes, including the one operated by the Chambersburg-Bedford Turnpike Company that passed through McConnellsburg. In 1911, the Sproul Act was passed in Pennsylvania, which allowed the development of a state highway system, with roads being maintained at state expense. Through the Sproul Act, the Franklin and Fulton County portions of the turnpike were condemned and made part of the new state highway system.¹⁰ Automobile service and gas stations, motels and restaurants replaced the old stage stops, inns and tollhouses. In McConnellsburg this process is evident in the several 1920s era automobile service garages and housing construction from the post-1910 period. The consolidation of the old turnpike into one of the first state-maintained highways promoted business and tourist traffic through McConnellsburg, increasing the town's prosperity in the first half of the 20th century.

In keeping with McConnellsburg's growth and development during the early 20th century, the Morton's made some drastic changes to the farm they acquired from the Fields in 1899, which had been operating as a subsistence farm for at least 50 years. The new brick house was constructed in an eclectic mix of contemporary influences, while many of the new houses being built in the area were still in the flamboyant Queen Anne style. While Morton's house had Queen Anne influence, particularly evident in its decoratively shingled cross gable and fancy porch, it was predominantly a Colonial Revival style building with symmetrical façade and formal appearance. In a real estate publication from 1911, entitled Golden Opportunities in Fulton County, Pa. properties for sale at that time were listed and described. Some are pictured. Among the properties promoted in the book, were lots and new houses in McConnellsburg's "East Extension." These were located along the Lincoln Highway, formerly the Chambersburg and Bedford Turnpike, not far from the Morton's house built only 10 years earlier in 1900. Illustrations of two relatively new houses in the East Extension show them to be frame Queen Anne Style buildings.

The Morton's new barn, now in ruins, must have replaced an earlier Knepper/Fields barn. Only the stone slaughterhouse and springhouse remained from the earlier occupations. It is

¹⁰John Nelson, Down the Pike, A History of the Chambersburg-Bedford Turnpike Company, McConnellsburg, PA: Fulton County Historical Society, 1989.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

Section 8 Page 5

unclear what the previous use of the slaughterhouse was, however, Peter Morton's granddaughter recalled people had lived in the building at one time, perhaps while the brick house was being built.¹¹

Previous to Peter Morton's purchase of the subject farm, he had occupied himself as a subsistence farmer, supplementing his income with a portable threshing machine and with the buying and selling of local livestock and wool. His practice of paying the higher market prices for stock from outlying farms undoubtedly enhanced his apparent popularity in the county. In the 1890s, Morton was elected to the County Commission and later as Associate Judge.¹² It is perhaps his involvement in political and business activities which influenced his decision to move from the home farm in Belfast Township to the farm on the edge of McConnellsburg, the county seat. The father of ten children, including seven boys, Judge Morton undoubtedly relied on his sons to help develop the new farm. By 1916, Peter Morton, Sr. retired from farming, leaving the management of the farm to his son, George P. Morton.

In 1922, Peter and Louisa Morton moved to the new house mentioned previously, and in 1923 sold the farm to George for \$10,000. This remarkable jump in value reflects not only the improvements made to the farm, but also the expanding economy of McConnellsburg, boosted by the development of the Lincoln Highway. It appears to be George who began the conversion of the farm to a dairy operation in the 1920s. The 1920 and 1921 tax assessments for Todd Township list George as owning only 2 cattle, however, the conversion of the springhouse began in 1920 as indicated on a stone below the bay window.

In 1923, George Morton's daughter Polly (Morton) Shimer, one of five daughters, was born. Her recollections of the daily operations of the Cold Spring Farm illuminate this locally unique family business. By the late 1920s, George Morton's dairy, known as Cold Spring Farm, included 10-20 cows, milked by hand in the nearby barn. The milk was bottled and stored, prior to its delivery in town, in the converted springhouse. The new springhouse arrangement, designed by George Morton, included the bay window for light, where the bottling apparatus was located and concrete troughs to hold the bottled milk, cooled by the flowing spring water. The spring was served by a smaller cold spring on the property. The second story of the springhouse was used to hang cured meat for the Morton family. A frame addition on the rear of the main house, accommodated bottle-washing machinery (a portion of this addition has since been replaced by an open porch). Cold Spring Farm milk was delivered on a daily route to homes in McConnellsburg. Bottles were imprinted with the Cold Spring Farm name and motto "We aim to please." They came in quarts and pints of whole, unpasteurized milk and half-pints of chocolate milk. Families not on the daily route would come to the dairy with their bottles to be

¹¹Polly Shimer interview, 29 September 1999.

¹²Palmer, p. 60 and pp. 78-79.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm

Name of Property

Fulton County, PA

County and State

Section 8 Page 6

refilled. The Cold Spring Farm was apparently the only dairy supplying fresh milk in the McConnellsburg area between 1920 and 1941.¹³

At about the same time that George Morton began developing the dairy operation on the Morton farm, his younger brother Peter, Jr. and brother-in-law Hal Grissinger established a butchering operation in the stone building now known as the slaughterhouse. Hal Grissinger and Peter Morton, Jr. operated Grissinger's Grocery and Meat Market on the main street (Lincoln Highway) of McConnellsburg. The butchering facility on the Morton farm operated independently of the dairy business. Livestock were brought in from the Grissinger farm, one or two at a time, and held in a small pen on the west side of the slaughterhouse. The resulting meat was hung for storage in the slaughterhouse until it was taken directly to the Grissinger Meat Market in town.¹⁴

Both the Cold Spring Farm dairy and the Grissinger butchering facility were unique operations in the McConnellsburg area during the 1920s and 30s. The presence of prodigious springs and the farm's proximity to town made the farm an excellent location for these agri-businesses. Both, however, undoubtedly suffered from the development of government regulations concerning food safety and farming in the 1940s. By 1941 George Morton ceased dairy operations at the Cold Spring Farm due to the cost of meeting regulatory requirements, and the loss of his farm-hands (his five daughters) to adulthood.¹⁵

In addition to the development of the Morton farm as a dairy, the only other apparent change that George Morton made to the buildings was the replacement of the front porch on the main house some time between 1932 and 1937. A 1932 photograph shows the house with a three bay front porch with turned and scroll-cut decorations. Another photograph of the house, undated but also found in the 1937 book In Memorium: Peter Morton, shows the wraparound porch, supported on brick piers with the enclosed sunroom, just as it looks today.

Following George Morton's death, in 1975, the farm was subdivided. In 1979, the family sold a large spring, McConnellsburg's water supply, on almost 2 acres to the Borough of McConnellsburg. Then in 1980, the farm as a whole was subdivided; the 21 acre farmstead parcel, included directly related farmlands and was sold to Edward Blaine and Glen Emerick. Blaine received sole ownership of the property in 1991 and sold it to the Fulton Co. Economic Development Corporation. The current owners purchased the property in 1998.

¹³Shimer interview.

¹⁴Shimer; see also Palmer, p. 60.

¹⁵Shimer.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm

Name of Property

Fulton County, PA

County and State

Section 8 Page 7

The Morton farmstead reflects an agricultural transition brought about by the growth and development of McConnellsburg, and the development of agricultural-based commerce in the form of meat and dairy products for the local market in the early 20th century. The house stands as an excellent local example of its type, while many other buildings constructed in McConnellsburg at the turn of the 20th century were continuing in the late Victorian tradition and retaining influence of the Queen Anne style. The Peter Morton house while it retains a few Queen Anne features, is distinguished by its formality and symmetry with its five-bay, central entrance plan and the use of Colonial Revival details such as the Palladian window in the pedimented cross gable. The interior chestnut woodwork, finished naturally, is characteristic of the early 20th century, and remains largely intact. The outbuildings well reflect the modernization of the farm for local commercial butchering and milk production during the first four decades of the 20th century, making this property an excellent timepiece for McConnellsburg and Fulton County.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm

Name of Property

Fulton County, PA

County and State

Section 9 Page 1

Major Bibliographical References:

Atlas and Map Collection of Fulton Co., Bedford, and Somerset, Pennsylvania. Fulton Co. Historical Society, McConnellsburg, PA.

Fulton Co. Land and Estate Records, Fulton Co. Courthouse, McConnellsburg, PA.

Fulton Co. Tax Assessment Records, 1920 and 1921, Fulton Co. Historical Society, McConnellsburg, PA.

Mason, Frank, Golden Opportunities in Fulton Co., PA. (New Era Printing Co., Lancaster, PA, 1911), reprint, Fulton Co. Historical Society, McConnellsburg, PA, 1992.

McConnellsburg, PA - Movements in History. Fulton County Historical Society, McConnellsburg, PA, Vol. 8, 1986.

Nelson, John, Down the Pike, A History of the Chambersburg-Bedford Turnpike Company. Fulton County Historical Society, McConnellsburg, PA, 1989.

Palmer, B. Newton, In Memoriam, Peter Morton. published by W. D. Morton, July, 1937.

Shimer, Mrs. Polly, daughter of George Morton, telephone interview, September 29, 1999 and April 6, 2000.

U.S. Population Census, 1860, Fulton Co. Historical Society, McConnellsburg, PA, Vol. 15, 1993.

Waltz, Mrs. Mary, My Memoirs. Self published, 1981.

Cold Spring Farm
Name of Property

Fulton County, PA
County and State

10. Geographical Data

Acreage of Property 21.1 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	1 8	2 4 4 3 8 0	4 4 2 5 0 2 0	3	1 8	2 4 4 7 2 0	4 4 2 4 7 4 0
	Zone	Easting	Northing		Zone	Easting	Northing
2	1 8	2 4 4 7 4 0	4 4 2 4 9 4 0	4	1 8	2 4 4 5 0 0	4 4 2 4 7 2 0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

5 18 244340 4424720

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Paula S. Reed, PhD, Architectural Historian
organization Paula S. Reed and Associates, Inc. date 11/99, Rev. 4/00
street & number 105 N. Potomac Street telephone 301-739-2070
city or town Hagerstown State Maryland zip code 21740

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name Alan Kelso
street & number PO Box 211 telephone _____
city or town McConnellsburg State PA zip code 17233

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cold Spring Farm

Name of Property

Fulton County, PA

County and State

Section 10 Page 1

Verbal Boundary Description:

The nominated area includes the entire acreage now associated with the Morton Farmstead totaling 21.13 acres as described in the current deed for the property and platted in Fulton County Land Records Liber 96, Folio 155. It is also identified as parcel #25 on the Fulton County Tax Map showing the northeast portion of the Borough of McConnellsburg and surrounding properties. There is no tax map number.

Boundary Justification:

The nominated acreage consists of the remaining acreage and building complex of the original 117 acre Morton Farm, which was subdivided and sold by George Morton's heirs in 1980. The property includes the historic buildings and domestic grounds, pond site (dry) and immediately associated pasture lands reflecting agricultural activity from the period 1900-ca. 1941. Lands formerly associated with the farm and subsequently subdivided and developed were excluded from the nominated property.

(Morton Farm)

Fulton Co. Tax Map

(No Number)

Parcel # 25

Cold Spring Farm
PA

COWLEY VILKES
111-206
#19 10-71

JOHN R. SHIMMER
67-20
70-34
504
#20
63-58

(SEE COLD SPRING
SUB 09-20)

0.573 ACS
SHARON L. SEIDERS
141-497

RS LANE

MARLA LANE
178-98
0-514
#33

MCCANN
184
NOTED
4-34

WELLOT ST
7A
Cold Spring
(MORTON)
FARM

Fulton County Economic Dev. Corp.
232-271
21-13ac
#25

MEBS RECREATION
CENTER, INC.
90-184
9.68 AC
#29

RONALD L. UMBRELL

RESERVOIR LANE

LOWRIE CORP.
See Sheet 07-06-056

FULTON CO IND. AUTH.
90-184
9.68 AC
#32

Front Pages
See Sheet 16-A

ALLEY

MARKET ST

MORTON FARM

COLD SPRING FARM

FULTON CO.

323 LIONS PARK DRIVE

MCCONNELLSBURG, PA

TODD TWP

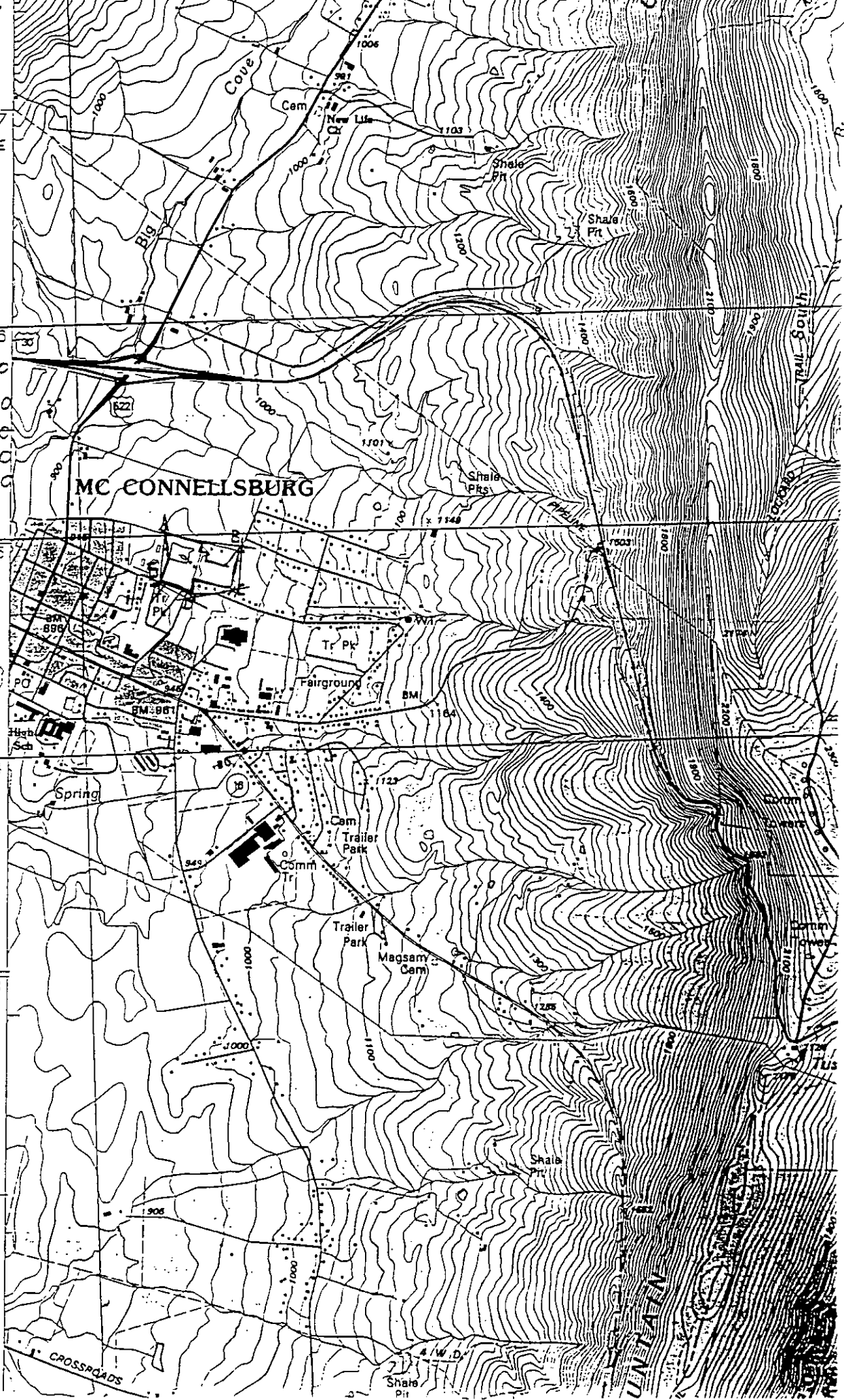
A. 18 244380 4425020

B. 18 244740 4424940

C. 18 244720 4424740

D. 18 244500 4424720

E. 18 244340 4424300



55' 00"

44°22'

44°23'

44°24'

44°25'

CROSSROADS

4 / W. D.

UNTAEN

TRAIL SOUTH

TRAIL SOUTH

TRAIL SOUTH

TRAIL SOUTH