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THE HISTORIC ELKINS ESTATE OF CHELTENHAM TOWNSHIP:

An Integrated Approach to Preservation

TEAM MEMBERS

Rachel Adler Jenna Farah Meredith Keller Caitlin Laskey Alex Lim Nicole Parillo Caitlin Smith

Advisor

RANDALL F. MASON



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The Project Team would like to thank the following people and organizations:

Cheltenham Township Planning Commission David Kraynik Food for Life-David Dobson Charles Montgomery County Historical Society Montgomery County Planning Commission Hannah Mazzaccaro Patricia Miller Professor Randy Mason Randy Cotton Sister Carolyn Krebs University of Pennsylvania Historic Preservation Department



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Executive Summary





The purpose of this preservation plan is to develop a feasible and holistic approach to the preservation and adaptive re-use of the Elkins Estate and to ensure the protection of its tangible and intangible qualities. During a four-month research period, students from the University of Pennsylvania's Graduate Program in Historic Preservation documented the site and its history, analyzed the defining characteristics of the estate's architecture and landscape, and devised a series of policies and actions to guide the future management of the site. In brief, the research revealed the Elkins Estate to be a place of great significance, worthy of the highest levels of preservation attention.

Historical research on architects, owners and the property evolution served as the foundation for understanding the site's significance. A thorough assessment of the characteristic features of all buildings and landscape then determined the degree of allowable change and informed a series of future programming options for the site. The assessment identified a high degree of intact fabric, such as marble, plaster and woodwork, gilding and irreplaceable finishes in the buildings and historic plantings and gardens in the landscape. These features, coupled with the potential risk of new use, led to the development of several recommendations.

One of the guiding assumptions of the plan is the reuse of the Elkins Estate by Food for Life, a non-profit organization that is in the process of acquiring the property. Food for Life's commitment to preserve and reuse the property was one of the starting points for this plan. The team took on the challenge of crafting preservation strategies responding to the plans, program, and goals of FFL, however we believe the research, assessments and recommendations of this plan have relevance for any future owner/steward taking on management of the Elkins Estate.

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The management strategy for conserving the Elkins Estate is conveyed through the series of recommendations for site interpretation, preservation goals, programming and property acquisition. These recommendations were formulated in anticipation of an impending change of ownership and are intended to encourage a preservation-centered approach to the site's adaptive reuse. The recommendations were created to achieve the following goals:

• Protect against any threats to the site's significance—including expansion of programs, increased visitation, or more intensive re-use proposals—by identifying areas of his toric fabric least tolerant to change, resolving parking limitations, and offering guide lines for use.





- Safeguard the property against intrusive new development, disruption of viewsheds and irreversible changes to historic architectural and landscape fabric that would ad versely affect the site's interpretation.
- Foster community support and draw local and regional attention to the site's cultural and historical significance.
- Articulate a preservation philosophy to be applied by the new stewards (Food for Life) enabling the pursuit of their institutional mission while ensuring the protection and inter pretation of this historic place's public values.

The Elkins Estate has benefited from a legacy of extraordinary stewardship—by the Elkins and other estate owners, by the Dominican Sisters, and by the surrounding township. By implementing the recommendations proposed here for the buildings and landscape, it is hoped that Food for Life and its partners can continue this legacy, sustain the values and significance of this part of Elkins Park, and involve new partners and future generations in a preservation-minded model of stewardship.

Site Orientation





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Just outside the northern border of the city of Philadelphia, at 1750 Ashbourne Road, lies a forty-two acre haven relatively undiscovered by the neighboring suburban area. This park-like landscape is known as the Elkins Estate, and it is the former country retreat of Philadelphia entrepreneur William Elkins. Elkins himself is relatively unknown, despite the fact that his turn-of-the-century streetcar investments eventually led to the greater Philadelphia area's major transportation system, SEPTA. His retreat has seen only one other owner since the Elkins family sold it in the 1930s. It now faces a period of transition as for the first time in 75 years it changes hands once again. The previous owners, the Sisters of St. Catherine de' Ricci, maintained the site as a religious retreat for women, but due to financial pressures have recently decided to sell it. The prospective buyer is a non-profit agency known as Food for Life, who intends to continue using the site as a retreat space. As the site sits on the brink of a new era in ownership and operation, a studio team from the University of Pennsylvania's Department of Historic Preservation decided to focus its research and practicum efforts on understanding the Elkins Estate's history and significance, leading to a preservation plan that will allow reuse of the site while keeping the property intact.



Image 1. The location of the Elkins Estate with respect to its surrounding township and neighboring municipalities.

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Image 2 (above). An aerial view of the Elkins Estate with associated buildings highlighted.

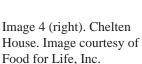
The estate is located in the south central Cheltenham Township and represents a sizable percentage of land in that relatively small municipality (image 1). The Elkins property contains numerous buildings scattered throughout an intact historic designed landscape (image 2). Of these, the most significant are the property's two mansions, Chelten House and Elstowe Manor, both designed by renowned Philadelphia architect Horace Trumbauer and both sitting at the northern end of the property (images 3 and 4).



Image 3 (above right). Elstowe Manor. Image courtesy of Food for Life, Inc.

Image 4 (ri House. Image







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The mansions are in excellent condition and boast original interiors with exquisite craftsmanship. Of interest here are the two major additions the sisters made to Elstowe manor: a rectangular two-story wing to the west of the house utilized for additional sleeping quarters (image 5) and a multi-story chapel addition on the southern end of the house (image 6).

Image 5. Two story addition to the west wing of Elstowe Manor. Image courtesy of Food for Life, Inc.

Image 6. Chapel addition to the south side of Elstowe Manor. Image courtesy of Food for Life, Inc.









Image 7 (top). The stables. Image 8 (bottom). The squash courts.

Images couresy of Food for Life, Inc.

Moving south, one finds a stable building (image 7) and squash courts (image 8) before turning east to approach a gatehouse that presides over one of the property entrances (image 9). Finally, at the southernmost end of the estate are the powerhouse, greenhouses and garages (image 10). Also in this area is the "Southern Parcel," an open area susceptible to change and possible development. This brief site orientation will be expanded upon in the following chapters.



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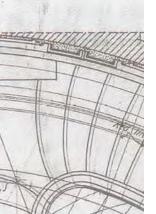




Image 9. The gatehouse. Image courtesy of Food for Life, Inc.

Image 10. The Powerhouse. Image courtesy of Food for Life, Inc.



The Elkins Estate is one of only a few surviving examples of turn-of-the-century retreat homes in the area, an area that once provided a popular refuge for the wealthy businessmen of Philadelphia and their families. It is a valuable historic resource, one that warrants further investigation. This report begins this process by examining the estate's history, significance, and potential plans for its future.

Site History





The narrative of the Elkins Estate extends beyond the boundaries of the 42-acre area of land discussed in this report. It encapsulates the story of Elkins Park and its surrounding community as well as the tales of three prominent Philadelphians, all of whom influenced the development of the city and its suburbs. The brief account that follows centers on the past 175 years and begins long before the Elkins Family arrived. It discusses the Elkins period of occupancy, the tenure of the Dominican Sisters of Saint Catherine de'Ricci, and addresses the probable future ownership of non-profit group, Food for Life, Inc. This comprehensive overview adds to the contextual understanding of the site and provides an important sense of place.

Early development of the Cheltenham area

In 1682 English Quakers founded Cheltenham Township. Originally centered on agriculture, the area had become Philadelphia's first suburb by the turn of the twentieth century and was home to many notable industrial tycoons including William L. Elkins, PAB Widener and John Wannamaker.¹ However, well-known families have inhabited the area since its founding. Among the earliest notable families was the Wall family—one of the "First Purchasers" of the land granted by William Penn. The Walls' granddaughter married George Shoemaker, another well-known Cheltenham resident, and their daughter-in-law founded a mill—around which Shoemakertown developed. This settlement later became part of the Elkins Park neighborhood.² In addition to the Shoemakers and Walls, Humphry Morrey (also a First Purchaser) settled in the area and served as Philadelphia's first mayor from 1691 to 1701.³ Penn granted the land of Cheltenham Township to the First Purchasers in addition to land grants made within Philadelphia proper—an action which set the stage for this northern area to develop as a country refuge for the wealthy.⁴

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¹ Preserve America Community: Cheltenham Township, Pennsylvania. http://www.pre-serveamerica.gov/06-25-07PAcommunity-cheltenhamtownshipPA.html

- 3 Ibid.
- 4 Ibid.

² The Gombach Group. "Living Places." Cheltenham Township. http://www.livingplaces.com/PA/Montgomery_County/Cheltenham_Township.html

Summary history of the Elkins Estate property

The early history of the Elkins Estate site reflects the prevalence of the gentlemen's country retreat. As mentioned earlier, Robert Shoemaker, descendant of First Purchaser Richard Wall, owned a sizeable estate upon which he built "the Cedars" between 1877 and 1893. Other estates occupying the land that would later merge as the Elkins Estate included the J.W Thomas Estate and "the Needles," owned by PJ Aubin and which changed hands around 1877 to become part of the Michener Estate. By 1893 "the Needles" was acquired by William L. Elkins and by 1896, Chelten House—William's gift to his son George—was constructed. By this time, the Elkins family occupied a large tract of land consolidated from multiple country retreats. The rapid growth of the Elkins Estate is one indicator of William Elkins' expanding wealth and prominence among the Gilded Age's premier industrialists.

The Elkins Period and Horace Trumbauer

The period between 1893 and 1932 defines the Elkins era. It was then that the Elkins family retreated from the bustle of Philadelphia to their three country houses—Chelten House, Elstowe Manor and Georgian Terrace—all designed by local architect Horace Trumbauer. The effects of the relationship formed between both William and George Elkins and Horace Trumbauer resonated throughout Elkins Park (and beyond) and helped draw recognition to Trumbauer's architectural talent.

William L. Elkins was born on May 2, 1832.⁵ In a rags to riches tale, he quit school at the age of 15 to work in a grocery store. By age 25 he had opened his own produce business, the first of his varied and highly successful business endeavors.⁶ Elkins later became one of the early pioneers of the petroleum industry and owned significant shares of Standard Oil Company.⁷ He and business partner P.A.B Widener were also heavily involved in the railroad industry, which included the Pennsylvania Transportation Company—the predecessor of SEPTA.⁸ Elkins passed away in November 1903 leaving a fortune of approximately \$25,000,000.⁹ Though not as well known as his father, George W. Elkins was equally successful. He held prominent positions in United Lighting and Heating Co., American Tobacco Co., and the Land Title and Trust Co.¹⁰ William L. Elkins commissioned local Philadelphia architect Horace

5 Crum, A. R. editor. <u>Romance of American Petroleum & Gas Co.</u> The Derrick Publishing Company. Oil City, PA. 1911. Vol. I.

6 Baltzell, E. D. <u>Philadelphia Gentlemen: The Making of a National Upper Class</u>. New York: Transaction, 1989. pp. 125.

7 Crum, A. R. editor. <u>Romance of American Petroleum & Gas Co</u>. The Derrick Publishing Company. Oil City, PA. 1911. Vol. I.

8 SEPTA. <http://www.septa.org/inside/history.html>

9 Baltzell, E. D. <u>Philadelphia Gentlemen : The Making of a National Upper Class</u>. New York: Transaction, 1989. pp. 125.

10 Crum, A. R. editor. <u>Romance of American Petroleum & Gas Co</u>. The Derrick Publishing Elkins Estate Historic Preservation Studio 2008

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Trumbauer to design a mansion, Chelten House, for his son in 1896.¹¹ The half-timber Elizabethan mansion burned in 1908 while George and his wife were sailing in the Atlantic, but was rebuilt the same year to the original specifications.¹²

In 1898, shortly after Chelten House's construction, William Elkins turned once more to Trumbauer for the design of another country retreat house. The new addition would be William's own Italian Renaissance mansion, Elstowe Manor. The suggestion has been made that William felt the existing Queen Anne style home—"the Needles"--paled in comparison to the grandeur of his son's new home. Trumbauer adapted the plan of the Villa Farnese in Caprarola and relied on Jules Allard et Fils, the renowned Parisian Firm to enhance the interiors.¹³

In 1905 the Elkins family again commissioned Trumbauer to design a home for George Elkins' daughter, Stella Elkins Tyler. This home, called Georgian Terrace, along with a sizable parcel of land was donated in 1932 by Stella Tyler to Temple University and later become the Tyler School of Art.¹⁴

Horace Trumbauer played an integral role in the formation of the Elkins Estate and, like William Elkins, rose to prominence in cities along the East Coast after overcoming a less than privileged background. Born in 1868, Trumbauer quit school at 14 years of age to become an errand boy in a Philadelphia architectural firm. By the time he turned 21, he had opened his own firm and quickly received a commission to design sugar baron William Welsh Harrison's new mansion. The commission would give Trumbauer's work recognition and lead to Harrison's request for a second design; Trumbauer soon commenced work on Grey Towers Castle (now part of Arcadia University). Through this high-profile patronage, Trumbauer came to the attention of both the Elkins and Widener families. P.A.B. Widener commissioned Trumbauer to design Lynnewood Hall, situated across the street from the Elkins Estate, and later helped the architect earn commissions to build the Free Library of Philadelphia in 1911 and the Philadelphia Museum of Art. Trumbauer became the regular architect for high-end commissions along the east coast. Upper-class clients admired his period style mansions, including several built in Newport, RI, as well as his elegant town homes in Philadelphia and Manhattan for clients such as the Vanderbilts.¹⁵

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In addition to firmly establishing himself at one of the preeminent designers of the growing <u>country estate genre, Trumbauer was equally successful and</u> more prolific in his commercial Company. Oil City, PA. 1911. Vol. I.

11 "Horace Trumbauer." < http://libwww.library.phila.gov/75th/cases/case5trumb.htm>

12 "Chelten House Burns." The New York Times. July 15, 1908.

13 Kathrens, Michael C., Henry H. Reed, and Richard C. Marchand. <u>American Splendor : The</u> <u>Residential Architecture of Horace Trumbauer.</u> New York: Acanthus P LLC, 2002.

14 "Residential Designs by the Horace Trumbauer Architectural Firm." http://libwww.freelibrary.org/75th/residential.htm
15 Ibid.

and public works. Some of the most noteworthy projects completed before his death in 1938 included designs for the Duke University Campus in Durham, North Carolina and the Benjamin Franklin Hotel in Philadelphia.

Dominican Sisters of Saint Catherine de'Ricci

The Domican Sister of Saint Catherine de'Ricci bought the Elkins Estate in 1932 and converted the 42-acre property into a religious retreat. The Sisters occupied the site for 75 yearseven longer than the Elkins family-and acted as exceptional stewards of the buildings and landscape. During their tenure, the Sisters made few interior alterations; those that were made were limited mostly to finishes such as wallpaper and paint. However, around 1940 they added a large addition to the rear of Elstowe Manor. This addition required the removal of the rear structural wall of William L. Elkins' art gallery and added square footage to the space for use as a chapel. In 1961, the Dominican Sisters added a large dormitory-style wing to the western side of the building to increase their retreat space.

Declining demand for religious retreats and increased financial pressures forced the Sisters to find a buyer for the Estate in 2006. In 2008, after several failed proposals from developers, the non-profit organization Food for Life, Inc. obtained an agreement of sale and is currently working with the Sisters to finalize funding for the purchase.

Identifying and interpreting the area's history

The historic designations within Cheltenham Township attest to the rich history cultivated over the last century. Within Cheltenham Township, there are two historic districts-Wyncote and LaMott Village. The Wyncote Historic District was placed on the National Register of Historic Places in 1986 and its early development reinforced the idea that this area just outside of Philadelphia was an exclusive, upper-class retreat. Lots were sold with deed restrictions mandating minimum construction costs of \$7,500; important Philadelphia architects, such as Frank Furness and Horace Trumbauer, have designed many of the historic homes comprising the district. Wyncote initially served as a summer retreat, but as transportation to Center City grew easier with the expansion of the rail system, upper-class families such as the Lipinocotts and Proctors (of Proctor-Silex fame) settled in the neighborhood year round.¹⁶

LaMott Village, named after Lucretia Mott, is equally important as it was the site of the first national training camp for African and African-American troops during the Civil War and is representative of an integrated community long before the formalization of desegregation.¹⁷ 16 The Gombach Group. "Living Places." Wyncote. < http://www.livingplaces.com/PA/Montgomery_County/Cheltenham_Township/Wyncote.html> 17 The Gombach Group. "Living Places." LaMott. http://www.livingplaces.com/PA/Mont- gomery_County/Cheltenham_Township/LaMott.html> Elkins Estate Historic Preservation Studio 2008 17

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These historic districts emphasize the importance placed on local history and illuminate the community's goals to preserve these significant sites. Because the Elkins Estate occupies such a large proportion of Cheltenham Township's acreage, any new owner must recognize the property's relationship to the larger historic context. The Estate's preservation is vital in maintaining the community's preservation goals and ensuring the survival of such an integral contributor to the country estate genre.



Although known today as the country retreat and family haven of entrepreneur and businessman William L. Elkins, the Elkins Estate was not always the property of a single family. In fact, the piece of land in Cheltenham Township bordered by Beech, Sycamore, Juniper, Ashbourne, and Penrose Roads has a complex history that begins long before Elkins purchased it. This chapter traces the history of that land through historic maps and photographs. The evolution clearly shows the Elkins family's periodic land acquisitions, their assemblage of these parcels into a grand country estate and the eventual division of that property as it became the Catholic Retreat of the Sisters of St. Catherine De'Ricci. It also highlights the fact that throughout its history, the land that is now referred to as the Elkins Estate has remained relatively open and undeveloped—a trait which adds to its appeal as a suburban hideaway and contributes to its significance as one of the last remaining open spaces in the township.

The earliest graphic documentation of the property later purchased by Elkins comes from the 1854 map: "Plan of Chelten Hills, Cheltenham Township, Montgomery County Penna., as surveyed and laid out by Sidney and Neff, Philad." (See image 1). This map shows the area divided into seven parcels. J.W. Thomas owned the northwestern parcel and the adjoining parcel to the south. Because there are five visible structures on the northern parcel and none on the southern property, it appears that Thomas built his house and outbuildings on the northern

7 1 282066 33/ 3A 3R 12911 20 19 N MCK 9.1 0 R 1978 P 6128 3134 LANE AVENUE

Image 1. 1854 Plan of Chelten Hills. Available at the Free Library of Philadelphia

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parcel and perhaps used the adjacent land for agriculture. J.M. McKim owns the northeastern parcel, although it does not appear to contain any buildings. The rest of the property is parceled off, but not attributed to any specific owners. It may be that this land was not yet sold or that it was in use as agricultural fields by owners of the surrounding properties. Also in this 1854 map is documentation of a creek running through the site from the northwestern parcel to the southeastern corner, where it exits to the land across Sycamore Avenue. This creek is a common feature that exists in all maps of the site and is still present today, although it has been extensively modified. The 1854 map shows that, at that time, a small stream flowed into the larger creek towards the southern end of the property.

An 1893 map from the "Property Atlas of Montgomery County, Pennsylvania," published by J.L. Smith, shows the first member of the Elkins family to own property in Cheltenham Township. The land has undergone many changes in the forty-year period. The two northwestern parcels have been consolidated into a single property and are still owned by J.W. Thomas— although he still has not built on the southern portion of his land. The northeastern parcel, previously owned by J.M. McKim, changed hands and is now owned by Thomas Shoemaker. Shoemaker constructed his home, "the Cedars," there as well as several outbuildings. The map shows that William L. Elkins now owns the remainder of the land (see image 2). A large house called "the Needles" is located in the northern section of Elkins' property (see image 3), and a gatehouse has been constructed at the Juniper Avenue entrance to the estate. There are several unnamed outbuildings also on the property, mostly near the south-central

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Image 2. 1893 Property Atlas map of the Elkins Estate. Available from http://www.andysantiqueatlases.com/images/ PA/1893_Montgomery/Ashbourne-Chelten%20Hills-9.pdf.

boundary created by Beech Avenue. Elkins has begun to install a network of roads and paths on the property, presumably to facilitate circulation from one building to another within his extensive holdings. One main road leads north from Beech Avenue past most of the outbuildings before veering east to "the Needles." The road encircles the house and continues north to an exit on Juniper Avenue. Another entrance further south on Juniper Avenue (and adjacent to the gatehouse) leads north to "the Needles" mansion. This map also shows that Elkins has acquired a plot of land to the southeast of his main estate. Beech, Willow, and Sycamore Avenues bound this parcel to the north, south, and west and by a manmade



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Image 3. Histoic Photograph of "The Needles" mansion. Date unknown. Available at the Free Lbrary of Philadelphia.

property line to the east. The land shows no development, nor is there any indication as to its use.

The addition of roads to the property is not the only change in landscape illustrated by this 1893 map. The map also shows that a pond was formed along the existing creek and became a central feature in the Elkins' property. Whether the pond is a man-made feature created by damming the creek or naturally occurring due to some change in topography or climate is unknown,

although later maps suggest the former. The smaller stream that joins the creek is still present, although according to this map its path has changed slightly. Whereas in the earlier map the stream turned sharply to the south, the 1893 map shows that the stream has a straighter eastwest path. This may be a surveying error, or it may have been that the stream was redirected in order to make way for the new outbuildings just to the south.

In the years between 1893 and 1897, William Elkins appears to have extensively expanded his estate. Elkins has purchased the land owned by both J.W. Thomas and Thomas Shoemaker. While he has kept the Shoemaker property for himself, he has given the Thomas property to his son, George W. Elkins (see image 4). On this northwest portion of the Elkins property, the family has built Chelten House, one of the mansions that still stand today. There are a few small outbuildings directly to the south of Chelten House, but the rest of the property appears to be undeveloped. Elkins has constructed a driveway that leads northeast from Chelten House to Ashbourne Road, or what was then called Chelten Avenue. There are also service roads that connect Chelten House to its associated service buildings.

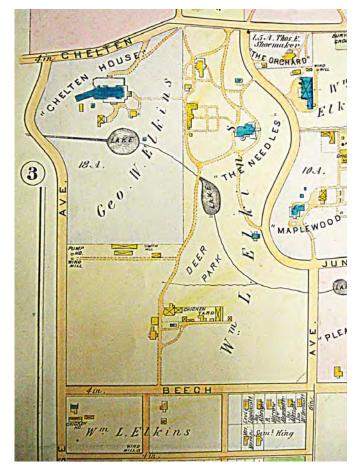


Image 4. 1897 Property Atlas of Cheltenham Township. Available from the Montgomery County Historical Society.

In this 1897 map, William Elkins' property, "the Needles," is still standing, as is the gatehouse adjoining the southern Juniper Avenue entrance, although Elkins expanded this building. Thomas Shoemaker's home, "the Cedars," is still standing, along with its outbuildings. There is a large, unidentified building at the southern border of William and George Elkins' properties. The Elkins' expanded the outbuildings at the southern end of the parcel as well, which now comprise a complex of about ten buildings. While the use of these buildings is unknown from this map, the label for the area between the buildings reads chicken yard, so they likely served an agricultural purpose. On the western portion of the property, just to the south of George Elkins' estate, are three unnamed buildings, two of which are quite long and narrow. Also in this area is a feature identified as a wing mill. West of these buildings (just against the boundary of Penrose Avenue) is a pump house and second windmill.

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Around the year 1897, changes in the landscape once again accompanied changes in the built environment, as more roads were built and water features further manipulated. The 1897 map shows a second "lake" appearing on the property—this one directly south of Chelten House. The map also illustrates an alteration to the creek situated west of this new lake. Perhaps modified to increase its aesthetic appeal, the creek now appears much straighter and is drawn as though a manmade channel or boundary walls bordered it. As that is how the creek appears today, it is possible that this map is documenting that change. The street running east-west that leads to the creek still exists and is shown to originate just west of the main north-south road. New roads and paths also appear in the 1897 map. A network of roads that provides access to the south service buildings and chicken yard branches off from the main road and leads to the east. A straight road running east-west also branches off of the main road and leads to Penrose Avenue. This road provides access to the long, rectangular buildings and the windmills and pumps. A more complicated network of roads now surrounds "the Needles" as well. The former entrances on Juniper Avenue still exist, but two new entrances join them on Ashbourne Road (then called Chelten Avenue). In addition, roads have been built to connect with those already in place on the former Shoemaker property. A curious grid of paths is also visible just to the west of "the Needles." These roads do not appear to connect buildings to one another and may instead indicate the paths of a formal garden or landscape feature. Despite this development, the area has remained relatively open and allowed for a central deer park. This openness is characteristic of the historic property and remains an integral part of the site, as will be seen from succeeding historic maps.

It is important to note from the 1897 map that William Elkins continued to increase his land holdings. He still owns the undeveloped plot of land to the southeast of "the Needles" estate and has now purchased two blocks of land directly to the south of his property across Beech Avenue. There are five buildings located on the parcel, the label for one of which is chicken house. There is also a windmill on the property (see image 5). The 1897 map indicates that in this year, William L. Elkins also owned a piece of land to the east of "the Needles." A large,



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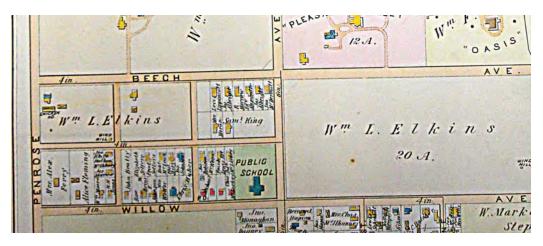


Image 5. Detail of the previous 1897 Property Atlas Map showing two parcels south of the estate owned by William Elkins and a large parcel to the southwest.

unnamed building is located on this piece of land, along with a few outbuildings and a windmill. Earlier maps show that this land was partially owned by Robert Shoemaker, but do not indicate that a structure of any size existed on the property. The 1897 map shows the Elkins name attached to yet another parcel—a 7 1/8 acre plot to the northeast of "the Needles." The property's name is "Menlo Lodge," and appears to belong to William Elkins, Jr., possibly George Elkins' son (see image 6). This land contains several outbuildings and a large house, ostensibly built by W.F. Snyder, to whom the land belonged in 1893.

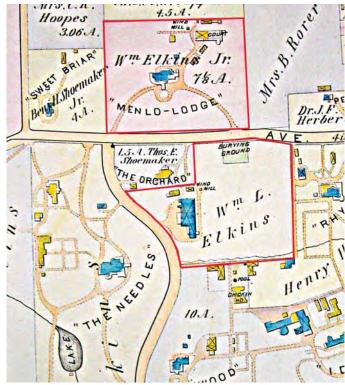


Image 6. Detail of the previous 1897 Property Atlas Map showing "Menlo Lodge" and another property owned by William Elkins to the northwest.

Another detailed map of the area does not become available until 1916 (see image 7). Because almost 20 years have passed since the publication of the last map discussed, it follows that a good number of changes have been made to the property. The most notable change is that William Elkins house, "the Needles," no longer exists. Instead, a large manor house stands in its place, just to the northwest of where "the Needles" stood. The 1916 map refers to this house as "Elkins House," what is today known as Elstowe Manor, the largest and grandest house remaining on the estate. The gatehouse at the southern entrance off Juniper Avenue still exists and has been further expanded. The complex of agricultural buildings in the southern part of the estate



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has also been enlarged and now includes a garage and a powerhouse. Additions have been made to the buildings across the southern boundary of George Elkins' property. South of those buildings appears Georgian Terrace, a Horace Trumbauerdesigned home built for Stella Elkins Tyler, a daughter of George Elkins. Ancillary buildings appear in the far southwestern corner of the site.

George Elkins has expanded buildings on his property as well. Just north of the southern border, he has added stables and tennis courts, along with a number of associated smaller buildings (see image 8). These buildings are all located south of the lake and creek, which run through his property. Only Chelten House and one small service building remain north of the creek. Outbuildings evident from previous maps do not appear in 1916. George Elkins has added to his land holdings as well. The two plots of land south of the main estate, which his father owned in 1897, now appear in his name, moderately parceled and developed. As this map was drawn after William Elkins' death, it is plausible that this property passed to George Elkins in his father's will. The plot of land to the southeast of the main Elkins Estate, however, no longer retains the Elkins name. Instead, the map calls it Latham Park, and this area will ostensibly become a modern suburban subdivision.

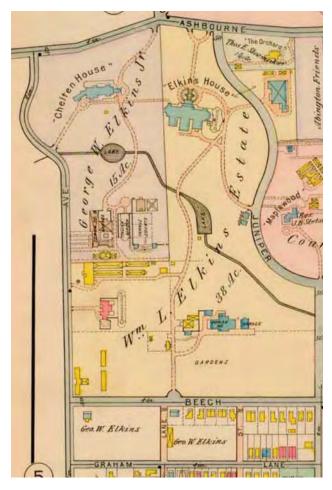


Image 7. 1916 detail from the "Atlas of the North Penn Section of Montgomery County, Penna., Embracing Cheltenham, Abington, Springfield, Upper Dublin and Parts of Moreland, Whitemarsh, Whitpain, Lower & Upper Gwynedd Townships, A. H. Mueller" Available at < http:// www.oyrhs.org/html/atlasmaps.htm>



Image 8. Historic photograph of the stables. Date unknown. Availabe from the Free Library of Philadelphia.

Paths and roads on the main property have been simplified by 1916, and most exist only to provide efficient connections between the major buildings. There are roads connecting Chelten House to the stables, tennis courts, and Elstowe Manor. Roads surrounding Elstowe Manor connect it to a main entrance on Ashbourne road and to two other entrances on Juniper Av-

enue. The main road that runs north-south through the property still exists and connects Elstowe Manor to Beech Avenue, as well as to the powerhouse and garage and buildings south of George Elkins' estate. Georgian Terrace has a separate driveway leading to Penrose Avenue. It is in 1916 that major changes to the landscape appear, for the first time, to lessen the amount of open space surrounding the main buildings. The two lakes and the creek still exist, but the eastern lake has acquired an interesting shape, with a very straight eastern boundary. This suggests that a dam has been built at this end of the water feature. The creek's path also changes in the 1916 map. It becomes less meandering and more linear, and is drawn with a thicker line. Perhaps by 1916 the whole of the Elkins property creek has been encapsulated in the manmade stone channel that directs it today. The stream at the southern end of the property has disappeared—artificially or naturally—either from infill or natural forces. The map indicates that there are gardens located south of the powerhouse and garage, but does not note any other significant landscape features.

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It is yet another 20 years before mapped documentation of the Elkins Estate is available again. A 1937 Franklin Survey Company map from the "Atlas of Montgomery County, Penna." illustrates the Elkins property's current form (see image 9). By 1937, the holdings of the Elkins family have somewhat diminished and are confined to the land bounded by Beech, Juniper, Penrose, Sycamore and Ashbourne Roads, plus one small parcel just south of that property. George W. Elkins still owns the northwest corner of the property, but the entire eastern half of the property—the half formerly owned by William L. Elkins—is now the property of the Dominican House of Retreats and Catholic Guild, the predecessor of the Dominican Sisters of St.



Image 9. 1937 map from the "Atlas of Montgomery County, Penna. Volume C," published by Franklin Survey Company. Atlas available at the Free Library of Philadelphia

Catherine De'Ricci. Stella Elkins Tyler donated Georgian Terrace, and the property on which it stands, to Temple University and it is now the Stella E. Tyler School of Industrial Arts. However, the map indicates that she is now in possession of the parcel located just south of the Temple-owned land across Beech Avenue. As George Elkins died prior to 1937, it is likely that this land passed onto her in his will following his death.

Although ownership of the land has changed a great deal by 1937, the map shows that the buildings have remained relatively unchanged. The property has been simplified, especially on George Elkins' property and on the Georgian Terrace parcel. Elstowe Manor dominates the northern section of the land now owned by the Dominican House of Retreats. It is no longer surrounded by a complicated network of roads and paths, but has three drives leading to it: one from the north at Ashbourne Road, one from the southeast at Juniper Avenue and one from the main north-south road leading from Beech Avenue. The gatehouse still stands near the Juniper Avenue entrance. The service buildings in the southern section of the estate, formerly identified as a garage and powerhouse, have been consolidated into four simplified buildings and a small temporary structure nearby. There is a service road leading to these buildings from the north-south thoroughfare, and there appears to be a small paved area near these buildings as well. Consolidation of the George Elkins' property leaves it with only Chelten House, the stables, a small unidentified building just south of the stables, and a building that is most likely the squash courts. Paths on this property have also been simplified. There is a drive leading to Chelten House from Penrose Avenue to the west, and a main drive leading from Ashbourne road, past Chelten House and continuing south to the stables and the squash courts. There is a small paved area near the squash courts, as well as two roads south of the stables, which lead west to Penrose Avenue.

The land now owned by Temple University contains only Georgian Terrace and three small structures in the far southwestern corner. The map no longer shows the complex of long, narrow buildings that were extant on this land in 1916. There appear to be only two roads on the property in 1937: a drive leading north to the main house from Beech Avenue and a short drive leading west from the house to Penrose Avenue.

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The 1937 map has few details regarding landscape features and changes. What is evident is that the creek that runs through the property is still very much in existence, as are the two ponds. The easternmost pond now possesses a dam at its eastern border, which accounts for its linear boundary in both this map and in the 1916 map. Two bridges now appear to span the creek, one for the drive leading to Chelten House and one for the main north-south road through the site.



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An aerial photograph of the site in 1944 shows little change to the property, but it does indicate the construction of an addition on the south-central wing of Elstowe Manor (see image 10). Since the addition does not appear in the 1937 map, the actual construction date is post-1937. Architectural drawings are dated 1937, so it can be assumed that construction of the wing soon followed and was completed in the late 1930's or early 1940's.

A 1957 map indicates that the Dominican Convent of Our Lady of Prouille now owns the property on which Chelten House and Elstowe Manor are situated. The map refers to Chelten House as St. Dominic's Hall, and there is a greenhouse to the south of the stables. These appear to be the only changes from the 1937 map and the 1944 aerial photograph. There is little landscape information offered here, but the creek and the two ponds are still present.

The most recent historic map available for the property comes from the volume <u>Insurance Maps of Montgomery Coun-</u> ty, Pennsylvania, Volume 3, published by the Sanborn Map Company (see image 11). This map contains several overlays atop a 1928 insurance map, and records changes made to the property until 1966 when the last overlay was added. There is little new information on this map that was not on the previous maps or photographs. The biggest change is the addition of a long, narrow wing extending from the west



Image 10. Aerial photograph taken in 1944 of the Elkins Estate. Chapel addition to Elstowe Manor is highlighted. Available at the Free Library of Philadelphia.

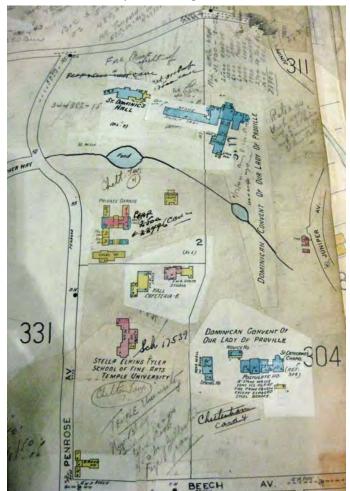


Image 11. 1928 Sanborn Fire Insurance map updated to 1966. Available at the Free Library of Philadelphia.

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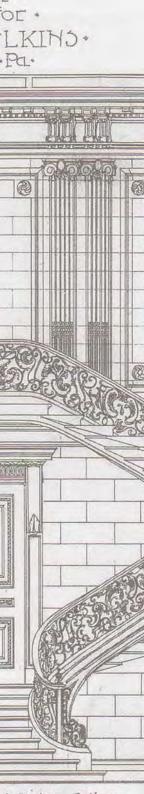
side of Elstowe Manor. According to the map, it was constructed in 1961.

The view of the Elkins Estate presented in the 1966 map is very similar to the site as it exists today. There has been one more major addition to the north side of the powerhouse, but the other buildings have remained unchanged. Unlike alterations to building footprints, paths and roadways, changes to the landscape cannot be easily represented in two-dimensional form. However, one consistently evident characteristic of the site is its openness, which is maintained even as the areas around the site become more populated and developed.

The maps and photographs examined here show the Elkins Estate's evolution from an unrelated collection of land parcels in Cheltenham Township to the seat of one of Philadelphia's most important families. Today, it remains an important collection of buildings within an original and relatively undisturbed landscape. The park-like atmosphere that currently surrounds the site emphasizes its previous history as a country retreat—first for the Elkins family and then for the Dominican Sisters of St. Catherine De'Ricci. It is clear that these peaceful surroundings are integral pieces of the site's significance, and it is important that this aspect of the site be preserved for the future.

Township Background Information





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Township Planning Information

The Elkins Estate is located in Cheltenham Township, a municipality with detailed plans for both zoning and open space within its jurisdiction. Cheltenham is unique among its neighbors in that it includes historic preservation as a primary goal in its comprehensive plan. This respect for historic preservation became widely apparent upon interviewing members of the township staff about their hopes for the future of the Elkins Estate. Although they see the property's recent change in ownership as an opportunity for growth within the area, they intend to encourage probable new owners, Food for Life, Inc., to keep historic preservation, especially of the main buildings on the site, a priority.

Township manager David Kraynik feels that sensitive development and management of the Elkins Estate will promote growth while still preserving the site's meaning and historic integrity. This growth is important as it keeps current residents from leaving the area and attracts new residents while also improving the economy. To this end, the Township would like to see the Elkins Estate bring tax income to the township by development of a portion of the property for residential or commercial use. Although the Township has not been collecting taxes from this property since its designation as a religious retreat space, they estimate future tax profits would constitute approximately \$288,000 annually.¹

The township is optimistic that Food for Life's operation on the Elkins Estate will be successful. They feel that Food for Life will keep the historic integrity of the site intact, while at the same time allowing for growth and creating new opportunities in the area.² Food for Life has been very cooperative in their dealings with the township and has agreed to adhere to all formal township codes for construction and land use in their treatment of the property. Although Food for Life has operated such establishments as homeless shelters, halfway houses, and soup kitchens in accordance with Cheltenham Township codes in the past, the Elkins property will not house such enterprises.³ More than anything, the Township offices say they want to see the Elkins Estate preserved and appreciated. They feel that Food for Life is the right purchaser to accomplish this goal.⁴

- 2 Ibid.
- 3 Ibid.
- 4 Ibid.

¹ David Kraynik, Personal Interview, 18 Sept. 2008.

CHELTENHAM TOWNSHIP COMPREHENSIVE PLAN

The Comprehensive Plan for the Township outlines the overall goals for all of Cheltenham. It states two main goals: firstly, to preserve and enhance the existing commercial, residential and open space features of the area; secondly, to improve the quality of life by promoting economic development. These goals include guidelines for historic preservation, with an aim to "promote the unique historic and cultural resources that are located within the community and encourage the preservation, rehabilitation, and restoration of these irreplaceable structures and landscapes."⁵ The Elkins Estate certainly qualifies as one of these "unique historic and cultural resources," and the township lists it as a high priority historic site. The following objectives for historic preservation come directly from the Cheltenham Township Comprehensive Plan:

- The Township will enhance and promote Historic Districts through legal guide lines and incentives, public awareness guidelines and an improved architectural review board.⁶
- The Township will encourage the development of new historic districts and the expansive of existing historic districts.⁷
- The Township will encourage the development of design guidelines for each historic district.⁸
- The Township will begin to register specific landmark structures to the National Register of Historic Places⁹

Another key component of the Comprehensive Plan details land use. There are two "eras" of land use: current uses and future uses. The main goal of current land use is to keep land organization "orderly and reasonable in distribution and intensity, conserve natural and historic resources, be in the overall public interest, effectively serve the community, and address the environmental needs of the population."¹⁰ The Elkins Estate falls into the institutional land use category, which is the second largest category after residential. Institutional land uses include "lands that are owned, leased or operated by a government, school, religious or non-profit organizations."¹¹

5 Montgomery County Planning Commission, Cheltenham Township Comprehensive Plan, Historic Preservation (Montgomery County Planning Commission, 2005) 65.

- 6 Ibid, 65.
- 7 Ibid, 66.
- 8 Ibid, 67.
- 9 Ibid, 68.

10 Montgomery County Planning Commission, Cheltenham Township Comprehensive Plan, Land Use (Current) (Montgomery County Planning Commission, 2005) 133.
11 Ibid, 123.
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CHELTENHAM TOWNSHIP OPEN SPACE PLAN

The Open Space plan for Cheltenham Township explains that there are 783 acres designated for "institutional" use.¹² The Elkins Estate/Dominican Retreat is one of the largest plots of open space in this plan. In February 2006, it was considered a natural, historic and scenic area that was at risk for development and/or was not currently being developed.¹³ The Township is well aware that these spaces may not remain open forever. Therefore, it hopes to prioritize those with the highest integrity to make certain these areas are not compromised.¹⁴

CHELTENHAM TOWNSHIP MUNICIPAL CODE AND GENERAL LEGISLATION

In addition to the Comprehensive and Open Space Plans, Cheltenham Township has a collection of general municipal codes. Several of these codes apply directly to the Elkins Estate and any changes that it might undergo in the hands of its new ownership. Chapter 205 of the municipal code states that peace and good order should be kept and "no loud, unnecessary and unusual noises" should come from the site.¹⁵

Although the Elkins Estate falls under the category of "institutional use" in the zoning plan, the Township granted the property "non-conforming use" status in order to retain its function as a retreat site. Chapter 205 outlines the definition of this status as "any not-for-profit use, religious, institutional or public government facility that has no underlying profit motive attached to its function."¹⁶

Chapter 197 of the Code states that parking lots must be maintained, that the parking of trailers in automobile parking lots is prohibited and that walks and sidewalks must be maintained.¹⁷ Parking should be in designated areas and not haphazardly placed throughout particular sites. As parking may prove to be an issue once the Elkins Estate is again in use, it is important that site management adhere to these codes.

These sections of the General Township Codes apply directly to the Elkins Estate and may affect its future development. However, it should be clear that any changes to the site, either in use or in physical appearance, must adhere to all of the municipal guidelines of Cheltenham Township.

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- 16 Ibid, section 205-10.
- 17 Ibid, chapter 197.

¹² Montgomery County Planning Commission, Cheltenham Open Space Plan (Montgomery County Planning Commission: 2006) 24.

¹³ Ibid, 62.

¹⁴ Ibid, 20.

¹⁵ Cheltenham Township, General Code, Section 205-9.

PLANNING MINUTES

The following information comes directly from the minutes of various Building and Zoning Committee meetings held in Cheltenham Township. The information mentioned here relates specifically to the Elkins Estate.

In a planning meeting on June 23, 2008, Food for All, Inc. (also known as Food for Life, Inc.) made appeal number 3291. The appeal proposed to continue use of the main Manor House (also known as Elstowe Manor) as a retreat. This retreat would include rooms for guests, meeting rooms, classrooms, conference rooms, performance space, and dining facilities. According to Food for All, Inc., there would be no major physical alterations to the space. They also mentioned that there would be roughly six to ten employees on the site and that parking may be an issue. To address this concern, Food for All, Inc. executive director David Dobson stated that he would shuttle most visitors to the site by bus. Those visiting the site would be yoga trainers, yoga enthusiasts, and people looking for spiritual relaxation.¹⁸

Citizens of the surrounding community were also present at the meeting on June 23. Many expressed concern as to how the site would handle weddings and corporate events, as well as how it would address parking issues, how workers would change shifts, and if problems would result from there being too many people in one place.

During its July 28, 2008 meeting, the committee revisited appeal number 3291. At this meeting, David Dobson agreed to all of the Building and Zoning Committee's previous recommendations. At the next meeting on September 2, 2008, the committee closed the appeal and approved zoning for the site to maintain its non-conforming use.¹⁹

CONCLUSION

This section detailed many of the planning issues that arose during the approval process for Food for Life's purchase of the Elkins Estate. Residents around the area expressed mixed views toward accepting or rejecting this future use of the site. However, it is clear that Cheltenham Township possesses a solid preservation plan within both their Comprehensive and Open Space Plans. These documents clearly express the vast amount of concern the Township holds for its historic properties.

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¹⁸ Cheltenham Township Planning Commission, Planning Minutes (Cheltenham Township: June 23, 2008).19 Cheltenham Township Planning Commission, Planning Minutes (Cheltenham Township: July 28, 2008).



Elkins Park sits within Cheltenham Township, the third most populated township in Montgomery County, Pennsylvania. From 1990 to 2000 the population increased by 5.6 percent. Census data for the year 2000 shows that the area is affluent; 25 percent of the population possesses an income of \$100,000 or higher. 79.7 percent of the resident labor force possess white-collar jobs and 42.1 percent work in Philadelphia. The median house value is \$165,000. Citizens are also well educated: 92 percent possess high school degrees or higher, 49.2 percent possess a bachelor's degree or higher. The population is 66.4 percent white, 33.6 percent non-white, and the median age is 40.3 years.

The Township covers 9.03 square miles. Housing in the area consists of 64.5 percent owneroccupied units and 35.5 percent renter-occupied units. Most housing, about 51.1 percent, is single-family detached. In addition, the township contains 1,397 total group quarters, 536 institutional group quarters, and 861 non-institutional group quarters.

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Community Awareness

According to the Cheltenham Township, there has been little resistance to Food for Life, Inc.'s acquisition of the Elkins Estate property. They have held township meetings and, while citizens at these meetings expressed some concerns, the Township maintains that the community supports the proposed transition. However, informal phone interviews with a number of community members who live within sight of the Elkins Estate suggest that the Township may have made some generalizations with respect to community approval. The consensus among the small sampling of people contacted indicated that there was concern over the prospect of development on the property. Other concerns included a possible increase in traffic and parked vehicles as a result of constant visitation to the site. A surprising majority also had little idea as to what the future plans for the site were. Many knew that previous buyers had backed out, but few were aware that a new purchaser had been secured. A shared sentiment among most interviewees was that the Township office had not put enough effort into disseminating information to residents. Many were disappointed in the Township's lack of communication and felt put off by the fact that their opinions were not taken into account.

Many of the people interviewed have lived in the Elkins Park area for over 30 years. The Elkins Estate, or the Dominican Retreat Property, as it is known to most of them, has been a familiar presence in their lives for as far back as many of them can remember. Jim Carroll, who lives across the street from the property on Beech Avenue, says that he often had conversations with the sisters living on the property, and that they saw his daughters grow up.¹ Charles Knauf, who has lived in the area since he was a child, remembers sneaking onto the property with his brothers. With a laugh, he recounts how they used to taunt the gardener, until one day, he came chasing after them in his truck!² Judith Pawlina remembers going to the estate for her senior high school retreat, before even moving to the neighborhood 25 years ago.³ These residents and many others have fond memories of the place, many of which are contained within the walls of its buildings and the serene atmosphere of its landscape. Understandably, they are concerned about its future.

Interestingly, the people interviewed for this project did not mind that the site has not been open to the public for the last 70 years, nor do they particularly want it to be opened by its

- 1 Phone interview with Jim Carroll. 15 December 2008.
- 2 Phone interview with Charles Knauf. 12 December 2008.
- 3 Phone interview with Judith Pawlina. 16 December 2008.

new owners. Charles Knauf is indifferent as to whether or not the property should become accessible to the community. His main concern is that the property remain intact and retain its peaceful feeling.⁴ A resident who prefers to remain anonymous also said that the property has "always been nice to have around," even if it were not open to the public. He values the open view it provides from his home.⁵

Many of the residents that were interviewed were neighbors of the Dominican Retreat site. Their main concern was the possibility that a portion of the site would be developed for residential use. Another Elkins Park resident who preferred to remain anonymous was adamant in her opinion that the Retreat property should be left the way it is. She was aware that development might occur on the property and was worried that townhouses or condominiums would ruin the views she and her neighbors have from their homes. She added that she was saddened by the prospect of the property being destroyed and losing its peaceful nature.⁶ Judith Pawlina, another neighbor of the site, stated that she moved away from her previous neighborhood because of encroaching development. The prospect of living across the street from a beautiful open space such as the Elkins Estate was a main factor in her decision to move to her current home almost 25 years ago. She said she would be extremely disappointed if the undeveloped property were to undergo a drastic change, especially one that would make the area more congested.⁷

Another main concern of the interviewees was that the Township had not been proactive regarding the dissemination of information about the site and potential buyer. The majority of people interviewed had attended publicized Township meetings, but those who had not complained that they were not given notice by the Township and that information about where and when meetings were to take place needed to be clearer and more accessible. Those that did attend the meetings found them unhelpful and even confusing. Jim Carroll was frustrated that, after sitting through a very lengthy Township planning meeting, community members were given no decision on zoning for the estate, nor were they contacted later with that information.⁸ Charles Knauf complained that the meeting was not at all helpful and that it was mostly about the site's history, and not about issues relevant to the community.⁹ An anonymous resident agreed that the meetings were not at all helpful.¹⁰ Even Patricia Miller, a published local historian with a strong interest in the history of the area and the future of the Dominican Retreat site in particular was unsure of the plans for the site due to lack of information from the Township.¹¹

- 4 Phone interview with Charles Knauf. 12 December 2008.
- 5 Phone interview with anonymous Elkins Park Resident. 15 December 2008.
- 6 Phone interview with anonymous Elkins Park Resident. 1 December 2008.
- 7 Phone interview with Judith Pawlina. 16 December 2008.
 - 8 Phone interview with Jim Carroll. 15 December 2008.
 - 9 Phone interview with Charles Knauf. 12 December 2008.
 - 10 Phone interview with anonymous Elkins Park Resident. 1 December 2008.
 - 11 Phone interview with Patricia Miller. 1 December 2008.

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A final concern that many community members had was their lack of information about the site's new buyer. Many had no idea who the new buyer was. Those that did had little information on the buyer's plans for the estate. Jim Carroll, who went to the Township meetings, stated that Food for Life seemed like a "decent enough organization." He said that there had been scare tactics employed by some community members in order to put Food for Life in a bad light, but that overall he had no objections to their purchase of the property.¹² However, other nearby residents were wary of Food for Life's intentions. They were put off by the fact the Food for Life had not been more transparent in its dealings and had not made more of an effort to make themselves known to the citizens of Elkins Park.

It is clear that the residents of Elkins Park, especially those who live in close proximity to the Elkins Estate, have a vested interest in the future of the site. Any change in its use or physical qualities will directly impact their quality of living and their connection to their neighborhood. Many are frustrated with the lack of opportunities provided to them to air their questions and concerns. Because the Elkins Estate is a privately owned property, it is true that the community, in the end, has no power over how it is treated in the future. However, not cooperating with the site's neighbors and taking their concerns into account would be a grave mistake for any future owner of the property. It would mean losing an important built-in support network that has been forming since the space became a religious retreat. Working with the Elkins Park community is one of the most important steps the future owner of the Elkins Estate can take in the process of good preservation stewardship.

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12 Phone interview with Jim Carroll. 15 December 2008.Elkins Estate Historic Preservation Studio 2008

Statement of Significance





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Statement of Significance

The Elkins Estate, located in Montgomery County just outside the northern border of Philadelphia County, PA, features several buildings designed by architect Horace Trumbauer. The 42-acre site includes Chelten House (1896/1908) and Elstowe Manor (1898), as well as several outbuildings, all of which are set in an intact park-like landscape; together, these resources retain the feel of the estate as a country retreat. The homes belonged to industrial and commercial titans William L. Elkins—a less well-known yet extremely influential Gilded-Age financier—and his son, George M. Elkins. They date to the turn of the 20th century and are the most recent in a succession of country estates on the site, dating back to the 1850s.

Trumbauer was a noted Philadelphia architect, renowned for his work designing country estates for the upper class along the East Coast as well as for his institutional projects such as the Philadelphia Free Library and the Philadelphia Museum of Art. The Elkins Estate's main buildings possess a high degree of historic and architectural integrity due in large part to the care taken by its second owners, the Dominican Sisters of St. Catherine de'Ricci, throughout their ownership tenure beginning in 1932 and ending in 2008. A high degree of craftsmanship is exhibited in the extensive use of marble, wood carving and gold leaf, which adds to the significance of the Estate.

Historic maps indicate that the location and number of buildings on the site have changed; this is especially true of the period before the 1880s, when the Elkins family consolidated several adjacent parcels to assemble the entire Estate. Since the 1930s, the Sisters have only added to existing structures—including two major and unsympathetic additions to Elstowe Manor—otherwise leaving and adaptively reusing the core of the Elkins-era construction intact. The planned continued use of the Estate as a retreat (as proposed by prospective buyer, Food For All, Inc.) reflects its longstanding community context as a peaceful refuge, first for the country gentleman in the 18- and early 1900's, then as a religious retreat during the Sisters' ownership.

Today, the property possesses much historical and architectural value, as well as urban and environmental value as a rare open space amidst a continuous fabric of stable, suburban communities.

Objectives and Methodology



Objectives

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The objectives outlined in this report guided the preservation study undertaken at the Elkins Estate. They fall into seven broad categories, which are to:

1. Establish Significance

To establish the significance of the site, its landscape and buildings, through his torical research, surveys and interviews. This information informs decisions on site tolerances and programming.

2. Address Buyer's Impact

To determine what affects any future buyer might have upon the Elkins Estate property, including changes in use, and alterations to landscape, and building structure. When discussing changes in use, this report determines whether or not those uses are compatible with the site, its history and how the site is experi enced.

3. Establish Site Tolerances

To establish site tolerances based on historical research and survey data. These tolerances are explicit in detailing which areas, in both landscape and buildings, can tolerate high amounts of physical change, and which areas cannot tolerate physical change. These tolerances also consider changes in how the site is ex perienced. Finally, this report determines what uses are appropriate and for which spaces.

4. Develop Site Programming Guide

To develop a site programming guide detailing the requirements and special considerations necessary for administering each program detailed by Food for Life at the Elkins Estate. The programming puts new uses into context by providing comparisons to existing sites with similar characteristics and agendas. The programs detailed in this report come from uses proposed

Elkins Estate Historic Preservation Studio 2008



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by Food for Life, as these will have immediate implications for the site. However, the programming guide provides general direction for any organiza tion that may own or become involved with the Elkins Estate in the future. The preservation principles outlined in programming decisions hold true for any future changes in use, and site managers should consult them regardless of whether or not their specific program appears in this report.

5. Integrate Preservation into the Program

To make preservation an integral part of the programming guide for the Elkins Estate. This ensures that any proposed change in use takes into consideration the site's historic integrity. For site managers, this demonstrates ways in which preservation is compatible with reuse programming, detailing where it fits in and how to implement it successfully.

6. Reuse Site while Maintaining Integrity

To provide reuse plans that bring utility to the site while still maintaining its historic integrity. Reuse does not have to come at the expense of historic fab ric or atmosphere. Some of the programs in this report embrace the retreat atmosphere of the Elkins' and Dominican Sisters' periods. Other events capital ize on the quality of the building fabric and landscape. In turn, there are spaces within the estate that can be altered without deleteriously affecting the integrity of the site as a whole.

7. Create Awareness in the Community

To raise awareness within the Elkins Park community, increasing their invest ment and involvement at the Elkins Estate site. Community interest is vital to providing the site with continuity over time, through changes in function and ownership. Part of making reuse sustainable is providing a base of support for the Elkins Estate, one involved enough to take action on its behalf if necessary.

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Methodology

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This project began with a site visit to the Elkins Estate. From there, it was determined that background research into the township, the community, and the history of the Estate were necessary.

One portion of the team conducted township research, contacting the Cheltenham Township Manager, David Kraynik, and the Cheltenham Township Planning Commission. Researchers also examined the Comprehensive Plan for the Township, the Cheltenham Township Open Space Plan, the Cheltenham Township General Code, and other general legislation.

Community research involved contacting citizens who are either familiar with the area's history or who live near the site. In particular, Patricia Miller, a local historian for Cheltenham Township, and Brian Havir, the Assistant Township Manager, provided insights into the community's current state of mind regarding the Elkins Estate.

Another group went through historic maps and files from the Dominican Sisters, Food for Life, the Montgomery County Historical Society, the Historical Society of Pennsylvania, and the Free Library of Philadelphia. Work focused on key players in the site's history, such as the Dominican Sisters, Horace Trumbauer, William Elkins and George Elkins. Team members collected maps from the Elkins period onward to gain insights into site development, changes in ownership and changes in use. This led to graphic analysis in ArcGIS, where changes in property lines, ownership, and buildings became layers on a digital map, thus allowing for direct comparison.

In conjunction with background research, the team conducted on-site surveys. The team took building survey forms, created in Microsoft Access, into the field and used them to gather sitespecific data based on location, description, condition, and graphic information. Researchers conducted room-by-room surveys in Elstowe Manor and Chelten House, due to their significance to the site and the large amount of intact Elkins period fabric. Surveys of the outbuildings and additions created by the Dominican Sisters were more general, considering the structures as a whole rather than by room. Team members later entered the collected data into Access, creating a building database. This database played a key part in the tolerance study.

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A different group undertook the general landscape survey. This included on-site investigation, followed by analysis of and comparison to historic site maps. The project involved a significant amount of graphic analysis covering a wide array of topics, such as circulation, character-defining features, topography, unifying structures, plants, land use, spatial organization and viewsheds.

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After analyzing the data, the team devised a statement of significance for the Elkins Estate. The statement explicitly outlined the features that make this site unique, valuable and worth preserving. It also informed the direction the team took from that point onward, especially regarding site tolerances, programming and recommendations for the future.

The data collected from the above studies informed the tolerance studies for both the landscape and the buildings. Researchers created AutoCAD drawings from Horace Trumbauer's floor plans and then exported them into ArcGIS, where team members connected the Access data collected in the field to corresponding rooms in the floor plans. Graphic analysis of the data symbolized the period of significance, status of fabric, and condition for each room in Elstowe Manor and Chelten House, and the overall state of the outbuildings. Researchers extrapolated tolerances from these and symbolized them in ArcGIS, illustrating the areas that could sustain changes to building fabric as well as the areas that could not. Determining landscape tolerances necessitated a different technique, as the requirements differed from those of the structures. Maps illustrating landscape character areas, topography, and history led to the creation of a Gaussian blur map that visualized tolerances in the landscape.

Taking into consideration the needs of the historic site, the team drafted a series of programming guides. The program list sprang from Food for Life's suggestions; however, the team adapted and prioritized them based on its own objectives, outlined above. Members researched space and facility requirements, and generated charts for comparison. This resulted in programming site selections, in both the landscape and buildings. To place the programs into context, part of the team researched comparable sites that shared similar characteristics with the Elkins Estate, such as location, size, period, building stock, landscape and programming. This section provides an in-depth case study of reuse utilizing the yoga retreat as an example of how to implement programming.

Finally, the project culminated in a series of recommendations for preserving and reusing the Elkins Estate. These recommendations cover preservation of the landscape and buildings, site programming, additional parking, expansion and development of the site. The team designed the recommendations to guide site management for years to come, regardless of changes in ownership or use.

Survey Terminology

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Conducting the building survey required the team to develop a set of terminology and working definitions. The following report utilize these terms:

Integrity – Integrity directly correlates to the amount of period fabric and intangible values that are evident at areas within the site. These areas can either be representative of the Elkins' or the Dominican Sister's period of occupation. If building or landscape fabric is present, unaltered or relatively unaltered, and visually cohesive, for a certain period, that element possesses integrity. Visually cohesive fabric maintains a consistent style and feeling of the period to which it is attributed. An element may have integrity for one period while being deleterious to the integrity of an element from another period (i.e. the west addition to Elstowe Manor presents a strong impression of the Dominican Sisters and their mission, while detracting from the integrity of the Elkins' period landscape and its estate setting). Thus, elements generally possess integrity for one period, as any overlap tends to come at the expense of fabric from the earlier period.

Original fabric – Original fabric exists in rooms and building materials dating from the El kins' period of occupation.

Altered fabric – Altered fabric exists in rooms and building materials dating from the Domini can Sisters' period of occupation.

Conservation issues – Rooms with visible signs of fabric deterioration that may be hazardous to the health and safety of occupants. Repair work will be necessary before occupation of the space takes place.

Move-In Ready, with Conservation Issues – Rooms with minor visible signs of fabric dete rioration. These are not structural problems (i.e. cracking paint, cracking tiles, etc.), the space is safe for occupation, and only aesthetic issues need to be resolved.

Move-In Ready – Rooms with no visible signs of fabric deterioration. The space is ready for occupation without changes.



Tolerances



Introduction

The detailed survey of the manor houses, outbuildings and landscape establish the site's defining characteristics and provide the basis for justifying areas tolerant and intolerant to change. Considerations for both tangible and intangible qualities of spaces and landscape have informed significance and, ultimately, each feature's level of tolerance. Delineating spaces where high and low levels of change are acceptable is vital to ensuring the protection of historically significant and irreplaceable features.

Once established, these levels of tolerance directly inform the programming options available to a particular space. Areas designated as highly tolerant to change are not major contributors to the overall significance of the site, and high-impact uses with the potential to irreversibly alter fabric should be assigned to these spaces. Low tolerance areas provide much of the site's significance—either through historic fabric or intangible values; these spaces require sensitive adaptation for low-impact programs. In general, areas identified as least tolerant contain the highest degree of historic integrity.

Different survey criteria were applied to the buildings and landscape in order to distinguish each area's unique level of tolerance. Although these were determined separately, both buildings and landscape are equal contributors to the site's significance and have been regarded as a whole in the development of the preservation plan.

Elstowe Manor and Chelten House

The individual room surveys completed in the manor houses indicate periods of significance, spaces with altered fabric and areas with conservation issues. Results from each category have been mapped to illustrate overall characteristics, and from this collective data, levels of toler-ance have been specified for each space.

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Elstowe Manor and Chelten House

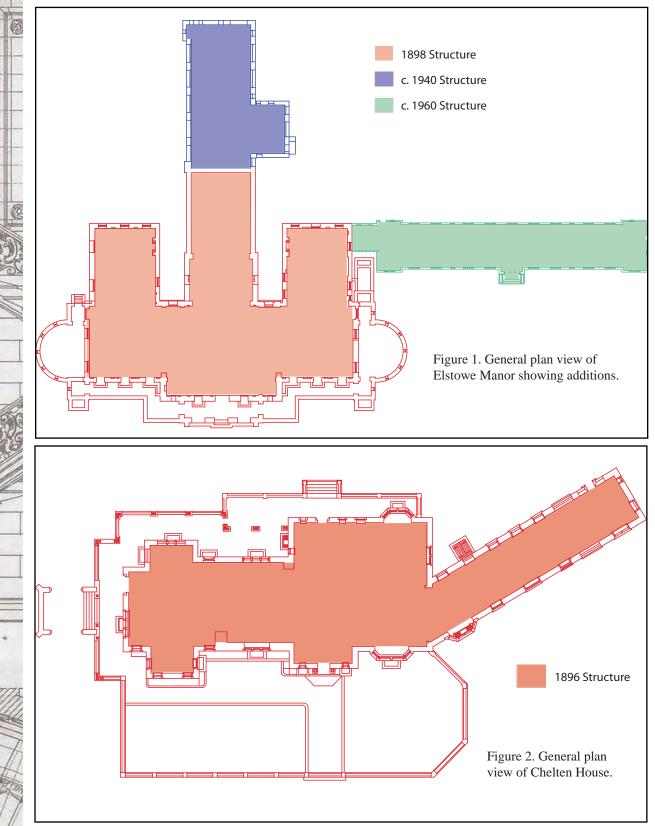
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The individual room surveys completed in the manor houses indicate periods of significance, spaces with altered fabric and areas with conservation issues. Results from each category have been mapped to illustrate overall characteristics, and from this collective data, levels of toler-ance have been specified for each space.



Period of Significance

Three possible periods of significance were identified for both manor houses—Trumbauer Design, Dominican Convent and significance resulting from both owners. The architect/ owners at the time of construction mainly determine significance (though other factors, such as intangible values of space, have been considered). Historic Elkins era structure relates to Trumbauer Design, while additions—specifically the western wing and chapel expansions of Elstowe Manor—represent the Dominican Convent period. Rooms not appearing within this general framework have undergone some level of change and are attributed to both periods of significance.

Status of Fabric

Alterations to historic fabric (including structure, envelope and finishes) can greatly impact the significance of a space. All structural changes, such as removal or additions of interior or exterior walls, are considered alterations. Reversibility of changes to the envelope (marble floors, plasters, wooden and marble paneling) and finishes (paints, gilding, varnishes) determines whether or not those changes constitute an alteration. Any modification which temporarily alters materials is not considered an alteration. These temporary modifications include the installation of carpeting over marble floors, paints applied to woodwork and fabric applied over existing wall finishes. Irreversible changes, such as removing tile or fabric wall coverings and which involve loss of original fabric, are categorized as alterations.

Condition

Though room condition has less influence in the determination of significance and tolerances, it is an important aspect in the development of a preservation strategy. As explicated in the Methodology section, conditions were recorded based on degree of deterioration and the potential of risk to an occupant's health and safety. Spaces deemed "Move in Ready" showed no signs of deterioration. Those areas assigned "Move-in Ready with Conservation Issues" demonstrated some level of deterioration, but did not pose any safety risks to potential inhabitants. Advanced levels of deterioration requiring immediate intervention were categorized as "Severe Conservation Issues."

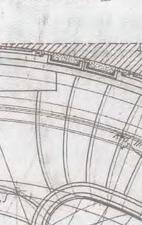
Tolerances

Developing tolerance levels for buildings requires the analysis of periods of significance and alterations to existing fabric. Implicit in this analysis is identifying which components of structure, envelope and finishes contribute most to the overall significance of the building. Additionally, intangible values associated with past owners and events must also be recognized who

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establishing tolerance levels. These intangible values arise specifically in spaces constructed and used by the Dominican Sisters. Their significance is represented through the ritual and spiritual use of spaces and is not easily quantified; however, these intangible values are embodied in rooms such as Elstowe Manor's chapel, and as a result, demand a higher tolerance level than other spaces of the Dominican period of significance.

A single tolerance scale was created for both Elstowe Manor and Chelten House and ranges from very low, low, moderate to high tolerance. These levels are applied differently to the spaces within each manor house and will be further defined in the corresponding sections. In general, tolerance levels pertain to structure, envelope and finishes. Although high tolerance areas have the potential to accept the most change, any structural alterations should be restricted to interiors and must not adversely impact low tolerance areas. Spaces designated moderate tolerance allow limited changes to the building envelope and finishes, however, any modifications should not completely remove the aesthetic or historic value associated with a room. Low and very low tolerance areas demand adherence to preservation guidelines and disallow alterations to structure, envelope and finishes.

Additional aspects affecting tolerance levels include proximity to low tolerance areas and condition of fabric. Many rooms designated as low tolerance are open, volumetric spaces within the manor houses and share lines of sight with surrounding areas. Spaces visible from low tolerant rooms should also maintain a limited level of allowable change to protect the historic aesthetic. Conditions similarly affect low tolerance areas, and all severe conservation issues should be mitigated immediately.

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Elstowe Manor

Italianate in style and the larger of the two main houses, the Trumbauer-designed sections of Elstowe Manor are ornately detailed with rich finishes of marble, woods, plaster, gilding and other decorative paints (Figure T1). As outlined in the general plan view (refer to Figure 1), the manor house has undergone two major periods of adaptation. Specifically, the additions of the western wing and the southern chapel by the Dominican Sisters lend new periods of significance and tolerance levels to the building. The earlier chapel addition dates to c. 1940 and encompasses three levels of offices and sanctuary space. The western wing—with a later construction date of c. 1960-contains standard dorm-style accommodations on two levels (Figure T2). The wing is accessible through the historic manor on the first floor only (Figure T3). Though these wings represent the various owners and impact the overall character of the historic structure, the original Elkins rooms retain their historic aesthetic and intent.



Figure T1. Main entrance hall (Room 100).



Figure T2. Lounge in western wing addition (Room 2100).



Figure T3. Billiard room with door alteration (Room 103).

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Elstowe Manor's period of significance has been largely defined by its Trumbauer design only a few rooms within the historic structure represent both owners. With the exception of the wing additions, the Dominican Sisters show minimal influence over significance in the general building; however, extensive alterations to the basement level have impacted its interpretation and expanded the period of significance to represent both the Dominican Convent and Trumbauer design (rooms 1-28; Figure T4). The Sisters adapted the space to serve different uses, and as a result, redefined many of the original Trumbauer qualities. The basement largely func-



Figure T4. Former gallery and chapel addition (Rooms 2000 and 2001).

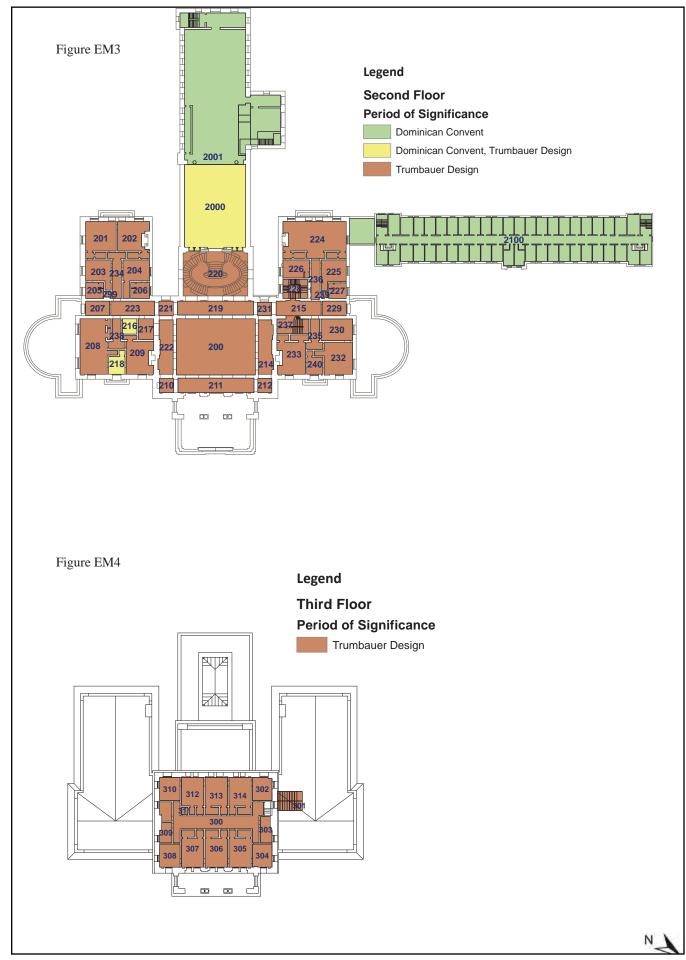
tioned as servant space, kitchens, storage and secondary areas during the Elkins' ownership. The Sisters converted these spaces to offices, community rooms and dining halls. The kitchens (rooms 29-31) retain the original Trumbauer design, while the southern wing (room 50) dates to a later period and represents only the Sisters' occupancy (Figures T5 and T6). Other floors show very few aberrations; periods of significance are mainly attributed to owners at the date of construction.

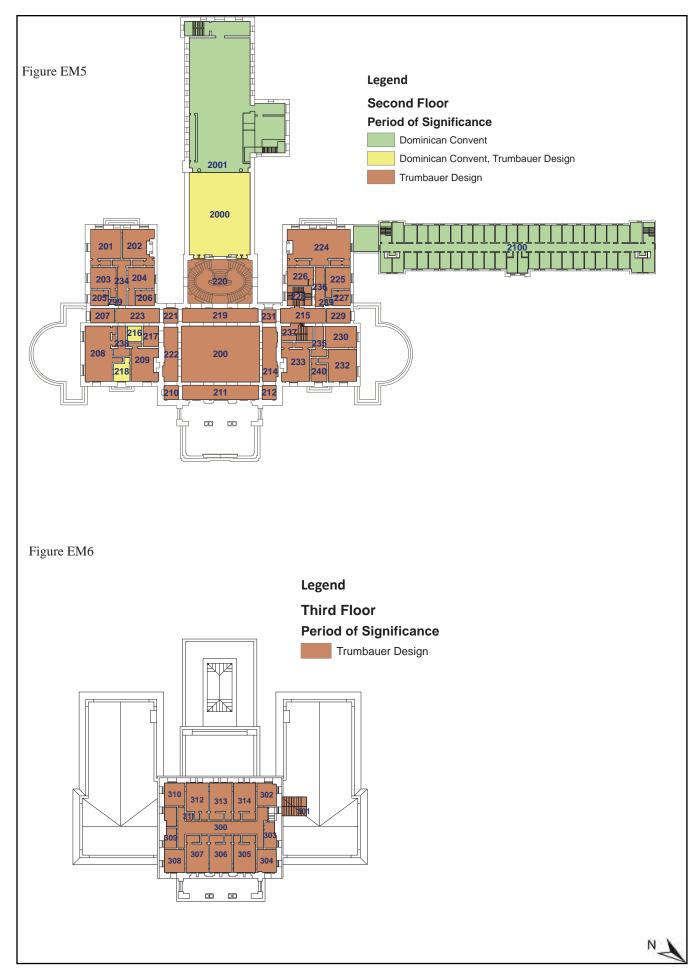


T5: Basement kitchen space (Room 30).



T6: Basement kitchen space (Room 29).





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Status of Fabric

Because the Sisters reuse programs largely incorporated existing Trumbauer fabric, most alterations in Elstowe Manor have remained relatively minor and have allowed much of the original structure and finishes to survive. The chapel addition provides the only major structural alteration to the historic building (refer to Figure T4); the southern exterior wall was removed to connect the new sanctuary space to the former Elkins art gallery (rooms 2000 and 2001). The



Figure T7. Entrance to western wing addition from billiard room (Room 103).

1960's housing wing required a minor structural change to a western-facing doorway to permit circulation from the historic building to the new spaces (room 103; Figure T7). Other envelope and finish alterations occur in the basement rooms. These spaces were updated when they acquired new uses. Rooms that retained their old functions, such as the kitchen service areas (rooms 8 and 29-31), were left wholly intact but with possible changes to appliances and moveable components (Figure T8). Significant extant fabric includes counters, wood cabinets, windows and tiles.

Removal of fixtures and the addition of partition walls were common alterations to first, second and third floor bathrooms (rooms 206, 217, 218, 230, 309). However, many original sinks and bathtubs remain and are considered

major contributors to the space's significance (Figure T9). Many surfaces, such as walls and woodwork, have been repainted and no longer convey the same quality as found on the first floor. These changes are considered reversible and, therefore, are not recorded as alterations.



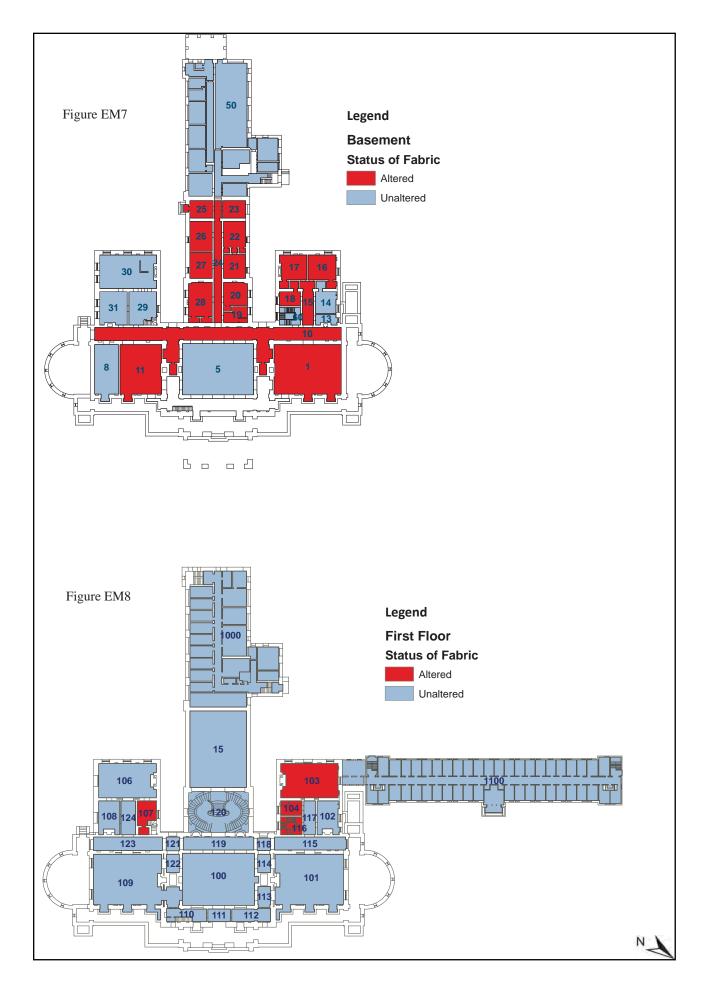


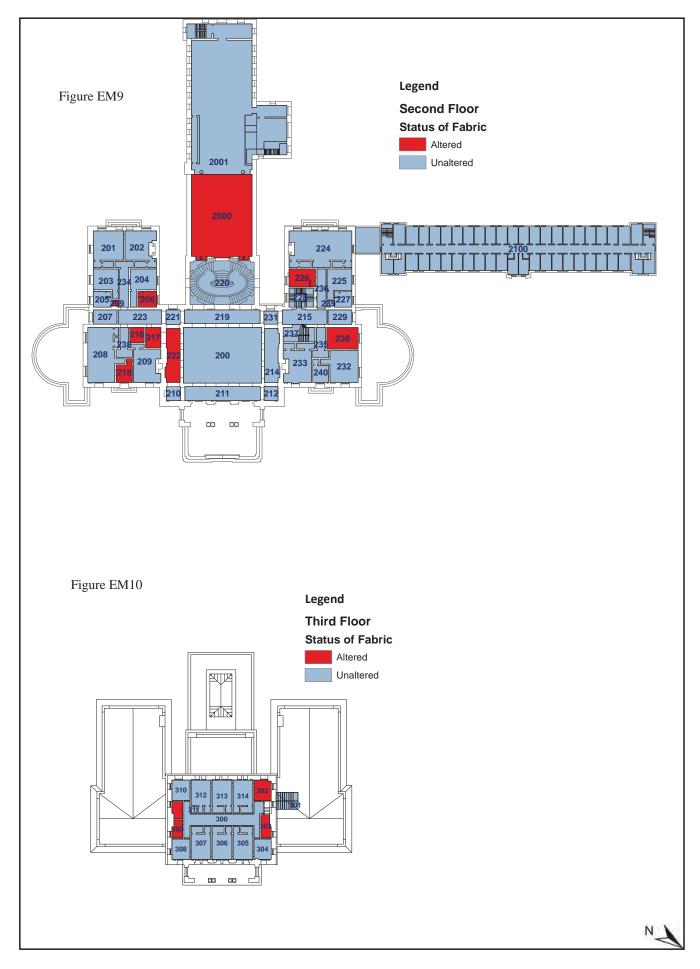


Figure T8. Basement kitchen space (Room 30). Elkins Estate Historic Preservation Studio 2008



Figure T9. Bathroom fixture (Room 205).





Condition

Current conditions attest to the extraordinary stewardship of the site's former owners. Only minor water damage appears in the basement (rooms 1 and 8; Figure T10). Very little damage has been recorded on the first floor and is generally limited to peeling paint. All aspects of structure, envelope and finishes have been best preserved in these spaces with many original finishes and immoveable furnishings (such as chandeliers and statuary) still intact.

Figure EM13 shows that the western side of the historic second floor contains finishes which have sustained broader but mild damage, such as peeling paint and cracked marble (rooms 211, 212, 214, 215, 225, 233, 237, 240; Figure T11). Severe conservation issues arise in concentrated areas from extensive water damage to the building envelope (rooms 230 and 232; Figure T12). The damage requires intervention prior to implementing any programming in the space.

Areas designated as "Move-in Ready with Conservation Issues" contain minor damage including common deterioration such as peeling paint, missing glass panels in a skylight and cracked plaster moldings (rooms 220 and 203; Figure T13). The third floor map indicates varying levels of damage in the corner rooms (rooms 302, 304, 308, 310).





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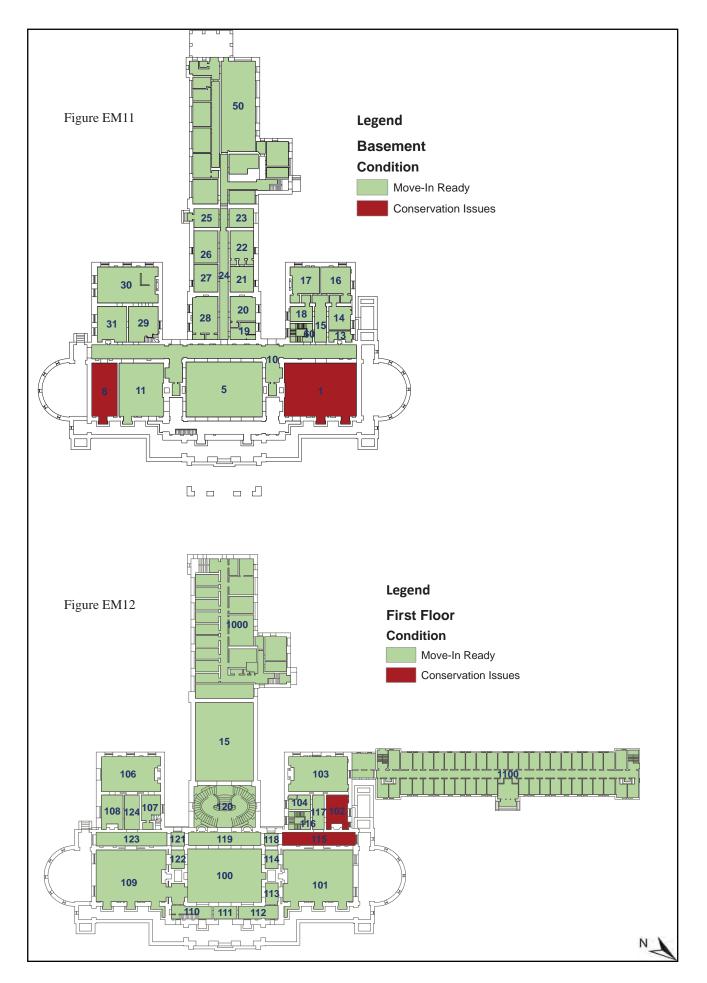
Figure T10 (top). Water damage to basement wall (Room 1).

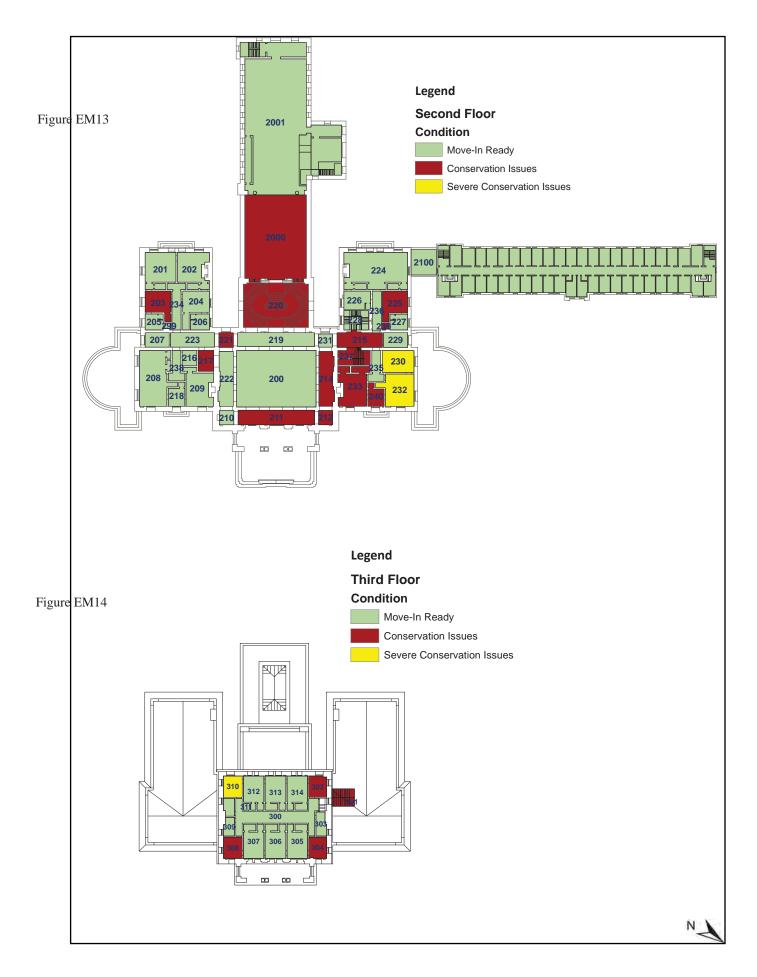
Figure T11 (bottom).. Cracked marble railing in main entrance hall (Room 200).

Figure T12 (far left). Severe water damage in second floor bedroom (Room 232).

Figure T13 (left). Stained glass skylight with minor loss in main stairway (Room 220).

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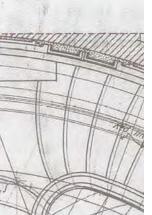




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Tolerances

The tolerances specified for Elstowe Manor reflect the high level of intact original fabric. As a whole, the estate shows a wide range of tolerances; however, the Trumbauer-designed structure has been designated as having very low or low tolerance to change. Areas attributed with a very low tolerance generally retain irreplaceable decorative finishes-such as gilding, painting, ostrich skin wall coverings, etc.and other details such as plaster cornices and carved woodwork (rooms 100, 101, 102, 108, 200, 220, 224; Figure T14 and T15). Original doors and windows also have a high degree of integrity and contribute to significance. Rooms with a low tolerance level contain fewer original finishes but have maintained all other historic components. Any space within this historic area assigned a moderate level of tolerance has been extensively altered by the Dominican Sisters and has lost its original aesthetic (rooms 19-28, 116, 217). Potential impact to adjoining rooms of low tolerance should first be considered before any modifications are made to these spaces.

Spaces assigned to the Dominican Convent period of significance are all designated as having high tolerance to change with the exception of the chapel (room 2001; Figure T16). Because this space conveys the spiritual, intangible values embodied by the Sisters, it has a lower tolerance for change. The chapel also exhibits their aesthetic, which is rarely expe-





Figure T14 (top). Smoking room with original ostrich skin wall coverings (Room 102).

Figure T15 (bottom). Dining room with less detailed finishes (Room 106).

rienced at the site and warrants preservation. Other areas of the addition contain less detail and are mainly nondescript, uniform, utilitarian spaces able to accept modifications to interior structure and finishes (Figure T17). The c. 1960 wing exterior has been assigned low tolerance and should be utilized to support future programs that require large-capacity housing. Though generally regarded as secondary space, the kitchens in the manor's basement provide an uncommon level of significance (rooms 29-31). These types of rooms in historic properties are typically repurposed and extensively modified, usually for systems housing or staff use; however, the relatively unaltered condition of the Elstowe kitchens requires that they maintain a very low level of tolerance in order to safeguard these susceptible areas against irreversible modification.

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Figure T16. Chapel addition (Room 2001).

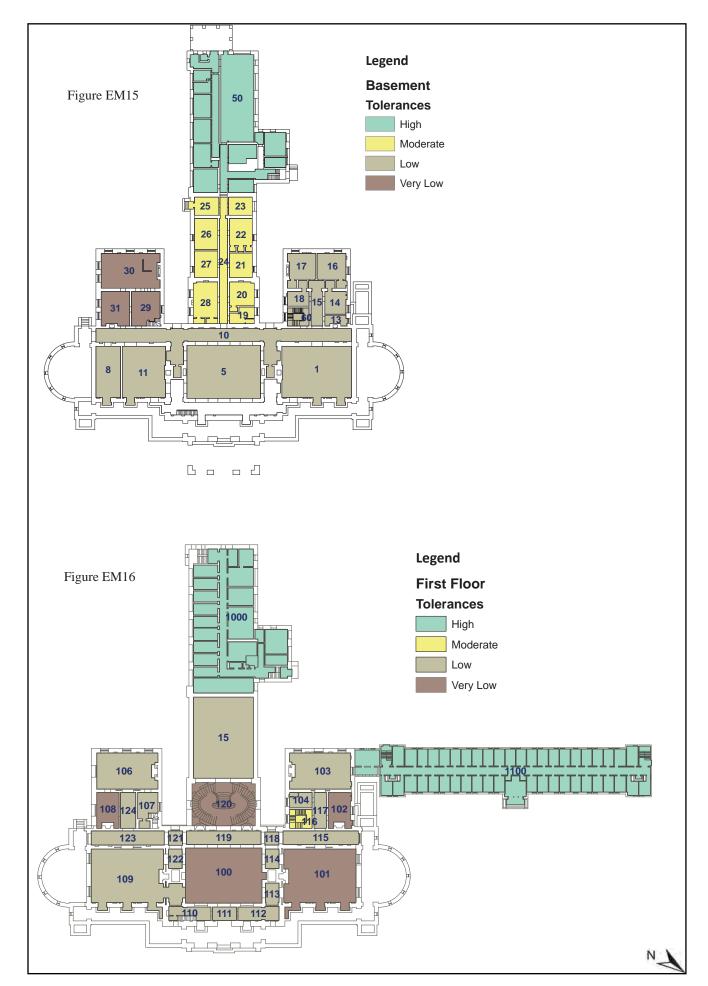


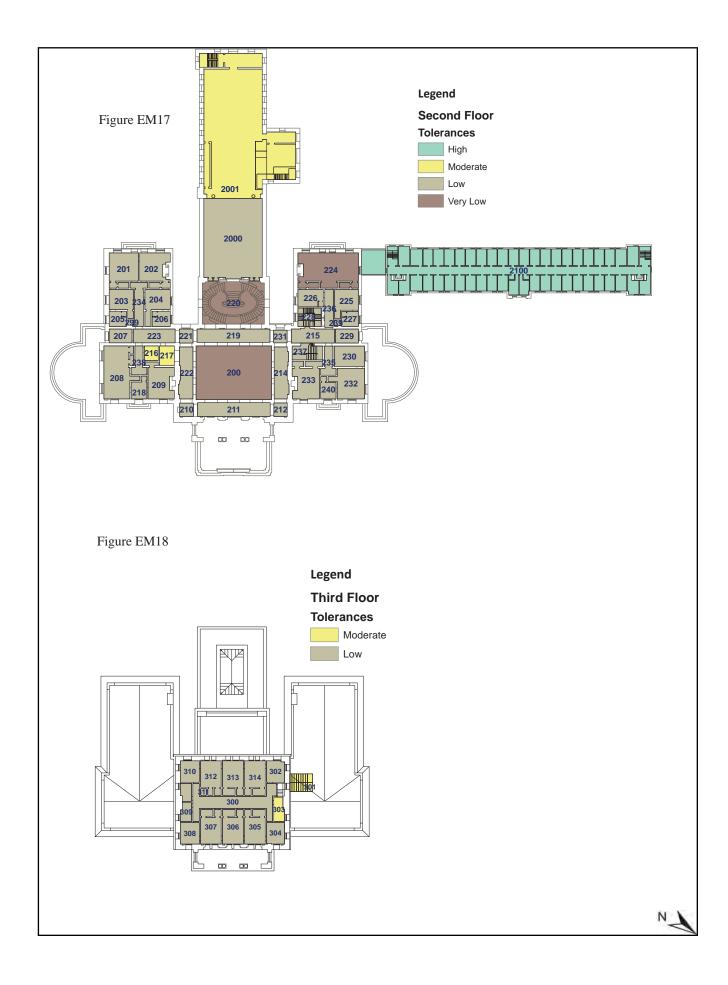
Figure T17. Dormitory-style room in western addition (Room 1100).

Higher levels of tolerance in the basement are found in the altered central rooms and southern addition. Modifications to the historic basement in this area have largely eliminated prior significance to the Trumbauer design.

Bathrooms maintain low tolerance levels unless irreversibly and insensitively altered by previous owners (such as room 217). Since many contain original fixtures, the low tolerance designation offers protection against upgrades. All remaining original sinks, bathtubs, and showers should be preserved and are considered significant contributors to the Trumbauer design.







Chelten House

Chelten House remains much as it has for the past 100 years. Although the Elkins' were forced to rebuild the 1902 Chelten House after a fire in 1908, the basic form of the building never changed and there have been few alterations since that reconstruction. The Dominican Sisters made no additions to the building structure, although they did make some interior modifications to finishes and utilities. None of the changes necessitated major structural alterations.

Copious amounts of woodcarving, molded plaster ceilings, and lead casement windows characterize this Trumbauer designed residence. Even with its abundance of windows, the space maintains a slightly somber feel that compliments its Tudor and Elizabethan style architecture. The focal point of the space is the two-story main hall (room 105), which boasts large fireplaces, a carved stair, leaded windows with stained glass coats of arms, a colonnaded gallery and a two-story window bay (see images 1 and 2). The first floor of the main structure contains a series of public spaces, including a library (room 103; it later became a chapel), reception room (room 104), main hall (room 105), breakfast room (room 107), and dining room (room



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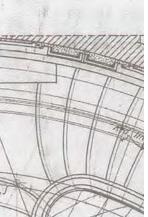




Image 1. Main Hall Stair and Gallery



Image 2. Main Hall Bay Window.



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108). The wing attached to the west of the house contains service spaces, including the kitchen (room 112), kitchen storage and pantry (room 115), a porch (room 116), laundry (room 119), yard and water closet (room 118). The second floor contains solely chambers and bathrooms, except for a large closet (room 216) and sewing room (room 220). The third floor contains the attic, storage, and servant living quarters. A full basement runs under the entirety of the building, although only the portion under the west wing is finished for everyday use. The Dominican Sisters utilized this as space for social gathering. The basement under the main structure houses machinery and utilities, and is not detailed for the purposes of this report.

The floor plans included in this section date from Chelten House's 1902 construction. As such, there are some discrepancies between the structure as built today, and the structures as depicted in the diagrams. The main focus of this project was the creation of a preservation philosophy and guidelines for reuse, and as such, time constraints did not permit the team to undertake re- measuring and the generation of as-built plans. The diagrams presented here are representational. No floor plans were discovered for the basement or third floor. While there is no graphic representation of these floors in this section, their survey data appears along with the other floors in the Appendices.

Period of Significance

The first floor of Chelten House does not possess any additions dating to the Dominican Sisters' period of occupation. Instead, the building retains its Elkins period form. There are, however, some rooms with alterations to appliances, building fabric and function. These rooms are therefore representative of both the Elkins' and the Dominican Sisters' periods of significance. In rooms 106, 110, 111, 112, 116, and 118, for instance, the Dominican Sisters altered appliances and fixtures, such as sinks and toilets (see image 3). They converted room 103, the library, into a chapel by changing wall finishes and lighting, as well as adding speakers and an altar. The forms of these spaces still mirror Trumbauer's original design. In rooms 119 and 120, however, the degree of intervention is high enough that they best represent the Dominican Sisters' period of significance. The



Image3. Kitchen 112 with Dominican and Trumbauer fixtures

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Sisters converted one closet, room 120, into a bathroom and added a water fountain in another, room 121. None of the wall finishes or fixtures in room 119 date to the Trumbauer period (see image 4).





Image 4. Dominican Period Room 119



Image 5. Elkins Period Unfinished Basement

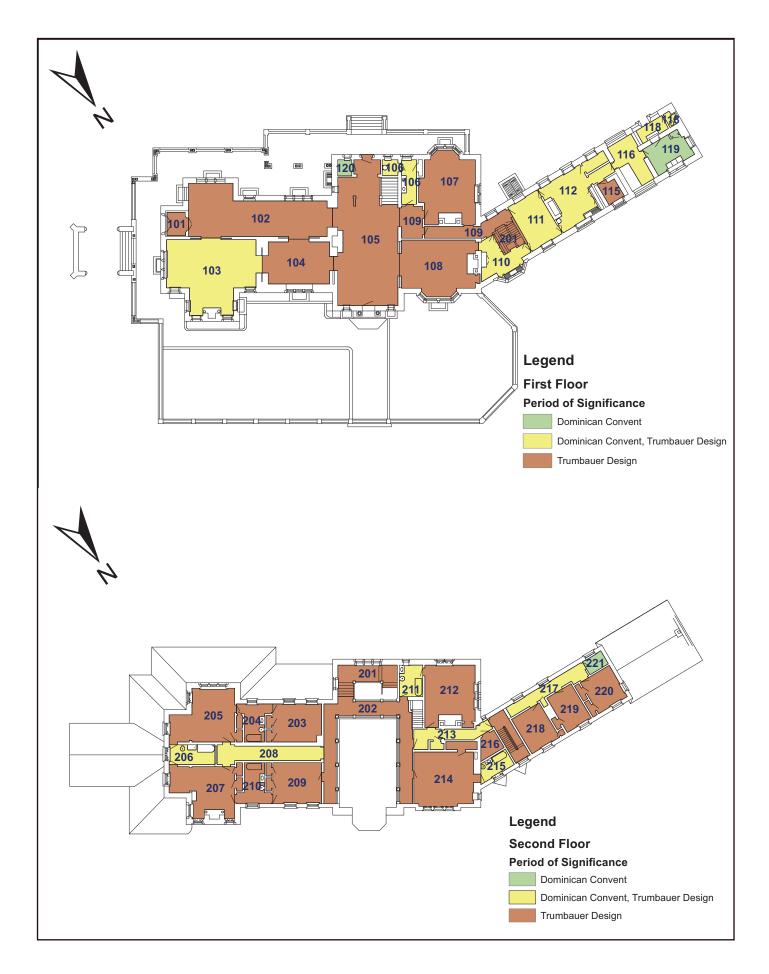
Almost all of the second floor spaces retain their Elkins period form, finishes, and function. Secondary spaces, such as bathrooms and hallways, were the most likely to be changed and are representative of both Trumbauer's design and the Dominican Convent. The Dominican Sisters replaced many of the fixtures in bathrooms 211 and 215, and added stalls and showers in bathroom 206. Hallways 208, 213, and 217 had either their wall finishes, ceilings, or fixtures replaced. Room 221 represents the Dominican Sisters' period alone, as they took it from a linen closet to a bathroom.

The third floor spaces are predominantly Trumbauer designed. Rooms 308, 310, 312, 314, and 315 contain elements from both the Trumbauer and Dominican periods of significance. The Convent altered carpeting, wall finishes and bathroom fixtures, while retaining the rooms' forms and functions.



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The finished portion of the basement under the west service wing reflects the aesthetics and usage of the Dominican Convent. The portion of the basement under the main house has remained largely untouched since the Elkins' period, other than some updates to the building's utilities (see image 5).



Status of Fabric

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The main public spaces on the first floor of Chelten House remain unaltered except for the library (room 103). As mentioned before, the Dominican Sisters converted this space into an informal chapel through the addition of fluorescent lighting, re-paneling, a speaker system and carpeting, and through covering over the fireplace and attaching a decorative sounding board to the new altar area (see image 6). The original first floor bathrooms (rooms 106 and 118) received new fixtures and changes in configuration. Changes of use and fabric occurred in room 120, where a closet became a bathroom, room 121, which gained a water fountain, and room 119, where the laundry was removed. Rooms 110, 111, 112, 115, and 116 all received kitchen-related appliance updates while maintaining their original functions.

As discussed above, the bedchambers, stairwells, and gallery of the second floor remain unaltered. Some hallways and bathrooms, on the other hand, required changes in fixtures, finishes and configuration. The Dominican Covent updated fixtures in bathrooms 204, 211, and 215, added stalls and showers in bathroom 206, and constructed bathroom 221 to accommodate increasing occupancy. Hallways 208, 213, and 217 had their wall finishes, ceilings or fixtures replaced (see image 7). Compliance with fire and safety codes led to the addition of exit signs and emergency lighting.



Image 6. Chapel Sounding Board on Plaster Ceiling



Image 7. Hallway 208 with Alterations



er stalls and a toilet partition. Trumbauer designed bathroom 312 to serve as a hall bathroom, however the stalls and fixtures currently in the space appear to be from the Dominican Convent era. The open space and hall of the third floor (rooms 307 and 316) received emergency light-ing, exits signs and varying amounts of faux wood paneling.



Image 8. Partition Wall in Room 314

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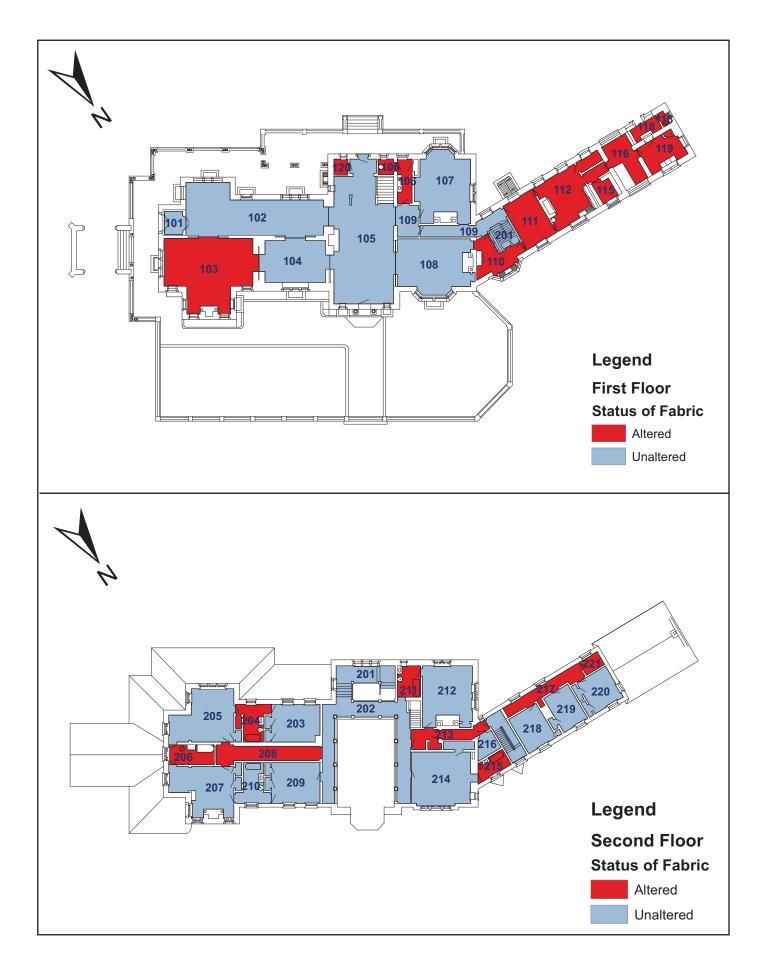
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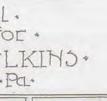
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Image 9. Dominican Basement Finishes

The finished portion of the basement under the west service wing reflects the aesthetics and usage of the Dominican Convent. It served as a social space and fallout shelter. This required the introduction of new lighting, carpeting and wall finishes (see image 9). The Sisters did not use the portion of the basement under the main house. As such, it remains unaltered from Trumbauer's original design, with minor changes to the building's utilities.





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Condition

The first floor is in good condition and most rooms do not display anything that goes beyond aesthetic concerns. Rooms 101, 110, and 111 show some signs of deterioration that must be addressed. Cracks run through the walls of the vestibule (room 101), and show signs of repeated patching. Rooms 110 and 111, in the kitchen area, need repairs to their doorframes, tiles, and holes in the interior walls (see image 10). No rooms on this floor possess severe conservation issues.



Image 10. Kitchen Doorframe Loss

There are further conservation issues on the second floor. Rooms 206, 209, 210, 212, 217, and 218 display stains and leaks around bathroom fixtures, cracking in concrete walls, ceiling cracking, peeling paint related to moisture, and structural cracking through moldings (see images 11 and 12). No rooms possess severe conservation issues.



Image 11. Second Floor Toilet Staining



Image 12. Second Floor Wall Deterioration



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While many rooms show minor signs of finish cracking and old water stains around fixtures, only three rooms possess any significant conservation issues on the third floor. Sitting room 309 shows structural cracks in the corners of the exterior walls (see image 13). Bathroom 312 needs repairs to flaking paint and leaks from fixtures that are deteriorating the walls. Bedroom 315 show structural cracks along the top of the baseboards, in addition to other cracking and water damage. No rooms here possess severe conservation issues.

The finished portion of the basement displays severe conservation issues, including plant growth through windows (see image 14), salt efflorescence through the exterior walls, loss of material in the foundation walls (see image 15), water damage and staining. The conditions of the basement under the main portion of Chelten House appeared to be good, although the spaces are unfinished and were not completely examined.



Image 13. Room 309 Cracking



Image 14. Basement Window Plant Growth



Image 15. Basement Foundation Material Loss

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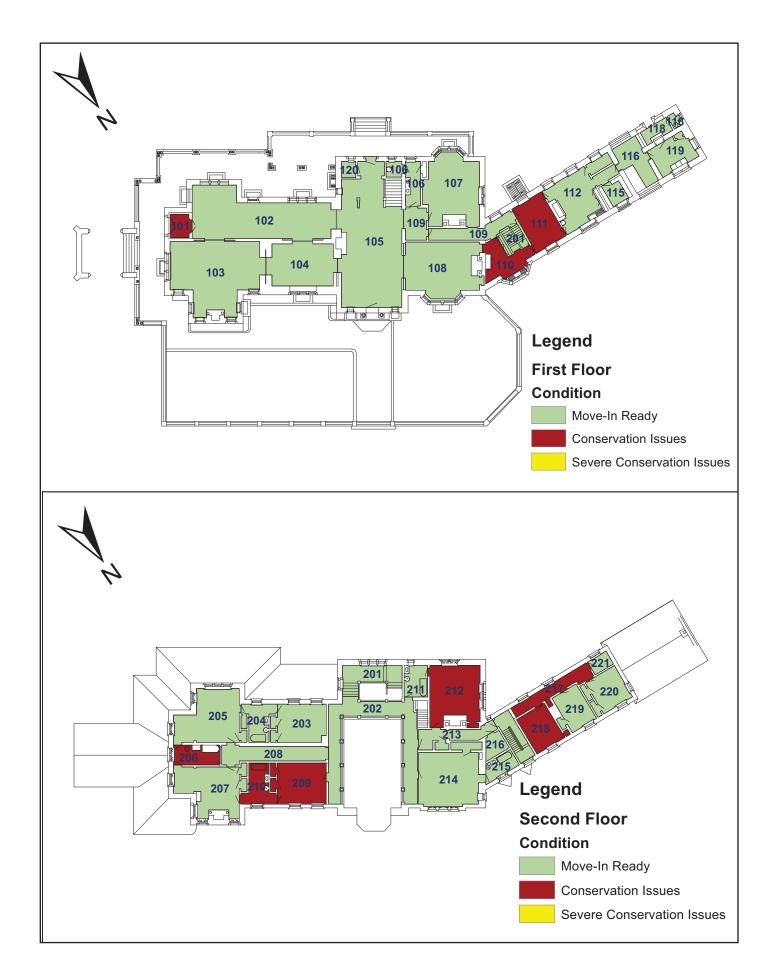
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Tolerances

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As a whole, Chelten House presents a cohesive portrayal of the Ekins' period of significance and Trumbauer's original architectural intent. Any future alterations to the building's current configuration or fabric would detract from how the building is experienced and interpreted. Nonetheless, if alterations become necessary, certain portions of the building would tolerate change better than others. Areas with a very low tolerance to change are exceptional spaces that contain irreplaceable decorative finishes, such as plaster-molded ceilings, carved ionic colonnades, cast concrete fireplaces or stained glass windows. Original doors and windows, bathroom and kitchen fixtures have a high degree of integrity and contribute to historic significance. Rooms with a low tolerance level contain fewer original or decorative finishes but maintain all other historic components. Any space assigned a moderate level of tolerance has been altered by the Dominican Sisters, resulting in a loss of the Elkins' aesthetic. Before modifying these spaces, potential impacts to adjoining rooms of low or very low tolerance should be considered. Areas with high tolerance to change possess almost no original finishes. If interior alterations become necessary, these areas should be considered first, rather than damaging areas with lower tolerances. Alterations should not affect interior or exterior spaces beyond these rooms; rather, they should remain confined to these spaces.

On the first floor, the most significant spaces are the large public rooms, particularly the main hall (room 105), the breakfast room (room 107) and the dining room (room 108). These are the rooms with very low tolerance to change; they possess exceptional architectural detailing and serve as focal points within the building. The low tolerance vestibule (room 101), entry hall (room 102) – see image 16) and reception room (room 104) contain significant amounts of original fabric also, and are vital to the experience of the building. Historically, visitors to the building passed through this series of rooms before entering the main hall. Along the same lines, this report considers hallway 109 and the stairwells as low tolerance areas, as they provide connections between highly significant, low tolerance areas. Areas with a moderate tolerance are those that have

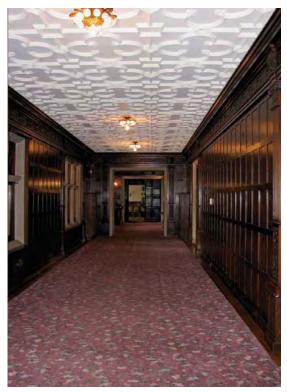


Image 16. Trumbauer Entry Hall

been altered by the Dominican Sisters. While the library-turned-chapel in room 103 would normally be considered a low tolerance area for its significance to the Dominican Convent, the Sisters removed much of their materials when they left the Elkins Estate. Without these materials and the context of the Convent, the room lacks a clear identity, as either a library or a chapel. Similar areas are contained within the west service wing and first floor bathrooms. Rooms 119 and 120, where the Sisters completely altered the building fabric, are the only areas considered high tolerance.



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Image 17. Bathroom 210 with Original Fixtures



Image 18. Third Floor Attic

Few second floor spaces experienced alterations; this report considers all bedrooms low tolerance areas, along with hallway 208, which connects them, and bathroom 210, which contains original bathroom fixtures (see image 17). The gallery and stairwell are vital to the experience of the building and the views from both the first and second floor. They also contain exceptional woodcarving, colonnades, lead casement windows and stained glass. As a result, these are areas of very low tolerance. Again, areas with moderate tolerance levels are those altered by the Dominican Convent. These are bathrooms 204, 206, 211 and 215, and hallways 213 and 217. There is a single high tolerance space, bathroom 221, which is an addition from the Convent's occupation.

The third floor contains two very low tolerance areas. Unfinished attic space 301 exposes Trumbauer's roof and wall structural systems (see image 18). Bedchamber 313 retains its original walk-in linen closet and all of its original architectural details. Most of the other areas are low tolerance, such as the stairwells (rooms 302 and 306), the hallways (rooms 303 and 316), the social spaces (rooms 307 and 309) and nearly all bedchambers (rooms 305, 308, and 311). As with the first and second floors, the bathrooms (rooms 304 and 312) are moderate tolerance spaces that were previously altered by the Convent. Bedchambers 314 and 315 are moderate

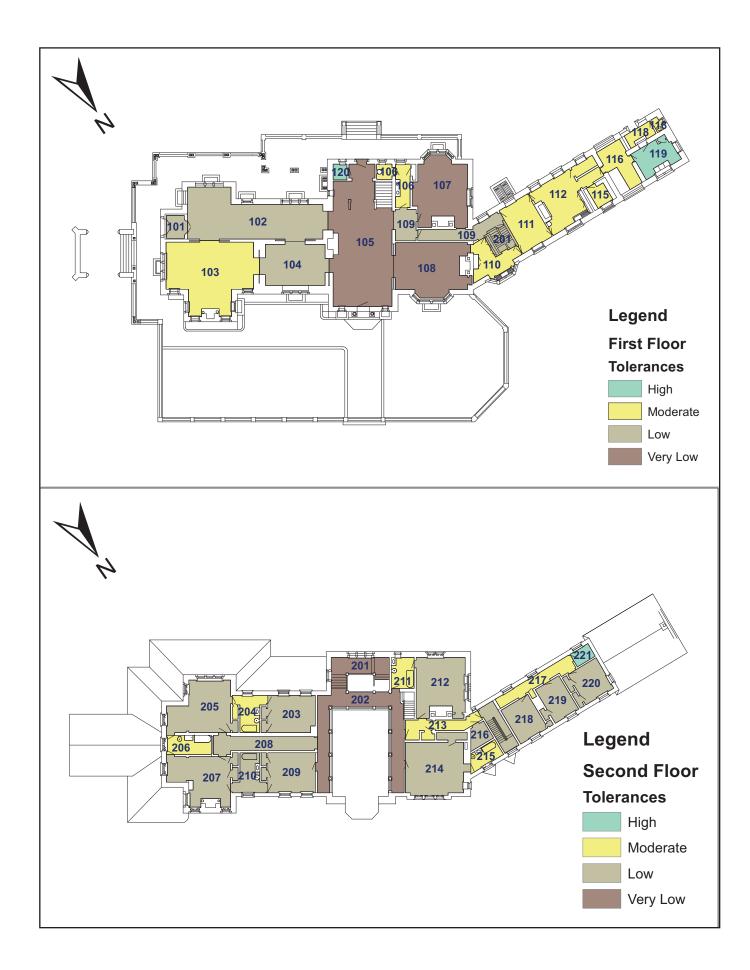




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tolerance spaces. They could potentially be restored to their original form as a single bedchamber, and they require significant conservation interventions. The sole area of high tolerance on the third floor is room 310, where several walls received completely new finishes and fixtures. The finished portion of the basement is a moderate tolerance area that requires repairs. The unfinished portion under the main structure is a low tolerance area, as it retains its original form and requires further investigation.



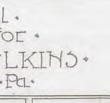


The present-day Elkins Estate property contains several outbuildings. These are the stables, squash courts, gatehouse, garages, greenhouses and powerhouse. There is also a one and a half story building of unknown function. The project team's survey of these areas was much more general than that of the manor houses. This decision stemmed from the fact that most of the outbuildings have sustained high levels of modification throughout their histories. Furthermore, the team concluded that the site historically revolved around the two manor houses, and that it would continue to do so in the future. Nonetheless, this project finds these outbuildings to be critical elements in both telling the story of the Elkins Estate and the Dominican Covent and in preserving the setting and retreat atmosphere. They also represent vital outlets for uses that are not appropriate to the manor houses but are nonetheless important to the successful functioning of the site.

Rather than go room by room, the outbuilding survey derives general characterizations for structures as a whole. Thus, while portions of a building might contain areas of both low, moderate, and high tolerance, these are averaged together to produce a unified graphic representation. As with the manor houses, this section goes through period of significance, status of fabric, condition, and tolerances. The criteria for tolerances differed for the outbuildings, in that the manor houses were set aside beforehand as the areas with the lowest tolerances toward change. As with the manor houses, tolerance for change does not necessarily mean that this report recommends changes in these areas. What it does suggest, however, is that if change becomes necessary, buildings with high tolerance levels should always be considered before buildings with very low or low tolerance levels. These tolerance assessments focus only on interior building fabric; they do not in any way comment upon the exterior appearance of estate buildings.

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Period of Significance

Stables

The stables retain their Elkins period size and shape; however, certain interior spaces are highly altered. The Dominican Sisters transformed portions of the building into a laundry (see image 1), maintenance/ grounds-keeping office (see image 2), and a series of apartments (see image 3). The building's central attic space still contains hay bins and a carriage elevator, while evidence of stalls and tack rooms exists on the first floor. Overall, while the exterior reflects the Elkins family and the Tudor style found at Chelten House, the interior best represents the Dominican Convent and subsequent changes in use.



Image 1. Dominican Convent Laundry



Image 2. Maintenance and Groundskeeping



Image 3. Dominican Convent Apartments

Squash Courts



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Similar to the stables, the squash court exterior mirrors the Tudor style of the Elkins period Chelten House. Yet on the interior, the building's original use is completely lost. The Convent retained significant architectural details, such as fireplaces embellished with mosaic tile art, wood benches with ornate joinery, and dark wooden ceiling beams. Still, these spaces are interrupted by new partition walls, utilities and lighting systems. The space reads like a conference center, and in fact contains offices and a new kitchen. As such, the building holds significance for both the Elkins and Dominican periods.



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Once again, the gatehouse is an outbuilding that represents both the Elkins and Dominican periods of occupation. The exterior form remains unchanged (see image 4), including the presence of a rear guesthouse. The interiors appear to contain original wood flooring and spatial organization, but the Sisters did make slight alterations to accommodate the increased number of people who living in the building. Kitchens were updated, sinks added in rooms and closets added and removed.



Image 4. Gatehouse

Garages

The garages are the only outbuildings that appear to retain their original Elkins' period form and function (see image 5). They consist of a small, one-room house attached to a three-bay garage. The interior spaces are currently vacant and the garage doors may not be original.



Image 5. Elkins Period Garages

Greenhouses

d Pictore Gallery + The greenhouses (see image 6) date from

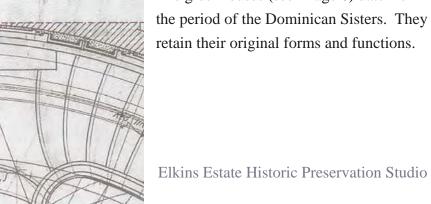
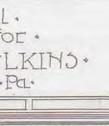




Image 6. Dominican Convent Greenhouses



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1¹/₂ Story Building

It is unclear as to what period this one-and-a-half story stone building (see image 7) originally dates, although this study presumes it was part of the powerhouse and agricultural complexes from the Elkins period. Nonetheless, due to interior alterations by the Dominican Convent, the building now possesses significance for both periods of occupation.



Image 7. 1.5 Story Stone Building

Powerhouse

The powerhouse holds particular importance for both periods of significance at the Elkins Estate. During the occupation of the Elkins family, this served as the agricultural heart and power center for the estate. Later the Dominican Convent retrofitted the spaces and added additions to the north that more than doubled the size of the original building. The powerhouse then became a modernized assisted living center, with new interiors and utilities (see image 8).

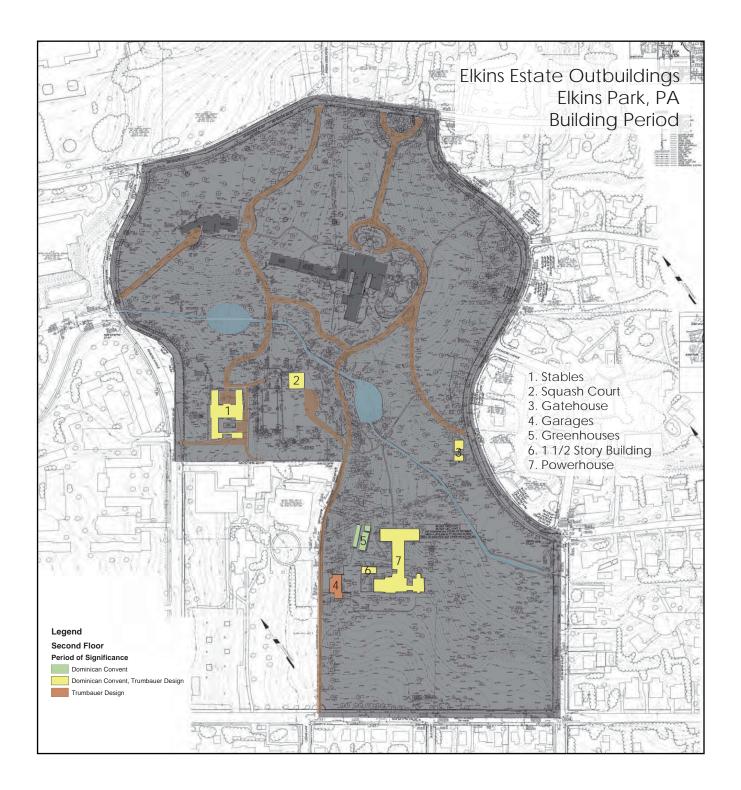


Image 8. Assissted Living Center



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Status of Fabric

Stables

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In addition to the Tudor exterior finishes, the stables retain a few key Elkins period elements, such as the carriage elevator (see image 9) and the stable room. Spaces surrounding the entry courtyard generally retain some degree of wood paneling, original doors, wall tiling, patterned concrete floors and stained wood and beam ceilings. Otherwise, the Convent altered much of the space by converting it to apartments, and changed the use with the addition of a laundry and storage for maintenance/grounds-keeping. The addition of utilities and fluorescent lighting accompanied these alterations.



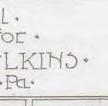
Image 9. Carriage Elevator

Squash Court

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At the squash court, the Dominican Convent divided what was once a series of several large, open spaces into a number of small offices and kitchen space. With this came new wiring, new light fixtures, new carpeting and new bathroom fixtures. Even with the preservation of the well-crafted fireplaces, benches and beams, the space remains vastly altered in both appearance and experience.







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Gatehouse

The changes within the gatehouse are subtle enough not to drastically affect the Elkins period fabric. The movement of sinks (see image 10) and closets within the space do not detract from the fact that the rooms retain their original configurations.

Garages

The garages are unaltered since the Elkins period, save for the three garage doors.

Greenhouses

The greenhouses are unaltered since the departure of the Dominican Sisters, who built and maintained the structures.

1 ¹/₂ Story Building

It is unclear to what degree the Dominican Convent altered this building. Its essence, however, appears to remain unchanged.

Powerhouse

The powerhouse is possibly the most altered structure on the property. The Convent removed much of the interior in order to accommodate its reuse as an assisted living center. Of particular note is a chapel, inserted in the southernmost wing of the original building, that demonstrates the influence and importance of religion to the site during the Dominican Sisters' period of occupation (see image 11). New additions to the north completely changed the compound's form. Other than the exterior of the original powerhouse, the only remaining Elkins period elements appear in the extant

Image 10. Sink in Gatehouse

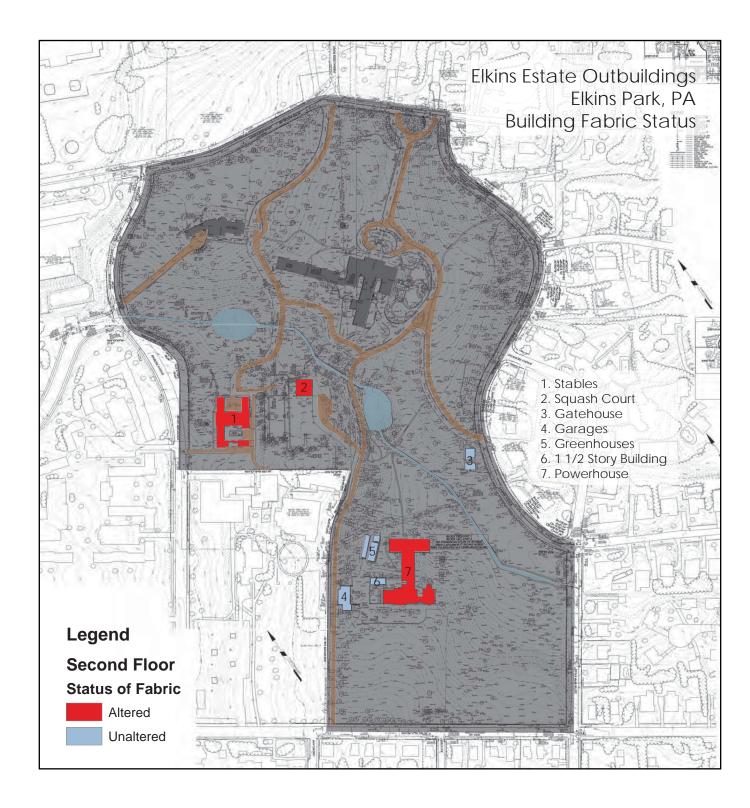


Image 11. Dominican Chapel in Powerhouse



Image 12. Elkins Powerhouse Attic

fireplaces, boiler room, and the sky lit attic space (see image 12).





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Condition

Stables

The stables display a variety of conservation issues, including water damage, loss of interior wall fabric, deterioration of interior wood stains and cracking and loss of wall finishes. The presence of chemicals in the maintenance and groundskeeping spaces contributes to staining and deterioration through chemical reaction. Bathrooms and kitchens in the apartment show moisture-related problems.

Squash Court

It is clear that the squash court is the most recently renovated building on the Estate. The Dominican Convent kept this office space in pristine condition, so this report considers it move-in ready.

Gatehouse

Several cracking and moisture-related issues place the gatehouse on the list of buildings in need of minor repairs.

Garages

Portions of the garages have been allowed to deteriorate due to a decrease in use. In particular, the one-room house requires repairs to finishes, windows and doors (see image 13).

Greenhouses

Due to the recent lack of use and inadequate protection from the elements, the greenhouses are overgrown and in a state of disrepair (see image 14). While still structurally sound, plant debris, water damage, rust and plant-related deterioration are rampant.



Image 13. Condition of Garage House



Image 14. Condition of Greenhouses

1¹/₂ Story Building

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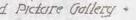
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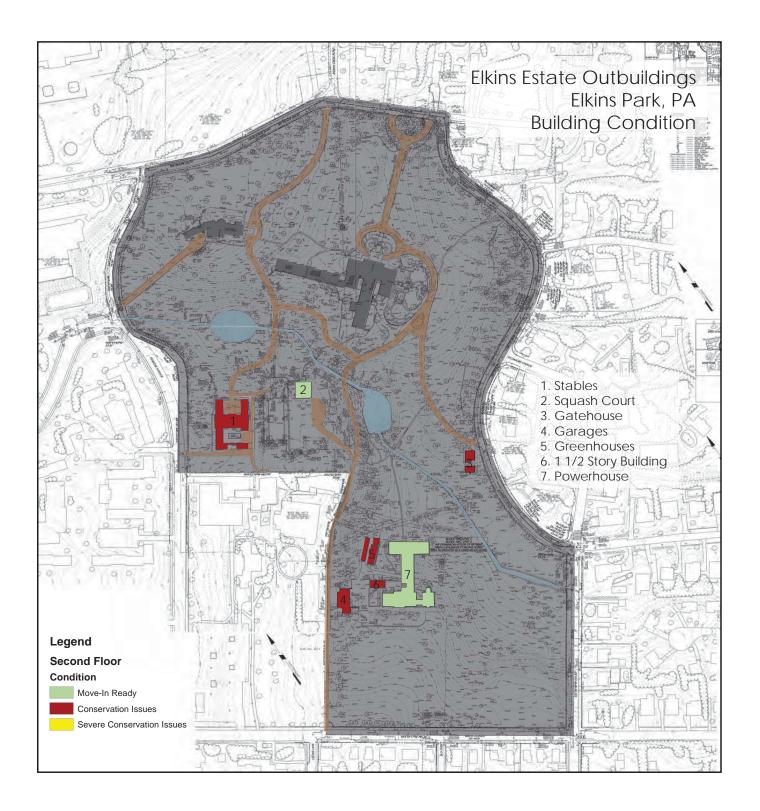
The building is assumed to possess a degree of disrepair similar to that of the gatehouse and other apartment spaces on the property.

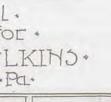
Powerhouse

Thanks in part to its previous use as an assisted living center with minor medical responsibilities, the powerhouse interiors are in good condition. Most of the interior materials and utilities are modern, and the well-sealed building shows no significant signs of deterioration.









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Tolerances

Stables

The stables possess many low tolerance spaces that should be preserved in some capacity, such as the hay chutes, horse stalls (see image 15) and carriage elevator (see image 16). However, as the Convent previously altered much of the space for use as apartments, the building's overall tolerance for change is moderate. The Convent apartments do not possess a distinguished or characteristic quality, so that any necessary changes to the stables should occur in these spaces.



Image 15. Stable Stalls



Image 16. Stable Elevator Mechanism

Squash Court

The squash court is already a highly altered space. As such, its tolerance to interior change is moderate. The structure could also tolerate reinstitution of its original form in the spaces containing decorative finishes. The characteristic Elkins features, such as the fireplaces with mosaic tiles, the wood benches with ornate joinery and the wood ceiling beams, constitute areas with very low tolerances to change (see image 17). The only acceptable change in these areas would be to reopen the space and remove the modern-day partition walls.



Image 17. Squash Court Original Finishes

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Gatehouse

The gatehouse's tolerance level is moderate. This building contains spaces without particular architectural or historic distinction, which have also experienced minor alterations by the Dominican Convent.

Garages

The garages date to the Elkins' period and remain intact in form. Nonetheless, due to the deterioration in the one-room house and the openness of the floor plan in the garages, the structures' tolerance level is moderate.

Greenhouses

The greenhouses played a small role in the occupation of the Dominican Convent and continued the practice of agriculture on the southern portion of the estate. However, they currently lie in a state of deterioration and are in need of repair. Due to this and their slight role in the estate's overall history, their level of tolerance is moderate.

1 ¹/₂ Story Building

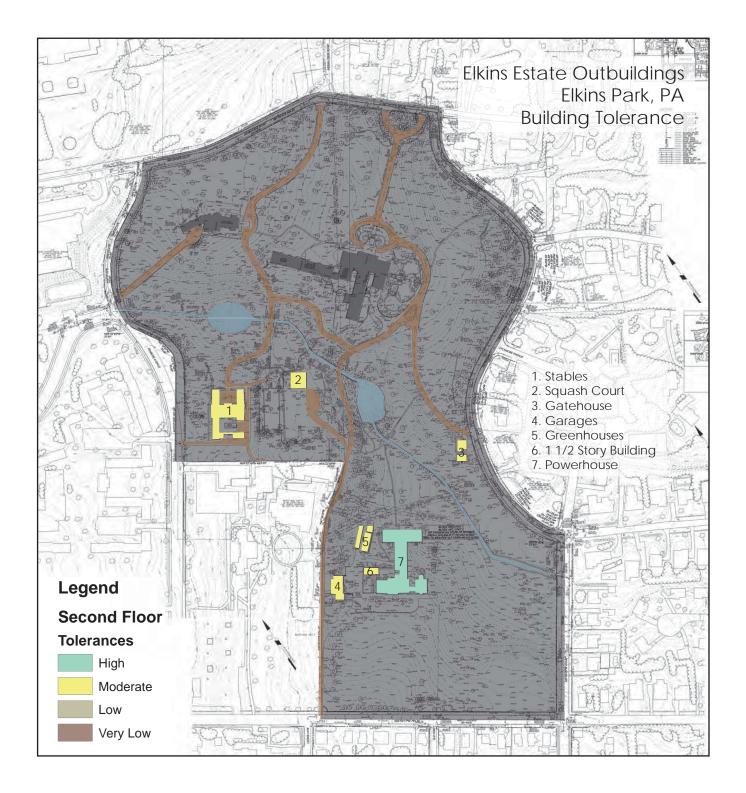
The alterations conducted during the Dominican period qualify this structure's moderate tolerance level.

Powerhouse

The powerhouse underwent a high level of alteration during the Dominican Sisters' period of occupation. With the exception of the chapel, these changes were functional in nature and did not express any particular values or beliefs. As such, these modern spaces possess a high level of tolerance. The only spaces with low tolerance are the original boiler room, attic and the Dominican chapel, as it represents both the Sisters and their beliefs.

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Landscape

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General Observations of the Elkins Estate Landscape

The Elkins Estate landscape holds aesthetic, historic, and ecological values. As a whole, these values converge to create an atmosphere unique to the landscape with spaces of peace, reflection, and interaction with nature. When mapped to identify areas tolerant to change, more concrete information emerges to show where preservation efforts should be concentrated.

The aesthetic values of the Elkins Estate come from the balance of the landscape's man-made and natural features.¹ Different levels of significance emerge from the way in which this occurs. In determining tolerance level, we first consider whether a particular man-made feature in the landscape disrupts the balance due to unsympathetic design, location, or scale. Although experiencing the landscape involves all senses, this report focuses on the visual sense, since it is through vision that we perceive shape, size, color, distance and spatial location.² At the same time, the sense of permanency in visible features in the landscape assures us that they could survive with appropriate care.

Gardens and natural features disrupt the landscape, while also contributing a certain level of aesthetic value. Gardens are the result of a deliberate attempt by owners to apply a personal aesthetic to the site. Reordering of vegetation to create patterns is visible on many locations at the Elkins Estate and adds to the aesthetic value of the landscape.

Past events or figures, details of their circulation, past land use and the development of gardens all leave traces of historic value within the landscape. The movement of past owners on a site warrants a detailed examination, since remaining evidence indicates how the property was historically used.³ Evidence includes informal trails and paths or formal paved roads. When and where these routes appear on the landscape provides much about their intentions for particular land use. For example, the allee that connects the gate house to Elstowe Manor was used as a 1 Meinig, D. W. "The Beholding Eye: Ten Versions of the Same Scene." In The Interpretation of Ordinary Landscapes: Geographical Essays, edited by D. W. Meinig and John Brinckerhoff Jackson. New York: Oxford University Press, 1979.

2 Llobera, Marcos. "Reconstructing visual landscapes" In World Archaeology 39(1): 51-69. 2007. p.52-53

3 Ingold, T. "The Temporality of the Landscape" In World Archaeology 25(2):152-174. 1993.

main entrance for the owner of "the Needles"—an early country estate demolished for the construction of the new manor house. Although "the Needles" was demolished almost a hundred years ago, the road and tall trees remain and give a clear sense of how the approach to the site was experienced.

The control of movement, as opposed to facilitation of movement, has equally valuable historic information. Movement is controlled and mostly pronounced in the construction of boundary walls where a clear line between an owner and visitor is drawn. The entrances, as a space through which people enter and exit the landscape, play an equally important role in understanding the history behind the use of the landscape.

The gardens on the Elkins Estate provide historic value in addition to their aesthetic values. Gardens were an integral part of the early Elkins Park landscape. For example, when one garden site gave way for the construction of a new building, another tract of land was designated for a garden. The development of gardens, just like routes, provides evidence of the use of vegetation to create a particular aesthetic and the changes they incurred over time. A diary written by Elkins family gardener Richard Rothe provides an understanding of the past dynamics of ecological features on the landscape; it also offers insight into landscape maintenance and the relationship of the Elkins family and their gardener.⁴ Understanding historic value and the development of gardens are critical components in assessing the landscape significance of the Elkins Estate.

In addition to aesthetic and historic values of the landscape, the age value that has manifested over time through layering of different historic periods imbues the physical landscape with its feel and fabric.⁵ In considering age value, therefore, we have to recognize the temporality of the landscape.⁶ Although derived from historic value, age value remains separate, since temporal existence differs from the chronology of historic events. It is an age value of the landscape that results from 'becoming' permanent.

The sense of time in the Elkins Estate landscape is most visible through its vegetation. Age could be inferred by the size and density of woods. The process of aging is unidirectional— or irreversible--and therefore, once interrupted, it cannot be restored. Any disruption in such layering may alter the experience of the landscape in a dramatic way.

The appreciation of landscape could only be achieved, just like any other historic site, with the convergence of sensory and cognitive experience.⁷ The tolerance level map quantifies this

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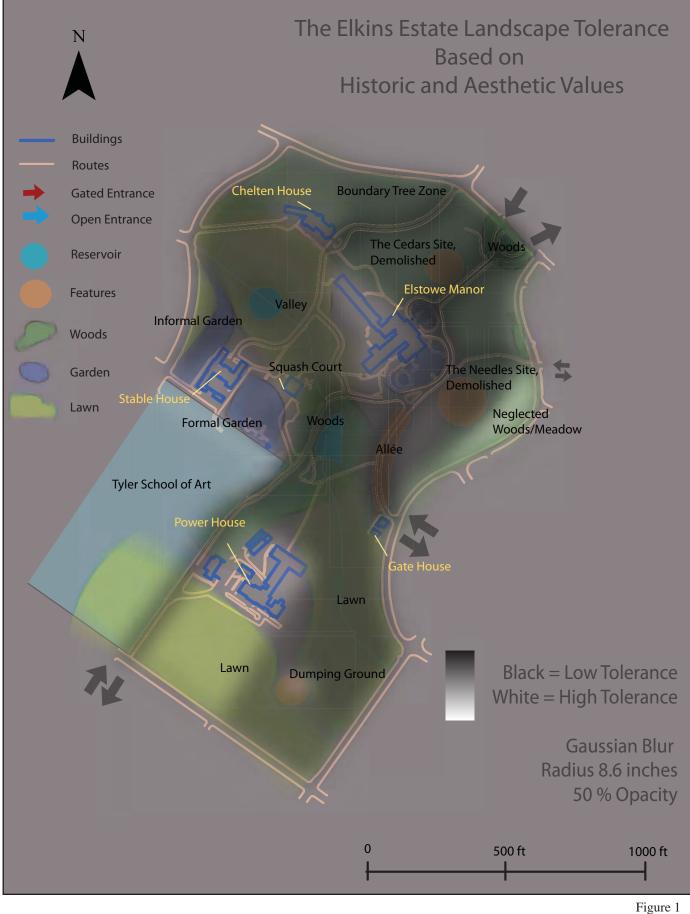
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⁴ Elaine Rothschild and Suzanne Hilton (eds), "Richard Rothe, Gardener to the Elkins." In Old York Road Historical Society Bulletin. Volume XLVII: 33-53. 1987.

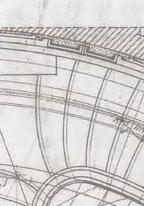
⁵ Ingold, T. "The Temporality of the Landscape" In World Archaeology 25(2):152-174. 1993.6 Ibid.

⁷ Tilley, Christopher, "A Phenomenology of Landscape: Places, Paths and Monuments." Oxford, U.K.: Berg Publishers, 1994.





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While the tolerance map is based on aesthetic and historic values, it requires physical features; therefore, the character areas map was developed prior to assigning any value to the landscape. Several landscape surveys were conducted, with particular attention to the patterns formed by individual characteristics of the landscape.⁸ They can be categorized as follows:

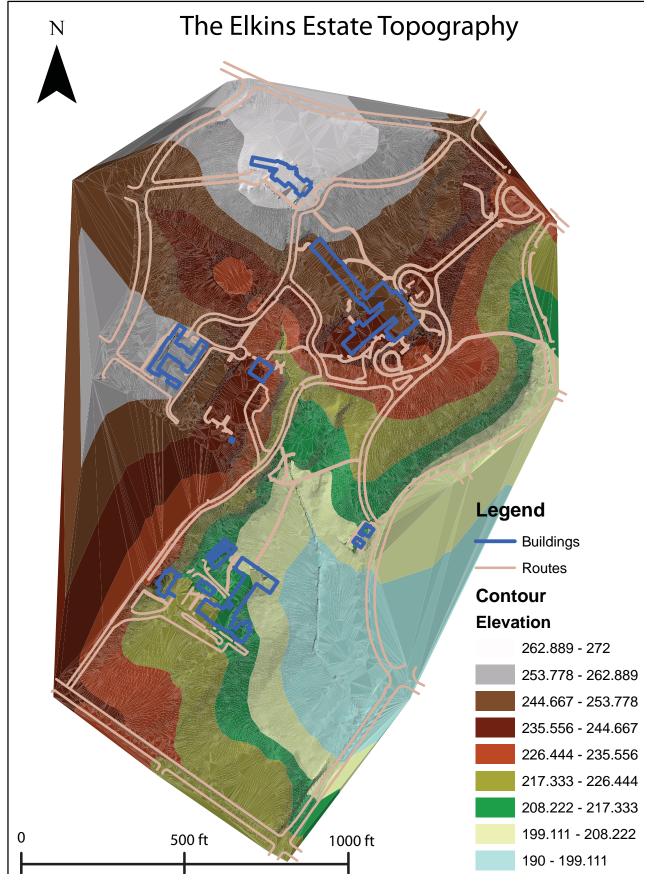
- Topography of a valley with surrounding local high points (see figure 2)
 - Waterways
 - Plant species, age, and distribution
 - Land Use
 - Roads, paths, trails, and entrances for circulation
 - Small features such as benches, sculptures, and small-scale sculptural elements
 - Spatial organization of buildings
 - View sheds

Based on spatial organization and distribution of individual characteristics of the landscape, patterns specific to the Elkins Estate emerged (see figure 3).

The character areas of the Elkins Estate include the following:

- Valley (see figure 4)
- Boundary Tree Zone (see figure 5)
- Lawn (see figure 6)
- Gardens (see figure 7)
- Roads (see figure 8)
- Boundary Walls (see figure 9)
- Archaeological Sites (Former House Sites) (see figure 10)

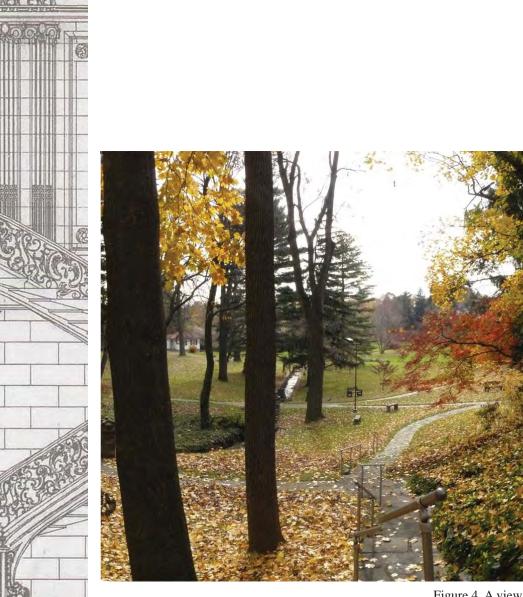
The overall significance of the landscape depends largely on how each small-scale character area maintains its integrity. In a larger context, these character areas come together in a particular spatial order to form the Elkins Estate landscape. Therefore, the integrity of the landscape depends not only on individual characteristics but also on the relationships formed between them and manifested through their relative location and size.



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Figure 4. A view of the Valley on the Elkins Estate



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Figure 5 (top). Tree Bounday on the Estate Figure 6 (center). Open lawn on the Estate Figure 7 (bottom). Formal gardens on the Estate



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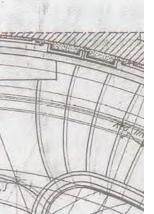




Figure 7. Roads on the property



Figure 8. Property boundary walls



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Figure 10. Potential archaeological site

appreciation for landscape and is intended to be used as a guide by any owner of the site as a measure to ensure responsible maintenance and stewardship of the landscape. When looking at the Elkins Estate landscape, assessing both aesthetic and historic values is encouraged in order to appeal to the senses and memory and cognitive processes. Age value was considered but not quantified on the map, since it is derived from historic value, which is represented separately, and the precise age of trees has not been determined. Instead, basic information on their density and distribution is conveyed in the map (see figure 1).

Threats to the Landscape of the Elkins Estate

Some of the Elkins Estate's most significant qualities—ample, open frontage and available entrances—leave the property highly susceptible to adverse change through division and development of the land.

Of the 42 total acres, approximately twenty are vulnerable to development. The southern parcel's eight acres are in urgent danger, and the four acres surrounding the powerhouse are in high danger. The 5.5 acres around Chelten House along with the 2.5 acres neighboring the Stable House are in moderate danger.

The boundary areas are especially vulnerable to development, except in places with streams and slopes where construction requires additional costs and regulations. High-risk locations in danger of a potential change in land use include the areas bordering Ashbourne Road to the north, Penrose Avenue to the west, and Beech Avenue to the south. However, the area bordering Juniper Avenue has less chance of development due to its slope and stream.

The entire eight acres of Beech Avenue frontage (the southern parcel) is most vulnerable to development. It spans approximately 1,300 feet along the road and is relatively flat with no existing buildings. A parking lot to the west of Cedar Lane (the Estate's southern entrance) belongs to the Tyler School of Art. The Tyler school covers about eight acres of land.

The entire Penrose Avenue frontage is also in danger. It stretches approximately 1,100 feet from the intersection of Ashbourne Road and Penrose Avenue to the boundary between the Tyler School of Art and the Elkins Estate. The Tyler school fronts about 900 feet of Penrose Avenue. Since the Tyler school property already contains developed spaces which include modern buildings, this side of the estate is particularly vulnerable to development.

Ashbourne Road contains two entrances to the estate—one toward Chelten House and on at the main gate to Elstowe Manor. Since the main gate is a character defining area, it is less likely to be sold. However, the frontage at the other entrance stands the possibility of alteration. Juniper Avenue hosts the least amount of developable space and includes approximately 550 feet of frontage.

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The powerhouse and its immediate surroundings (of approximately four acres) are also vulnerable to further modifications or development. The building, located south of the waterway, is isolated from the core group of buildings to the north. A high potential for change exists in this location for both the building and land.

Any one of the above spaces could be developed individually or within the framework of a larger plan—all of which threaten the site's integrity.

Threat Scenarios

Threat scenarios were designed to acknowledge the potentially developable areas within the Estate boundary and discourage the implementation of these scenarios in order to protect all contributing features of the Elkins Estate. All scenarios compromise the historic site's integrity and should not be incorporated into the management plan.

- 1. Development of the powerhouse area, which consists of four acres and potentially forms two lots.
 - This area extends toward Juniper Avenue for connection to the town road. If developed, new construction would need to border the township roads, which would require building along Juniper Avenue. Under this scenario is the possibility of a new road to connect Cedar Lane and Juniper Avenue.
- 2. Exchange between Tyler School of Art property and the Southern Parcel.
 - Eight acres in this area can be divided into four lots.
- 3. Parcel off Chelten House and immediate frontage and connect the two Estate roads leading to the manor house from the north and south.
 - The two roads could be connected along the south side of Chelten House for better circulation between the two entrances. The area covers approximately 5.5 acres equaling two lots.
- 4. Parcel off the Stable House and its immediate frontage that includes approximately 2.5 acres and equals one lot.

Programming





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Programming: Elkins Park

Preservation is the key consideration for any programming concept implemented at Elkins Estate. More important than simply reusing the site is reusing the site in a way that supports and encourages the preservation of its history, architectural fabric, and landscape qualities. It is this project team's position that any programming formats that ignore, degrade, and/or negatively affect the site's integrity should not be implemented and alternative uses further researched. Understanding that reusing the site will require a certain level of flexibility in the preservation guidelines in order to allow for the development of feasible programming options, this report established which areas within the site can tolerate change in order to support programs requiring adaptations. It should be well understood, however, that any future owners and site management policy must allow the building fabric and landscape setting to shape the programming, rather than the converse. The site comes first, and any successful reuse will preserve as much content as possible so that the site may continue its existence as a prime example of the early twentieth-century country retreat home.

A series of development attempts have been proposed for the Elkins Estate since its arrival on the real estate market. With the protective nature of its previous owners, the Sisters of St. Catherine de' Ricci, along with the aid of Cheltenham Township, the Estate has managed to resist development—though it still presents the challenge of implementing a large-scale, preservation-minded program for use of the estate grounds and buildings. Food for Life, the likely future owner of the Elkins Estate, proposed the following programming suggestions for future reuse of the site. Food for Life, a non-profit Pennsylvania institution, states their mission as "creat[ing] complete environments for rehabilitation and recovery that will mutually benefit both client and society by moving individuals to self-sufficiency and independent living."¹ In correspondence with this mission, the organization views the reuse of the Estate as a way in which to establish a new directive by encouraging preventative health as a way to join the efforts they already make for clients in recovery. With preservation in mind, as well as Food for Life's mission and plans, the project team created the following programming analysis of the site. The goal of this study was to establish ways in which Food for Life's desired programs could develop with the lowest impact possible.

The programming possibilities are quite extensive, and although some aspects seek to serve

1 Food For Life Website http://www.fflpa.org/home/index.php?option=com_content&task=vie w&id=5&Itemid=6)

the welfare and health of individuals, other elements of the program aim to satisfy community needs as well as the general maintenance and funding necessary for the site itself. Along with the individual requirements of each program (which are explicated below), there are general issues all programming must address before utilizing the site. All areas of future reuse will experience an increase in the number of people visiting and/or staying overnight. Compared to its previous use as a private residence, and then as a private religious retreat, the reuse of the Elkins Estate will considerably increase traffic—both automobile and pedestrian—throughout

- Parking
- New Paths & Roads for Parking
- Reception Areas/Check-In
- Restrooms
- Meal Preparation/Dining/Catering
- Housekeeping –full-time, trained staff
- Cleaning Staff
- Specific Cleaning Guidelines
- Laundry/Maid Service
- Storage
- Elevators
 - Guest
 - Service
- Increased Utility Usage

- Increased Traffic
 - Coordinated Traffic/Entry Routes
- Offices
 - Events Coordinator
 - Site manager
- Grounds keeping
 - Staff
 - Equipment
- Storage
- Road Widening
- Path Widening
 - Large Groups/Parties
- ADA Accessibility

much of the site. The following list is comprised of common factors that any general reuse of the site will require addressing:

After handling the general issues and requirements needed to establish the reuse of the site, a more careful examination of programming possibilities can develop. The remainder of this programming analysis looks at six different possibilities for any future owner to consider. However, as previously stated, the six categories stem from Food for Life's suggested plans. First is a description of the program, including its advantages and complications, and how it fits into the existing buildings and landscape. Following the description is a chart for each program area that breaks down the broad elements of that program: what is required in general to establish those elements, possible locations on the Elkins Estate in which to implement those elements, and finally how those elements will affect the site.

The order of the programs represents a preference, starting with the most preferred use for activities that occupy the site regularly and can generate income, but which could be very low-impact with the proper planning. There is also a preference for activities which maintain the site's ambiance, its structural and landscape integrity, and which promote the general upkeep and care of the site. There are multitudes of ways in which to implement the various programs, Elkins Estate Historic Preservation Studio 2008

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and as mentioned before, low-impact and preservation-oriented techniques are necessary; however, management should also consider how many activities could occur at one time without causing damage to the site. Even if all of the programs have preservation-based plans, not all of the programs should happen simultaneously. With the six discussed here, it would be an ambitious goal to have all of the elements begin immediately. Thus, careful steps for implementation are necessary in order to prevent any avoidable degradation.

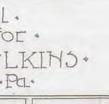
Yoga Retreat and Wellness Center

Food for Life's mission statement explicates that their non-profit projects serve the greater well-being of their clientele. Because they have focused mainly on recovery aspects, such as homeless shelters and halfway houses for various communities, they hope to begin preventative health efforts through the establishment of a yoga retreat center at the Elkins Estate. A yoga retreat center, however, creates varying degrees of impact on the site, all of which need to be considered in the preservation, adaptation and future reuse of the Estate. The main locations of retreat activities will be in Elstowe Manor, as it has the most flexibility in rooms to allow for large group sessions and a large capacity to accommodate overnight guest. Chelten House, however, will serve as an alternate space for rotation of classes and guests depending on other programming events simultaneously occurring.

Yoga Classes

Yoga classes range in size as well as in duration and instruction. Because there are a multitude of styles of yoga, their instruction practices should be examined before implementing a session and designating its location on the site. Though most yoga involves little more than an instructor, space, and mats for those participating, some yoga types involve other factors. Bikram yoga, for example, involves performing various positions in a room heated to 95-100 degrees Fahrenheit. This sort of practice would not be well-suited to the historic fabric of the Elkins mansions, thus if it is to be offered, it would need to be in a location where architectural elements would not be affected by high levels of heat and humidity.

Temperature is a concern for all yoga sessions, even if it is not artificially heating a space to 100 degrees. Muscle flexibility and comfort is more easily achieved in warmer spaces, thus how the larger spaces in the Elkins property and to what degree they are heated should be carefully measured. Room designation for yoga sessions will also depend on the number of participants, with larger groups using the main first floor areas of Elstowe Manor, and smaller, private sessions using secondary rooms within Elstowe. With warmer weather, some yoga sessions may utilize the outdoor spaces of the Elkins Estate; however, this requires a relatively flat area, or the construction of a platform. If the latter is the preferred choice, location and materials must be carefully considered and maintain cohesion with the landscape and not interfere with





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historic landscape qualities such as the viewshed and various vegetation.

Locker Facilities

As with any physical fitness activity, participants often desire locker areas for storage of personal belongings and to prepare as well as relax before and after activities. Though in this case, some yoga participants may have accommodations to return to after their session, others may need a place to change immediately before or after classes and use restroom facilities. Because the yoga sessions will take place on the first floor of Elstowe Manor, the locker areas will be best located in the basement, out of the way of the general public view of the site. Design and construction of locker facilities will have to address plumbing issues and their affects on the rest of the site. There is a considerable amount of historic content in the basement, mainly relating to the kitchen facilities, and any reconstruction in these areas requires respectful handling.

Accommodations

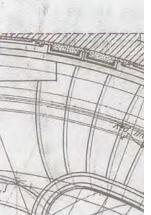
In order to establish an overnight yoga retreat option, the organization will naturally need to provide accommodations. The current floor plates of both Elstowe Manor and Chelten House resemble a dormitory-like arrangement, with numerous beds in large rooms, which share restroom facilities equipped with showers and toilet stalls. Many of the bedrooms, and some of the restrooms, still contain original architectural fabric, thus the conversion of some of these spaces into luxury suites will require careful design and construction. Any changes to the original bedrooms of the mansions have the potential to be high-impact, and thus need appropriate consideration as to their necessity. In areas such as the later, west wing additions to Elstowe manor, more leeway in construction changes is available as the historic content of these spaces is less significant than the areas within the original mansion context. Accommodation renovations will again depend on the number of clients management is looking to serve at any given time during a retreat, as well as the type of services they want to offer. Obviously not everyone in attendance will require luxury suites, however, many may want a private bathroom, and the shared facilities may be a deterrent for potential guests looking to book a retreat. The distribution then of bathrooms across individual rooms would indeed be a high-impact undertaking and will require sensitive design.

The amount and to what degree varying services are provided will again be up to management to determine. The overall ambiance, whether it is to be a simple, basic retreat, or a luxurious escape into individual health and wellness, will establish how management handles elements such as room service, housekeeping, amenities, in-room complimentary products, and décor. Whether staying overnight or not, cleanliness will be a consideration for management, both in locker areas as well as yoga rooms and guest rooms.

Dining



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As the retreat does not intend to provide individual kitchens to guests, it must instead provide dining options. These may range from casual and informal café-style dining to fine dining atmospheres. Menu selections, service style and catering all have various options, however, once again, site designation of dining areas will depend on how many people need to be served and in what manner they prefer or are expecting as a participant of a retreat. Food for Life is planning to employ a full catering service rather than installing professional kitchens; any future owner of the Elkins Estate should consider this option as remodeling the kitchens would not only be costly, but could also degrade the integrity of the existing, historic kitchens. The current floor plan of Elstowe Manor has designated areas in the basement for dining, but this large 'mess hall' set up may be undesirable for those paying a large fee for the retreat. Other options may include placing finer dining options on the first floor, specifically in areas that open up to the outdoor environment, as well as providing limited casual dining areas in small side areas. Circulation will be a major issue to address as the food preparation facilities are in the basement and should remain there as the kitchen areas have a high degree of integrity (specifically layout, cabinetry, extant furnishings and wall and floor tiling). Room service will also need consideration, as there is currently only one elevator in Elstowe Manor, which would have to serve both clientele and service employees. Whether the separation of activities is necessary depends again on the atmosphere management is looking to establish for the retreat.

Events

Weddings

Elkins Estate is an ideal location for weddings, as it possesses both picturesque interior and exterior settings. Because there is a great deal of space on the site, it could accommodate most wedding sizes depending on the client's requests. The most plausible outdoor wedding sites would be around the ponds on the grounds as well as the area immediately north of Chelten House, which has a grass courtyard. Other outdoor locations include the formal gardens near the squash courts with the necessary facilities, such as restrooms, located within the building. The chapel in Elstowe Manor would be most appropriate for larger wedding ceremonies, and the library or other lavish rooms on Elstowe's first floor could accommodate smaller wedding parties. Accommodations can also be part of a wedding package, including bridal and groom suites as well as guest rooms for the bridal party or out-of-town guests.

The cost of hosting a wedding at the site would depend on several factors including the space chosen for the ceremony as well as the reception, the amount of guests in attendance, rooms

booked for overnight stay as well as the necessary décor and menu provided. Since on-site food preparation will not be offered, site managers will need to develop a partnership with local caterers. As other programming will be ongoing, site managers will also have to coordinate the proper location assignments in order to allow weddings to remain private, while still maintaining other activities on site.

The impact from wedding events would be high. The weddings could affect the daily routine of retreat guests if they take place on possible yoga grounds and in desired conference rooms. Minor alterations to the chapel addition may be necessary to unify the space; however, this area has a moderate tolerance level, and any modifications should not eliminate the character-defining features. Other rooms used to support weddings may need minor conservation work. The space inside the stables could be converted into a reception hall, which would alter its original use. When considering use options, managers must address the impact on the landscape caused by foot traffic and the requirements for maintaining outdoor safety, especially in close proximity to water features or when serving alcoholic beverages.

Corporate Events

Corporate events and holiday parties also contribute to the income-generating programs possible at the Elkins Estate. These events could take place in rooms within the two main buildings, Elstowe Manor and Chelten House. Elkins family names would distinguish the rooms, and corporations would be able to rent the room of their choice to hold meetings and luncheons. The dining room, the library and the front and back living rooms in Elstowe Manor would become key meeting rooms. Because Chelten House is a smaller facility, only small-scale corporate events should be held. During the summer months, the estate could host events outside on the lawns under tents. Catering would be available if desired, regardless of whether it is an indoor or outdoor site rental.

In terms of impact, the level would be medium, mainly focusing on the updating of certain areas in order to provide the necessary equipment a corporation may need. Installing wireless technology would be minimal, but upgrading the site's power capacity may be necessary to create the most efficiency.

Fundraisers and Charity Balls

Events such as fundraisers, charity balls, or dinner galas would occur in Chelten House and Elstowe Manor. Similar to corporate events, the size of the function would determine the rooms rented. These medium to large events would require the assistance of a valet to park cars in designated lots. Additional lighting would have to be placed throughout the site in order to establish safe paths of travel for those not using the valet and walking through the site. The impact again would be similar to corporate events and weddings, depending largely on size. Elkins Estate Historic Preservation Studio 2008

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Establishing guidelines and security would be required to ensure the safety of guests within the site, and protection of the site itself.

Theater Events

Theater events could occur in one of two manners, either by having a simple lawn production in which guests bring blankets and sit on the lawn, or by establishing a more permanent amphitheater outside with tiered seating built into the landscape. Any landscape alteration of this magnitude is tolerable only on the southern parcel. Local and touring theater groups would be encouraged to perform on the site. The outdoor amphitheater should be set back into a corner of the site in order to maintain the viewshed from the main buildings. By having the amphitheater tucked into a corner, it would also limit traffic and activity in the site's historic core and would not interrupt paying retreat guests with loud noise or music.

A zoning permit would be required since this would alter the current non-conforming use zoning and add zoning that would allow low-level noise to come from the site for theater events. Out-of-town theatergoers would be encouraged to stay at the retreat overnight at a discounted rate. Facilities such as restroom would need to be located near the theater site as well as a possible snack bar to service those in attendance.

Though the buildings on site would suffer no impact from theater events, the landscaping obviously would. By using the southern parcel however, the impact is less significant as it does not affect the viewshed from the main buildings. Noise levels and times of occurrence, whether during the day or later in the evening, would need to be addressed by the Township and neighboring community.

Music Events

The guidelines for music events would be similar to the guidelines for theater events. The tiered seating structure would be constructed on the southern corner of the site and be open to both retreat guests and the general public. Local musicians would be encouraged to perform here with certain noise restrictions so as not bother retreat guests or Estate neighbors. The music genre would be classical, traditional, folk, and jazz. Pop, rock, R&B, and other louder forms of music would not be permitted, as these might compromise the tranquility of the yoga retreat. These events would be restricted to the amphitheater and not be held in the interior of the buildings.

Upscale Day Spa

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The inclusion of a day spa would provide the site with a steady source of income throughout the year, assuming it would be open to the public. Priority would go to retreat and wedding



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guests, however, public use would ensure its constant use and funding. Retreat and wedding guests would be encouraged to visit the spa for facials, massages, hair styling, and other spa services. Because a spa could have potential issues with plumbing availability as well as moisture issues (i.e. steam rooms), the west wing addition of Elstowe Manor is the only location recommended for such activities, as its interior is highly tolerant to change. However, it is advised that site management prohibits the installation of high-impact uses, such as steam rooms and pools.

Community Use

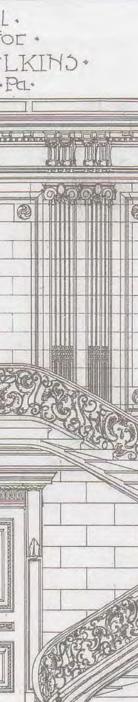
Exhibits

The site's historic significance warrants educational exhibits on the architectural and social context of the Estate. The site could support permanent exhibits located throughout the buildings and grounds and/or temporary displays in a single designated space. Both forms would promote the values of the site by displaying historic photographs and written signage, which would offer information on Trumbauer, the Elkins family, the Dominican Sisters and the development of Elkins Park and the country estate.

Exhibitions can take the form of either temporary or permanent displays, meaning that space and facility requirements differ depending on the form. Temporary exhibits require dedicated space within a building, such as Elstowe Manor or Chelten House, and flexible arrangements to allow for changing resources. Rooms that serve display functions would need guidelines to prevent damage to walls or other surfaces. Because displays would change periodically, it is advisable that a permanent rail system or a specific number of hooks be used for displaying any paintings or photographs to prevent unnecessary holes and wall patching. In general, furniture is preferred over more permanent display fixtures, as they lessen the impact on historic fabric.

Permanent displays would have a greater visual and physical impact on the site. This type of display could be offered throughout the buildings and grounds with certain areas opened to the community; closed areas (in rooms in Elstowe Manor or Chelten House) would be accessible only by retreat guests. Certain pieces of furniture purchased at auction by Food for Life, signage and paintings/photographs are items that would likely be displayed within the main spaces. Signage could also be placed at points of interest in the landscape and would be accessible to all guests. Again, establishing guidelines would minimize the impact on historic fabric.

While temporary exhibits encourage more frequent visitation from the local community and increase the amount of information communicated, permanent exhibits would appeal to the changing clientele attending retreats. In general, exhibits offer the community the opportunity to learn about the site's significance and provide local historians and scholars a space to display



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research. The surrounding historical societies and colleges would benefit from collaborating with Food for Life to create the exhibits.

Because the exhibits would be open to the community and retreat guests, necessary facilities would include restrooms, a reception desk, and possibly a gift or book shop for purchases. Because it is important to remember that ancillary programs support the Food for Life mission, a portion of the proceeds from admissions or purchases on the grounds should be allocated toward the nonprofit's broader goals.

Educational Programs

Educational programs offer a more interactive experience than displays. History programs, courses, workshops, and research seminars would enable schoolchildren and adults to utilize the estate's assets by working within the historic spaces and landscape. Because the main houses contain historically significant intact areas not common in late nineteenth- and early twentieth-century buildings, these houses have great learning potential. Specifically, programs should highlight the service areas (kitchen, basement spaces, and servant quarters) as unique learning tools. Holding educational programs in significant spaces would require the protection of original fabric. These protective measures should not be invasive or damaging, and furniture supplied for these programs should not have historic value. However, the craftsmanship and architecture of Elstowe and Chelten house have great educational value that can only be appreciated firsthand.

Less significant areas could host permanent classroom facilities, such as the portions of Elstowe Manor's basement beneath the chapel. Day programs for schoolchildren may require dining facilities, which also belong in one of these secondary spaces. For programs lasting several hours, rooms in Elstowe Manor and Chelten House could accommodate the children or adults. The basement of Elstowe Manor is currently equipped to function as a dining hall for large groups not requiring onsite food preparation.

The landscape also provides a significant learning opportunity for those interested in horticulture. However, any programs that would in any way alter the landscape would be restricted to the southern parcel.

Parking for school groups would need to be addressed. The site should construct bus parking and loading/drop off zones on the southern parcel to avoid any alteration of significant land-scape features close to the main buildings.

Tours

Offering educational tours of the site would have a relatively high impact on original mate-

rial. To mitigate this impact, site management should construct any necessary facilities in less significant areas on the southern parcel. Reception and waiting areas would be necessary to organize groups, and restrooms would be mandatory. Within the main houses, physical barriers or other protection (such as plexi-glass coverings) may be necessary to prevent damage to the original material. Tour groups increase wear on carpets and floorings and can cause damage to woodwork – particularly in doorways – and hardware. To prevent excessive deterioration, tours should be limited in size and frequency. Existing paths may require widening to increase accessibility and to prevent unnecessary destruction of the plants. Groups would be required to use only designated paths.

Small Non-Profit Fundraisers

A relatively low impact function, fundraisers would serve several purposes in promoting the site. Fundraisers would establish needed connections between the estate and immediate community, generating local interest in the site's preservation. Both Food for Life and community organizations could use the space to raise awareness and funding for their respective programs. Most facilities are currently available and include restrooms, a large open space, and sufficient seating for up to a few hundred people; however, parking remains an issue when accommodating high volumes of people.

Community Meetings and Rental Space

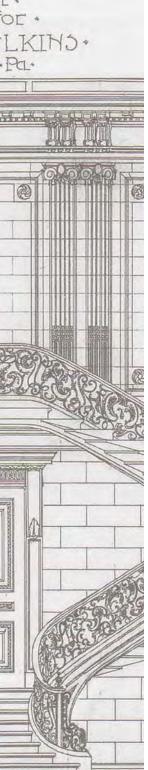
Community meeting and space rentals have requirements similar to fundraisers, and they are low impact. Allowing community organizations to meet on the grounds would foster local partnerships and generate support for both site and stewards. The meeting space could also serve as a rental area for local residents to hold small events, such as celebratory parties for birthdays, anniversaries, holidays, graduations, etc. With moveable furniture and versatility, the allocated space could function for both types of uses.

Memberships

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Launching a membership program would allow Food for Life to maintain a relationship with local community members and familiarize people with the previously closed landscape. The program would also regulate access while providing members with a safe environment in which to walk, run, or relax. Management should not permit activities that threaten the land-scape, such as bringing pets or playing sports outside of designated areas. Food for Life would also need to establish guidelines to limit times and areas of access to prevent interference with other programs and events. Though members would gain general access to the landscape, special programs offers would provide exposure to the main building interiors.



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Requirements for use of outdoor space by members include providing benches, maintaining and possibly expanding the network of paths, improving exterior lighting and providing access to existing restroom facilities within a secondary building. The facilities for special programs would be similar to the requirements for educational programs. Because members would generally come from the local area, minimal parking would be necessary to support this type of use.

Assisted Living Facilities

Assisted living is a viable option for certain buildings on the Elkins Estate, provided that Food for Life, or any other owner or site administrator, meets the minimum physical plant standards set forth in Chapter 205.7-50 of Title 28 of the Pennsylvania Code of Health and Safety: "Physical Plant and Equipment Standards for Long-Term Care Nursing Facilities."

The recommendations in this section of the programming guidelines take into account several assumptions. The first assumption is that the complex of buildings known as the powerhouse, the garages and the greenhouses are the only buildings used in association with the nursing home facility. Although there are other buildings on the property that could conceivably be used for this purpose, including Elstowe Manor itself, this use may irreversibly and negatively affect the historic fabric of those buildings. However, because the Dominican Sisters previously used the powerhouse as senior housing for elderly members, such alterations have already been made, and further impacts on historic fabric would be minimal.

A second assumption is that a proposed senior housing program will fall under the category of "Long-term Nursing Facility," as defined in the Pennsylvania Code, as opposed to an "Older Adult Daily Living Center" or a "Domiciliary Care Home for Adults." The two latter uses have their own sets of standards set forth in the Pennsylvania Code and so will have different requirements regarding location and building characteristics.

A third and final assumption is that, because the Dominican Sisters were previously operating the powerhouse as a residence for elderly sisters and because they erected the residential addition to the powerhouse in the 1960s and were using it as such until recently, the current building meets the codes and standards for such a use.

A first requirement that the powerhouse will have to meet if it is to be used as a nursing home facility is for single and multiple resident bedrooms to have the approved amount of floor space per resident. This may be anywhere from 80-100 square feet per resident for single bedrooms and 65-80 square feet per resident for multiple person bedrooms. The bedrooms located in the powerhouse facilities appear to meet these standards. They are spacious and accessible, and each bedroom is equipped with its own bathroom. In addition, there is access to fresh air and

sunlight through large windows and handrails attached to walls and doors for increased accessibility. Handrails are also located along the walls of hallways to assist in mobility. There are a number of bedrooms in the building which do not meet these accessibility standards, but it is assumed that these bedrooms may be used either for resident staff accommodations or converted for use as administrative offices.

There appear to be ample facilities for dining in the powerhouse complex. There are several large rooms on the first floor, at least one of which previously served as a dining room, and there is a kitchen located on the first floor. These facilities allow for both dining in a group setting in which residents are either served by wait staff or eat cafeteria style, and for meals to be delivered to specific rooms in the case that a resident is ill or immobile.

In addition to living and dining facilities, the powerhouse would need to be equipped with sufficient medical equipment and space to use such equipment. According to the Pennsylvania Code, there must be at least one room in which a resident may be isolated due to contagious medical issues or the necessity for privacy. There should also be several examination rooms set aside and ample access to medical apparatus and emergency equipment. All bedrooms should be equipped with an alarm system that would allow residence to call for emergency help if necessary. There appears to be plenty of space in the powerhouse and its associated buildings to store the necessary medical equipment that should be on hand at a long-term nursing care facility, but that may not need to be immediately accessible at all times.

According to Title 28, Chapter 205.27 of the Pennsylvania Code, there must be "a minimum of 15 square feet of floor space per bed for recreation or lounge rooms provided for the first 100 beds and 13 1/2 square feet for all beds over 100. There shall be recreation or lounge rooms for residents on each floor." The project team did not take measurements of any spaces, so the exact size of the powerhouse's larger rooms are not known. However, several of these rooms could easily be used as gathering places for recreation and socializing. In addition, the dining room may function as both an eating place and a gathering space. Rooms in easily accessible adjoining buildings could convert into lounges or entertainment rooms. There appear to be large rooms suitable for lounges on each residential floor.

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The codes recommend that a long-term nursing care facility have space and equipment for residents to exercise and receive physical therapy. There is a large room adjoining the powerhouse building and its modern addition that served as a chapel under the Dominican Sisters' ownership. The historic value of this room is unknown, but all religious items and furniture are currently being removed, leaving a large empty space with high ceilings and many windows. With proper renovation and minimal alteration to the exterior of the building, this room would make an excellent space for exercise and physical therapy. The powerhouse will also need to have laundry and housekeeping facilities. It is unknown whether there is currently a room or rooms in the building that outfitted for washing machines and dryers or for the storage of housekeeping supplies. Several closets in the building could serve the latter purpose, but the basement would most likely require alterations in order to accommodate the large-scale laundry facilities needed for a nursing home.

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The powerhouse has several other features that would be beneficial to a long-term nursing care environment. The first is the ample outdoor space that surrounds the building. Directly in front of the powerhouse is a wide lawn surrounded by trees and landscaping. This lawn faces away from the remainder of the Elkins property and would afford residents privacy even if the rest of the Estate hosted another function at the same time. There is a slight problem with this however: the only access for the lawn crosses over the driveway and small parking lot in front of the powerhouse building. Appropriate signs and traffic direction would need to be installed in order to make this a safe and usable area.

The powerhouse is also in close proximity to a number of greenhouses on the Elkins property. Although they are currently in a state of disrepair and would require major renovation, when repaired they would provide an excellent source of social and physical activity for those residents interested in gardening and outdoor activities. The greenhouses may also provide a small portion of the food needed to support the residents of the nursing facility.

It is also an advantage that the powerhouse, serving as the residential facilities for nursing care patients, has several associated buildings located nearby, many of which can support the nursing care program. The one and a half story house that lies between the powerhouse and the greenhouses could be used as a residence for staff doctors, nurses, or counselors. The small cottage attached to the garage could serve the same purpose. The garage space itself provides ample accessible storage space for items that the facility does not use on a regular basis. Another option would be to renovate the inside of the garage space and connect it to utilities in order to accommodate exercise or social activities.

One issue that needs consideration if the powerhouse is to convert to a new use is its capacity for parking. At present there is a driveway leading up to the powerhouse building and a small parking lot located at the entrance. Most likely, parking for residents will not be an issue. One or more shuttle buses or vans may need to be stored for bringing residents to and from excursions or doctor's appointments. However, it is unlikely that many of them will drive or need access to a vehicle on a regular basis. Parking needs will be a concern for staff and visitor vehicles. The small parking lot in front of the building will probably not accommodate the number of vehicles arriving at the facility on a daily basis. More parking will need to be created or visitors and staff will have to park elsewhere on the property and either walk or be driven to the powerhouse facilities.

Daycare Center

The site must comply with Chapter 3270: Child Day Care Centers, under Articles IX and X, of the Public Welfare Code (62 P. S. § 901—922 and 1001—1087), adopted on April 3, 1992, and effective on April 4, 1992.² Chapter 3270 defines a child day care center as "the premises in which care is provided at any one time for seven or more children unrelated to the operator."³ For the purposes of this study, the focus is on how the daycare use will affect the physical site, dealing with issues of occupancy and use rather than independent site issues, such as staffing requirements.

The required day care space depends upon the number of children the facility plans to host. In turn, the number of groups the site can host depends upon space limitations. While Chapter 3270 does not explicitly limit the number of groups a site can host, it does list maximum group sizes and square footage requirements per child.

Group sizes vary depending on age level, but the maximum size for children grouped with similar age levels is 30, with two staff persons.⁴ The maximum size for children grouped with mixed age levels is 20, with two staff persons.⁵

Childcare facilities are required to "provide indoor child care space for individual and group small muscle activity...Indoor child care space is measured within permanent stationary partitions or walls. The allowable number of children in a space is determined by dividing the total square feet in a space by 40...Measured indoor space excludes space occupied by halls, bathrooms, offices, kitchens and locker rooms." This means that 30 children require 1,200 square feet of indoor activity space. The regulations also stipulate that separate space must be provided if children are sleeping or resting.⁶

5 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.52. Mixed age level, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

6 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.61. Measurement and use of indoor child care space, http://www.pacode.com/secure/data/055/chapter3270/ chap3270toc.html (accessed November 13, 2008).





² Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, Authority. http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

³ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.4. Definitions, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

⁴ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.51. Similar age level, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

Naptime is one of the few times when indoor space capacity may be exceeded, thus a smaller space may be used to accommodate the same number of sleeping children.⁷ Other overpopulation exceptions for indoor space include: program activity limited to two time periods daily not exceeding 1/2 hour each, the space is not occupied by children of the infant or young toddler age levels, the number of children present in the overpopulated space is not more than twice the capacity of the space, when a facility serves meals.⁸ If the facility is serving food, it must have at least one refrigerator.⁹ If the facility cares for children for four or more consecutive hours, then it must provide meals and snacks, and it must have enough space and enough refrigerators to store this food.¹⁰

In addition to space for small muscle activity, Pennsylvania state law also requires facilities to "provide outdoor or indoor play space to be used for large muscle activity which includes running, jumping, climbing and riding...Outdoor or indoor play space shall be measured at 65 square feet per child." There are exceptions to the space rule, dependent upon the age of the children. Again, this means that 30 children require 1,950 square feet of large muscle activity space. Additional difficulties for the site include requirements for making this space safe and for not allowing this space to "be used simultaneously for other business, commercial, social or another purpose unrelated to the child care being offered."¹¹ Thus, any outdoor play space at the Elkins Estate must be set aside for the sole use of the day care center. Any unsafe areas in or near the outdoor play space will require fencing or natural barriers to restrict children from the areas.¹² There is no way for a day care center to avoid using outdoor space, as state law compels them to take children outdoors daily, weather permitting.¹³

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⁷ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.61. Measurement and use of indoor child care space, http://www.pacode.com/secure/data/055/chapter3270/ chap3270toc.html (accessed November 13, 2008).

⁸ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.61a. Over-population of indoor child care space—statement of policy, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

⁹ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.107. Refrigerator, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

¹⁰ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.161. Food & § 3270.162. Meals, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

¹¹ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.62. Measurement and use of play space, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc. html (accessed November 13, 2008).

¹² Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.63. Unsafe areas in outdoor space, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

¹³ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.114. Outdoor activity, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

When thinking about the outdoor space at the Estate, one problem specific to the site is the presence of ponds and streams. Chapter 3270 states that "an in-ground swimming pool accessible to children shall be fenced with a locked gate...an aboveground swimming pool which is not in use shall be made inaccessible to children."¹⁴ It is unclear whether state inspectors would want barriers placed around the Elkins water features, or if barriers would be unnecessary so long as children are kept to restricted areas.

Some indoor and/or outdoor space will be needed to accommodate state required play equipment and materials, including, but not limited to, toys and equipment for large muscle development.¹⁵ The installation of any outdoor equipment will require changes to the historic landscape of Elkins Park as some equipment mountings require embedment into the ground. Furthermore, state law commands that the equipment "be mounted over at least 6 inches of loose-filled, impact-absorbing materials."¹⁶ Some indoor play equipment for climbing may also require direct mounting to the building structure.

Additional parking spaces will be necessary for pick-up and drop-off points. Day care facilities must find "safe pedestrian crossways, pick-up and drop-off points and bike routes...in the vicinity of the facility." At specific times of day, vehicular routes around the facility will experience new and increased traffic patterns. This must be communicated to the local government (required by law), and to other programs at the Elkins Park site.¹⁷ Some coordination and planning will be required between organizations. Furthermore, the Estate may need to provide reserved parking spaces for vehicles owned or operated by the day care center or the school district.¹⁸

Interior building fabric may require alterations to accommodate state regulations. State law does require mechanical systems to be present to keep indoor temperatures between 65° F and 85° F in a childcare space.¹⁹ Natural or mechanical ventilation must be present, and any

17 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.171. Pick-up and drop-off points, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

18 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.172. Consent, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

19 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.70. Indoor Elkins Estate Historic Preservation Studio 2008

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¹⁴ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.115. Water activity, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

¹⁵ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.101. Type of play equipment, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

¹⁶ Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.102. Condition of play equipment, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc. html (accessed November 13, 2008).

window or door openings need screening. Doors and windows above the ground floor need modification so that they open 6 inches or less.²⁰ Additional lighting may be required to illuminate "rooms, hallways, stairways, outside steps, porches and ramps."²¹ Some stairs, ramps, and porches will need handrails and nonskid surfaces.²² Finally, regulations require that any paint containing more than .06% lead require removal.²³

For bathroom facilities, the number of interior sinks and flushing toilets required depends on the number and age of toilet-trained children. For instance, for every 30 school-age children there must be at least one sink, and for every 20 school-age children there must be at least one flushing toilet. They must be at proper heights for the children, or easily reached by platforms or steps. They do not have to, however, be on the same floor as the childcare space. Any areas used for infant and toddler diapering need a source of running water for hand washing, although the system does not have to be a sink directly connected to a sewage system.²⁴ Additional regulations exist for sites that provide night care. These include additional storage spaces and at the presence of at least one bathtub or shower for each 15 children.²⁵

In one sense, a day care center may serve as a good steward, as Pennsylvania law requires them to keep their facilities in good repair.²⁶ On the other hand, the presence of young children on the historic property means that there will be wear and tear on the building fabric. Furthermore, historic fabric may need alterations to accommodate the needs and safety of the children. Keeping these facts in mind, it is the recommendation of this report that any childcare facilities <u>be concentrated in areas with minimal amounts of intact historic fabric</u>, or in areas that have temperature, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

20 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.72. Ventilation, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

21 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.78. Lighting, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

22 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.80. Stairs, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

23 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.77. Paint, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

24 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.82. Toilet areas, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

25 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.208. Storage space & § 3270.210. Bathing, http://www.pacode.com/secure/data/055/chapter3270/chap-3270toc.html (accessed November 13, 2008).

26 Title 55, Pennsylvania Code, Chapter 3270. Child Day Care Centers, § 3270.76. Building surface requirements, http://www.pacode.com/secure/data/055/chapter3270/chap3270toc.html (accessed November 13, 2008).

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already had their original fabric altered. The needs of the day care necessitate a site with easy indoor and outdoor access, with readily available pick-up and drop-off points, and with accessible bathroom facilities. A ground floor location would be ideal, as it would remove many safety hazards to the children, and negate the necessity to alter windows and doors. Outdoor play space should be relatively free of hazardous features, such as ditches and water features.

Considering these requirements, daycare facilities would be ideally located in the ground floor of the southern wing addition of Elstowe Manor. It is suitable for place to make any necessary physical adjustments, it possesses spaces for pick-up and drop-off, and it can easily access outdoor play areas. It is also out of the way of the various programs running in Elstowe Manor.

Film Production

The desire to use the Elkins Estate as a film set recognizes its high integrity in aesthetic, historic and use values. However, because of its integrity, guidelines for those wishing to film on the site would be necessary in order to prevent any unnecessary damage to the site. Though filming on site is potentially lucrative from rental fees, it should be noted that this program could not be depended upon as a constant source of income or use. This occasional programming option supplements other programming uses.

The preferred clients are small-scale productions, as the actual construction of additional sets on site would be prohibited due to the potentially harmful impact of heavy equipment. Because other programming exists on the site, filming would have to work around these activities and would not allow site managers to shut down the entire site for extended periods.

Documentary Films

The long history of the estate is well suited for the creation of a documentary film, or films that could highlight its historic and aesthetic values. There are several benefits to creating documentary films on the Elkins Estate. First, it helps pull together written and visual information in a coherent form, which is more approachable to the public. In this regard, the visual documentary could significantly complement the written assessments of the condition and history of the site and assist in advancing its preservation. In addition, the final product could be used as a marketing tool to draw attention to the site. The process could also be an effective way to engage the community by highlighting the context and environment of the site, which may not be wholly conveyed in the written component due to the scope and size (as well as the inherent limit to the medium).

The production of documentary films is recommended above other types because the production could be done with minimal interruption to physical components of the site. In most cases, a documentary film does not require modification of existing buildings or the construction of supporting structures. In addition, it does not require intense high traffic movement that would frequently pressure historic fabric.

Most parts of the site could be used for the creation of a documentary. The parts of Elstowe Manor designed by Trumbauer, most of Chelten House and the stables retain their historic and aesthetic fabrics. The landscape surrounding the buildings can stand on its own or complement the buildings.

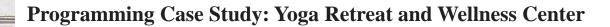
There are numerous examples of documentary films that focus on individuals and families. The examples of documentaries portraying on a site or a building are well suited to the Elkins Estate buildings and landscape. The production of a documentary film could be done through partnerships with local TV networks, documentary production companies, or various film departments at universities in the greater Philadelphia area. Funding sources could be available from non-profit organizations and foundations, documentary film institutions, and other government agencies.

Non-Documentary Films

The approaches to the use of the site for the production of non-documentary films vary greatly depending on the genre. However, some genres may not be suitable for the site, such as war and sports themed movies that require particularly large spaces with supporting facilities. Other genres, including crime, horror, romance, and comedy could utilize any existing building and its surroundings as long as no modifications are necessary. Before production starts, clear guidelines for use need to be established and enforced. It is very important from the beginning to create a manageable program of use for each film production crew. If the enforcement of the rules exceeds the ability of the owner, they should either hire a separate organization to oversee the process or abandon the idea of film production on site all together. Sets portraying characteristic features of the property could be constructed elsewhere, which would allow for restricted filming of exteriors to convey the feeling and atmosphere of the Estate.

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Though many stereotypes exist in regards to yoga and those who participate in its teachings, one cannot deny the value in exercise and relaxation that yoga can offer. Yoga is defined as the integration of the body, mind, and spirit, leading to a harmony between man and his environment. In order to achieve this harmony, emotion, action and intelligence must be in balance. This is accomplished through exercise, breathing, and meditation.¹ In early 2008, a market study on yoga and its place in American culture found that yoga has become a \$6 billion a year industry, with 6.9 percent of Americans maintaining active practice, and another 8 percent of Americans indicating extreme interest in its practice. Of those who actively participate in yoga, 52% do so to improve their overall health. Yoga has also seen an increasing value as a medical therapy option, with 6.1 percent of Americans receiving recommendations from medical professionals to begin yoga. "Yoga is no longer simply a singular pursuit but a lifestyle choice and an established part of our health and cultural landscape," says Bill Harper, publisher of Yoga Journal.²

With these statistics in mind, and in accordance with their mission statement, Food for Life has purchased the Elkins Estate in Cheltenham, Pennsylvania with the goal of establishing a yoga retreat on the premise. Food for Life, a non-profit Pennsylvanian organization, has devoted itself to the rehabilitation of individuals through social services such as halfway houses, jobreadiness training, individual and group counseling, adult basic education and a variety of other options in aiding personal recovery.³ As a new direction, Food for Life is aiming to implement a yoga retreat as a form of preventative care, rather than solely focusing on recovery and rehabilitation. It is their belief that by establishing better commitment to personal health early on, individuals can create a proactive lifestyle, rather than a reactive lifestyle to life's stresses. The Elkins Estate, a forty-two acre park-like former residence and religious retreat, has several buildings on the property, including two large turn of the century mansions. The site, Food for Life hopes, will provide a wide range of offerings, including a senior care center, day care center and wedding and event locations. The yoga retreat, however, comes first and foremost in the programming agenda. It will restore the estate's identity as a retreat, while fulfilling Food for Life's social service goals and creating a flow of income to maintain and preserve the large site.

2 2008 Yoga in America market study; yogajournal.com

3 http://www.fflpa.org/home/index.php?option=com_content&task=view&id=14&Itemid=27Elkins Estate Historic Preservation Studio 2008

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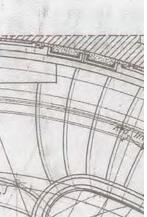
¹ What is Yoga: Definition of Yoga and the Six Branches of Yoga; http://www.abc-of-yoga. com/beginnersguide/whatisyoga.asp

In order to create a yoga retreat at the Elkins Estate, one must consider several factors as to how the retreat will run. Most importantly, though, because of the site's historical, architectural, and landscape integrity, preservation must play a part in every decision. The yoga retreat and its components will mainly center in the Elstowe Mansion, as it the larger of the two houses on the estate, and can provide a variety of accommodations and spaces for classes, dining, and relaxation. With other programming being an obvious necessity for meeting costs, however, activities and accommodations can rotate within Chelten House as the need arises. Both houses, however, have a great deal of architectural detail, materials and a high level of craftsmanship which represent the grandeur of residential country retreats for the local Philadelphian entrepreneurs during the turn of the century. Because of the quality of the estate mansions, demolition is not an option in much of house, and any addition of walls, or preferably removable partitions, plumbing, electrical and lighting systems must be extremely sensitive to the existing, and often original elements.

Food for Life's goals for the retreat's overall appearance and level of service will determine the capacity, rates, included services, services with a fee, etc. Under the assumption that this is a retreat offering overnight accommodations and serving the sole purpose of providing yoga and wellness experience, the following concepts should be considered. Food for Life should also be aware that in creating a space for personal welfare improvement, acknowledging the estate's qualities and existing structure can further emphasize a mission of harmony and growth. A low-impact, respectful and sensitive plan that works with the site and its fabric, instead of against it and making it something it is not, would show a commitment on Food for Life's part to environmental preservation, both of buildings and of landscape. A complete redesign, destruction, and/or compromise of the estate's fabric would be in direct contradiction to the yoga ideal of synchronization between man and his environment.

When client purchases a retreat package, accommodations, classes, and meals are typically included. Nonetheless, the simplicity or extravagance of these included items varies according to what the facility, and its management, is capable of supplying. At Elkins Estate, site management could create a range of accommodations to serve both limited as well as unlimited budgets. The main house has several sleeping quarters that could convert into private suites, to serve those seeking a luxurious experience, as well as to serve those who are after a more secluded and solitary personal understanding. Preserving the unique and lavish quality of the mansions' original bedrooms would be advantageous for Food for Life, as they could charge more for the atmosphere such historic rooms can provide. As a result, however, any redesign of the space needs to be minimal. For a solitary-type retreat, staff can provide room service so as not to interrupt individual meditation. Instead, suites can be fitted to include dining areas. For the more modest budget, the west-wing addition of Elstowe manor will offer dormitory-style accommodations, which would contain single bedrooms and shared restroom facilities. Because the west wing is also the space most tolerant of change to its interior layout

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and features, the establishment of a day-spa in this area is a definitive possibility. This might beneficially increase the amount of income generated on site, as it can be open to the public in addition to retreat guests.

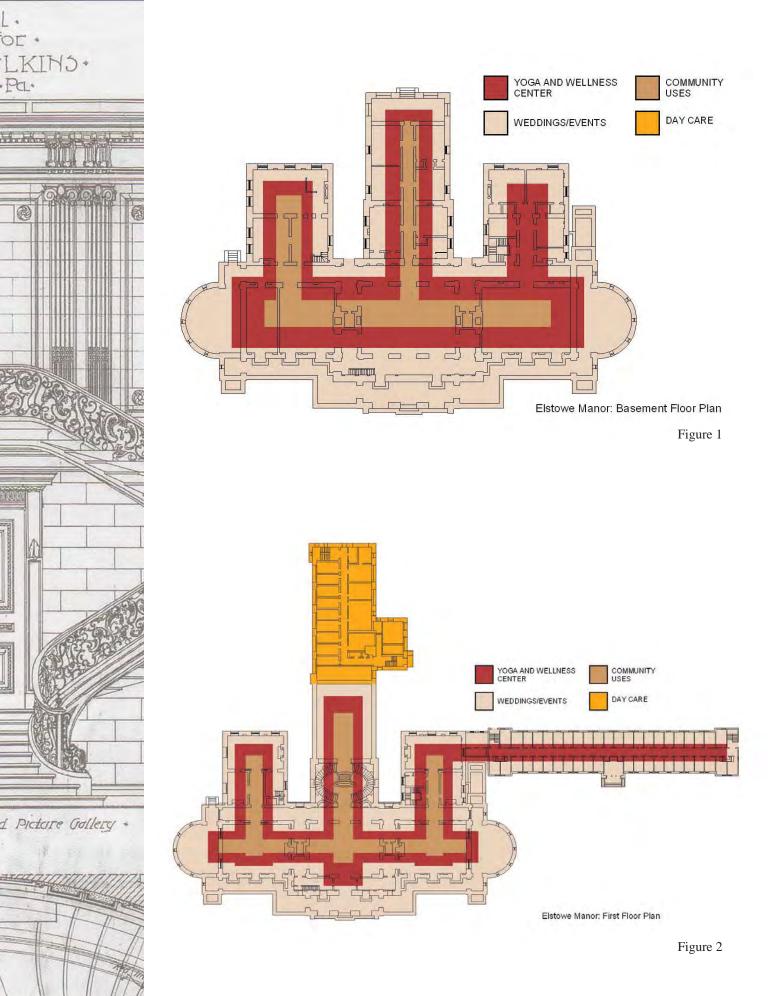
The yoga classes provided in a package retreat would include a morning and evening session, as well as a meditation instruction session, all of which would be group activities. Yoga classes and styles vary, thus depending on the number of staff, many options could be offered. A standard yoga class runs for approximately one hour, but can range from 45 minutes to two hours depending on the session (www.theyogapractice.ca). For an additional fee, private instruction will be offered for single participants, couples, or small groups if desired. An additional service available for purchase would be in-room spa options, such as a massage or facial. Locker rooms and changing areas will be available for use before, during, and after class sessions, reducing a participant's need to rush to and from accommodations. Free time during a retreat may be spent walking the grounds of the park as well as exploring the public areas of the retreat center and experiencing the majesty of the estate's former residential history. Dining options would focus on a central cafeteria-style set up, with a finer dining option available for sit-down service, as well as an area for providing quick snacks on the go. Because the basement of Elstowe Manor is already set up for large dining service, this area can continue this use; however, the site would provide a more sophisticated option upstairs, in the former dining room. As this area opens up to the outside, service on the patio will be an option during warmer months. While some yoga retreats specialize in and provide only vegetarian and vegan menus, the Elkins Estate retreat will provide menus that would cater to a multitude of individuals' tastes, with a focus on healthy options.

As other programming will take place along with a yoga retreat and wellness center, the following floor plans indicate the compromise of space planning that will go on in Elstowe Manor as much of the program options indicated by Food for Life's intentions utilize this building the most. The other major activities to take place in Elstowe Manor include weddings and events, community uses and a day care (see figure 1).

The basement level of Elstowe Manor will serve as dining facilities for the majority of programming activities. Yoga retreat guests, participants in educational and community events and guests staying for wedding and corporate activities will all utilize the open dining space on this floor. Because historic kitchen environments exist here as well, food preparation will be limited to the coming and going of catering services, and not actually having on-site food creation. If tours operate at the Elkins Estates, they will come through the basement as well, since the kitchens and general layout of the basement spaces remain intact. Secondary spaces will serve as storage for all programming as well as housekeeping and maintenance areas (see figure 2).

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The first floor indicates the addition of a day care program, which is in the lower level of the southern addition to the house. This area will strictly serve daycare purposes and will also have its own entrance and pick up and drop off area at the southern-most end. The rest of the first floor again serves the yoga retreat and wellness center, weddings and events, and community programming to the extent of tours and educational programming. The library will maintain its use as an educational area, providing a collection of resources on health and wellness, and the game room can serve its original purpose for guests. Areas with high architectural integrity will require safeguards in order to prevent damage to furnishings and details. Any activities in these rooms should be done so by a limited number of participants. The addition of dining is also possible in the former dining room and, during warmer months, on the many patios. Rentals of the large former art gallery and chapel area, as well as side rooms such as the library will be possible, but mainly their use will cater to guests of the retreat. The west wing addition will provide accommodations for retreat and wedding guests and will potentially house the day spa. Site management will obviously have to coordinate the various events that may take place on any given weekend, shifting the uses among the many rooms depending on demand (see figure 3).

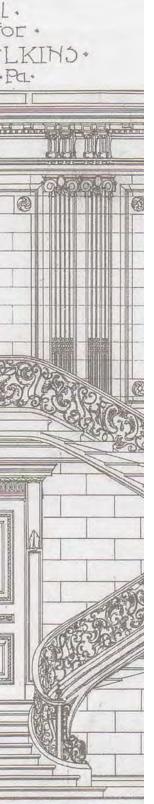
The second floor serves mainly as accommodations for the yoga retreat and wellness center, but it will also provide suites for bridal parties and guests. Community use in this area will be restricted to limited tours through the general spaces, preferably during times of fewer overnight bookings. Again, the west wing serves only as accommodations and tours will not move through this area, as its architectural integrity is limited and particularly of little interest if renovations occur in this area (see figure 4).

Finally, the third floor will serve just as the second floor does, as accommodations to guests. Tours will again be limited through this area, however if it is unoccupied, possible temporary exhibits could highlight the area's former use as servants' quarters. If bookings are generally low, this floor could serve as office space for the programming management.

This is of course a very broad assessment of what will go into the actual establishment of a yoga retreat at Elkins Estate in addition to other possibilities for reuse. Price range will vary and will not only depend on the accommodations and class offerings, but also what is needed to maintain the site. Utilities, landscaping and preservation costs will require Food for Life to create affordable pricing to keep clients in attendance and money coming in, but also be sustainable for the site's operation. While daily yoga classes are often offered everywhere, from the local gym to the area community center, overnight retreats are less available, and even less so are retreats at an historic site. It would be beneficial for Food for Life to maintain a preservation-oriented strategy as an additional way to draw in clients and emphasize the opportunity to find exercise, peace, and wellness in an historical and picturesque setting. The Elkins Estate also offers the advantage of open space just outside Philadelphia, providing an escape for individuals that is not a far hike into the mountains, or an extensive trip into the desert. Elkins Estate Historic Preservation Studio 2008

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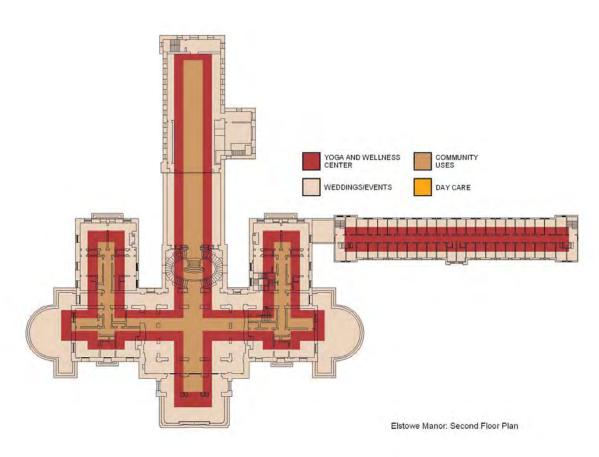
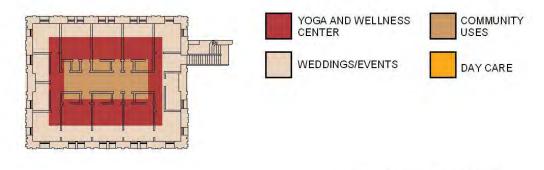


Figure 3



Elstowe Manor: Third Floor Plan

Figure 4

Comparables





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Comparable Site Factors

In this section, research and analysis of comparison sites provides a better understanding of the potentials for adaptive reuse and programming at the Elkins Estate. This study required two methods of analysis. The first method explored sites that possessed a similar set of characteristics, including period of construction, location, architect, and owner. To compare estates of this historic genre, researchers developed a specific classification—the country retreat. This designation applies to estates like those constructed during the nineteenth century for Philadelphia entrepreneurs seeking refuge just outside the city boundaries, and it includes the Elkins Estate and comparable sites. The area's once ubiquitous typology has virtually disappeared, and as a result, greater significance is placed on those that remain. The second approach to comparables research involved selecting sites based on programs that correspond with those proposed by the Elkins Estate's future owners, Food for Life. With the understanding gained through comparable site research, this team hopes that Food for Life, or any future owner of the site, considers the positive and negative impacts placed on historic estates that are adapted to meet program requirements.

	Elkins Estate	Lynnewood	Grey Towers Castle
		(Widener Estate)	
Factors			
Elkins Park, PA	Elkins Park, PA	Elkins Park, PA	Glenside, PA
Size	42 acres	36 acres	138 acres
Construction Date	1896/1898	1898	1893
Building Stock	Two Main Houses plus Outbuildings	Main House plus Outbuildings	Main House plus Outbuildings
Architect	Horace Trumbauer	Horace Trumbauer	Horace Trumbauer
Commissioned by	William and George Elkins	Peter Arrell Brown Widener	William Welsh Har- rison
Buildingn style(s)	Italian Renaissance and Elizabethan/Tu- dor	Palladian	Late Gothic Revival/ English Medieval
Landscape Setting	Park-like Setting within Urban/Subur- ban Context	Park-like Setting within Urban/Subur- ban Context	Suburban University Campus
General Condition	Excellent	Poor- Potential for Future Demolition by Neglect	Excellent
NHR/NHL/NPS	None	None	NHL

The historic comparison sites—Lynnewood Hall and Grey Towers Castle—are both former country retreats of Philadelphia businessmen designed by Elkins' architect, Horace Trumbauer. Lynnewood Hall, commissioned by Peter Arrell Widener, and Grey Towers Castle, originally owned by William Welsh Harrison, differ in style from the Elkins Estate; however, all three share a relatively close construction period as well as a significant sense of grandeur.

Lynnewood Hall—a Palladian-style mansion modeled after the Prior Park estate in Bath, England—sits just north of the Elkins Estate. Originally comprised of 110 richly decorated rooms, the house served as a residential retreat to P.A.B. Widener. Widener was a former butcher, who after securing a meat contract with the United States Military, took his earnings and invested it in streetcars with William Elkins. Both men greatly benefited from the business and commissioned Trumbauer to design retreats for them in Montgomery County, which at the time remained a relatively unpopulated area just north of the Philadelphia city line. Widener constructed his estate in 1898 and included lavish formal gardens, stables, greenhouses, and a polo field. Although originally 300 acres in size, the property has since diminished to thirty-six. Much of the land had been sold to allow for residential development. Today, the once-grand country manor has lost much of its original detailing and, under private ownership, remains in a state of disrepair (see figures 1 and 2).¹





Figure 1. Lynnewood Hall, date unknown. http://www. encyclopedia-titanica.org/articles/wideners.pdf

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Figure 2. Lynnewood Hall, 2008.Source: http:// upload.wikimedia.org/wikipedia/en/thumb/e/e4/ LynnewoodHall_front.jpg/300px-Lynnewood-Hall_front.jpg

Grey Towers Castle was the retreat estate of William Welsh Harrison, a sugar mogul who commissioned Trumbauer to create a castle-like residence on his property (located just west a few miles west of the Elkins Estate) in Glenside, Pennsylvania. Like the Elkins Estate, Grey Towers Castle consisted of a late nineteenth-century retreat house with several outbuildings. Much of the interior grandeur of the castle remains intact, since the property has transferred owners only once since Harrison. Arcadia University purchased the property in 1929, following Harrison's death, and relocated their Jenkintown campus to the Grey Towers Castle property in 1962. In 1985 it was designated a National Historic Landmark, and a support group known as the Society for Castle Restoration was formed to aid in the structure's preservation. Today it houses the Arcadia University's President's office as well as other administrative offices and student residences. The building is available for limited tours, particularly to prospective students, as the castle is a point of pride for the university (see figures 3 and 4).²

- 1 http://www.encyclopedia-titanica.org/articles/wideners.pdf
- 2 http://www.arcadia.edu/prospective/default.aspx?id=579



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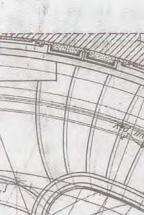


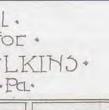


Figure 3. Grey Towers, 2007. http://farm1.static.flickr. com/148/395410766_4551617cf6.jpg?v=0



Figure 4. Grey Towers Interior 'Mirror Room,' 2008. http://www.arcadia.edu/im-ages/confserv_mirrorfloor.jpg

These sites represent two vastly different models of stewardship and emphasize the importance of preservation planning and proper program implementation. As an ideal example of the adaptive reuse of a historic site, Grey Towers Castle offers insight into financial viability, space requirements, and potential uses. It has also been identified as a possible partner for university programming at the Elkins Estate. Such an arrangement would allow for classes, exhibition space and research opportunities for students and faculty in exchange for preservation resources, which could include contributions to an endowment or other financial support.



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Comparable Site Programming

	Cavallo Point	Dunsmuir	Castle on the	Van Vleck
			Hudson	
Yoga Retreat	Classes Avail- able to Guests		Classes Avail- able to Guests	Classes Open to Public
Weddings/				
Events	•	•	•	-
Accommoda-				
tions	•			
Conferences	•	•	•	•
Community				
Outreach: The-				
ater, Activities,				
Concerts				
Historical				
Education Pro-		-		
gramming				
Film Set Op-				
portunities		-	-	
Daycare/Senior				
Care				
Funding	Private/Public/ Non-Profit: Fort Baker Retreat Group, Eq- uity Community Builders and the Ajax Capital Group with the NPS and the Golden Gate National Parks Conservancy	Non-Profit: Dun- smuir House and Gardens, Inc.	Private: Castle on the Hudson	Non-Profit: The Montclair Foun- dation

The study analyzed four sites—with qualities similar to the Elkins property—for their methods of adaptive reuse and program implementation. Cavallo Point, Dunsmuir House and Gardens, Castle on the Hudson, and Van Vleck House and Gardens each offer a combination of programs in yoga, weddings and events, conferences, community outreach, education, and filming. These programs—that also include senior care services—are anticipated in the future reuse of the Elkins Estate. Organizations such as the Historic Hudson Valley network and its affiliates were also considered when analyzing the programming at these sites. This non-profit organization maintains seven major sites within the Sleepy Hollow area of New York State. With the support from the Westchester Arts Council (funded by the Westchester County government), public funds from the New York State Council on the Arts, and a major grant from the National Endowment for the Humanities, the sites collaborate to create program variety in their community and educational offerings.¹

Because no public entity will own the Elkins Estate, this report recommends that an organization be established to oversee both the publicly and privately used facilities. Seeking collaboration with neighboring Philadelphia historic sites can help to avoid competition, increase the site's community exposure, as well as helping to identify local needs. For example, Food for Life is looking to offer rental options for wedding ceremonies and receptions. The greater Philadelphia area has an abundance of sites (both historic and non-historic) that host these events. However, the Elkins Estate appeals to those seeking a more open area within a parklike setting, which is scarce in the dense, urban city. Understanding its own strengths and weaknesses and collaborating with other sites would allow the owners of the Elkins Estate to implement a realistic and financially sound set of programming options.

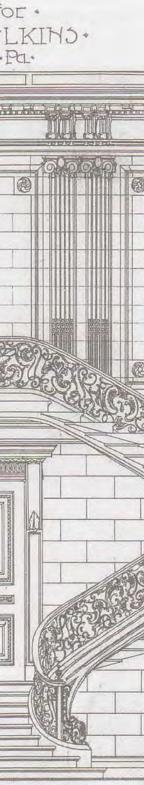
Though all comparable sites offer multiple programs, each emphasizes one type of use with secondary, supporting programs. Cavallo Point, a former military fort constructed in the early 1900's, offers retreats as a multi-use facility. Situated on ten acres of coastline near the Golden Gate Bridge in California, Cavallo Point has developed an extensive plan for utilizing the site's twenty-four Colonial Revival buildings. It functions mainly as a lodge and vacation destination, offering guests a full-service health and wellness spa and yoga experience, nature ventures such as hiking and kayaking in the immediate area and educational opportunities for understanding the site's history as a military post. The site's community programming includes holiday festivals, cooking classes, and lectures on a broad range of topics pertaining to the site and other issues. A unique partnership among private, public, and non-profit institutions makes funding possible. These partners divide the various aspects of site management amongst themselves, including hotel and lodging management, educational and historical guidance, and the sponsorship of research and improvements in environmental technologies (see figures 5 and 6).²

1 http://www.hudsonvalley.org/

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2 http://www.cavallopoint.com/about.php



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Figure 5. Cavallo Point, 2008. http://www.cavallopoint.com/about.php



Figure 6. Cavallo Point Healing Arts and Spa, 2008. http://www.cavallopoint.com/spa.php

Most similar in physical characteristics to the Elkins Estate is Dunsmuir House and Gardens. Although it is of a different architectural style, the Neo-Classical mansion was built at the same time as the Elkins' manor houses. It occupies fifty acres in a suburb of Oakland, California. Dunsmuir offers a similar park-like escape in a dense area; however, Dunsmuir focuses mainly on its historic fabric and community involvement. Like the Elkins Estate, Dunsmuir possesses a variety of outbuildings and strives to fit programming into all these structures. This includes rental spaces for community uses, cultural, educational and entertainment activities, and tours of the entire property. In order to preserve the impeccable condition of both the buildings and grounds, tours are limited to specific times of the month. Monthly programming, which includes holiday festivals and children's activities, are offered, and in the past, the site gained additional funding through its use as a film location. The majority of its funding, however, comes from fundraising efforts by the non-profit organization, Dunsmuir House and Gardens, Inc, which owns and operates the site (see figures 7 and 8).³

3 http://www.dunsmuir.org/history.htm Elkins Estate Historic Preservation Studio 2008



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Figure 7. Dunsmuir House and Gardens, 2008. Oakland Convention and Visitors Bureau

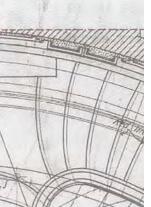


Figure 8. Wedding at Dunsmuir House and Gardens, 2008. Copyright: Jonathan Mandel, Checkerbox Photography

Offering retreat accommodations an an historic site presents the challenge of maximizing space while still maintaining architectural fabric and ambiance. While not a yoga retreat, the luxury hotel known as Castle on the Hudson is a former country retreat like the Elkins Estate and it shares the same construction period as the Elkins mansions. However, like Grey Towers Castle, this former residence models itself after European castles. With forty-five rooms, the hotel is able to offer individual suites that capitalize on the historic character of the house, including original woodwork and furnishings, as well as fireplaces and turret alcoves. The hotel belongs to the National Trust for Historic Preservation's Historic Hotels of America program. Hotel guests enjoy pool and spa activities, tennis, and yoga instruction. Tours of the surrounding area—historic Tarrytown, New York—are available for interested guests. Castle on the Hudson

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also features a five-star restaurant, Equus, which specializes in the pairing of its gourmet food with its extensive wine collection of over 900 labels from around the world. As with many hotels, the site offers wedding packages for ceremonies, receptions, and guest accommodations, as well as corporate party packages for the holiday seasons or fundraising events. Though the Elkins Estate will not become a luxury hotel, Castle on the Hudson embodies the collaboration of modern conveniences expected in a get-away experience and the implementation of a reuse program that rehabilitates and preserves historic fabric. Castle on the Hudson should serve as a model for historically sensitive, large-scale adaptation.⁴

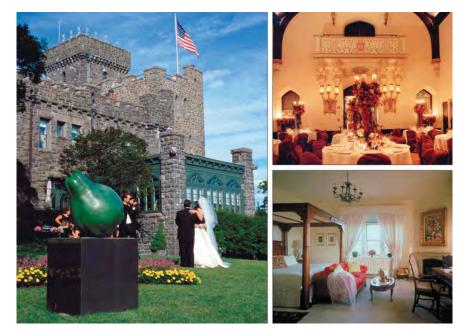


Figure 9. Castle on the Hudson and its Interior, 2008. http://www.locationsmaga-zine.com/accimages/3616.jpg

Finally, the Elkins Estate's greatest asset could potentially lie within the surrounding community and the daily use of the site as an educational and entertainment resource. The Van Vleck House and Gardens in Montclair, New Jersey offers the local community a variety of classes, which include outdoor yoga, garden lectures and tours for children and their guardians. The house, like Elkins Estate, is a former nineteenth-century retreat. Just outside New York City, this Mediterranean-style villa surrounded by lush gardens projects a feeling of openness within its dense surroundings. The gardens of the Van Vleck property are a significant resource for environmental and horticultural researchers. The Elkins Estate has the same potential to provide opportunities for research. The Van Vleck House also reaches out to community nonprofit groups by renting the secondary floors in the main house for office use, as well as the ground floor for events and fundraisers. As a non-profit organization, the Montclair Foundation owns and maintains the property, and though the site is strictly a daytime facility, its tours, educational programming, and daily activities, such as yoga classes, makes it a popular historic site within its suburban and urban context (see figure 10).⁵

4 http://www.castleonthehudson.com/index.cfm

5 http://www.vanvleck.org/



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Figure 10. Van Vleck House and Gardens Yoga Classes, 2008. http://vanvleck.org/ images/whole%20garden%20shot.JPG

The goal of this analysis is to find suitable options for reuse of the Elkins Estate and to identify which are the most realistic of these potential programs. Site management needs to consider the site's assets and liabilities prior to the implementation of any program. Failure to consider these aspects—and to research comparable and successful sites—could result in poor preservation practices and adverse impacts on the Estate's historic significance.

Recommendations





After extensive research into the history of the Elkins Estate and the current issues surrounding its reuse, the project team created a general preservation philosophy for the site. This philosophy led to a series of recommendations regarding the incorporation of preservation into future reuse, programming, and development plans. This preservation philosophy contains five key elements:

1. Acquire historic designation for the Elkins Estate: The Township or the local community should pursue either local or national designation to afford the site some level of protection. The Dominican Sisters considered putting a preservation easement on the property as a condition of sale, but the option remains impractical at this time. Recognition of the property as a cultural landscape as defined by the National Park Service may also help with its future management and preservation.

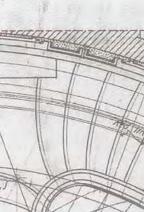
2. Development or renovations imposed on the property must take into account the site's architectural and historic integrity. This requires that no alterations be made to the exterior building envelopes, and that any interventions conform to the Secretary of the Interior's Standards for Historic Properties. In addition, while bathrooms previously altered by the Dominican Sisters may be carefully modified, the construction of new bathrooms should be prohibited. Managers of the site should implement strict use and treatment guidelines for clients leasing buildings, maintenance guidelines for staff caring for the buildings and landscape, and architectural guidelines for building alterations and additions.

3. The site must be made available for neighborhood use through affordable park memberships: Involving the community in a membership program will help to encourage both property reuse and preservation efforts. If more people are familiar with the site and recognize its importance, they will be more inclined to see that it is well maintained and preserved. Over time, this provides a level of stability and continuity to the property, especially during periods of change in use and ownership.

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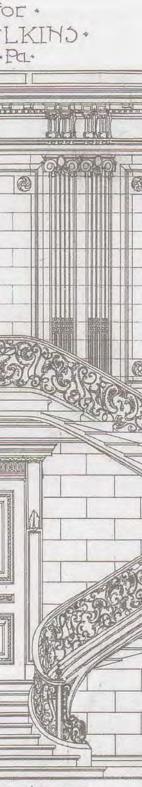
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4. Preservation efforts must incorporate the occupancy of both the Elkins family and the Dominican Sisters of St. Catherine De'Ricci. A balance must be struck between preserving the feeling of the Elkins-period property, when the site served as an opulent vacation home, and preserving the feeling of the Dominican Sisters' retreat—a welcoming space that encouraged introspection and spiritual healing. This study finds that both eras are important to telling the site's story, and their histories should find representation within the Estate's future use.

5. Maintain and protect historic viewsheds within the site: Such protection involves ensuring the continuation of open spaces and the park-like setting of the property. It discourages development on the site unless the Estate's new owners purchase the Tyler School of Art property. It is important that landscapes of the past be maintained for the future.



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Recommendations for Historic Designation

The first and potentially most important step in preserving the Elkins Estate as an intact historic site that incorporates both buildings and landscape is to acquire an historic designation for the property. The two most likely designations available to the property are inclusion on the National Register of Historic Places and designation as a local historic landmark or district. Each option has distinct advantages and disadvantages and each offers a different degree of protection to historic resources. Whether or not the site achieves this designation, the property should be acknowledged and publicized as a Cultural Landscape and documented and preserved as such.

NATIONAL REGISTER OF HISTORIC PLACES

Both Chelten House and Elstowe Manor have already been recognized by the Township as properties eligible for the National Register of Historic Places.¹ This report argues that the most comprehensive way to designate the Elkins Estate is as a National Register Historic District, which affords the same protection as a National Register designation, but applies to multiple buildings.

The National Register of Historic Places was established by the National Historic Preservation Act of 1966. According to the National Park Service Website,

"The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation...[it] is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources."²

The Bureau of Historic Preservation, through the Pennsylvania State Historic Preservation Office (SHPO), administers the Register in Pennsylvania. They are responsible for reviewing any and all applications for National Register districts and submitting complete nomination forms

 Montgomery County Planning Commission, Cheltenham Township Comprehensive Plan, Land Use (Current) (Montgomery County Planning Commission, 2005) 60.
 http://www.nps.gov/history/nr/about.htm Elkins Estate Historic Preservation Studio 2008 L. DE · LKIHJ · ·Pd·

to the National Park Service Headquarters in Washington, DC. Any National Register nomination process should start with contacting the Pennsylvania SHPO.

The following is a definition of a National Register Historic District taken from "Historic District Designation in Pennsylvania," a booklet by Michael R. Lefevre and published by the Pennsylvania SHPO to provide guidance on the processes and possibilities of historic district designation:

"The National Register of Historic Places considers a district as a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."³

The Elkins Estate fits this description on a number of levels. It is a geographically definable area with a significant concentration of buildings that share both an historic and aesthetic connection. The fact that well-known Philadelphia architect Horace Trumbauer designed the entire estate and that it retains much of its original landscape adds to the site's overall cohesiveness. These qualities make it an ideal candidate for a National Register Historic District. The property also satisfies several of the National Register criteria for designation:

> A. Association with events that have made a significant contribution to the broad patterns of our history;

B. Association with the lives of persons significant in our past;

C. Embodiment of the distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in prehistory or history.⁴

3 Lefevre, Michael R. "Historic District Designation in Pennsylvania." Harrisburg: Pennsylvania Historical and Musuem Commission, 2007. Pg.28.

4 National Park Service. "The National Register of Historic Places Brochure." http://www.nps. gov/history/nr/publications/bulletins/brochure/#evaluating.

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The Elkins Estate satisfies three of these four criteria. It is associated with the creation of a railroad suburb of Philadelphia, Elkins Park, which can be seen as an event that made a significant contribution to a broad pattern of history. It is also affiliated with both William L. and George W. Elkins—two prominent Philadelphia businessmen who both had a major impact on the history of the city. It represents the work of a master architect, Horace Trumbauer, and is a clear example of one facet of his architectural repertoire: the country retreat mansion. A property need only satisfy one of these criteria to be eligible for designation. The Elkins Estate is clearly a convincing candidate.

Any individual or group can be responsible for completing the nomination process for a National Register district. Examples of past nominators include property owners, historical societies, preservation organizations, local governments, and concerned citizens. Nomination forms can be downloaded for free from the National Park Service website and will need to be supplemented by photographs and detailed documentation of the site. Completing the forms is a lengthy and often intimidating process, involving a great deal of archival research on the history of a property and its significance. However, it is also a rewarding process that brings with it in-depth knowledge of an important place and the honor of being recognized as nationally important.

Once a property has been nominated for inclusion on the National Register, the Pennsylvania SHPO is obligated to notify the owner of that property. The nomination will not go forward if the owner, or a majority of multiple owners, objects to the designation. This is an important fact to remember, as those members of the community who choose to take on the nomination process for the Elkins Estate will most likely have little contact with the future owners of the site.⁵

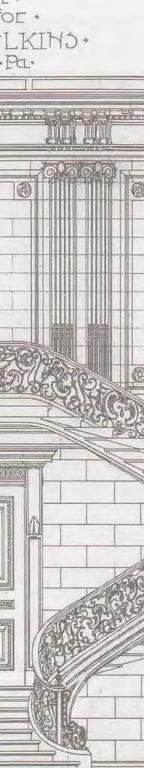
Inclusion on the National Register of Historic Places brings with it certain protections and ownership benefits. The most obvious benefit is the recognition that a property is nationally important and played a role in the development of this country. In addition, owning a nationally listed property gives one access to federal grants for the rehabilitation of that property and tax credits that owners may apply to restoration or rehabilitation of the property.⁶ These benefits are meant to encourage owners to approve of designation of their historic resources.

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Unfortunately, nomination to the National Register of Historic Places does not afford an historic property a great deal of protection. What protection it does give is mostly associated with Section 106 of the National Historic Preservation Act, which calls for the systematic and thorough examination of any properties affected by undertakings funded by the federal govern-5 "National Register of Historic Places Fundamentals." National Park Service Website. http:// www.nps.gov/history/nr/national_register_fundamentals.htm 6 "Historic Preservation Tax Incentives." National Park Service Website. http:// wistory/hps/tps/tax/index.htm Elkins Estate Historic Preservation Studio 2008



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ment. The Advisory Council on Historic Preservation must evaluate National Register or National Register eligible properties that fall within this category, decide how the project should proceed, and determine if the impact on historic structures can in any way be minimized.⁷

While this measure of protection has been hugely beneficial to many historic properties across the country, it would provide relatively little protection to the Elkins Estate, were it to be nominated. It would shield the Estate from insensitive alteration or demolition only if those projects were in some way federally funded or licensed. Because the most pressing danger to the estate is possible development and alteration by future owners using private funds, inclusion on the National Register would essentially provide no enforceable defenses.

LOCAL HISTORIC DISTRICT DESIGNATION

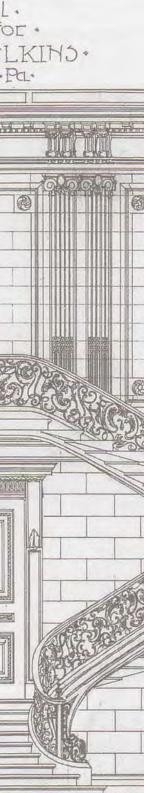
Pennsylvania's Historic Districts Act of 1961 grants municipalities the authority to create historic districts as a means of protecting their significant historic resources. It is an act

> "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."⁸

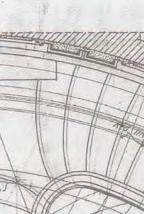
The process of designating the Elkins Estate as a Local Historic District would begin with many of the same steps as that of designating a National Register property. These steps include an evaluation of the significance and integrity of the site and extensive graphic documentation of its most important components. Other preliminary steps include identifying contributing and non-contributing resources in the district and delineating district boundaries. An overall survey of the site must be undertaken and a Pennsylvania Historic Resource Form completed.

^{7 &}quot;National Historic Preservation Act of 1966." The National Conference of State Historic Preservation Officers and Interagency Resources Division. National Park Service, Department of the Interior. November 2, 1992. Pg. 18.

^{8 &}quot;The Historic District Act." Act of June 13, 1961, P.L. 282, No. 167 as amended. Commonwealth of Pennsyvania.. http://www.portal.state.pa.us/portal/server.pt?open=512&objID=3770 &&SortOrder=100&level=2&parentid=3741&css=L2&mode=2&in_hi_userid=2&cached=true Elkins Estate Historic Preservation Studio 2008 147



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Upon completion of the survey, the municipality (in this case Cheltenham Township) must draft a Historic District Ordinance. The purpose of the ordinance is, among other things, to describe the boundaries of the district and explain its significance, to establish a Board of Historical Architectural Review (BHAR), to describe the duties of the BHAR, to explain what actions may be reviewed by the BHAR, and to develop a clear set of standards and guidelines by which the BHAR will make decisions.⁹ Developing an historic district ordinance is a complicated process, but there are several resources available through the Pennsylvania Bureau of Historic Preservation to support communities interesting in enacting such legislation.

According to the PA Historic Districts Act, the BHAR must consist of at least five members, one of whom must be a registered architect, one a licensed real estate broker, and one a building inspector. The remaining members should be knowledgeable about and interested in historic preservation and historic district protection. The purpose of the BHAR is to review any proposed alterations to structures within a local historic district. An alteration may be new construction, an addition, reconstruction, restoration, or demolition. A request to perform any such act must be submitted to the BHAR, which in turn uses the guidelines set forth in the Historic District Ordinance to issue a Certificate of Appropriateness, which allows the project to go forward, or a denial, which requires that the applicant resubmit with different plans or not go forward with their original plans at all.¹⁰

Once the Township drafts its Historic District Ordinance, it must be sent to the Pennsylvania Bureau of Historic Preservation for final review and approval. If approved, the municipality must then host a public hearing to introduce and explain the Historic District Ordinance. The Township should provide community members with advance notice of the hearing and the opportunity to review the ordinance ahead of time. If a majority of concerned community members approves of the ordinance and the creation of the district, the ordinance is approved and the district created.¹¹

Cheltenham Township has both the resources and the interest to begin the process of making the Elkins Estate a local historic district. Several members of the community have shown interest in being a part of this process, and it is quite possible that there are many more with similar sentiments. Such designation would prevent future owners of the property from making insensitive alterations to existing buildings or constructing new development on the property. One of the few disadvantages to this designation is its lack of control over building interiors. The PA Historic Districts Act allows district ordinances to direct only changes made to the exterior of buildings that affect its appearance as seen from a public street or path. Despite this drawback, the local historic district remains a powerful preservation tool that has the potential to provide serious protection to the Elkins Estate.

9 Ibid.
10 Ibid.
11 Ibid.
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THE ELKINS ESTATE AS A CULTURAL LANDSCAPE

Whether or not any type of historic designation is obtained for the Elkins Estate, this report finds that it qualifies as a cultural landscape, and that any future owner or site manager should preserve it as such. The National Park Service defines a cultural landscape as

> "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values."12

They assign cultural landscapes to four categories: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. As a collection of buildings and natural resources designed and executed by Horace Trumbauer, an influential American architect, the Elkins Estate qualifies as an historic designed landscape.

As a cultural landscape, it is important that the Elkins Estate have an overall planning model under which its cultural and natural resources are documented and protected. The creation of a Cultural Landscape Report (CLR) for the property would be an integral step towards the preservation of the Elkins property as a cohesive historic estate. The CLR documents the history of a cultural landscape, evaluates its significance and integrity, and finally uses that information to suggest treatment and management options for the site. CLRs are often created with the help of architects, landscape architects, preservation planners, historians, and botanists, among other professionals. Including a wide range of expertise ensures that important aspects of the site will not be overlooked, and that they will be preserved and treated in a mutually supportive manner. More information about cultural landscapes and the process of developing a Cultural Landscape Report is available from the National Park Service.

A CLR provides an essential planning tool when allowing for future changes to the historic Elkins landscape and structures while still preserving the property's integrity as a representation of one of Horace Trumbauer's country retreat estates. The project team recommends that any future owner of the site take the necessary steps to create such a report.

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¹² Birnbaum, Charles A. "Preservation Brief 36: Protecting Cultural Landscapes." Washington DC: Technical Preservation Services, National Park Service, Department of the Interior, 1994. http://www.nps.gov/hps/tps/briefs/brief36.htm Elkins Estate Historic Preservation Studio 2008



The preservation project team does not feel that it is appropriate to divide the Elkins Estate property. Parceling off the land is a real threat to the property for several reasons. First, it disrupts the historic viewsheds that make it a significant open space within the community. Second, it alters how the buildings and landscape are experienced and interpreted. Third, parceling allows for some loss of control as to how the property is developed, maintained, and used. An acceptable alternative to parceling would be to lease specified sections of the property. These leases should contain preservation easements to serve as enforceable guidelines on the lessee. We feel that Cheltenham Township would be willing to accept responsibility for enforcing such easements, as they have preservation guidelines already in place through both their Comprehensive and Open Space Plans.

THE SOUTHERN PARCEL

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Currently, there is a great deal of pressure to develop the Southern Parcel of the Elkins Estate (see figure 1). This parcel comprises the southernmost part of the site and is currently undeveloped. However, several developers have shown an interest in building townhouses or condominiums on this part of the property. We feel that an acceptable alternative would be to put residential development across the street on a lot that is part of the future sale of the Tyler School of Art property. We suggest that the future owner of the Elkins Estate purchase this property as well and delegate any new parking and development to the Tyler property. This



recommendation releases the Estate buildings and landscape from the pressure of potentially aggressive and destructive changes.

Figure 1. A view of the southern parcel of the Elkins Estate. Provided by Food for Life, Inc.

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We strongly recommend that the southern parcel **not** be sold off for development purposes in fear of the negative effects development would have on the site. The southern parcel is crucial for supporting high-impact public and private recreational uses such as music concerts and theater events. Having a piece of land that is separate from the main buildings is important to any retreat or hotel and provides a private area for holding noise-producing events.

Additional open space would also prove useful for holding other events at the property. Wedding receptions could take place under tents in the southern parcel. The parcel also provides desirable open space in the otherwise dense residential area and greatly contributes to the parklike quality of the Estate. Acquiring the Tyler property is an important condition of this option, which prioritizes preservation of the historic and architectural integrity of the Elkins Estate. If the Estate's owners purchase the Tyler property, they could delegate parking to the location represented by the yellow circle in Figure 2. This separate parking area would allow the Elkins Estate to remain uncluttered by automobiles. It would eliminate the visual interference created by cars, trucks, and buses that might otherwise be permitted to park along the interior roadways of the site. A concentrated parking area would also increase pedestrian safety by restricting vehicles to designated locations at the property's periphery.



Figure 2. Possible parking area on Tyler School property located within yellow circle

In terms of development on the Tyler site, the former Tyler School buildings would be best used for educational purposes. Educational buildings and a possible visitor's center could be located within the yellow circle (see figure 3). Classes on religion, yoga, and other spirituallycentered topics could be taught in these buildings. Georgian Terrace, the original Trumbauerdesigned building on the Tyler property, could be used as a community and visitor coordination center for the site. Visitors to the Elkins Estate would park at the former Tyler site and proceed to Georgian Terrace for information. Tours of the site would also leave from Georgian Terrace.

The parcel of land located across Beech Avenue can accommodate plans for residential development. This parcel is included in the sale of the Tyler property. The development site is

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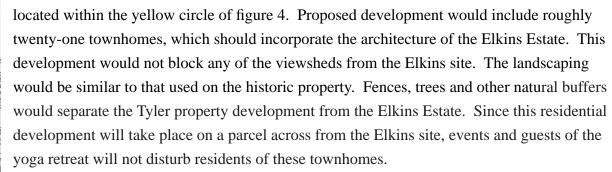




Figure 3. The Tyler Property development scenario: the former Tyler School buildings (within yellow circle) maintain their use as educational buildings and the center Georgian Terrace becomes the visitor's center for the Elkins Estate site.



Figure 4. Location of Potential Development on parcels just south of Tyler Property.

To summarize this option for the site, the northwestern buildings would continue to serve an educational function, the central portion of the property would be the visitor and community center, east of the visitor center would be the additional parking lot, and the remaining southern property would accommodate the new townhouse development (see figure 5).



Figure 5. Overview of Option 1 development scenario

A second and less desirable option is to develop the southern parcel of the historic property. There are two sides to this parcel, the west side, which is located behind the Powerhouse, and the east side (according to the picture shown). If development or parking went on the eastern portion, it would potentially interfere with the historic viewshed of Elstowe Manor, while the powerhouse building would block the view of development on the western portion. This land could be used for one of the following: additional parking or residential development that would not block the historic viewsheds from Elstowe Manor. Only the parcel behind the Powerhouse would be able to tolerate development or parking. The preferred location of this option is located within the yellow circle in figure 6.

PARKING

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Parking should be discouraged on roads around the Elkins Estate. Lawn parking, however, would be allowed on the southern parcel if this parcel were not developed. If the Tyler property were not purchased, it would be best to limit the parking options to secluded locations on the site and develop the southern parcel parking behind the Powerhouse for parking purposes.

In addition to using the southern parcel as a parking area, small parking lots could be placed throughout the site in several noninvasive locations. This report recommends small parking

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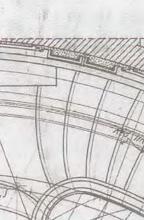
Figure 6. Preferred location of possible development on the Elkins Estate property.

lots on the site regardless of whether or not the Tyler property is purchased. These lots do not disturb critical viewsheds. They are located on the western side of Chelten House, behind the Gate House, and behind the Stables to protect the views from Chelten House and Elstowe Manor (see figure 7).

If the Tyler property were purchased, it would be best to create ample parking for the entire site by expanding the existing Tyler parking lot. These alterations to the site are located within the yellow circles in Figure 8.



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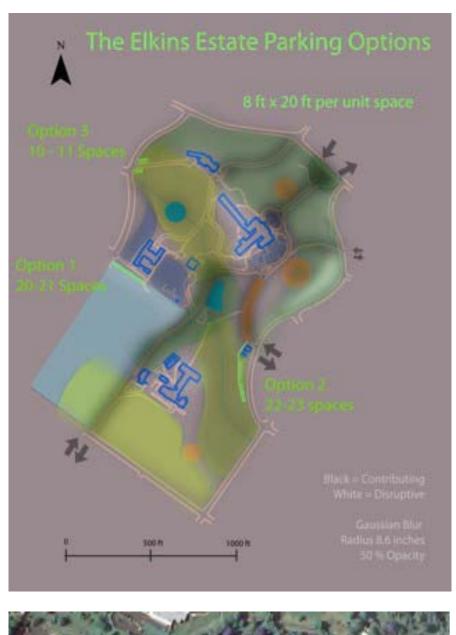


Figure 7. Potential locations of small parking areas located throughout the site.

Figure 8. Map showing potential parking locations on Southern Parcel and Tyler Property

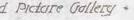
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CONCLUSION

The development recommendations above are intended to maintain the architectural integrity of the site and to protect historic viewsheds. To reiterate, we strongly recommend **against** parceling off any of the Elkins Estate property for development purposes. Residential development should be limited to the parcel included with the Tyler property sale, if purchased, and nowhere else within the current Elkins Estate boundaries.

We have indicated where the least invasive locations for development are on the site and have offered alternative measures that can be taken to protect the site from development, while still generating additional revenue. Purchasing the Tyler property would be necessary for these alternative measures. By purchasing the Tyler property, the buyer of the Elkins Estate could lease the property to outside organizations while holding preservation easements. Selling the additional parcel across from the Tyler property to a private developer would also yield additional income.

The Dominican Sisters maintained the overall feeling and architecture of the site throughout their ownership. This stewardship should be rewarded by maintaining the same atmosphere in years to come. This project team recognizes that economics, whether out of necessity or hopes of gain, frequently come at the cost of preservation efforts. However, any future owner of the Elkins Estate should have preservation as one of their highest priorities, as much of the property's value comes from its diverse landscape, exceptional buildings, and rich history. It is the hope of this report that a future owner will recognize the site's importance and use it for the benefit of the greater public.







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- Any parceling off of areas within the site will ruin the viewsheds and destroy the very fabric that makes the site valuable for the community and owner. The value of the landscape retains significance only with the protection of all its components.
- 2. Since development threats are highly possible and the resulting damage to the landscape irreversible, we strongly urge Food for Life to consult with land conservation experts to identify other methods for generating income that do not require land division.
 - A very cautious approach should be taken when adapting high integrity areas, which include Elstowe Manor, Chelten House, the stables, squash court and the landscape surrounding these buildings. The historic entry ways including the landscape of Virginia Lane, Cedar Lane, and the road connecting Elstowe Manor and the gate house are critical components of the historic Elkins Estate landscape. The waterway and two ponds unify the site and have also been identified as an important, high integrity area.
 - Clear specifications for occasional programs that require landscape use need to be developed. The tolerance map should be consulted when creating these specifications to avoid any unnecessary and irreversible damage to the landscape.
 - The areas of acceptable use need to be outlined to provide an avenue for activities that require frequent movement, a sudden increase in pedestrian, animal, or vehicular traffic, or the introduction of temporary structures. This will help alleviate pressure placed on high-integrity areas. The southern parcel should be reserved for temporary, high-impact activity to limit damage to the historic core.
- 6. All of the above activities require regular maintenance to be carried out with vigilance and sensitivity. Necessary and timely maintenance should take precedence over landscape programs. Constant care should be taken to maintain the balance between organic and inorganic fixtures on the landscape. We recommend staffing an on-site gardener/manager, as has been done by past stewards.

- Any landscape maintenance should aspire to improve and support the ecological value of the site. Balanced, healthy, sustainable ecosystems are the goal, along with maintaining the integrity of the historic estate landscape. The damaged area on the eastern side of the site could be restored as a meadow.
- An inventory of existing plants and fixtures is highly recommended. The list would serve as a reference and inform any necessary replacements of vegetation. It will also provide valuable historic information regarding the landscape. We suggest partnering with a local arboretum to obtain these records.
- 9. The site's association with its past owners—specifically the Elkins family and the Dominican Sisters—poses an opportunity to highlight certain features within the landscape using markers and other unobtrusive fixtures that blend into the vegetation.
- 10. We discourage restoring the landscape to certain period in the Estate's timeline; period restoration would undermine the long and layered history of the landscape and could eliminate remaining evidence of prior owners—an aspect that lends significance and integrity to the landscape.

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Conclusion



Conclusion

This preservation plan presents a feasible and holistic approach to the preservation and adaptive re-use of the Elkins Estate, now and into the future. After four months of documentation and analysis, the team presents here recommendations for preservation, reuse, development, and expansion that allow the site to become self-sustaining while ensuring the protection of its significant tangible and intangible qualities. While a guiding assumption of the plan is the reuse of Elkins Estate by Food for Life, these recommendations should constitute a management strategy for any future owner/steward of the site, and they are intended to encourage a preservation-centered approach to the site's adaptive reuse.

Change is inevitable, and often it is necessary for survival. In acknowledgement of this, and in hopes of protecting against any threats to the site's significance, this report recommends several safeguards for the property against intrusive new development, disruption of viewsheds and irreversible changes to historic architectural and landscape fabric that would adversely affect the site's interpretation.

It is the hope of this report that the preservation and reuse plans articulated here can find a place within the future plans of Food for Life and Cheltenham Township, and that these recommendations enable them to pursue their institutional missions while ensuring the protection and interpretation of this historic place's public values. New partnerships, such as the ones forming between Food for Life and Cheltenham Township, can create new networks of support for the Estate. Furthermore, there exists here a hope that these organizations will reach out to the community at large, both to draw on their enthusiasm and support, and to draw local and regional attention to the site's cultural and historical significance. The time has come to put not only financial investment into the property, but also the personal investment of future generations.

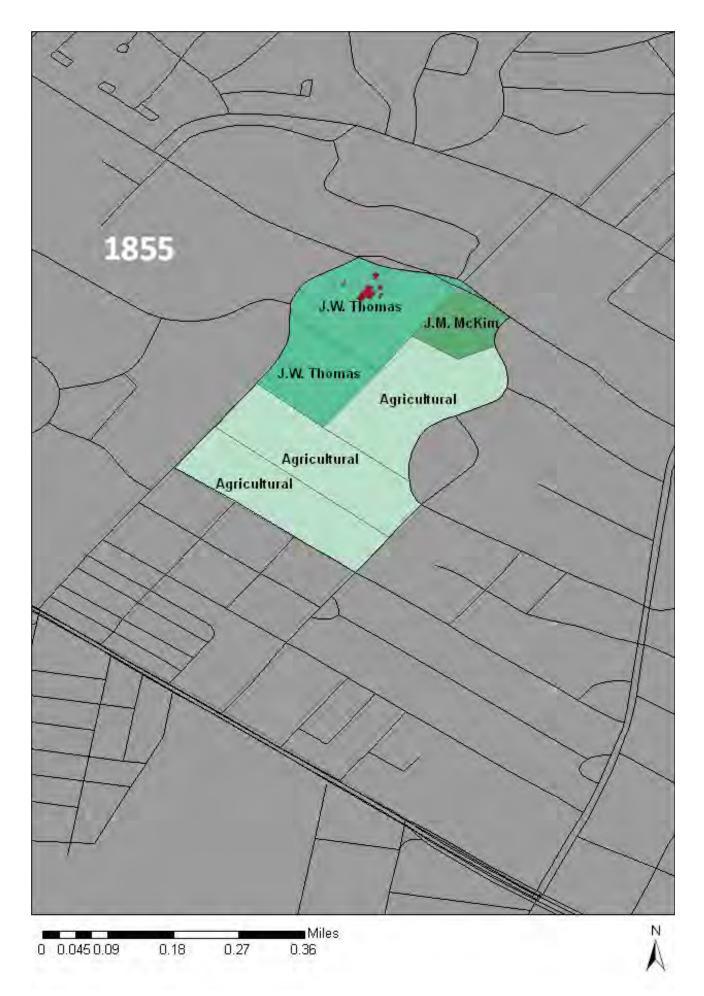
In the past, the Elkins Estate benefited from a legacy of extraordinary stewardship—by the Elkins and other estate owners, by the Dominican Sisters, and by the surrounding township. By implementing the recommendations proposed here for the buildings and landscape, it is hoped that Food for Life and its partners can reconstitute and continue this legacy.

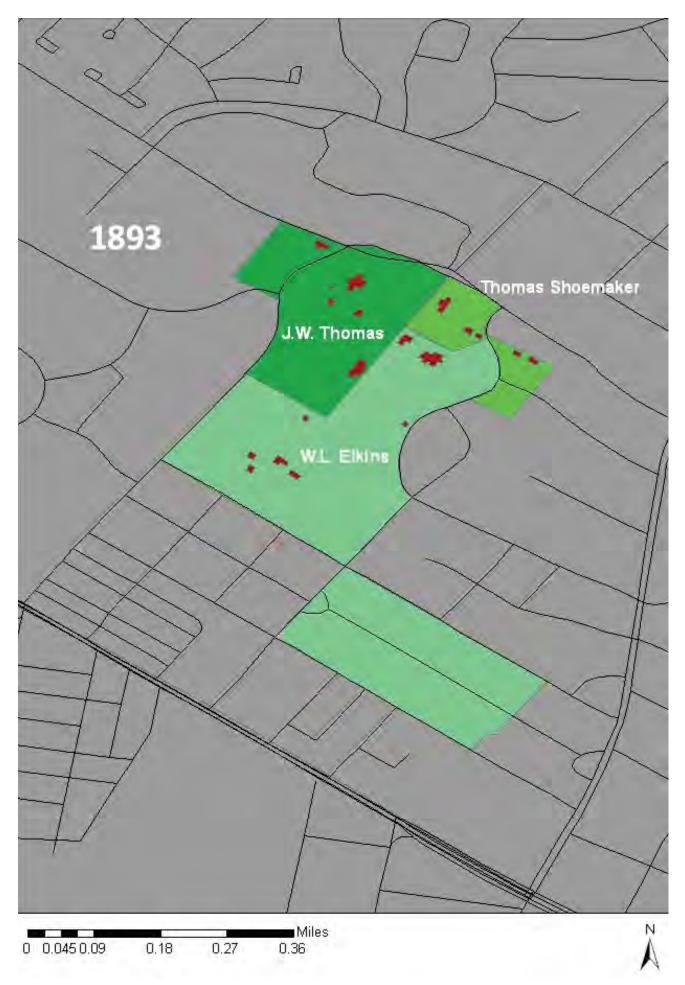
d Pictore Gallery *



Appendix A: Evolutionary Maps in GIS







Elkins Estate Historic Preservation Studio 2008







Elkins Estate Historic Preservation Studio 2008

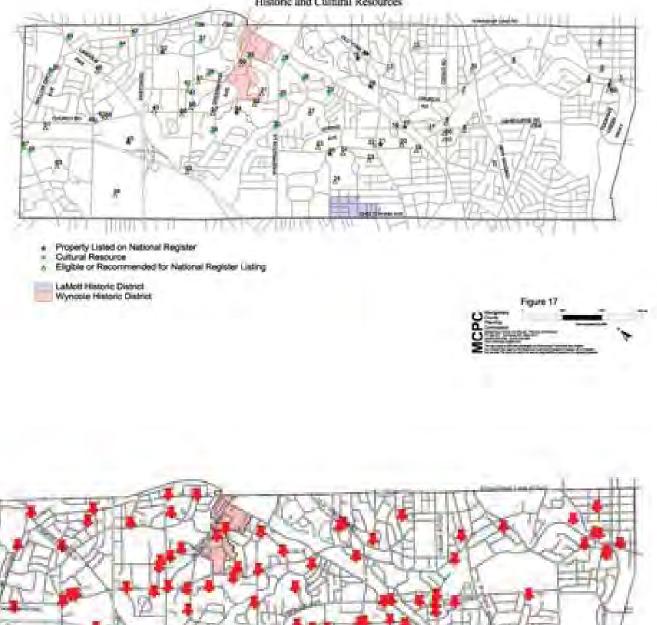
Appendix B: Township Information



2000 Cancile	Chaltanham		Philadelphia	cidu		v I
						5
General Characteristics	Number	Percent	Number		Percent	Statistics
Total population	36,875		-	1,517,550		
Median age (years)	40.3	(X)		34.2	(X)	35.3
White	24,503	66.4		683,267	45	75.10%
Black or African American	9,074	24.6		655,824	43.2	12.30%
Household population	35,478	96.2		1,462,819	96.4	97.20%
Group quarters population	1,397	3.8		54,731	3.6	2.80%
Total housing units	14,897			661,958		
Occupied housing units	14,346	▲ 96.3		590,071	89.1	91.00%
Owner-occupied housing units	9,246	64.5		349,633	59.3	66.20%
Renter-occupied housing units	5,100	35.5		240,438	40.7	33.80%
Vacant housing units	551	▼ 3.7		71,887	10.9	9.00%
Social Characteristics	Number	Percent	Number		Percent	U.S.
High school graduate or higher	23,364	▲ 92		688,107	71.2	80.40%
Bachelor's degree or higher	12,494	A 49.2		172,641	17.9	24.40%
Economic Characteristics	Number	Percent	Number		Percent	U.S.
In labor force (population 16 years and over)	19,782	▲ 66.9		656,935	55.9	63.90%
Mean travel time to work in minutes (workers 16 years and over)	29	(X)		32	(X)	25.5
Median household income in 1999 (dollars)	▲ 61,713 (X)	(X)		30,746 ((X)	41,994
Median family income in 1999 (dollars)	▲ 76,792 ((X)		37,036	(X)	50,046
Per capita income in 1999 (dollars)	31,424	(X)		16,509	(X)	21,587
Families below poverty level	▼ 294	ŝ		65,259	18.4	9.20%
Individuals below poverty level	▼ 1,803	5.1		336,177	22.9	12.40%
Housing Characteristics	Number	Percent	Number		Percent	U.S.
Single-family owner-occupied homes	8,257			315,437		
Median value (dollars)	▲ 165,000 (X)	(X)		59,700 (X)	(X)	119,600
(X) Not applicable.						

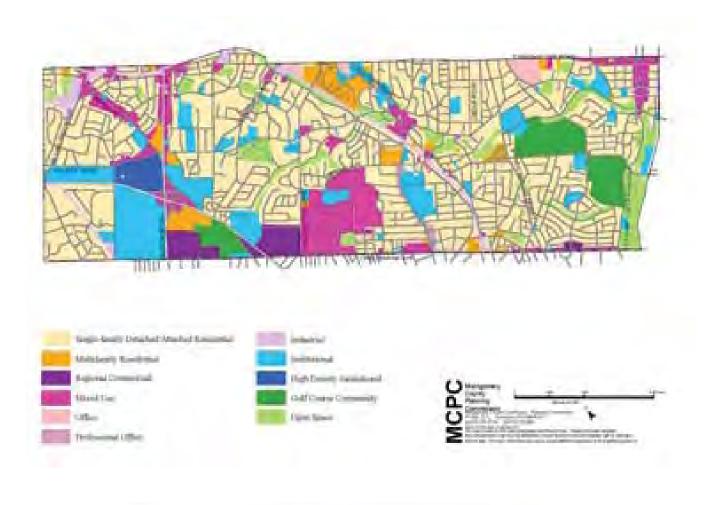
Source: U.S. Census Bureau; Cheltenham township, Montgomery County, Pennsylvania: Census 2000 Demographic Profile Highlights; generated by Caitlin Smith; using American FactFinder; http://factfinder.census.gov; (October 13, 2008).

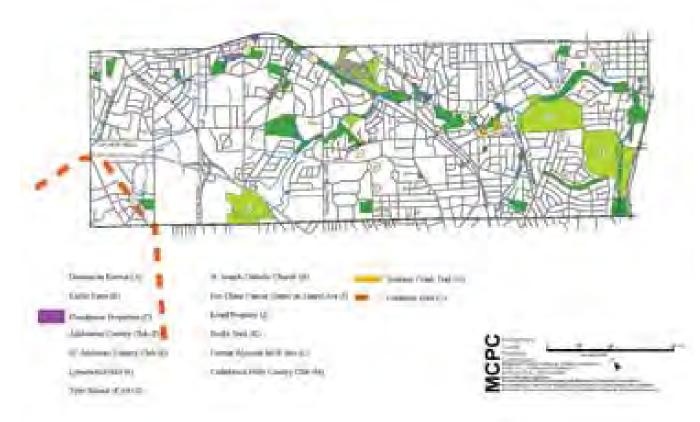
Cheltenham Township Historic and Cultural Resources

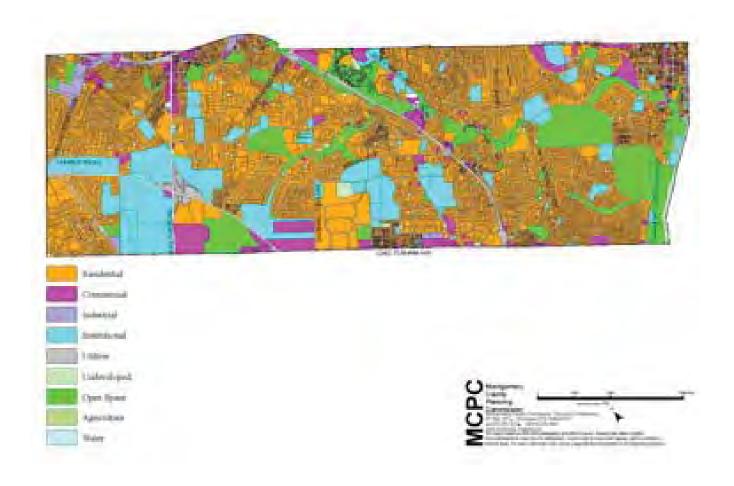


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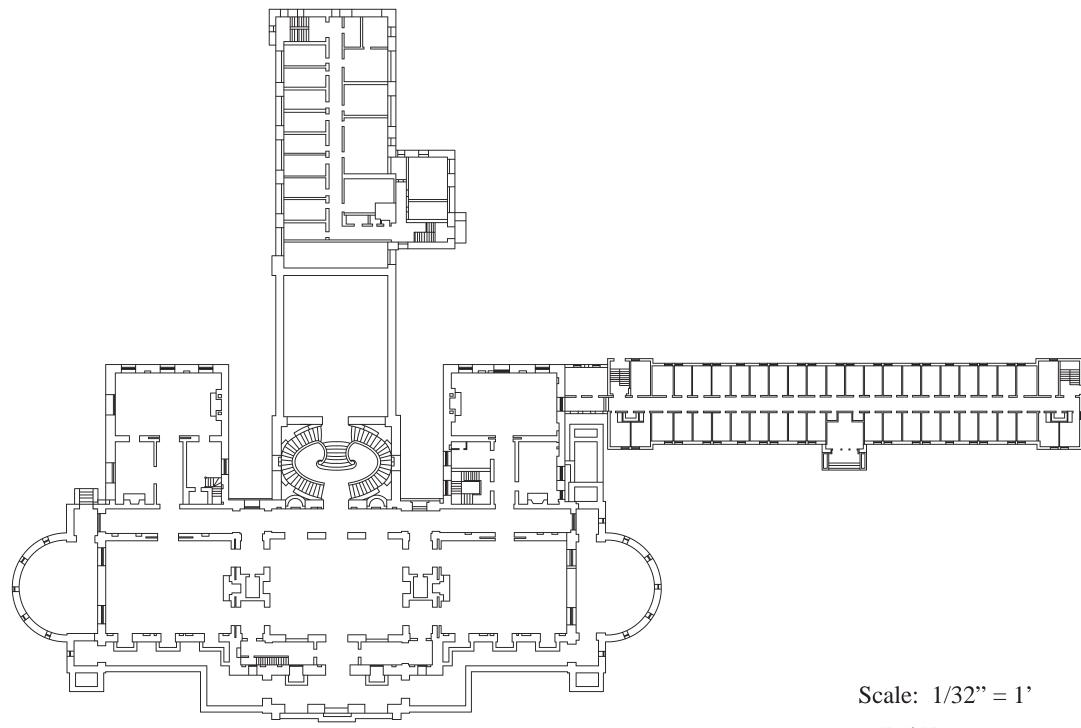




Appendix C: Manor House Floor Plans

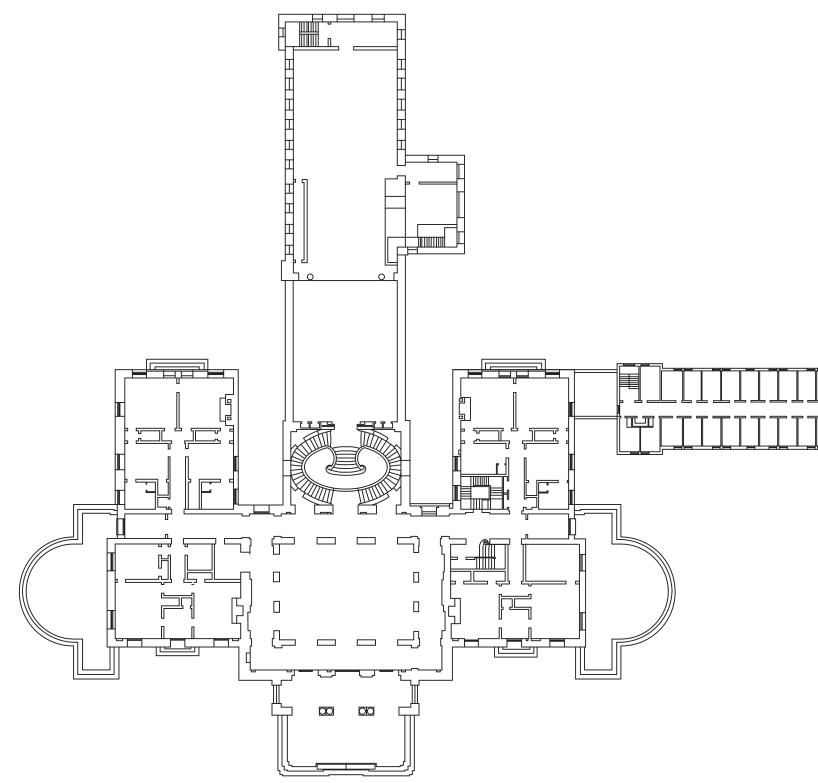


First Floor Plan



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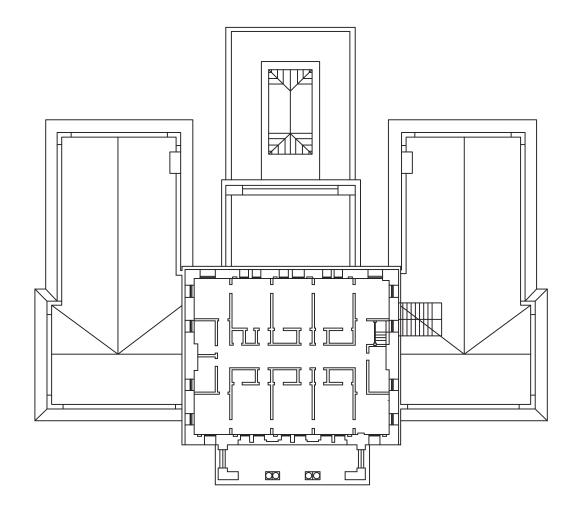
Second Floor Plan



Scale: 1/32" = 1'

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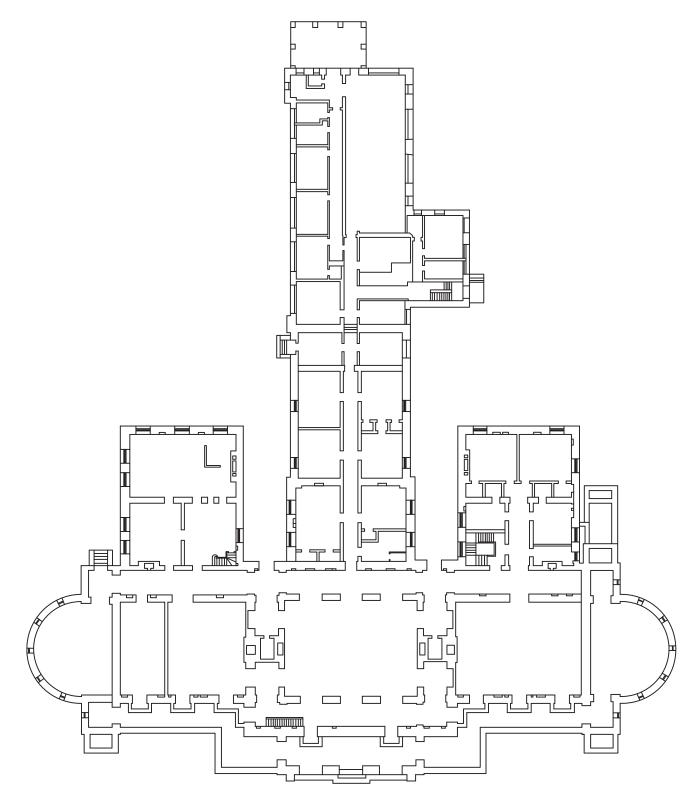
Third Floor Plan



Scale: 1/32" = 1'

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Basement Plan



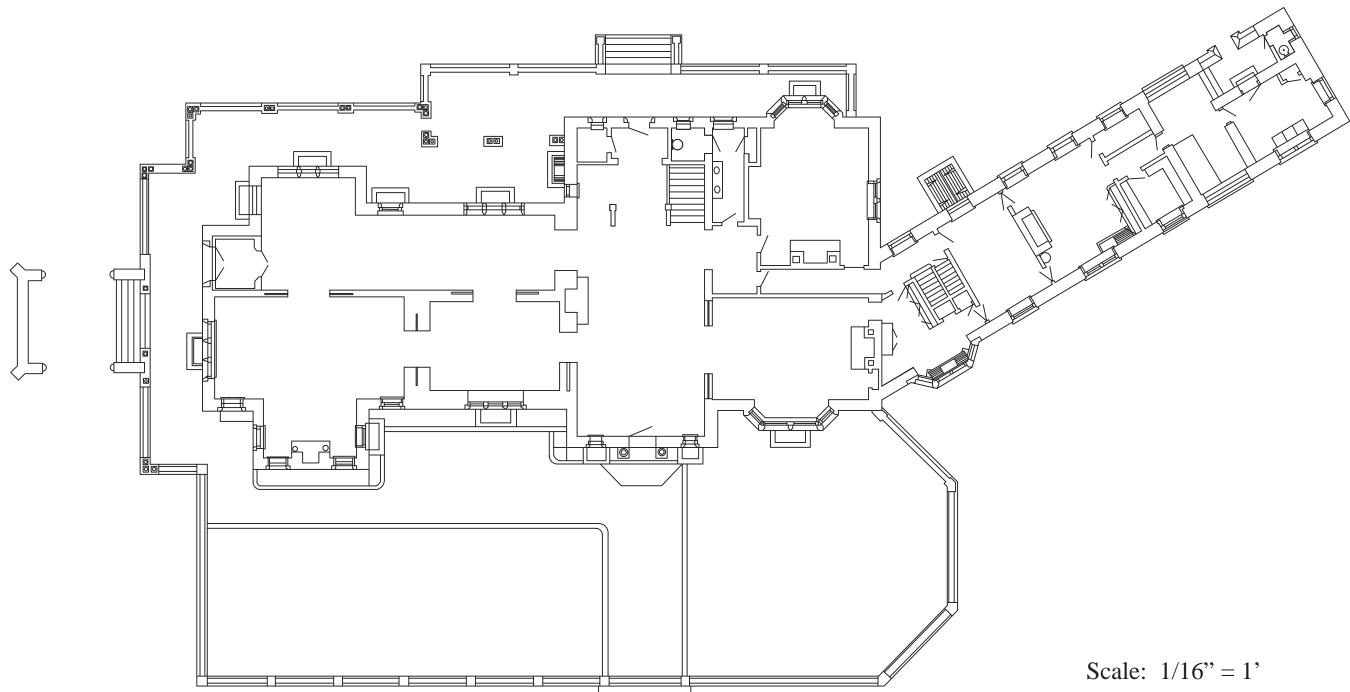
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Scale: 1/32" = 1'

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CHELTEN HOUSE

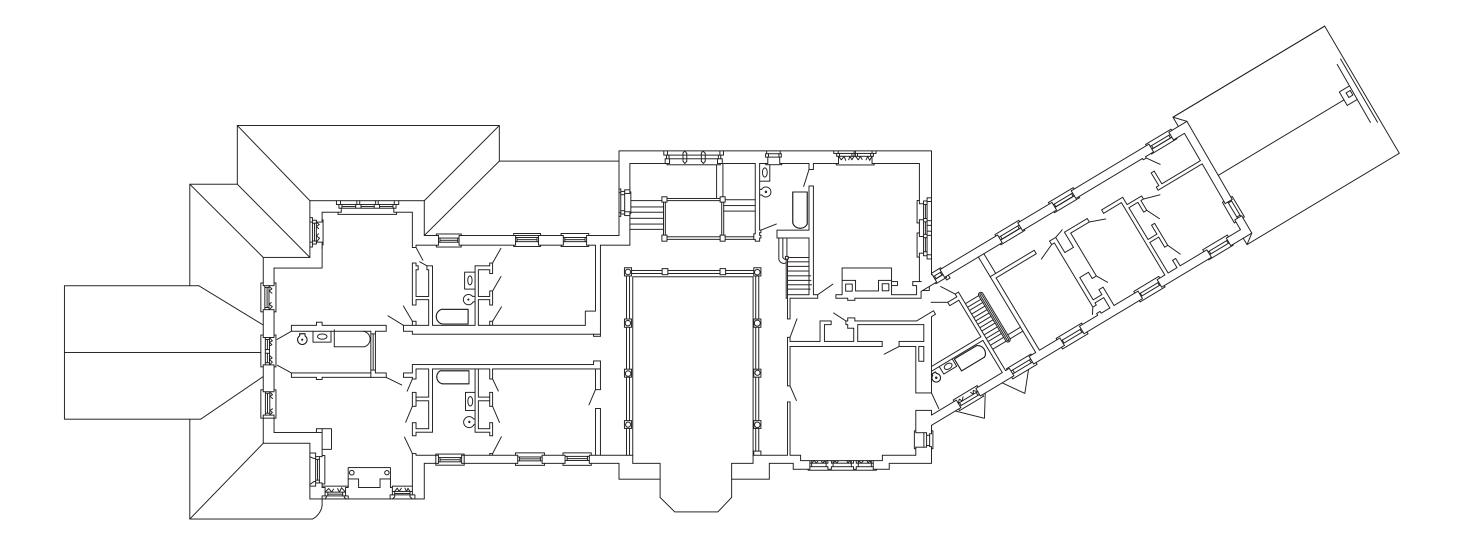
First Floor Plan





CHELTEN HOUSE

Second Floor Plan



Scale: 1/16" = 1'



Appendix D: Survey Data





Chelten House Survey		Building: Chelten House				Architectural Marble floor, inlaid pattern, possible weathering or Details : wear and tear. Metal globe light fixture. Floral and	Architectural Marble floor, inlaid pattern, possible weathering or Details : wear and tear. Metal globe light fixture. Floral and grape carvings in concrete or plaster. Thick wooden front door, original? Metal gates into hallway may be original, not sure if glass is.				Notes: Some patched cracking in the walls.		
		CH1	9/29/2008	Jenna Farrah, Caitlin Smith		 Dominican Convent Trumbauer Design 	Vestibule	Vestibule	None		Concrete or plaster.	Unaltered Altered Replaced	Move-In Ready Move In with Conservation Issues Severe Conservation Issues
Eltin Park Stulje	Location	Building Inventory ID : CH1	Survey Date :	Surveyor(s) :	Description	Period :	Current Room Use :	Original Room Use :	Furniture Present :	<u>Condition</u>	Primary Fabric :	Fabric Status :	Room Condition :

Elstowe Manor Survey Data

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Notes on Conditions and Fabric													Damaged ostrich skin section by door	Altered-only for addition; addition is on west door	Part of original plan but altered by Dominicans	Attered; added confessionals; holes for stations of the cross; columns not configural; shore; (not pocket to art gallery are later additions; added paneling; evidence of pews; cracked panel in glass celling;	
Condition	Move-In Ready	Move-In Ready	Move-In Ready	Move-In Ready	Movein Ready	Move-In Ready	Move In with Conservation Issues	Move-In Ready	Move-In Ready	Move In with Conservation Issues	Unaltered Move-In Ready						
Status	Altered	Unaltered	Unaltered	Unaltered	Unaltered	Unaltered	Unaltered	Altered	Altered	Altered	Uhalter ed						
Fabric								Wood, plaster, concrete	Wood, plaster, concrete		Marble, wood, limestone	роом	Ostrích skin, plaster, wood	silk on walls, wood, plaster	Marble, tile	bool	ροοΜ
Furniture											dock; wooden table						
Details	Original doors, pocket shutters, marble baseboards, wood molding	Original window; concrete block	Original window: concrete block		24 columns (marble-breccias); believed to be lonic with gilded wood; marble fireplace; front mirrors (2); side mirror (1); Dominican writing above door	Wood panels; her ringbone floors; 5 doors to porch; 3 pocket doors (2 laux); markle fineplace; lituted plasters; 2 crystal chandelines; 10 scones; large murat on celling; woodgilded ionic capitals; cast from inset in fleeplace	Herringborne hardwood floors; carved wood molding; plaster carved molding; ostrich skin carving; wood peneling; exterior doors; 8 sconces; marble fireplace with cast iron; shelves on fireplace sides	Herringbone hardwood floors; limestone fireplace (side wood carving): carved wood paneling; carved wood around windows; plaster celling; 8 scorces; carving, over door ways; circular three doors leading to exterior	Marble floors/stalls; marble paneling; marble around window and door; tile celing; one light fixture; wooden windows with podet shutters	Garved wood detail with broken pediment and green marble; frosted glass celling; 9 light fik turess metal carved grill; herringbone patterned wood floor; carved wooden celling	Was rebuilt after a fire in 1940s 3 windows with detailed molding Wainscoting factorinns with fluxed pilasters 6 scorreas 1 door to the exterior 1 door to the exterior 2 door to the exterior Markole Fireplace Mindow seas in windows in						
Unginal Use	Unknown	Unknown	Unknown	Stairwell	Main Hall	Drawing room	Den (smoking room)	Billiard room	Laundry room	Art gallery	Dining room						
Current Use	Unknown	Unknown	Unknown	Stairwell	Main Hall	Meeting room Drawing room	Father's interviewing room	Lounge area	Women's bathroom	Altar space/public chapel	Sitting room						
Ferloa	Dominican Convent, Trumbauer Design	Dominican Convent, Trumbauer Design	Dominican Convent, Trumbauer Design	Trumbauer Design	Trumbauer Design	Trumbauer Design	Trumbauer Design	Trumbauer Design	Dominican Convent, Trumbauer Design	Dominican Convent, Trumbauer Design	Trumbauer Design						
KOOM #	17	18	24	22	23	25	26	14	13	60	100	101	102	103	104	105	106
FIOOL	Basement	Basement	Basement		Ţ	1	E.		f	1	1						
Buibling	10/27/2008 Elstowe Manor	10/27/2008 Elstowe Manor	Elstowe Manor	10/27/2008 Elstowe Manor	10/27/2008 Elstowe Manor	Elstowe Manor	Elstowe Manor	10/27/2008 Elstowe Manor	Elstowe Manor	Elstowe Manor	9/29/2008 Elstowe Manor	9/29/2008 Elstowe Manor	9/29/2008 Elstowe Manor	9/29/2008 Elstowe Manor	Elstowe Manor	9/29/2008 Elstowe Manor	9/29/2008Eistowe Manor
Date	10/27/2008	10/27/2008	10/27/2008	10/27/2008	10/27/2008	10/27/2008	10/27/2008	10/27/2008	10/27/2008	10/27/2008	9/29/2008	9/29/2008	8002/67/6	8/29/2008	9/29/2008	8002/62/6	8022/2008

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Date	Building	Floor	Room #	Partod	Current Use	Original Use	Details	Furniture	Fabric	Status	Condition	Notes on Conditions and Fabric
9/29/2008 E	ý/žý/2008 Elstrowe Manor		1071	107 Trumbaver Design	Stalowell		tters		1		Move-In Ready	* Carper towering Roors - probably marble flocing * Panel (faue-wood) near stairs
1/23/2002 F	12/20/2018[][stows Manor	H	101	108 Frumbauer Design	Hood Bugges	ůr eskfast room	 Mural to realing Carved wood colling Carved wood paveling (gol 0-leaf) Carved wood paveling (gol 0-leaf) Chins excintes on both sides of the fireplace Chins excintes on both sides of the fireplace Chins excintes on the fired of the fireplace Chins excintes Chins excintes Murdue fireplace in the reador Ascores 		PooM	Unaltered	Моvенп Паасу.	 Carpet covering the floor - most likely herringtone hardwood floors
1/25/2008 E	9/75/2008 Elstowe Marion	-	1.001	109 Trumhäuer Design	(Thiary	Utrary	 "Wood wells with bookcases Henringbore hardwood floors Sets of doors to exterior porches Sets of wooden doors Reater celling with painted mural Alighting fixtures Alighting fixtures Nuches (40) Closet off fignace 		Wood	Unattered	MoverIn Reach	
179/2008E	9/29/2008 Elstowe Manor		101	110 Thimbaver Design	Halway	Hallway	 1 small Palladian Window Pocket shutters Postining to biseriment (wrought iron and anoles steps) Tayloffing fixtures Mart's room on end with one circular window 		Marble	Unaltered	Mov a in Ready	
1/25/2008 E	9,229,2008Eistowe Manor		10 m	111 frumbauer Design	Vesubule	Vestfaule	 1 large lighting thours 2 sets of doubt overs with interior bronze and wood floor madalition and the exterior door has been and a helmest modalition (they both have a glass filely) Vauled calings Vauled calings Flatter modalitions Teatson thes metal work 		Marble/Plast er/Stone	Unaltered	Move-In Ready	Matride floor under carpeting
3/29/2008E	9/29/2008Elstowe Manor	4	112 11	112 Trumbauer Design	Bathroom	Варурот			Marble	Unaltered	Move-In Ready	
38002/62/e	9/29/2008 Elstowe Manor	1	113 11	113 Trumbauer Design	Hallway	Hallway	Possible door on front wall; pocket doors (west if side); carved capitals over door	lighting fixture	Umestone/c ast stone	Instrand	Moveln Ready	
3/29/2008	9/29/2008Elstowe Manor	-	11371	113 IT rumbauer Design	Hallway	Hallway	Possible door on front wall; pocket doors (west side); carved capitals over door	lighting Notre	limestone/st one veneer	Unaltered	Move-In Ready	
129/2008	9/29/2008Elstowe Manor	-	115/11	115 Trumbauer Design	Hailway	Hallway	Marble floors; capitals fly ted; 5 light fixtures; doors leading to exterior		Marble floors, plaster, cast stone	Inditered	Move in with Conservation Issues	Water damage on two plasters; peeling plant
3/29/2008 5	9/29/2008 Elstowe Manor	Ŧ	11671	Dominican Convent, 116 Trumbauer Design	Itialiway/stair well	Hallway/stairwe	Closed off elevator; marble floors/stairs		Machle	Attered	Move-In Ready	Wallpaper not original
3/29/2008	9/29/2008 Elstowe Marior	F	11771	117 Trumbaver Design	Haliway	Hallway	Two light fixtures; 3 separate doors; marble floors; pilasters; colurms (6) with carved lords capitals; draular doon		Marble, cast stone, plaster	Instreed	Move-In Ready	
129/2008	9/29/2008 Elstowe Manor	P	11811	118 Trumbauer Design	Alcove	Acove	No carving		Cust stone, plaster	Inaltered.	Moveln Ready	

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9/29/2008 Elstowe Menor	T	119 Trumbauer Design	Hallway	Hallway	Two niches: 3 light fixtures; 15 pilaster's with ionic capitals; marble flooring; stone veneer walls	Marble, cast stone	cast Unaltered	Move in Ready	
9/29/2008 [[istowe Manor	7	120 Trumbauer Design	Miain stairway	Main stainway	Two sconces: carved stone above door: marble stairs: stair rail wrought fron with gold leaf painting: 4 small dooes with shelves of the way two wround door; faot onginal); carved stone should door; door inot onginal; cross symbol in marbed glass	Marble, storre	Urialtered	Move-In Ready	
9/29/2008 Elstowe Mertor	H	121 numbauer Design	Haliway	i-tal (way	Marthle floor 1 Pallaction cloor to the acterior Score Venees 5 Store Venee	Marble/Ston e Veneer	Ston Unaltered.	Movern Ready	
3/29/2008 Elstowe Manor		122 Trumbaver Design	Hallway	Hallway	 Marble floor Score wells Score wells Score wells Score wells Correct address of a replacement of the score openings Tighting facture 	Marble/Ston e	Ston Unatered	Mave In Ready	
9/29/2008Elstowe Manor	+	123 Trumbauer Dekign	Halway	Hallway	 Martle floor Score verneer lonfo colurms with carved aptilos P. Pallad doorway to the exercisitien Carving above door to lith and 124 (plaster) Carving above door to lith and 124 (plaster) 	Marble/Scon c Venee/Plast er	Ston Plast Unaltered	Movetn Ready	
Elstowe Manor		124 Trumbauer Design	Vewilati	VersileH	Marthe floor Carved plaster detail above doors Carved plaster detail above doors Carved plaster doors Soore veneur columns with carved captiols Stater walls Stater wall Carved to party Marcos in 1 door to party	Plaster/Marb Ia	Marb Urraitered	Move-In Ready	
10/13/2008Elstowe Manur	19		Upper central hell		ved and gilded stelv carved on spaneled faux	Cast stone, Cast stone, plaster, drandellery wood, paint	de. aint. Unalveed		Peeling paint
10/20/2008Ektowe Martor	19	200 Trumbeuer Design	Bedroom	Bedroom	Matches 220 : same corrice, coling, gifles, don's and frames. Embosed plaster dements on the same sector construction. Wood floor under carpet. Boor to rest toom. Wood floor under carpet. Radator in front of grille.	Plaster, wood	Unaltered	Movetn Ready	Drade în contrice goas to celifing.
10/20/2008Eistowe Menor	2	202 Trumbauer Design	Bedroom	Betroom	Different molding to plaste colling with deconstruction dengen. Carved faces above the windows. Shoft motif ver the factions. Carved wood panels with leaf motif. Four original scores. All doors mirrored. Wood wahrscoffig. Pooker shurters and or	Wood. plister. mathe	Unaitered	Move-In Ready	Peeling wall paper.
10/20/2008 Ekcowe Manor	19	203 Trumbauer Design	Bedroom	Bedroom	Different comice than other second floor rooms. Contains a egg and dart, and a flood delign that matches the flower moldings around the doors. Wood walnecoding continues flood molfs, at does the realistic grille. Original windows with pocket durine	Wood, plaster	Uraitered	Move in with Conservation Issues	Lots of cradding in paint and corries, aspecially over doors. Serious cradding in corner near faill door.
10/20/2008 Elstowe Marior	2	204 Trumbauer Design	Bedroom	Bedroom	Matches 202. Same moldings on walls and celling. Glass doors.	Wood, plaster	Unstrand		

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Notes on Conditions and Pabric			Miligatoring of paint on walls. Parching on celling and large paint chunks.	Cracts in comice. Some titish cractong.	Hnish and confice trading.		Large tracks in custern and western most sues railings; moisture-related damage near doorways	ules lårge-scale cracking	Crack in three doors.	sues liarge-scale cracking	Serfous molsture problems on north and south sues walls at east ond of failway		aues Elevator, addad in south wall; large scale cracking		Pealing paint; some cracks in wall	Missing panes in skylight; peeling paint on cast
Condition		Mave in Ready	Aprogram	Move-In Ready	Moventi Ready	Move-In Ready	Move in with Conservation issues	Move in with Conservation Issues	Move-In Ready	Move in with Conservation issues	Move in with Conservation issues	Move-In Ready	Move in with Conservation (sales	Move-In Ready	Move-In Ready	Nove in with
sniek		Altered	Unatored	Unalter ed	Unatored	Unatured	Unaltered	Unaltered	Unaltered	Unaltered	Unaltered	Altered	Altered	Altered	Unaltered	
Fabric		Marble	Wood, plaster, marble	Wood. plaster, marble, cast fron	Wood, plaster, marble	Marble, cast stone	Marble, cast stone	Marble, cast stone	Marble, wood, plaster	Marble, cast stone	Marble, wood, cast stone	Tile, plaster	Marble, cast stone	Marble, plaster, wood	Marble, cast stone	Marble and
Furniture							three light fixtures	light fiktures on ground		two light. Hkrures	two light fix tures		one light fixture		three light fixtures	one large lantern
Detalla	Serre moliding as bedroom, with egg and der tand floral pattern. Caling with same platter bolder. Orginal murplet. Podott shrubers, orginal Mintow. Orginal sink, scapstone with pllatters. Mintor and flotures may be original. Phinary gloss Window In	Tub and sink are original, shower removed. Same plaster colling as attached bodroom 204.	Carved cornice. Wood wainscoting: Original doors with hardware. Transoms above door to hall and door to balcony. Wrought if on register. Matble floor under curpet. Marble baseboard.	Three minored doors. Pocket shutters and original wholows. Four original wall scornes. Gilded mirror with floral design over mantle of matche and cast from frequee with floral design. Molded confee with heat pattern. Lest pattern plaster midding	Four original well scontest. Same carvings over wholeves and even interplater celling corride. Then the carving over fine place. Marking it replace with florel most and wrought for with there have. Fire place builts in mirror surrounded by florel pact	Carved keystone; vaulted celling; decorative grade	Vaulted celling; matble railings; decorative grates; carved arches and celling panids; three sets of French doors	Vaulted cellings, carved keystones	Marble floor. Carved corrice molding, Five doors. Two light (its bures. Overdoor carvings with floral design, Marble baseboard.	Vaulted cellings; marble railings; carwed hall panels	Carved wyinscoting; prnute crown molding; carved keystone and door frames; paneled burison in doorway	Refinithes walls with rough plaster. Toilet and shower stalls. Original scylight, Highly modified.	Vaulted cellings; carved keystones	Sisters added divide in middle so that it must be anterest from after beforom, but it sno longe corrected as one space. Original light lifture. Tub and bollet replacements. Original windows. Same plaster corrice as 2026. Marble floor and walls. Original	Vaulted cellings; wrought fron vents; carved wall details; turned marble railings	Wrought iron railing; fluted pilaster with lonic columns; stained glass skylight; ornate cornice;
Current Use Original Use	Bethroom	Bathroom	Burroom	Bedroom	Bedroom	Hallway	Hallway	Hallway	Hall	I tailway	Hallway	Unknown	Hallway	Bathroom	Hailway	
Current Use	Bathroom	Bathroom	Bedroom	Bedroom	Bedroom	Hallway	Haliway	Hallway	Tai	Hallway	Hallway	Bathroom	Haliway and elevator	Bathroom	Hallway	
Parlod	205 Trumbauer Design	206 Trumbauer Design	frumbaver Design	208 Trumbauer Design	named must	210 Trumbauer Design	211 Trumbauer Design	212 Trumbauer Design	218 Trumbauer Design	214 Trumbater Design	215 Trumbauer Design	Dominican Convent, 216 Trumbauer Design	217 I rumbauer Design	Dominitaan Conwant, 2181 Trumbauen Design	219 Trumbauer Design	
Hoor Room#	2 205	2 206	Z 207	208	50	2 210	2 211	2 212	2 213	2 214	2 215	2 216	Z12 Z	2.18	2 219	
Building	10/20/2008 Elstowe Manor	10/20/2008Elstowe Manor	20/20/36/stowe Manor	10/20/2008Elstowe Manor	10/20/2008Elatowe Marrier	10/13/2008Elstowe Manor	10/13/2008 Elstowe Manor	10/13/2008Elstowe Manor	10/20/2008Elstowe Manor	10/13/2008Elstowe Manor	10/13/2008 Elstowe Marror	10/20/2008 Elstowe Manor	10/13/2008 Elstowe Marror	10/20/2008 Elstowe Manor	10/13/2008 Elstowe Manor	
Date	10/20/2008	10/20/2008	10/20/2008	10/20/2008	8002/01	20/13/2008	10/13/2008	10/13/2008	10/20/2008	10/13/2008	10/13/2008	10/20/2008	10/13/2008	10/20/2008	10/13/2008	and second second

Date	Building	Hoor	Room #	Period	Current Use	Current Use Original Use	Details	Furniture	Fabric	Status	Condition	Notes on Conditions and Fabric
10/13/2008 Elstowe Manor	istowe Manor	CN.	221	221 Trumbauer Design	Hallway	(Hallway	Vaulted celling; French doors; carved keystones	one light fixture	Marble, cast stone	Unaltered	Move In with Conservation Issues	Fire escape may not be original; peeling paint; moisture problems around outside doorway
10/13/2008 Elstowe Marior	Istowe Manor	13	222	222 Trumbauer Design	Hallwey	Hallway.	Vaulted cellings; marble railings; carved krystomes	3 líght líxures	Marble, cast scores	Altered	Moveln Ready	Large crack in northern most marble reling; door added in southernmost arch; cracked paint
	Elștowe Mânor	2	224	224 Turnbauer Design	Bedroom	Bedroarn	Carrod wuoden celling lueuns; pocket shuttors; har dwood ficors; descrative plaster celling; cast inon lire surround; marble manble; wainscothg; descrative grates; baseboard in closer; carved mintor frame	7 brass sunces	Wood, plaster	Unaltared	Move in Roady	
10/6/200861	1 (1/5/ 2008 Elstowe Manor	in the second se	225	235 Trumbauer Design	Bedroom	Bestroom	Wood carving above doors (4) with Winged Iron humans Carved crown molding Plasser colling 3 scores Pull out woulden shutters Pull out woulden shutters	 Protures: 95 example of over door caroings, 85 example of damage, 81 example of damage, 81 counced 	Wood	Unattered	Move in with Conservation Issues	 Some damage to wood crown melding Doors of acked in two places
<u>.</u>	Elstowe Manor	N		228 Trumbauer Design	Bathroom	Bathroom	Ornater room molding; 3 panel door: matble paneling; pocket ahutters	1 light (kure; 2 sconces; pressed metal corner cabinet	Marble	Altered	Move-In Ready	Crack in door; discontinuities (n'mol drig
10/6/2008	10/6/2008 Elstowe Marror	14	22/	22/ Trumbauer Derign	Bathrocen	Bathroom	Marble walls and floor Haster colling Mood carved molding Mondow with wooden shuttons Mindow with wooden shuttons 1 Mindow (gluecc) to hallway from buttmoont	Pictures: 83- 84 covm molding	Marble	Unationed	Move-In Ready	
10/13/2008 Elstowic Marrol	is towic Manon	1	228	Trumbaugi Dicejeri	Stairway	Stainway and elevator	Driginal iron cage elevator; crown molding; marbie stairs	one sconce in northwest comer	Marble, cast storie	Uraltered	Abeath Ready	Driginal elevator present; no longer in use; possible realing missing.
H	Elstowe Manor	2		229 Trumbauer Design	Bedroom	Unknown	Ornate drown molding: two sets of French doors; wainscotting; decorative grate	onelight fikture	Wood, cast storic, marble	Unaltered	Moveln Ready	Bauliator probably not original paint Uhpping on l ceiling
H	Elstowe Manor	6		230 Trumbauer Design	Dressing	Dressing and bathing room	Ornate crown molding, wainscoting; large mintored doors with carved frames; pocket shutters: builtens shaking; carved door frames	one light lixture, one sconce	Wood, plaster	Altered	Severe Corservation Issues	Moisture issues/moid in NE corner; a adding. paint: bath tub removed; partition wall addad
E	Elstowe Manor	R	232	232 Trumbauer Design	Bedroom	Bedroom	Decorative grates: wainscoting: 3-granel doors: ornate crown molding; carved door and window frames; pocket shutters; hidden door to doset in east wall	4 scontes	Wood, platter	Unaltered	Severe Conservation Isoles	Serious molsture/moldisues in northwest correr
10/6/2003	10/64/20108F1(rexwae Manuer	t.		233 Trumbauer Design	Badraarn	Badr com	1 window with wooden shutters Plaster molding Finculators with reast from invest (decalled) and merite manda and a mirror above the fireplace 4 secretors Wooden wells with molding Z closes with wooden doors Wahneoning	Pictures: 76 (ireplace:, 79 molding, 80 crack in the door	poom	Unaltered	Move (n. with) Conservation (ssues	Carpeting covering her dwood fitours - Crates in terruy door (wouden) - Pahr color at leverd

Elstowe Manor Survey Data

Notes on Conditions and Fabric			Stylight panel out of place; moisture issues on east side of doorway		Moisture problems in ceiling	* Picture 71/25 bathroom celling cracks • celling fialchg	Staining of floor. Crack in door.			Altered; added confessionals; holes for stations of the cross; columns not original; doors; fnot pocket) to art gallery are later additions; added paneling; evidence of pews; cracked panel in plass celling;			 Green flowared wallpaper appears to not be original on the walls Glass celling has conservation issues
Condition	Movein Ready	Move-In Ready	Move In with Conservation Issues	Move-In Ready	Move In with Conservation Issues	Move In with Conservation Issues	Move-In Ready	Move-In Ready	Move-In Ready	Move In with Conservation Issues	Move-In Ready	Move-In Ready	Move In with Conservation Issues
Status	Unaltered	Unaltered	Unaltered	Unaltered	Unaltered	Unaltered	Altered	Unaltered	Unaltered	Altered	ed	Unaltered	Unaltered
Fabric	Wood/Marbl e	Marble, wood, cast stone	Marble, cast stone, wood	Wood, marble, plaster	arble		Marble, Plaster			pooM	Modern Tile/Wood	Wood/Tile	Marble
Furniture	Picture 81 example of over door carving and 80 wire sticking	2 light fixtures	3 sconces in 1 corners		1 sconce; utility sink	'n,							
Details	 2 lighting fixtures with molding around 2 doors with carving 3 doors with carving 4 doors with carving 4 waresofting (wood) 	Wainscoting; ornate crown molding; carved door frames: fuse box	Wrought fron banister; marble stairs; wooden posts; closet with built-in shelving; built-in cabinet: crown moldine: skulicht	Carved molding cornice, wairscotting, marble baseboard and floors. Floral carvings over doors.	Glazed tile with molding.	 Bow motif molding that is the same as room 233 Adjoining door to princess room Pull out wooden shutters 	Tiled walls. Attic hatch. Window with privacy glass. Original door. Marble floor.	Marble floor. Carved corrice molding. Flve doors. Two light fix tures. Over door carvings with floral design. Marble baseboard.	Marble floor. Carved corrice molding, Flve doors. Two light fixtures. Overdoor carvings with floral design. Marble baseboard.	Garved wood detail with broken pediment and green marthe: frosted glass celling; 9 light fik unes: meat carved grill; her ingbone patterned wood floor; carved wooden celling	 Modern tile floor Mode panelis 14 large windows and 2 small Section above for choir 3 doorways 3 doorways 3 doorways 3 allopser matching galley wall paper Wall paper matching allopsens with writing 6 serman architectural beams with writing 	3Bathrooms 3Bathrooms Two single bathrooms and one bathroom with four toalers, 1 shower, 1 sink and two tubs Rooms have sinks and one vanity inside Rooms generally have two windows together Garpet In rooms file flooring in rooms Fan in room	 Marble Stairs Wroughthron stair rails (painted) Gazed glass ceiling Small ighting fixtures Cown Molding
Original Use	Hallway	Hallwav	and		Housekeeping doset	mo	Unknown	Hallway	Hallway	2		Bedrooms/Bath rooms	Hallway
Current Use	Hallway	Hallwav	Stairway and doset	Hall	Housekeeping doset	Bathroom	Bathroom	Hallway	Hallway	Altar space/public chapel	Sister's Chapel	Bedrooms/Ba throoms	Hallway
Períod	235 Trumbauer Design	236 Trumbauer Design	Trumbauer Desian	238 Trumbauer Design	239 Trumbauer Design	240 Trumbauer Design	299 Trumbauer Design	231 J rumbauer Design	234 Trumbauer Design	Dominican Convent, Trumbauer Design	2001 Dominican Convent	21 00 Dominican Convent	301 Trumbauer Desien
Room #		236	2371	2381	2391	2401	2991	2311	234.1	2000	2001	2100 [3011
Floor	2	2	2	2	2	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	2	N	2	N	2	τ. M	m
Building	10/6/2008 Elstowe Manor	Elstowe Manor	Elstowe Manor	10/20/2008 Elstowe Manor	Elstowe Manor	10/6/2008 Elstowe Manor	10/20/2008 Elstowe Manor	Elstowe Manor	Elstowe Manor	Elstowe Manor	Elstowe Manor	Elstowe Manor	10/20/2008Elstowe Manor
Date	10/6/2008			10/20/2008		10/6/2008	10/20/2008						10/20/2008

Elstowe Manor Survey Data

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Date	Building	Hoor	Room #	Period	Current Use	Original Use	Details	Furniture	Fabric	Status	Condition	Notes on Conditions and Fabric
10/20/2008	10/20/2008 Elstowe Manor	ß	302 Tn	Trumbauer Design	Sitting room	Bedroom	* Elevator access * Crown Molding * 1 window with pocket shutters * 1 Lighting fixture (not original)	~	/ pooM	Altered	Move In with Conservation Issues	• Wailpaper not original to house • Cracks in cown molding
10/20/2008	10/20/2008Elstowe Manor	m	303.Tr	Trumbauer Design	Bedroom	Hailway	 Sink in room 1 window with pocket shutters Cown Molding on certain walls 	>	/ pooM	Altered	Move-In Ready	 From hallway to bedroom the drown molding begins and andsi in odd places Walls are not original where the door to the come is located and near the stairs Fah in room is not original
10/20/2008	10/20/2008 Elstowe Manor	m	304 Tp	304 Trumbauer Design	Bedroom	Bedroom	 Crown Midding Sink in room 2 door antrances 2 windows with pocket shutters 			o o	Move In with Conservation Issues	 Fan in room is not original Wallpaper appears to have water damage and Is not original to the room
10/20/2008	10/20/2008Elstowe Manor	a	305 Tn	Trumbauer Design	Bedroom	Bedroom	 * 2 windows together with pocket shutters * Cown molding 4 doors (2 doors lead into another bedroom (304 and 306) and 2 doess) * Hardwood floors covered by sapething 	>	pooM	Unaltered	Move-In Ready	• Wallpaper not original to the room • Fannot original to the room
10/20/2008	10/20/2008 Elstowe Manor	m	306 Tn	306 Trumbauer Design	Bedroom	Bedroom	 Crown mdding A doorways (2 lead into other bedrooms) Sink in room 2 windows together with pocket shutters Hardwood floors under carpeting 				Move-In Ready	• Wallpaper not original to room • Fan not original to room
10/20/2008	10/20/2008 Elstowe Manor	m	307 Tr	Trumbauer Désign	Bedroorn	Bedroom	 4 doorways (2 lead into other bedroorns) Sink in room Cown Molding Cown Molding Carbing covering hardwood floors 2 windows tegether with pocket shutters) pooM	Unaltered	Move-In Ready	• Wailpsper and fan not original to the room
10/20/2008	10/20/2008Elstowe Manor	m	308 T n	308 Trumbauer Design	Bedroom	Bedroom	 2 doorway entrances (1 to room 307 and 1 to helloway) Shik in bedroom Hardwood floors covered by carpeting 2 windows with pocket shutters. Cown molding 	~	pooM	Unaltered	Moveln with Conservation Issues	 Fan, carpet, wallpaper are not original to the room Cracks in the celling Cracks on walls
10/20/2008	10/20/2008Elstowe Manor	m	309 Tr	309 Trumbauer Design	Bathroom	Bathroom	 Small in sizes with several (4) toilets and one sink. 1 shower 2 shower 2 bathubs 7 lie on all appears to be original Cown molding 	1	Tile/Wood	Altered	Move-In Ready	* Paint color and floor tile appears to have been altered • 2 lighting outlets
10/20/2008	10/20/2008 Elstowe Manor	m	310 Tn	310 Trumbauer Design	Bedroom	Bedroom	 1 Entry from hallway 1 window with pocket shutters 1 doorway to exterior (double doors) 2 cown Molding 5 Chich noom 		poow	Unaltered	Severe Conservation Issues	 Carpet, wallpaper and fan are not original to Carpet, wallpaper and fan are not original to The room Major water damage on wall near exterior door
10/20/2008	10/20/2008 Elstowe Manor	m	311 Tn	Trumbauer Design	Utility room	Utility room	* Wash sink * Title (appears to be original) • Marble floor * 1 door to hallway * 1 lighting fixture		Tile/Marble	Unaltered	Move-In Ready	
10/20/2008	10/20/2008Elstowe Manor		312 Tn	312 Trumbauer Design	Bedroom	Bedroom	*2 doors in room (1 to hallway, 1 to doset) * Shels in room ta original hardwood floors but covered by carpet * 2. windows together with pocket shutters * Crown Molding	~	pooM	Unaltered	Move-In Ready	 Far, wellpaper and carpet are not original to the room
10/20/2008	10/20/2008Elstowe Manor	m	313 Tr	313 Trumbauer Design	Bedroom	Bedroom	* Crown Molding * Sink *2 windows together with pocket shutters *2 doorways (1 to doset and 1 to hallway)	~	Mood	Unaltered	Unaltered Move-In Ready	 Wallpaper, fan and carpet are not original to the room

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Data	Building	Hoor	Room #	Pariod	Current Use	Current Use Original Use	Details	Furniture Fabric	Fabric	Status	Condition	Notes on Conditions and Fabric
10/20/2008	Elstowe Manor	10	314	Trumbauer Design	Bedroom	Bedroom	 Crown Molding wreidows together with pucket shutters 2 doorways (1 to closes and 1 to hallway) 5 finlin room * hardwoods under the carpeting 		Wood	Unaltered P	Moverin Ready	 Carpet, lan and wallpaper ar criet original to the room
10/20/2008 Elst	Elstowe Manor	10	315	Frumbauer Design	Hullway	Hallway	 11 bedrooms come off of the hallway with 10 of them being original of them being a function off of the hallway * Unity room and beharmonn off of the hallway * 3 lightling futures 		Wood	Uralered	Move In with Contex vation lissues	Wailpaper and built-ins are not original to the structure Move in with Catioer in hallways is not original Insultored (Conternation)

Notes on Condition and Fabric	Some patched cracking in the walls.		Aesthetics with paneling repairs, random speaker, overed fireplace, fluorescent lighting, "new" carpet, etc.		Need words to be removed or restor ed.	
Condition		ýbe		dy		
Cont	Conservation Issues	Move-In Ready	Мочент Ready	Move-In Ready	Move-In Ready	Move-In Ready
Status	Unaltered	Unaltered	Altered	Unaltered	Unaltered	Altered
Fabric	Concrete or plaster.	Wood, concrete, plaster.	Wood, plaster.	Wood, plaster.	Wood, plaster, connete,	Tile
Furniture						
Details	Marble floor, inlaid pattern, possible weathering or wear and tear. Metal globe light fixure. Floral and grape carvings in concrete or plaster. Thick wooden front door, original? Metal gates into hallway may be original, not sure if glass is.	Wooden paneling, pliasters, and frifeze with floral motif. Plaster celling dover motif. Three electric light fixtures in celling. Wooden parquet floor, diamond pattern with stained bordered. Three interior doorways, windows to porch. Sitting area with own matching celling.	Different celling than entry hall, same as 104. Large word fingites wooded yoar. Addition over where altar was, used as obtapel. Sounding board attached to celling. Floor carpeted over. Addition over wood paneling, Floor carpeted over. Addition to the anotit than entry hall, said and altar invest mont than entry hall, said altar altar frieze mont than entry hall, said altar invest mont than entry hall, said altar frieze and thur entry hall, said altar invest and the entry south and a that frieze and thur entry hall, said altar preparation area. Paneling doest to entry hall replaced and the ross here). Wooden shutters attaded anoke alarm. Added speakers. Original wood paneled sliding doors.	Four cases original with added lights and glass, two large near front hall, analler on exterior wall. Same calling as litrary, but vauted. Three original stidre doors. Original windows with same square pattern and shutters as library. Same wooden floor as entry hall. Carvings above cabinets, wood paraling and pliasters. Triargles of wood floor paneling missing.	Different celling pattern, similar to entry hall but larger scale. Oniginal wood paneling. Bay window original, although in first structure before the twas the main door. Lead windows. Leaching in bay window concrete. "To Praise, to Bless, to Preach", motto of States above bay. Large wall sconces. Original concrete fireplace with brick interior and markle hearth. Wooden staf supported by two Doric wooden colurms, filoral wooden caurantes. In each staft, wooden staft supported by two Doric wooden colurms, for door matches front door in pattern, glass does not look onginal.	Replaced with tile bathroom. Nothing original. Window and door original. Dominican Sisters added pink carpet.
Original Use	Vestibule	Entry hall	Library	Reception room	Main Hall	doset
Current Use	Vestibule	Entry hall	Chapel	Sttling room	Main Hail	Water closet
Period	101 Trumbauer Design	102 Trumbauer Design	Dominican Convent, 103 Trumbauer Design	104 Tumbauer Design	105 Trumbauer Design	120 Dominican Convent Water closet
Room #	101	1021	100 103	104 T	105 T	120 D
Floor	t.	٣	e-	بر		£.
Building	9/29/2008 Chelten House	9/29/2008 Chelten House	9/23/2008 Chelten House	9/29/2008 Chelten House	9/29/2008 Chetten House	9/29/2008 Chelten House
Date	3002/62/6	3002/52/6	3002/62/6	9/29/2005	2002/62/6	3002/62/6

Notes on Condition and Fabric	Dominican Sisters addsd water fourntain.				Tile needs to be repaired and cleaned. Need to address hole in the wall by fire alarm.	Sliding wood doors between dining room and main hall	Slight door frame wood deterioration between 111 and 112.	Sisters added industrial oven/range in place of original stove. Continuation of terrazzo floor from 111, 110. No structural issues.	113 and 114 part of 112.	Cetling looks like insulating foam, is hard	Can not tell exactly what alterations were made. Doesn't match the floor plans and plan shows a door where there is a window that doesn't seem altered.	Window replaced. Unoleum floors, vinyl walls. Follows the floor plan but no original fabric or no obvious purpose now.
Condition	Move-In Ready		Move-In Ready	Move-In Ready	sues	Move-In Ready	Conservation Issues	Move-In Ready	Move-In Ready	Move-In Ready		
Status	Altered	Altered	Unaltered	unal tered	Altered	Unaltered	Altered	Altered	Altered	Altered	Altered	Altered
Fabric	Wood, Iinoleum.	vood.	Wood.	Wood, plaster,	le and inets	Wood, plaster	Sheetrock and vinyl	Subway tiles, terrazzo floor, and wood cabinets	Vinyl walls	Stone	poom	P == 1
Furniture		E		20			Sideboard with wooden cabinets appear to be original.	lindustrial kitchen hood, a sinks, etc. o	poc	Industrial fridge		
Details	Original - paneling frames doorway, door and hardware original, original floor borders, Sisters adde deotrical, invieum, and water frountain. Bumps into dining room, which matches bump on	Original marble paneling in hall and bathroom. Two original windows, with screens added. Not sure if doors original.	Water foundain closet and bathroom off of . One electric light fixeure in ceiling, Plain plaster ceiling. Matches wood paneling. Shef added.	Wooden floor matches rest of house. Alcove does not match "numbeuer floor plans. Celling different than others, but a fussier plaster pattern. Still dower like, but border filled with floral pattern. Flatter and less defined, painted over seriel times. With matching anchirzave. Wooden paneling wainscoting and it readed glass windows with creats and pictures. One finglity decorative wooden doset with privacy fields decorative moden doset with privacy fields and flower can/ness.	Subway tiles. Cabinets/preparation area (original?). Original windows with modern screens.	Original wood paneling. Mathe hearth, star of David pattern in plaster celling. Original wood floors. Passageway may have gone through pre- fire based on wood inlay.	Original wooden window with storm windows on exterior. Sheet rock with vinyi (no subway tile), loog plan the same as frumbauer's, but materials offiterent.	Marble windowsilis, original wood cabinets, original wood windows with modern storm windows.	Terrazzo floor. Original wood window with modern storm window.	Stone walls		Door and windows not onginal
Original Use	Closet	Lavatory, closet, and water closet	Passage	Br eakiast room	Kitchen prep	Dining room	Servants hall	Kitchen	Kitchen stores/Pantry	Porch	Yard and water doset	
Current Use	Water fountain		Passage	Ta	Kitchen prep	N/A	Kitchen prep		Pantry	Large fridge	and	Unknown
Period	Dominican Convent, Trumbauer Design		Trumbauer Design	Trumbauer Design		108 Trumbauer Design	Dominican Convent, Trumbauer Design	Domínican Convent, Trumbauer Design	115 Trumbauer Design	Dominican Convent, 116 Trumbauer Design	Dominican Convent, 118 Frumbauer Design	119 Dominican Convent
Floor Room #	1	1 106	1 109	102	1 110	1 108	111	1 112	1 115	1 116	118	1 119
Building Flo	9/25/2008 Cheltan House	9/29/2008 Chelten House	9/29/2008 Chelten House	9/23/2008 One ten House	9/29/2008 Chelten House	9/29/2008 Chelten House	5/25/2008 Chelten House	9/29/2008 Chelten House	9/29/2008 Chelten House	9/29/2008 Chelten House	9/29/2008 Chelten House	9/29/2008 Chelten House
Date	0 8002/62/6	9/29/2008 0	9/29/2008 0	9/29/2008 C	9/29/2008 0	9/29/2008 0	9/29/2008 C	0 8002/52/5	9/29/2008 0	9/29/2008 0	9/29/2008	9/29/2008 0

Notes on Condition and Fabric	Staining and finish cracking in concrete walls.	Where Dominican motto removed, left scars and glue. Finish cracking, small chunks missing out of wall.	Gradsting in wall closest to gallery.	Damage around light fix ture may indicate leak. Staining around tolet suggest plumbing problems.		Staining and leaks.	Finish cradcing in ceiling and walls indicates other problems.
Condition	Move-in Ready	Move-In Ready	Move-In Ready	Move-In Ready	Move-In Ready	Move In with Conservation Issues	Moveln Ready
Status	Unaltered	Unaltered	Unaltered	Altered	Unaltered	Altered	Unaltered
Fabric	poom	Wood, concrete, plaster	Wood, plaster	Marble, plaster	Plaster, wood		Plaster, wood
Furniture							
Details	Wood carvings, carved banisters, joric column archways support the 2nd floor cellings, stained glass windows - may be Elitins family crest original windows with storm windows added to exterior, plaster celling matches that of the hall, wood paneling with correte exposed walls above with stone masonry pattern, Dominican carpet	Ionic columns, pilasters end arcade at wall, concrete and sver wood paneling to chair rail, concrete initiates store masony. Doorways arched with floral carvings in corners, wooden doorways lead off, blaster calling of the gallery differs from that of the hall in hrat it is smaller scale. Stairwell leading to third floor from gallery. Emergency lighting and smoke detectors added. Design does not match American Splendor plans.	Trumbauer plans show a bed, design matches the plan. Storm windows added on exterior. All rooms have original push buttor light switches. Cornice with dentil molding. Original doorts	Marble peneling. Layout changed from Trumbauer plans. Shower replaced with tub. Two different marble finishes. Staining around totellet may show plumbing problems. Doors original. Storm window over original. Plain cornice.	Layoutmatches Trumbauer plans. Cornice with dentils matches other chamber. Original doors. Window above hall door matches window in bathroom. Baseboard matches other chamber.	Stalls with two tollets and two showers. Light fix ture matches other ceiling fix tures. Two marble patterns.	Mystery door screwed shut in alcove, Dominican addition. Previously green. Fireplace, also in Trumbauer plan. Same conice with dentils and baseboard as other chambers. Missing one closet from Trumbauer plans, instead it is in the bathroom. Fireplace with lamp motif, flowers, and pliasters. Marble surround and hearth, brick interfor. Door between chamber and bathroom finoperable. Window above door to hall matches others.
Original Use	Staftweil	Gallery	Chamber	Bathroom	Chamber with alcove	Bathroom	Chamber with alcove
Current Use	Staftwel	Gallery	Bedroom	Bathroom	Bedroom with alcove	Bathroom	Bedroom with alcove
Period	Trumbauer Design	202 Trumbauer Design	203 Trumbauer Design	204 Trumbauer Design	205 Trumbauer Design	Dominican Convent, Trumbauer Design	207 Trumbauer Design
or Room#	2 201	2 202 11	2 203 Tr	2 204 Tr	2 205 Tr	2 206 Tr	2 20711
Building Floor	10/6/2008 Chelten House	auch Hause	10/6/2008 Chelten House	10/6/2008 Chelten House	10/6/2008 Chelten House	10/6/2008 Chelten House	10/6/2008 Chelten House
Date	10/6/2008 0	инания (Creiten House	10/6/2008 C	10/6/2008 0	10/6/2008 0	10/6/2008 0	10/6/2008 0

Notes on Condition and Fabric	Finish បាលវេតិស្លី In celling សន្ន្លុុំនេះ settling of load fictuae.	Grading on hall wall consistent with other chamber of hall. Suggests conservation fisues with the concrete walls.	Ceiling crading, perhaas from moliture. Crading nading, perhaas from moliture. Crading in wells of hell leading between doset	Stability around toliet: Peeling paint and minor stability.	Pesiing paint on ceiling, ưa cừng in some wais, Cracking of the place molding and wais around.	Some cracking in the uncovered plaster walls.	Cracking around some doors, possibly resplatate at around. Damage aro molding, fuelder goorling pint and fractures, pret weilpapered well.
Condition	Movern Ready	Move in with Conservation issues	Move In with Conservation I suite	Move In Ready	Moveln with Conservation Issues	Move-In Ready	Movern Ready
Status	Vered	Unation od	Inalitered	Al turn eed	Unaltered	Altered	Unaltered
Fabric	Wood, pluster, plaste, concrete Altered	Wood, plastor (Wood, marble, Idaster	Marble, plaster	Wood, plaster (Wood, plaster, linoleum/plaster,	Wood, plaster
Furniture							
Details	Display case and doests installed after trunteaut, but may be from islaps periout, Gase whin stick gives extractive to wall, not surth. Case and dosets installed at surre time. Molding appears to match inster doors and doorways. Molding actop of dosets finises, squared and withhout quarter trunds. Closets installed around disky accuse hallway conferementhos that in added by Steters over in undri of walls. Exit sign and energional tseory, probably added by the added to yisters over in undri of walls. Exit sign and energinous tseory, probably added by the Steters.	Trumbauer plan showed two doxees, none in room at present. Same comice with denti molding, and bas-dowed da solfter chambers. Room narrowed from first Trumbauer plan to add walk in doxets noxt dowt.	Alloradors made from the first Frunchauer plan, most likely made after the firs. Spare matche floor, except finsids of the doest, carpet matches that of the starts. Lagge chower with seven shower break, a pour spout, sedt, metal and gluss doower, and pattern file floor. Mediane abhest und sink may be original match offues in the house. Original doors. Original noter replaced, may have hed tank above as avidenced by holes in wall.	Mulches Truntisure plan, but with now faktures. Again, autoance of balate with sank above. Sama metal faktures around sink as other balth corns. Drightal doors. Original marche, except around tub.	Same sorrice with dends and baseboard as other diambes: I anger firedisca than charaker on other side of the gallery, more decreative, with large detailing, Martike surround, Interfor covered with mesial decorative pattern. If ends doors realeach, atthough one-ring is original as evidence toy all on the outside. Porch probably added stor fire, not in American Solondor Trumbauer plans.	Hallwey in Trumbauer plan, but Bikins added doorway into hail from chamber. Much of hall wells covered in pleats dinoleum and drop celling. Dominican Stetus elso changed light fixtures. Dous outginul. Emrigency lighting and cell sign added.	Same corrice with dentils and haveboard as other chumbers. Mutuber (rumbouer plans, even with) done and small alcone window. Waltpaper utdext to exterior fuerts, wall. Original duors, but philted over.
Original Use	Asavijish	Chamber	Bathroom	Buttinoorm	Chamber	la	Chamber
Current Use	Hallway	Bedroom	Bathroom and doset	, III o	Bedr com	(allway	Bedroam
Period	Dominican Convert. Trumbauer Design	Trambauer Design	Turvibauer Design	2	Trumbauer Design	Dominican Corrent, Trumbauer Design	214 Trumbauer Design
Room #	2008	2001	2101	112	212	212	
Floor	0	2	0	D.	19	.0	
Building	10/6/2008 (theiten House	008 Chellem House	008 Chetten House	008 Cheltern House	008 Chelten House	10/6/2008 Oraitan House	10/6/2008 Chelten House
Date	10/6/20	10/6/2003	10/6/2008	10/6/2008	10/6/2008	10/6/20	10/6/20

Status Condition Notes on Condition and Fabric	ire. Atheest Moverin Ready Stahling anound foliet.	uhaiterest Moveln Ready	an Altered Conservation same activity colling grading. West and Movern with of hall shows significant wall and celling crading.	Move in with Unaltered Conservation Issues	ar Uniditar est NovvelinRiescly Cracking anound doon.	m Unaltered Mowelin Roady Miner paint credeling.	st, Altered MovernReudy taken or. Taken or.	, Unad lear eco	Some callet cackfor in celline and walks
Fabric	Marble, placter	Wood	Wood, plaster	Wood, plaster	Wood, plaster	Wood, plaster	Wood, plaster, tile	Woold, steel, concrete, terracotta	
Furniture		Bulltdr cabineny.							
Details	Same configuration as Turnbauer plan, replaced with shower. New volds, replacing coller with table. Stild does not quiter match others, may be replacement. No syom windows over official windows. Intenior autorst (meant on many other bathroom windows) removed. Plain placter molding like other bathrooms.	Cabrinetry, altreed several times. Doors removed from shedving, hinges moved and changed an cabrinet doors. Not sure if ongoal, pain these, and covered baseboards suggest that things have covered baseboards suggest that things have changes. Original door with metal grate in this,	Service wing differs in style from the main house. Plaine inercourd, no contra molding, different (our)-panel doors. Glass stove the boards is plain glass, and not privacy glass like the muin house. A standard act stage and emergency lighting. I seture dwall finist. Original windows with storm windows over exterior. New riddator cover over original reliators. Small does of it. Stors used it as a plasmacy. Installed new with. Flops used it as a plasmacy. Installed new with. Flops	Very plain. No more celling molding. Plain bestoored. Orgin aradisor, no more vents. Closer, perhaps with mirror hull run. Glass window over door, painted over, Matches Trumbauer floor plan.	Original radiator. Soom windows over original windows. Plain window over duor, mechantsin removed. Plain haseboard. in Trumbare rian, second doset. Instead in 220.	Frumbauer plan shows one less closet now two dosets. Closet Instead taken from 219. Window over door. Plain bosoboard. Orginal radiator.	Originally filled with shelves.	Unfinishing space exposes the roof and wall contruital systems. House may have been designed to be "finantost," Scote beams suport a concrete roof. The walls are apt erracetta blocks. How of plain wood plainking, single window in gable end. Brick chinney in middle of space.	Wooden staff with turned burieter. Steel rool support beam in center of space. Emergency light and act sign added by the Steers. Steres also added the pick carpet found throughout the house. Door to untimisted adds: staffs and arched buriets. Door to untimisted adds: staffs and arched buriets on account. Strondo househout lattermoneter and humbly counter.
Original Use	Bathroom	Closet	Corridor	Chamber	Chamber	Sewing room	Linen doset.	Attuc	
Current Use	Bathroom	Goset	Hallway	Bedroom	Bedroom	Bedroom	Bathroom	Atuc	
Feriod	Dominican Convert. Trumbauer Design	Trumbauer Design	Dominican Convent, Trumbouer Disker	Trumbauer Design	219 frumbauer Design	l rumbauer Design	Dominican Convent, Trumbauer Design		
FIGOT NOOTH	2 21212	2167	2 1712	218T	1912 5	2 2201	2 221	8	
building Ploo	House	esticH	House	House	House	House	House	ftouse	
Date Buil	10/5/2008 Chelten House	10/6/2008 Chelten House	20/6/2008 Cheltern House	10/6/2008 Chelten House	10/6/2008 Cheltern House	10/5/2008 Chelten House	10/6/2008 ChelbertHouse	10/9/2008 Cheltentiouse	

Period	Current Use	Original Use	Details Wood baseboard with molding. Original three- panel wood doors to chambers. Lined with	Furniture	Fabric	Status	Condition	Notes on Condition and Fabric
Trumbauer Design	Hallway	Hallway	parter wood wood socializers, unica wild wooden closets, cedar interfor, Access to attic crawl space.		2	Inaltered	Move-In Ready	Celling cracking suggests conservation issues.
	Bathroom	Bathroom	Original tile. Lots of atterations, Stears wallpapered, added two shower stalls and a toilet partition. Original windows.	Tile,	Tile, wood A	Altered	Move-In Ready	Large cracks in tile flooring.
	Bedroom	Chamber	Original door with window and privacy glass above. Closeteaded with bead board, original baseboard continues inside. Small crawl space with relicitional wooden door. Wood baseboard with molding. Original window with storm window added.		,,,,,,,,	Unaltered	Move-In Ready	Some wall and celling cracking.
Trumbauer Design	Staitweil	Stairwell	Windows above show various undear alterations. At base of stair, contrete wall shows staining and leaching. Appears to be getting molisture from roof directly above, as it comes from under the wood molding above, while wood appears to be fine. Carved banilisers, wood pareling against wall.	Woo	Wood, plaster	Unal ter ed	Move-In Ready	Mihor crecking in paint. Damage to window frames.
Trumbauer Design	Social space	Social space	Enormous radiator, Carved baseboard, Large built cut closet with ventilation slats, original wood filooing matches first hoor. Ennegency exit light and sign added by Sisters. Original doors to chamber s. Original built-in closet. One wall altered by the sisters, with faux wall paneling, but the baseboard appears to be original. May be original light fixtures, also found in other third floor chambers.		Wood, plaster A	Altered	Movein Ready	
Dominican Convent, Trumbauer Design	Bedroom	Chamber	Closet added later. Original windows completely removed, new windows placed inside. Exterior screen may be original. Original carved baseboard and crawl space with wooden door.	00M	Wood, plaster A	Altered	Movel n Ready	Grack next to crawl space door.
	Sitting room	Stitling room	May be original French doors. Original window with storm window added. Original wooden baseboard. Dormer. Light fik ure may be original, matches ones found in most of third floor.	Woo	Wood, plaster U	Unaltered	Move In with Conservation Issues	A fair amount of structural cracking, espedally in corners over exterior wall.
Dominican Convent, Trumbauer Design	Bedroom	Unknown	Original door with privecy window above, original lightswitch, and original window with storm window added. Wall finishing, baseboards, radiator, outlets all replaced by the Staters.	Woo	Wood, plaster A	Altered	Move-In Ready	Minor finish cracking, notsure what is under wall treatment.
Trumbauer Design	Bedroom	Unknown	Floral wall paper added to one wall. Four original windows into hall with privacy glass. Original door with privacy glass window above. Original loset. Original woodmolding baseboard. Original windows.	Woo	Wood, plaster	Unaltered	Move-In Ready	Minor paint cracking.
	Bathroom	Bathroom	Original tile. Original window. Two original windows with privacy glass to hall. Original door with privacy glass window above. Marble step up from hall.	Tile,	Tile, plaster A		Move in with Conservation Issues	Some flaking paint. Leakage from fixtures staining walls.

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Dinta	Building	Floor	Room #	Pariod	Current Use	Original Use	Details	Furniture	Fabric	Status	Condition	Notes on Condition and Fabric
8002/6/01	0/9/2008 Chelten House	m	313	313.T numbauer Design	Bedroom	Chamber	Large, original walk in linen closet. Original moldedbaseboard. Original cloors, closet cloor with metal grave for vent. Original windows with Reg. holder cutside. One original large window to hall with privacy glass.		Wood, plaster	Unaltered	Move-In Ready	V#V minor paint cracking
08002/6/01	10/9/2008 Chelten House	CH.	31.6	Dominican Convent. 314 I rumbauer Design	Bedroom	Unknown	314 and 315 were circe one room. Entryway to (aoms contains onlightal door with privacy gluss winnow above. Onlightal windows, prightal baseboard, original doser. Added pieln door and low wood partition panel to secarativa spaces.		Wood, plester	Alberted	Move-In Ready	Some structural craditie.
10/9/2008	10/9/2008 Chelten House	e)	315	Dominican Convent, 315 Trumbauer Design	Bedroom	Chamber	Original baseboard. Faux wood paneling partition wall and plain door added by Sisters.		Wood, plaster	Altered	Move In with Conservation Issues	Crauding and water damage. Crauding along top of baseboard, may be separating from wall due to setting of building or other structural issue. Paint loss on baseboards.
10/9/2008	10/9/2008 Chalten House	M	316	316 Trumbaoer Design	Corridor	Corridor	Original beseboard, original light fixture. Faux wood panaling on bottom hait or walls, Addad amerigence seth sign and lights. Arched opening betwoen spaces.		Plueter, wood Altered	Altered	Movelri Ready	Dauchtig in celling. Dacking anound the ur dhway.

Appendix E: Programming Charts



Program: Yoga Retreat and Wellness Center			
Activities Involved (broad):	Facilities Required:	Location(s) on Site:	Impact: Low, Mednim, or High*
Group Yoga	Large open space for multiple users (upwards of ten people)	Elstowe Manor art gallery and chapel, possible outdoor site near house	Medium
Private Sessions	Smaller, more intimate setting for one-on-one instruction, or small groups (less than ten people)	Elstowe Manor	Medium
Change/Shower	Locker room facilities (separate male and female) toilets, sinks and shower, lockers/changing area	basement Elstowe Manor	Medium/high
Overnight Stay	Standard guest rooms to luxury suites- shared rest rooms to private baths	second and third floors of Elstowe Manor, first and second floors of Elstowe Manor additions	High
Dining	Various options- buffet, al la carte, sit-down indoor/outdoor	Elstowe Manor- dining room, game room, porch areas	Low
			*Low: no changes necessary Medium: reversible changes necessary High: irreversible changes necessary

Program: Events			1
Activities Involved (broad):	Facilities Required:	Location(s) on site:	Impaot: Low, Medium, or High*
Weddings	Ceremony and reception sites, including interior and exterior locations- size depending on need	Elstowe Manor , Chelten House, Squash Courts	High
Corporate Events	Interior and exterior locations, depending on size of event	Elstowe Manor , Chelten House, Squash courts	Mədium
Fundraisers/Charity Balls	Interior and exterior locations, depending on size of event	Elstowe Manor , Chelten House, Squash courts	Medium
Theater Events	Outdoor amphitheater, Iawn space	Southern Parcel	Medium
Music Events	Outdoor ampliitheater, lawn space	Southern Parcel	Medium
Upscale Day Spa	Private rooms to provide various services, lounge area for relaxation between services, waiting and reception area	Elstowe Manor- west wing addition	High
			*Low no changes necessary Medium: reversible changes necessary High irreversible changes necessary

Program: Community Use		1	
Activities Involved (broad):	Facilities Required:	Location(s) on site	Impact: Low, Medium, or High*
Exhibits	Medium space or wall space throughout site and signage it ground, additional lighting; Possibly gift/book shop and/or reception area	Can be in a single designated area within Chelten and/or Elstowe or throughout the site (in form of signage)	low/medium
Tours	Reception area; bathrooms; elevator; protection of historic fabric	Entire site	low/medium
Educational Programs/School Partnership	Small-medium space; chairs/tables: bathrooms. diming facilities; protection of historic fabric; bus parking/drop off area	Throughout site with diving facilities located in secondary space such as the basement of Elstowe	low/medium
Fundraisers	Bathrooms; large, open space with versatility for furniture placement: seating for a large number of people; large parking area	Outdoors; Designated rooms within Elstowe or Chelten	low
Community Meetings/Rental Space	Medium sized open room; bathrooms; folding chairs/tables	Stables; outdoors	law
Memberships	Benches, paths, bathrooms, exterior lighting	Outdoors; occasionally entire estate	low
			*Low no changes necessary Medium: reversible changes necessary High inteversible changes necessary

Program: Assisted Living Facility			
Activities Involved (broad)	Facilities Required:	Location(s) on sile:	hupser Low, Medium, or High*
Accommodation	Individual or shared rooms with handicapped accessible restrooms and room enough for medical and mobility devices	Power Station including 1960s addition	Low
Dimatg	Large, accessible cafeteria style or wait service	Power Station first floor	Low
Medical Assistance	Alarm/call system, sufficient electrical support for medical devices, access to nearby medical facilities, storage for medicine and medical supplies	Non-bedroom rooms of Power Station	Low
Entertainment/Socializing	Large rooms suitable for gathering, stage and lighting for entertainment options (concerts, performances, etc), television installation, natural light	Power house- first floor rooms	Low
Exercise/Physical Therapy	Gymnasium style facilities, mats, well ventilated, medium-large rooms, exeroise/therapy machines	Top floor of power station, non-bedroom rooms of power station, west wing of power station	medium
Laundry/Housekeeping	Washer/dryers, housekeeping storage, increased electrical/plumbing support	Basement of Power Station	High
			*Low: no changes necessary Medium: reversible changes necessary High: irreversible changes necessary

Program: Day Care Center			
Activities Involved (broad):	Facilities Required:	Location(s) on site:	Impact: Low, Medium, or High*
Classes	Multiple classroom spaces for small groups of children arranged by age (upwards of ten people)	Ground floor of Elstowe Manor south wing	Meduum
Arts and Crafts	Single classroom space for small groups of children (upwards of (en people)	Ground floor of Elstowe Manor south wing	Mednun
Meal serving, storage, and preparation	Reuse of olassroom space or a separate large space that can hold multiple groups of children	Ground floor of Elstowe Manor south wing or basement cafeteria	Medium
Napping	Reuse of classroom space or a separate large space that can hold multiple groups of children	Ground floor of Elstowe Manor south wing	Low
Transportation	Designated driveway space for pick-up and drop-off, and/or school provided bus	Parking lots adjacent to Elstowe Manor south wing	Low
Indoor Exercise	A large space that can hold moltiple groups of children	Ground floor or basement of Elstowe Manor south wing	Medium/High
Outdoor Exercise	A large controlled space free of daugers and easily monitored	Immediate area outside ground floor of Elstowe Manor south wing	Low/Medium
Restroom Facilities	Toilets and sinks either within the daycare center or close by in another part of the building	Ground floor, or floor directly above or below of Elstowe Manor south wing	Low/Medium/High
			*Low: no changes necessary Medium: reversible changes necessary High: irreversible changes necessary

Program: Filming			1 12 2
Film Types Involved (Broad)	Facilities Required:	Location(s) on site:	Impact: Low, Medium, or High*
Documentary	Historic buildings, outdoor landscapes	Entire site	Medium
Non - Documentary	Historic buildings, open outdoor space	Entire site	Medium
			*Low: no changes necessary Medium: reversible changes necessary High: irreversible changes necessary