



Rose Valley

Preservation Studio
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The Graduate Program in Historic Preservation, University of Pennsylvania

Rose Valley, PA

A Community Rooted in the Arts and Crafts Movement



Team Members:

Xochilt Armenta, Alberto Calderon-Gonzalez, Rebecca Clemente, Yuexian Huang, Noor Jehan Sadiq, Violette Levy, Elizabeth Reynolds, Elizabeth Trumbull, Tarsha Wilson & Rebekah Yousaf

Professor:

Pamela Hawkes

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Executive Summary

Section I

1.0

Historical Evolution *p. 1*

1.1

Descriptive Analysis *p. 29*

1.2

Integrity *p. 49*

1.3

Site Values and Significance *p. 63*

1.4

Enabling Environment *p. 71*

1.5

Tolerance for Change *p. 81*

1.6

SWOT Analysis *p. 89*

1.7

Comparables *p. 101*

Section II

2.0

Preservation Approach *p. 116*

2.1

Housing Diversity *p. 118*

2.2

Plan for Thunderbird Lodge *p. 124*

2.3

Neighborhood Inclusion Plan *p. 138*

2.4

Homeowner's Manual *p. 154*

2.5

Preservation Policies *p. 166*

2.6

Conclusion *p. 176*

Appendix A

Appendix B

Appendix C

Appendix D

Appendix E



View of Thunderbird Lodge.

Executive Summary

During the Fall Semester of 2017, students of the University of Pennsylvania’s Graduate Program in Historic Preservation conducted a Preservation Studio on Rose Valley directed by Professor Pamela Hawkes. The client was the Rose Valley Centennial Foundation. The goal of this studio was to assess the strengths and weaknesses of Rose Valley’s historic fabric and of its community, to shed light on the threats and opportunities that it is facing, and to help Rose Valley plan for a successful future, accounting for both preservation and change, in preparation for the Centennial of the Borough of Rose Valley that will take place in 2023. A team with a diverse skill set made this possible through a multidisciplinary approach drawing from the whole range of Historic Preservation specializations: preservation planning and economics, historic site management, building conservation, and cultural landscape. Tools employed included site surveys; stakeholder interviews; archival research; SWOT (strengths, weaknesses, opportunities, and threats), planning, and comparable analysis; and cartography.

The smallest borough by population in Delaware County, Pennsylvania, Rose Valley is also one of the earliest and most significant Utopian Arts and Crafts communities in the United States. It was founded by architect William Lightfoot Price in 1901 as a social and artistic experiment in preserving traditional

methods of craftsmanship and communal cooperation in an age when industrialization had rendered them obsolete. Price’s community was superimposed on an older cultural landscape of agricultural and industrial production and incorporated and reused many of its features. Rose Valley, incorporated as a borough in 1923 and now a suburb of Philadelphia, was inscribed in the National Register of Historic Places as a Historic District in 2010. It has preserved historic fabric from a cross-section of periods ranging from the early colonial to the present day. Many of its significant structures date from the early twentieth century, including work by architects of national significance. At the same time, the foundational ideas of democracy and communal living have been inherited to the present day, and contribute to a shared cultural identity reinforced by the continued use of the historic sites by the community.

Rose Valley today is characterized by a fragmentary, clustered landscape determined by the irregular topography of hills surrounding the valleys of Ridley Creek and Vernon Run, and by the dense tree canopy that limits sight lines between the different features. Communications consist of a road system, branching from heavily-trafficked Rose Valley Road into cul-de-sac lanes, complemented by a historic network of pedestrian trails. Stone bridges and tiled gate posts dot this system. The historic architecture of the Price period (1901-1916) is characterized by stucco walls, red terra cotta roofs and Moravian tile decorations; later structures (1917-1950) include principally French vernacular/Cotswold and early Modernist houses.

After a detailed survey, Rose Valley’s integrity was deemed to be generally high according to the Secretary of the Interior’s criteria of location, design, setting, materials, workmanship and association. However, integrity of design has been affected by three major demolitions between 2008 and 2010; and the present setting with its dense tree canopy is a departure from the more open rural landscape visible in early historic photographs. Material integrity and condition are overwhelmingly high to very high and good to excellent, respectively; major issues are the substitution of asphalt shingle for historic terra cotta and slate roofs, and the conservation of Moravian tile.

Rose Valley as it stands today is taken care of by a passionate community that acts as a committed caretaker of its bucolic setting, historic resources, and community spaces and is well aware of its historical narrative. However, this community has found issues with bridging the gap between core and peripheral neighborhoods, and between long-time residents and recent arrivals. Its aversion to regulations and confidence in consensus and in the uniqueness of the place (described as the “magic of Rose Valley”) as guarantors of its continuity set it up for significant threats in the near future, including mounting costs of living and maintenance leading to the displacement of the active community or the loss of its values, the breakdown of infrastructures such as the trail system, and the demolition of historic fabric. At the same time, however, opportunities lie ahead of it. Thunderbird Lodge, opened in 2017 as a museum for the Arts and Crafts, is poised to become a major addition to the

community, with potential for reinforcing its values through a connection to Rose Valley’s historic Arts and Crafts culture. The Borough’s Centennial Celebration, scheduled for 2023, will be a chance for Rose Valley to attract renewed attention and redefine itself for the twenty-first century.

Considering this, the studio team has proposed a preservation plan for Rose Valley to be implemented in stages both up to, and following, the Centennial. The plan seeks to create a better historic neighborhood to live in by preserving the key aesthetic, historic, cultural and social values of Rose Valley. For this, it will employ four approaches: bringing the community together, preserving the building stock, educating the homeowners and conserving open space. These approaches are implemented in five specific projects: a neighborhood inclusion plan; a homeowners’ manual; a plan for Thunderbird Lodge; a preservation policy plan; and a case for housing diversity.

The neighborhood inclusion plan seeks to improve the connections between Rose Valley’s peripheral neighborhoods and its core by working on the four areas of community, character, communications (including a policy for the walking trails) and culture (including extending the Historic District nomination). The homeowners’ manual is designed to be a tool to help owners conserve the historic fabric of their houses through information rather than regulation, providing advice on maintenance and installation of materials, notes on economic sustainability, as well as resources for additional support. The plan for Thunderbird Lodge recognizes it as both a paramount example of Rose Valley architecture and a community center with great potential; it proposes a Historic Structure Report and a management plan for the museum. The preservation policy plan surveys tools for protecting Rose Valley’s fabric through incentives and without excessive impositions on homeowners, such as historic overlay districts, state heritage

areas, and preservation easements. Finally, a case is made for increasing housing diversity in a sensitive way, through the use of secondary residences and rentals, in order to ensure affordability and prevent the increase in property values from displacing the community.

All these projects are brought together by the plan’s guiding principle of owner-driven preservation. This stems from the firm belief that bottom-up preservation led by the individual homeowners and community members is best suited to the democratic, anti-authoritarian philosophy of Rose Valley derived from Price’s vision. By implementing this plan, Rose Valley will be equipped to address future issues and threats and reassert its identity while preserving the characteristics that make it a special place to live in.





“The art that is life.

– William Price

SECTION I



1.0

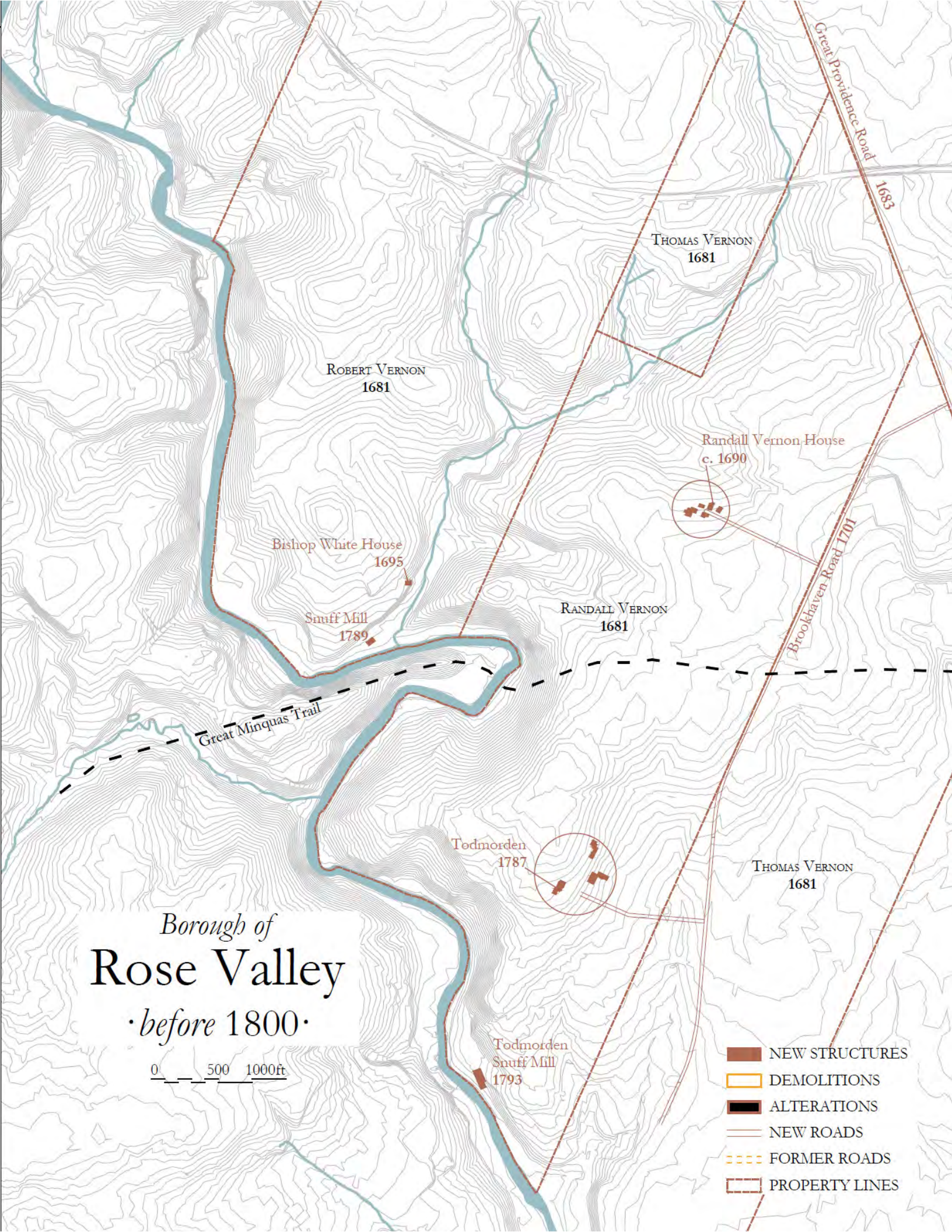
Historical Evolution

While the defining event in Rose Valley's history was the foundation of the Arts and Crafts colony by William Lightfoot Price in 1901, the culture and landscape of Rose Valley have coalesced over a much longer period of time, spanning from the pre-colonial period to the present day.

It was not lost on Price, nor should it be on the reader, that the colony was not founded on a blank slate, but on an already complex cultural landscape with a long and changing history, shaped by profound transformations in the world at large that were also the driving force for Rose Valley's foundational ideology; its fabric was established in deliberate dialog with it. In the same way, Rose Valley was never a finished project. In fact, many of the institutions and features now considered character-defining were established well after Price's death. Understanding the history of Rose Valley is, thus, essential in grasping its character and complexity and planning for its future.

We have divided the history of Rose Valley into six periods. In each of these, the area exhibited a distinct social and economic character and cultural landscape. The first period in Rose Valley's history comprises the pre-colonial and colonial eras. This is followed by the nineteenth century, dominated by the industrial revolution, the response to whose values dominated the third period, associated with the foundation of Price's Arts and Crafts colony after 1901. The period following Price's death saw Rose Valley grow and coalesce; the era after World War II, saw it become a part of Philadelphia's suburban belt. The final period, beginning with the turn of the twentieth century, is one of social change, new threats and challenges, and an increased self-awareness and self-exploration.

Interior of the Rose Valley Shop. Established within the ruins of Antrim Osborne's Old Mill, the Shop was the main center of craftsmanship in the early years of the Rose Valley colony, producing the acclaimed if commercially unsuccessful Rose Valley furniture. William Price can be seen on the left of the image (William L. Price: Arts and Crafts to Modern Design, 2000, p. 84).



Before 1800 Lenape, Minquas, and Colonial Farmland

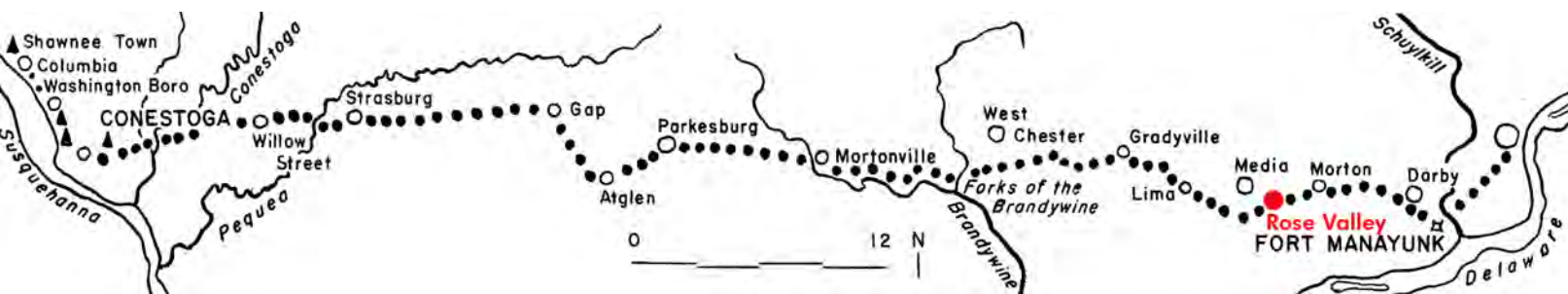
The natural geography of Rose Valley is marked by the hills and high bluffs surrounding the depressions formed by Ridley Creek and its tributary, Vernon Run. Well before the seventeenth century, the Unami-speaking Lenni Lenape lived along the Delaware River within parts of New Jersey, Delaware, and Pennsylvania; and extended into the land that now comprises Rose Valley. In the mid-seventeenth century, the Dutch West India Company had laid claim to the Delaware and Hudson valleys and established working relations with the Lenape natives; however, war caused by the Dutch overstepping into the Lenape’s agricultural settlements eventually forced the Dutch out of the area.¹ The Swedish, recognizing the inability of the Dutch to keep a hold on the territory, took advantage of this situation and expanded New Sweden into what is today Delaware County, with a settlement on Tinicum Island.

The Susquehannock tribe lived inland along the Susquehanna River, and had a hostile relationship with the Lenape, who knew them as the Minquas. The two tribes engaged in a ten-year war beginning in 1626 that concluded with the Susquehannock gaining uninterrupted access to Lenape land. This led to the establishment of the Great Minquas Trail, a major fur trading route running west to east from the Susquehannock to the Delaware and crossing Ridley Creek within Rose Valley, at Long Point.² The fur trade and the strategic location of the area prompted the Dutch to recapture the land from the Swedes in 1655. Ten years later, war broke out again when British troops invaded the Dutch colonies. After British victory in 1664, in 1681, King Charles II gave William Penn, an English gentleman and major Quaker proselytizer, a concession over large tracts of land to repay a debt owed to Penn’s father. William Penn landed in Pennsylvania on October

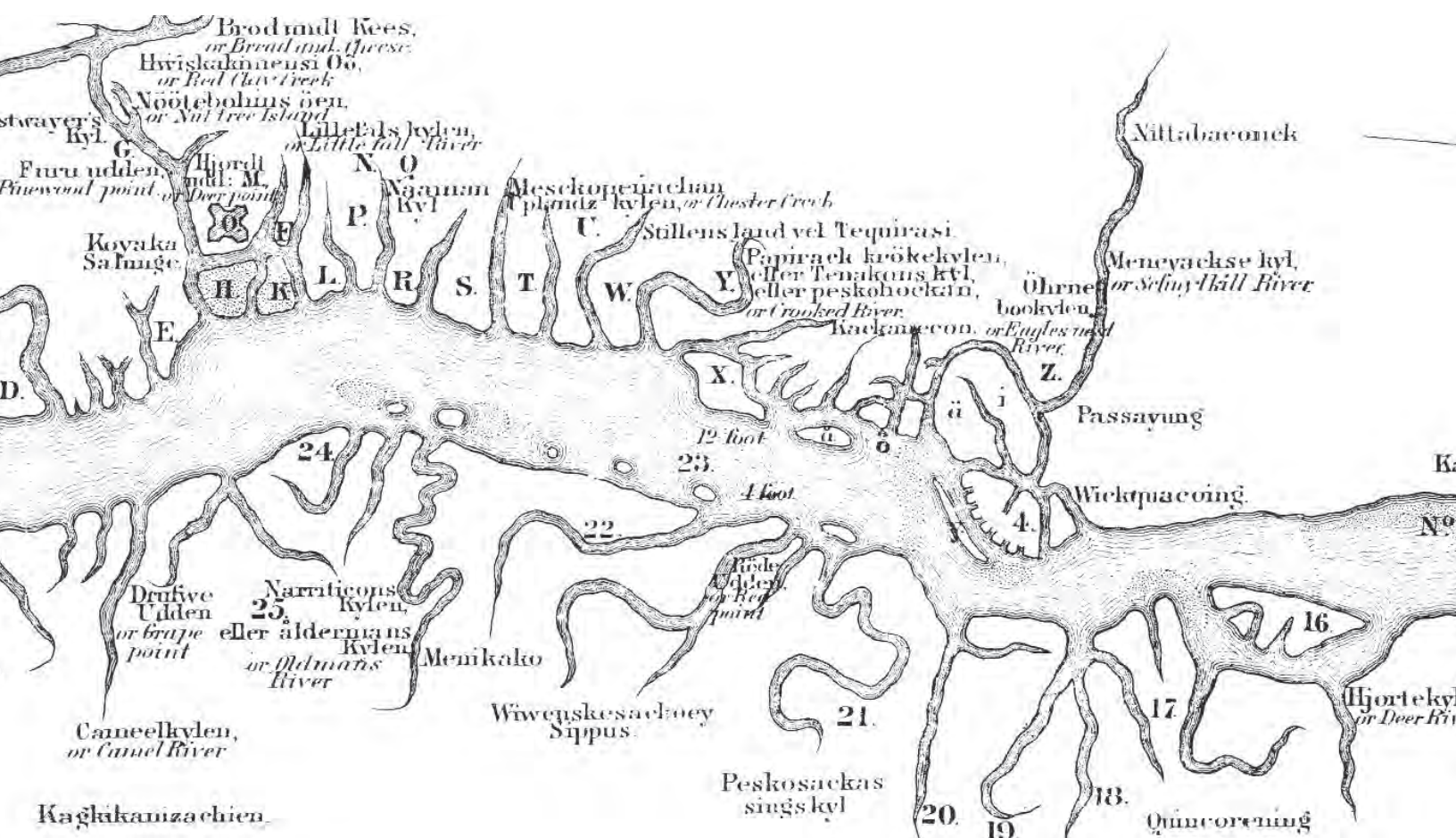
28, 1682 and named the area Chester County after the city of Chester, England.

When the colony was platted by William Penn’s surveyor Thomas Holme in 1681, the area between Crum Creek and Ridley Creek became Providence Township. The tracts that now form Rose Valley were sold to the Vernon brothers – Thomas, Robert, and Randall – in the form of long lots with frontage to both Ridley Creek and the soon-to-be-laid-out (1683) Great Providence Road.³ In the late 1600s and early 1700 The Vernons and their successors established farmsteads dominated by substantial stone farmhouses in the vernacular, German-influenced style. Two of these have been preserved: Randall Vernon’s house on Rabbit Run, and what may have been Robert Vernon’s farmhouse, the now called Bishop White House.⁴ The latter was notable for belonging to William White, American revolutionary and first bishop of the Episcopal Church, who evacuated his family to the house during the 1793 Yellow Fever epidemic.⁵

The period immediately after the American Revolution saw the continuation of the farming economy with new, more ambitious complexes, chiefly among them the 1787 Todmorden complex, built by Philadelphia tobacconist Jacob Benninghoff and crowned by the stately serpentine edifice of Todmorden Hall, built in the Georgian style.⁶



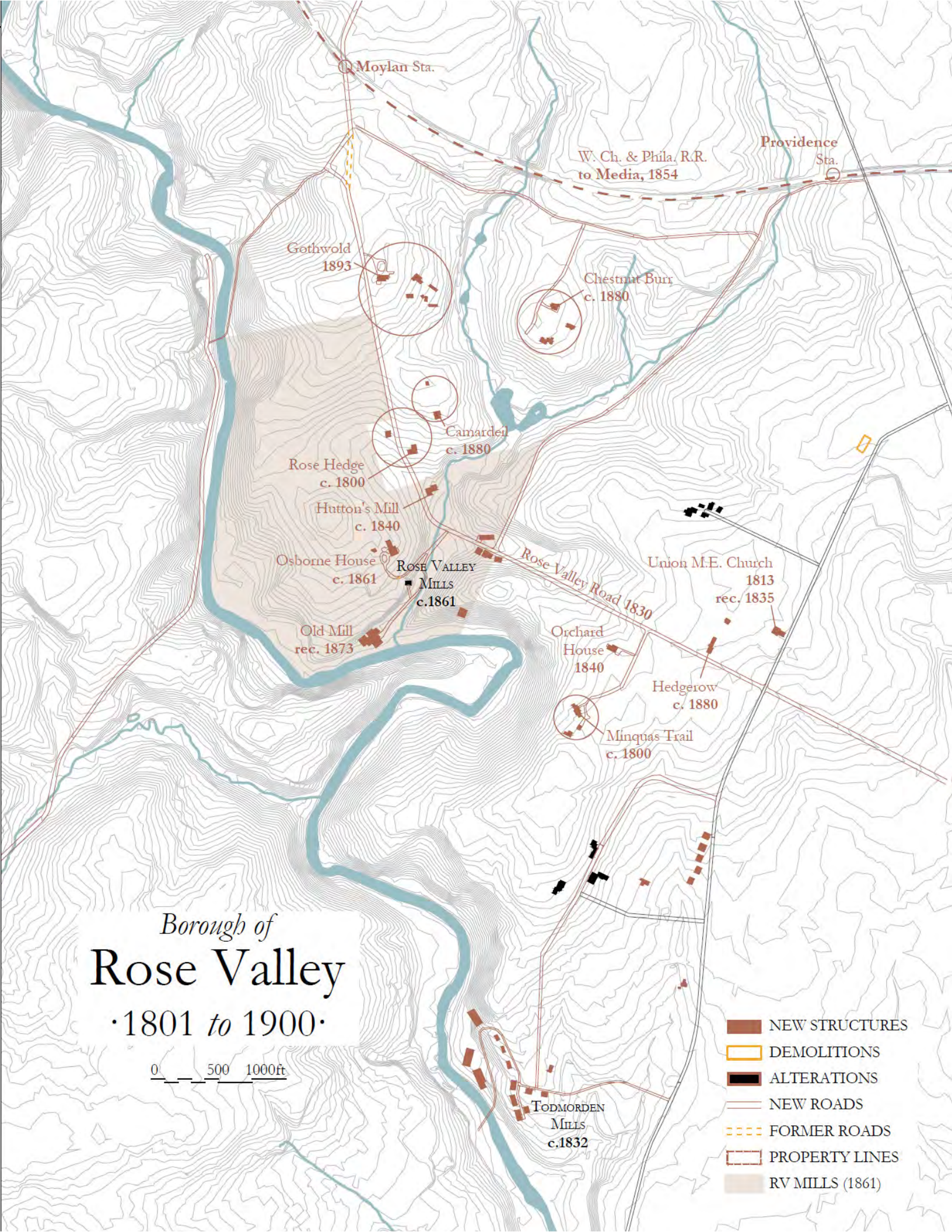
Great Minquas Trail from the Susquehanna to the Delaware
(Modified from: Paul A.W. Wallace, Indian Paths of Pennsylvania. Harrisburg: Pa., Historical and Museum Commission, 1971.)



1655 map of New Sweden along the Swenska (Delaware) River. Rose Valley area marked as Stillens Land (Drawn by Peter Lindstrom, from the Image Archives of the Historical Map & Chart Collection/NOAA).



Nether Providence, showing the Vernon brothers' estates (Thomas Holmes, 1681).



1801-1900 The Industrial Village

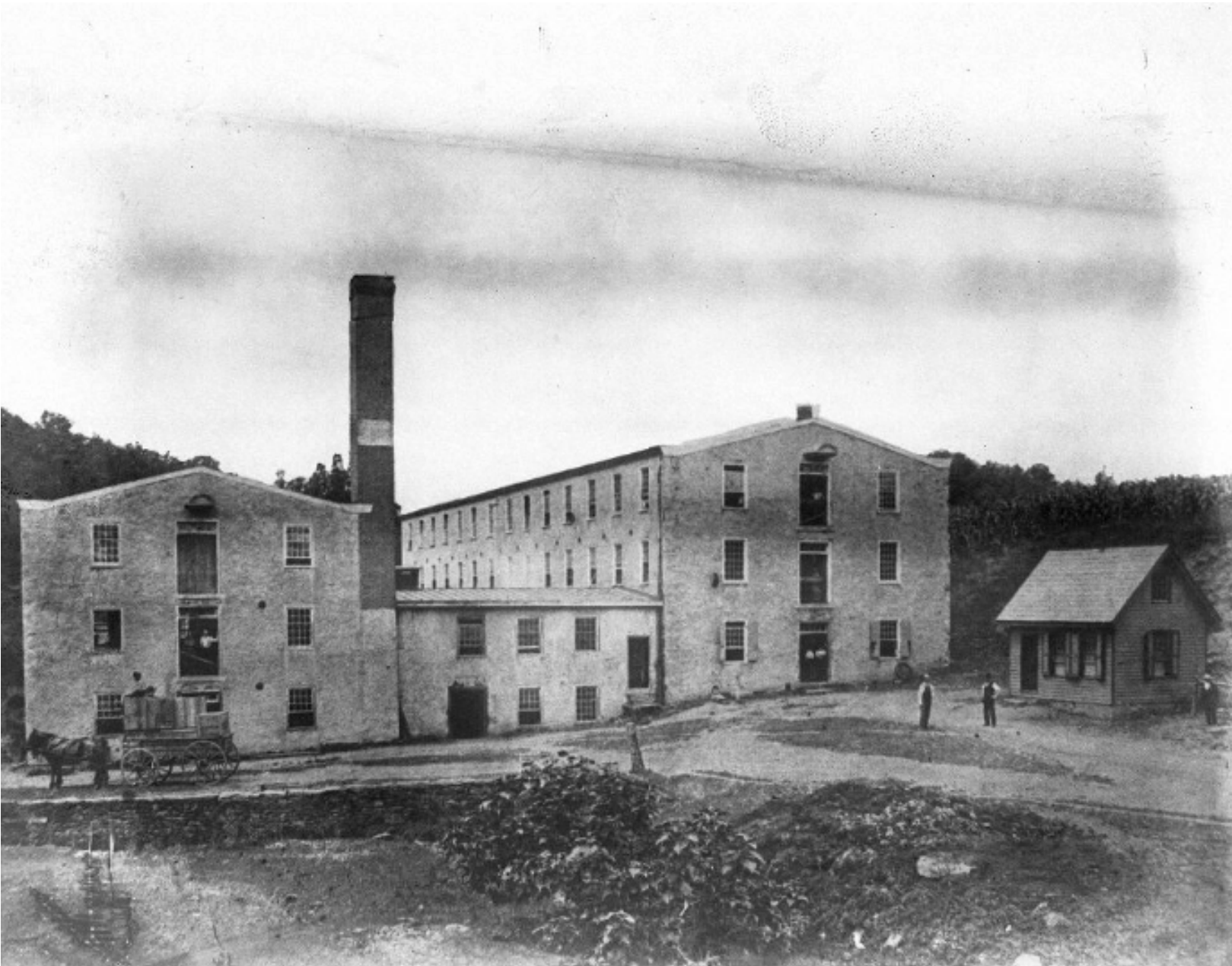
During the nineteenth century, Rose Valley’s fabric became denser; and, gradually, an industrial and later residential character took over the previously agricultural landscape. The Industrial Revolution, beginning in Great Britain in the mid-eighteenth century and soon extending to the United States, had a profound effect on almost every aspect of culture and society. New technological advances brought about the substitution of machinery in daily tasks previously carried out by people and animals. Rural agricultural areas were transformed into large bustling industrial centers of production. The concentration of local production was described by French historian Paul Mantoux in his famous account of modern factory systems in England: “...capital goes on piling up and absorbing and uniting small businesses until it gives rise to vast interconnected undertakings, which bring about the disappearance of small local production, the continuance of which becomes gradually useless and finally impossible.”⁷ The perceived alienation caused by the displacement of local production would, eventually, be the driving force behind the rise of the Arts and Crafts Movement.

In the early nineteenth century, John White, who had inherited the Bishop White House and the mill at Vernon Run in 1818, gave the area around Vernon Run the name of Rose Valley. Industrial production had already begun in Rose Valley in the years following the American Revolution, in the form of a cottage industry of small-scale water-powered mills that comprised snuff mills at Vernon Run (built in 1789) and Todmorden.⁸ Connection to the Philadelphia and the outside world was improved by the construction of Rose Valley Road across the area in 1830; and of the Philadelphia and West Chester Railroad, which had connected Philadelphia to Media by 1854 with stops at Moylan (now Moylan-Rose Valley) and Providence (now Wallingford).⁹

The growth of industry did not initially displace agricultural production. During the beginning of the century, the number of farming estates continued to increase, with the establishment of the later named “Rose Hedge” and “Minquas Trail”, and of the distinctive 1840 Greek Revival Orchard House. To serve the growing population, the Union Methodist Episcopal Church was established on Brookhaven Road in 1813 and reconstructed to a more substantial building with Gothic overtones in 1835.¹⁰

However, a major change in the landscape was already on its way: by the mid-nineteenth century, the mills developed into larger industrial complexes with their own supporting infrastructure, leaving a significant mark on the landscape that ranged from dams and mill ponds to houses and schools. The mill in Todmorden next to Ridley Creek was transformed after 1832 into one of the largest woolen mills in Pennsylvania.¹¹ In 1861, Antrim Osborne took over the Whites’ then-ruinous mill at Vernon Run, which had over time been used as a bark mill for medicinal purposes and a paper mill but which by this time he was describing as “inhabited only by owls and bats”. Osborne turned it into a complex that included a woolen mill at what is now the Old Mill; a second mill (Hutton’s Mill) at today’s Hedgerow Theatre; twelve workers’ housing units and a school along Rose Valley Road; and, overlooking all of it, his manor house at the top of the hill. The fabric of Osborne’s estate, rehabilitated and repurposed, would later be the core of the Arts and Crafts community.¹²

By the 1880s, the onset of the Second Industrial Revolution led to the concentration of industry into even larger complexes located in larger, better-communicated urban centers. The diverse amount of industrial production in Philadelphia provided hundreds of thousands of jobs and created interconnections between industries. The vast array of products manufactured in the city allowed singular industries more opportunity to sell their



The Osborne mill in its heyday (Athenaeum of Philadelphia).

material for use in multiple businesses. The coal reserves in Philadelphia, and its highly connected railroad to other states, continued to foster the prosperity of industrial entrepreneurship in the city.¹³ Lesser connected industrial areas, such as the mills in Rose Valley, ceased to be competitive. All the mills at Rose Valley were abandoned after fires in 1884 and 1885. As shown by photographs of this period, at this point in time the lower section of Rose Valley near Ridley Creek painted a rather bleak picture.



The Osborne mill, shown in 1896 after the 1880s fires (Athenaeum of Philadelphia).

At the same time, suburbanization reached Rose Valley taking advantage of the railway connections with Philadelphia. Residential estates began to emerge in the fashionable styles of the day: examples include the Second-Empire Hedgerow House, the Shingle-Style Chestnut Burr, and Camardeil.¹⁴ Immediately outside of present-day Rose Valley was the estate of railroad executive William Moylan Lansdale, whose middle name was given to the nearby station. The most important of these estates within Rose Valley was Gothwold, a large Gothic Revival mansion finished in 1893.¹⁵

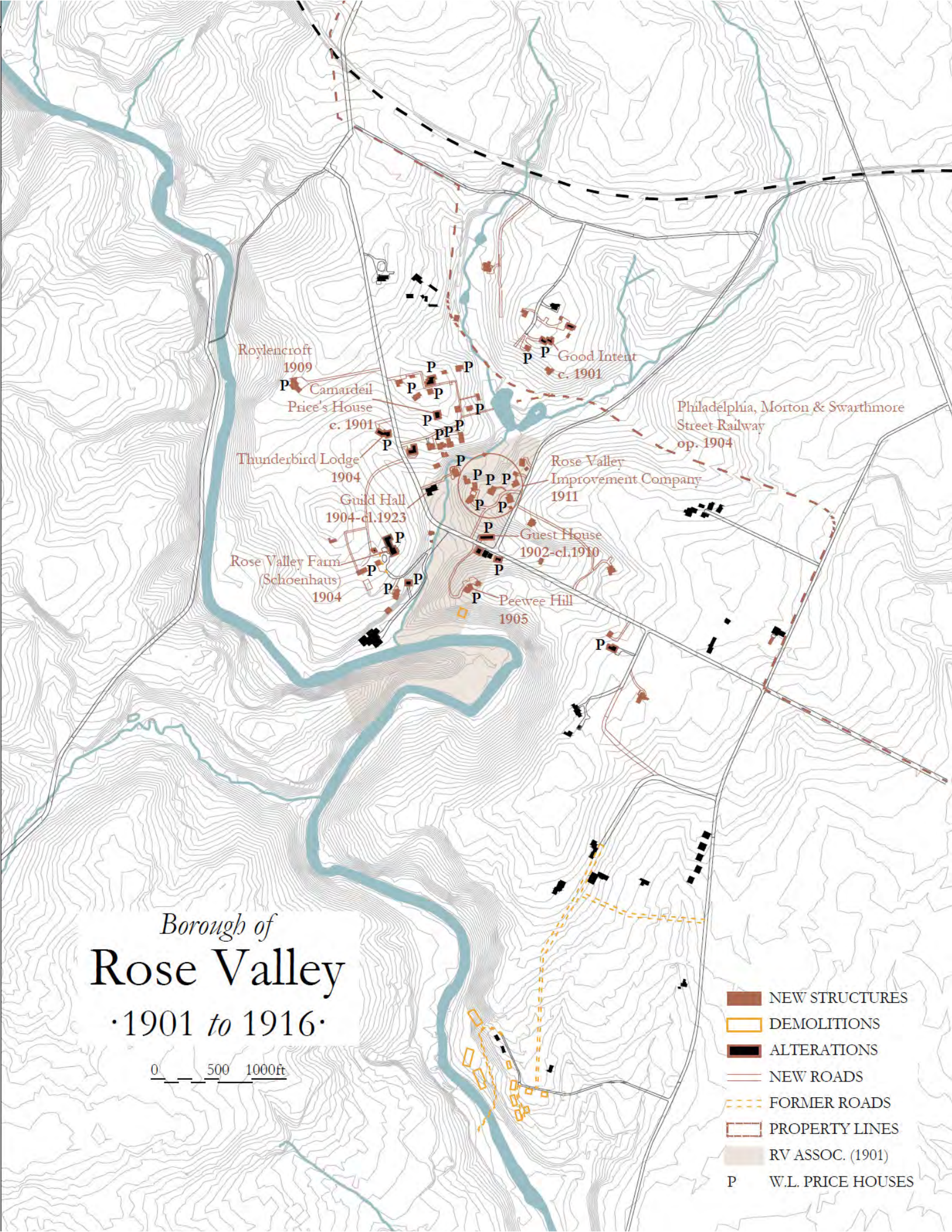
1901-1916 William L. Price’s Utopia

In 1901, architect, single tax reformist and Nether Providence native William Lightfoot Price, guided by memories of his youth in the area, chose Rose Valley as the site for his Arts and Crafts utopian community. The Arts and Crafts movement began in Europe as a philosophical criticism of the Industrial Revolution and the effects it had on artisanship. Social thinkers such as art critic John Ruskin wrote about the factory system and its subsequent dehumanization of the workers by removing them from the creative process of production.¹⁶ It was from Ruskin’s writing that William Morris, the leading figure in the early Arts and Crafts movement, drew inspiration- especially from Ruskin’s writing on Gothic Architecture in his three-volume treatise titled “The Stones of Venice.”¹⁷ Unlike Ruskin, Morris took a critically socialist point of view on the effects of the Industrial Revolution and laid out his thoughts in the novella, “News from Nowhere” in 1890. Framed as a fantasy and science-fiction story, the book describes the experiences of a man transplanted into the non-industrialized future of 2003. There, he experiences a utopian society without money, with rivers that run clear and beautifully crafted buildings. William Price was heavily influenced by Morris’ book, and modelled many characteristics of Rose Valley after the descriptions in the story. The Guest House, the first building that William Price and his family moved to in Rose Valley, may be a reference to Morris’ novella, where the main character stays in the “Guest House” during his journey. Further similarities between Rose Valley and the Utopian landscape of Morris’ fictional story can be seen throughout the descriptions of architecture. In his novel, Morris wrote, “Both shores had a line of very pretty houses, low and not large, standing back a little way from the river; they were mostly built of red brick and roofed with tiles, and looked, above all, comfortable, and as if they were, so to say,

alive, and sympathetic with the life of the dwellers in them.”¹⁸ The writing of William Price, after the founding of Rose Valley, echoes this relationship between house and dweller: “...architects whose great and costly buildings are mere banal European architecture, and not true even to that, are hiding away in the countryside cottages and country houses that are real, - that are neither French nor English, that are just houses, for here they are not afraid. Here they dare be themselves and dare frankly express their fellows.”¹⁹ The influence of Morris’ novel in Price’s vision for Rose Valley is undeniable.

William Price may have also taken cues from his years spent in the office of Frank Furness, whose belief in the balance between aesthetics and functionality inspired Louis Sullivan’s famous quote that “form follows function”. The influence of Furness, along with the writings of Morris, becomes more prevalent when we think of William Price’s own fascination with the beautification of functional objects, and his architectural work within Rose Valley that is presented as an architectural alternative to the industrialization of the city.

In 1896, William Price travelled to England to sketch, bringing back with him a vision that would influence his modelling of Rose Valley. The previous year he published his book on affordable housing models, in which he wrote about the charm of English cottages, a characteristic that he believed difficult to emulate in urban areas. In the same book, he devoted a full chapter with instructions on how best to build a cabin in nature, referencing the need to build near a stream and forestry. William Price’s admiration for rural areas and English vernacular architecture, combined with his reading of William Morris, must have influenced him in participating in the American response to the Arts and Crafts Movement in England. By the end of the 19th century, William Price had become a successful architect building for many wealthy patrons, and had become acquainted with many



elite men who shared similar interests to him. Many of these men, combining economic resources and a drive for social reform, would invest in the Rose Valley community. In 1901, the Rose Valley Association was formed by William Price, Edward Bok (publisher of *The Ladies' Home Journal*), John Gilmore (banker and Price's client), Howard Stratton (Director of the Philadelphia Museum School), and Martin Hawley McLanahan (Price's business partner).²⁰



The ruins of the Old Mill were repurposed into a furniture shop in 1902. (Images of America: Nether Providence, 2010.)

William Price bought at auction the 80 acres of the bankrupt Osborne estate and resold the upper section to Charles T. Schoen, an early benefactor of Rose Valley and McLanahan's father-in-law; while the lower section along Vernon Run on both sides of Rose Valley Road was sold to the Rose Valley Association with the intent of manufacturing "structures, articles, materials and products involving artistic handicraft."²¹

Rose Valley would be Price's second communal experiment, the first having been Arden, Delaware where he facilitated to form a single-tax community. The single-tax reform movement became popular during the late 19th century thanks to the efforts of Philadelphia-native Henry George. It sought to create a law that would value land for the benefit of the whole community- not just those wealthy few. William Price, along with the millionaire Joseph Fels and Price's colleague Frank Stephens, together

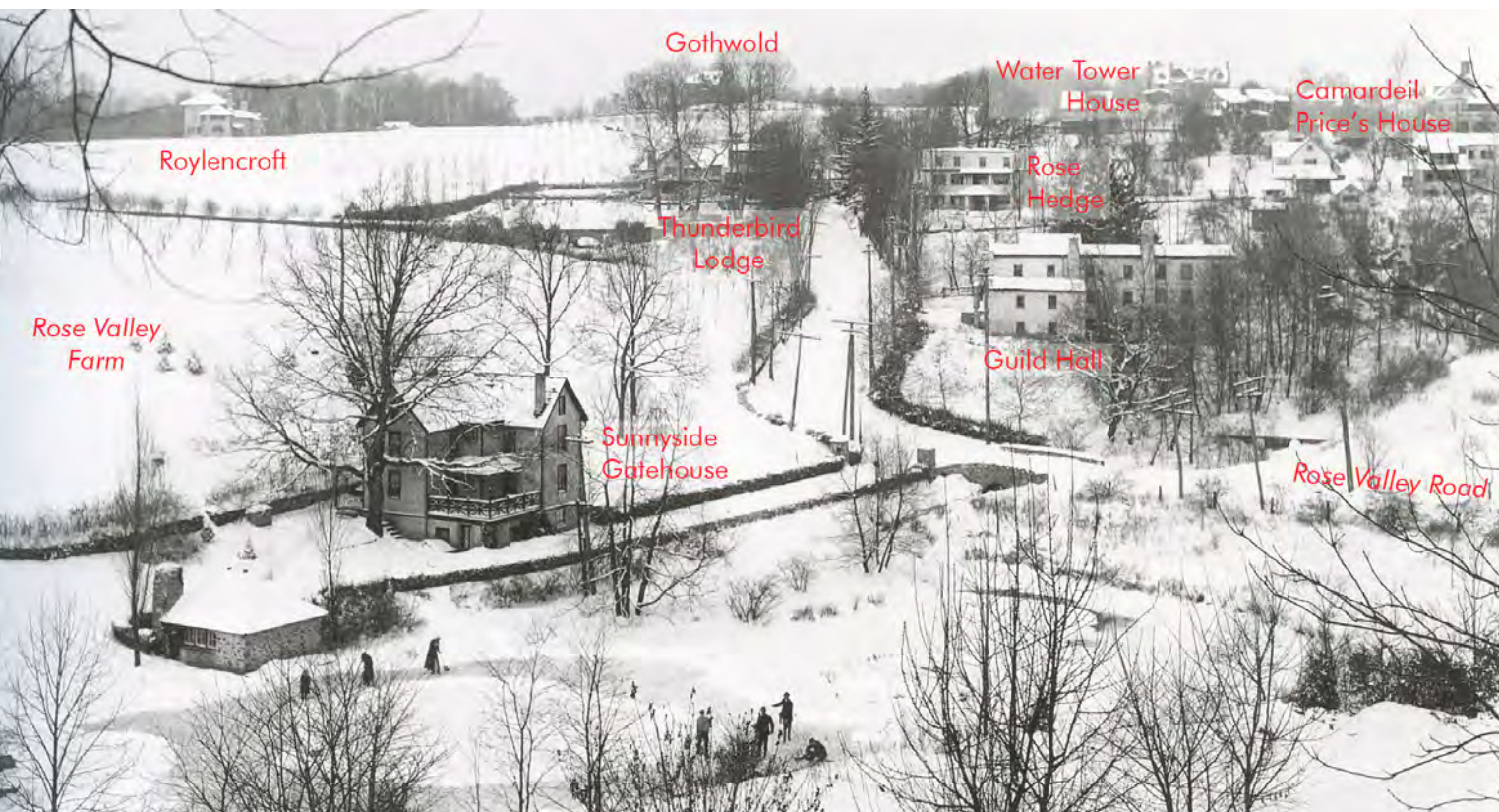
founded a single-tax colony in Arden in 1900. The community was based on the principles of Henry George and specified that, "no one shall own land or receive individual benefit from its value or improvement, but that the proceeds from rentals shall go to pay taxes and improve the property for the community."²² The model was based on another single-tax colony in Fairhope, Alabama which was formed in 1894 by a group from Des Moines, Iowa.²³ Joseph Fels was largely involved in the single-tax colony in Fairhope, many times offering financial support to. Fairhope, along with Arden, are the only two remaining single-tax colonies in the United States.

In Rose Valley, the buildings of the old mill village were transformed to serve the needs of Price's community. Hutton's Mill was converted into the Guild Hall for the Rose Valley Folk, the unofficial governing body of Rose Valley; while some of the housing was turned into the aforementioned Guest House for visiting artists. The Rose Valley Folk initially consisted of the founding residents of Rose Valley, many of which were related through birth or marriage to William Price.²⁴ The first "Folk Mote", as were called their community meetings, took place in December 1901. At the meetings the Folk made decisions concerning the land use in Rose Valley and community improvements, and heard lectures and performed other social activities. The Folk, which was open to all in the community, voted on the matters presented before them, and those who were five years and older could cast their vote. Here, again, we find the influence of Morris' novel on Price's vision for Rose Valley. "News from Nowhere" describes a governance identical to that of The Folk, where changes to the community are done democratically within it: "...at the next ordinary meeting of the neighbours, or Mote, as we call it, according to the ancient tongue of the times before bureaucracy, a neighbour proposes the change, and of course, if everybody agrees, there is an end of discussion, except about details."²⁵ The term "Folk Mote" seems to be directly taken

from Morris' novel, and the description of the democratic process, which goes on to say that all members of the community must come to full agreement even if it took several Mote meetings, is equal to that of the Rose Valley Folk. The open and democratic process that the Folk embodied are also reminiscent of Quaker meetings – William Price was raised a Quaker, though Rose Valley did not have a specific religious persuasion –, and lacked a centralized authority, depending on the consensus of all members for decision-making; a tradition that has continued to this day.

A wood shop, producing high-quality Arts and Crafts furniture, was erected within the ruins of the Old Mill.²⁶ It was here that Rose Valley had intended, at least initially, to gain the funds to maintain their community. Pieces made by the Rose Valley Shops included hand-made desks, music stands, chairs and cabinets. Each was marked with the Rose Valley emblem consisting of a buckled belt (a symbol of unity and brotherhood) encircling a wild rose with the letter V on the face of its petals as a guarantee of honest construction. The furniture, however well made, was ultimately too expensive to be competitive and did not sell well. While it is unsure what precisely what year the Rose Valley Shops discontinued selling furniture, by 1907 there were no longer workers in the shop.

The houses of Rose Valley were densely clustered on a hill at the bend of Rose Valley Road, and were either designed from scratch or rehabilitated from older farmhouses and barns. This was primarily done by William Price himself, who built or transformed nearly thirty distinct structures and lived at the top of the hill in a rehabilitated Victorian house now known as Camardeil.²⁷ The houses here ranged from grand structures to the 1910 "House of the Democrat," the built model of a widely published design by Price for affordable, dignified housing. Price-designed models for charming, artful houses at a low-cost had formerly debuted in *The Ladies' Home Journal*, and William Price



View of Rose Valley, 1908. Taken from McLanahan's house Peewee Hill, it shows the residential core of Rose Valley, surrounding Price's house, to the right: in front of it is the Guild Hall (now Hegerow Theatre). On the left of Rose Valley Road are the larger estates such as Thunderbird Lodge, Roylencroft, and the Rose Valley Farm. (Altered photo from William L. Price: *Arts and Crafts to Modern Design*, 2000.)

gathered these models in his book, “Model Houses for Little Money” in 1895. The book presents floorplans, but also suggests lighting, materials, and circulation, among many other details, that William Price insisted added “life and warmth so essential.”²⁸ To the west of Rose Valley Road, closer to Ridley Creek, were located the larger estates of the colony’s more affluent benefactors, housed in the four Price designs of Roylencroft, Thunderbird Lodge, Schoenhaus, and Peewee Hill. Schoenhaus, the grandest, was built from the old Osborne manor for Charles T. Schoen, who transformed his part of the Osborne estate into the Rose Valley Farm.

Running parallel to Rose Valley Road to the northeast of the colony, the Philadelphia, Morton,

and Swarthmore Street Railway began providing Rose Valley with trolley service in 1904.²⁹ It was nicknamed by residents the “Toonerville Trolley” on account of its modesty. In the vicinity of the trolley, a system of paths cutting through the individual estates connected the houses with each other and with the mill pond at Vernon Run, which the community used as a swimming pool.

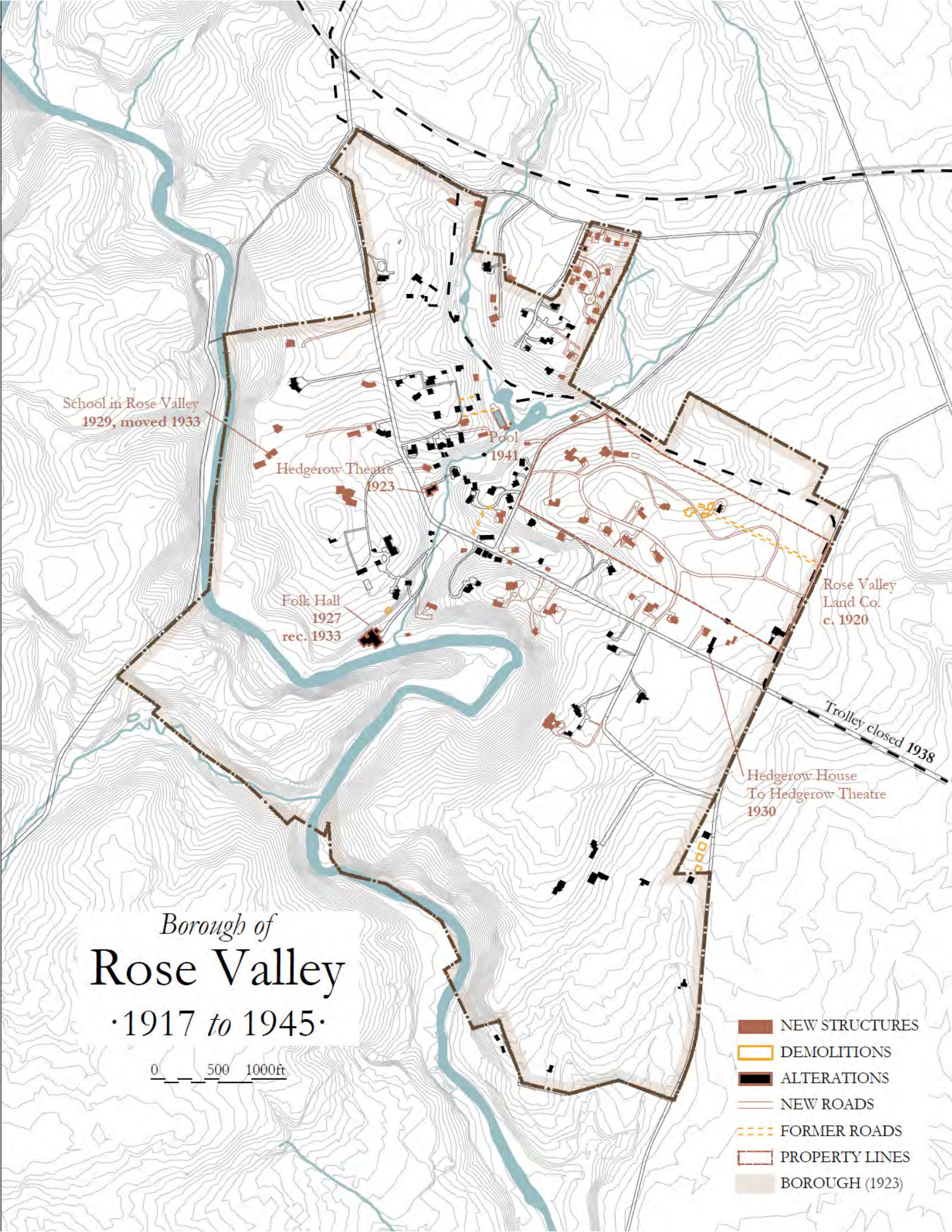
By 1910, the Rose Valley Association was failing economically, and its terrains had to be privatized to ensure its survival. The Guest House was closed and sold, and Price designed the five Rose Valley Improvement Company houses on the upper part of the tract in 1911-12 as a commercial venture to support the Valley economically.³⁰



The Antrim Osborne Manor was one of the many older buildings that were repurposed for the Arts and Crafts colony. (Athenaeum of Philadelphia.)



The old Hutton's Mill was repurposed as Rose Valley's Guild Hall with minimal transformations. (William L. Price: *Arts and Crafts to Modern Design*, 2000.)



1917-1945 A Growing Borough

After fifteen years living in Rose Valley, William Price died in 1916 at the age of 54.³¹ After his death, the Arts and Crafts community did not disband; on the contrary, it kept growing with the creation of new neighborhoods and the foundation of new institutions. Even as it became less focused on the productive aspect of Arts and Crafts, it maintained a high level of community involvement and attracted a large number of creative types.

A consequence of the community's desire to retain its independence and its identity and enshrine its idiosyncratic community structures was the separation of Rose Valley from Nether Providence Township and its incorporation as a Borough of the Commonwealth of Pennsylvania in 1923. The limits of the Borough were established by polling the local residents, which explains their irregularity especially to the north and west.³² Specifically, the owners of the Lansdale estate to the northwest refused to join Rose Valley, thus cutting off some areas further north that had had historical association with the Price family. In 1929 the community, whose attempts to establish a public school system of its own had been rejected by the Commonwealth due to its small size, established the School in Rose Valley as a private school rooted in the doctrines of progressive education.³³

Prominent Philadelphia lawyer Maurice Bower Saul, the new owner of the Rose Valley Farm, was a committed benefactor of Rose Valley. In 1933 he allowed the School in Rose Valley to move to the northern section of his estate.³⁴ A few years earlier, in 1927, he had ceded the abandoned Old Mill to the Rose Valley Folk for use as Folk Hall, as the former Guild Hall became Hedgerow Theatre.³⁵

Growth of the community proceeded in a more disperse way towards the north and especially

towards the east on both sides of Rose Valley Road. The most significant development was the Rose Valley Land Company, which laid out a loop-shaped suburban-style development circa 1920 in the vicinity of the Randall Vernon house.³⁶ The architecture of these new developments diverged in form from the Arts and Crafts of the Price period but maintained an emphasis on high standards of craftsmanship, attention to detail and appreciation for its setting throughout a range of styles from Howell Lewis Shay and William Pope Barney's Tudor and Cotswold to William Gray Purcell's Prairie Style and Wharton Esherick's early Modernism.³⁷

Beginning in 1929, the Great Depression put a stop to Rose Valley's growth. New construction largely halted, previously affluent residents such as H.L. Shay went bankrupt, and the Old Mill was mothballed after a fire in 1931.³⁸ In 1938, the streetcar line, superseded by bus services, was dismantled. Its rail bed was incorporated into the Rose Valley walking path system and now forms its north-south backbone in the vicinity of Vernon Run.³⁹

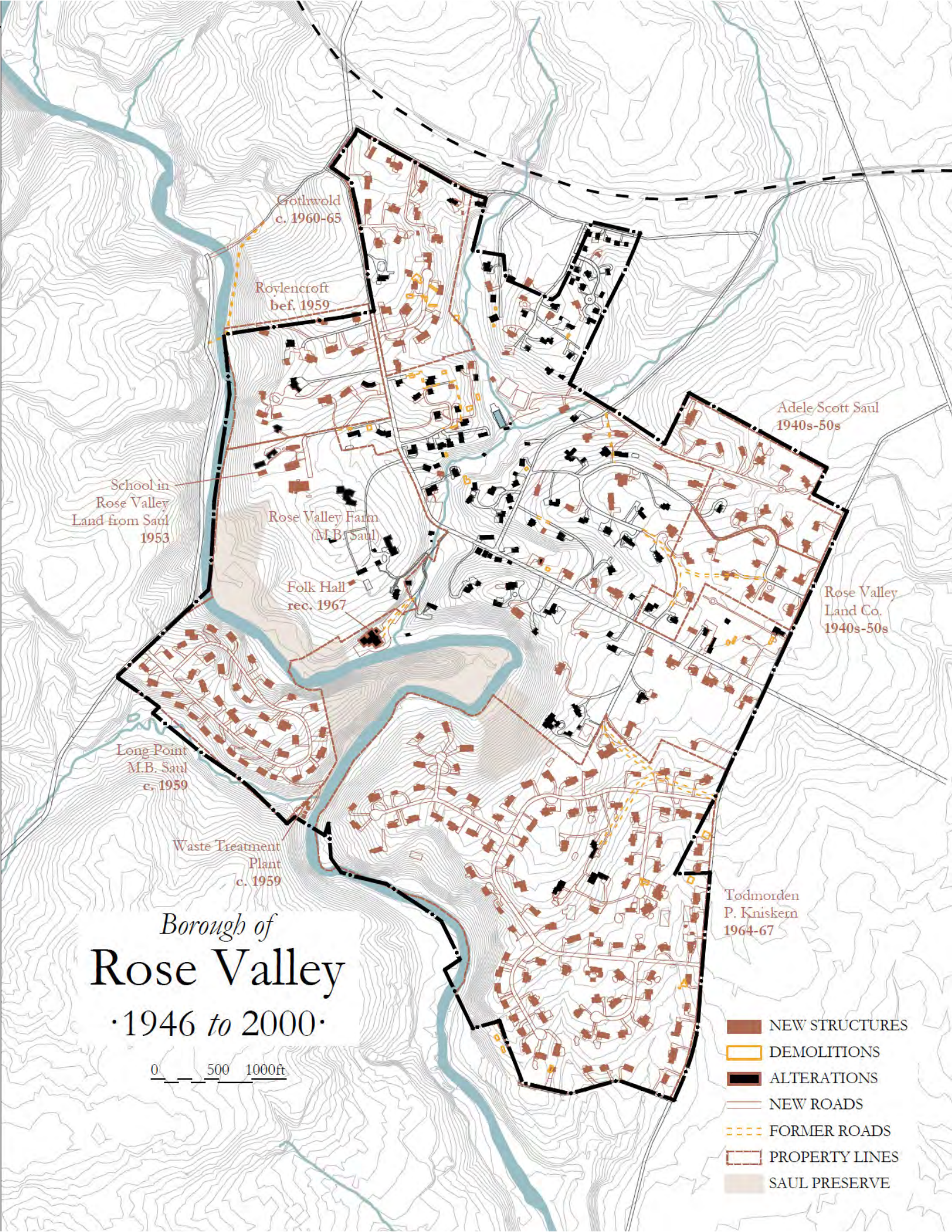
1946-2000 A Philadelphia Suburb

By the end of the Second World War, the residential habits of Americans had changed significantly. The automobile had become the predominant means of transportation and car suburbs, formed in clusters of closed loops and culs-de-sac that offered privacy from passersby, sprouted rapidly around American cities.

Rose Valley, a desirable location due to its attractive setting and good communications with Philadelphia, was no exception to suburban growth. By 1946, Rose Valley already contained 126 houses, more than twice as many as in 1924; between 1950 and 1965 practically all the large landowners in the Borough, such as Harrison at Roylencroft and Pew at Gothwold, had subdivided their estates for residential housing.⁴⁰ The most notable of these was Philip Kniskern, who owned the 131-acre Todmorden estate to the south. Its subdivision, begun in 1964, essentially doubled the borough's housing stock by erecting almost a hundred houses.⁴¹ Many of these developments cut off former road loops to create culs-de-sac, reducing the interconnections between parts of the borough. Maurice Bower Saul was no stranger to this process, and he subdivided the Rose Valley Farm to create the Long Point subdevelopment on the far side of the river. Deeply involved in the community, he also donated to the School (in 1953) and sold to the Folk (in 1956) the parcels of land that they had been occupying within his estate, and he set apart his riverfront to become the core of the Saul Wildlife Preserve.⁴² Saul died in 1974 after having lived in Rose Valley for sixty-three years.⁴³

By the end of the period, Rose Valley had tripled its housing stock and had largely been built out. Even though the historic fabric had been embedded in a pervasive web of suburban growth, this did not necessarily mean that it, or the social structures,

had been weakened; indeed, the Rose Valley Folk reopened its headquarters, the Old Mill, in 1948. Both the School and the Mill kept growing through the fifties; the latter was reconstructed once again by the community with their own hands after a fire in 1968. At the same time, increasing awareness of Rose Valley's historic value led to a cultural resources survey in 1981 that resulted in the placing of Thunderbird Lodge in the National Register of Historic Places in 1989.

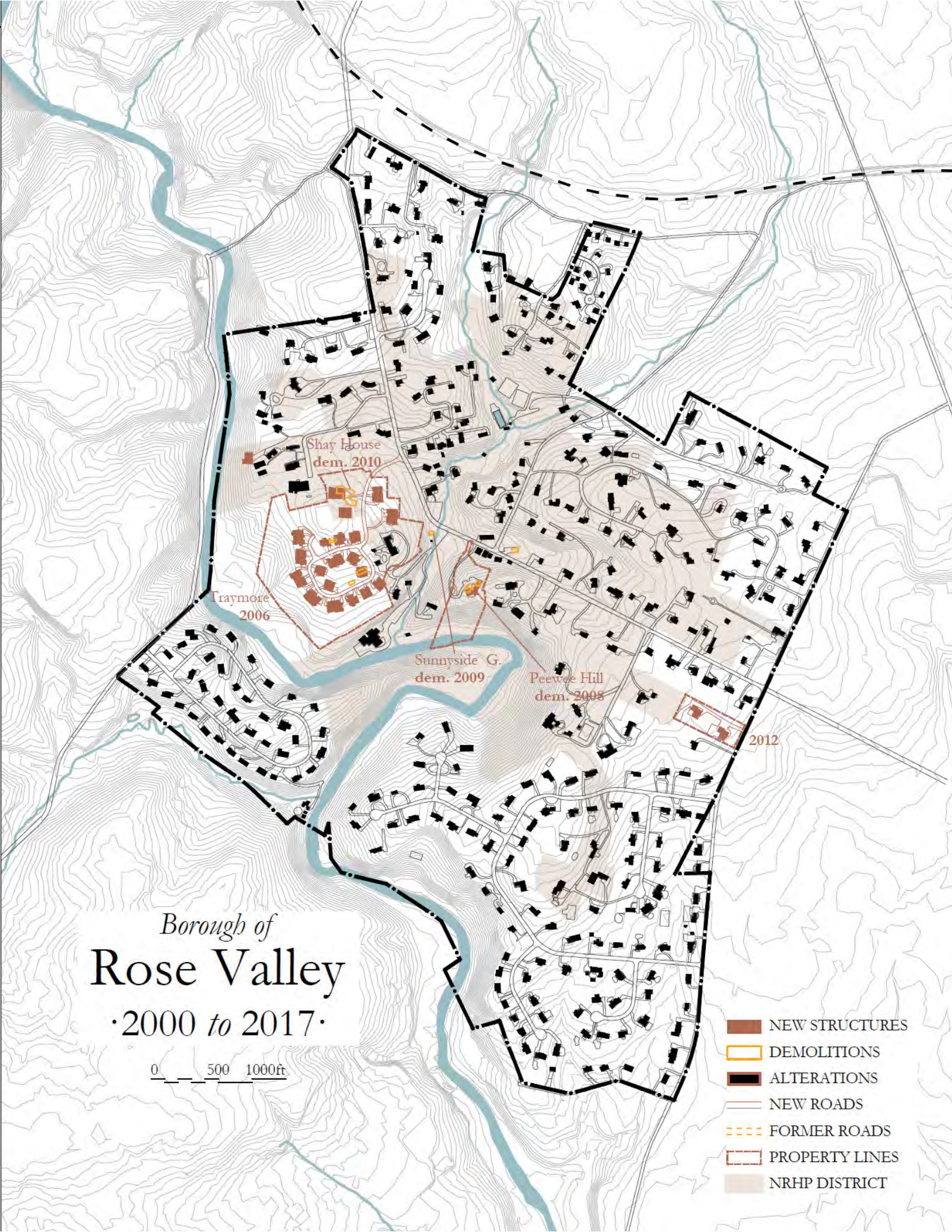




Aerial View of Todmorden - 1965. (Delaware Valley Regional Planning Commission)



Aerial View of Todmorden - 1975. (Delaware Valley Regional Planning Commission)



2001-2017 Towards the Future

By the initial decades of the twenty-first century, Rose Valley's growth has slowed down, since most of the estates have already been built out. Increased desirability of the neighborhood and mounting maintenance costs of the century-old homes have caused a perception that many of the original families have been priced out of the Borough; and increased resident turnover. With a median income of \$166,250; a median property value of \$534,600, and a homeownership rate of 98.9%, Rose Valley is one of the most affluent ZIP codes in Delaware County (well above the county seat of Media, though still below Swarthmore and the Main Line).

The Rose Valley Farm estate was sold by the Saul trust to developers Vaughan and Sautter in 2005; it was divided to build the Traymore senior residential development, named after Price's famous Atlantic City hotel and was constructed in 2006 after a long period of negotiations with the Borough to guarantee the preservation of the Rose Valley character. The negotiations resulted in the extension of the wildlife preserve out of portions of the development in exchange for an increased allowance in building density at the core; and the preservation of the historic Schoen house and outbuildings and of many historic trees according to communal decision. Notwithstanding these measures to protect the natural and built environment and some homages to Rose Valley's Arts and Crafts in its architecture, Traymore's architecture and layout still speak of a typical 21st-century approach to suburban architecture that has been described by Virginia McAlester as "Millennium Mansion"⁴⁴, favoring large houses in small lots; size over solidity; and complexity over coherence. Other new developments have been much smaller in scale, such as the two large and incongruous houses built on Brookhaven Road south of Rose Valley Road.

During this period, the Borough has begun to take steps to reassess its history and reinforce its connection with the past. This led to the inscription of a large historic district, with more than a hundred contributing structures, in the National Register of Historic Places in 2010.⁴⁵ At the same time, however, three important buildings – Peewee Hill, the Sunnyside Gatehouse, and H.L. Shay's Modernist house – were demolished between 2008 and 2010.

As part of this reassessment, the Rose Valley Centennial Foundation was established to prepare for the Borough's 100-year anniversary in 2023. The Foundation oversaw the transformation of Thunderbird Lodge, donated by the Olmsted family in 2015,³⁶ into a museum of the Arts and Crafts, the Borough's first new community infrastructure in almost ninety years.

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Portrait of William Price
(Athenaeum of Philadelphia, Private Collection)



1.1

Descriptive Analysis

In 2010, the Rose Valley Historic District was approved and placed on the National Register of Historic Places, separating the community into two distinct zones. Although there are over 400 buildings, sites, and structures that comprise the borough, only 151 of these resources are located within the boundaries of the Historic District. The National Register Listing places emphasis on the Arts & Crafts community in Rose Valley, much of which was created in the early 20th century¹.

Orientation

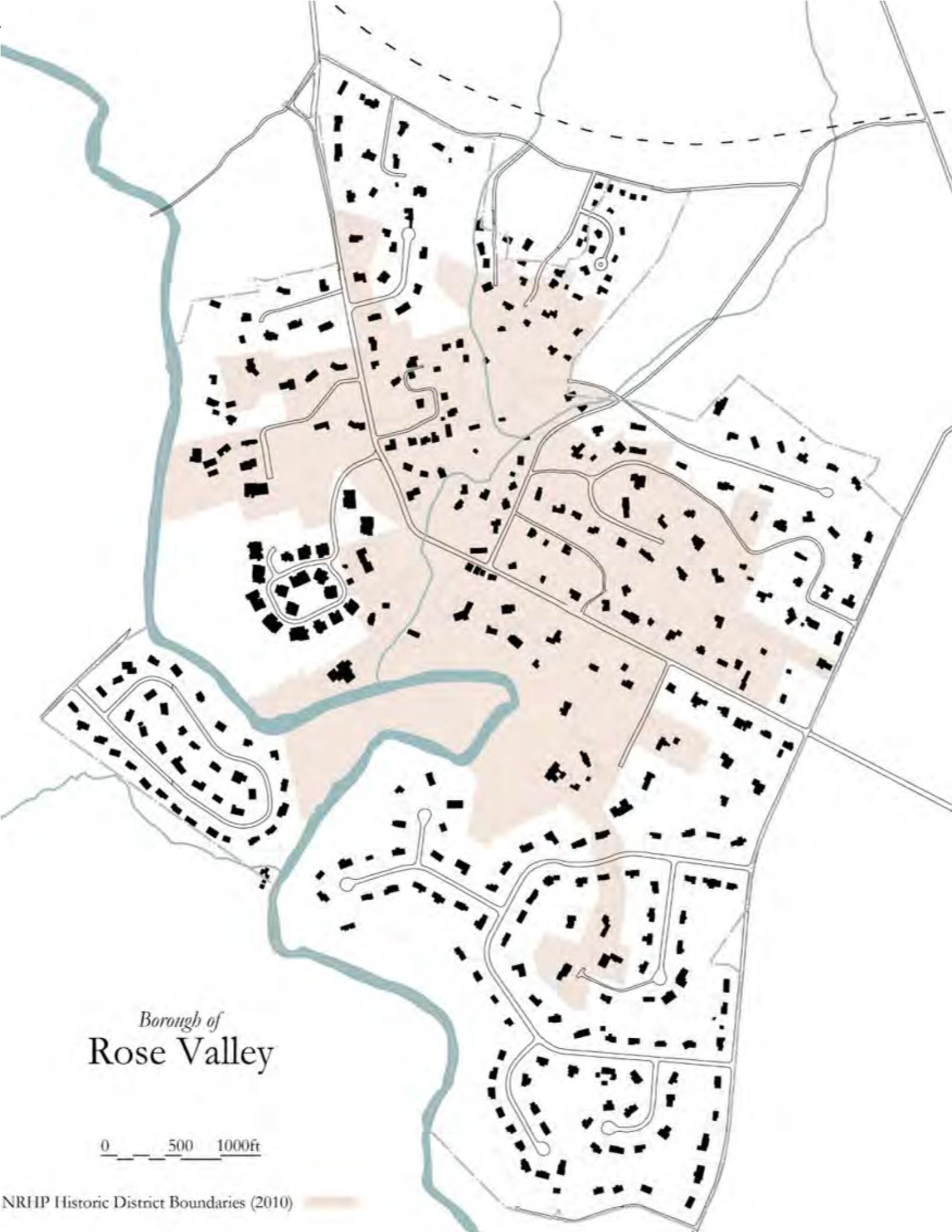
The borough of Rose Valley is situated within Delaware County, near the southeast corner of Pennsylvania. It is bounded to the north by the town of Media and to the east by Nether Providence Township. In its entirety, the borough covers only 474 acres [0.74 square miles] and hosts a similarly small population, with just 921 inhabitants. Located in the Ridley Creek watershed, Rose Valley lies at the intersection of Vernon Run and Ridley Creek. Most of the borough lies in the Piedmont physiographic province, with the southern corner in the Atlantic Coastal Plain.

The area was founded by William L. Price, an American architect, who developed what was an abandoned mill settlement into his version of the ideal, utopian, Arts and Crafts community. Today, the architectural styles contained within the boundaries of the Rose Valley Historic District

represent various points in the development of the area.

Approximately 60 buildings, sites, and structures characterize Price's contributions to Rose Valley, with distinct Arts and Crafts features such as timber framing, red tile roofs, and Mercer tile ornamentation. Other architectural resources within the Historic District are associated with periods that both pre- and postdate Price's development era, represented through Pennsylvania vernacular, Colonial Georgian, and Late Victorian Gothic Revival styles².

Although much of Rose Valley is comprised of domestic architecture, there are many buildings and sites that serve community functions. The Old Mill, which was used as a furniture workshop in the early 20th century, has been repurposed into a community center and event venue.



Borough of
Rose Valley

0 500 1000ft

The Rose Valley School, constructed in 1929 as part of the Arts and Crafts community, is now a private school that provides a progressive teaching style. The Old Mill and the school are resources for both the inhabitants of the Borough of Rose Valley and the greater surrounding areas. Members of the public can rent out the Old Mill to host weddings and other events and the Rose Valley School accepts students from outside of the Borough. Additionally, Hedgerow Theater serves as another landmark within Rose Valley, providing entertainment in the form of live performances. The theater has been a notable aspect of Rose Valley for many decades and at one point even drew in audiences from New York City³.

Demographic Data

To place Rose Valley within the context of the surrounding areas, it is helpful to highlight a few key data points relating to the Borough’s demographic and economic compositions. The following data compares Rose Valley with the neighboring Borough of Media, which is roughly the same geographic size.

Population & Age

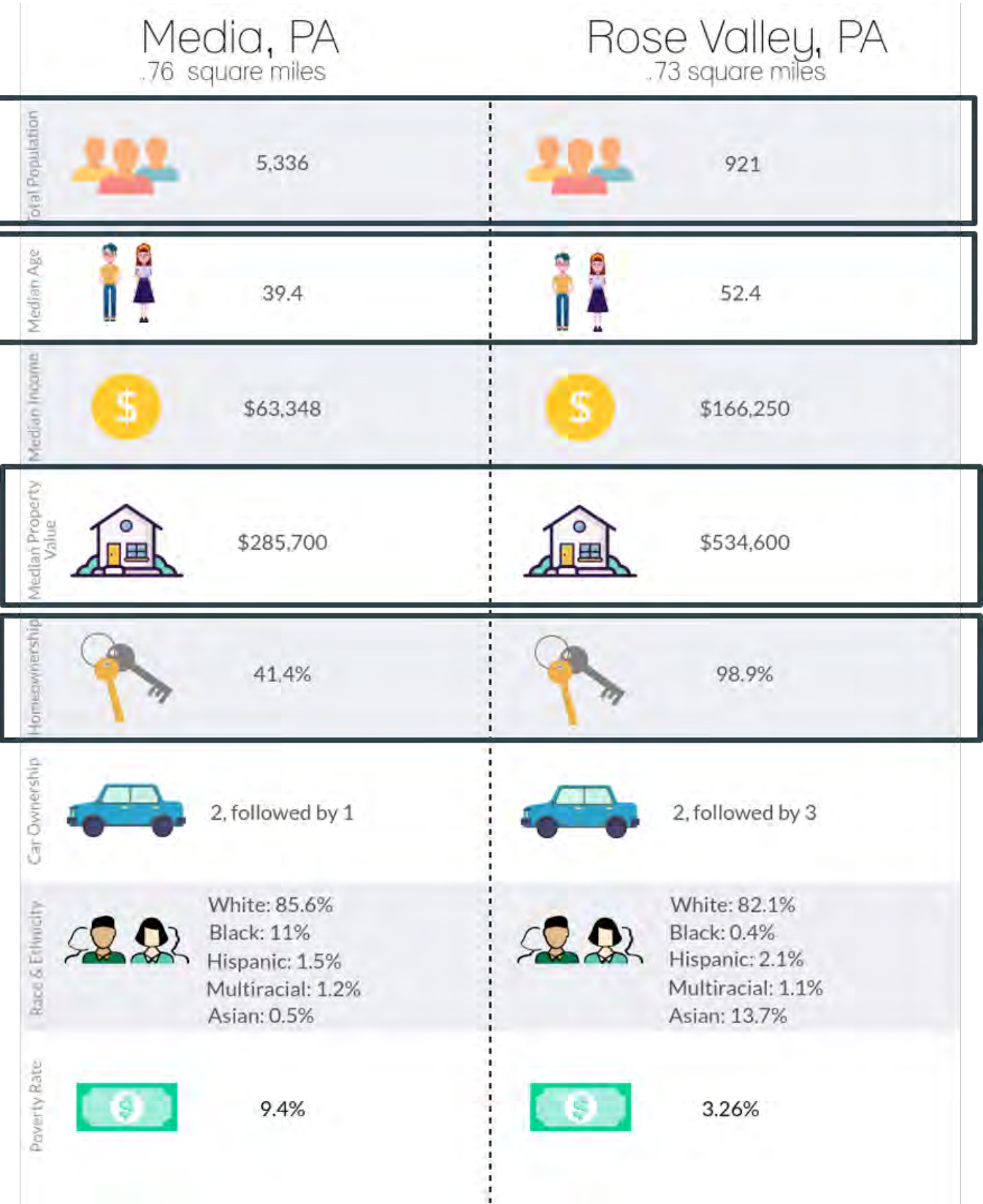
The Borough of Rose Valley measures .73 square miles, as compared with Media, which is only slightly larger, measuring .76 square miles. The total area of each Borough is interesting to highlight, specifically in relation to the size of their relative populations. In Media, the population of residents is approximately 5.5 times larger than in Rose Valley, and the median age of residents varies drastically with Media’s at 39.4 and Rose Valley’s at 52.4.⁴

Income, Homeownership & Car Ownership

The median household income in Rose Valley is just over 2.5 times that of Media and the median property value in Rose Valley is approximately 2 times that of Media. In Rose Valley, homeownership rates are near 100%, at 98.9%, whereas in Media, there are far more residents who are classified as renters, with a homeownership rate at 41.4%. A data point where the two Boroughs are closely related is car ownership, with a rate of 2 cars per household on average. In Rose Valley, however, households that do not own 2 cars are more likely to own 3, whereas in Media, it is more common for residents to own 1 car if they do not own 2.⁵

Racial and Ethnic Diversity & Poverty

The racial and ethnic compositions of the two Boroughs are quite different. Although they both have similarly high percentages of White residents (85.6% in Rose Valley and 82.1% in Media), the composition of the rest of the respective communities varies greatly between the two Boroughs. Finally, the poverty rate in Rose Valley is 3.26%, which is nearly 3 times lower than the poverty rate in Media (9.4%). At 3.26%, the poverty rate in Rose Valley indicates that only approximately 30 households in Rose Valley are at or below the threshold to be considered living in poverty. An important factor for this data point is that there are several households in Rose Valley comprised of retired individuals, who likely do not have an income that would put them above the threshold for poverty.⁶





State Historical Marker for the Great Minquas Path erected in 1926 (Flemer, Rebecca)

Character-Defining Features

Rose Valley’s character-defining features are directly related to the significance and integrity of the valley. For the purposes of this report, character-defining features are divided into two sections, landscape and architecture. However, in some instances they overlap, such as the grouping of houses associated with William Price on Price Lane. Most historic properties have a cultural landscape component that is integral to the significance of the

site. Rose Valley is no different. There are areas of the valley without buildings containing character-defining features. Furthermore, there are intangible characteristics associated with both buildings and landscapes.

Landscape Elements

Rose Valley conveys a picturesque quality through its topography. Moving through the landscape, the viewpoint is constantly changing. It lacks long-range views that would allow for a comprehensive understanding of the place. These features create a sense of fragmentation, intimacy and privacy as well as drama and mystery.

Price’s choice of location in Rose Valley was deliberate – the pastoral valley with its swift flowing streams and rolling hills presented an idealized landscape. It was a familiar landscape because he grew up in nearby Wallingford. His doctrine of being “one with nature” was perfectly realized here.⁷ Following William Morris’s tenet, “Those who want to make beautiful things must live in a beautiful place,” Price wrote: “Our homes should nestle among the trees and fields, not ramp upon the highways.”^{8, 9}

Rose Valley’s irregular topography sets it apart from the neighboring municipalities, and creates a fragmented and clustered landscape. Ridley Creek and its tributary Vernon Run form two deep, perpendicular valleys surrounded by high hills. Ridley Creek’s valley is deep enough that it forms a barrier, separating Long Point from the rest of Rose Valley and the populated areas from Ridley Creek itself, except at its meeting with Vernon Run at the Old Mill. Conversely, Vernon Run, which forms a less deep valley, serves as a pedestrian corridor which articulates the western half of Rose Valley, connecting a collection of small neighborhoods clustered around the hilltops; this was the original Rose Valley community. The eastern half of Rose



Footpaths leading over the stream to the Pool (Flemer, Rebecca)

Valley, further from the rivers, is much less hilly and its landscape is more open and continuous, and more similar to the surrounding suburban communities.

The main traffic axis is Rose Valley Road, which runs parallel to Ridley Creek and cuts across Vernon Run at Hedgerow Theatre. Driving around Vernon Lane, the irregularity of Rose Valley’s terrain is not evident, since it follows the path of least slope between the hills. Connecting the two main traffic corridors of Manchester and Brookhaven Roads which border but do not enter the Borough, Rose Valley Road is a backbone for motorized traffic, external as well as local, which branches into the several neighborhoods through secondary roads and lanes, many of them cul-de-sacs. The Vernon Lane area in the north and Todmorden and the aforementioned Long Point in the south are disconnected from this system and have to be accessed by taking detours outside the borough.

The pedestrian system, as advanced before, functions differently from motorized traffic. A system of trails, running along Vernon Run and some sections of Ridley Creek and branching out into the backyards of the individual houses, connects the neighborhoods with the pool and each other; while the heavily trafficked Rose Valley Road acts as a major pedestrian barrier. This system is most articulated along Vernon Run and, like the road system, is disconnected from Todmorden and Long Point to the south, and to a lesser extent from the eastern and westernmost areas. Vernon Lane, which is disconnected from the rest of the Borough from a motorized perspective, is closely linked to its core through the pedestrian trails. The pedestrian system of trails is not evident to the casual visitor; this is deliberate, since many trails cross through private property and are intended for use by residents only. These footpaths reflect the importance of community interaction and cooperation integral to the “Magic of Rose Valley.” This intangible characteristic is captured in a landscape of movement.

The institutions of Rose Valley (Hedgerow Theatre, the Pool, the Old Mill) are located at the intersections of Vernon Run with Ridley Creek and the pedestrian and motorized transportation systems. Thunderbird Lodge is in close proximity to the road, while the School in Rose Valley is situated in a secluded location in a lane of its own. Almost none of the institutions can be considered a landmark from a visual standpoint; only the Old Mill with its tower is one to some extent, but it is located far from other features and is thus of limited use as a visual reference. While many of the original Rose Valley buildings had landmark quality, the growth of the canopy of trees, much denser now than in William Price’s time, severely limits their visibility. While few structures in Rose Valley act as clear landmarks, the Valley is recognizable due to its singular character-defining features. These will be laid out in the following section.

Three historical markers are clustered near Thunderbird Lodge. Two mark the Minquas Path, an Indian Trail, remnants of which can be seen in the nearby Long Point Wildlife Sanctuary. One of the Minquas Path plaques, which features a charming beaver, was designed by Charles Stephens, an expert in Native American artifacts, and past resident of Thunderbird Lodge. The third marker commemorates Mildred Olmsted, a Quaker who advocated for peace organizations and women’s suffrage, who also lived in Thunderbird Lodge. Another small feature, gateposts mark the entrance of side lanes echo the construction of Price’s houses with stucco stone bases, Moravian inset tiles and red tiled copings.

Trees in Rose Valley are an important part of the landscape. Many are now quite old - like the sycamores in front of Hedgerow Theater, thought to have been planted by William Price.¹⁰ Though the land was open pasture when the Folk first settled in the valley, now trees they planted have joined ranks with self-seeding ones. Evident throughout the borough are Japanese maples, some planted, now gnarly and large, some seeded and growing in the woods. Japanese cedar and umbrella pine (in front of Thunderbird Lodge) are also evident. These numerous Japanese plants are living reminders of the Arts and Crafts aesthetic and its link to ‘Japanism.’ Like the Arts and Crafts movement, Japanese artistic expression was tied to the natural world.

Private Gardens in Rose Valley are an important, but mostly hidden, part of the landscape. Price promoted nature “doing its part” - saying, “A home was not a home without a garden.”¹¹ Some are remains of previous gardens, like the pergola at Thunderbird Lodge, while at Rose Valley Farm, the garden has been replanted and restored. The Arts and Crafts garden usually have an axial form - a nod to a medieval cloister -with billowing flowers and vines.



Locust Lane: one of the heavily wooded roads in Rose Valley (Reynolds, Liz)



Rose Valley Farm watertower: a picturesque feature created from a utilitarian structure. (Flemer, Rebecca)

building materials, analysis of his design can be divided into three categories: Rehabilitations, cottages and speculative houses, and interiors.

William Price: Rehabilitations

Price converted several farmhouses & barns into residences. Most notably, Thunderbird Lodge and Shoenhaus. These were mostly larger homes built for wealthy residents.¹³ They shared some of the following characteristics:

- Buff colored Stucco
- Red tile roofs
- Heavy wooden beams
- Porches
- Dormer & oriel windows
- Mercer tiles

William Price: Cottages and Speculative houses

Modest cottages were designed to accommodate artisans living in Rose Valley and were intended to reflect a regional style, while showing the "builder's hand."¹⁴

- Similar features as above but smaller scale
- Hollow terra cotta blocks
- Efficient layout
- local materials such as fieldstone

William Price: Interiors

- Ceiling beams – chamfered, dark, hand-hewn
- Fireplaces, inglenooks and hearths with tiles
- Window seats
- Butler's pantry
- Efficient storage and closets
- Staircases with solid walls instead of balustrades
- Furnished with Rose Valley furniture
- Inglenooks

Architectural Elements

Farmhouses and barns represent pre-industrial settlements in Rose Valley. William Price purchased several abandoned mills in 1902 and adapted them for use as craftshops, and later, community gathering places.¹² Embracing William Morris' ideals of building a community through social unity, a varied strata of housing types and civic buildings emerged. While visually unified by common



Todmorden Hall
(Armenta, Xochilt)



The Old Mill
(Flemer, Becca)



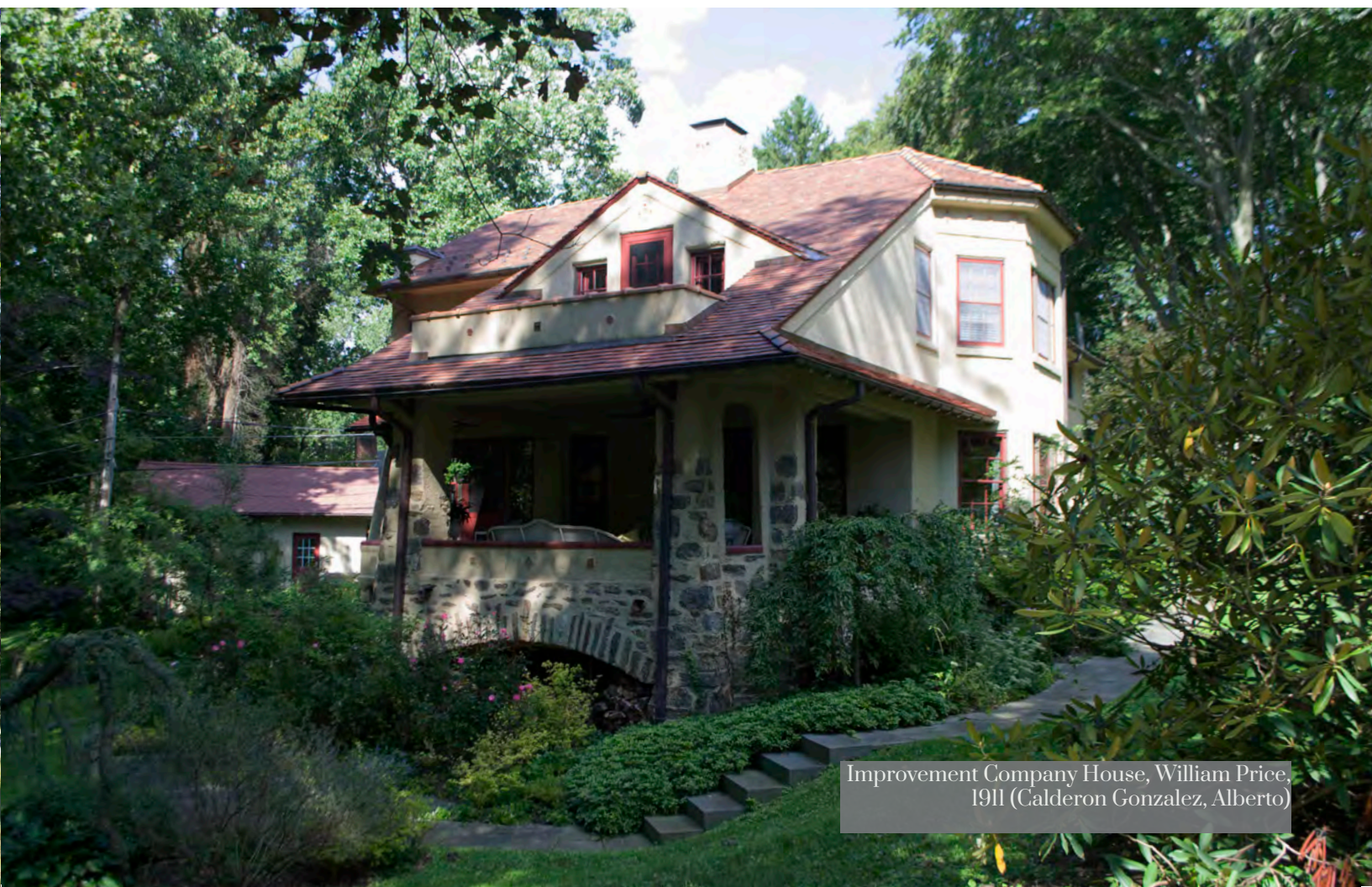
Water Tower House, a conversion by William Price, 1914 (Flemer, Rebecca)



House of the Democrat, William Price, 1910 (Flemer, Rebecca)



Rose Valley Farm (formerly Shoenhaus) (Sadiq, Noor)



Improvement Company House, William Price, 1911 (Calderon Gonzalez, Alberto)



Stairs in Thunderbird Lodge
(Huang, Yuxian)



Thunderbird Lodge, remodeled barn by
William Price, 1904. (Sadiq, Noor)



Orchard House, William Price (Calderon
Goonzalez, Alberto)



Interior of Rose Valley Farm. (Sadiq, Noor)



Glen Castle, Howell Lewis Shay, 1926 (Calderon Gonzalez, Alberto)

After William Price's death in 1915, other architects made their mark in Rose Valley. As the community moved away from a utopian community to a suburban enclave, architects referred to a more palatial style of home evoking an image of cultivation and success. Others experimented with innovative modern designs, which appeared in the valley as early as 1917.

Howell Lewis Shay

- Storybook style
- Pitched and cat slide roofs
- Exaggerated misaligned tiles,
- Leaded casement windows,
- Prominent chimneys
- Wrought iron details

William Pope Barney

- Norman or Cotswold style
- Asymmetrical
- Mix of materials – stone, brick and stucco

William Purcell

- Single story
- Overhanging roof
- Board and batten
- Associated with Prairie School of Architecture

Wharton Esherick

- Made furniture for Hedgerow Theater
- Designed interiors for Eastwick house

Louis de Moll

- Single story
- Natural materials
- Large floor to ceiling windows



Howell Lewis Shay, 1920s (Sadiq, Noor)



Eleanor Abbott studio and house, Howell Lewis Shay,, 1921 (Sadiq, Noor)



William Pope Barney, 1925 (Armenta, Xochilt)



Louis DeMoll, 1950. (Trumbull, Liz)



William Gray Purcell, 1918 (Reynolds, Elizabeth)



Milikin House with interiors by Wharton Esherick, 1940 (Trumbull, Liz)

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Howell Lewis Shay, House on Hilltop Drive 1920 (Sadiq, Noor)



1.2

Integrity

The significance of Rose Valley as an important place in the development of the Arts and Crafts movement has been recognized through several detailed evaluations of the neighborhood which all culminated in the designation of the Borough as a National Register of Historic Places Historic District in 2010. These evaluations include a historic resource survey completed by the Delaware County Planning Commission in 1981 and a multi-municipal plan created for and by Rose Valley and three surrounding Boroughs in 2006. The recommendations of these surveys have not been implemented in full, particularly in terms of individual building designations and institution of local historic districts.

Rose Valley was designated as a Historic District in 2010 under criteria A (“associated with events that have made a significant contribution to the broad patterns of our history”), B (“associated with events that have made a significant contribution to the broad patterns of our history”), and C (“that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction”).¹ The period of significance specified in this designation spans from 1780 to 1950. One hundred and twenty-three buildings, sites, structures, and objects are listed within the district. However, only one structure is designated individually on the National Register: Thunderbird Lodge. Architectural evaluations have concluded that either a state or local historic district should be adopted, but these opportunities have not been successfully pursued by the Borough.



Moravian tile on an addition of the Shoenhaus Estate (Reynolds, Liz).



Peewee Hill, a house designed by William Price and demolished in 2008.
(The Athenaeum of Philadelphia. "Façade
McHanahan House, R.V.")

The Delaware County Planning Commission’s (DCPC) survey from 1981 included an evaluation of 67 properties in Rose Valley Borough. An evaluation form was filled out for each of these properties which included basic descriptive information, a simple history description, a hand-sketched map, and a photo. Ultimately the DCPC concluded that 29 structures were worthy of being inscribed in the state register and 38 were worthy of the National Register.² It is important to note that state historic districts were in use at the time of this assessment, however, this level of designation is not employed any longer. A few years later, Thunderbird Lodge became the only individually-listed structure in the Borough.³

Several years later another evaluation of Rose Valley’s resources was completed within the Multi-Municipal Comprehensive Plan (MMCP) compiled for and by Rose Valley and the surrounding townships (Nether Providence, Rutledge, and Swarthmore) in 2006.⁴ Again, it is unclear how the resources were surveyed as well as who surveyed them and developed the plan’s conclusions. Ultimately, the MMCP recommended the formation of a local historic district in Rose Valley. This suggestion has not been successfully implemented.

While the exact recommendations from the MMCP have not been fulfilled, it appears that these findings might have prompted the move towards designation as a NRHP Historic District. The nomination process for the Rose Valley Historic District began around 2007 and was finally approved in 2010.

There is a certain discomfort by residents in having their homes nominated individually either at the local, state, or national level. This appeared to have been the case at the time of the 1981 survey as well. The survey recommendations stated that there was “citizen confusion on how registration affects private property owners” and therefore suggested several mitigation efforts through educational

programming.⁵ However, protection through designation might not be the most appropriate preservation tool, based on community needs. This will be discussed further in the Preservation Plan.

Integrity: Defined

The National Park Service defines “Integrity” as “the ability of a property to convey its significance.”⁶ Practically, integrity means that the important qualities of a property from the significant periods of the site’s history still exist. As previously mentioned, Rose Valley’s period of significance is between 1780 and 1950. This means that the borough must retain integrity as it was within this long time-span. The Park Service assesses integrity through seven components: location, design, setting, materials, workmanship, feeling, and association. Therefore, integrity could be attained through things like retention of the original massing of a structure, the circulation routes through a site, or the detailed stone carving on a fireplace. In order to be added to the National Register, a property must convey significance (under the National Register criteria), as well as integrity.⁷ We believe that Rose Valley retains high integrity through these defined factors, as will be described in the following sections. These components of integrity are exceedingly subjective; our descriptions communicate our personal understanding of them.

In order to help assess material integrity, the Rose Valley team completed a detailed survey of the borough. One-hundred structures within the historic core were surveyed and evaluated based on a ranking convention agreed upon by the team. A visual dictionary was created to graphically illustrate the ranking methodology and assure a level of consistency in the data. All of the survey data, the visual dictionary, and the data output (in the form of coded maps) is included in the appendix (refer to Appendix B). The interpretation

of this data will be further explained within this section.



Sunnyside Gatehouse, demolished after 2007, currently the site of the Rose Valley Heritage Garden. (The Athenaeum of Philadelphia. "Schoen Gate House - Pollocks.")

Location

The integrity through location is based on whether buildings have moved from their original location. This aspect of integrity is met within Rose Valley, because few, if any, structures have been transplanted from their original location.

Design

The design of Rose Valley remains largely intact, particularly in the historic core. The road layout is similar to the original design, spatial relationships between structures have largely been retained, and not many modern structures have been added within the historic core to increase density. However, many structures have been demolished since 1946,

near the end of the period of significance. The Rose Valley studio team estimates that approximately 40 structures were demolished within this 70-year time frame to the present day, however, due to the footprint and relative location of these buildings, many of the demolished structures appear to be outbuildings.⁸ Five of these demolitions have occurred since 2000.⁹ Several of these recently demolished structures were significant for the development of Rose Valley or for having been designed by prolific architects. Three of these important demolished structures include:

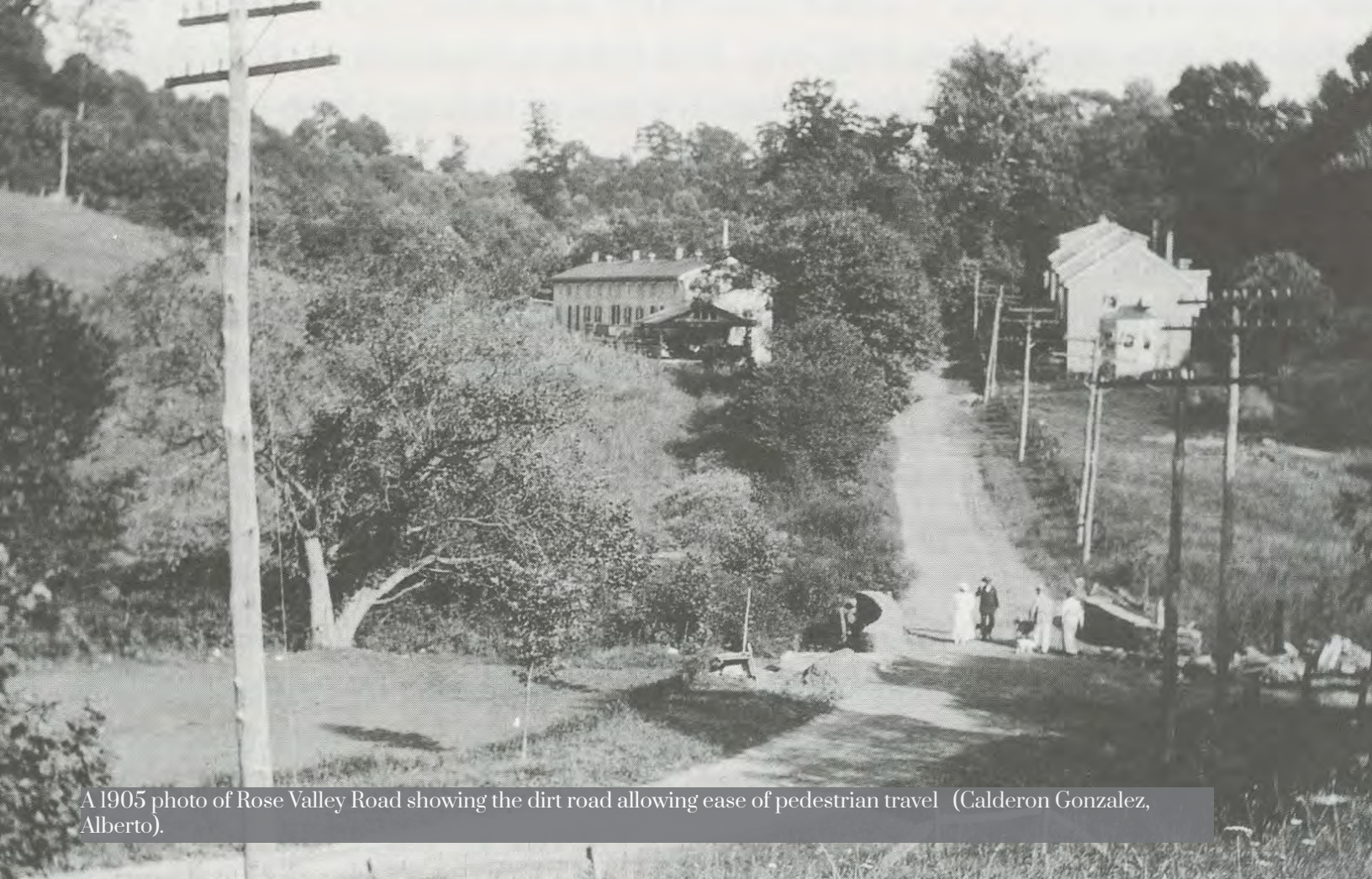
- **A Howell Lewis Shay Designed-House:** This was likely built in the mid-1920s, but no photographic documentation of this property could be found.¹⁰ The footprint of this Shay property is denoted in the same location where the Traymore development is today. It appears that this property was demolished around 2010.¹¹
- **Peewee Hill:** A house designed by Price and occupied by his business partner, Hawley McLanahan, was demolished around 2008 to build a palatial neo-colonial home. Luckily, the building was well documented photographically. An interviewed source, Geoff Shepard, stated that the house had been abandoned 20 years earlier and had fallen into severe disrepair.¹² The Shepards were able to salvage materials from Peewee Hill to use in the renovation of another Will Price property, the Schoenhaus Estate.
- **Sunnyside Gatehouse:** This property was built in the mid-to-late 1800s on the property of Antrim Osborne's farm and was demolished sometime following 2007.¹³ Later it served as a servant's quarters for the Shoenhaus Estate. William Price renovated this structure around the time that he was renovating the main estate building.¹⁴

Setting

Changes in land use and the maturity of the landscape in the borough over the years has certainly changed the setting from the founding period, however many of these changes would have occurred within the wide period of significance. Therefore, we do not believe that there is a complete loss of integrity of setting. In the early development of Rose Valley, the land was used both for milling and agrarian purposes. The agricultural quality of the borough when Price began developing it, is evident in many early photos through the cleared landscape. Driving through Rose Valley today, it is difficult to imagine the neighborhood as the agrarian or milling community. The neighborhood now has the character of a private residential setting. Again, this shift in character would have occurred within the period of significance. The development of Rose Valley Road has also impacted the setting. This busy thoroughfare existed as a gravel road which pedestrians appeared to be able to cross with relative ease originally and is now highly trafficked and somewhat dangerous to traverse by foot. The maturity of the landscape has also had a large impact on the setting. During the early stages of development, farmland property owners sold plots of their land, therefore making the landscape relatively barren. Today, in the historic core it is difficult to see from one house to the next in the densely wooded community. However, Price found this wooded setting desirable, stating that houses should "nestle among the trees and fields, not ramp upon the highways."¹⁵

Materials

We believe that the overall material integrity of Rose Valley is relatively high. Even though there are few legal limitations on what work can be done on historic properties, the residents have maintained a level of stewardship that keeps many of the



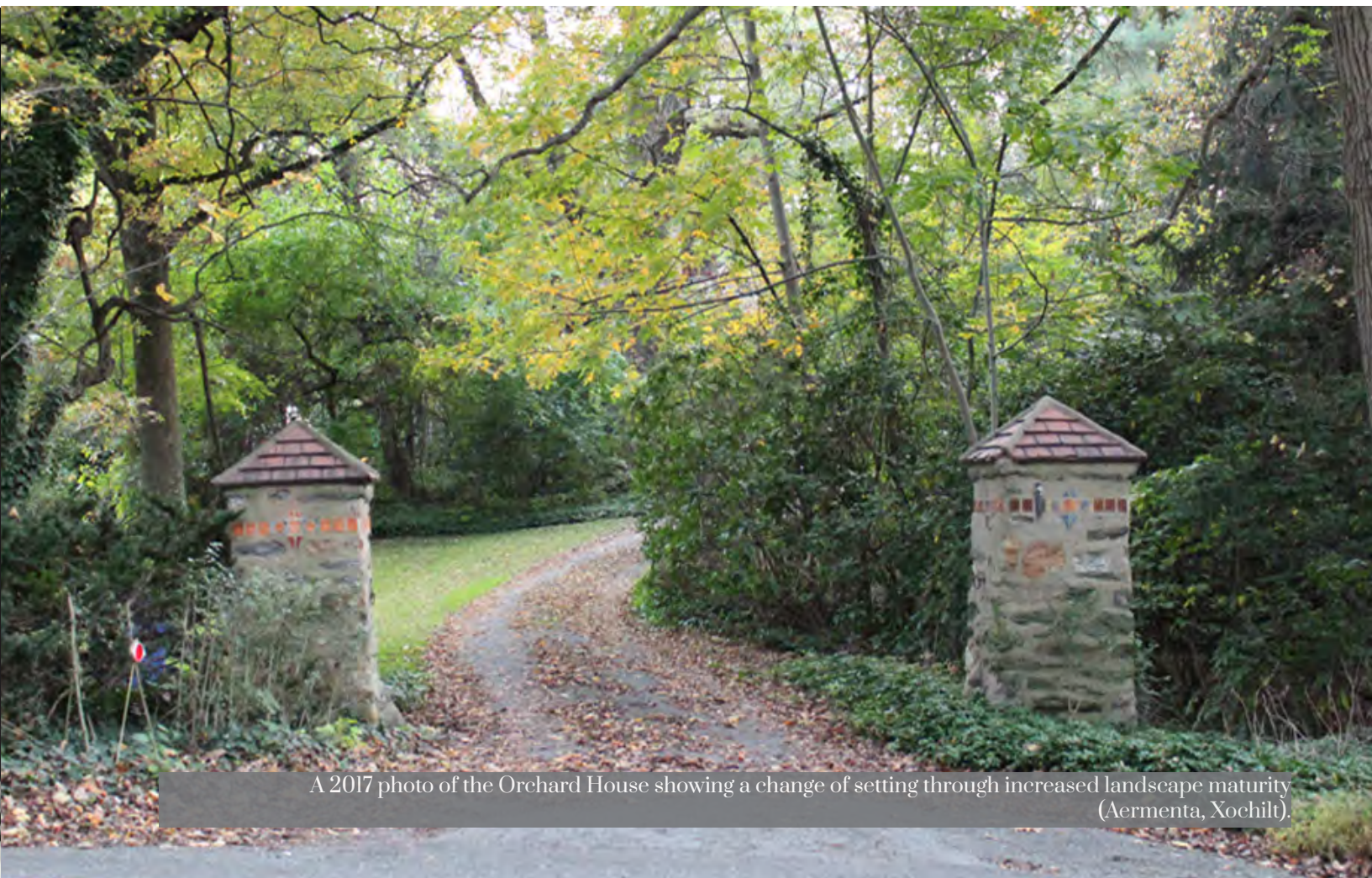
A 1905 photo of Rose Valley Road showing the dirt road allowing ease of pedestrian travel (Calderon Gonzalez, Alberto).



A 2017 photo of Rose Valley Road showing a change of setting through development of the thoroughfare (Calderon Gonzalez, Alberto).



An early 20th Century photo of the Orchard House showing a change of setting through increased landscape maturity (The Athenaeum of Philadelphia, "Orchard House").



A 2017 photo of the Orchard House showing a change of setting through increased landscape maturity (Aermenta, Xochilt).

material elements intact. The condition survey of historic resources completed by the team helped us to make conclusions about the state of material integrity and condition within the borough. The integrity and condition of each historic resource was evaluated and given a score (lower scores indicate a low integrity/condition and higher scores, higher integrity/condition). The data was also analyzed per neighborhood according to geographic groups along circulation routes (Ref map). All data was above 40%, and on average, condition and integrity values are around 85%. Several significant integrity and condition data spreads are represented on maps of the borough (refer to Appendix B).

The overall integrity score of the historic core is 70% and the overall condition score is 86%. Interestingly, two neighborhoods (Possum Hollow Road and Porter Lane as well as Price's Lane and Arbor Lane) with a higher density of Price-designed architecture represent lowest and highest spectrum of material integrity. The area around Possum Hollow Road and Porter Lane has the highest level of integrity (86%), yet the lowest average condition (76%). This means that architectural character is largely retained, yet is not always properly maintained. The ultimate goal is to have both high integrity and good condition. We will suggest some mitigation techniques to achieve this within our preservation plan.

Additionally, a large majority of structures still have intact exterior wall materials - only 10% of homes have added vinyl siding over original stucco, schist, or other characteristic original material. Unfortunately, 75% of the historic structures have had a roof replacement and often, when the historic slate or terra cotta tile roofs fail or become too expensive, asphalt roofing is the replacement material of choice.

About half of the surveyed buildings have additions to the property such as enclosed or detached garages, sun porches, or living space additions.

On average, structures only have one addition, but in certain areas of RV, such as Rabbit Run and Hilltop Road, more additions are common (over two addition types per building, often living space additions, enclosed garages, or sun porches).

Certain alterations to the historic buildings have a larger impact in the overall integrity and design. These changes include incompatible additions that are visible from the street, addition of vinyl siding, replacement of original terra-cotta, slate, or wood tile roofs with asphaltic materials, and changing the window fenestration pattern.

Workmanship

The workmanship of the master craftsmen and architects is still evident in many of the remaining historic resources through character-defining elements such as the application of intricate Mercer tiles, hand-wrought ironwork details, carved woodwork and fireplaces, and so on.

Feeling

The Park Service defines feeling as “a property’s expression of the aesthetic or historic sense of a particular period of time.”¹⁶ Rose Valley original feeling as an arts and crafts utopian enclave has changed over the years but some level of the same feeling as remained. The impact of the arts and crafts movement is still inherent through the architect-designed homes in the historic core, retaining hand-crafted details. However, the borough no longer still functions as an arts and crafts producer. The borough also no longer acts as a “utopia” with a largely communal sense. Some of these shifts from the original founding principals would likely have been captured within the period of significance, meaning that ultimately the integrity of feeling has not been lost. Following the period of significance,



Photos of 213 Possum Hollow Road (top: 1999, bottom: 2017), showing the visual impact of replaced roofing materials.



A historic photograph of a Moravian tile gate post. (A History of Rose Valley. "Will Price gate posts "grow up from their foundations", at many old lanes").

however, a large number of houses were developed in the Traymore neighborhood. This suburban landscape is sectioned off from most of the historic core, meaning that the feeling as a small enclave of arts and crafts-period architecture has not changed as a result.

Association

The association of the Borough with the arts and crafts movement, with the innovative nature of the School in Rose Valley, as well as with the local works of significant architects has remained well known throughout the country. The museum at Thunderbird Lodge will serve to further maintain the connection in Rose Valley to the community's creative past.

Future Designation and Documentation

Based on the developments of the 1981 Historic Resource Survey, the 2006 Multi-Municipal Comprehensive Plan, and a survey of the contributing resources completed by the team, we have made several further recommendations for a future course of action. Some of these recommendations involve considering additional possibilities through designation, while others suggest documentation as an alternative.

First, we propose an expansion of the period of significance to extend beyond the end date of 1950 to 1968. This would capture the period when Todmorden developed. This suburban expansion began in 1964 when estate owner Philip Kniskern filed to subdivide 131 acres into 100 plots of land. Four years later, in 1968, 100 houses had been constructed, almost doubling the Valley's pre-existing housing stock. This period of time represents a large stage in development of the Borough as suburbanization became a strong movement throughout the United States.¹⁷ Extending the nomination would make it possible to extend the historic district into notable individual properties in the Todmorden neighborhood, and hopefully serve to bridge a gap between the historic core and the more modern developments by further incorporating them into the narrative.

A full survey of Todmorden (including a resource form and photographs) as well as other areas that were considered non-contributing on the 2010 nomination should be completed in order to gain a full understanding of the structures in Rose Valley. Currently we believe that at least nine buildings within Todmorden could be eligible for the National Register based on criteria A and C. We hope to come up with a comprehensive list of additional properties to be included in the district and further define the character-defining elements related to these properties and how they add to, or supplement the resources in the historic core of Rose Valley.

A survey of the Rose Valley gate posts and the trails should be completed to document their existence, but both do not necessarily need to be included on the National Register. The location of these gate posts throughout the community should be mapped in order to track whether any of these resources are demolished or moved in the future to accommodate larger vehicle turning radii. It does not appear that a survey on these resources has been completed. Currently only two pairs of gate posts are considered contributing on the National Register. In addition to surveying the gate posts for documentation purposes, it might be prudent to consider them for designation in the future.

The intricate trail system represents an important historical network within the community. These trails have also never been fully mapped, likely in part because this internal structure presents some liability issues for the Borough. We believe that the borough does not want the trails to be publicly mapped, both to deter visitors from impinging on resident privacy and lessen the possibility of visitors hurting themselves on uneven ground. We believe that it might be a good idea to map the trails for use internally, within the Borough, but that these maps do not necessarily need to be public. While we consider the trails a significant cultural landscape that could be eligible for the National Register,

because there are community issues with this idea, we will not consider designation. A more defined treatment for the trail system will be presented within the preservation plan.

Notes

1. “How to Apply the National Register Criteria for Evaluation.” National Park Service. 1997 accessed October 26, 2017. <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.

2. Delaware County Planning Commission “Historic Resource Survey.” 1981.

3. “Thunderbird Lodge.” National Register of Historic Places Registration Form. 1988.

4. Nether Providence, Rose Valley, Rutledge and Swarthmore. Multi-Municipal Comprehensive Plan. Delaware County: October, 2006.

5. Delaware County Planning Commission “Historic Resource Survey,” 20-21.

6. National Park Service, “How to Apply the National Register Criteria for Evaluation.”

7. Ibid.

8. Kiser, Ellis, and J.M. Lathrop. Atlas of Delaware County East of Ridley Creek. Philadelphia: A.H. Mueller, 1909-1910; Sanborn Map Co., Insurance Maps of Delaware County, Pennsylvania. Vol. 3A. 1940.

9. Google Earth. 2010. [“Rose Valley”]. Accessed October 2, 2017.

10. C. G. Richards. Map of Rose Valley Borough. Delaware County: C. G. Richards, 1927.

11. C. G. Richards. Map of Rose Valley Borough. Delaware County: C. G. Richards, 1927.

12. Geoff Sheppard, (Chairman of the Rose Valley Centennial Foundation), in interview with Liz Reynolds in person, September 14, 2017.

13. Delaware County Planning Commission “Historic Resource Survey.”

14. Rose Valley Centennial Foundation, “Welcome to The Rose Valley Heritage Garden and Veterans Memorial.”

15. Price, “The Use and Value of Common Materials in House Work,” The Artsman, p. 386.

16. National Park Service, “How to Apply the National Register Criteria for Evaluation.”

17. Stix, Beverley M. A History of Todmorden. Unpublished (Delaware County Historical Society), 1977.



1.3

Site Values & Significance

The long history of Rose Valley has generated diverse values and led to its significance on many levels. According to the nomination report of Rose Valley Historic District, it is significant “for community planning and for its association with events that have made a significant contribution to the broad patterns of our history”, for being “the home of its founder William Price, whose most innovative experiments in domestic architecture are in Rose Valley”, and for “its significant group of residential buildings beginning with Price’s Rose Valley Architecture and then continuing with important architect-designed houses into the 1950s”.¹ To understand its significance today, not only should we establish how Rose Valley matters to its current residents, but it is also necessary to look back at its original values as a utopian community and see to what extent those values still remain.

To analyze the system of values in Rose Valley, this section will be divided into three parts: founding values, current values, and the values that overlap between them. Understanding the way these values intersect will serve as the foundation for a values-based preservation approach that aims to benefit both current and future generations.



To preserve a historic place, it's important to understand how it matters to its people (Huang, Yuexian).

Founding Values of Rose Valley

When William Price created Rose Valley as an Arts and Crafts community in 1901, he applied his theories about social structure, design, and place by embedding utopian ideals into the built environment. The founding values of Rose Valley can be divided into the three categories summarized below.

Craftsmanship

The founding of Rose Valley's Arts and Crafts community traces back to the Arts and Crafts movement in 19th-century Europe. Rose Valley was one of the first responses to the industrial age in the U.S. The idea of reviving traditional craftsmanship was a fundamental concept. Unlike machine-made products, artists and artisans of the Arts and Crafts movement thought functional objects should be beautiful. They also valued the revival of traditional tools and methods in the creation and fabrication process. These were shared ideas in the Arts and Crafts community, and they were reflected in both buildings and landscapes, such as Mercer tiles and gateposts.

Democracy

Due to Quaker influence, William Price embodied his ideal of democracy in Rose Valley's Arts and Crafts community in many ways. He intentionally created Rose Valley as a place open to everyone regardless of how many resources they had. Thus, people from different classes were all welcomed to live there. In addition, the whole community was organized democratically: there was no absolute authority, and everyone contributed to its governance. As for production, artists and artisans shared the same creative process but retained ownership of their own products. They also participated in other creative activities such as

theater. Thus, residents were socially united, and linked to the place they lived due to the sense of ownership and responsibility.

Vernacular

William Price valued the idea of vernacular in terms of both architecture and landscape. He renovated previous vernacular buildings such as barns and mills, and constructed new buildings in different sizes using local materials such as stone, stucco, and Mercer Tile. In this way, Price expressed the democratic principle of a unified community. On the one hand, people could afford either big or small houses based on their financial conditions and there were fewer visual cues to tell the difference of classes. On the other hand, residents shared the same architectural vocabulary based on local building materials. This, in return, enhanced residents' connection to each other.

In terms of landscape, Price took both natural setting and designed landscape seriously. Buildings were deliberately designed to fit the surrounding environment. An example is the use of stone base to deliver the sense that buildings grow from the ground. There were both local species and imported plants such as Japanese maples. Hidden in the woods were informal walking trails as ways for the community to connect to each other and events. Moreover, there were also private gardens as places for outdoor living and food cultivation.

Current Values of Rose Valley

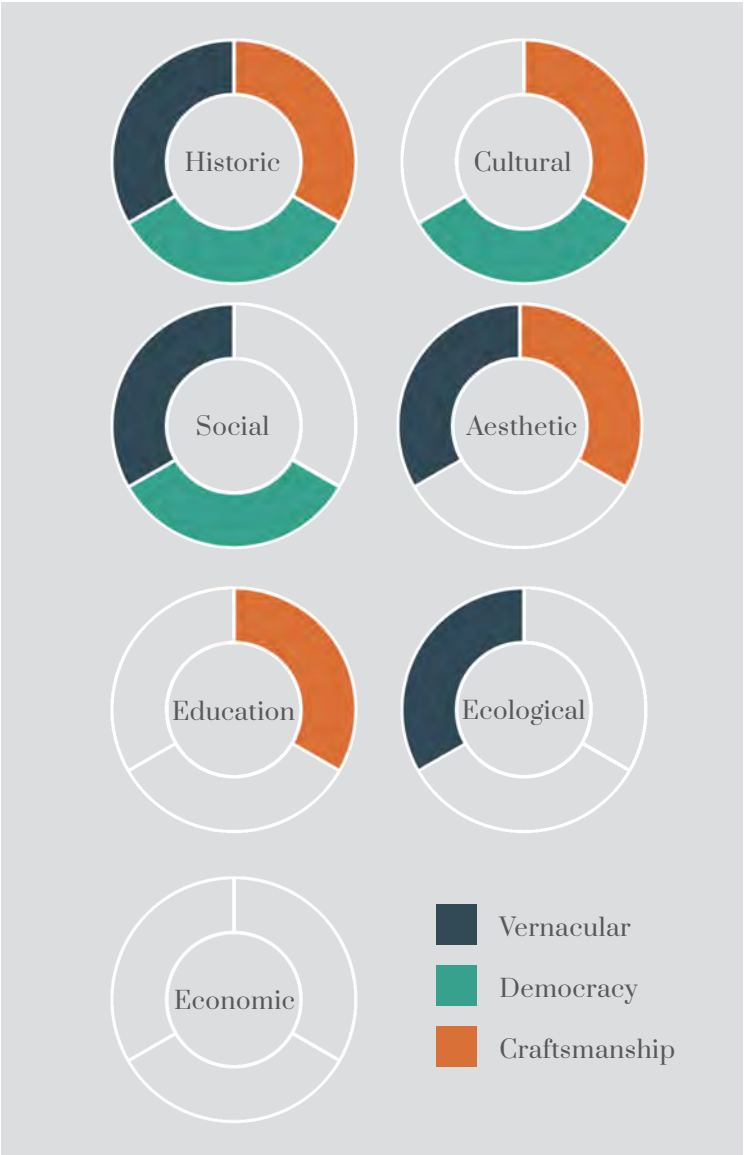
Different from founding values, current values indicate how a historic place matters to its people nowadays. Rose Valley's significance lies in its historic, cultural, social, aesthetic, educational, economic, and ecological values. Some of those values are inherited from the Arts and Crafts community when Rose Valley was founded while others are contemporary values.



2 Rabbit Run in 1917, William Purcell (A History of Rose Valley." First modern in Rose Valley, 1917.")²



2 Rabbit Run in 2017. (Reynolds, Elizabeth)



These charts show how founding values could be fit into current values (Huang, Yuexian).

Historic Value

The high integrity of historic fabric in Rose Valley shows the historical development of a rural area. It has a significant group of historic buildings whose construction dates span from the 18th to the 20th century. There are early agricultural buildings such as farmhouses and barns, mill buildings adapted by Price and his colleagues, as well as other contemporary and modern buildings.

Cultural Value

Rose Valley’s cultural value is reflected in its shared cultural identity inherited from the Arts and Crafts community. Residents are proud to be part of Rose Valley and are willing to take responsibility for running the community. Furthermore, residents still admire Rose Valley’s past as an Arts and Crafts community. Owners of historic buildings, and even new buildings in Traymore, renovate the interiors and exteriors of their houses in Arts and Crafts style and try to preserve historic features. Residents are also active in preserving cultural resources, such as Thunderbird Lodge, for others to understand and appreciate the history.

Social Value

The social value of Rose Valley lies in how historic buildings are used today. Places such as Thunderbird Lodge, the Old Mill, and the swimming pool are still operating for social gathering of community members. The walking path system is still used, which shows a sense of unity since people open their back yards to their neighbors. Groups such as the Rose Valley Folk and the Rose Valley Gardeners host community events in historic sites to sustain social relations among residents. People from surrounding neighborhoods are also invited to experience Rose Valley.

Aesthetic Value

Rose Valley’s aesthetic value is reflected in the interrelationship between historic buildings of different periods and the landscape. The agricultural remnants are scattered but include several significant farm houses and barns, many of which were later altered to serve the needs of the Arts and Crafts Community. After World War II, some regional modern buildings were constructed

here. Those buildings, although varying in style and size, are blended into the surrounding environment organically. The early 20th century architecture, due to the utopian interrelationship between historic buildings of different periods and the landscape. The agricultural remnants are scattered but include several significant farm houses and barns, many of which were later altered to serve the needs of the Arts and Crafts Community. After World War II, some regional modern buildings were constructed here. Those buildings, although varying in style and size, are blended into the surrounding environment organically. The early 20th century architecture, due to the utopian ideal of shared interests, are mostly composed of local materials. despite their different sizes, and as a result, delivers a sense of harmony. In addition, the topography of Rose Valley shapes a picturesque landscape. Thus, when wandering around the neighborhood, people never get a long-range view, which adds to its aesthetic value.

Educational Value

Based on its historic value, Rose Valley has educational value for both its residents and others from outside the neighborhood. Individuals can learn about the history of the neighborhood by interpreting historic resources there. Additionally, its integrated historic fabric and remaining historic buildings are great resources for professionals and students interested in history, architectural history, architecture, historic preservation, and other academic fields such as community development.

Ecomonic Value

The economic value is first reflected in the market value of Rose Valley’s properties. It has been among the highest in the U.S., and is expected to continue

to increase. The economic value could bring in potential development activities, which would threaten other values of Rose Valley. Also, due to the large amount of historic buildings here, there is a job market for crafters skilled in preservation hand skills.

Ecological Value

The natural setting of Rose Valley makes it a habitat for wildlife and many native plants such as Sycamores and Japanese Maples. The conservation of its green spaces is significant to both the local and regional climate.

Overlapping Values

When comparing the founding values with the current values of Rose Valley, what remains consistent are historic, cultural, social, and aesthetic values. Although the initial Arts and Crafts community has gone, there is a residual sense of social cohesion amongst many residents who hope to preserve the area and increase the community involvement amongst newer residents. This is reflected in the Rose Valley Centennial Foundation’s Strategic Plan where the long-term goals of Rose Valley are identified as: “beautify and preserve our natural environment; keep our history alive; build on our unique sense of community; and promote resident participation and volunteerism.”³ These goals are consistent with the four key values mentioned above. Thus, Rose Valley is significant due to its historic, cultural, social, and aesthetic values.



Typical mail boxes in Rose Valley (Huang, Yuexian).

Statement of Significance

Rose Valley has maintained a high integrity of its historic fabric, which represents a cross-section of the evolution of the region over more than two hundred years from farmland, through the Industrial Revolution, to the suburban growth of the twentieth century. It’s historically significant as one of the earlier among the few Utopian Arts and Crafts communities in the United States. Founded by architect William Lightfoot Price in 1901, the community was a social and artistic experiment in retaining traditional methods of craftsmanship and communal cooperation in an age when industrialization threatened their survival. Embedded in the built environment, Price’s ideal of democracy has been inherited today, and contributes to a shared cultural identity in the community, reinforced by the continued use of the historic sites for social gatherings. Moreover, the organic interaction between architecture and environment, which was valued by Price, has remained, and shapes a distinctive cultural landscape in Rose Valley.

Notes

1. National Register of Historic Places, Rose Valley Historic District, Rose Valley Borough, Delaware County, Pennsylvania, National Register #10240018.
2. Ham, Peter., Eleanore Price Mather, Judy Walton, and Patricia Ward. A History of Rose Valley. Delaware County, Pennsylvania: Borough of Rose Valley, 1973
3. Rose Valley Centennial Foundation. Long Range Strategic Plan. Unpublished, 2017.



1.4

Enabling Environment

Planning for the preservation of Rose Valley is dependent on the successful consideration and integration of the varying systems that influence the borough. Influencing systems can be internal and external, tangible and intangible, dynamic or constant, while the sum of these systems is called the 'Enabling Environment.'

In Rose Valley, the enabling environment consists of six systems: governance, infrastructure, built environment, open space, economics, and community. Perhaps the most complex of these systems is community, inclusive of the people, culture, traditions, and influence of Rose Valley residents. As outside consultants, we worked to understand the community through stakeholder interviews.

To provide a thorough discussion of each of these factors, this section will be divided into a few parts. First, a brief description of each system that defines the enabling environment. Second, an in-depth study of the community including a discussion of the various stakeholder groups and a summary of the interview process.

Governance

At a local level, Rose Valley is governed by the Mayor and the Borough Council and supported by the Borough Manager, the Environmental Advisory Committee, and the Zoning Hearing Board. The Borough Council is the voting body that must approve changes to the legislation alongside the Mayor. The Zoning Hearing Board and the Environmental Advisory Committee review projects that may require a variance from the extant zoning and environmental regulations. Finally, the Borough Manager enforces ordinances by reviewing proposed projects and processing complaints or comments from residents about other projects in the borough.

The Old Mill in Rose Valley represents a gathering space for the community's various social groups. It is also used as a public event space for hosting weddings and other events. (Calderon Gonzalez, Alberto)

Local legislation pertinent to our scope of work includes Environmental Ordinance 309 and Zoning Ordinance 331, the implications of which are discussed in Section 1.5. There is no extant preservation ordinance in Rose Valley.

All counties in Pennsylvania have a planning department that serves as a resource for writing, reviewing, and implementing legislation. While Delaware County does not have any specific regulatory power over Rose Valley, the borough utilizes the county's expertise to make decisions regarding zoning variances.¹ Furthermore, Delaware County facilitated the creation of the 2006 Multi-Municipal Comprehensive Plan between Rose Valley, Swarthmore, Nether Providence, and Rutledge. Though the plan was written at the county level, it is also an example of state governing power since Pennsylvania requires that all municipalities have a comprehensive plan to receive state funds.² At the national level is the National Historic District designation. While this designation does not regulate private development, it brings recognition to the historic resources of Rose Valley that may influence future historic preservation legislation. Together, these regulatory bodies provide the framework and establish the boundaries for future legislation that might better protect the resources of Rose Valley.

Infrastructure

The infrastructure of Rose Valley consists of systems that service the people and places of the borough. As a small borough, Rose Valley does not have the necessary zoning or governing structure with which to provide its residents with all amenities and is often dependent on neighboring communities. For example, Rose Valley is zoned to prohibit commercial uses, meaning that residents must shop at grocery and convenience stores in nearby towns. Furthermore, the borough relies on the Pennsylvania State Police while Garden City

and South Media provide fire protection services to Rose Valley.³ One of the services the borough offers to neighboring communities is sewage treatment; the plant near Long Point serves much of Rose Valley and part of Nether Providence. However, the primary service Rose Valley is known for is the School in Rose Valley, a private school that accepts students from residents of Rose Valley and nearby communities.

The infrastructure supporting transportation in Rose Valley consists of a system of roads and paths owned and maintained by a multitude of groups. Road Valley Road, the only state-owned road, bifurcates the borough and is maintained by PennDOT. Many of the busier streets in Rose Valley are owned and maintained by the borough, whereas private lanes and driveways must be repaired and plowed by individual owners. Finally, while there are no sidewalks in Rose Valley, the trail system is comprised of footpaths to provide pedestrian access through the wooded areas. These footpaths have a long history in Rose Valley and some residents see them as representative of their sense of community. The roads and paths are part of the cultural landscape as they influence the way in which visitors and residents experience Rose Valley.

Built Environment

Though the preservation of Rose Valley is multifaceted, a foundational component of a preservation plan is the protection of tangible resources manifested in the built environment. In Rose Valley, the built environment is defined by the stock of 400 buildings that range from architect-designed to typical suburban-tract houses, inclusive of the few structures that are open to the public. Of these buildings, 105 contributing and 30 noncontributing buildings are located within the boundaries of the Rose Valley Historic District.⁴ To enable preservation, a plan must carefully

consider the interplay between noncontributing and historically significant buildings as the balance between these types of resources has the potential to influence the community's response to preservation strategies.

Open Space

Another tangible resource that merits protection is Rose Valley's open space, characterized by wooded areas, wetlands, and hilly topography. Specifically, Rose Valley is situated within the Ridley Creek watershed, a 100-year floodplain, and has many designated steep slope zones along the creek. It also contains two locally designated wetlands and two riparian buffers in the form of the Saul Wildlife Preserve and the Long Point Wildlife Sanctuary.⁵ Many of these resources are protected against future development via Environmental Ordinance 309, as will be discussed in Section 1.5. However, the remaining, unprotected environmental resources are of critical importance to the preservation of Rose Valley in that the open space contributes to the cultural landscape of Rose Valley, is integral to the built environment, and shapes the way in which visitors experience the borough.

Economics

The economic environment of Rose Valley is characterized by high income, high property values, and low taxes. At the borough level, Rose Valley's budget shows equivalent net income and expenses, resulting in an operating budget of about \$370k.⁶ Residents have a median household income of \$166k and a median property value of \$534k.⁷ The combination of these factors results in an economically homogenous community that may prohibit interested residents, such as those with strong ties to the Arts and Crafts or descendants of Rose Valley founders or long-time residents, from

living in the borough. Furthermore, the economic environment fosters a competitive housing market that poses the threat of demolition, as discussed in Section 1.5. The economic resources of the residents and borough will influence the scope of conservation efforts they are willing to undertake.

Community

The residents and neighbors of Rose Valley are notable for their active engagement in community organizations. Below is a noncomprehensive list of those organizations followed by a brief description. The role of these organizations in the development and activities of Rose Valley will be discussed at length in the following Stakeholders section.

- **Rose Valley Folk:** a private social club that owns the Old Mill and oversees the local boy scout troop.
- **Boy Scout Troop 272:** an active troop of about 60 boys that, among many activities, helps maintain the trail system.
- **Rose Valley Museum and Historical Society:** aims to have a home in the renovated Thunderbird Lodge.
- **Rose Valley Swim and Tennis Club:** a private club in Rose Valley accepting both residents and non-residents as members.
- **Rose Valley Gardeners:** a social group that often acts as the welcoming committee, dropping off flower arrangements to new residents.
- **Rose Valley Centennial Foundation:** an umbrella organization seeking to coordinate the activities of the above groups to benefit the goals of Rose Valley.⁸



Established in 1923, Hedgerow Theater is America’s longest running Repertory Theater (Flemer, Rebecca.).

Stakeholder Engagement

In our analysis of Rose Valley, we identified several key stakeholder groups. These groups exist both on the local level, housed within the Rose Valley community, and on a larger scale, as regional and national entities. Identifying stakeholders is an iterative process informed by in-depth research, event attendance, and interviews. Two points

crucial to the development of our preservation plan involved gaining an understanding of how each stakeholder group currently influences Rose Valley, as well as their individual goals and motivations for the future preservation of the community. Through a series of interviews with current Rose Valley residents, we identified several key points to address with our preservation plan. These key

points address specific issues and opportunities that residents identified within the community. However, viewed together, they represent a spectrum of interconnected thoughts that we, as a group, will use to develop an appropriate list of preservation strategies. For each of the 15 interviews we conducted, we identified between three and five key ‘takeaways’ (see appendix for full list). Based on the trajectory

of our preservation plan, we narrowed down the list from 61 key takeaways to 10. The relationship between these 10 takeaways and the strategies suggested in our preservation plan will be addressed more thoroughly in Section 2 of this document.

Key Takeaways

- 1. Concerned about possible changing demographics in Rose Valley (racially, economically, politically)
- 2. Strong desire for improved/accessible walking paths to help with community connectivity
- 3. Delaware County is a resource, not a regulatory body. Whether a municipality takes advantage of that resource depends on the individual people in power
- 4. Concerned about rising prices (younger generations cannot afford to live in Rose Valley)
- 5. A broader vision for Thunderbird Lodge (as a tool to reincorporate the Arts and Crafts in Rose Valley)
- 6. Many smaller communities in Delaware County consider themselves to be ‘fully developed,’ and therefore do not see the threat of demolition
- 7. Popular opinion that ‘social pressure’ within the community is enough to protect the historic fabric (do not see a need for legislation/regulation)
- 8. Public awareness is critical to preservation
- 9. New residents may not have the same appreciation for the historic character of Rose Valley, which could threaten and/or encourage excessive remodeling
- 10. Challenges in keeping up with the demands of an old home (in terms of maintenance and unexpected repairs)

In addition to our stakeholder interviews, which place focus on the residents of Rose Valley, there are several community organizations that should be noted as local stakeholder groups. Many of the interviewees are members of one or more of these local groups, which aided in our understanding of participation within the community. The following list includes both groups we have identified as key stakeholders and stakeholder groups identified by the Rose Valley Centennial Committee's Long Range Strategic Plan, many of which have been identified and defined in section 1.4.1.⁹ We have not interviewed every resident, nor have we interviewed every stakeholder group identified in the strategic plan. However, we believe it is important to recognize each local group to formulate a better understand of the functions within Rose Valley. The following is a comprehensive stakeholder group list, those identified by the strategic plan only are italicized:

- Rose Valley Residents
- The Rose Valley Centennial Foundation
- The Mayor
- The Borough Council
- The Rose Valley Folk
- The Rose Valley Museum and Historical Society
- Boy Scout Troop 272
- The School in Rose Valley
- *Valley Voices*
- *Town Watch*
- *Environmental Advisory Council*
- Hedgerow Theater
- *Rose Valley Swim and Tennis Club*
- *The Rose Valley Gardeners*
- *Old Union Church*

The previously mentioned stakeholder interviews were conducted at the local level, with a group of interviewees that consisted, primarily, of Rose Valley residents. Although speaking with the local level stakeholders helped to guide our understanding of the community and the values of residents, it was also necessary to consider interest groups that exist

on the regional and national levels. By identifying these broader stakeholder groups, we determined both the extent to which each will be impacted by our preservation plan and the potential for future partnerships. On the regional level, we identified several potential stakeholders, which include, but are not limited to:

- The Delaware County Planning Department
- Potential developers*
- Commercial resources
- Residents of the surrounding municipalities*
- State-level preservation groups*
- Nature clubs*
- Arts and Crafts Organizations/Communities*

Each of these groups have some level of interest in the future preservation of Rose Valley, even though their connection with the community may presently be limited. Those stakeholders who do not have a current relationship with Rose Valley (noted in the above list with an asterisk) have been identified as integral resources in terms of our future preservation plan. Primary focus has been placed on these potential partnerships due to the ways each may impact the community. For example, relationships with local-level, non-profit, preservation groups will impact Rose Valley's ability to deploy a preservation strategy like façade easements. These regional stakeholders do not currently depend on the vitality of Rose Valley for their independent functions or success as independent groups. However, both Rose Valley and these regional stakeholders stand to be strengthened by new partnerships and a distinct plan for the years to come.

The National Park Service represents the one national stakeholder we have identified for Rose Valley. As a National Historic District, this partnership is one that already exists, but could be strengthened or expanded over time. The National Park Service has an interest in the success of Rose Valley's Historic District, but also represents what



The School in Rose Valley is one of five institutional spaces in the community. It is a private school that some children of Rose Valley attend, along with children from the surrounding municipalities (Flemer, Rebecca).

could be a key resource in aspects of our preservation plan. Since many of the highest-ranking tools for historic protection exist at the national level, this is an important relationship for Rose Valley to maintain.

Notes

1. Paula Healy (Borough Manager, Rose Valley), in discussion with Liz Trumbull via phone, October 26, 2017.
2. Beverlee Barnes (Manager of Historic Preservation, Delaware County Planning Department), in discussion with Liz Trumbull, Yuexian Huang, and Pamela Hawkes, September 18, 2017.
3. “Borough Services,” Rose Valley Borough, accessed September 26, 2017, <http://www.rosevalleyborough.org/borough-services/>.
4. George E. Thomas, “Rose Valley Historic District,” National Register of Historic Places Registration Form (Philadelphia: Civic Visions, 2009), 2.
5. Nether Providence, Rose Valley, Rutledge, Swarthmore, Multi-Municipal Comprehensive Plan (Delaware County: 2006), 1-20.
6. Rose Valley Borough, “Amended Draft Proposed 2017 Budgets with 5% and 10% decreases,” (Rose Valley: 2017).
7. “Rose Valley, PA,” Data USA, accessed September 26, 2017, <https://datausa.io/profile/geo/rose-valley-pa/>.
8. Rose Valley Centennial Foundation, “Long Range Strategic Plan,” Word Document (Rose Valley: January 2017).
9. Ibid.



Typical address markers on Price's Lane.
(Trumbull, Liz)



1.5

Tolerance for Change

While much of Rose Valley's historic core remains intact within the bounds of the historic district, the borough is subject to uncharacteristic, insensitive development due to a lack of historic protection coupled with development pressure. For example, of the historically-contributing homes within the historic district, nearly half have additions and few have historically appropriate roofs. Furthermore, the National Register designation does little to protect the historic fabric beyond recognizing the significance of the building stock. As mentioned in Section 1.X, Rose Valley has already lost three historic houses to demolition.

Beyond the historic core, the building stock of Rose Valley has evolved to include suburban tract housing in Todmorden and Long Point while denser, semi-attached housing was constructed in Traymore. The two large, incongruous houses recently constructed on Brookhaven Road are representative of the development pressure in Rose Valley. The borough's high per capita income, rising land value, and limited zoning regulations threaten many historic homes with demolition in order to build newer, larger homes for profit. While consciously designed additions to historic fabric could be appropriate for Rose Valley, further construction of McMansions threatens to undermine the historic integrity of the community. Our team has undertaken a build-out analysis to determine the extent of this threat and identify the properties subject to future development.



Typical house in Traymore, a recent development of clustered housing (Calderon Gonzalez, Alberto).

Zoning in Rose Valley

Ordinance 331, adopted by the Borough Council in 2010, comprises the zoning code in Rose Valley. Prior to 2010, the last amendment to the zoning code was made in 1997 at which point the zoning legislature was divided among four ordinances.¹ Thus, the 2010 rewrite consolidated numerous legislative documents and made a substantive change by adding a zone for “Planned Residential Development Districts” (PRD). PRD’s enable higher-density housing than was previously allowable in Rose Valley, a change catalyzed by the sale of the 26-acre Saul Estate and the desire to build Traymore.

The zoning code defines six zoning districts: four residential zones, one institutional, and one open space preservation (OSP) district, illustrated in the appended zoning map. The institutional district applies to individual properties that are non-residential and used for community activities. Properties zoned institutional include: Hedgerow Theater, the Pool at Rose Valley, the Old Mill, Old Union Church, the School of Rose Valley, and most recently, Thunderbird Lodge. While much of the OSP district is also open to the public, this zone includes borough-owned property that is permanently protected against future development. OSP land typically consists of open space and wildlife preserves with some extant historical structures such as the footpaths and stone bridges.

The zoning policy for single-family, detached housing is defined by Zone A, B, and C. While the use and occupancy regulations are the same for each of these districts, the lot configuration varies. For example, most residences in Rose Valley are in Zone A wherein the minimum lot size is one acre and the maximum building footprint is 10% of the lot size.² Zones B and C have differing lot sizes and buildable areas, as outlined in Table 1.5.1 (right).

Environmental Regulations

In addition to zoning districts, development in Rose Valley is regulated by the environmental protections set forth in Ordinance 309, adopted by the borough in 2003. Specifically, there are four types of environmental regulation that are pertinent to our build-out analysis. They are defined below and followed by a discussion of their implications.

- **Ridley Creek Floodplain:** land along the creek that is within the 100-year flood zone as defined by FEMA.³
- **Very Steep Slopes:** terrain, both natural and woodland areas, with an elevation change of greater than 25% with a vertical change of minimally ten feet that is located within 300 feet of Ridley Creek.⁴
- **Steep Slopes:** terrain, both natural and woodland areas, with an elevation change between 15% and 25% with a vertical change of minimally eight feet that is located within 300 feet of Ridley Creek.⁵
- **Wetlands:** land saturated by water for a duration and with enough frequency to support vegetation. There are no FEMA-designated wetlands in Rose Valley, but there are five locally-designated and protected wetlands in Rose Valley.⁶

These environmental regulations can be divided into two groups: those that prohibit development, and those that make development very difficult. For example, Ordinance 309 states that “no site disturbance shall be allowed on very steep slopes,” while “any site disturbance on steep slopes shall be minimized.”⁷ Thus, a building permit application would not be approved for a new development on a very steep slope, while new development on steep slopes is unlikely but not impossible if a variance were approved. Similarly, woodland and natural areas within the Ridley Creek 100-year floodplain cannot be disturbed, whereas wetlands can be

altered if a mitigation plan is approved.⁸ Thus, woodland and natural areas within the very steep slope and Ridley Creek 100-year floodplain cannot be developed. Development is unlikely, but possible through a specific approval process, for land on steep slopes or wetlands. These areas are identified on the appended map.

Table 1.5.1: Summary of Zoning Regulations in Rose Valley

		Zone A	Zone B	Zone C	Zone Institutional
Use		Residential	Residential	Residential	Institutional
Minimum Lot Size (acres)		1.0	0.5	0.69	2.0
Minimum Lot Width (feet)		150	100	125	150
Maximum Building Footprint (% of lot area)		10%	15%	12%	10%
Maximum Impervious Surfaces (% of lot area)		20%	30%	25%	25%
Typical Lot	Front yard depth (min., ft)	55	45	55	55
	Aggregate side yard width (min., ft)	50	40	50	50
	Single Side Yard Width (min., ft)	20	15	20	20
	Rear yard depth (min., ft)	40	40	40	40
Interior Lots	Lot Size (min., acres)	1.0	0.5	0.69	-
	Street Width (min., ft)	25	25	25	-
	Front Yard Depth (min., ft)	70	60	65	-
	Aggregate Side Yard Width (min., ft)	80	60	70	-
	Single Side Yard Width (min., ft)	35	25	30	-
	Rear Yard Depth (min., ft)	60	50	60	-
Ridley Creek Setback		150	-	120	-

Build-Out Methodology

To complete the build-out analysis, we restricted the scope to residential, contributing buildings and lots located within the historic district. We did not assess institutional parcels within the historic district as they are often owned in part or whole by the borough. We analyzed only the extant parcel lines per the existing zoning code and we did not consider the implications of joining adjacent lots.

We approached the build-out assessment via three modes of analysis, the first of which was a subdivision assessment. For each zone, we identified the parcels that are two times the

minimum lot size for that zone. Of these lots, we analyzed the parcel’s proximity to environmentally protected areas, access to streets, and geometric restrictions such as proposed lot width and depth to determine eligibility for subdivision. We identified two types of subdivision threat: “likely” and “possible” subdivision. Properties identified as “likely” subdivision lots are those which could be easily split due to easy access to nearby roads. Properties identified as “possible” subdivision lots are typically interior parcels that would require access variances for subdivision. If these lots are subdivided, the extant buildings would be threatened with demolition and new construction would both increase density and change the

Vulnerable Properties

Below is a noncomprehensive list of properties threatened by demolition or subdivision as determined by the build-out analysis. For a complete list, refer to the appendix.

- Carmedeil
- Todmorden Hall
- Gothwald
- Roylencroft
- Bishop White House
- Blue Gate House
- Orchard House
- Hedgerow House
- Good Intent
- Quarry House

landscape of Rose Valley.

Our second mode of analysis was an investigation of demolition threat. The premise for this analysis is that underdeveloped properties are threatened by demolition because property value is increased by building bigger houses that maximize the buildable area permitted by zoning. Thus, we identified all lots on which the contributing, historic building comprises less than half the maximum lot area indicated in the zoning ordinance. In other words, the extant building footprint could be doubled if a new house, or substantive addition, were constructed. As in the first mode of analysis, the threatened properties are those that are not

restricted by environmental regulations.

Lastly, we looked for any vacant parcels that meet the minimum lot size prescribed by zoning but do not have an extant structure. These parcels are easy targets for development.

Results of Build-Out

By performing a build-out analysis, we identified many properties that are vulnerable to future development, as illustrated in Appendix D. First, we determined that five properties are likely to be subdivided including Hedgerow House, Good intent, and two architect-designed homes. We further identified four lots that are possible candidates for subdivision and would require access variances, including Todmorden Hall. While all the subdivision properties are also threatened by demolition, we found an additional nineteen contributing houses in the historic district that are threatened by demolition including the Bishop White House, Carmedeil, and Roylencroft. Finally, we identified three vacant lots that are likely candidates for new development. This list of vulnerable properties is a critical component of our preservation plan as the tools and policies we recommend will aim to protect these properties against future development.



"Orchard House" at 5 Orchard Lane, threatened by demolition (Wilson, Tarsha).

Notes

1. Paula Healy, (Borough Manager, Rose Valley), in discussion with Liz Trumbull via phone, October 26, 2017.
2. Rose Valley, Pennsylvania, Municipal Code Ordinance 331 §IV.402.
3. Rose Valley, Pennsylvania, Municipal Code Ordinance 309 §II.201.
4. Ibid.
5. Ibid.
6. Multi-Municipal Comprehensive Plan, 40.
7. Rose Valley, Pennsylvania, Municipal Code Ordinance 309 §III.303.B.
8. Rose Valley, Pennsylvania, Municipal Code Ordinance 309 §III.303.A; Ibid., §III.304.B.



'Gothwald' at 173 Rose Valley Road, threatened by demolition (Huang, Yuexian).



1.6

SWOT Analysis

Change is inevitable in historic cultural landscape settings. However, sustainable growth whilst maintaining original values and historic integrity largely depends on how communities respond to change and adapt from there on. Therefore, taking an account of Rose Valley's strengths, weaknesses, opportunities, and threats as a historic neighborhood was a crucial step towards strategic planning and decision-making for its future preservation. The team performed a SWOT analysis to synthesize data gathered through research and interviews. It was then incorporated into an effective preservation plan, which reflects strategies that build on strengths and opportunities of Rose Valley while addressing threats and weaknesses.

Strengths and weaknesses (S-W) are defined as internal factors currently affecting the neighborhood and its community, while opportunities and threats (O-T) are seen as external and in the future. It is important to know that attributes listed as strengths might also be seen as weaknesses, whereas opportunities could turn into threats, and vice versa. The following results are focused on key attributes that the team found most crucial to Rose Valley's future preservation.



Samuel Yellin's metalwork in the Saul Manor House, one of many hidden Arts & Crafts gems in Rose Valley (Sadiq, Noor).

ROSE VALLEY

SWOT ANALYSIS | 2017



STRENGTHS

- Bucolic Setting
- Integrity of Historic Resources
- Passionate Community
- Community Spaces
- Thunderbird Lodge



WEAKNESSES

- Disconnect b/w Long-term & Recent Residents
- Geographical Isolation of Neighborhoods
- Over reliance on the "Magic of Rose Valley"
- Lack of Regulations
- Lack of Commercial Spaces



OPPORTUNITIES

- Homeowner Best Practices
- Make Trails more Accessible
- Revive Arts & Crafts through Conservation
- Thunderbird Lodge as a Home for Arts & Crafts
- Centennial Celebration



THREATS

- Mounting Maintenance Cost
- Rising Property Values
- Disconnect from Original Values
- Potential Demolition
- Invasive Species

Key takeaways from the SWOT Analysis that informed the team's preservation plan for Rose Valley.

Strengths

Bucolic Setting

The bucolic landscape of Rose Valley sets the Borough apart from its surrounding municipalities. Besides providing a complete visual treat, the understanding of Price’s deliberate design to create harmony between architecture and nature, gives the

neighborhood additional value and meaning. For instance, to create and maintain this picturesque landscape, sidewalks were deliberately left out of the neighborhood plan, which remains true to this date. Though a lack of sidewalks limits how you go around and experience the neighborhood, many residents such as Bruce Hunt see this as a crucial strength in Rose Valley’s unique cultural landscape.¹ Additionally, the architectural design and materials, such as local sand stucco work

towards the same goal. Price wrote “she will surely have some dominant note to which you must bow, and with which other materials must be made to blend... to tie your house and garden to the busy earth.”²

development of the area, their particular home or site and associated arts and crafts techniques. The preservation plan put forward utilizes the potential in community driven preservation, and thus focuses on expanding and enhancing the residents’ interests and stewardship skills.

Integrity of Historic Resources

Approximately one-quarter (121 of approximately 400) of the buildings, structures, and sites within the Borough are considered significant and contribute to the National Register historic district nomination.³ The overall integrity of historic properties was determined to be high based on the team’s architectural and landscape survey of Rose Valley. Several of the properties have been modernized over time to adapt with changes in use. However, many of these alterations are not readily apparent to the average observer from the street. A more exact understanding of state of condition and change over time has been discussed in the Assessment of NRHP Status and Integrity section. In addition to the many historic homes within the core of Rose Valley, most of the social and cultural spaces within the Borough reside in historic structures. This adds another level of value to the historic character of this largely residential neighborhood.

Community Spaces

Alongside the several local organizations, Rose Valley boasts a variety of community spaces open to residents, such as Rose Valley Swim & Tennis Club, the Old Mill and Hedgerow Theatre. Besides providing recreational facilities, these spaces also help in strengthening the community as a whole by bringing residents together. In our discussion with Marc and Brynne Bruno, the young couple reaffirmed the importance of communal spaces in building neighborhood relationships especially for recent residents like themselves. Although they have a pool of their own, the family spends most of their summer at the Rose Valley Swim and Tennis Club as it provides a lively, family friendly atmosphere for their children, shared alike by many residents.⁴

Thunderbird Lodge

This leads to another crucial communal space, the Thunderbird Lodge. Recognized as a historically significant Arts and Crafts building in Rose Valley, Thunderbird was originally a barn that Price adapted into a private home in 1904. It has since been acquired by the Rose Valley Centennial Foundation and turned into a community space. Our team identified Thunderbird Lodge as a significant strength for the neighborhood, as it represents a space held by the community for the community, envisioned as “the future base of the Rose Valley arts and crafts community”.⁵ In recent

Passionate Community

The team found that many Rose Valley residents who are associated with local organizations such as the Rose Valley Folk, and/or who live in historic houses are great stewards to the historical narrative of the Borough and are passionate about retaining tangible and intangible character-defining features of the neighborhood. From interviews with several residents, we learned that many of the community members are enthusiasts at exploring and cherishing the complex layers of history and

news, per the Long Range Strategic Plan put forward by the Centennial Foundation, Thunderbird Lodge Museum just officially opened its doors to the public on October 27th, 2017. It is the first public institution that has opened in the Borough in the last 88 years.

Weaknesses

Disconnect between Long-term and Recent Residents

One of the key weaknesses identified by the team is the disconnect between long-term and recent residents. As much of Rose Valley's community is an aging population, there's a strong resistance to change, both within the community as well as in the built environment and cultural landscape. Many of the long-term residents have a deeper connection to the historical narrative of Rose Valley and therefore, are passionate about its past and the continuation of its legacy. The newer and/or younger residents along with a few older ones may not necessarily share the same values. This in turn creates a disconnect between the community. Partly the reason why several recent residents have differing values to the original Rose Valley values is because many of them are not aware of its founding values or the historical significance of the cultural landscape in which they live. Many of these values stem from the experience of living in Rose Valley, and through participating in community events, which is a process that takes time.

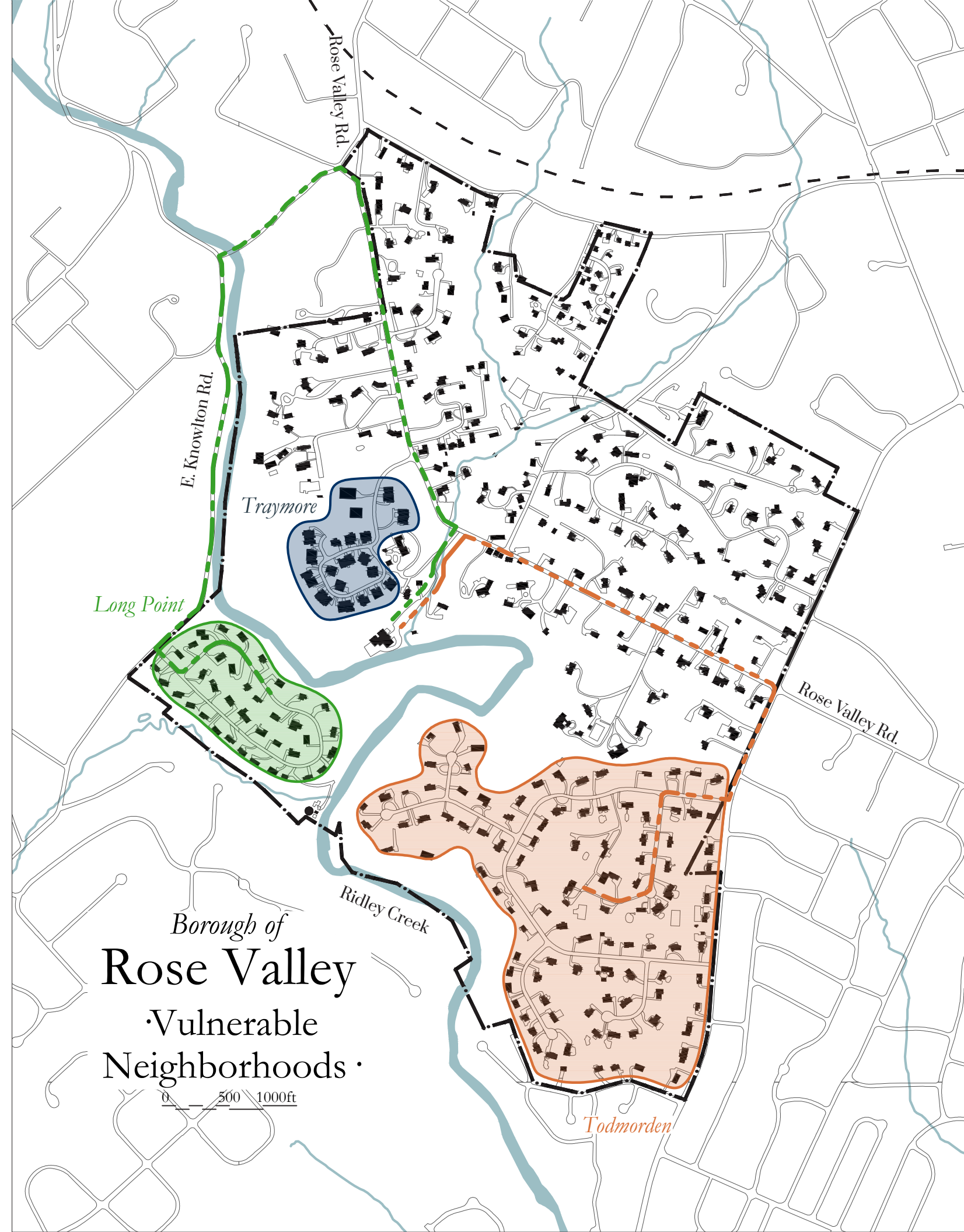
There is also disconnect between the Borough and its surrounding communities. As a result, many residents of outside communities are unaware of the historical significance of Rose Valley as an Arts and Crafts community. Some of the Rose Valley residents we interviewed shared that they were not at all aware of the history of Rose Valley before they moved to the neighborhood, despite having lived

within the Wallingford-Swarthmore School District for many years.⁶

Geographical Isolation of Neighborhoods

The geographical isolation of the neighborhoods found in Rose Valley further adds to the disconnect within the community as a whole. The housing stock is fairly spread out, with some houses a lot more secluded than others. The division of the Borough by Ridley Creek further exacerbates this situation as certain areas become a lot more difficult to access. This especially puts Long Point in great seclusion. One has to go outside of the Borough and onto Knowlton Road to get back inside the rest of Rose Valley. Both Long Point and Todmorden neighborhoods are also inaccessible by trails, since the trails within the rest of the neighborhood do not connect to these areas. This limits community interaction, especially in the secluded neighborhoods and creates an unwarranted social hierarchy within the community. As most communal spaces remain within the historic core, those areas are deemed more important than the other isolated neighborhoods.

Moreover, although Traymore shares the advantage of close proximity to the historic core, several of its residents tend to be older folks moving in as a way to downsize, many of whom eventually move to retirement homes. Other Traymore residents include people with multiple houses, that use Rose Valley as a semi-permanent home-base. Hence, these residents are considered a transient community, and also put much lower in the social hierarchy within neighborhoods.



Over Reliance on the "Magic of Rose Valley"

While the magic of the neighborhood was prominent during its founding it is no longer as valuable to everyone in community. This suggests that relying on its original essence as an Arts and Crafts community and shared values as an asset to maintain and preserve the significance of Rose Valley is no longer an adequate tool. This not only hinders community from taking more rigorous steps towards its protection and preservation but also deters growth and sensitive adaptation of the neighborhood to modern day needs.

Lack of Regulations

Another key weakness was determined to be the lack of regulations for the protection of the historic fabric and its surrounding landscape. So far peer pressure is used as a tool for preservation, which is not considered an adequate approach to ensuring the long-term protection of historic properties. Lack of regulations can result in insensitive repairs and additions to the historic fabric, as well as lead to unwarranted demolitions and inappropriate development within the neighborhood.

Lack of Commercial Spaces

Though considered a strength by many, the lack of commercial spaces and service providers in the Borough can take a toll on its residents and visitors alike. The neighborhood is completely dependent on nearby municipalities for all sorts of services and commercial recreational facilities. Though being a completely residential community is part of the charm of Rose Valley, no facilities can be accessed quickly or on foot.

Opportunities

Homeowner Best Practices

A significant opportunity lies in homeowner driven preservation of existing fabric and guidelines for sensitive new development. Many structures in Rose Valley are 100 years or older and therefore can benefit from developing guidelines for a homeowner's "Best Practices" for preservation. They would also profit from a briefing on appropriate repair or replace-in kind methods and maintenance plans promoting sensitive design in Rose Valley's historic setting.

Make Trails More Accessible

The structural historic fabric of Rose Valley is interconnected by a trail system which is significant in itself. These trails offer recreational value to the area both in the activities performed along them (running, jogging) and in neighborhood connectivity and fostering of relationships. These trails also lead to and further community involvement through the community pool nestled among the paths, and offer volunteer opportunities for trail maintenance (as performed by Boy Scout Troop 272). The trail system can be improved to better fit the community's current needs, through mapping the trails and their cyclical maintenance. This in turn will substantially improve accessibility within Rose Valley for residents and non-residents alike. Connecting Long Point and Todmorden to the rest of the neighborhood through trails presents an opportunity to improve community interaction and neighborhood inclusion. The team has successfully mapped some trails, especially focusing on documenting a few of the historic routes, as part of the preservation plan.



Howell Lewis Shay house on Hilltop road. The original stone fireplace, among several others, is a character-defining feature of Shay designed homes. (Jehan Sadiq, Noor, "Windrush.")

Revive Arts & Crafts through Conservation

The Borough could significantly benefit from partnering with neighboring communities and other Arts and Crafts sites, to teach arts and the history of Rose Valley through conservation studies and workshops. This would help guide recent

residents, bring the community back to its original roots as a whole, engage other communities to it, whilst allowing Rose Valley to reestablish itself as a thriving arts and crafts neighborhood invested in the conservation and longevity of its material culture. This would include expanding Folk membership guidelines to make it less exclusive, improving historic walking tours and hosting

conservation workshops in collaboration with sites such as the Moravian Pottery and Tile Works in Doylestown.

Thunderbird Lodge as a Home for Arts & Crafts

There’s great potential in using Thunderbird Lodge Museum as a communal space for residents and artists alike, where workshops and lectures on conservation, Arts and Crafts, and furniture reproduction could take place. The team sees an opportunity in expanding on the idea of Thunderbird Lodge as a community space, using it as a tool to not only increase community interaction but to integrate Rose Valley with other surrounding communities.

Centennial Celebration

In 2023 the Borough will be hosting its centennial celebration. Local organizations, such as Centennial Foundation and the Folk, see this as an opportunity to rebrand Rose Valley through social media and restate its message and significance as a thriving Arts and Crafts community. Much of the preservation plan and its timeline builds towards the year 2023 to piece together Rose Valley’s arts and history while starting a new chapter of its life.

Threats

Mounting Maintenance Cost

Historic properties are expensive to maintain, and therefore the lack of regulation leaves repair decisions to homeowners without any guiding principles. In several of the houses like the Manor House at Rose Valley farm, terracotta tiles are

the chosen roofing material as per the original Price design. These are Mediterranean tiles being used in a non-Mediterranean climate; they are not designed for heavy snowfall and freeze thaw cycles. This adds to the overall degradation of the historic fabric and to the mounting maintenance costs. The cost of replacing these roofs in-kind is very high and climate change could compound that expenditure. Other architectural elements such as the Moravian tiles, which are frequently exposed to exterior conditions, also significantly add to the maintenance of these properties.

Rising Property Values

Another major concern is the rising property values of the housing stock which limits interested candidates based on their income bracket. In discussion with Morris Potter (grand-daughter of Walter Price, William Price's brother), despite of having lived most of her life in Rose Valley and sharing a direct connection to its founding essence, her children cannot afford to look after her house once she passes on.⁷ This creates an exclusivity where only a certain income class gets to live in the area, who may or may not be interested in the history and arts of the neighborhood which certainly does not comply with the founding values of Rose Valley.

Disconnect from Original Values

Many people in the community are invested in retaining the character of Rose Valley, but that might not always be the case. Based on conversations with our client, the Centennial Foundation is primarily concerned with reconnecting Borough residents to the historic roots of Rose Valley. Several members fear that once the few remaining descendants of

the original founders are gone, and a whole new generation has moved in, the historical narrative will begin to fade. Therefore, a major goal put forward by the Strategic Plan is expressed as “to reach out to new Borough residents and close neighbors in order to educate them with regard to what is special about Rose Valley” which “includes preserving the history, the community interaction and the fellowship of our neighborhood.”⁸

Potential Demolition

As mentioned previously, Rose Valley has very few regulations, particularly in regard to preservation. Approximately one-quarter of the structures in Rose Valley are contributing to the National Register district nomination and yet only one property is individually listed. The district nomination offers very limited protection of the structures and cultural landscape. This could make the Borough particularly vulnerable to increased density, excessive reconstruction, or demolition especially considering the presence of high per capita income and land value. Property and vacant lot subdivisions can potentially result in demolition as well which would subsequently give way to new insensitive construction in the Borough, discussed in more depth in the Tolerance for Change section.

Invasive Species

These are plants which are non-native (or alien) to an ecosystem and whose introduction causes or is likely to cause harm to its environment. Invasive alien plants threaten native species and habitats by competing for critical and often limited resources like sunlight, water, nutrients, soil and space. They displace and change native plant communities, impede forest regeneration and natural succession, change soil chemistry, alter hydrologic conditions,

cause genetic changes in native plant relatives through hybridization and some serve as agents for the transmission of harmful plant pathogens. They not only compromise the landscape integrity of the neighborhood, but pose a threat to foundation systems and can potentially uproot road and trail networks.

Some of the invasive species determined in Rose Valley include English ivy (*Hedera helix*); burning bush (*euonymus alatus* var.); Norway maple (*Acer platanoides*); Japanese barberry (*Berberis thunbergii*); Japanese knotweed (*Reynoutria japonica*); and multiflora rose (*Rosa multiflora*).

Notes

1. Bruce Hunt, (Resident and Member, Rose Valley Centennial Foundation), in discussion with Liz Reynolds and Noor Sadiq, October 23, 2017.
 2. William Price, "The Use of Value of Common Materials in House Work," *The Artsman*, 393.
 3. George E. Thomas, "Rose Valley Historic District," National Register of Historic Places Registration Form (Philadelphia: Civic Visions, 2009), 2.
 4. Marc and Brynne Bruno, (Residents, Saul Manor House), in discussion with Liz Reynolds and Noor Sadiq, October 23, 2017.
 5. Rose Valley Centennial Foundation, "Long Range Strategic Plan," Word Document (Rose Valley: January 2017).
 6. Geoff Shepard, (Chairman, Rose Valley Centennial Foundation), in discussion with Liz Reynolds and Noor Sadiq, October 14, 2017.
- with Liz Reynolds and Noor Sadiq, October 23, 2017.
7. Morris Potter, (Price's grandniece, Media), in discussion with Becky Yousaf and Alberto Gonzalez, October 19, 2017.
 8. Rose Valley Centennial Foundation, "Long Range Strategic Plan," Word Document (Rose Valley: January 2017).



Saul Manor House designed by William Price (Jehan Sadiq, Noor).



1.7

Comparables

Looking at sites comparable to Rose Valley provided context for its historical narrative and inspiration as to how to manage its wealth of resources. We conducted our search for comparables by dividing their criteria into two categories: community and residential museum. In order to find comparables for Rose Valley as a community, we looked for sites with an Arts and Crafts history, community involvement and the practicing of Arts and Crafts. As a comparable for Rose Valley's Museum at Thunderbird Lodge, we looked at museums and workshops in residential areas that either promoted or allowed for the practice of Arts and Crafts. By using these criteria, we identified the Village of Arden, Beaux Arts Village and Byrdcliffe fulfilled some or all the criteria for a community similar to Rose Valley. We also found that Roycroft Campus, Cranbrook Campus, the Moravian Pottery and Tile Works and Wallingford's Community Arts Center fulfilled the criteria for Thunderbird Lodge's comparable.

Arden, Delaware

The Village of Arden is located about twenty miles southwest of Philadelphia. Its population is around four-hundred and fifty, and its acreage is 160 acres. Though it is considerably smaller than Rose Valley, it has a very similar history.

Arden was founded in 1900 by William Price and Frank Stephens as an Arts and Crafts single-tax community. The small town can easily



An Arts and Crafts cottage in our primary comparable, The Village of Arden (Yousaf, Becky).

be considered Rose Valley’s sister community. It has the same founding values of Arts and Crafts and the same verdant setting. Yet, its physical layout is a little different. William Price included “two central village greens with a network of intersecting pathways and a border of woodlands” in his design for Arden.¹ Though Rose Valley also has trails and woodlands, it does not have a village green. Another main difference between Rose Valley and Arden is Arden’s status as a single-tax community. Frank Stephen’s passion for economic philosophy and the Arts and Crafts continues in Arden to this day. The land in Arden is communally owned, with the houses being individually held.

However, Arden’s single-tax system greatly affects their historic fabric by incentivizing additions. Because the land is held communally, but the homes are owned individually, they see additions as adding value to the property. Thus, they do not believe homeowners should be penalized for increasing the value of the land. These insensitive additions serve as an example to Rose Valley as what could happen to their historic fabric in the future. A lack of regulation highlights the importance of developing design guidelines or a manual of owner’s best practices to promote sensitive additions.

Despite the additions to its historic cottages, Arden provides a positive example for Rose Valley in other ways. Its founding Arts and Crafts values of community, artistic production and appreciation of natural beauty have been preserved by their heavily engaged citizens. In turn, their community thrives as the result of a system of social organizations and community places. These organizations are called “gilds” and, more often than not, are related to the arts. The subjects of these gilds range from Shakespeare, gardening, dancing, singing, poetry, economic theory and single-tax communities, and scholarly pursuits that match the interests of anyone in the guild. The key to Arden’s success as a community is their openness, which is reflected in

their motto: “Ye Are Welcome Hither.” There is no residential requirement for joining a gild, nor even their community pool. Furthermore, Arden has many rental units, and allows leaseholders who have been living in the community for six months to vote in their town hall meetings. This unique setup allows renters to have a say in their rent and allows newcomers to quickly integrate into the town. Most long-term residents began as renters and, according to council member Rodney, were “sucked in” by other residents.² Arden also has a system of paths that are very accessible, marked with signs and open to the public. Arden shares its several communal spaces, which attracts others and ensures the preservation of their values.

Ardenites are acutely aware of their town’s history, and have set up the Arden Craft Shop Museum to tell their story. A current exhibit, “Finding a Home in Arden,” displays historic photographs, old wares and furniture from Arden’s founding. The museum also offers a pamphlet detailing three self-guided tours: The Green Tour shows off most of the original village, the Sherwood Tour takes visitors through the Sherwood Green and Ardencroft, and the Candlelight Tour reveals the charms Ardentown and Arden. The pamphlet also denotes public buildings and private homes and encourages guests to “respect the privacy of the residents.”³ These self-guided tours work well in the Ardens and allow visitors to fully experience their charm and quirkiness.

Finally, it is important to note residents of Arden are still practicing Arts and Crafts. They have ceramicists, artists, jewelers and woodworkers. While not many artists make their livelihoods off of their creations, they do share their work and talent with their neighbors, especially during the Arden Fair. Additionally, Arden is the only place in New Castle County, Delaware where home businesses are legally permitted uses in their zoning ordinance—a fact of which they are very proud. Rose Valley shares this designation in Delaware



One of Arden's historic cottages (left) with insensitive additions (right) (Yousaf, Becky).

County, though Arts and Crafts is not as prominent as a profession or a hobby.

Arden provides many lessons for Rose Valley, both positive and negative. What we believe to be of most use is Arden’s sense of communal ownership, which can be experience in many ways. We will explore ways in which Rose Valley can incorporate a more inclusive and cooperative approach through our preservation plan.



Arden's open and occasionally paved paths.
(Yousaf, Becky)

Beaux Arts Village, WA

Beaux Arts Village sits ten miles from Seattle in King County, Washington. It was founded in 1908 by three members of Seattle's Society of the Beaux Arts: Frank Calvert, Alfred Renfro, and Finn Frolich; they wanted a colony where they could integrate their lives with their work. Together they bought a land of tract measuring fifty acres; the central acres were reserved for the town as an area for communal activities such as tennis, cricket and sketching. This

would also serve as the village square. Moreover, they kept "a four-foot strip of land on the south side of the Village and a two-foot strip on the north" as private property in order to maintain private access to Lake Washington for the community.⁴ However, due to the town's geographic isolation (Seattle was 40 minutes away by way of the Beaux Arts ferry) and lack of electricity, the public did not flock to settle the colony. Eight years after its founding, only fifteen households were in the village and sixty-three leaseholders.⁵ The bulk of the houses "were unpretentious, varying overtones of rustic log cabins, Swiss chalets, and half-timber cottages."⁶ However, during the Depression some properties were forfeited back to King County in lieu of back taxes. The village continued to be a relatively small community, mostly populated by those interested in Arts and Crafts, but by the early 1940's, Beaux Arts Village was struggling. Ultimately, the Beaux Arts Water District bought the "land from the county and sold it for homesites."⁷ With that sale, the founder's dream of a community for artistic undertakings was put to rest, and the village became another residential suburban community. Yet, the communal waterfront property remained as a focal point for Village life. Finally, in 1952, the citizens of Beaux Arts Village voted to incorporate as a town in order to prevent annexation by the nearby town of Bellevue and to preserve their private beach.

Today, there are many comparisons to be drawn between Beaux Arts Village and Rose Valley. They have similar governing structures; Beaux Arts Village is run by a mayor and council who are volunteers elected by residents. They are also dependent on the surrounding communities for many amenities, including police and fire services, schools and groceries. The Western Academy of Beaux Arts (WABA) is a community group, much like Rose Valley's Folk. Residency in the village is required to join the WABA, much like the Folk. Furthermore, only members of

the WABA are provided access to the private communal beach. This is very similar to Rose Valley and its trails, which serve only those who know about them. The beach in Beaux Arts Village is a little more obviously exclusive as it is visible to nonresidents; in Rose Valley, a nonresident would not know they are missing the trails since they are largely hidden from view. Finally, the Village has no Town Hall or community spaces; town meetings are held in residents' homes.

Beaux Arts Village still has remnants of its founding as an Arts and Crafts community: "the narrowness of its streets, a mix of architectural reminiscences, its communal beach, and the generous presence of mature trees make it an enclave of picturesque nostalgia."⁸ But, these characteristics do not preserve its community, and like Rose Valley, it could lose its tangible and intangible heritage to exclusivity and private amenities.

Byrdcliffe, NY

Byrdcliffe was founded in 1903 as an Arts and Crafts colony by Bolton Brown, Hervey White and Ralph Whitehead. Inspired by William Morris, they sought to establish a utopian community where artists could work, free from pollution and stimulated by the natural beauty of their lush surroundings.⁹ Located in the Catskills, the colony occupied twelve hundred acres.¹⁰ Craftworkers were quickly employed to construct many buildings, which included a theater, cottages, a library and a metalworks. More artists arrived for Whitehead's Byrdcliffe Summer School of Art, which, despite its seasonal title, was a permanent program. Artists came and went, allowing claim inspiration for all types of crafts including: ceramicists, painters, dancers, writers, metal workers and carpenters.¹¹

However, the founders' "benevolent dictatorship"



Whimsical signs in Beaux Arts Village are all that remain of its Arts and Crafts history.
(The Seattle Times, 2016)

began to rankle with members until most moved out of the colony and settled in nearby Woodstock.¹² Clashes between the founders themselves did not improve morale; a disagreement between Bolton Brown and Ralph Whitehead caused Brown's departure from the colony in 1903.¹³ In 1913, the colony was no longer producing art nor crafting their furniture. This is largely attributed to the start of World War I, when arts "seemed a frivolous indulgence for many."¹⁴ Artists returned after the war, but not with the same vigor nor in the furniture.

This is largely attributed to the start of World War I, when arts “seemed a frivolous indulgence for many.”¹⁵ Artists returned after the war, but not with the same vigor nor in the same numbers. With Whitehead’s death in 1929, Byrdcliffe was left to his wife and son, Jane and Peter Whitehead. Though they remained in the area, the colony proved too much of a financial burden.¹⁶ It continued as Arts and Crafts center, lacking only its community.

Today, Byrdcliffe is owned by the Woodstock Byrdcliffe Guild, a non-profit multi-arts organization with over 600 members. It continues to function as a haven for artists, but now it “offers an integrated program of exhibitions, performance, classes, workshops, symposia, summer residences, and artist housing” through its cottage rental program.¹⁷ The original colony “was decisive in turning Woodstock into the town of the arts it has been ever since.”¹⁸

Byrdcliffe provides an excellent example of reinvigorating the arts and historic buildings by way of artistic residencies. This could be a strategy employed by Rose Valley to bring arts back into artists' homes.

Moravian Pottery and Tile Works, PA

As a residential Arts and Crafts museum, the Moravian Pottery and Tile Works serves as a comparable for Rose Valley’s Thunderbird Lodge, though it is different in character. The museum is located in Doylestown, Pennsylvania, about forty miles north of Philadelphia. It is part of three museums demonstrating the prowess and genius of Henry Mercer, which include Fonthill Castle, the Mercer Museum and the Moravian Pottery and Tile Works (MPTW).



The porch at White Pines, Whitehead's home in Byrdcliffe. (Winterthur Museum and Library Blog, 2012)



Tiles in the wall at the MPTW (upper), tiles in the driveway to Rose Valley farm (lower) (Yousaf, Rebekah).

The latter sits on a public park, which it shares with Mercer's historic and fantastical home, Fonthill Castle. Though it currently operates as a museum and workshop, the MPTW began as a factory for Mercer's tiles. Unlike Thunderbird Lodge, it was never a private home but a production center. Though it closed in 1964, it was reopened by the Bucks County Department of Parks and Recreation in 1974 and tile production began again.¹⁹

Although it is in a residential area, the public park

offers the Tile Works a buffer from its neighbors. Charles Yeske, the site manager for both the Tile Works and Fonthill Castle revealed that, "visitation to the MPTW has no immediate effect on the surrounding community."²⁰ Even though events held at Fonthill and the Tile Works draws thousands of people, the park allows ample parking, and locals enjoy the events enough themselves to not mind the accompanying traffic. Therefore, the Tile Works does not appear to inspire visitation models for Thunderbird Lodge. Yet, its educational programming and events do.

As the Tile Works is still a functioning workshop, it heavily promotes arts and crafts. The staff consists of "artists who have come to learn about the aesthetics and techniques of an important American ceramic tradition."²¹ They also offer weekend classes in tile design and production, as well as more intense apprenticeships. Additionally, one of their annual events is a pumpkinfest, during which visitors carve pumpkins with local art groups. Through these programs, they are emphasizing the importance of art in the community and providing much needed instruction for those interested in pursuing artistic endeavors. In this way, the Tile Works can be seen as both inspiration and encouragement for Thunderbird Lodge. Though, the Lodge has its sights set low by being open only a few days a year, it could potentially work its way up to becoming a hub of Arts and Crafts.

Finally, the Tile Works is also of interest to this studio as a prospective partner for Thunderbird Lodge. If Rose Valley residents become more engaged with personally taking on the conservation of their properties, the Tile Works could offer instruction regarding the care and restoration of the Mercer Tiles at Thunderbird Lodge. Artists from the Tile Works have already done restorative work at Rose Valley Farm, but teaching Rose Valley residents conservation techniques would strengthen their sense of



Moravian Pottery and Tile Works, decked out for Pumpkinfest (Yousaf, Becky).

ownership and connection to the community. The Moravian Pottery and Tile Works clearly demonstrates that a museum can act as both a community center and production site.

Roycroft Campus, NY

In 1895, Elbert Hubbard founded Roycroft Campus as an Arts and Crafts school in East Aurora, New York. Beginning with just a printing press, Hubbard eventually attracted artisans who worked with wood, stained glass, and copper among other materials.²² However, by the 1920s, the Arts and Crafts movement had begun to die down. Though Roycroft was never a community as Rose Valley was, it provides greater context for the Arts and Crafts movement.

The Roycroft Campus is currently governed by a board of trustees. Its historic fabric is managed by the Village of East Aurora Historic Preservation Commission. Though they review demolition permits and offer recommendations, the Commission can only prevent tear downs by designating landmarks. The complex of buildings is on the National Register of Historic Places, but that affords them little to no regulatory protection.

Today, Roycroft is owned and operated by the Roycroft Campus Corporation. They offer educational programming, artisan classes, lectures, interactive events and social gatherings to further promote and preserve the historic Roycroft Campus. Their mission is to promote the ideals of the Arts & Crafts movement as if Elbert Hubbard and the Roycrofters never left. Rose Valley's Thunderbird Lodge and its upcoming museum could perpetuate Will Price's vision through similar courses of action. It would also be mutually beneficial for both Roycroft and Rose Valley to share resources or even exhibits. Comparable programming and potential partnerships will be discussed further in the Plan for Thunderbird Lodge.

Cranbrook Campus, MI

Eliel Saarinen and Albert Kahn founded the Detroit

Society of Arts and Crafts, which was quickly followed in 1908 by Cranbrook as an Arts and Crafts School. The campus was soon renowned for its buildings in Art Deco and Arts and Crafts styles. By 1950, the founders had passed away and the original institutions were integrated into Cranbrook Educational Community. Oakland County, in which Cranbrook is located, has a Historical Commission but lacks legislation that protects historic structures.

Though it is not necessarily a residential society, Cranbrook currently serves its members as an education, research and public museum complex. Over time, Rose Valley and its museum in Thunderbird Lodge might grow to form a similar campus or they could partner with Cranbrook to offer Arts and Crafts enthusiasts a wider range of opportunities.

Wallingford's Community Arts Center, PA

The Community Arts Center (CAC) in Wallingford, Pennsylvania currently serves Rose Valley artists as a workspace and learning center. Workshops and classes are held in the main building, a historic house, with some of the faculty being Rose Valley residents and teachers from the School in Rose Valley. The Arts Center was founded in 1948 by local artists and is devoted to “providing a nurturing environment for artists at all levels of their creative journey, encouraging participation in the arts through advocacy, education and outreach, and serving as a vital creative resource for the community.”²³ Like Thunderbird Lodge, the CAC's main building is also a historic house that has been adapted and renovated. One of the estate's outbuildings also functions as home to the community. Thunderbird Lodge could emulate this programming in order to attract members of the community who may not be familiar or interested in the Arts and Crafts.



Some Rose Valley Residents use Wallingford's Potters Guild (Yousaf, Rebekah).

Potters Guild, a collaboration of local ceramicists, while the former stables act as a gallery. As some Rose Valley residents are already engaged in Arts and Crafts in the CAC it would make sense for Thunderbird Lodge to investigate partnering with them. When and if Thunderbird establishes itself as a focal point of Arts and Crafts endeavors in Rose Valley, the residents currently traveling to

Wallingford can look closer to home to fulfil their workspace needs. Additionally, the CAC functions as a venue for concerts, exhibits and art sales, bolstering its value to the community. Thunderbird Lodge could emulate this programming in order to attract members of the community who may not be familiar or interested in the Arts and Crafts.

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“Have nothing
in your house
that you do
not know to
be useful or
believe to be
beautiful.

– William Morris

SECTION II



2.0

Preservation Approach

Our preservation approach was formulated by identifying the top issues and threats to Rose Valley's community and cultural landscape, which includes the built environment, plantings, and the topography. These aspects of Rose Valley directly relate to our statement of significance and the values of the stakeholders we have interviewed.

The stakeholders in Rose Valley include the residents, both long-term and new, local social groups, and cultural groups in the community. Through our interviews, we have come to realize the values of Rose Valley residents, which have helped inform these first few steps towards a formal preservation plan.

Many of the issues and threats facing Rose Valley are intertwined and relate to one another, so our treatment tools will address these by building upon the systems that are already in place and expanding them to turn threats and existing opportunities into strengths. We have used our survey to highlight what has changed and our build-out analysis to identify what could change in Rose Valley, so our preservation plan and treatment tools will exist between these two things.

Through our preservation approach we address the following:

1. Housing Diversity
2. A plan for Thunderbird Lodge
3. A Trail & Neighborhood Study
4. A Homeowner's Manual
5. Preservation Policies for Rose Valley



The Bishop White House on Old Mill Road in Rose Valley. (Flemer, Rebecca. "The Bishop White House.")



2.1

Housing Diversity

When thinking about the Arts & Crafts Movement in the United States a large focus is paid to the craftsman and their work and bridging the divide between the design and manufacturing of goods. The American Arts & Crafts Movement when compared to that of the British was multi-centered with a socialist undercurrent and communities as well as societies of craftsman were popping up all over the United States including the borough of Rose Valley. It was William Price's vision to have a community of artists where its primary concern was the relationship of the artist to their work and then to one another. This vision shows in the founding value of a utopian community that bounds the artists to one another and also the place they lived through a sense of ownership and responsibility. With the primary use of land being for residential purposes, more attention should be paid to the type of housing that lies within the boundaries of Rose Valley and what shifts could be created by restructuring of the housing stock and its effects on the future of the borough and the community it hosts. It is important to note that with the changing of time should come other changes and for Rose Valley it is our belief that a shift towards being more renter friendly is a change worth exploring.



Good Intent is one of Rose Valley's three rental units. (Huang, Yuexian. "Good Intent.")



The House of the Democrat reflects William Price's goal of housing diversity. (Flemer, Becca, "House of the Democrat.")

Rose Valley Multi- Family Housing Then & Now

When Rose Valley was still just a mill town, on what was then called “millworkers’ row” stood the Rose Valley Guest House. This block of real estate located at 74-78 Rose Valley Road was used to house mill workers. During the William Price era, the Guest House was renovated by William Price himself to serve as housing for the early settlers of Rose Valley. Currently, rentals in Rose Valley are scarce; a majority of the homes are owned and only three rental properties exist. The three aforementioned properties are Hedgerow House at 146 Rose Valley Road, Good Intent at 26 Vernon Lane/5 Applebough Lane and 12 Chestnut Lane. Hedgerow House is a Zone-A Residential property but over time has been grandfathered into other uses: housing for the Theater Company and what is called the Hedgerow School of Expression, which is a school specializing in teaching acting and theater skills to its visitors. It was acquired by the Theater Company in the 1930s as actors' housing and is now home to not only actors but also the production staff and anyone involved with the theater. Housing for this location is not rental housing but in some way is charged through earnings with the Theater Company. Good Intent and 12 Chestnut Lane are Zone-B Residential properties and Good Intent is a cluster of apartments that bond to form one structure while 12 Chestnut Lane is a multi-family dwelling with three separate units. The most notable difference between Zone-A and Zone-B residential is the minimum lot size and width which is 1 acre minimum lot and 150ft minimum width in Zone-A and ½ acre minimum lot and 100ft minimum width in Zone B. These residential zones have large minimum lot sizes for a borough but also provides the opportunity for growth in the right direction and serves as an example for the various housing styles that can exist under the same zoning.

The House of the Democrat

In 2009, the average new home got smaller in size by at least 100 square feet and McMansions became less popular. This trend also occurred at the end of the Gilded Age in 1911 right around the time William Price built the House of the Democrat [1911-12]. Price designed this house believing that workers and the wealthy could live side by side, but very few people agreed with him and over time Rose Valley became the upscale community it is today with a median income at around \$165,000. This is twice that of the neighboring Media and twice that of Delaware County as a whole. Rose Valley was originally designed as a place where people of varying economic status could live during different stages of their lives or even for the duration of it. Residents who grew up in Rose Valley or spent a major portion of their lives there should be able to move back years later once they have started a family or when they retire.

A Case For Apartments

During the course of the semester, we have researched the founding values of the borough and gained an understanding for how those founding values translate into the current values of the community. We have developed recommendations aimed at strengthening those connections between the current values and the founding values.

Rose Valley’s current cultural value lies in its shared cultural identity that was inherited from the Arts and Crafts Movement. During the movement, the idea of “artful living” was a major theme. Also to be mentioned is its current social value which is expressed through the use of the historic buildings today and the residents’ connection to the place. Our SWOT analysis informed us of the threats facing Rose Valley and of those mostDuring the course of the semester, we have researched the founding



Example of a garage conversion into an in-law suite.

values of the borough and gained an understanding for how those founding values translate into the current values of the community. We have developed recommendations aimed at strengthening those connections between the current values and the founding values.

Rose Valley's current cultural value lies in its shared cultural identity that was inherited from the Arts and Crafts Movement. During the movement, the idea of "artful living" or plain living as an expression of divinity was a major theme. Also to be mentioned is its current social value which is expressed through the use of the historic buildings today and the residents' connection to the place. Our SWOT analysis informed us of the threats

facing Rose Valley and of those most relevant to the case for apartments or rental housing in general are the high property values and the rate of turnover. There is also the threat of an aging population that is engaged in the community, which when paired with the strength of a passionate community reads as a threat that can be turned into an opportunity through this treatment tool.

During our interviews with current and past residents and officials of the borough, much information was obtained based on the affordability of Rose Valley and it all comes down to the question of affordable for whom? Rose

Valley has transitioned over time from a community that housed artisans and craftsman to one that houses doctors and lawyers and other wealthy professionals with a median age of 52 and a median annual income of \$166,250. There are people that are heavily engaged in the community and cannot afford to live there with the property values and taxes being so high. A former resident of the borough shared with us how she came to live in Rose Valley through her work and was encouraged by residents of the borough to move in. After that decision was made, she and her husband were only able to stay in Rose Valley for about 11 years because it grew too expensive and she was retired. She mentioned that it was impossible to live in Rose Valley and be retired. With the median age of residents in the borough being close to the age of retirement, this is something that should be evaluated when looking into the housing stocks' ability to serve the community.

Comparables & Solutions

With regard to solutions, there is definitely the possibility for rental housing being that three rental properties still exist and function within the borough today. The focus now becomes how can we get more and where will it go? Results from the survey conducted by studio members showed that approximately 40 buildings have been demolished to date with 5 of them being in the last decade. The location and scale of the buildings led us to believe that the majority of the demolitions were outbuildings or other secondary structures. The conversion of outbuildings or rooms over garages is one option while others include the creation of "in-law suites" or "granny pods" in larger estates.

Generally, an in-law suite has a kitchen, bathroom and living area separate from that of the remainder of the house. In terms of official zoning, if the in-law suite is considered to be a separate residence,

it may be classified as a conversion of your one-family dwelling into a two-family dwelling. They are also characterized as an accessory dwelling unit or detached accessory dwelling. These units are not legal unless they have been established through a permit process, but we are not here to issue any changes or rewrite the zoning code, nor is it our intention to have the borough do so. Granny pods are a popular trend in Europe that are intended to keep multiple generations under one household.

Another suggestion would be the formalizing of Hedgerow House as a haven and temporary housing option for artists and the like. Byrdcliffe Arts and Crafts Colony in New York has a program implemented that may have a chance of success in Rose Valley. Their Artist in Residence program has been running for approximately 20 years and now hosts over 75 artists throughout the summer. Under this program, artists share two large communal buildings and this helps to foster a creative community in line with the founding values of Byrdcliffe.

Conclusion

In summary, the possibility for more rental housing in Rose Valley is feasible and attainable with the right resources in place. The concern of the governing body that new residents are no longer buying into the magic of Rose Valley is a true one and affordability plays a major role. Children that grew up in Rose Valley and are now adults that cannot afford to live there should be the main driver behind bringing rental units to Rose Valley. With the borough's proximity to Swarthmore College, a successful rental project could bring in the younger generation with a 25 minute bike ride or a 30 minute trip on public transportation. Resident turnover occurs due to the inability to pay property taxes and a rental project would allow for people to stay in Rose Valley for a longer period of time without being too expensive.



2.2

Plan for Thunderbird Lodge

This plan outlines our recommendations for Rose Valley Museum at Thunderbird Lodge as a museum in a historic house. We will address aspects of historic site management relating to how the museum fits into the Rose Valley community, but we will also address ways of effectively stewarding a historically significant building.

Historic Structure Report

A preliminary step for the plan of Thunderbird Lodge would be to complete a Historic Structure Report (HSR). These reports document the developmental history of a property including its historical background, physical changes over time and current physical condition. As stated by the National Park Service,

A historic structure report is commissioned by a property owner for an individual building and its site, that has been designated as historically or architecturally significant, particularly buildings open to the public, such as state capitols, city halls, courthouses, libraries, hotels, theaters, churches, and house museums.¹

This report would provide context for exploring alternatives for improvement and future use, while helping guide decisions surrounding the long-term treatment of Thunderbird Lodge as well as minimizing loss, damage or irreversible adverse effects on its historic fabric. Completion of a Historic Research Report, would provide a valuable resource document. The document would contain a summary of historical information, a bibliography of relevant reference material and archival material. All this would be critical for the current and future stewards of the building. The information presented could be used to inform subsequent studies including further investigation, interpretive plans, master

Thunderbird Lodge became Rose Valley Museum at Thunderbird Lodge in October, 2017. (Reynolds, Liz. "The grand opening of Rose Valley Museum at Thunderbird.")

plans and feasibility studies. In addition, this document could be supplemented or updated as needs are identified – resulting in a dynamic manual that responds to the needs of a Thunderbird Lodge over time.²

Without the use of a well-informed planning document to guide work, well intentioned construction efforts can destroy or obscure historic character and physical evidence or present a false sense of a property's past. In addition to guiding the implementation of recommendations, HSRs are valuable reference tools for properties, providing the framework for work done.³

Thunderbird Lodge is in the process of a significant change of use: from private home to public museum. As such, the building's construction is integral to interpretation at the museum. The building itself is an exhibit – it exemplifies William Price's process of rehabilitating vernacular architecture for artisans in the community. Furthermore, the studio of Charles and Alice Barber Stephens demonstrates Rose Valley's embrace of artists and intellectuals. Understanding how Price converted a barn to a home and studio is part of the story of Thunderbird Lodge.

In-depth research of the past residents of Thunderbird Lodge will also include Mildred Scott Olmsted, a pioneer in social justice and pacifism. The Olmsted Family Trust deeded the building to the Rose Valley Centennial Foundation in accordance to Mildred Olmsted's will, "to preserve it in perpetuity."⁴ Events and meetings which occurred in the building also play an important role in conveying the values of Rose Valley. The HSR would provide details that could be included in interpretation at the museum.

As the building opens to the public, accessibility is a major concern. Compliance with ADA regulations will be part of the change of use for a museum opening to the public. The HSR will provide information critical to proposed alterations for compliance. For example, the circular stairs with solid walls in place of a

balustrade were a hallmark of Price's interior designs. Understanding the historical significance of the stairs and how they were constructed would guide any planned modifications. How can they be retained, while still ensuring the museum is accessible? Architects and designers involved in alterations at the site could use the HSR to guide these types of decisions during the design process.

Collecting information for the report involves:

- Preliminary walk through
- Research and review of archival documentation
- Oral histories
- An existing condition survey (including exterior and interior architectural elements, structural systems, mechanical and electrical systems, etc.)
- Measured drawings following The Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation
- Record photography
- Evaluation of significance
- Discussion with the owner and users about current and future intended uses for the structure
- Selection and rationale for the most appropriate approach to treatment (preservation, rehabilitation, restoration, or reconstruction)
- Development of specific work recommendations⁵

Budget concerns and the cost of the HSR will guide the extent of the report. The more in-depth the study, the more the report would cost. A higher level of documentation involving more consultants, would yield more useful information, but may be beyond the budgetary constraints of the museum.

A complete HSR contains the following:

- History of construction, alterations, owners and significant events at a property based on physical and documentary evidence.
- Current conditions
- Existing significant and character-defining features
- Current and proposed program needs, and the related extent of modification of building fabric



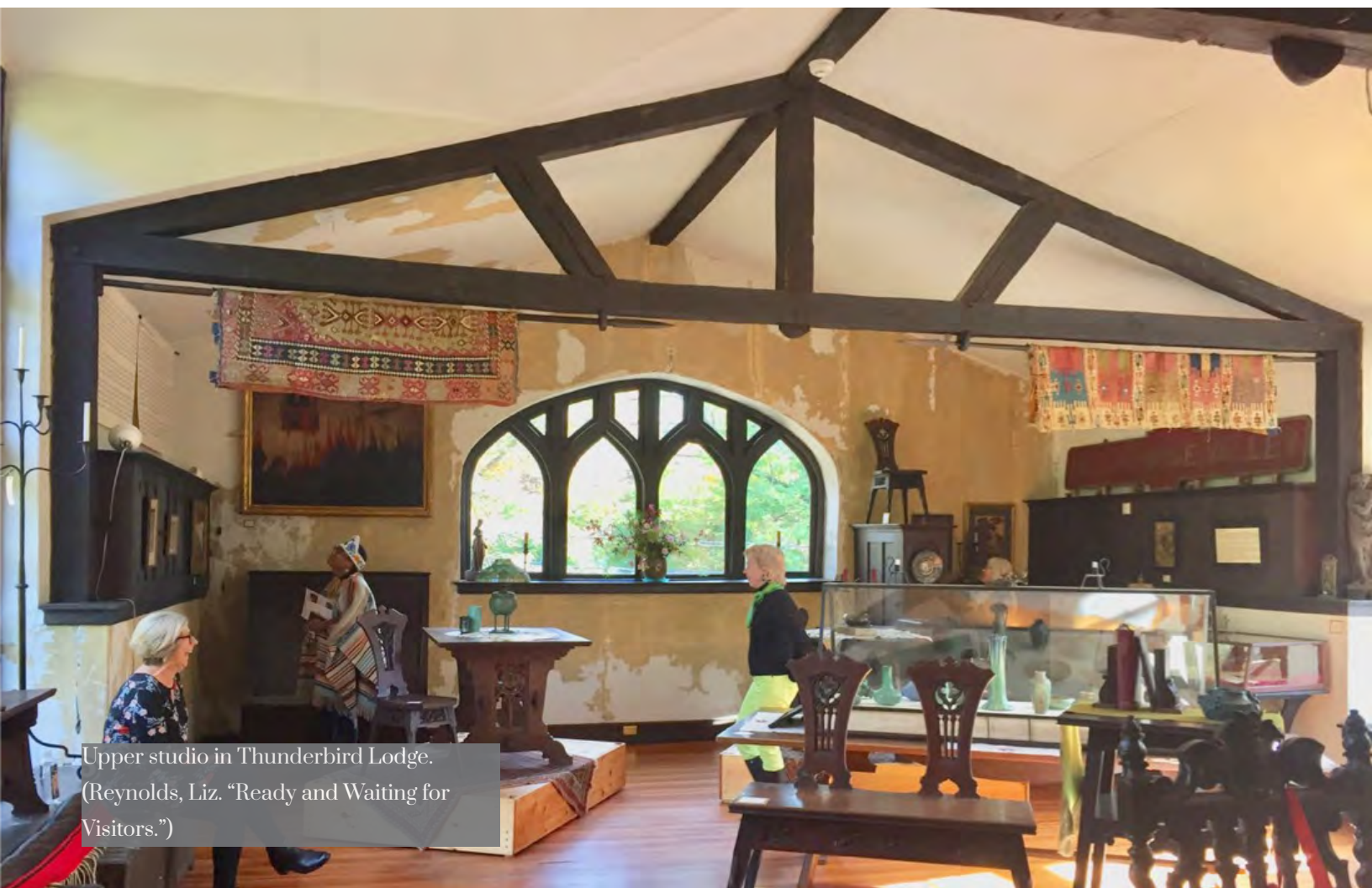
Historic photo of Thunderbird Lodge. (Thomas/Price Collection, Athenaeum of Philadelphia. "Alice Barber Stephens Residence.")



Thunderbird Lodge. (Flemer, Becca. "Storied Stucco.")



Morris Potter delivering a speech at Rose Valley Museum's opening. (Reynolds, Liz. "Opening Ceremonies.")



Upper studio in Thunderbird Lodge. (Reynolds, Liz. "Ready and Waiting for Visitors.")

- needed to achieve desired goals
- Recommended overall treatment approach, also known as the treatment philosophy (see below)
- Recommended scope of work for individual features or areas
- Prioritization of recommendations
- Identification of future areas of research or documentation

Because Thunderbird Lodge is on the register of National Historic Landmarks, it should comply with the Secretary of Interior Standards. The Secretary of the Interior has developed four nationally accepted treatment approaches for addressing historic resources: Preservation, Rehabilitation, Restoration, and Reconstruction.

These definitions, or Standards, should be reviewed prior to formulating the interpretive and physical approach to future work at Thunderbird Lodge. In fact, recommendations of specific treatments in Historic Structure Reports should be in conformance with the overall Standards or they may not be eligible for state or federal funding or reimbursement by other funding agencies.

Thunderbird Lodge would fall into the Rehabilitation approach, defined as: "The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural and architectural values."⁶ The HSR is a first step for the plan for Thunderbird Lodge. It provides a framework and guidance for further intervention and construction projects which are inevitably to follow. As the building enters an exciting new phase in Rose Valley, a firm understanding of its construction and history would prove invaluable.

Visitor Experience

In keeping with the historical intention of Rose Valley, the museum's programming will center

on the Arts and Crafts movement. The targeted audience for the Rose Valley Museum falls roughly into two categories:

- Local residents who want to learn more about the community and its values.
- Visitors from outside the area who are interested in the Arts and Crafts movement.

Programming for local residences is an essential part of our preservation plan. It could be a key component for fostering the sense of community Rose Valley has always held dear, but which appears to be fading with newer residents. To that end, several ideas have been proposed, some of which are already underway:

- Recreational workshops involving craftwork such as woodworking and pottery
- Garden restoration by local garden clubs
- Group excursions to other Arts and Crafts communities and institutions
- Best practice workshops for care of local homeowner's material fabric such as Moravian tiles and stucco
- Themed dinners and cocktail parties
- Community and family oriented events such as ice cream socials and movie nights

Visitors from outside of the immediate area may be more interested in the history of the Arts and Crafts movement itself and how it was memorialized in Rose Valley. Programming for these visitors would be more focused on how Rose Valley fits into the ethos of Arts and Crafts through other craftwork. Some ideas for this audience include:

- House Tours or Open House days with shuttle bus transportation
- Lectures given by experts and historians on subjects related to the Arts and Crafts Movement
- Partnering with other Arts and Crafts communities and sites such as Arden, Delaware and the Moravian Tile Works
- Partnering with other institutions (such as the Penn Museum which houses the collection of Charles Stephens)

- Establishing a library and study center to learn about the Arts & Crafts movement and the pioneering social activism of later inhabitants, the Olmstead family.⁷
- Museum store featuring local craftwork and faithful reproductions
- Trunk shows and craft fairs for local jewelry and clothing artists

Accessibility

In order to fully serve a variety of visitors, and indeed, many of Rose Valley’s own community members, the museum should seek to be as accessible as possible. The museum currently has an ADA compliant walkway allowing access to the lower studio, and plans to add an ADA accessible bathroom are being developed.

We would recommend considering the installation of an elevator, to allow disabled visitors to experience the second floor with ease. Handrails, ramps and sidewalks around the exterior of Thunderbird Lodge would also go a long way in making it more accessible. However, there are other possible solutions. For example, if an installing an elevator proves too challenging, a space dedicated to audio and visual interpretation of the museum could serve as an alternative. Having an area showing a video of the site and its history not only allows those who are not able to go upstairs to experience the museum, but increases interpretation for those who are able to visit the second floor. The video would also allow interpretation for deaf visitors. Increased accessibility is very valuable as it benefits all visitors, regardless of ability.

Tours

Rose Valley Museum currently offers walking tours on their website. Visitors can schedule a walking

tour of the area, paying \$20 per person. However, the museum’s website does not mention when these tours would take place; it notes that they typically run between one and two hours. It also notes that Rose Valley is steep and “pathways are unimproved.”⁸ Ryan Berley, the museum’s curator, also noted that tours in a 1925 Model T Ford Depot Hack truck and a 1959 Ford Thunderbird convertible would be on offer. However, the details of these automobile tours have not been included on the website yet.⁹

While Rose Valley is best experienced by foot, resident’s concerns of invasion of privacy should be considered. Since many of the walking trails go over private property, driven tours are a better alternative. This would provide the tour guide with more control over where visitors might wander. Moreover, having a recognizable vehicle pass through the neighborhoods occasionally is not nearly as intrusive as walking across someone’s property. Some of the more generous homeowners in Rose Valley might be open to welcoming visitors to explore their yard or even their home. Whatever system of touring is developed, our research has told us that Rose Valley residents would appreciate being consulted. Additionally, having a driven tour enables visitors with disabilities to experience the “magic of Rose Valley” in ways they would not have been able to do before.

Museum Store

The Rose Valley Museum currently sells antiques from the Arts and Crafts period, some of which are by Rose Valley artists. The merchandise consists of high quality decorative arts including furniture, pottery textiles, metalwork and artwork from the early 20th century. The addition of small snacks such as ice cream or bottled beverages would also prove beneficial to the museum as both a community center and a space for visitors.



ADA pathway being constructed for the opening ceremonies. (Flemer, Becca. "Increasing Accessibility.")

While the store gives visitors physical representations of their sojourn to Rose Valley, if unsuccessful, it could become a drain on a museum’s energy and resources. We would encourage the administration to carefully consider the benefits and disadvantages of operating a gift shop or store. The store at the Wharton Esherick Museum is an excellent example of a low impact shop in a small museum space.

According to their website, their store supports the mission of the museum by “offering a selection of publications, prints, and gifts related to the Museum’s collection as well as craft work from regional artists.”¹⁰ We would urge the museum’s administration to keep all this in mind as they manage the store, and recommend evaluating the store’s feasibility on a continuing basis.

Partnerships: Local, Regional and National

Rose Valley Museum could greatly increase its impact in Rose Valley and the surrounding communities by partnering with local, regional and even national organizations. Not only would these partnerships strengthen the museum’s impact within the community, they would also put Rose Valley on the maps as one of the only remaining Arts and Crafts Communities in the United States.



Thunderbird Lodge has served as a social hub and creative space for many decades. As a museum it will continue in that tradition. (Flemer, Becca. "Thunderbird Lodge's gardens.")

Within Rose Valley, the museum could develop partnerships with the School in Rose Valley and Hedgerow Theater. As all three are located within Rose Valley’s historic core and serve Rose Valley residents in some capacity, collaborating would increase each site’s impact on the public.

On the local level, Thunderbird could connect with the Arden Craft Shop Museum in Delaware County. Arden and Rose Valley share a founder, William

Price, so it seems only natural for their museums to connect. As both are dedicated to interpreting aspects of an Arts and Crafts community, the museums could learn from each other as well as share resources or exhibits. The Moravain Pottery and Tile Works (MPTW) in Doylestown is also a great future partner. As many homeowners in Rose Valley seek to be good stewards of their historic properties, inviting ceramicists from MPTW to give workshop on the conservation of Moravian

tiles would both strengthen senses of community and ownership, while actively furthering the preservation of built fabric. The Wallingford’s Community Arts Center (CAC) is another potential partner for the museum. The CAC currently serves Wallingford as both a creative space and a community center. The Rose Valley Museum and the CAC could alternate hosting community events and Arts and Crafts programming. This would increase awareness of Rose Valley’s unique history in the region, while simultaneously reinforcing Arts and Crafts cooperative values. Lastly, the Wharton Esherick Museum could also become a useful partner. Workshops and lectures about Wharton Esherick’s work could be done in connection with the School in Rose Valley, as its students see a model of Esherick’s work every day.

On a bigger scale, the museum could consider joining the Pennsylvania Guild of Craftsmen, the Arts and Crafts Society and the American Craft Council. These collaborations could greatly increase awareness of Rose Valley and inspire other mutually beneficial connections.

Fundraising and Development

The Rose Valley Museum at Thunderbird Lodge operates under an umbrella organization, The Rose Valley Centennial Foundation. The Foundation aims to “see how the other organizations’ missions can continue to be supported, and to anticipate responses to longer range challenges.”¹¹ This includes the museum which they aim to make “one of the top five Arts and Crafts destinations in America.”¹² The foundation would serve as landlord for the museum and Historical Society and be responsible for maintenance, upkeep, preservation, security, and climate control.

A Capital Campaign is underway to support the museum and its programming. According to their

website, the \$1,000,000 they aim to raise will be used to make critical and immediate improvements:

- Renovations to the building and grounds
- Install a parking lot
- Create an ADA-compliant bathroom & entrance
- Establish innovative educational programs
- Establish a maintenance fund
- Provide seed money for basic operations

Many of these projects are well underway but the capital campaign is ambitious. Fundraising at a non-profit like the Rose Valley Museum is a constant challenge. Donations could be solicited through a letter campaign, email or directly on the website. A social media presence and up to date website are critical to fundraising efforts. These are already established, with events and news being updated in a timely matter. Special events such as auctions and galas might be another way to raise funds, but would require the time and attention of a devoted team of volunteers.

Planned giving would be an alternative means to ensure the future of the Rose Valley Museum. In most non-profits, individuals provide a substantial number of gifts, and in many instances, innovative ways are found to extend the advantages of giving to this very important segment of donors.¹³ Planned (or deferred) giving, where donors make a commitment of funds but defer the transfer of assets for a period of time, would be an ideal way to establish the ongoing funding necessary for the museum. Bequests, gifts of Life Insurance, Charitable Trusts, and pooled-income funds are all instruments which could be utilized for the capital campaign.

Operational Costs and Maintenance

One of the challenges for operating the Rose Valley Museum will be establishing a budget for

operational costs and maintenance. The board will need to specify how much money the museum will take in and how much it will spend. Because the museum is new, it is difficult to establish how much revenue will be generated. Equally, expenses will also be uncertain. However, in general, they could be estimated from previous bills for utilities. Funds for projects like new bathrooms can also be estimated or derived from contractor's bids.

A member of the board with accounting experience should present the budget to the board for approval. Budgeting should always be related to overall planning process of the organization.

Thomas Wolf, in his book, *Managing a Nonprofit Organization*, provides eight steps to complete a successful budgeting cycle:

- Step 1: Make a Wish List: what the board wishes the organization to accomplish.
- Step 2: Cost out the List: How much will it cost to carry out the goals of step 1.
- Step 3: Allocate Income: bearing in mind restricted and unrestricted funds.
- Step 4: Compare: one program activity against another.
- Step 5: Set priorities: with the fundamental assessment of the organization's reason for being.
- Step 6: Adjust and Balance: knowing that certain expenses have been forgotten and certain anticipated income will come in short.
- Step 7: Approve
- Step 8: Monitor and Amend.¹⁴

It is beyond the scope of this plan to recommend any specific accounting advice. However, as a new organization, it is incumbent upon the board to ensure some degree of fiscal certainty to this fledgling institution. Decisions such as admission fees, what to charge for events and hiring of staff are all dependent on a clear budget and solid financial strategy.

Five-Year Strategic Plan

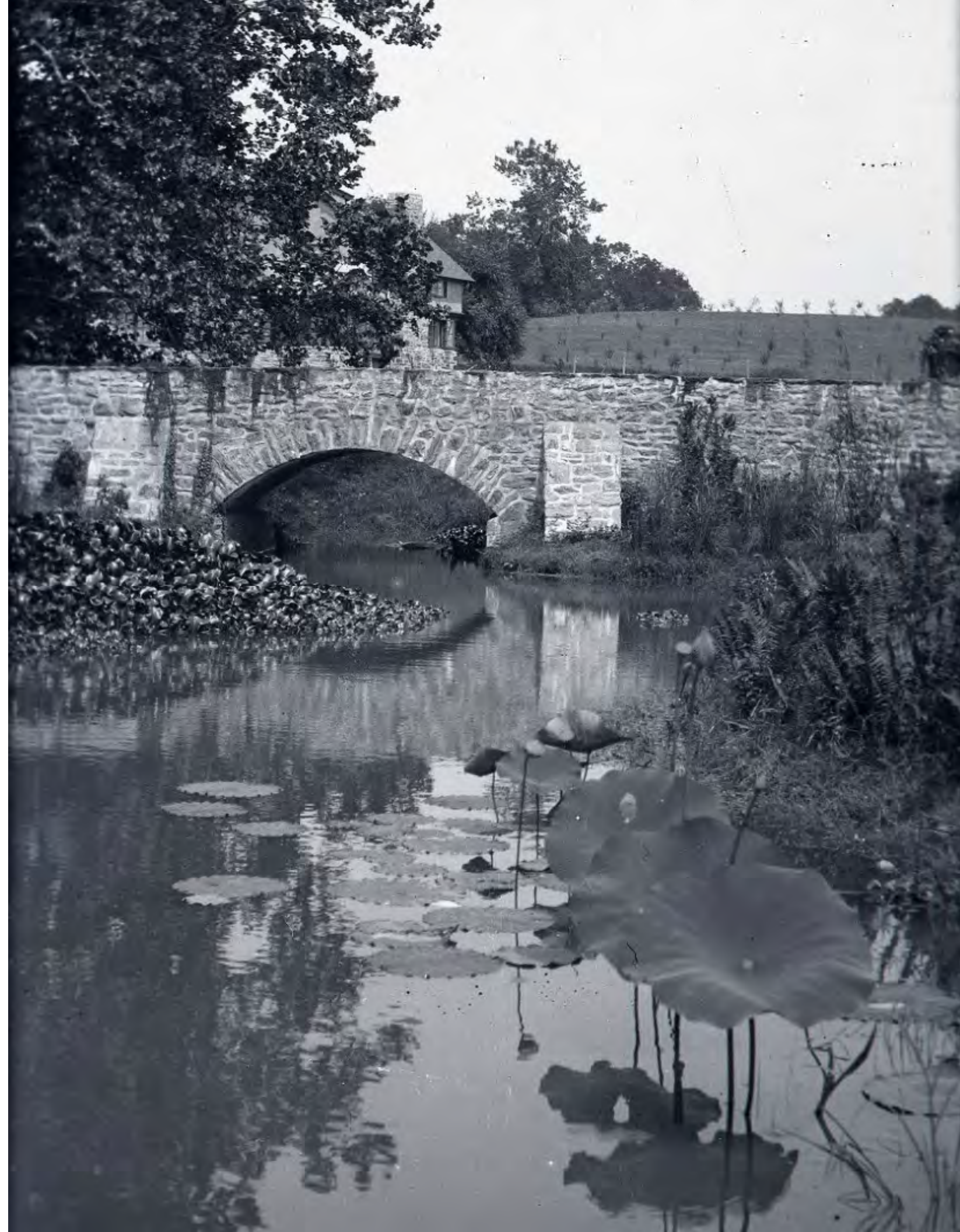
We recommend the establishment of a five-year strategic plan. In addition to addressing the suggestions outlined above, this would allow the museum's management to prioritize their goals and measure their impact on the community. The limit of five years enables management to have long- and short-term goals. Such forward-looking planning often encourages a site to reevaluate its strengths and weaknesses and adjust for the future. As the museum's role within the community will most likely change over the years, it should be able to manage change in a way that aligns with the values of both its local, regional and national communities.



Entrance to private living space. (Flemer, Becca. "Have a seat.")

Notes

- 1 Deborah Slaton, "Preservation Brief #43: The Preparation and Use of Historic Structure Reports" (National Park Service, 2005), <https://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm>.
- 2 Dominique M. Hawkins, "Historic Structure Reports & Preservation Plans: A Preparation Guide – Second Edition" (Trenton, NJ: New Jersey Historic Trust, 2015), http://www.state.nj.us/dep/hpo/4sustain/preparehsr_2015_11_02.pdf.
- 3 Ibid, 9.
- 4 "Rose Valley Centennial Foundation Website," 2010, <https://www.rosevalley100.org/mildred-scott-olmsted/>.
- 5 Deborah Slaton, "Preservation Brief #43: The Preparation and Use of Historic Structure Reports."
- 6 Kay D. Weeks, and Anne E. Grimmer., U.S. Department of the Interior, and National Park Service, Cultural Resource Stewardship, "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. 1995." (Washington, D.C.: 1995), www.nps.org.
- 7 "Rose Valley Centennial Foundation Website."
- 8 The Rose Valley Museum and Historical Society. "Contact Us." [rosevalleymuseum.com](https://rosevalleymuseum.org/about/contact-us/). <https://rosevalleymuseum.org/about/contact-us/>.
- 9 Berley, Ryan. 'Thunderbird Lodge Study'. Email, 2017.
- 10 <https://wharton-esherick-museum.myshopify.com/>.
- 11 "Long Range Strategic Plan" (Rose Valley Centennial Foundation, January 8, 2017).
- 12 Ibid, 1.
- 13 Thomas Wolf and Thomas Wolf, Managing a Nonprofit Organization: Updated Twenty-First-Century Edition, First Free Press (New York: Free Press, 2012), 274.
- 14 Ibid, 186–96.





2.3

Neighborhood Inclusion Plan

One of the character-defining features of Rose Valley's landscape is its clustered, fragmentary nature, which provides the different neighborhoods with a degree of independence and separation from each other. Where these barriers – both physical and cultural/historical – are too strong, however, there is a risk of isolation and disconnection from Rose Valley's core. At the same time, in spite of some efforts, newcomers do not always embrace integration into Rose Valley's community, which in the long run threatens the resilience of the community structures enshrined by tradition and recognized in the Statement of Significance.

The community leaders interviewed consistently cited both of these issues as major challenges for Rose Valley. In addition, if the preservation plan is to be owner-driven, it is important to ensure that all the owners are represented. These reasons justify the development of a neighborhood inclusion plan as part of Rose Valley's preservation plan.

To identify neighborhoods at risk, it was first necessary to decide upon a spatial division of Rose Valley. This was done using the cultural landscape tool of a character area survey. Character areas are areas that, due to their landscape, structures, proximity of elements, or subjective feeling, are perceived to constitute distinct entities. Each of

the team members submitted a map detailing their perception of separate character areas in Rose Valley; after a session of debate and comparison, the group agreed upon a set of character areas. Deliberately, it was chosen to have the areas cover the entirety of Rose Valley and to pass no judgment on their heritage, historic, or aesthetic value. The survey resulted in nine character areas divided in twenty-four sub-areas; the high number bears witness to the aforementioned fragmentary nature.

The remaining chimney from the Seekers After Knowledge cabin located in Long Point. William Price came here as a child, and the early Rose Valley residents accessed the cabin on a footbridge that no longer exists. (Armenta, Xochilt)

Neighborhoods at risk were identified on the basis of four characteristics: connectivity by car, walking connectivity, inclusion in the Historic District (cultural connection), and perceived integration in the community. Three neighborhoods were considered most at risk: Long Point, Todmorden and Vernon Lane.

Long Point includes all of Character Area 7. It is separated from the core of Rose Valley by Ridley Creek, which severely affects its connectivity for vehicles due to the long detour required, and makes walking communication essentially impossible due to the distance and need to walk along heavy-traffic roads. Having been built in the late 1950s, no part of it is included in the Historic District, and community integration was perceived to be low.

Todmorden includes all of Character Area 6. While adjacent to the core of Rose Valley, the communications with it were severed in the 1960s, leading to low connectivity for vehicles and for pedestrians, who are only connected through low-accessibility parts of the trail system. Only the building complex centered on Todmorden Hall is included in the Historic District; community integration was perceived to be low. Todmorden is especially important since it encompasses almost a third of Rose Valley's area.

Vernon Lane includes Character sub-areas 2.3 (Vernon Lane) and 2.4 (Valley View) of Area 2. While its connectivity for vehicles is again low due to the long detours required, pedestrian connectivity is much better than for the other neighborhoods due to proximity to the core of the trail system. While the lower half (2.3) belongs to the Historic District, the upper half (2.4) does not. The perception of community integration is higher than in the other areas.

The plan will seek to reinforce the interconnection of Rose Valley as a whole, but will place particular emphasis on reinforcing the connections of these three neighborhoods with the historic core and

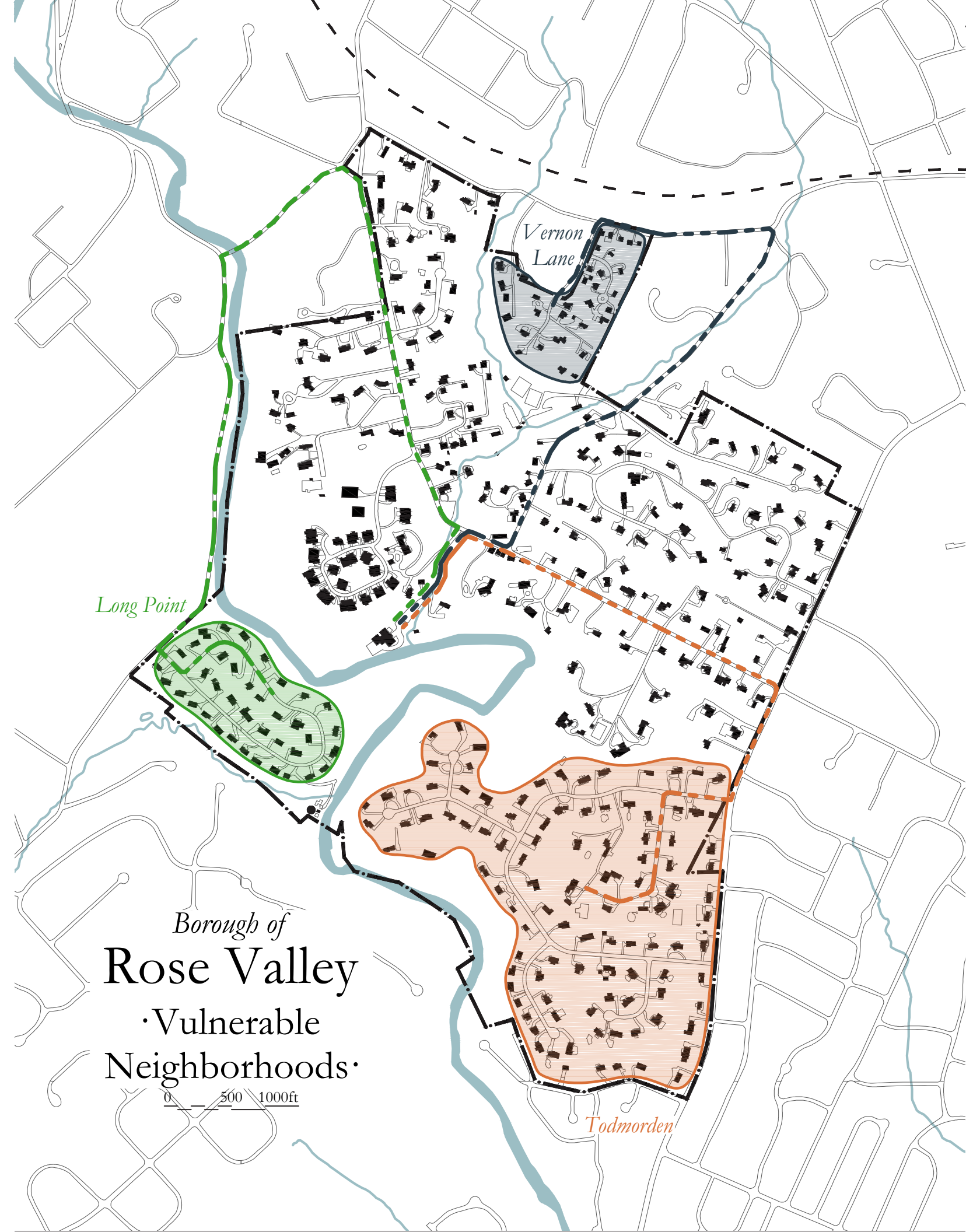
community. This will be achieved through four pillars: community, character, communications, and culture.

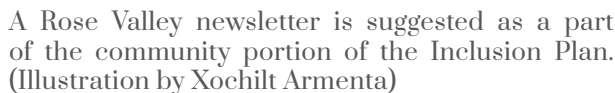
Community

Rose Valley's success has historically relied, and will depend for the future, on a participative community. A broader range of people participating and a greater amount of time spent in Rose Valley will facilitate a healthy community. In order to achieve this, we propose two measures: a newsletter and a public spaces plan.

Newsletter

A printed newsletter, delivered monthly to all Rose Valley households, would be helpful in keeping residents up to speed in the comings and goings of the community. In not more than one or two pages it could contain among others private announcements, notifications for events, and Rose Valley trivia or history snippets. Such a publication would be inexpensive to produce and especially helpful for peripheral neighborhoods where people are less likely to learn about events through word of mouth. In the era of digital media it will still be convenient to maintain a digital version; but a printed, physical object would be accessible to people of all ages and computing skills, and it would also create a sense of attachment in a similar way that delivery of the History of Rose Valley to newcomers does – but, unlike that book, it would be current and topical, residents would be more likely to pay attention to it, and it would be renewed every month.





Public Spaces Plan

Large parts of Rose Valley, especially the peripheral neighborhoods, lack any public recreational areas. Public recreational areas, such as children's playgrounds, encourage residents to stay in the neighborhood as opposed to commuting to and from their houses; they can also act as venues for events that the whole community can benefit from (Rose Valley's sister community at Arden, Delaware is a good example of this). Aware of this, the Rose Valley Centennial Foundation has undertaken the renovation of the ruins of the old Sunnyside Gatehouse as a public

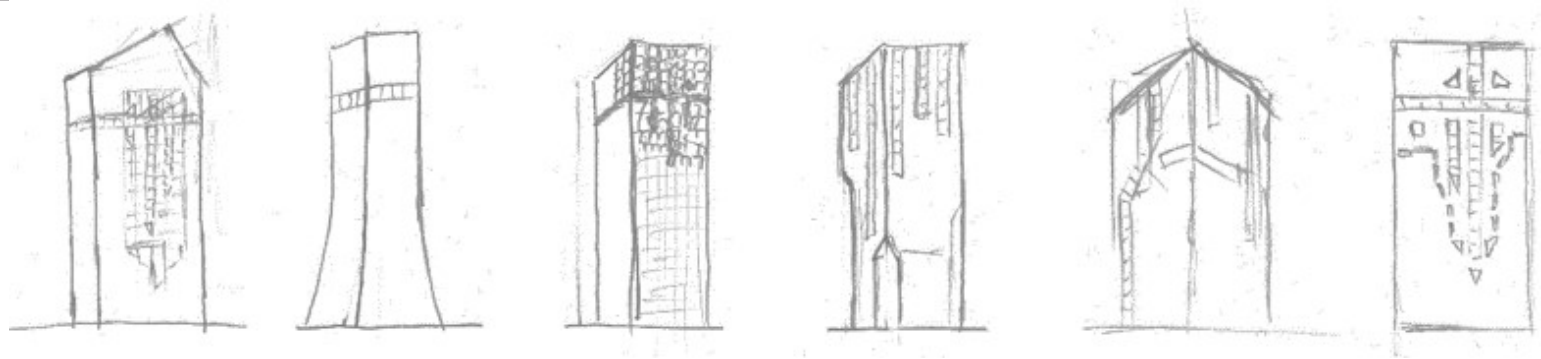
park, and a similar project is underway near the Old Union Church.

We suggest finding spaces in the peripheral neighborhoods for the installation of recreational areas, and the organization of activities throughout these in order to encourage residents to become acquainted with the various Rose Valley neighborhoods. The map tentatively shows some possible locations in Long Point and Todmorden, both on currently private and communal land, chosen for their strategic location, especially with relation to the trail connectivity plan laid out below.

It is interesting to note that Rose Valley has large swathes of communal land that, due to their topography and tree canopy, are underutilized except for a few walking trails. Creative design can take advantage of the unique characteristics of these places and create useful spaces that are respectful of the environment. A good example of this is Swarthmore College's Scott Outdoor Amphitheater in nearby Swarthmore, PA.

Character

The unique character of Rose Valley is defined by a series of architectural and landscape features, described in previous chapters. The sense of ownership of a space with a distinct character reinforces a sense of belonging and a perception of being part of a community. However, many of the newer neighborhoods in Rose Valley, such as Long Point and Todmorden, were designed as generic suburbs and it is difficult to grasp from the environment that they are a part of Rose Valley. Transforming these neighborhoods to look exactly like the Rose Valley core is not practical, unnecessarily invasive, and a historical falsification; but subtle interventions can give the resident or visitor hints that they are in Rose Valley. In light of this, we have proposed a Gate Posts Program.

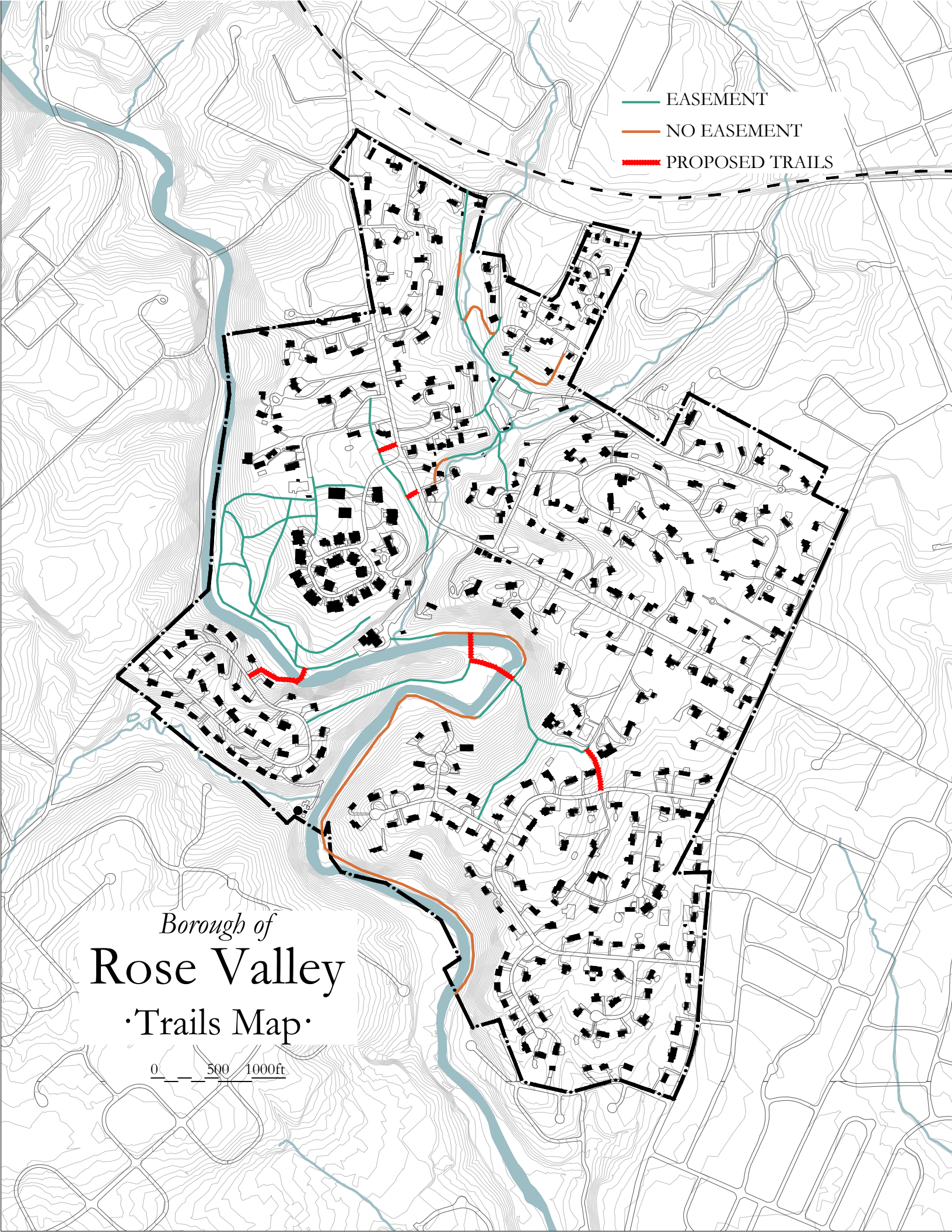


A Gate Post program would create a visual cultural connection to Rose Valley. (Drawings by Alberto Calderon-Gonzalez)

Gate Posts Program

The Wissahickon schist gate posts coped with terra cotta tile and decorated with colorful Mercer tiles are one of the most recognizable fixtures in Rose Valley's landscape. Knowing this, we propose to install gate posts at the entrances to all of Rose Valley's peripheral neighborhoods. While

elements such as the Mercer tile to maintain a connection with Rose Valley, these gate posts need not be exact copies of the historic ones, and should be adapted to the different scales of the access roads where they will be located, in what could be an exercise of contemporary design in historic settings. Organizing an artistic competition to design these gate posts and



making their erection a community activity would be a good opportunity to revive some of the historic Arts and Crafts spirit of Rose Valley.

Communications

In order to address the physical isolation of the peripheral neighborhoods it is necessary to establish a communications plan. Communications between the peripheral neighborhoods and Rose Valley’s core include both walking and driving connections. However, improvement of driving connections between Long Point, Todmorden or Vernon Lane and the core can only be done by crossing areas with a complex topography and substantial environmental interest. The great expense and severe impact to Rose Valley’s landscape makes it unadvisable to establish new road connections.

Walking communications present different issues. While a well-developed trail system is a historic fixture of Rose Valley and one of its character-defining features, the trails do not connect with Long Point, which is physically isolated by Ridley Creek, and do not serve Todmorden efficiently. In addition to this, the functionality of the system is threatened by uneven maintenance, fear of liability, reluctance of some owners to grant access, and an incomplete easements system as well as reservations towards taking new easements. To address these issues, we have explored trail policy options and proposed a trail connectivity plan.

Trail Policies

Pennsylvania law holds land owners and holders immune from liability arising from authorized use of their land. Specifically, Pennsylvania’s Recreational Use of Land and Water Act ("RULWA") and other statutes provide landowners and easement holders who invite or permit the public to come onto their land for outdoor recreation, which includes use of trails, with substantial protection (including defense of immunity) from liability from bodily injury or property damage.¹

Public trails crossing through private land can be managed in a number of different ways. The strongest of these is public acquisition of the trails by eminent domain. Pennsylvania boroughs are entitled to claim land through eminent domain for a broad range of purposes.² However, we do not believe this procedure is in accordance with Rose Valley’s bottom-up, democratic philosophy.

Easement agreements, such as those currently in place in parts of Rose Valley, allow land owners to cede control of part of their land to a public or private easement holder, such as the Borough, without losing ownership of their property. Trail easements run with the land and do not expire with a change in ownership. The Pennsylvania Land Trust Association has drafted a Model Trail Easement Agreement, revised in October 2017.³ Under this agreement, the public at large, explicitly entering at their own risk, is allowed to use the trails, and it is not possible to control who is and who is not admitted. The owner is limited in the improvements that they can make to the land under easement, and the easement holder is tasked with maintaining the trail, but has no legal duty to do so except under “unreasonably dangerous conditions”. Broad uses, such as horse or vehicle riding, are allowed in the model agreement, but can be restricted in a variant tailored specifically for Rose Valley.

Unlike easement agreements, a trail users' association would allow Rose Valley owners to retain full control over their land and limit who is allowed to use the trails. In this type of organization, used for example in riding clubs, use of the trails is only allowed to people holding a membership. This membership can be granted for a fee or through an application process; in the case of Rose Valley, residents could be admitted automatically and non-residents could apply on the basis of personal connections or activities carried out in Rose Valley. The main drawback of this model would be the need for an authorization process and for accreditation, and the difficulty of enforcement.

In order for the Borough to acquire control over trails, some negotiation options are available. A gift of future interest by the owner allows the owner to grant an easement that will be made valid only upon death or sale of the property, against immediately redeemable tax credits.⁴ This can be an option for reluctant owners. Another tool that can be explored in order to acquire land is the right of first purchase. If the Borough is granted right of first purchase over trail lands, it will have the right to buy the land if it ever is put on sale.⁵

Trail Connectivity Plan

We have studied the trail connections between the peripheral neighborhoods and Rose Valley's core by drawing a trail map based on sketches drafted by Bill Hale and Tarsha Wilson and revised after additional field surveys. The map shows very limited connectivity between Todmorden and the core, and none whatsoever between Long Point and the rest of Rose Valley due to the presence of Ridley Creek.

We propose creating new connecting trails at strategic points which will create a great improvement in the system for little addition of trail length.

The only solution for a walking connection between Long Point and the rest of Rose Valley is to build a footbridge over Ridley Creek. This has historical precedent since the early community used a footbridge over Ridley Creek to access the Seekers after Knowledge cabin. Three locations have been explored for the footbridge. The first, just west of the Old Mill, is located at the ruins of the Old Mill Dam, where Ridley Creek is at its narrowest, and takes advantage of this to minimize the span of the required bridge. This is also the most direct connection. Its main disadvantage is that the bridge would lead to private property on the Long Point side, where a new (but short) trail easement would be necessary. The second location is east of the Old Mill, where the historic footbridge was located; this would connect to the center of the Long Point wildlife preserve, which makes the connection less convenient for Long Point residents but has the advantage of facilitating access to the preserve for all other Rose Valley residents. The third location, further east, has similar advantages and disadvantages and would make connections between Long Point and Todmorden more convenient at the expense of a longer distance to the historic core.

Between Todmorden and the historic core the only connection in the present day involves walking down to Ridley Creek through a poorly maintained trail. A more accessible alternative connection could be achieved by opening up a trail between Todmorden Drive and Orchard Lane, which existed historically as a road until the Todmorden subdevelopment was built in the 1960s.

In order to reinforce the system as a whole it



Proposed footbridge location across Ridley Creek between Long Point and the core of Rose Valley. (Armenta, Xochilt)

is necessary to establish connections between both sides of Rose Valley Road. Small trails branching towards the road at Thunderbird Lodge and Traymore would facilitate this, and could be combined with a study to install a pedestrian crossing.

Culture

With a few exceptions such as Todmorden Hall, the peripheral neighborhoods are rarely included in the cultural-historical discourse of Rose Valley and are not appreciated as a significant part of Rose Valley's heritage. After

observing some buildings in these neighborhoods that seemed to merit consideration as historical, we conducted a survey of resources in these neighborhoods and are proposing an extension of the Historic District in these areas, facilitated by an extension of its period of significance.

Historic District Extension

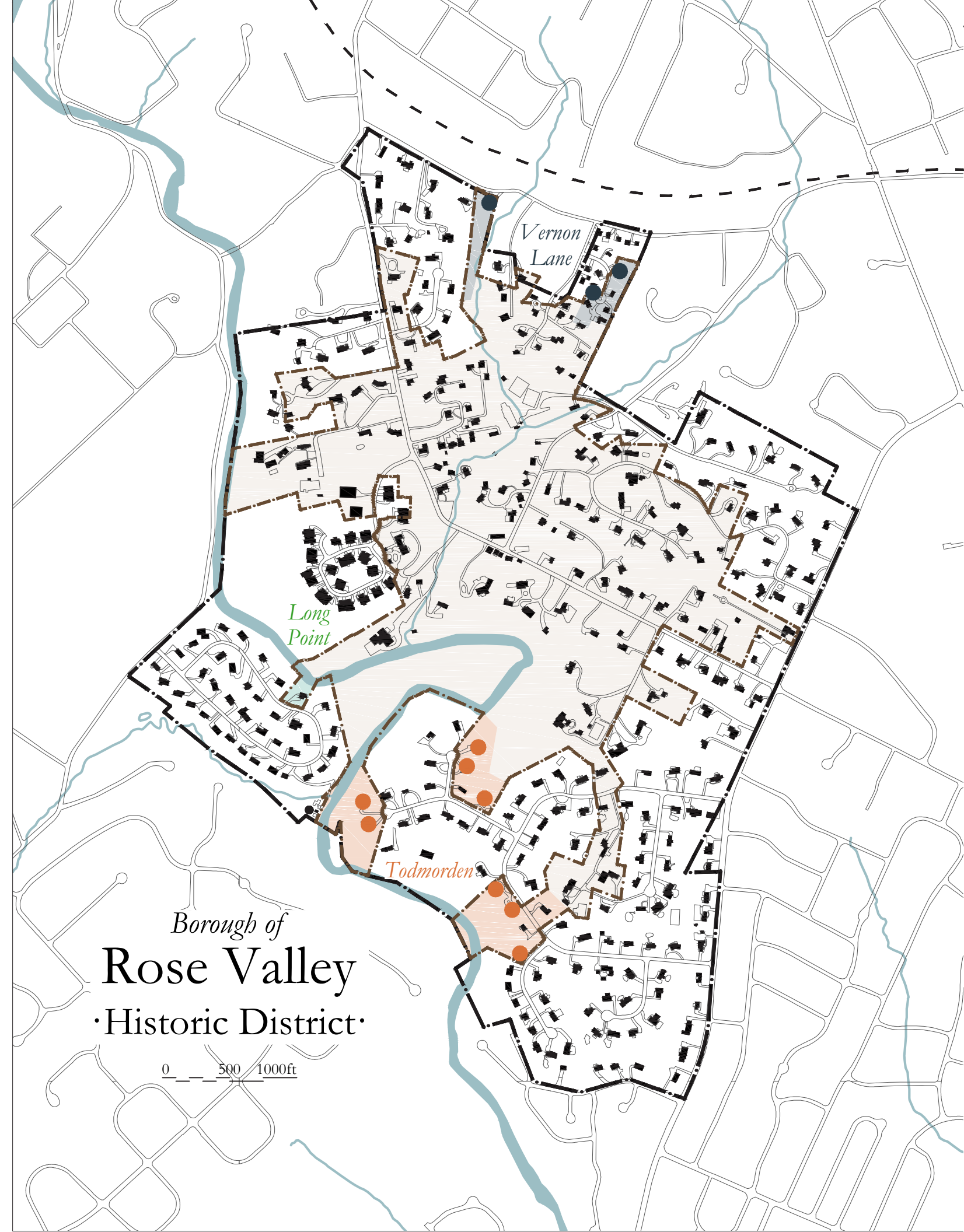
Our survey detected eleven buildings that merit inclusion in the district, plus two candidates that were discarded due to distance from the district boundaries or late construction. These buildings are shown in the table below. It must be noted that the construction dates are estimates gathered from historic map comparison and real estate websites, and further research is required to determine the exact construction dates. Among the eleven selected buildings, three are located in Vernon Lane and eight in Todmorden. The only building in Long Point considered for eligibility, 10 Longpoint Lane, was built in 1986 and cannot be nominated in the near future.

The three buildings in Vernon Lane are the oldest, and belong to the present period of significance. The two structures on Valley View Road belong to an early Colonial Revival subdevelopment that prefigures much larger and less architecturally significant post-war developments. Although the subdevelopment as a whole does not share many of the character-defining features of Rose Valley, the attractive design and construction of some of these houses merits, in our opinion, the inclusion of the two best examples. More interesting is the house on 312 Woodward Road. This structure straddles the borough boundary but is a large and attractively detailed Arts and Crafts structure that shares chronology and character-defining

features with many of Rose Valley's core buildings, in spite of a roof replacement. In addition, extending the district to cover this house would allow it to encompass the entirety of the historic trolley bed which is already listed in the district nomination. We encourage further research into this very interesting house.

The eight buildings in Todmorden were all built during or after the subdevelopment's construction in 1964-67. Thus, since the minimum age for eligibility into the National Register is 50 years,⁶ they have become eligible in the seven years passed since the Rose Valley historic district was created, or will do so within the next ten years. These buildings, unlike most buildings in Todmorden, are Mid-century Modern structures, specifically of the Contemporary style. In their integration with the landscape and sensitive use of modern materials they represent the Modernist continuation of the Arts and Crafts tradition already advanced by some of the later Rose Valley architects such as Louis de Moll. As many as five of these structures were probably constructed by noted Philadelphia mid-century modern architect Robert McElroy, who often chose wooded, sloped locations such as the slopes along Ridley Creek to install his delicate Contemporary designs with characteristic low gables, balconies and roof to ceiling windows.

An eventual recognition of all these valuable structures will reinforce the perception of the peripheral neighborhoods as part of Rose Valley and the perception that they, too, have made a meaningful contribution to its history.



Address	Neighborhood	Est. Date	Style	Architect
7 Forest View Rd	Todmorden	1974	Contemporary	
1 Tanglewood Dr		1967		<i>Probably</i> Robert McElroy
9 Tanglewood Dr				
27 Forest View Rd				Robert McElroy
32 Forest View Rd		1972		<i>Probably</i> Robert McElroy
59 Todmorden Dr		1978		
63 Todmorden Dr		1971		
5 Briarcrest Dr		1966		
12 Valley View Rd	Vernon Lane	1934-40	Colonial Revival	
8 Valley View Rd				
312 Woodward Rd		1911-33	Arts & Crafts / Tudor	
Potential Listings				
10 Cedar Hollow Dr	Todmorden	1970	Contemporary	
10 N Longpoint Ln	Long Point	1986		

Suggested list of buildings to be considered for inclusion on an extended historic district.



Contemporary style house in Todmorden.
(Armenta, Xochilt)



Arts and Crafts style house in Vernon Lane.
(Armenta, Xochilt)



Contemporary style house in Long Point, eligible
to be registered in the future. (Armenta, Xochilt)

Notes

1. Pennsylvania General Assembly Act of Feb. 2, (1966) 1965, P.L. 1860, No. 586 Cl. 68
2. 8 PA Cons Stat § 1501 (2016)
3. Pennsylvania Land Trust Association, Model Trail Easement Agreement with Commentary: Provisional 4 th Edition, PDF, November 20, 2017.
4. "Gift of a Future Interest in Real Estate," Conservation Tools.org, accessed December 13, 2017, <http://conservationtools.org/guides/20-gift-of-a-future-interest-in-real-estate>.
5. "Rights of First Purchase (Offer, Negotiation and Refusal)," Conservation Tools.org, accessed December 13, 2017, <http://conservationtools.org/guides/24-rights-of-first-purchase-offer-negotiation-and-refusal>.
6. "National Register Criteria for Evaluation," National Park Service, accessed December 13, 2017, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm.





2.4

Homeowner's Manual

In the early twentieth century, Rose Valley was developed as a canvas for architects to display their work both through structures entirely of their own invention and through adaptation of earlier structures. The rich resultant architectural legacy is part of the significance of the borough and must be protected and preserved for future generations. The historic properties of Rose Valley, both architect-designed and vernacular architecture could be at risk if not properly understood or safeguarded. Currently there are no regulations on historic properties, such as those imposed through design guidelines or a local historic district, for example. The survey data presented in Section 1.2 (Integrity) shows the general patterns of material condition, integrity, replacement, and addition. While the condition and integrity values of the historic properties in Rose Valley are generally high (approximately 85%), our analysis found that some neighborhoods in Rose Valley with higher levels of material integrity have lower levels of condition, meaning that while most of the original materials are retained, they are not always properly maintained. We believe this is a key issue to understand and mitigate through proactive action within the following section of the prescribed preservation plan.

Interviews with homeowners have proven that these individuals are proud stewards of their historic houses. The Rose Valley studio team believes that to strengthen this asset and ensure that this legacy is passed on to future generations, several preservation-related conventions should be administered. One such measure is a "Homeowner's Manual," which would serve to further foster an understanding of, and therefore the importance of preserving the



An early modern house in Rose Valley, built by William Grey Purcell. (Reynolds, Liz. "The Purcell House Courtyard.")



An interior of the Schoenhaus Estate, showing an intricately-carved stone fireplace and wood work surround, an element that should be carefully conserved. (Sadiq, Noor. "Stone-Carved Fireplace of the Schoenhaus Estate.")

character-defining features, as well as present best practices in maintenance for current and new residents. We believe that this manual would help to better channel the community stewardship in order to safeguard the architecture in the absence of protective regulations.

This section will outline our methodology for the Homeowner’s Manual and the proposed contents therein, provide sample layouts of the manual that could serve as inspiration for a full professional study in the future, lay out a structure for homeowners to create a prioritized maintenance

plan, and propose other suggestions that would serve to retain the condition and material integrity of these valuable architectural assets.

Methodology

The main principles behind the Homeowner’s Manual are simple and help to reinforce the proposed owner-driven preservation plan in a self-regulating manner. The first principle is to highlight the importance of Rose Valley through the architectural tradition. This calls the second principle into action, translating the knowledge that homeowners already have into more formalized “preservation” terminology, and trying to instill these mentalities into the everyday maintenance and care of their homes. The third principle is to tie the noteworthy material elements back to their creators and the original intent of the holistic design. The fourth and final principle is to continue to allow residents to have authority over their properties but also instilling an environment that welcomes neighborhood collaboration when prudent and constructive.

We have proposed a structure for Homeowner’s Manual which includes an overview of the importance of the architecture in Rose Valley and therefore the preservation thereof. The Manual would then outline preservation terminology that is necessary in becoming a proper architectural steward. Following, would be a discussion of character-defining features of common building typologies in the borough, and a method for homeowners to assess the most essential elements to prioritize in their maintenance plan. The manual should follow the methodology set forth by the National Park Service, suggesting retention of material through preservation rather than restoration.

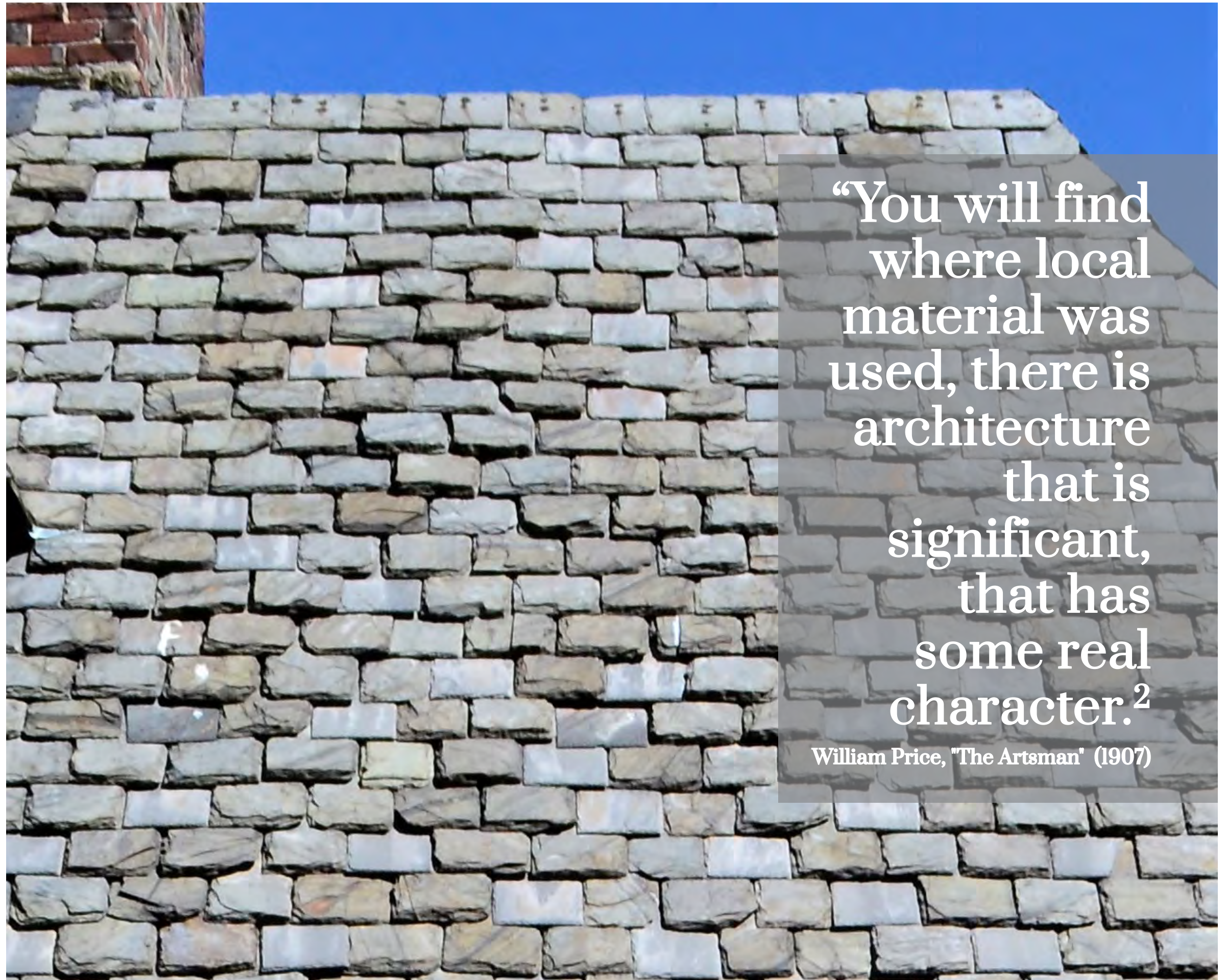
Additionally, we then delved into maintenance recommendations for specific architectural materials, as informed by our historic resource survey. A full order list of the Manual sections that we propose should be included in the manual is as follows:

Suggested Contents for a Homeowner's Manual:

- Importance of Preservation in Rose Valley
- Preservation Terminology
- Elements of Integrity
- National Park Service Standards
- Building Typologies
- Character-Defining Features
- Roofing Materials
- Moravian Tiles
- Stucco Walls
- Windows
- Wooden Exterior Elements
- Interiors
- Additions
- Landscape
- Future Recommendations

The materials included in the maintenance section were chosen according to the findings in the historic resource survey. As previously mentioned in Section 1.2 (Integrity), many original roofs have been replaced with asphalt shingles. Interviews with homeowners revealed that roof maintenance and the total cost of replacement were common concerns. Roofs play an integral role in the way that a building is perceived, contributing to a defined architectural character. They are also an important factor in protection of the natural elements. Roofs are therefore highly vulnerable features that will inevitably deteriorate and lead to further degradation of the historic materials protected underneath. Due to these reasons, we believe roofs are especially important components in the architectural character of Rose Valley and therefore deserve special attention by homeowners. The three major categories of historic roofing materials that were found during our survey include: slate tile, terra-cotta tile, and wood shingle, which we propose should be included in the Manual. Sample Homeowner's Manual layouts were created for the maintenance of slate and terra-cotta tile roofs (Appendix E). We chose these two as distinctive characteristics of a few prominent architects in Rose Valley, such as Howell Lewis Shay and William Price.

While only 18% of the surveyed structures have Moravian tile on the property, we decided to include this material in our homeowner manual because of the importance of the material within the arts and crafts movement which has become a characteristic quality of Rose Valley. William Price incorporated Moravian tile into many of his exterior stucco structures, believing that there was no better decorative material "more rich and lovely than those of unglazed and natural-glazed tile, and none blend better with a stucco surface."¹ This important architectural detail is highly susceptible to moisture-related deterioration mechanisms and we believe that many of the Moravian tiles appear to be incorrectly maintained using cement



“You will find where local material was used, there is architecture that is significant, that has some real character.”²

William Price, "The Artsman" (1907)

mortar surround rather than a lime-based mortar. This treatment is likely to further deteriorate the glazed tiles and should be re-evaluated.

Exterior stucco is the most common exterior wall material in the borough’s historic core (59%) and was also a hallmark in Price-designed architecture. For these reasons, the team believes that a study of maintenance for exterior stucco should be completed. The condition of exterior stucco is generally good (around 84%) however.

While windows were not included on the historic resource survey, general observations by the studio team noted that vinyl windows were used as a replacement for the original historic materials in several areas of the historic core. Windows generally impart a specific character upon the structure that they adorn. Changes in fenestration pattern such as the size and layout of windows can have a large impact on the general appearance and which homeowners should therefore consider when making upgrades to their homes.

Wooden exterior elements were also listed for inclusion in the maintenance section. Timber is used, for example, as a characteristic element of Tudor-style houses in the borough, in the form of half-timbering. Wood is also very susceptible to moisture-related damage.

Interior spaces are also an important consideration for conservation and maintenance but often overlooked in preservation planning regulations. The interiors of Rose Valley’s historic structures are rich in architectural detail, but it is important to promote a few best practices in order to ensure proper protection for the enjoyment of future generations.

Character-Defining Features

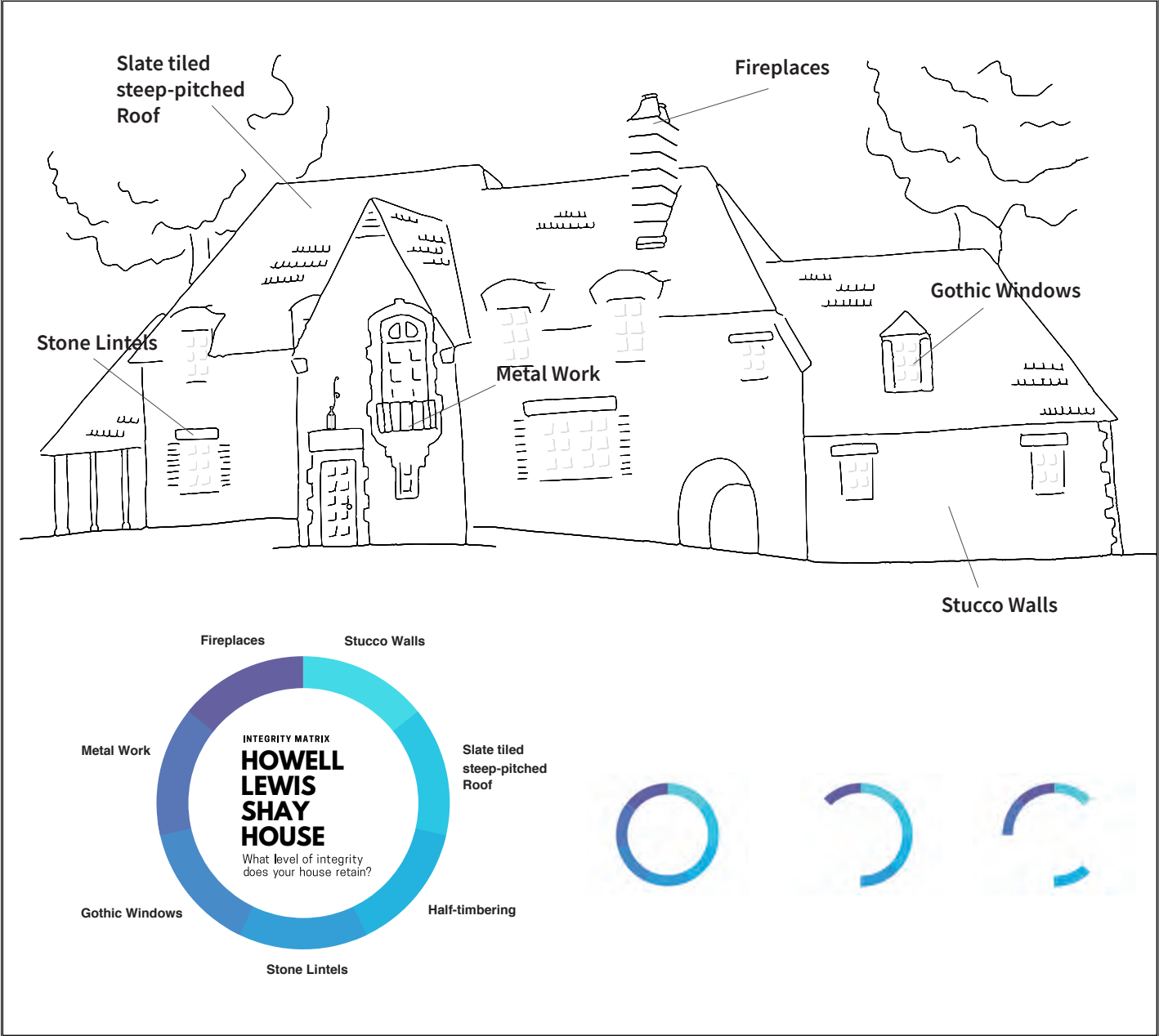
The team envisions that the Manual would work as a guiding framework to familiarize homeowners in Rose Valley with the background and significance of their historic properties to further help in identifying their character-defining features based on the architect-designed building typology that our team has created. Although many of the residents are already great stewards of their historic houses, we believe it would be useful to highlight key features crucial to the architectural integrity of historic buildings specific to Rose Valley as a way to ensure their protection and longevity. This could be used as a tool to help homeowners prioritize certain architectural features, in their protection and repair by suggesting where limited funds should be spent.

In order to achieve this, we have suggested a three-step process to be included as part of the “Character-Defining Features” section in the Manual:

1. Identify your house’s building typology through the Historic Resource Survey Map specific to architect designed homes, created by the team
2. Determine character-defining features of the house based on the architectural style
3. Assess architectural integrity with the integrity matrix created by the team

For this manual to be user friendly, the studio team recommended that sketches of typical characteristic architectural features of architect-designed and standard architectural-style homes be included, in order to better familiarize homeowners with what to look for in their house. Our team has produced hand sketches for typical William Price- and Howell Lewis Shay-designed houses, highlighting their characteristic elements. We hope that this idea could be carried on in a full study in the future.

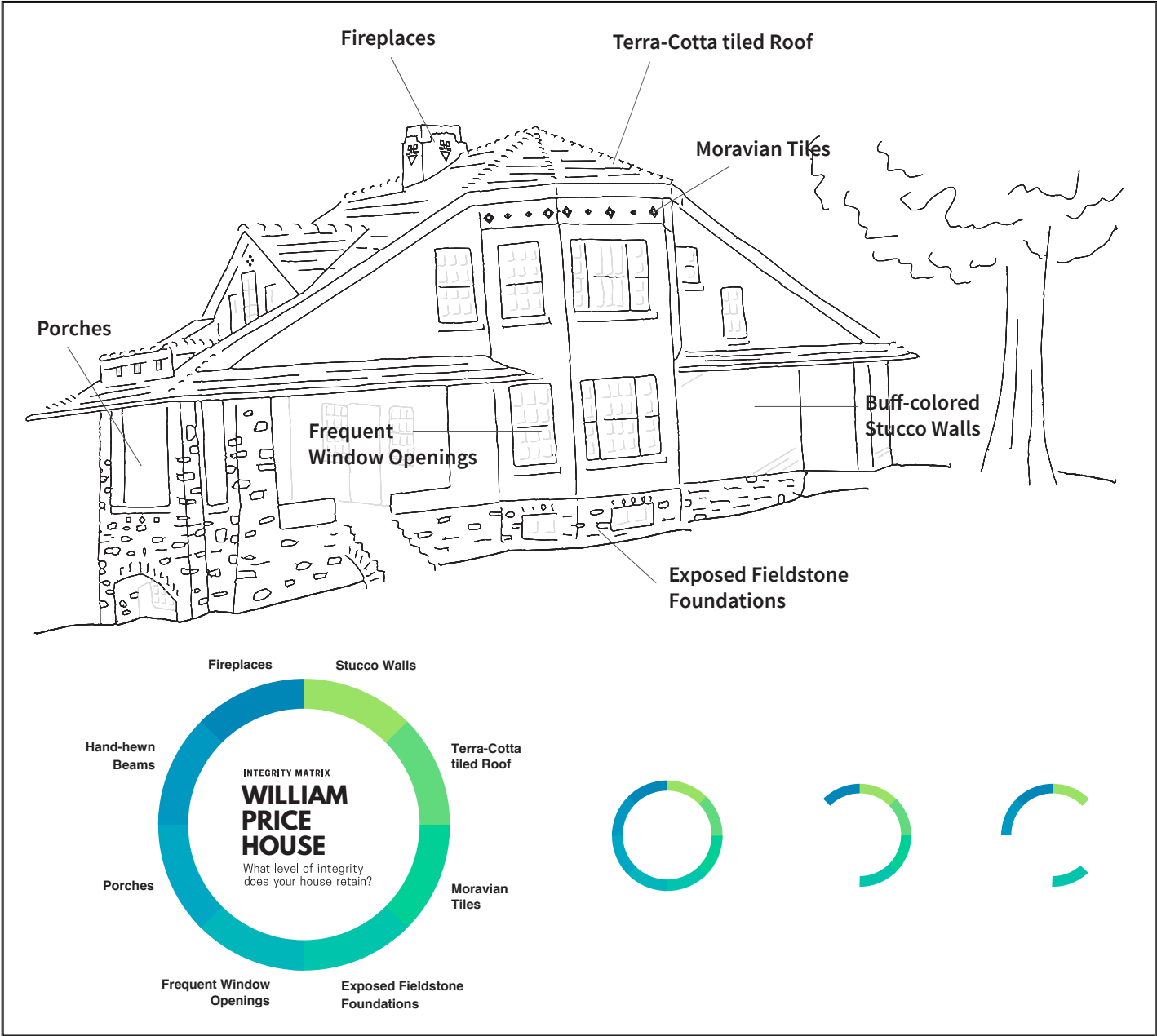
Once these key features have been understood and identified, it is then important for homeowners to



A hand sketch of a typical Howell Lewis Shay design, highlighting characteristic features, which are translated into the "Integrity Matrix." This is sample material that could be inspire the creation of a full Manual. (Reynolds, Liz and Sadiq, Noor)

recognize how these elements contribute to the architectural integrity of their house and the consequences of losing them to negligence and deferred maintenance. For this purpose, our team has created an architect-specific integrity matrix that goes along with the aforementioned character feature sketches. We have used the William Price and Howell Lewis Shay typologies as an example, but this model could be ap-

plied for other general architectural styles within the Borough. This integrity matrix diagram should serve as a tool for homeowners to understand the general integrity of their house. For instance, if certain characteristic features such as the original roof are no longer extant in the building fabric, this would imply that the house has lost some part of its historical integrity, which would be visualized on the integrity matrix by a



A hand sketch of a typical William Price design, highlighting characteristic features, which are translated into the "Integrity Matrix." This is sample material that could be inspire the creation of a full Manual. (Reynolds, Liz and Sadiq, Noor)

ghosted section of the circle, labeled “roof.” The matrix would be represented by a full circle if all of the pertinent architectural elements are intact, or could vary depending on how well maintained these features are. We also suggest that a basic maintenance plan for each house typology as well as a priority repairs program should be included in the final manual.

Future Recommendations

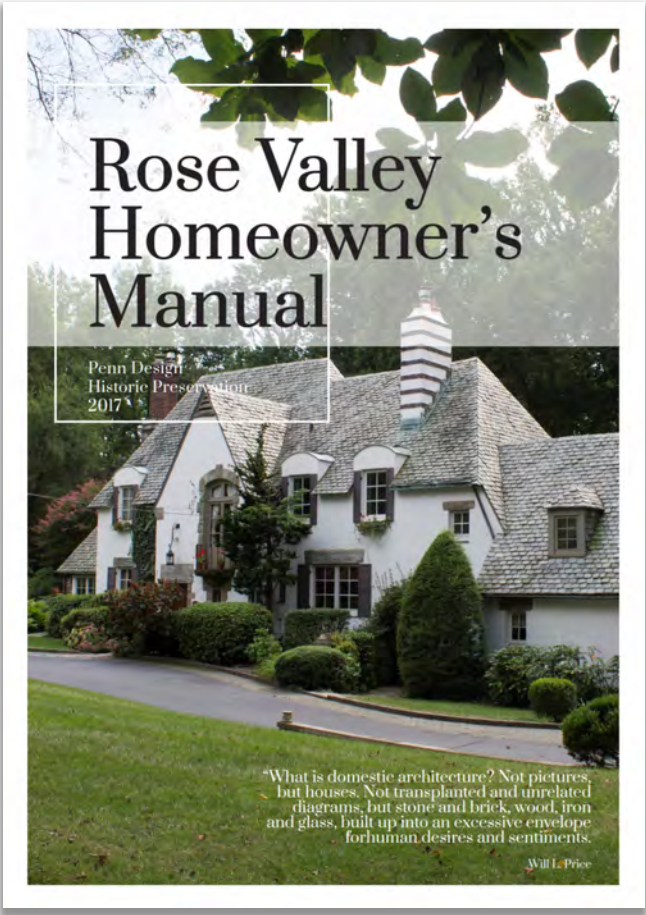
In addition to the Homeowner’s Manual, catered specifically to Rose Valley, there are other general resources residents could refer to in order to assist in the care of their home. They can access online guidelines to learn more about different

historical materials as well as repair, replacement, and maintenance of those materials. The National Park Service has very comprehensive and detailed information within “Preservation Briefs” on its website. Other federal, state, and local agencies (Delaware County, for example) also have their own manuals, which could be used for reference. Additionally, to offset possibly high maintenance cost, homeowners can learn about tax incentives applicable to their houses, such as historic tax credits and easements. If they want to consult or hire professionals to help preserve their houses, there are plenty of organizations where they can find preservation consultants, architectural historians, architectural conservators, and technical consultants including mechanical, electrical, and civil engineers. For example, Delaware County Historical Society would be an ideal organization to go if an owner is looking for an architectural historian who knows Rose Valley well.

Resources for Home Maintenance:

- National Park Service - Preservation Briefs
- National Trust for Historic Preservation
- The American Institute of Architects Historic Resources Committee
- The Association for Preservation Technology International
- Pennsylvania State Historic Preservation Office
- Delaware County Historical Society

Based on our stakeholder interviews, we believe that platforms for homeowners to share their knowledges would be of great use. There could be informal online and offline platforms such as a website, a Facebook page, and community newsletter. Rose Valley could also create a formal group called the “Value-Added Neighbor” Committee for homeowners to gather together regularly and share their resources for a common goal of better preservation. Another recommendation is to initiate a material salvage program to educate residents and involve them in preserving historical materials in Rose Valley.



A Design for the Rose Valley Homeowner's Manual. (Reynolds, Liz)

Notes

1. William Price, *Model Houses for Little Money* (Philadelphia: Curtis Publishing Company, 1895), p. 79.
2. William Price, “Modern Architecture” *The Artsman*, (April, 1907), Vol. 4 p. 266.





2.5

Preservation Policies

A preservation plan for Rose Valley would be incomplete without consideration of the preservation policies that can assist in the long-term protection of the borough’s historic resources. Just as no singular preservation tool comprises a holistic preservation plan, no singular policy can fulfill all regulatory goals. Thus, this section will propose a strategic grouping of preservation policies that aim to meet the needs of both the residents and the historic fabric of Rose Valley.

Approach

As of 2017, the only legislation specific to historic resources in Rose Valley is the Historic District listed on the National Register of Historic Places (NRHP). While the designation brings recognition to the integrity and intact quality of the borough’s historic fabric, it does not protect these resources against private development. New construction is regulated though the borough zoning code which does not have provisions for historic preservation. Thus, if a developer or new owner were to purchase a historic property in Rose Valley, it would be within his or her rights to demolish the resource in favor of new construction.

The threat of private development was quantified in Section 1.5 of this report through a build-out

analysis. Twenty-seven properties in Rose Valley are threatened by demolition, nine of which are also subject to subdivision. These vulnerable properties, in addition to the values of the community, guided our approach to policy as we sought a set of layered preservation policies that work in tandem to harness educational, owner-driven preservation while regulating the threats of demolition and subdivision.

Through this approach, we identified three preservation policy tools well-suited for Rose Valley:

- 1. Creating a historic district zoning overlay
- 2. Encouraging owner-driven easements
- 3. Studying the feasibility of creating a State Heritage Area (SHA)

Many of the houses in Rose Valley are listed on the National Register of Historic Places. However, they are not protected at a local level. (Trumbull, Liz)

Historic Zoning District Overlay

Of the three proposed preservation policies, a historic district zoning overlay would most overtly address demolition and subdivision threats to historic resources. This zoning tool was made possible through Act 247 of the 1968 Pennsylvania Municipalities Planning Code (amended in 2000), which gave municipalities the power to “permit, prohibit, regulate, restrict and determine ... protection and preservation of natural and historic resources.”¹ Thus, the act enables zoned protection of historic resources at the local level and allows municipalities to regulate change ranging from demolition to alterations or additions.² However, Act 247 does not stipulate the extent of the regulation; each municipal government may define the specific regulatory zoning components that are best suited for their historic resources. In Rose Valley, we recommend that the historic overlay be used to restrict demolition and subdivision of historic resources while omitting regulation that pertains to alterations and additions. Doing so protects the threatened historic fabric while maintaining the homeowner’s autonomy in his or her role as steward.

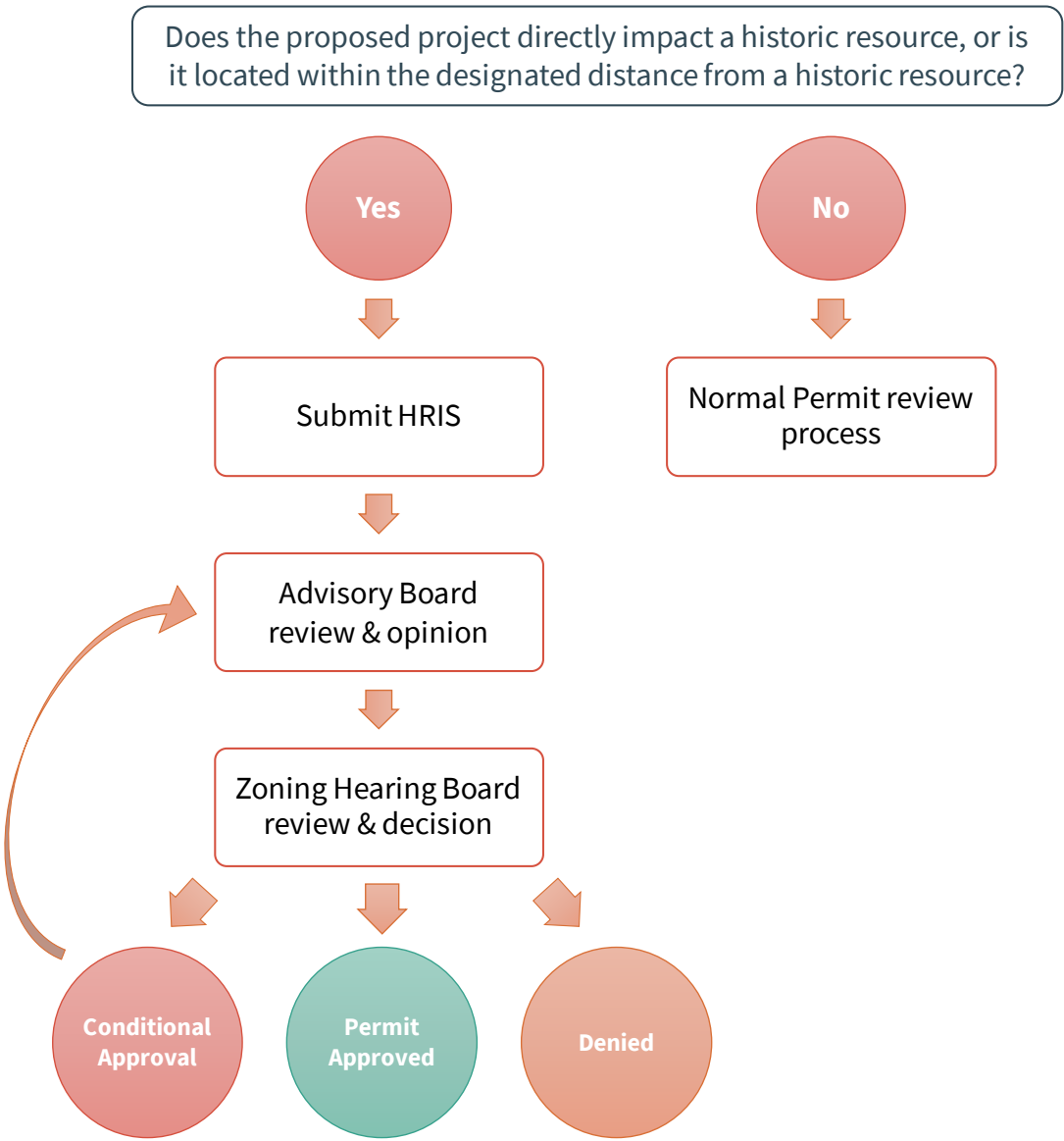
The historic overlay would not apply to all of Rose Valley, but rather to a bounded geographic district of historic resources. We recommend that the district include the extant NRHP historic district, expanded to include the historic properties identified in Section 2.1 and Appendix E. Under the historic overlay, subdivision or demolition projects impacting these inventoried historic properties, or projects a designated distance from a historic resource, must submit a Historic Resource Impact Study per the proposed permit process (right). While the borough may determine the specific parameters of the impact study, typical components include a description and photographs of the impacted resource, a summary of the proposed project, and any strategies for impact mitigation.

The impact study is reviewed by an advisory board comprised of community members knowledgeable of the history of Rose Valley or experienced in architecture, construction, or real estate. The advisory board issues a recommendation to the Zoning Hearing Board as to whether the project should be approved for permit, revised and resubmitted, or denied. Establishing an advisory board creates an additional step in the review process, therefore delaying demolition or subdivision projects to allow adequate time for community response. However, the opinion from the advisory board is only a recommendation and the ultimate decision still lies with the Zoning Hearing Board and Borough Council.

Thus, the historic overlay restricts demolition and subdivision of historic properties without imposing a design review process on homeowners. However, we recommend that the advisory board develop optional design guidelines to serve as a resource for homeowners seeking to make historically appropriate alterations to their homes. If the community is receptive to the historic overlay and the optional design guidelines, the historic regulation could be extended via Act 167 of the 1961 Historic District Act. Act 167 is a more structured means of preservation at the local level and enables a municipal historic preservation ordinance with a Historic Architecture Review Board (HARB). The HARB would enforce design guidelines through a design review process that would serve to protect the integrity of Rose Valley’s historic resources.

Easements

While easements come in many forms, we specifically recommend the use of façade easements to aid in the protection of the historic fabric and character-defining features related to Rose Valley’s historic housing stock. In practice, façade easements are voluntary legal agreements that allow for the



Proposed permit review process including impact of historic district zoning overlay.

protection of a historic property in perpetuity.⁶ As discussed previously, one of the biggest threats to Rose Valley’s historic building stock is demolition by right. The donation of a façade easement is one of the simplest ways to preserve the historic fabric of Rose Valley, as the tool specifically addresses both demolition and subdivision.

As dictated by the National Park Service (NPS): Historic preservation easements typically prohibit an owner from demolishing the historic building(s) and from making changes that are inconsistent with the historic character of the property. Restrictions on subdividing and developing the property are common as well.⁷

The specific details of each façade easement are outlined in a document, typically in the form of a deed, between the property owner (grantor) and a nonprofit organization that agrees to be the easement holder (grantee).

While many of the properties in Rose Valley would benefit from the protections supplied by a façade easement, it is important to differentiate between the structures that are and are not considered ‘qualified properties.’ Pursuant to the Internal Revenue Code, a preservation easement can only be donated to protect a certified historic structure.⁸ This means the building must either be individually listed in the National Register of Historic Places or be a contributing building located in a registered historic district that is certified by the NPS.

Understanding how a façade easement functions to protect a historic resource is crucial for the successful use of the tool. As detailed by the NPS, in a typical preservation easement agreement, “a property owner places restrictions on the development of, or changes to, the property and transfers these restrictions to a qualified organization.”⁹ As previously mentioned, easement holders are nonprofit organizations. The property owner has some liberty when it comes to choosing the appropriate organization to hold and monitor their individual easement, but must choose a qualified institution “whose mission includes environmental protection, land conservation, open space preservation, or historic preservation.”¹⁰ Once an organization has agreed to hold an easement and the agreement has been recorded, the decided restrictions ‘run with the land’ in perpetuity. For example, if owner(s) of a historic property in Rose Valley donate a façade easement donated in 2017 and the property were sold the following year, the new owner(s) would have to abide by the protections agreed upon in 2017. Essentially, the sale of a property with a façade easement in place does not terminate or invalidate the agreement since the tool functions in perpetuity. An important

aspect of façade easements is that the tool only has power to regulate alterations to the exterior envelope of a building. Therefore, there are no reasons for a property owner to be concerned with future interior renovations. While there is a review process for desired alterations to the exterior, which is the protected element under a façade easement, the same is not true for projects that only impact the interior spaces of the same building, unless otherwise stipulated in the formal agreement.

Owners of historic properties are often incentivized by the benefits of donating a façade easement. The tool is flexible, allows for the retention of property rights, and “within certain statutory and regulatory constraints, easements can be tailored to meet the needs of the property owner, the individual resource, and the mission of the protecting organization.”¹¹ Additionally, there is a financial incentive associated with donating a façade easement. Because an easement holder must be a registered nonprofit organization under section 501(c)(3) of the Internal Revenue Code, this tool is classified as a ‘donation,’ just like making a monetary donation to a nonprofit. If the necessary criteria are met, the property owner (easement donor) may be eligible for a Federal income tax deduction and/or Federal estate taxes may also be reduced. Per the IRS code:

The donor of a façade easement may be entitled to claim a charitable contribution deduction equal to the fair market value of the easement. The value of the easement is normally determined by the ‘before and after’ method. This approach appraises the underlying property before the grant of the easement and after the grant of

easement, with the difference being the value of the easement.¹²

The financial incentives associated with donating a façade easement are complex and cannot be simply or comprehensively addressed. For this reason, it is important that property owners who are interested in donating a façade easement confer with their personal accountant or tax attorney to assess their individual situation.

State Heritage Area

To achieve widespread recognition as a historic area, the borough need to employ a tool to address multiple forms of preservation and community engagement. We suggest the implementation of a State Heritage Area, which allows for the conservation and enhancement of key resources through a grassroots process. This tool would likely appeal to the community because the creation of a State Heritage Area would allow Rose Valley to realize several preservation goals without imposing any formal regulation. It should be noted that this preservation strategy is merely a suggestion, as it would rely on the borough undertaking a Feasibility Study to determine if a State Heritage Area is truly appropriate for the community.

The Pennsylvania Heritage Program details a step-by-step process to follow for the creation of a State Heritage Area. Although it can take many years to become a State Heritage Area, the actual process would provide Rose Valley with several opportunities to build partnerships with surrounding municipalities, strengthen community engagement, and garner outside interest in the history of the place. Pennsylvania Heritage Areas (PHAP) encompass almost every major historical site, population center, and tourist attraction in the Commonwealth.¹³ Each area is administered by the Heritage Areas Program, which is housed in the Department of Conservation and Natural Resources’

(DCNR) Bureau of Recreation and Conservation. The PA Heritage Areas Program represents a multi-tiered approach to the conservation, development, and promotion of Pennsylvania’s history. The program espouses five key, interrelated goals: economic development, partnerships, cultural conservation, recreation and open space, and education and interpretation.¹⁴ The following information is derived from the PHAP process and delineates the basic steps associated with becoming a State Heritage Area.

Step One

A region must first complete a Feasibility Study report approved by DCNR and the Commonwealth Partners.

- A formal presentation of the report is made to the Commonwealth Partners in Harrisburg
- Approval of the Feasibility Study allows the region to be designated as a State Heritage Area Planning Area
- After approved as a Planning Area, the region can apply for a Management Action Plan (which they can get a project grant for)

Step Two

When a Management Action Plan is completed, it is either accepted or denied by DCNR and the Commonwealth Partners.

- Again, this usually requires a formal presentation in Harrisburg
- If approved, the region is designated a State Heritage Area

Heritage tourism is a major component of this tool, meaning that opportunities for public engagement with Rose Valley must be provided. Since this tool represents a grassroots initiative, the community would be able to determine the types of public programs that best suit the environment. These programs could range from arts and crafts workshops at Thunderbird Lodge, to birdwatching in the wildlife preserves. Essentially, and number of activities would appeal to heritage tourism in Rose Valley, it would just be a matter of finding the right fit for the community.

From a financial perspective, Rose Valley would benefit from a State Heritage Area because of the opportunities the program provides for project funding. Grants are awarded for improvement projects and programs, and that money could also be used to pay worker salaries, which many allow for specialized individuals to work in the community. There are 6 types of projects that PHAP funds can be used for, all of which are in the form of grants. These project types include: feasibility studies, management action plans, special purposes studies, implementations projects, early implementation projects, and state heritage area management.¹⁵ The following information provides greater detail for specific projects that qualify for funding under each project type.

Implementation Projects

Non-planning projects that implement recommendations of the Management Action Plan and Special Purposes Study. Eligible projects include:

- Development, rehabilitation, restoration, preservation and acquisition of sites and buildings
- Promotional/marketing products
- Creation of Revolving Loan Fund (RLF)

Management

A Management Action Plan is a comprehensive study and process that will define a long-range (10 year) plan of action to organize, implement, manage, and market the heritage area concept in a region.

- The process of creating an action plan can be a multi-year project in itself
- Management grants fund those eligible expenses related to the administration and management of officially designated State Heritage Areas, which include:
- Salary and benefits for park managers and other full time professional and/or clerical staff
- Wages for part-time or temporary staff
- Outsourcing of administrative funds
- Up to 15% of the grant can be used to purchase equipment, supplies, office space, and related costs to cover travel and conference fees
- Funding is requested, reviewed, and awarded on an annual basis

Special Studies

Relates to the cost of conducting a Feasibility Study, which form the foundation for the continued planning and eventual implementation of a heritage area. Regions that want funding for this must meet the following criteria:

- Must have a strong industrial theme based on one or more of the following industries: coal, iron and steel, lumber, textile, transportation, machine and foundry agriculture
- Must be multi-county in size
- Must have natural, cultural, historic, recreational, and scenic resources of State or National significance

- Have a broad-based public private partnership and regional coalition supporting the project
- Must demonstrate a local commitment and leadership capacity to take the initiative

Maximum grant amount for each project type (general)

- Feasibility Study: \$30,000
- Management Action Plan Projects: \$200,000
- Special Purposes Study Projects: \$150,000
- Implementation Projects: \$500,000
- Early Implementation Projects: \$100,000
- State Heritage Area Management Grants: \$100,000

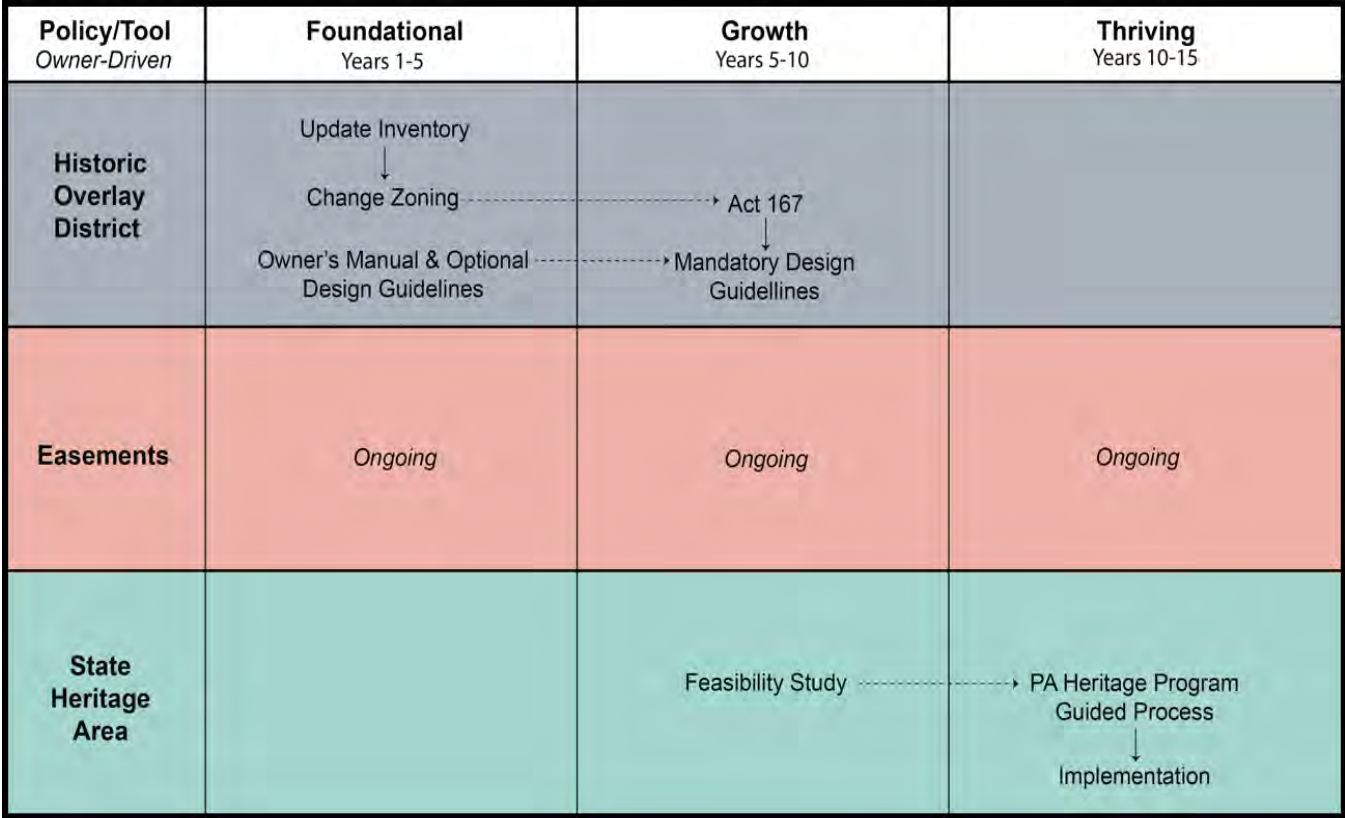
Comprehensive Implementation Timeline

In considering all the preservation tools suggested thus far, we feel that it is important to supply the residents of Rose Valley with a general timeline for implementation. The timeline is broken into three, five-year phases, which we have named foundational, growth, and thriving. We are viewing the end of each 5-year phase as an assessment period, at which time the community can discuss the tools that have been implemented, their success or failure, and determine the appropriate next steps.

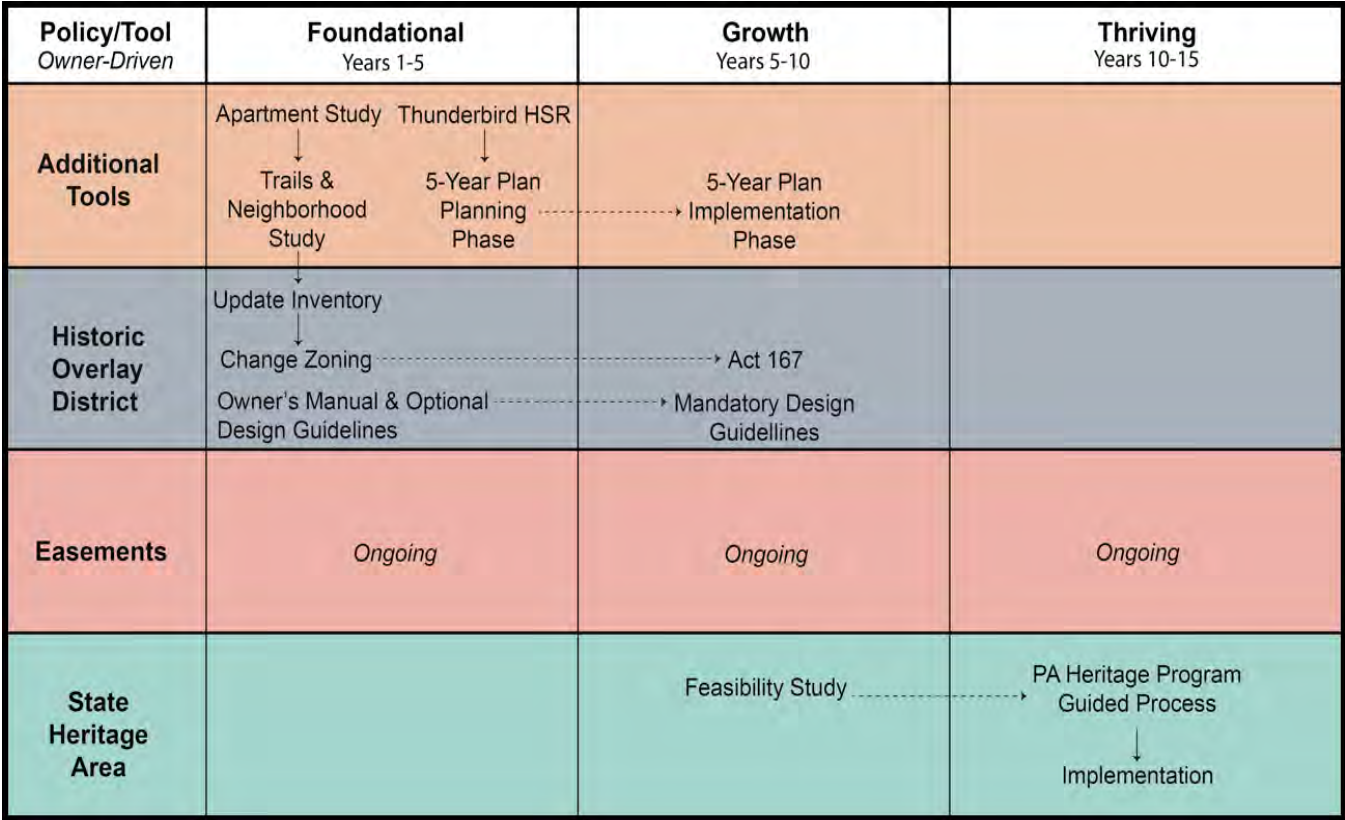
The first iteration of the timeline addresses the 3 preservation policy tools specifically mentioned in this section of the document. Both the historic overlay district and easements are rooted in the foundational phase, because we view them as the most important tools to stave off demolition

threats in Rose Valley. The process of becoming a State Heritage Area has been placed in the growth phase, because we see that tool as requiring a higher level of cooperation within the borough and as less pertinent to the immediate preservation needs in the community.

Our second iteration of the timeline incorporates each of the tools we have mentioned as part of our comprehensive preservation plan. Solid arrows point vertically between tools to indicate relationships and progression within each phase. For example, in the foundational phase, we recommend completion of the apartment study and trails and neighborhood study as necessary steps before the inventory can be updated and zoning can be changed. Dashed horizontal arrows represent tools that span more than one phase, often transforming into more powerful tools as time goes on. For example, the owner’s manual, which we see as integral for the creation of optional design guidelines, begins in the foundational phase, transforming to mandatory design guidelines in the growth phase. We see this process as both manageable and necessary for the future preservation of Rose Valley, but encourage the community to consider each of the tools we have recommended and implement them as they see fit.



Policy Implementation Timeline, detailing the implementation for 3 policy tools.



Comprehensive Implementation Timeline, detailing relationships between all suggested tools for Rose Valley.

Notes

1. Pennsylvania Municipalities Planning Code, Act of 1968, P.L.805, No.247 as reenacted and amended, §VI.603(b)(5).

2. John Snook and Andrew M. Loza, “Local Regulation for Historic Preservation,” Pennsylvania Land Trust Association, 2011, accessed November 12, 2017, <http://conservationtools.org/guides/87-local-regulation-for-historic-preservation>.

3. Ibid.

4. Ibid.

5. Ibid.

6. Charles Fisher, “Easements to Protect Historic Properties: A Useful Historic Preservation Tool with Potential Tax Benefits.” National Park Service, National Park Service Technical Preservation Services: 2010, 2.

7. bid, 3.

8. Ibid, 5.

9. bid, 2.

10. Fisher, "Easements to Protect Historic Properties," 2.

11. Ibid.

12. “Façade Easements Brief,” (Internal Revenue Service: October 23, 2009), 2.

13. “Pennsylvania Heritage Areas Program.” Pennsylvania Department of Conservation and Natural Resources, Commonwealth of Pennsylvania.

14. “Heritage Areas Program Manual.” Commonwealth of Pennsylvania, (Department of Conservation and Natural Resources: January 2009), 1.

15. Ibid, 11-13.



2.6

Conclusion

Through our research and fieldwork, we have determined that Rose Valley has a passionate group of residents, committed to the preservation of the borough and its Arts and Crafts history. However, the challenges of a disconnected community and a lack of preservation resources have hindered their efforts. We believe the tools outlined in our preservation plan will help overcome these obstacles and ensure Rose Valley's rare history both intangible and built remains for future generations.

To that end, our team believes that more work can and should be done. Our recommendations for the future include:

- The documentation and recording of all historic properties through measured drawings and rectified photography.
- The completion of an Historic Structure Report for Thunderbird Lodge.
- The expansion of the historic district to include properties in Todmodern.
- A Cultural Landscape Report to document Rose Valley's physical character and study the community's connectivity.
- A traffic study to evaluate the safety of Rose Valley Road and what can be done to mitigate traffic.
- A plan outlining prioritized goals for the Centennial Celebration.

Finally, we would like to give thanks to the Council of Rose Valley and the residents who invited us into their homes and let us pepper them with questions for their time and patience throughout this project.





A. Historical Evolution

Historical Evolution Maps
Timeline
Historic Comparison Photo

B. Integrity

Historic Resource Survey Data
Survey Visual Dictionary
Survey Maps
Neighborhood Analysis

C. Enabling Environment

Interview List
Interview Questions

D. Tolerance for Change

Build-Out Analysis
Vulnerable Properties

E. Preservation Approach

Character Areas Map
Trails Map
Homeowner's Manual (Sample)
Preservation Policies by Municipality

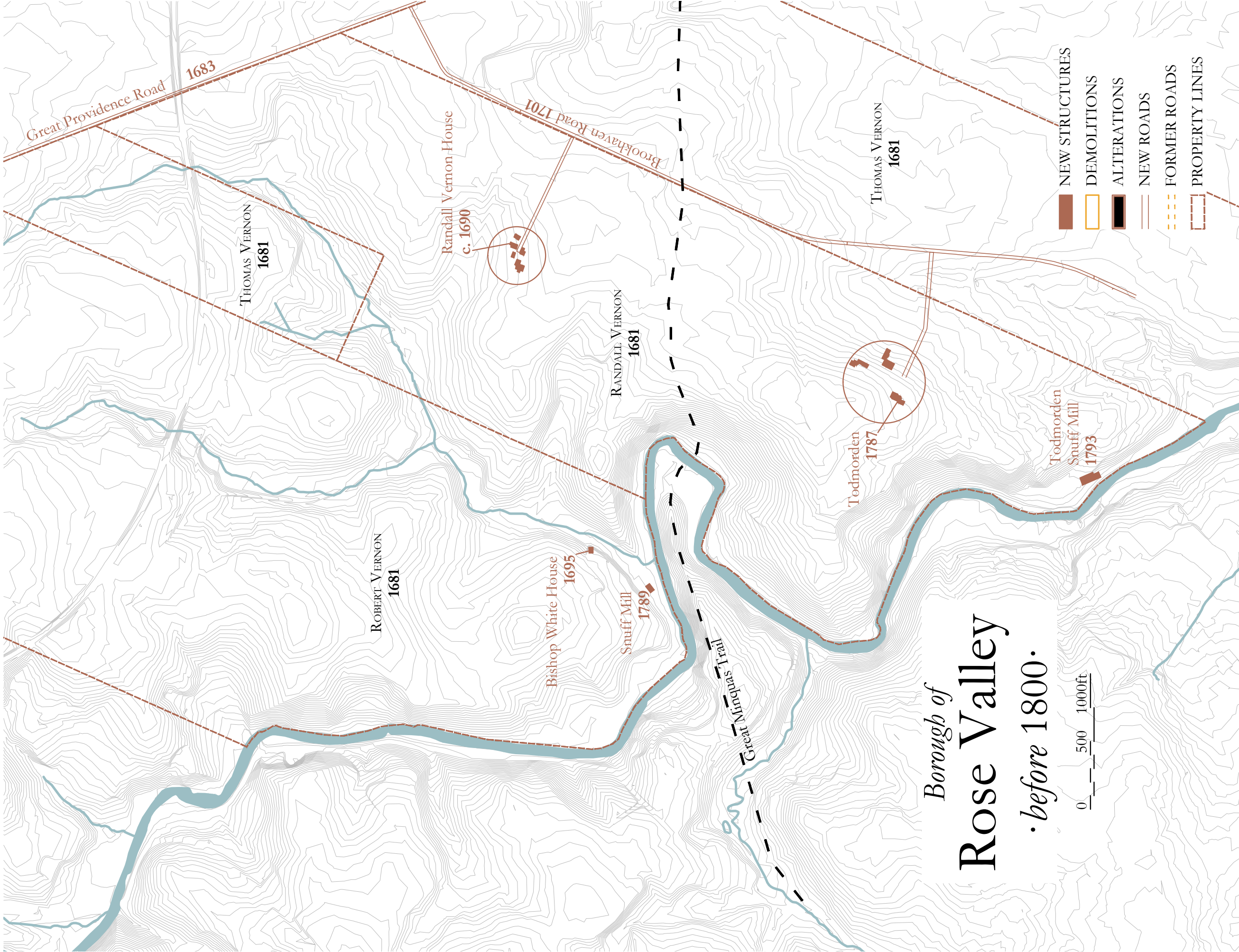
APPENDICES



Historical Evolution Maps
Timeline
Historic Comparison Photo

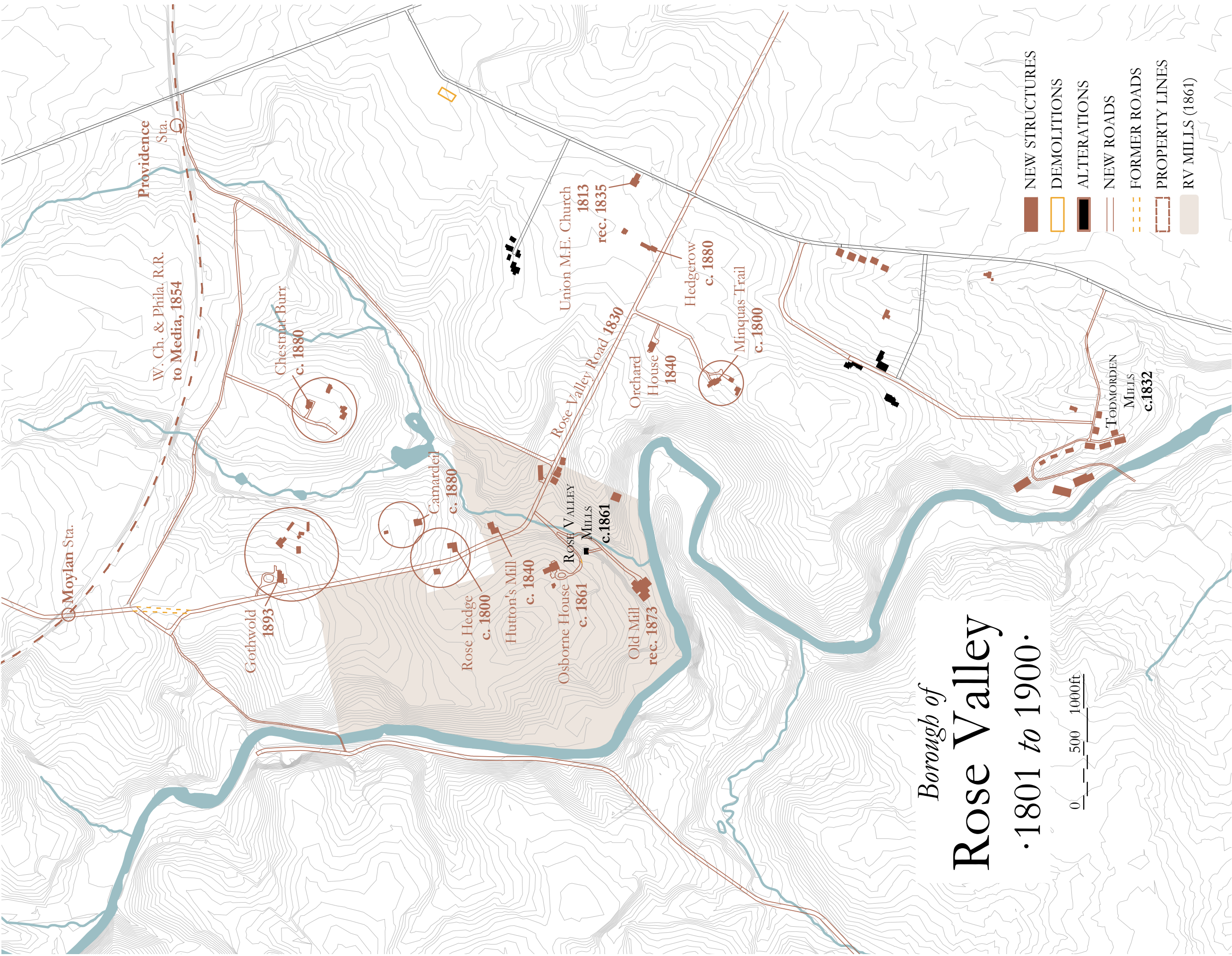


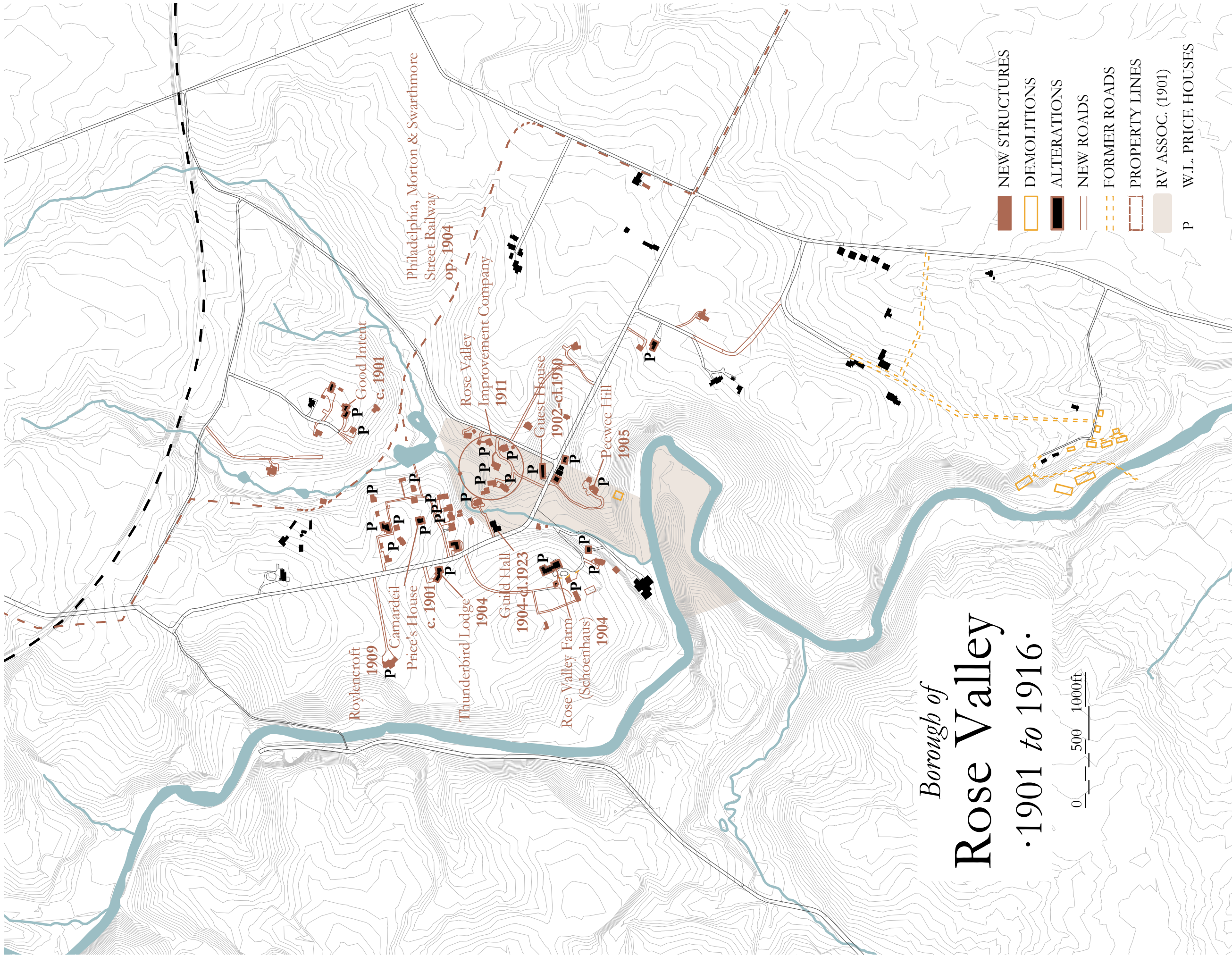
APPENDIX A

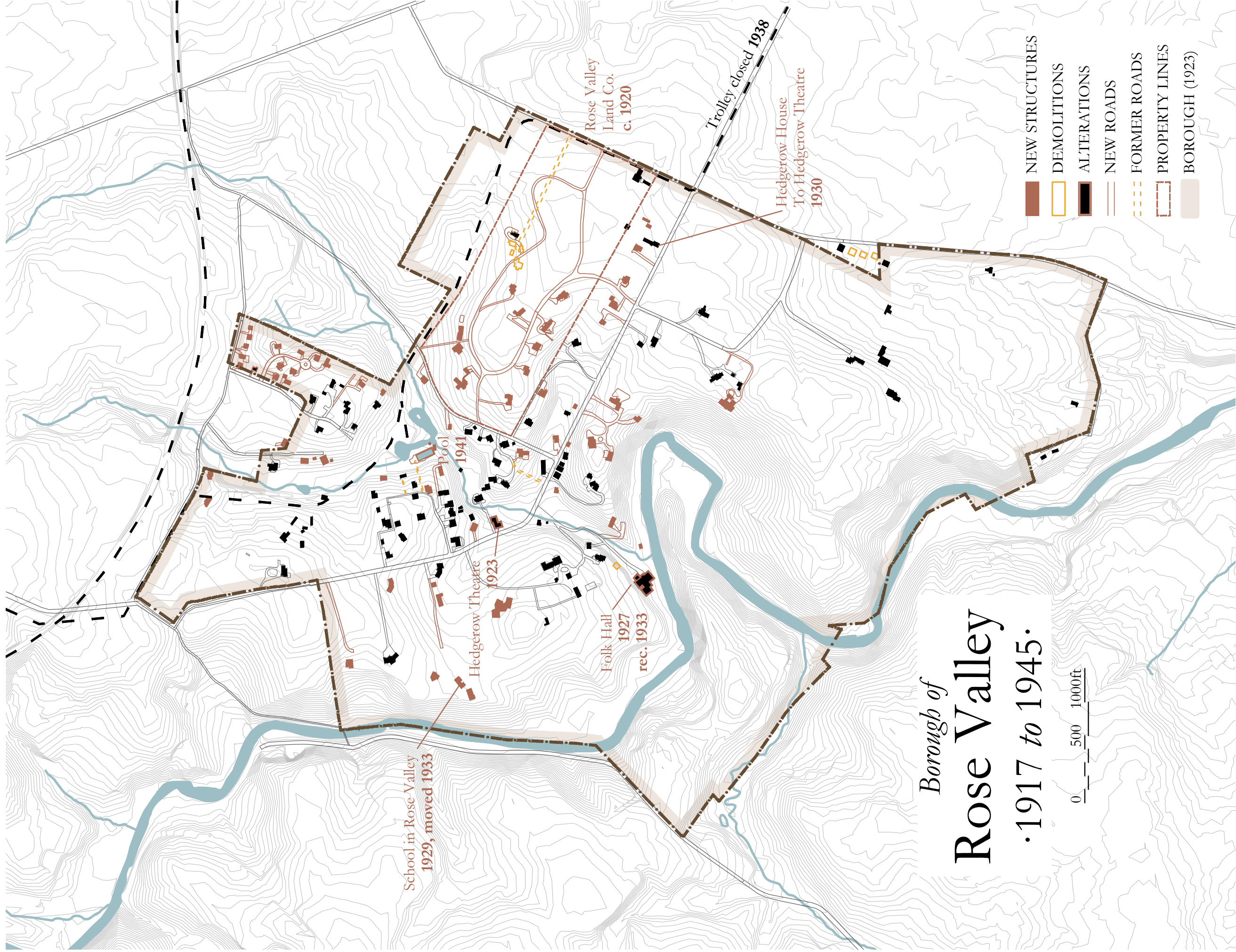


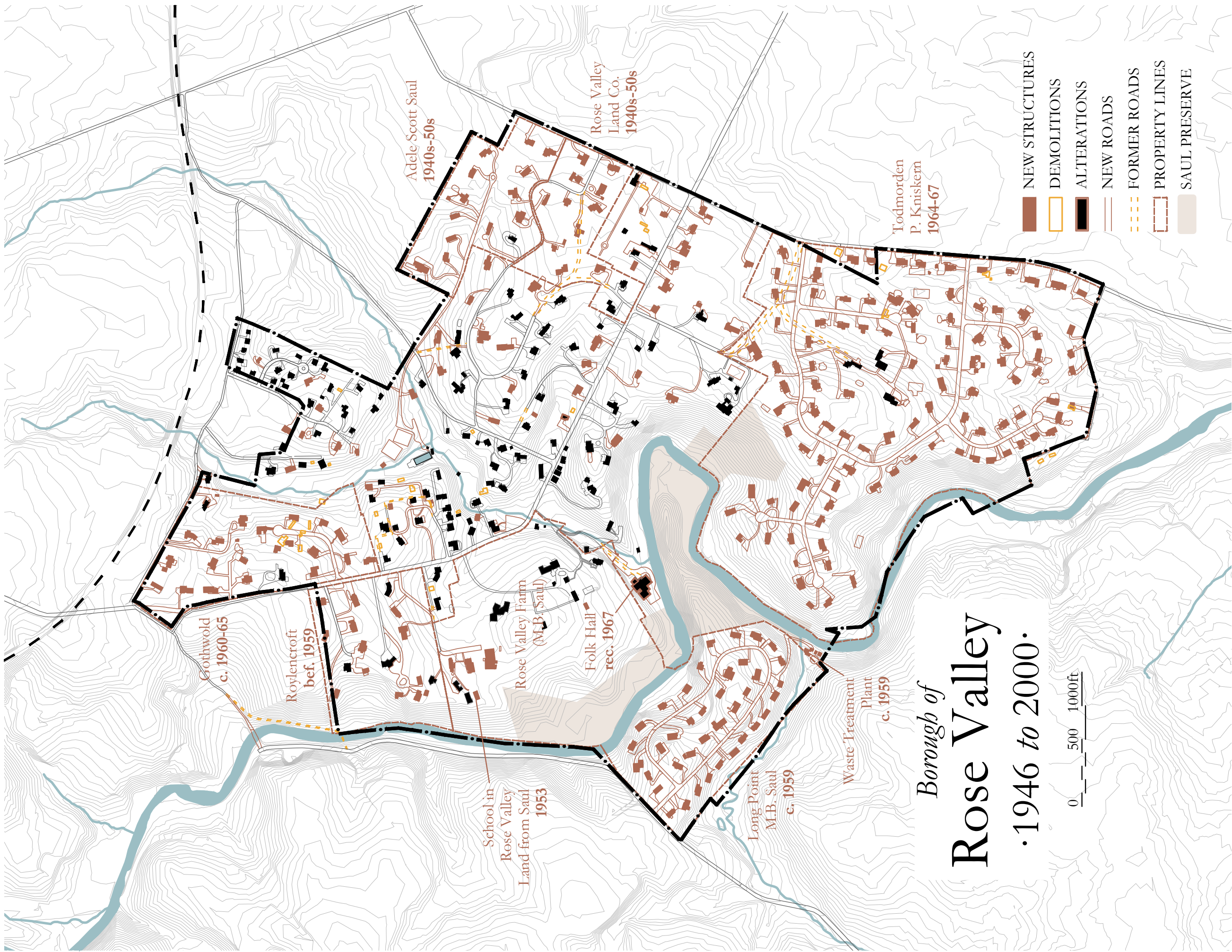
Borough of
Rose Valley

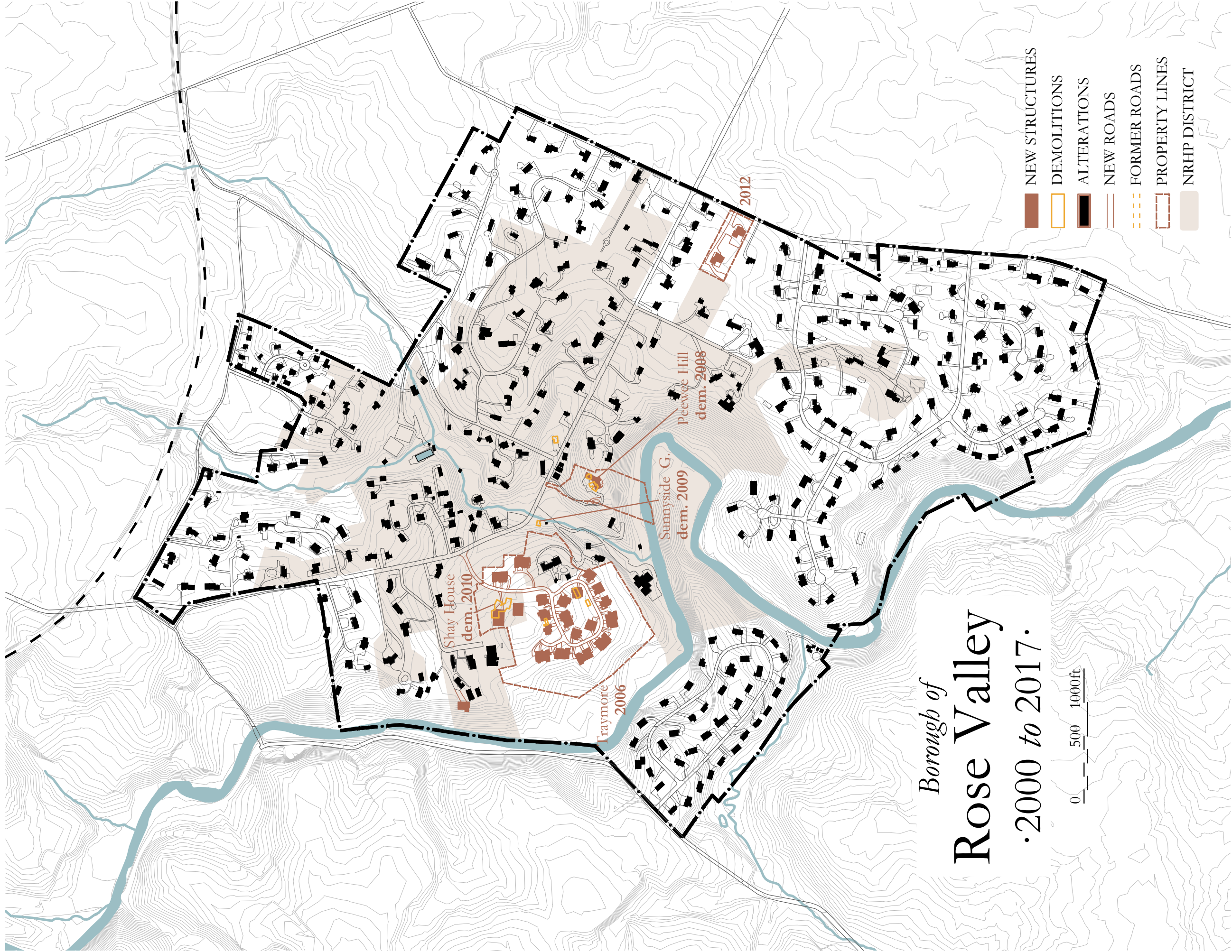
• before 1800 •



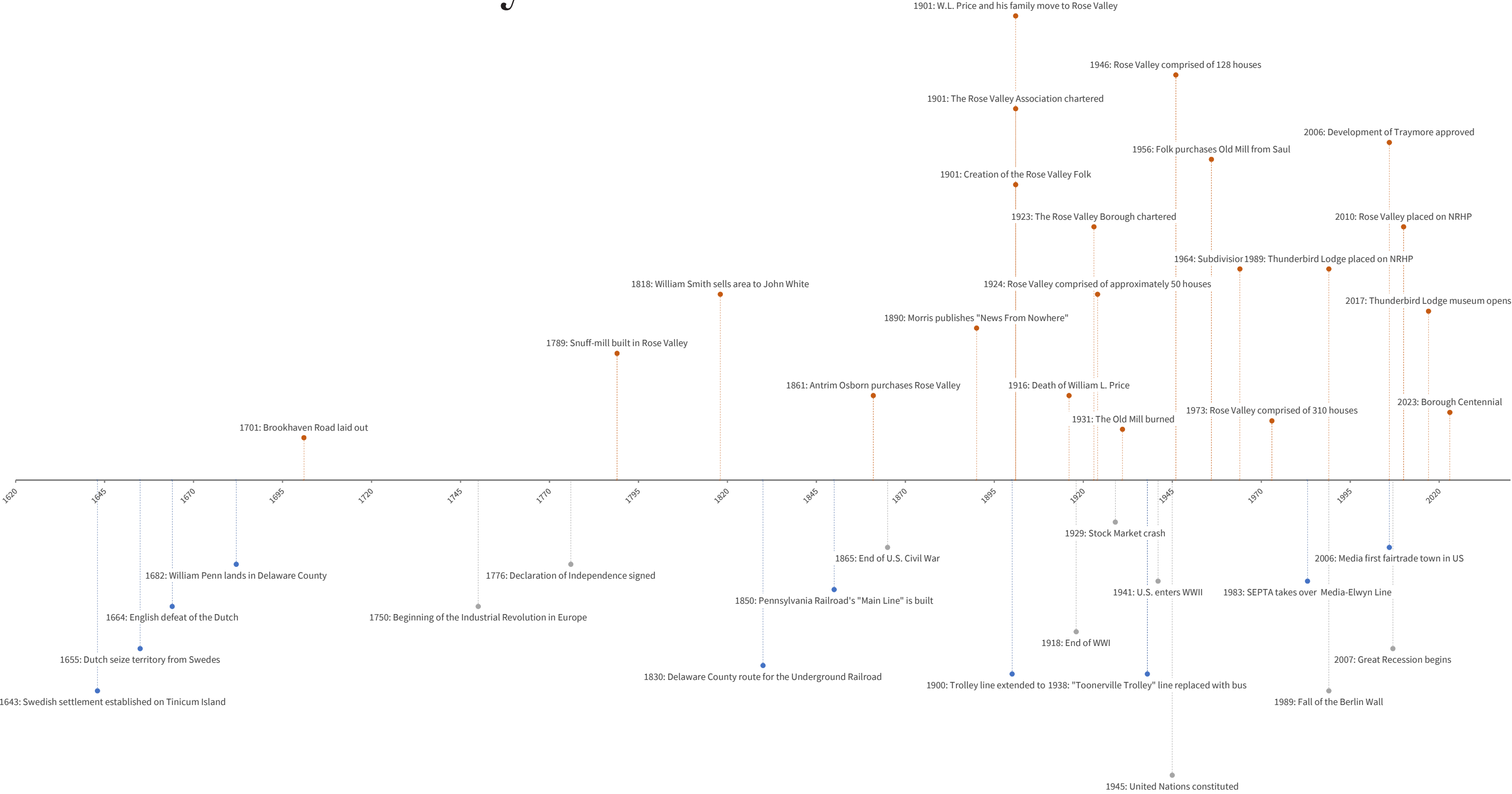








Timeline of Rose Valley





EwingResi, 1973



EwingResi, 2017



Improvement Company Houses, 1912



Improvement Company Houses, 2017





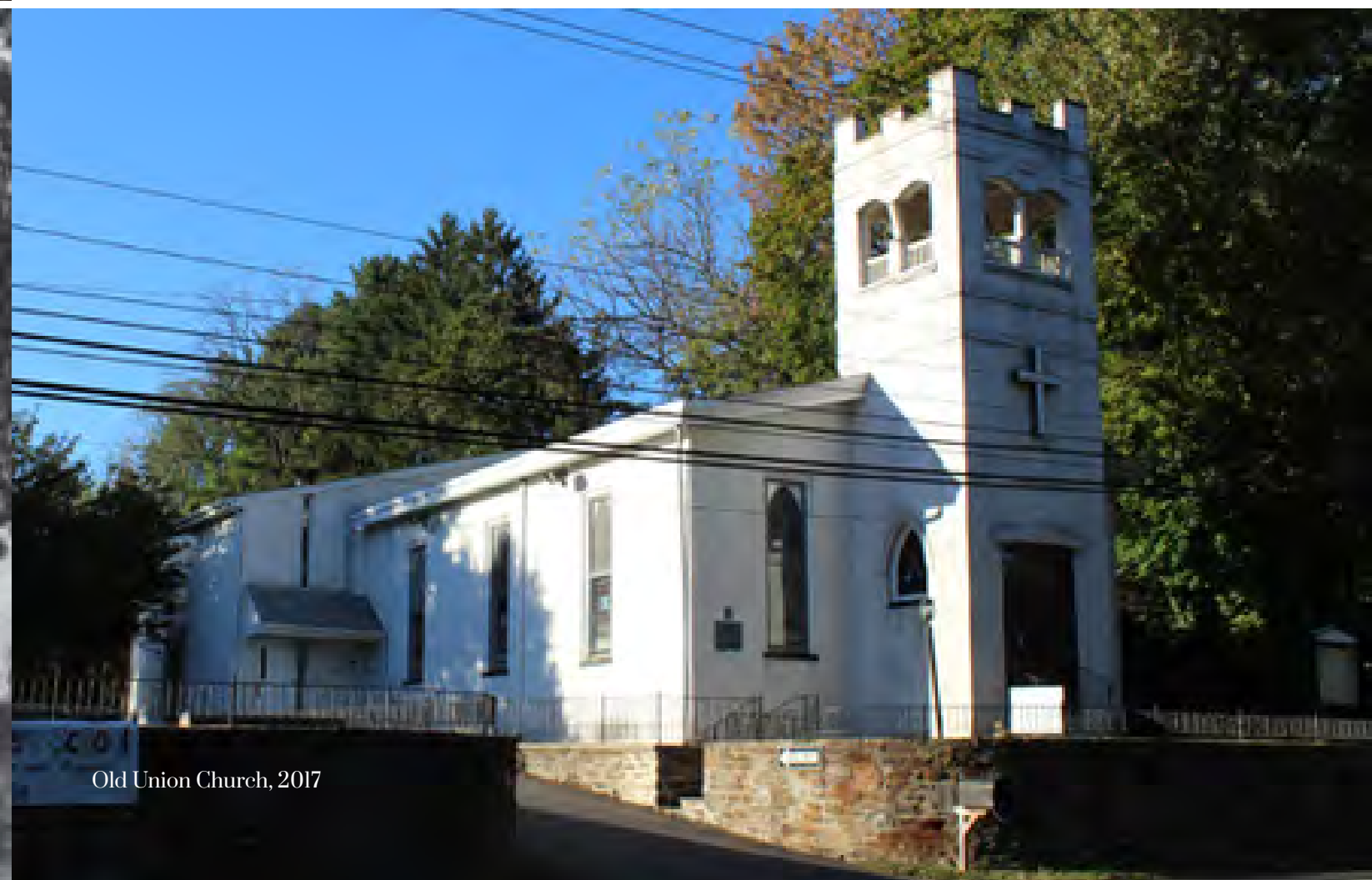
Thunderbird Lodge Garden, 1900s



Thunderbird Lodge Garden, 2017



Old Union Church, 1924



Old Union Church, 2017



Historic Resource Survey Data
Survey Visual Dictionary
Survey Maps
Neighborhood Analysis

APPENDIX B

Rose Valley Historic Resource Survey

University of Pennsylvania Historic Preservation Studio

		1.0 - Integrity										2.0 - Materials / Condition												3.0 - Landscape / Property																									
		1.1	1.2			1.3			1.4			1.5			1.6				1.7				1.8	2.1	2.2	2.3								2.4	2.5						2.6	3.1	3.2	3.3			3.4		
		Resource Unique ID <small>(based on survey map)</small>	General Integrity	Roof Replacement			Living Space Additions			Enclosed Garage Addition			Open-Air Carport Addition			Garage / Carport Detached				Sun-Porch Enclosed/ Added			SUM No. of Addtn. Types	Compat. of Addtns.	General Cond.	Ext. Wall Cond.	Exterior Wall Material <small>Schist (SC), Other Stone (OS), Stucco (ST), Brick (B), Vinyl (V), Log (L), Other (OT)</small>								Roof Cond.	Roof Material <small>Terra-Cotta Tile (TC), Slate Tile (SL), Asphalt Shingle (AS), Wood Shingle (WS), Other (OT)</small>						Mercer Tile		Maturity of Landscape	Cond. of Landscape	Fence / Garden Wall			Outbuildings <small>(Other than garage/ carport, e.g. shed, pool house)</small>
1 TO 5	Y			N	U	Y	N	U	Y	N	U	Y	N	U	NA	Y	N	U		1 TO 5 NA = GRAY	1 TO 5	1 TO 5	SC	OS			ST	B	V	L	OT	1 TO 5 U = GRAY	TC	SL		AS	WS	OT	U	Y	N	1 TO 5	1 TO 5			Y	N	U	Y
1	B005	4.5	1				1			1			1		1				1			2	5	3	4			1					2			1				1	3	2		1			1		
2	B006	5	1				1			1			1		1				1			2	5	4	4							1	3			1				1	4	3		1			1		
3	B007	4	1				1			1							1	1			1	5	4	4							1	5			1				1	5	3		1			1			
4	B093	3	1				1			1			1		1				1			2	5	5	5			1				1	4			1				1	4	4		1			1		
5	B096	5	1				1			1			1		1				1			2	5	5	5	1		1					5			1				1	5	3	1			1			
6	B094	3	1			1				1			1		1				1			3	3	3	3			1					4			1		1			1	5	4		1			1	
7	B002	5	1				1			1			1				1	1			1	4	3	3			1					3			1				1	5	2		1		1				
8	B003	4	1			1				1		1			1				1			3	5	4	3			1					5			1			1	5	3		1			1			
9	B001	4	1			1				1			1		1				1			3	4	4	3						1	5			1				1	5	3	1			1				
10	B095	3	1			1				1			1				1		1			1	5	5	5			1					5			1			1		5	2		1			1		
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12	B082	5			1		1			1			1				1		1			0		5	5		1										1		1	5	4	1			1				
13	B079	5		1			1			1			1			1	1				1	4	4	4	4	1		1					4	1					1		4	5		1			1		
14	B080	5			1		1			1			1				1		1			0		5	5			1					5					1			1	2	5	1			1		
15	B078	5		1			1			1			1		1				1			1		5	4		1	1				1	4		1					1	2	5	1			1			
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18	B021	5	1					1		1			1		1					1		1	5	5	5	1				1			5			1				1	5	4	1			1			
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22	B073	5	1					1		1			1		1				1			0	5	5	5					1			5			1				1	5	5	1				1		
23	B089	5	1				1			1			1		1				1			0	5	5	5					1			4			1	1			1	5	5		1			1		
24	B076	3	1					1		1			1			1				1		0		3	3					1			2			1				1	4	4		1			1		
25	B077	4	1			1				1			1		1				1			1	4	4	4			1					4			1				1	5	5	1				1		
27	B100																																																
28	B099	5		1			1			1			1						1			0		4	4	1						1	3		1					1	5	3	1				1		
29	B098	4	1				1			1			1		1				1			0		5	5	1						1	5			1				1	5	4	1				1		
30	B097	4		1			1			1			1		1				1			1	4	4	4	1							4		1				1	4	5	1				1			
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Rose Valley Historic Resource Survey

University of Pennsylvania Historic Preservation Studio

		1.0 - Integrity										2.0 - Materials / Condition														3.0 - Landscape / Property																								
		1.1	1.2			1.3			1.4			1.5			1.6				1.7				1.8	2.1	2.2	2.3								2.4	2.5						2.6	3.1	3.2	3.3			3.4			
		Resource Unique ID (based on survey map)	General Integrity	Roof Replacement			Living Space Additions			Enclosed Garage Addition			Open-Air Carport Addition			Garage / Carport Detached				Sun-Porch Enclosed/ Added			SUM No. of Addtn. Types	Compat. of Addtns.	General Cond.	Ext. Wall Cond.	Exterior Wall Material Schist (SC), Other Stone (OS), Stucco (ST), Brick (B), Vinyl (V), Log (L), Other (OT)								Roof Cond.	Roof Material Terra-Cotta Tile (TC), Slate Tile (SL), Asphalt Shingle (AS), Wood Shingle (WS), Other (OT)						Mercer Tile	Maturity of Landscape	Cond. of Landscape	Fence / Garden Wall			Outbuildings (Other than garage/ carport, e.g. shed, pool house)		
1 TO 5	Y			N	U	Y	N	U	Y	N	U	Y	N	U	Y	N	U	NA	Y	N	U		1 TO 5 NA = GRAY	1 TO 5			1 TO 5	SC	OS	ST	B	V	L	OT		1 TO 5 U = GRAY	TC	SL	AS	WS	OT				U	Y	N	1 TO 5	1 TO 5	Y
32	B087	2	1			1			1				1			1				1		2	5	5	5	1	1	1				1	5			1					1	5	5		1			1		
33	B086	3	1			1				1			1			1				1		1	4	3	3	1		1					4			1					1	4	5	1				1		
34	B025	4		1			1			1			1			1				1		0		4	5			1					4	1						1		5	5	1			1			
35	B026	5		1			1				1			1		1				1	0		4	4			1						4	1						1		5	5			1			1	
36	B027	5		1			1				1			1		1				1	0		3	4			1						4	1						1		5	5			1			1	
37	B034	5		1			1			1			1			1				1	0		4	4		1							4		1						1	5	5		1			1		
38	B033	5		1		1				1			1			1			1		2	5	5	5			1						4	1						1		5	5	1			1			
39	B065	5		1			1			1			1			1			1		1	4	4	3			1						4	1						1		5	3	1				1		
40	B070	4	1				1			1			1			1				1	0	4	4	4			1						4			1					1	5	4		1			1		
41	B071	2	1				1			1			1			1				1	0		5	5			1						4			1					1	5	5	1			1			
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45	B072	4	1					1		1			1			1				1	0		4	3	1		1						4			1					1	5	4		1			1		
46	S005	4																					4	4	1															1	5	5	1				1			
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54	L003	5																																																
55	B004	4	1					1			1		1		1					1	1		5	5			1						5			1				1	5	5		1				1		
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Rose Valley Historic Resource Survey

University of Pennsylvania Historic Preservation Studio







		1.0 - Integrity										2.0 - Materials / Condition														3.0 - Landscape / Property																								
		1.1	1.2			1.3			1.4			1.5			1.6				1.7				1.8	2.1	2.2	2.3								2.4	2.5						2.6	3.1	3.2	3.3			3.4			
		Resource Unique ID (based on survey map)	General Integrity	Roof Replacement			Living Space Additions			Enclosed Garage Addition			Open-Air Carport Addition			Garage / Carport Detached				Sun-Porch Enclosed/ Added			SUM No. of Addtn. Types	Compat. of Addtns.	General Cond.	Ext. Wall Cond.	Exterior Wall Material Schist (SC), Other Stone (OS), Stucco (ST), Brick (B), Vinyl (V), Log (L), Other (OT)								Roof Cond.	Roof Material Terra-Cotta Tile (TC), Slate Tile (SL), Asphalt Shingle (AS), Wood Shingle (WS), Other (OT)						Mercer Tile			Maturity of Landscape	Cond. of Landscape	Fence / Garden Wall			Outbuildings (Other than garage/ carport, e.g. shed, pool house)
1 TO 5	Y			N	U	Y	N	U	Y	N	U	Y	N	U	Y	N	U	NA	Y	N	U		1 TO 5 NA = GRAY	1 TO 5			1 TO 5	SC	OS	ST	B	V	L	OT		1 TO 5 U = GRAY	TC	SL	AS	WS	OT	U	Y	N			1 TO 5	1 TO 5	Y	N
62	B042	4	1					1		1			1			1				1	0		4	4							1	4			1					1	5	5		1		1				
63	B043	5			1			1			1		1	1						1	1		5	5			1											1	5	5		1			1					
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66	B046	2	1				1			1			1		1					1	1		5	5						1	5			1					1	5	5		1		1					
67	B047	3	1					1			1		1		1				1		2		3	3			1					3			1					1	5	2		1			1			
68	B048																																																	
69	B056		1				1			1			1				1			1	0				1		1											1		5	4		1		1					
70	B057	4	1					1			1		1			1				1	0		5	5	1		1					5			1					1	5	5		1			1			
71	B058	5		1				1	1				1			1				1	1		5	5			1					5	1							1	5	5		1				1		
72	B060				1		1			1			1			1			1		1		4	3	1						1				1					1	4	5		1			1			
73	B061	4	1					1		1			1		1					1	1		4	5	1	1						4			1					1	4	5		1				1		
74	B062																																																	
75	B081	4	1					1		1			1		1					1	1		4	4			1					5				1				1	4	4			1		1			
76	B083																																																	
77	B085																																																	
78	L001																																																	
79	L007																																																	
80	B055	5			1			1		1			1			1				1		5	5			1												1	5	4		1		1						
81	B090	4	1			1				1			1		1					1	2	4	5	5	1		1					5			1					1	5	4	1			1				
82	B091	4	1			1				1			1				1	1			2	5	5	4.5							1	4			1					1	5	3		1			1			
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84	B023	2	1																			4	5			1						4			1															
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86	S007	2																				5																												
87	S008	5																				3	3	1																										
88	B028	2.5	1			1			1				1			1				1	2	2.5	2.5	2.5	1		1					2.5			1				1	5	3.5	1				1				
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90	B030	4.5		1			1			1			1		1					1	1		4	4			1					3		1					1	4	3		1			1				
91	B050	4		1				1			1		1			1				1	0	5	4	4.5	1		1			1		3		1					1	5	4	1			1					




Rose Valley Historic Resource Survey




University of Pennsylvania Historic Preservation Studio

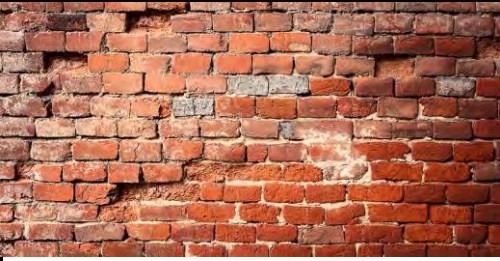
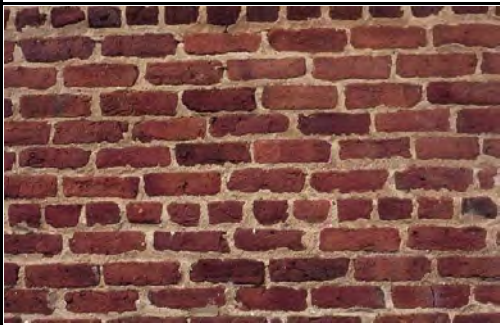

		1.0 - Integrity																		2.0 - Materials / Condition														3.0 - Landscape / Property															
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Resource Unique ID <small>(based on survey map)</small>	General Integrity	Roof Replacement			Living Space Additions			Enclosed Garage Addition			Open-Air Carport Addition			Garage / Carport Detached				Sun-Porch Enclosed/ Added			SUM No. of Addtn. Types	Compat. of Addtns.	General Cond.	Ext. Wall Cond.	Exterior Wall Material <small>Schist (SC), Other Stone (OS), Stucco (ST), Brick (B), Vinyl (V), Log (L), Other (OT)</small>								Roof Cond.	Roof Material <small>Terra-Cotta Tile (TC), Slate Tile (SL), Asphalt Shingle (AS), Wood Shingle (WS), Other (OT)</small>						Mercer Tile	Maturity of Landscape	Cond. of Landscape	Fence / Garden Wall			Outbuildings <small>(Other than garage/ carport, e.g. shed, pool house)</small>			
	1 TO 5	Y	N	U	Y	N	U	Y	N	U	Y	N	U	Y	N	U	NA	Y	N	U		1 TO 5 NA = GRAY	1 TO 5	1 TO 5	SC	OS	ST	B	V	L	OT	1 TO 5 U = GRAY	TC	SL	AS	WS	OT	U	Y	N	1 TO 5	1 TO 5	Y	N	U	Y	N	U	
92	B008	4			1	1			1				1					1		1	2	4	4.5	5	1		1			1		3.5				1				1		4	5			1	1		
93	B009	4	1			1			1				1					1			3	4	5	5	1							5			1					1	4	5	1			1			
94	B011	4		1		1			1				1					1			3	3.5	5	5	1		1					3.5		1						1	3	5	1				1		
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96	B010	4	1					1	1				1							1	1	4	4.5	5	1		1			1		3.5			1					1	4.5	5			1	1			
97	B051	4	1					1	1				1							1	1	5	5	5			1					5			1					1	3.5	4			1	1			
98	B052	3.5	1			1			1				1					1			3	3	4.5	4.5	1						1	3.5			1					1	5	4			1			1	
99	B054	3.5	1			1			1				1					1			3	3	4	4	1		1		1		1	4.5			1					1	5	4.5			1		1		
100	B053	5	1			1			1				1					1			3	4	5	5			1			1		4.5			1					1	5	5		1		1			
101	B049	4	1			1				1			1		1			1			3	4.5	4.5	4.5							1	3				1				1	4.5	5	1				1		
AVG.		84%	70%	22%	8%	31%	54%	20%	15%	76%	9%	2%	93%	5%	27%	61%	0%	12%	30%	44%	26%	1.1	86%	87%	86%	27%	9%	41%	1%	7%	4%	12%	84%	16%	9%	64%	8%	2%	1%	18%	82%	92%	82%	45%	45%	9%	31%	56%	12%




Historic Resource Survey - Visual Dictionary






		Notes	Rating	Corresponding Photograph
1.0 - Integrity	1.1 - General Integrity	Realted to original materials, design and intent	1 - Low (addition or replacement materials very out of keeping with historic structure)	
			3 - Medium (additions/ alterations existant but in keeping with original design)	
			5 - High (very few noticable alterations to the original structure or materials)	
	1.2 - Roof Replacement	Replacement roofing materials are visible	Y = Yes N = No U = Unsure	
	1.3 - Living Space Additions	Additions to the main structure, other than an enclosed garage or an open-air carport	Y = Yes N = No U = Unsure	
	1.4 - Enclosed Garage Addition	Garage that was clearly not part of the original design	Y = Yes N = No U = Unsure (only used if there is a garage but you're not sure if it was an addition)	



		Notes	Rating	Corresponding Photograph
1.0 - Integrity (cont.)	1.5 - Open-Air Carport Addition	Carport that was clearly not part of the original design	Y = Yes N = No U = Unsure (only used if there is a carport but you're not sure if it was an addition)	
	1.6 - Garage / Carport Detached	Parking garage or carport is freestanding / not attached to the house	Y = Yes N = No NA = Not applicable	
	1.7 - Sun-Porch Enclosed/ Added	Originally an outdoor collonade that was later closed to create a porch or entire porch added	Y = Yes N = No U = Unsure	

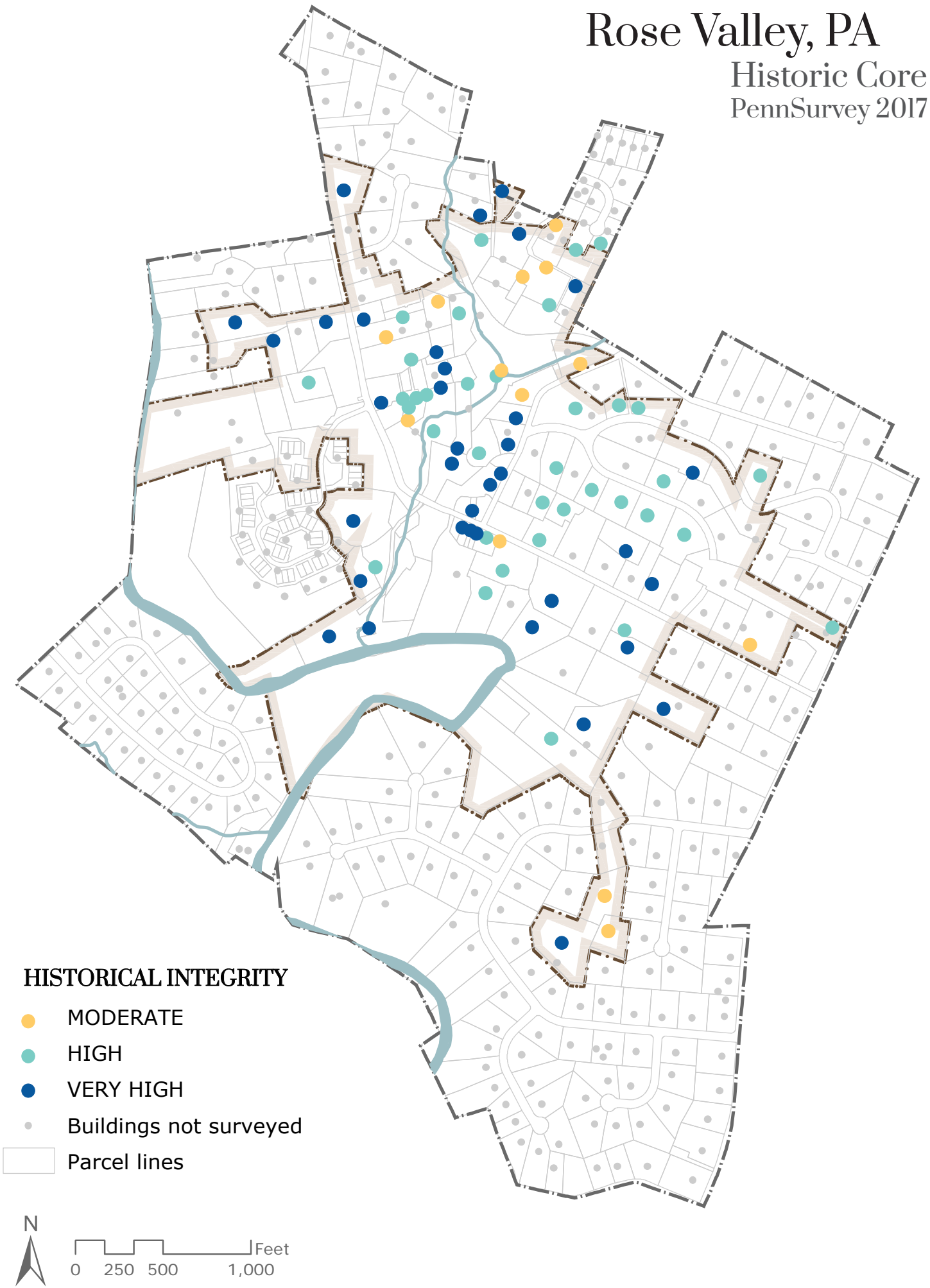
		Notes	Rating	Corresponding Photograph
2.0 - Materials / Condition	2.1 - General Condition	Condition of the house (roof, exterior walls, windows, foundation, etc.)	1 - Poor (possible foundation issues, deteriorated exterior walls, roof, and windows)	
			3 - Fair (Materials are generally in good condition, some wear- and-tear)	
			5 - Very Good (No conditions issues visible)	

		Notes	Rating	Corresponding Photograph
2.0 - Materials / Condition (cont.)	2.2 - Ext. Wall Condition	General condition of exterior wall (does not mean that material needs to be brand to to achieve a high score)	1 - Poor (mortar is nearly gone, masonry is cracked or missing, timber is severely rotted)	
			3 - Fair (some mortar is missing, some stone eroded slightly, some discoloration, timber weathered, some timber rot)	
			5 - Very Good (No conditions issues visible)	
	2.3 - Exterior Wall Material	Primary materials used in exterior wall construction - you may circle more than one	SC = Wissahickon Schist OS = Other Stone ST = Stucco B = Brick V = Vinyl Siding L = Log OT = Other	N/A

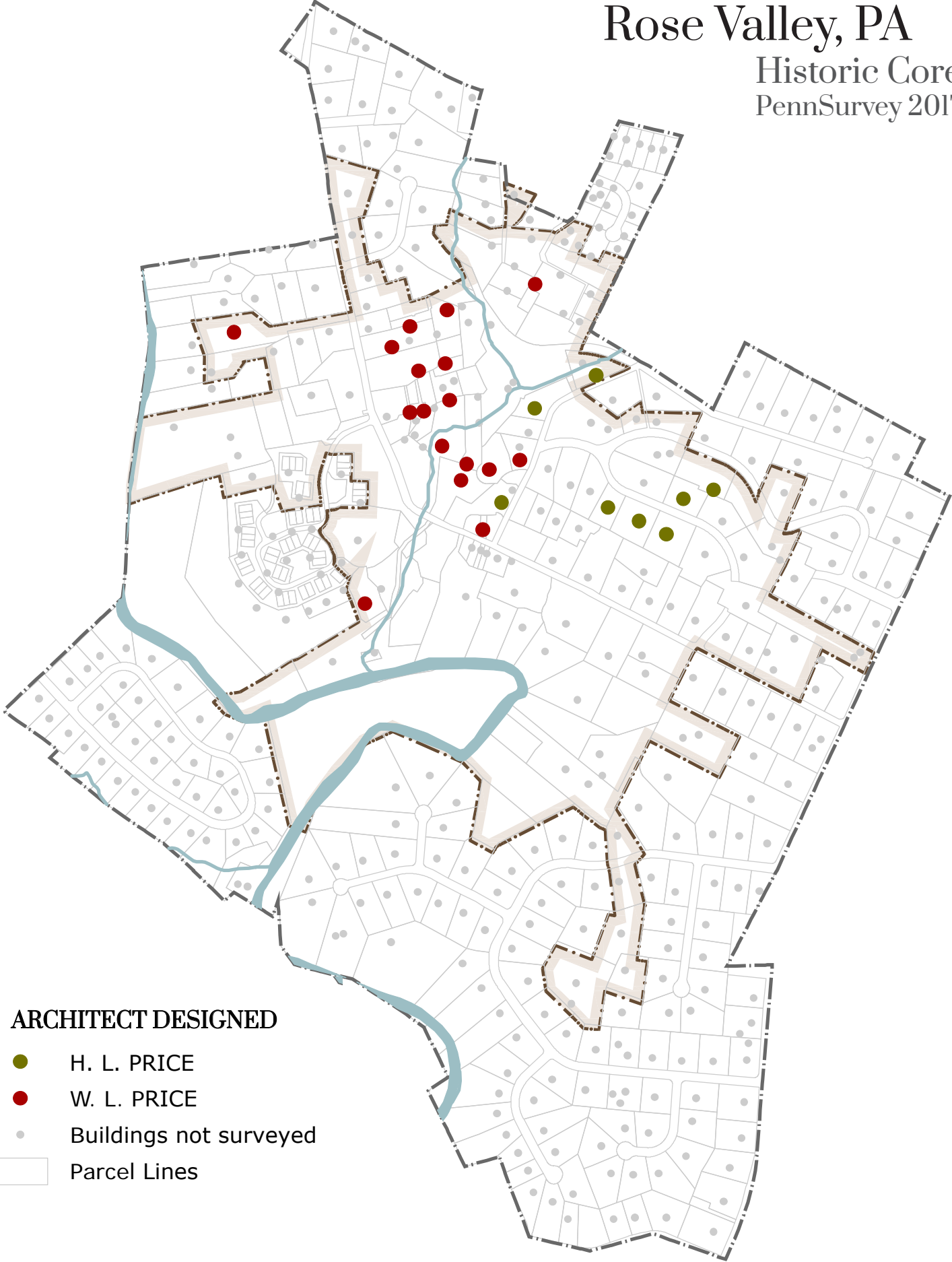
2.0 - Materials / Condition (cont.)		Notes	Rating	Corresponding Photograph
	2.4 - Roof Condition	General condition of roofing materials, whether or not they are replacement materials	1 - Poor (moisture issues visible, frequently missing tiles or shingles, material worn)	
			3 - Fair (some missing tiles or shingles, limited moisture damage, material is slightly worn)	
			5 - Very Good (material looks as good as new, no missing materials or improperly patched areas)	
	2.5 - Roof Material	Primary materials used roof assembly - you may circle more than one	TC = Terra-Cotta Tile SL = Slate Tile AS = Asphalt Shingle WS = Wood Shingle OT = Other	N/A
	2.6 - Mercer Tile	Whether any mercer tile exists on the property (flooring, inlaid walls, gate posts)	Y = Yes N = No U = Unsure	N/A

3.0 - Landscape / Property		Notes	Rating	Corresponding Photograph
	3.1 - Maturity of Landscape	Related to the general newness of the landscaping	1 - Low (landscape was added very recently, trees are not mature, lawn is sod)	
			3 - Medium (mid-sized trees, grass is developed)	
			5 - High (trees have been on site for many years)	
	3.2 - Condition of Landscape	The general appearance of the landscape according to general American aesthetic principals (green grass, manicured features, etc.)	1 - Poor (no care is taken in maintaining the lawn, overgrown grass/ shrubs, trees not pruned)	
			3 - Fair (some care is taken in maintaining the landscaping, grass is cut, trees/ shrubs slightly trimmed, grass is not in great condition)	

3.0 - Landscape / Property		Notes	Rating	Corresponding Photograph
3.0 - Landscape / Property	3.2 - Condition of Landscape (cont.)	The general appearance of the landscape according to general American aesthetic principals (green grass, manicured features, etc.)	5 - Very Good (lawn and landscaping is well manicured)	
	3.3 - Fence / Garden Wall	Existence of some separation of space in the yard (either fence, garden wall, etc.)	Y = Yes N = No U = Unsure	
	3.4 - Outbuildings	Existence of other buildings on the property (other than a garage/carport), such as a shed or pool house	Y = Yes N = No U = Unsure	N/A

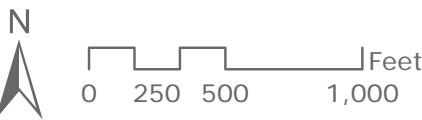


Rose Valley, PA
Historic Core
PennSurvey 2017

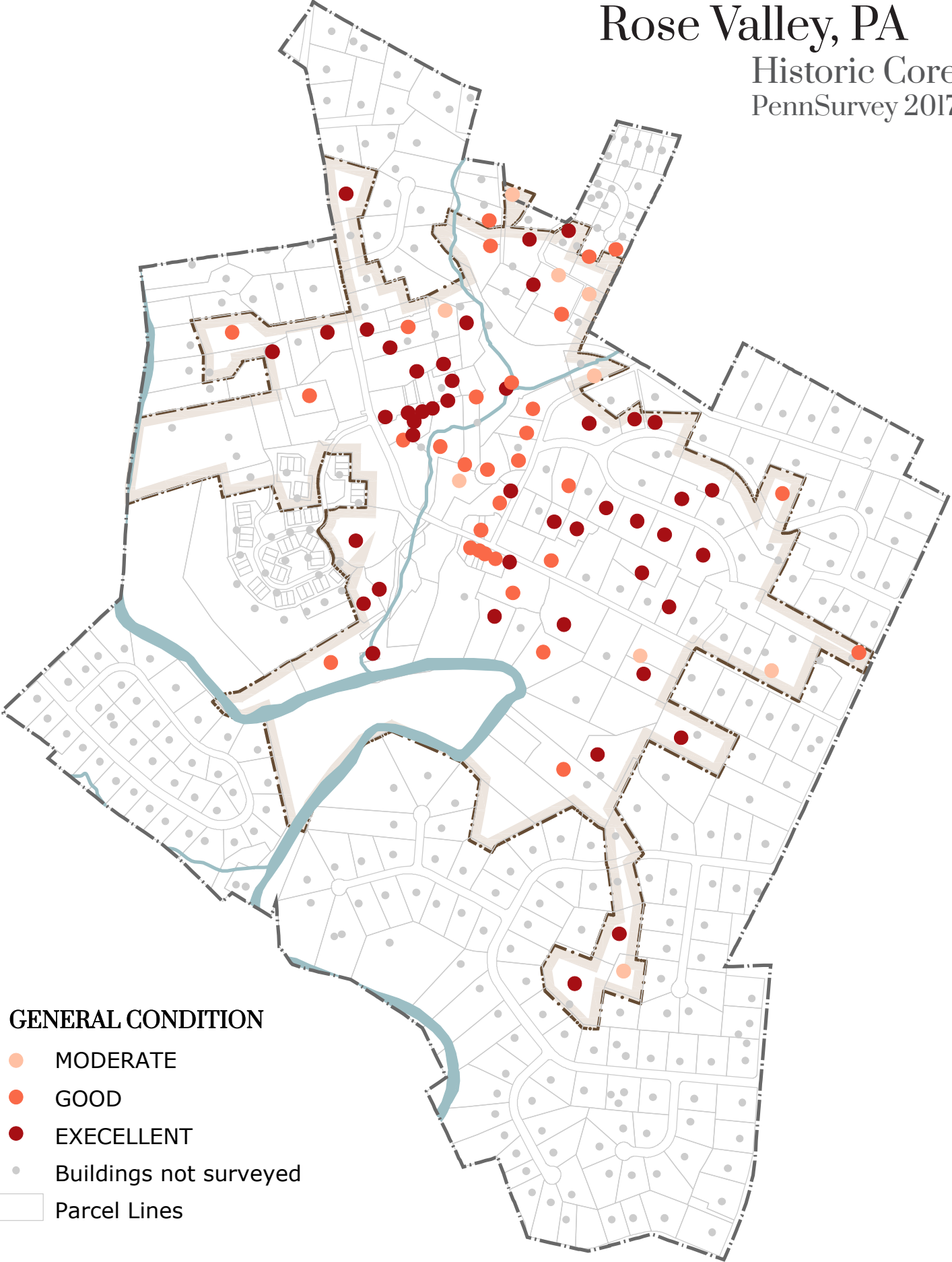


ARCHITECT DESIGNED

- H. L. PRICE
- W. L. PRICE
- Buildings not surveyed
- Parcel Lines

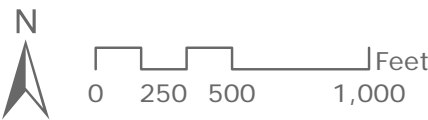


Rose Valley, PA
Historic Core
PennSurvey 2017



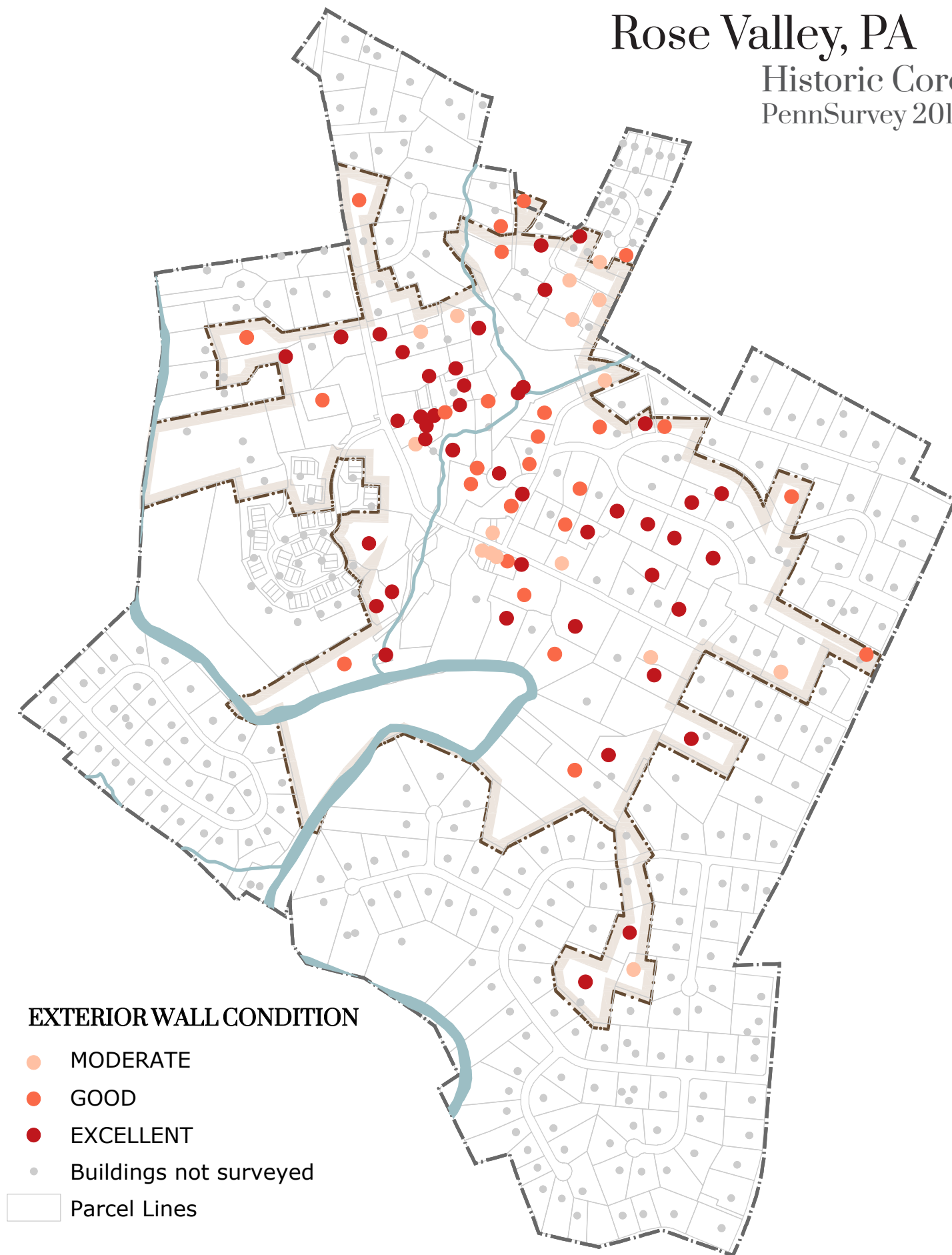
GENERAL CONDITION

- MODERATE
- GOOD
- EXCELLENT
- Buildings not surveyed
- Parcel Lines



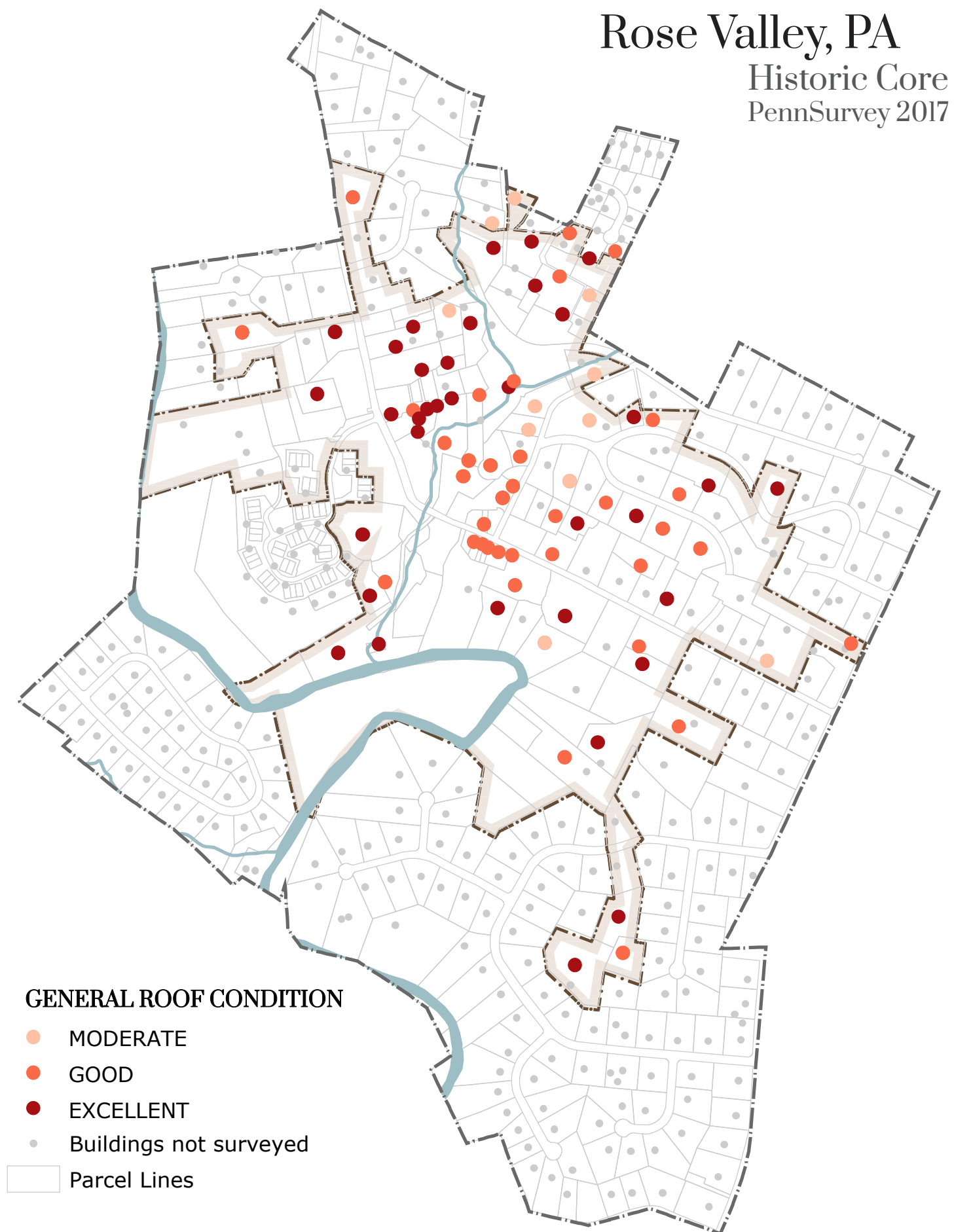
Rose Valley, PA

Historic Core
PennSurvey 2017



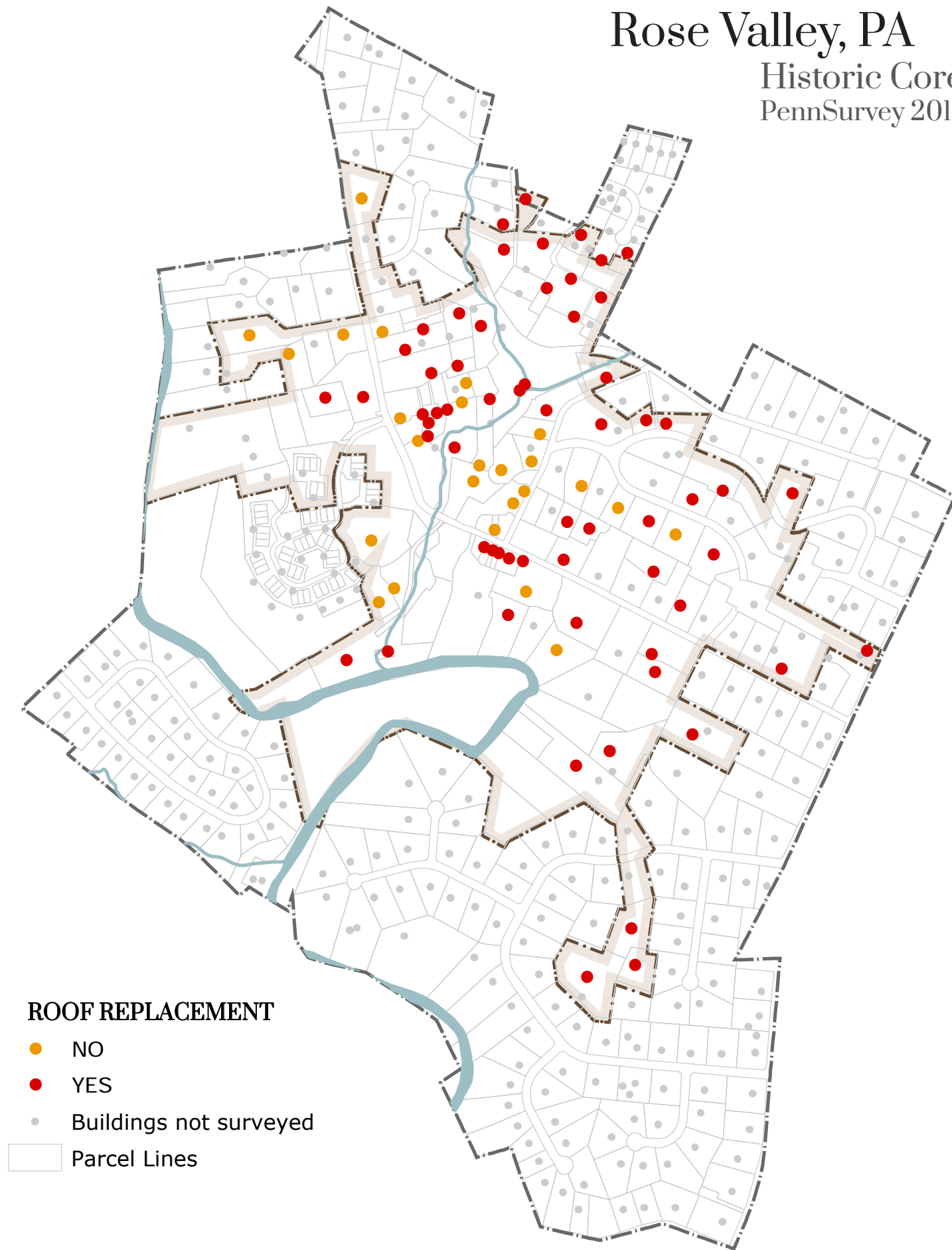
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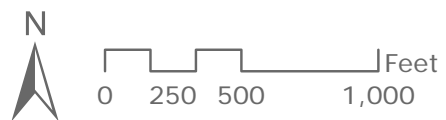
Rose Valley, PA

Historic Core
PennSurvey 2017



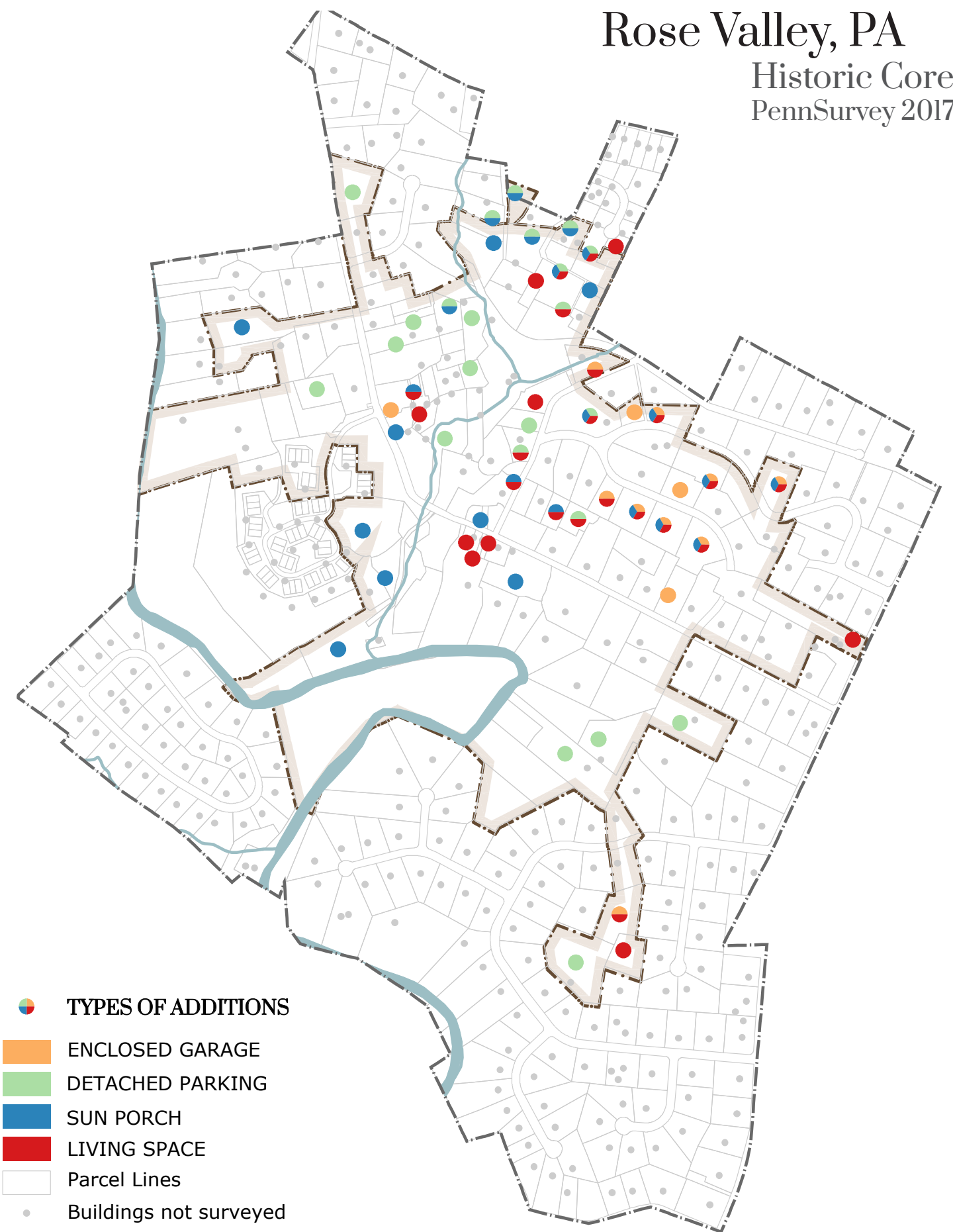
ROOF REPLACEMENT

- NO
- YES
- Buildings not surveyed
- Parcel Lines



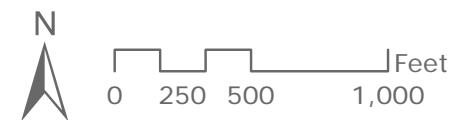
Rose Valley, PA

Historic Core
PennSurvey 2017



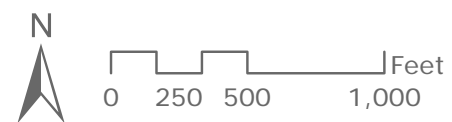
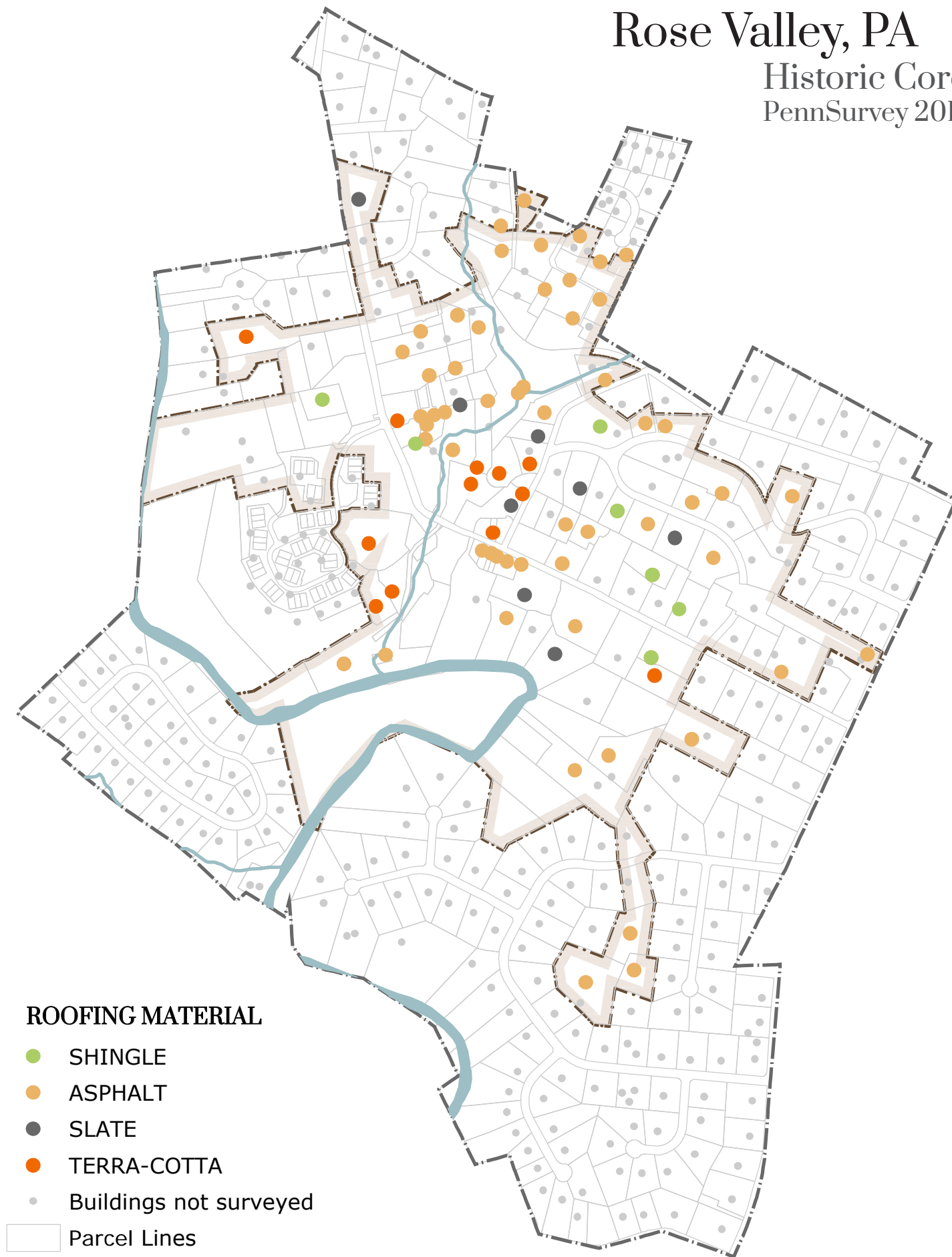
TYPES OF ADDITIONS

- ENCLOSED GARAGE
- DETACHED PARKING
- SUN PORCH
- LIVING SPACE
- Parcel Lines
- Buildings not surveyed



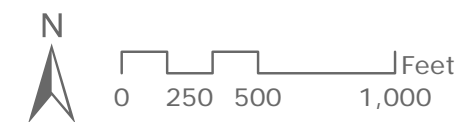
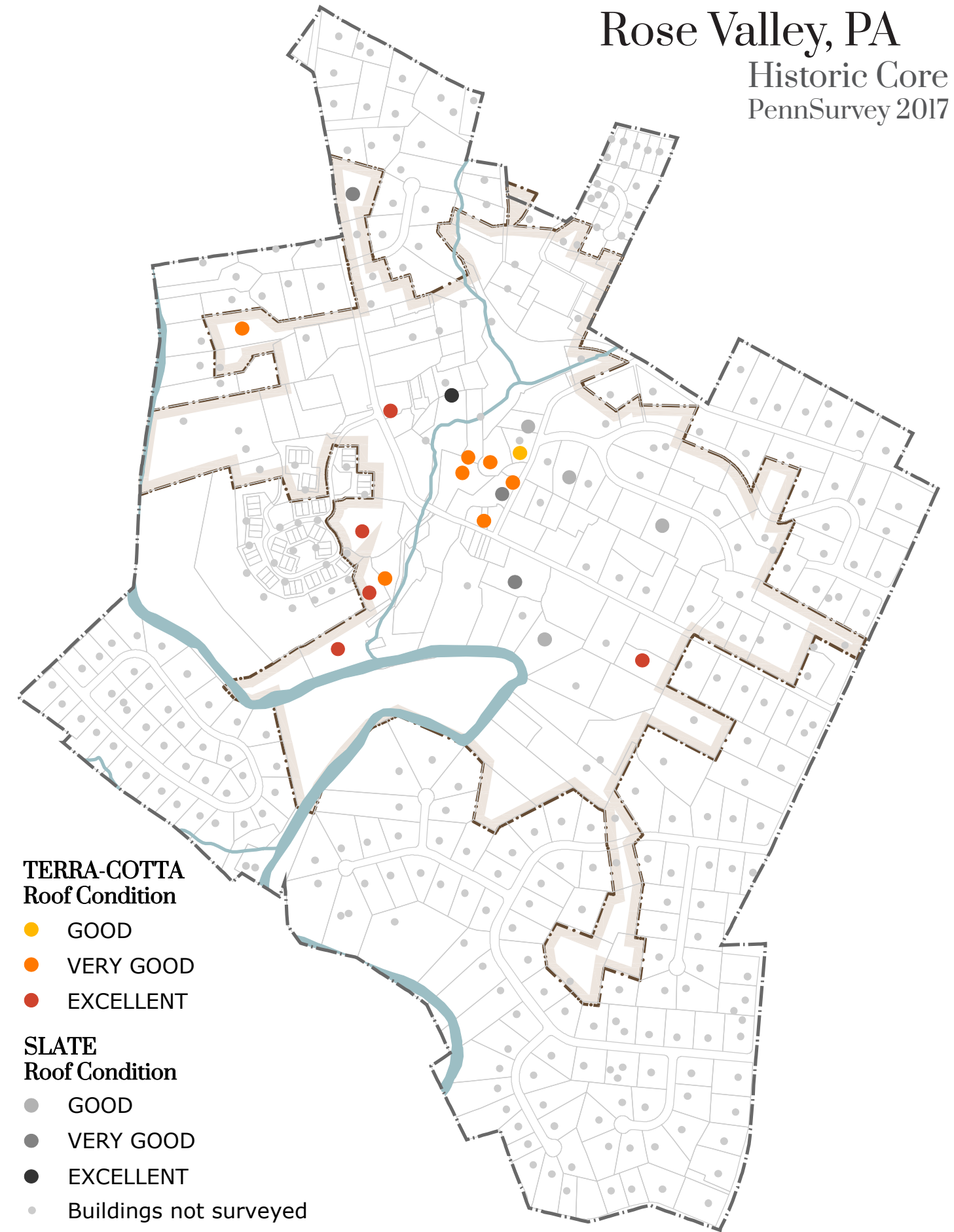
Rose Valley, PA

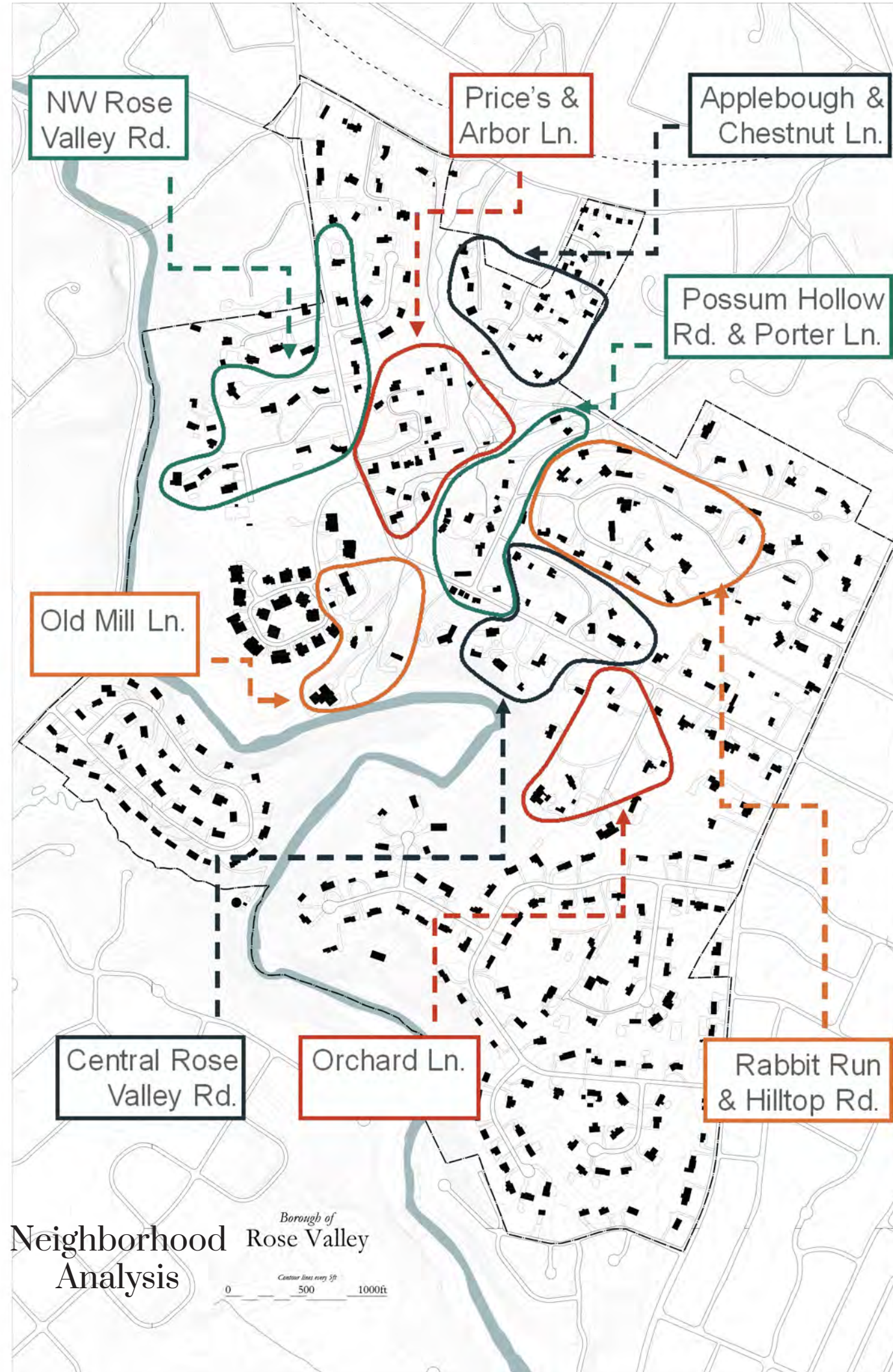
Historic Core
PennSurvey 2017



Rose Valley, PA

Historic Core
PennSurvey 2017





Interview List
Interview Questions

APPENDIX C

Interviewee	Date	Position in Community	Age Estimate	General Area of Residence	Years in Rose Valle	Clubs/ Organizations	Important Takeaway #1	Important Takeaway #2	Important Takeaway #3	Important Takeaway #4	Important Takeaway #5
Geoff Shepard	9/14/17	Chairman of the Centennial Foundation; Writer of CF strategic plan	66-older	Saul Manor House office building	6	Centennial Foundation; Folk	Concerned about possible changing demographics to RV (racially, economically, politically)	Lived a few minutes from RV for years & didn't know the historical background; and then became very invested in the history and future plans	Moving away within 6 months into a retirement home	Does not feel connected socially to his neighbors although he is very involved with the strategic plans	When he lived in Swarthmore everyone asked strangers "where did you go to school?" as a status symbol; when he moved to RV everyone said "so what do you do?" (not professionally, but artistically)
Marc & Bryne Bruno	9/23/17	N/A	36-50	Saul Manor House	1	Folk	Feels that the community is very inclusive (especially to its own members) and has found it very easy to get to know and connect with neighbors	Has lived in the general area for several years but never knew anything about the history of RV until they moved into the manor house	Does feel that there is a disconnect between older and younger residents	Became very interested in some of the special character of homes in RV, specifically the mercer tiles and has done a fair amount of research on the subject	Is knowledgeable about the development and changes to their house over time; has a whole book of historic photographs of the house; felt like stewards of the property to maintain it as Price has intended
Bruce Hunt	9/23/17	N/A	51-65	Windrush, 15 Hilltop Rd	1	Centennial Foundation, Folk	Grew up in the area, although was not technically a borough resident and attended the School at RV. His father attended as well and noted the creative approach to education (encouraging kids to get their hands dirty, incorporating the arts into classes)	He is on the centennial foundation but does not necessarily agree with all of the ideas set out by the CF. Believes that their vision should be broader than the plan for Thunderbird Lodge to incorporate the arts back into RV, could invite descendent (Clara) of Sam Yellin for a lecture on metal-working, teach pottery making, encourage community service events	Feels that the neighborhood is very welcoming of neighbors and very friendly, but when prompted about whether the same is true with RV outsiders he said they are maybe not to inclusive; understands that its not diverse; does not have a problem with the use of the trails outside of his house and says that this is a general acceptance you must have if you are going to be a resident	Believes that as new generations move into RV, they might not have the same appreciation, which could be a potential threat that could encourage excessive remodeling	Notes challenges in keeping up with the demands of an old home in terms of maintenance and unexpected repair, e.g. \$100,000 slate roofing replacement
Eileen & Bob Cramer	9/28/17	Oldest residents (83 y/o); lived in the vicinity for 55 years	66-Older	17 Hilltop Rd	38 (55 including time in Moylan across the street)	Used to be highly involved (tennis tournament, social chair for Folk, folk members, centennial foundation chair, garden club, variety show, etc)	Absolutely love the idea of the walking paths and the interconnectedness in the community that way	Have not seen many changes to RV in their 38 years there (other than one house developed (tastefully) across the street. Attributes this to the zoning ordinances	Does feel that lack of love of the history of new residents could cause a problem in the future	Feels it's a great place to raise children; their kids walked all over the community (pool, library, school, etc)	Feels there is not a huge need for more community spaces in RV because there are many in Philly and surrounding areas

Interviewee	Date	Position in Community	Age Estimate	General Area of Residence	Years in Rose Vallev	Clubs/ Organizations	Important Takeaway #1	Important Takeaway #2	Important Takeaway #3	Important Takeaway #4	Important Takeaway #5
Rod Stanton	9/14/17	Principal of School of Rose Valley (last 3 years)	36-50	Malvern, Chester Co. (not RV)	0	School in Rose Valley	Really wants to increase diversity among staff and students at SRV. Believes white population within the area (including but not specifically Rose Valley) is declining, black population is increasing marginally, and Asian and Middle Eastern populations are increasing substantially.	Said Arts and Crafts still part of community- most students become thespians involved with Hedgerow; woodshop at school; many students go on to become professional actors. Many alumni maintain vivid memories of, and connections, with school - many teachers studied at the school	Likes to conduct research on Rose Valley himself. Has a collection of interviews with old SRV alumni.	Identified the mission of SRV as to make children contributing, responsible citizens, and to protect childhood. School's small size is integral to both concepts. Is reluctant to see significant growth in school.	Only one child walks to school. Most children are driven and he does not see this as a negative issue (safety concerns esp. re Rose Valley Road)
Tim Plummer	9/21/17	Mayor of Rose Valley (last 8 years and seeking reelection). Previously Council President and councilman	66-older	Rose Hedge House (opposite Thunderbird Lodge)	32	Rose Valley Council, Centennial Foundation	Believes RV "has no weaknesses". Views newcomers' "ideas" as a threat to community, emphasized need to "infect them with the magic of RV", identified this as RV's biggest challenge. Newcomers need to learn the RV way (and the Borough actively endeavors to try to teach them)	RV administration comprises only unpaid volunteer positions and is above issues of political party. There are no professional (paid) public officials although some have professional knowledge/experience. Political positions typically run unopposed.	Believes that "social pressure" within the community is enough to protect historic fabric; doesn't see a need for legislation; believes any protective legislation would be too restrictive. In general believes that community cohesion can and should substitute for laws and regulations.	All decisions within council have to be achieved by consensus. Only had one instance of someone voting "no" in an otherwise unanimous vote. Implied that issues on which consensus cannot be reached are dropped and not brought to vote.	Pointed out two challenges to RV related to communication. One was the integration of Long Point and Todmorden; when asked believes RV values are more diluted in these sections; he hopes to achieve this by connecting these to areas to RV through new trails/paths. Another is the risks of the high-traffic Rose Valley Road; he mentioned that it is a state route and conversations with PennDOT to limit traffic in some way had been fruitless thus far.
Justin Dula and Beverlee Barnes	9/18/17	Delaware County Planning Department; Justin is Manager of Planning, Beverlee is Manager of Historic Preservation	Justin - 30s, Beverlee - 50s	Delaware County (not RV)	0	-	Delaware county is a resource, not a regulatory body. Whether or not a municipality takes advantage of that resource depends on the individual people in power.	Many of the smaller communities in Delaware County consider themselves to be 'fully developed' and therefore do not see the threat of demolition	Public awareness is critical to preservation	-	-
Bill Hale	9/21/17	RV Council President	51-65	Rose Valley	50	RV Council, Boy Scouts, Swarthmore Rotary	More new residents should be interested in the history	The Boy Scouts are active and include boys from outside RV	Some residents are conflicted about the number of weddings at the old mill		

Interviewee	Date	Position in Community	Age Estimate	General Area of Residence	Years in Rose Valley	Clubs/ Organizations	Important Takeaway #1	Important Takeaway #2	Important Takeaway #3	Important Takeaway #4	Important Takeaway #5
Paula Healy	9/14/17	Manager of RV Borough/living link/Bookeeper and Secretary for RV Swimming Pool/Bookeeper for RV Folk	66-older	Rose Valley	67	RV Swimming Pool, Folk	In her words, the most valuable asset of RV is the woods. They are what makes RV a special place to live	The museum is directed towards those who appreciate Arts & Crafts communities, mostly those out of the area.	RV hosts several Nature and Heritage Tours during the year, where they take visitors along the trails and to the sanctuary. I believe it is probably hosted through the museum.	Has many stories about what it was like to grow up in RV, how children could play along the trails all day and stop at any neighbors house to get food, even if the neighbor didn't have kids, they knew the children. Nowadays, she believes that is changed.	Weddings are organized by one man, who also caters the events. He has a deal with the Folk, where they get a portion of the money for hosting the weddings at the mill. When this man no longer is around to host weddings, it is unsure who will take over the responsibility, or if the tradition will continue to be held in RV. Funds from the weddings are mostly used for upkeep of property.
Gena Scanlan	10/2/17	Owner of Todmorden Hall	51-65	Todmorden	39	Centennial Foundation, Gardener's Club in RV	Todmorden is intact and maintains its architectural integrity because the owners have been conscious stewards, making changes and keeping components that they "think are in keeping with the character of the house"	In Wallingford, residents started selling off parts of their land for development. Gena was concerned and went to Paula Healy, who told her that this couldn't happen on Todmorden Lane because the lane can't handle more traffic created by another house.	The "Old RV Folks" tend to look down on residents of developments such as Traymore, Long Point, and Todmorden. Even though Gena now lives in a historically and architecturally significant home, she raised her family in a Todmorden home built in the 1920s. She said these residents often feel excluded or unwelcome since they don't live in the oldest part of town, or because they don't have the long-standing ties to RV that some of the Folk do.	There are rumors that the roof over the 1831 addition could actually be from an earlier structure... could be a subject for a conservation project, to look at the wood and nails over that part of her house. It is easily accessible, see photos.	
Cheryl Haze	10/2/17	Resident of Traymore	51-65	Traymore	7	Gardener's Club in RV, Traymore homeowners' association	Many people in Traymore aren't seeking the community spirit of RV - they are there to be close to their grandkids when they aren't at their second home in Florida	It takes effort to meet people outside of the development. There are steps that could be taken to make people feel more included - maps of footpaths or having the centennial foundation present at the HOA meetings.	The people of Traymore can still feel connected to the arts and crafts characteristics of RV - they may know about how the details of their homes are mirroring historic motifs and may choose to decorate their interior in keeping with arts and crafts ideas.		
Ryan Beyler	9/23/17	Cutator of RV Museum	36-50			RV Historic Society, RV Museum					

Interviewee	Date	Position in Community	Age Estimate	General Area of Residence	Years in Rose Vallev	Clubs/ Organizations	Important Takeaway #1	Important Takeaway #2	Important Takeaway #3	Important Takeaway #4	Important Takeaway #5
Andy Detterline	10/2/17	VP of Centennial Foundation, member of Planning Commission and organizer of the Garden Tour	66-older	Charleston, SC	11	The Rose Valley Folk, Gardeners Club in RV	Residents pay a premium to live in RV - not only those who live in the "heritage houses"	Boy Scouts previous work on extending the trails- means there is a possibility for a more structured trail system even if it is only shared with residents	The trail was a part of the tour of her home- residents are made aware even before moving in. Extensive knowledge of the history of her house	RV Road is a PennDOT Road so there will never be a sidewalk- the crossing at Traymore Lane is safer than crossing RV Road. PennDOT will not let them stripe it for pedestrian traffic	
Morris Potter	10/19/17	Living Link, granddaughter of Walter Price, Will Price's brother	66-older	Media, PA	Almost all her life, except for a few years in her childhood and twenties.	Rose Valley Folk	Is concerned about the rising prices. Noted that even if her daughters pooled their resources with their partners, they would still not be able to afford the house she inherited.	Noted that in her time, Rose Valley became more bourgeois.	Revealed that most residents hated the idea of Traymore; once they realized it had to happen, they were fairly pleased with the result.	Revealed that most residents hated the idea of Traymore; once they realized it had to happen, they were fairly pleased with the result.	Founding values were very family-oriented; her grandfather moved to Rose Vally because his brother moved out here. Then growing up, many residents were related. Even nonrelatives were referred to as "aunt" and "uncle."
Meg de Moll	10/24/17	Granddaughter of architect who worked for Will Price, School Teacher at SRV	51-65	Wallingford, PA	Childhood	Not really involved outside of the school	Uses trails to get to SRV from Wallingford	Feels that the school is not well-known within the community	During her childhood, each household had a bell with a different tone that was rung to call children home from playing in the valley. Childhood was very much defined by the physical properties of RV	Though she would love to live in RV and feels very connected to it, as a schoolteacher she can't afford it and doubts she ever will.	

Interview Questions

The following bullet points represent the set of general questions that were used to conduct our stakeholder interviews in Rose Valley. These questions were only used for interviews with current residents.

Interview Questions:

- Why and when did you move to Rose Valley? Have those reasons stayed the same?
- Where did you live before?
- Are you associated with groups or clubs in the community? Why?
- Where do you spend time outside of your house? Show on map?
- Where do you shop?
- How do you get around?
- How do you feel about newer/older residents?
- Do you know your neighbors; how much do you interact?
- Do you use the walking paths? Do you know where they lead?
- Ask for directions to a specific place, see what landmarks they use.
- What would you change about the community?
- Do you know the history of your home?
- What challenges do you have as a homeowner?
- What's it like raising children there? Where do they go to school?
- Do you see yourself staying here?
- Where do you go/ who do you call locally in an emergency?
- What does a community service day entail?
- What do you see as strengths, weaknesses, opportunities or threats (SWOT)?
- Do you have any creative hobbies? Do you know anyone in your community who does?
- How would you describe RV's values?



Build-Out Analysis Vulnerable Properties

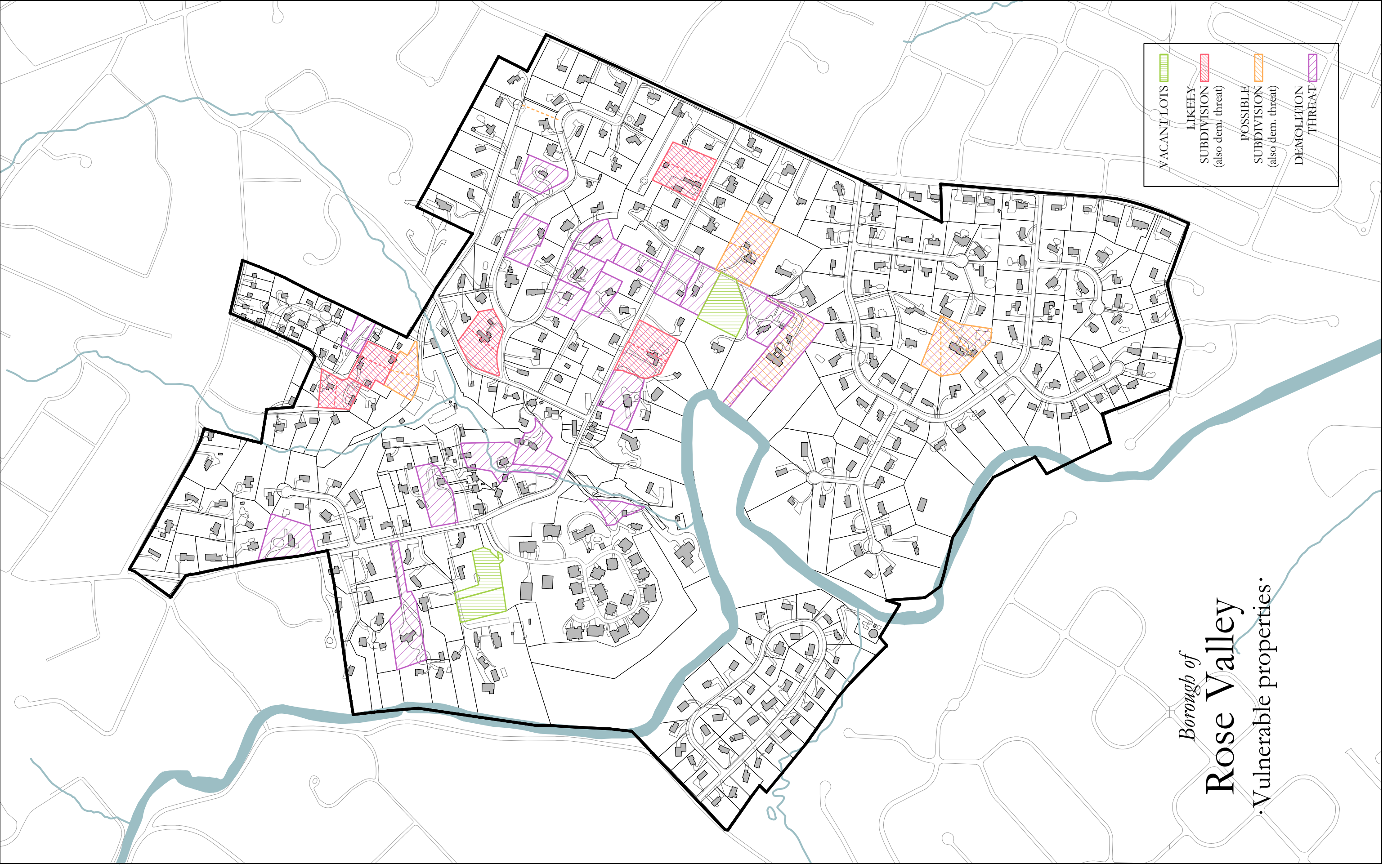
APPENDIX D



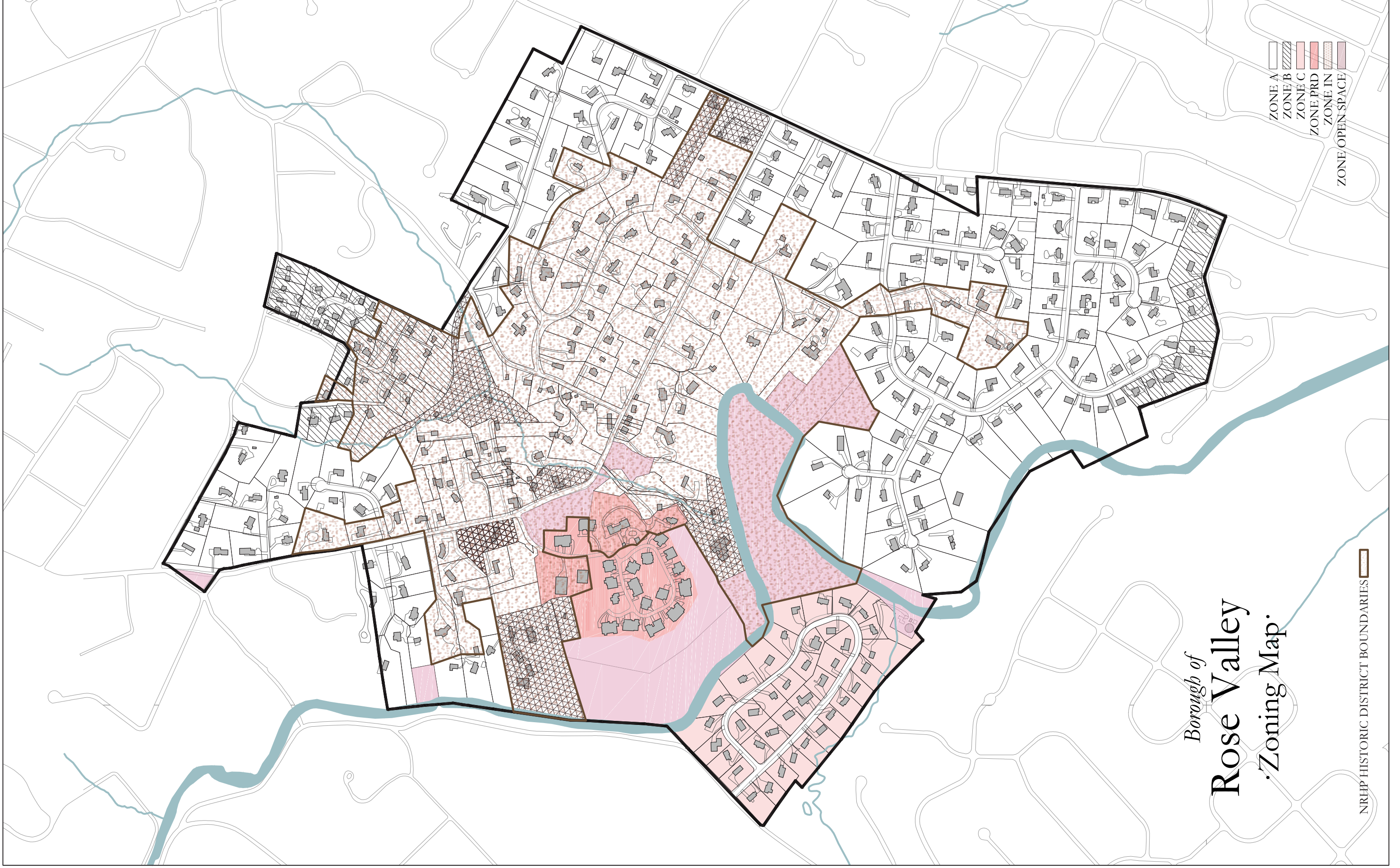
Borough of
Rose Valley
Protected areas

NRHP HISTORIC DISTRICT BOUNDARIES

DEVELOPMENT RESTRICTED
DEVELOPMENT PROHIBITED



Borough of
Rose Valley
• Vulnerable properties •



Borough of
Rose Valley
•Zoning Map•

NRHP HISTORIC DISTRICT BOUNDARIES

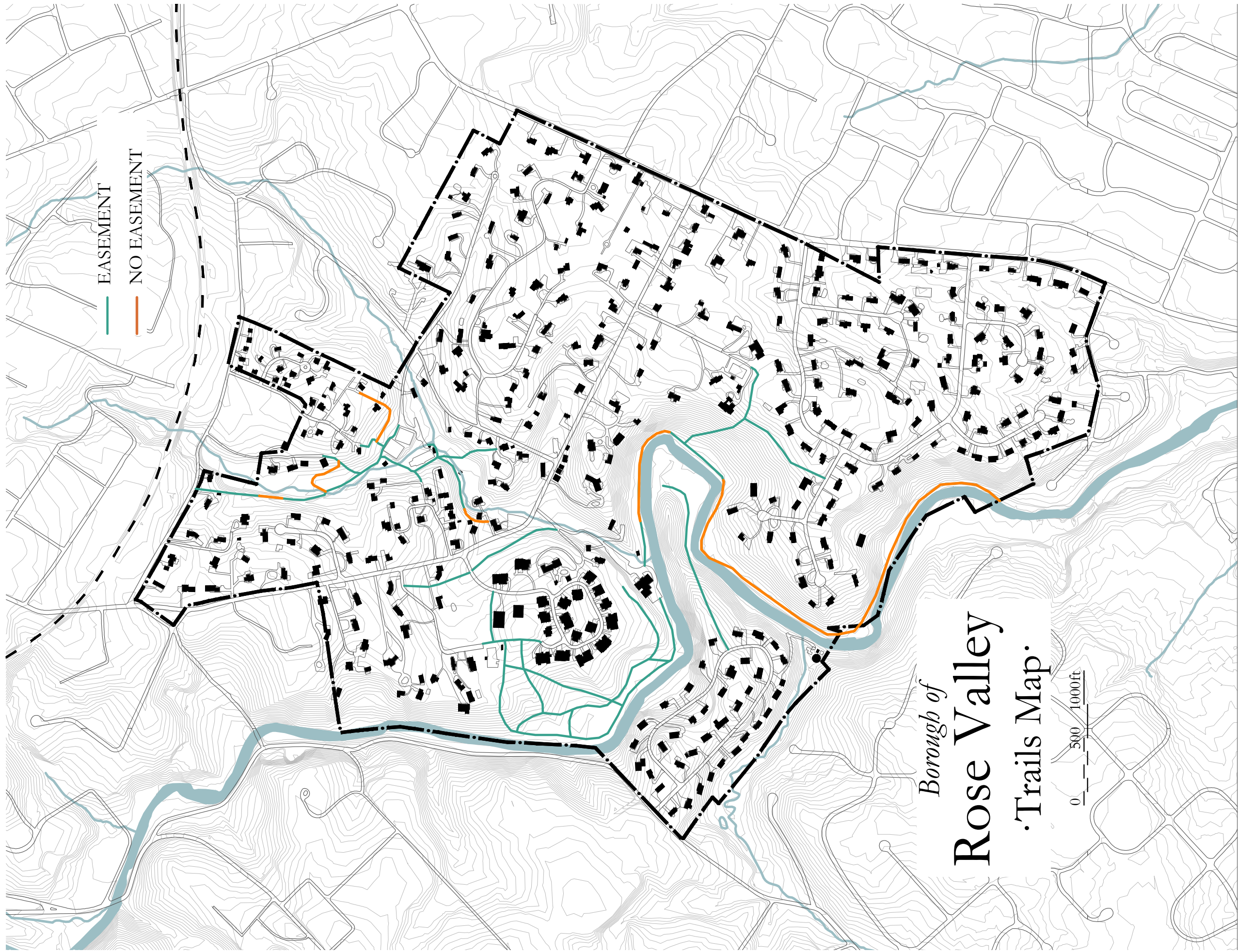
List of Vulnerable Properties

Current Address	Historic Name	Likely Subdivision	Possible Subdivision	Demolition Threat
115 Vernon Lane	-	●	○	●
26 Vernon Lane	Good Intent	●	○	●
115 Rose Valley Road	-	●	○	●
2 Rabbit Run	Blue Gate House	●	○	●
146 Rose Valley Road	Hedgerow House	●	○	●
23 Applebough Lane	-	○	●	●
8 Orchard Lane	Williams House	○	●	●
21 Orchard Lane	Alec Ewing House	○	●	●
6 Todmorden Lane	Todmorden Hall	○	●	●
173 Rose Valley Road	Gothwald	○	○	●
1 Roylencroft Lane	Roylencroft	○	○	●
44 Rose Valley Road	Carmedeil	○	○	●
10 Applebough Lane	-	○	○	●
60 Rose Valley Road	Quarry House	○	○	●
4 Porter Lane	Siatto Residence	○	○	●
5 Old Mill Lane	Bishop White House	○	○	●
1 Wychwood Lane	-	○	○	●
123 Rose Valley Road	-	○	○	●
5 Orchard Lane	Orchard House	○	○	●
15 Orchard Lane	Minquas Trail House	○	○	●
11 Hilltop Road	Fischer Residence, Attig Residence	○	○	●
1 Tulip Lane	-	○	○	●
15 Hilltop Road	Hender Residence, Wareham Residence	○	○	●
15 Rabbit Run	Kennedy House	○	○	●
26 Rabbit Run	-	○	○	●
19 Hilltop Road	-	○	○	●
124 Rose Valley Road	-	○	○	●

Character Areas Map
Trails Map
Homeowner's Manual (Sample)
Preservation Policies by Municipality

APPENDIX E





EASEMENT
NO EASEMENT

Borough of
Rose Valley
Trails Map

0 500 1000ft

Rose Valley Homeowner's Manual

Penn Design
Historic Preservation
2017

"What is domestic architecture? Not pictures, but houses.
Not transplanted and unrelated diagrams, but stone and
brick, wood, iron and glass, built up into an expressive
envelope of human desires and sentiments."

William L. Price

01	Importance of Preservation in Rose Valley
03	Preservation Terminology
04	Building Typologies
06	Character Defining Features
10	Integrity Matrix
12	Terra Cotta & Slate Roofs

Contents

16	Moravian Tile
18	Stucco Walls
20	Windows
22	Wooden Exterior Elements
24	Interiors
26	Landscape
26	Future Recommendations

ROSE VALLEY HOMEOWNER'S MANUAL

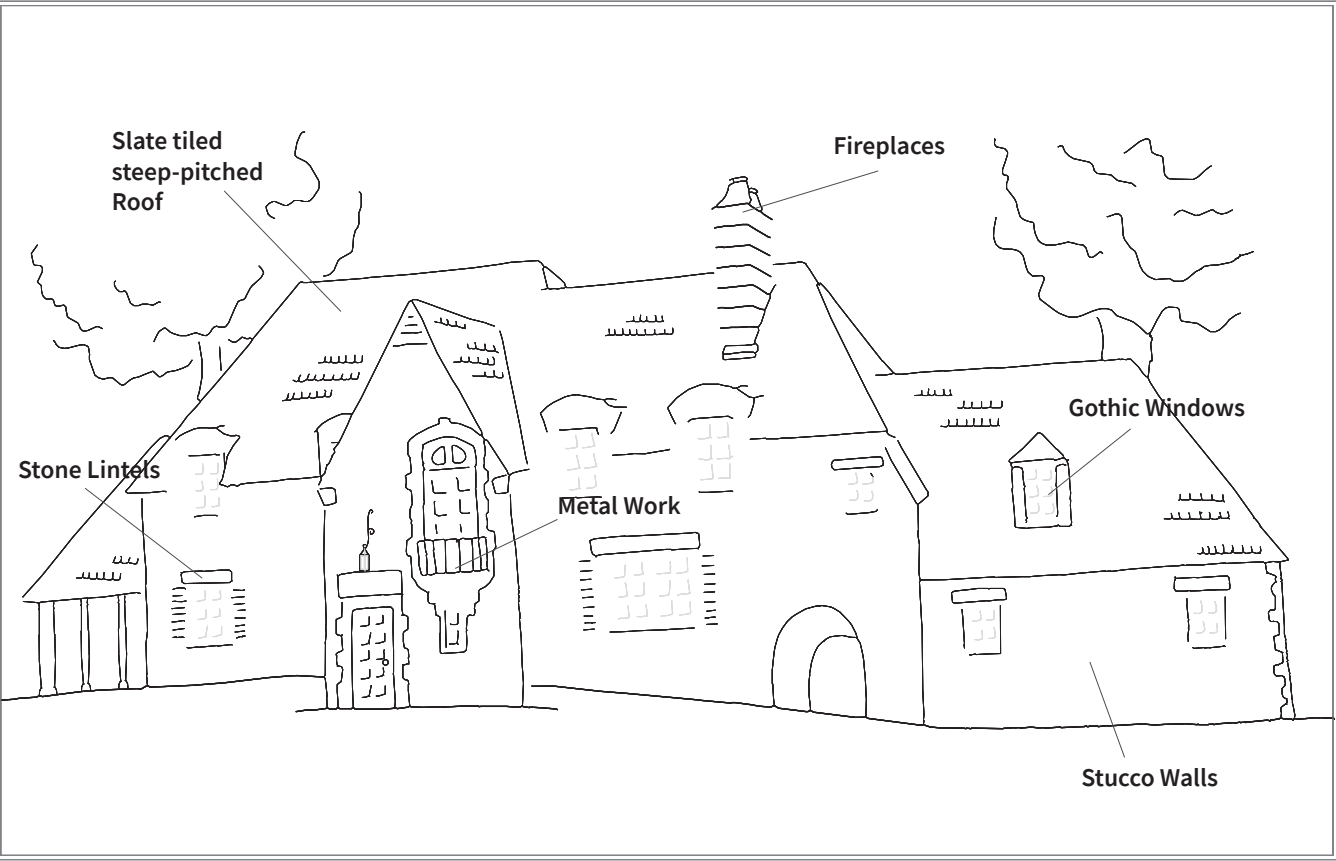
BUILDING TYPOLOGY

ARCHITECTURAL INTEGRITY MATRIX

MAINTENANCE PLAN

Howell Lewis
Shay Homes

Character Material Features



Ehenim il eum voloreiundes
aut pore ipsum excessini
cus dem sequi con praturit
aut rerunti nvendiatem adit,

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aut pore ipsum excessini
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sequi con praturit aut rerunti
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maio cus moluptaqui berest, si voluptium et, apis rernam, ipienem sedi cuptas maio expernate sequas ex
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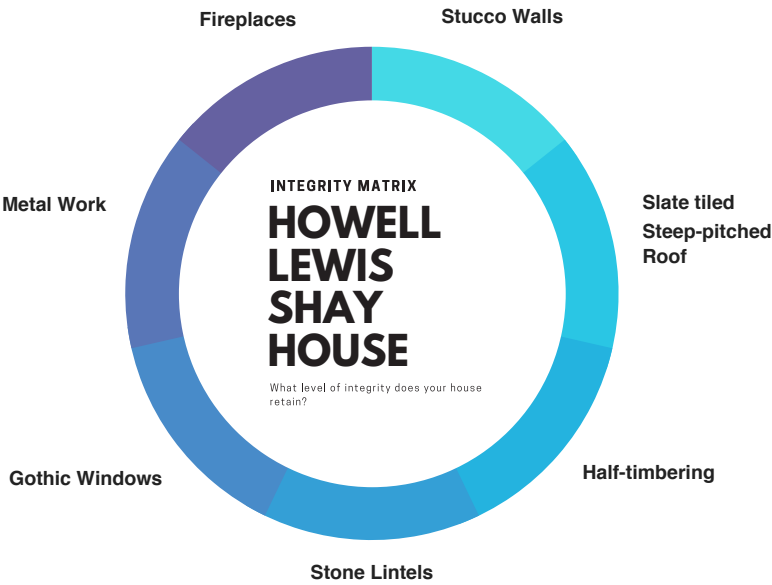
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DEVELOPING A MAINTENANCE PLAN

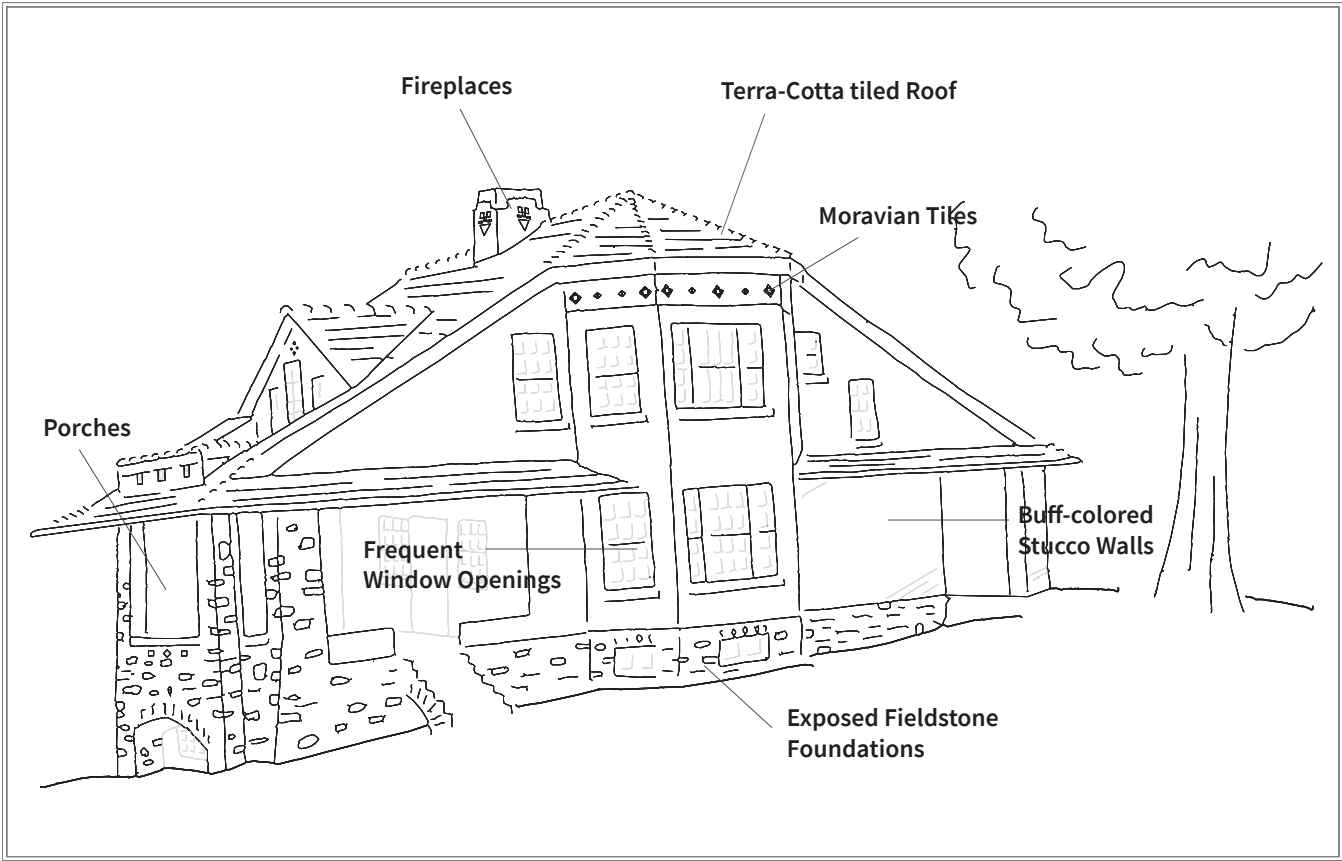
1. Carefully assess the condition of your property using an inspection checklist
2. Determine how often you will inspect each element
3. Identify which items you can appropriately inspect yourself
4. Identify those items for which you may need professional assistance to properly inspect
5. Maintain a list of qualified professionals, contractors, and tradesmen that may be contacted for advice, recommendations, or repairs
6. Develop a timetable for maintaining, improving, and repairing items that need attention.

ROSE VALLEY HOMEOWNER’S MANUAL

BUILDING TYPOLOGY

William Price Homes

Character Material Features



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ARCHITECTURAL INTEGRITY MATRIX

MAINTENANCE PLAN

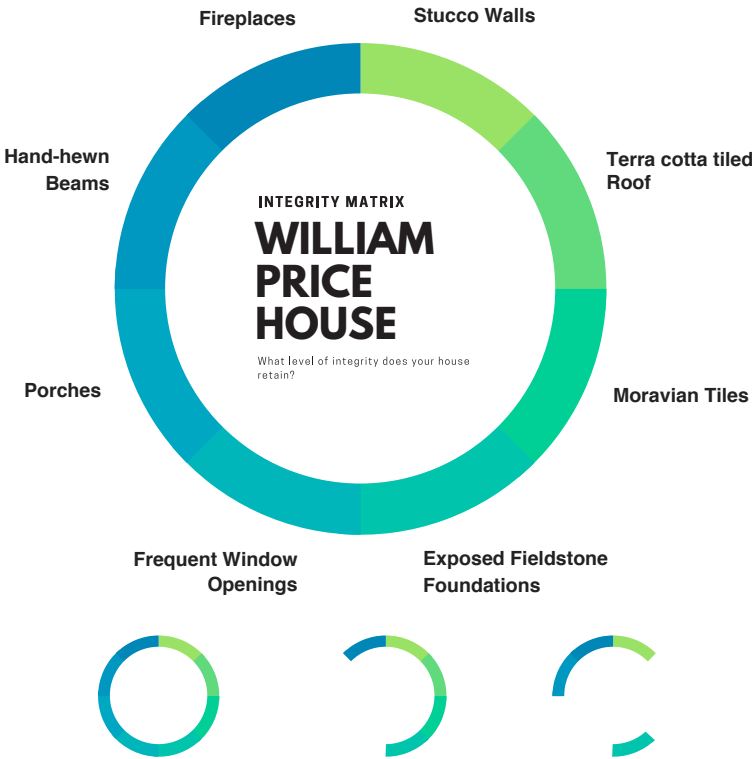
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DEVELOPING A MAINTENANCE PLAN

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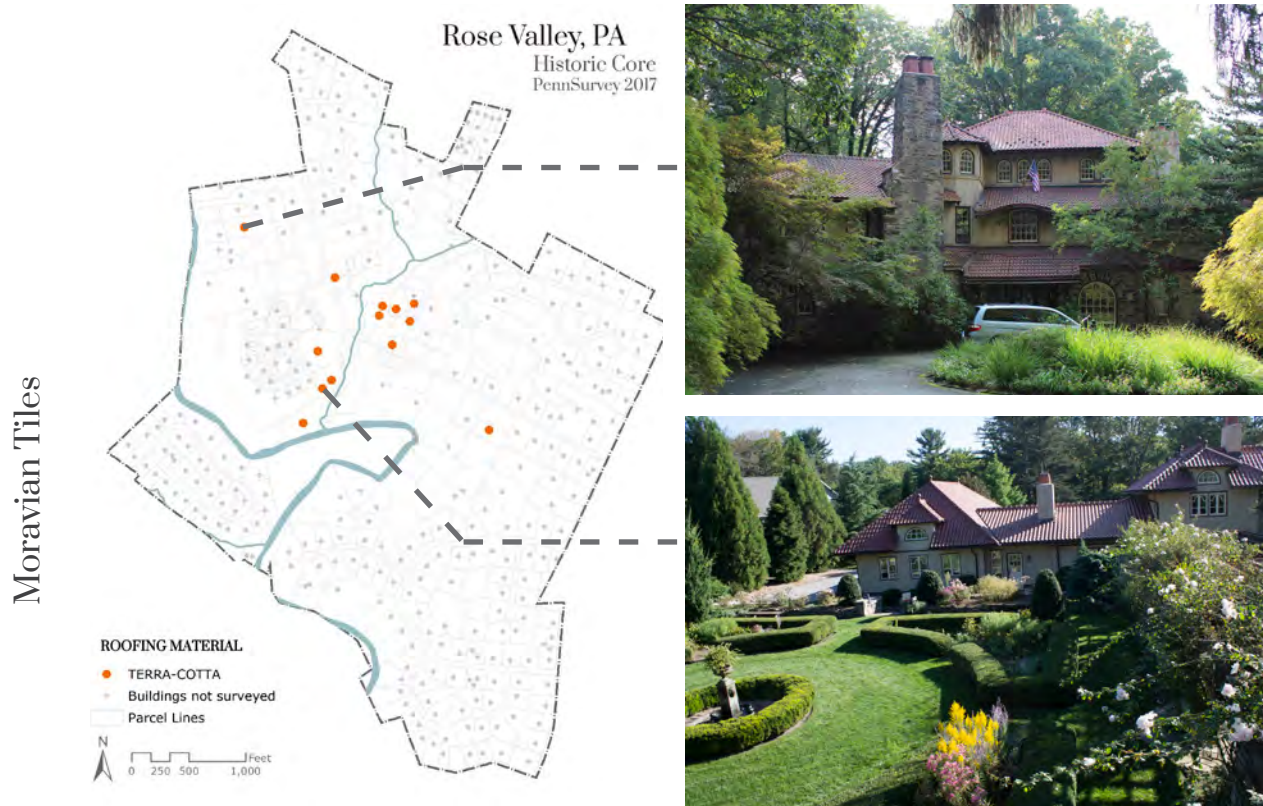
ROSE VALLEY HOMEOWNER’S MANUAL

MATERIALS

Terra-Cotta Tiles

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CONDITIONS AND MAINTENANCE

PRIORITY REPAIRS

Popular between the late 19th century and the 1930s, glazed architectural terra-cotta offered a modular, varied and relatively inexpensive approach to wall and floor construction.

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PRIORITY REPAIRS

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ROSE VALLEY HOMEOWNER’S MANUAL

MATERIALS

Slate Tiles

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CONDITIONS AND MAINTENANCE

PRIORITY REPAIRS

Installed properly, slate roofs require relatively little maintenance and will last 60 to 125 years or longer depending on the type of slate employed, roof configuration, and the geographical location of the property.

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RECOMMENDATIONS

1. Consider the age and condition of the roof versus its expected serviceable life given the type of slate employed
2. For safety reasons, roof survey should be carried out from the ground using binoculars or from a cherry picker
3. Regular maintenance should include cleaning gutters at least twice during the fall and once in early spring, and replacing damaged slates promptly
4. Every five to seven years inspections should be conducted by professionals
5. Broken, cracked, and missing slates should be repaired promptly by an experienced slater

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ROSE VALLEY HOMEOWNER’S MANUAL

MATERIALS

Moravian Tiles

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Moravian Tiles



CONDITIONS AND MAINTENANCE

PRIORITY REPAIRS

“Burnt clay products which can be fashioned in innumerable forms and colors, glazed and unglazed, when so separated in design as to allow the wall surface to penetrate and tie it to that surface is almost an ideal form of wall decoration.” - William L. Price

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RECOMMENDATIONS

1. Regularly clean the glazed tile with water or detergent applied with a natural or nylon brush. Steam cleaning can be used to clean more obstinate materials, like bird droppings
2. A traiditonal lime mortar should be used in place of a cement mortar in repointing materials surrounding moravian tiles
3. Coat tiles with a moisture barrier product in order to deter moisture damage to the glazes and clay substrate
4. If you hope to complete a full restoration of tile glazing, then refer to a professional conservator

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PROTECTIVE STATUS BY MUNICIPALITY

Municipality	Historic Commission	Stand Alone Ordinance	Zoning Overlay	Act 167 HARB	Historical Society
Aldan Borough	X				
Aston Borough		X			X
Bethel Township		X			X
Brookhaven Boro.					X
Chadds Ford Township			X	X (2)	X
Chester City					X
Chester Township					
Chester Heights Boro.	in progress				X
Clifton Heights Boro.					
Collingdale Borough					
Colwyn Borough					
Concord Township	X		X		X
Darby Borough	X	X			X
Darby Township	X				
East Lansdowne Boro.					
Eddystone Borough					
Edgmont Township					
Folcroft Borough	X				
Glenolden Borough	X				
Haverford Township	X		X		X
Lansdowne Borough			Form-Based Code	X	
Lower Chichester Twp.*					Regional
Marcus Hook Borough*	X				Regional
Marple Township	X		X		X
Media Borough			X	X (3)	X
Middletown Twp.					X
Millbourne Borough					
Morton Borough					X
Nether Providence Twp.	X				X
Newtown Township					X (2)
Norwood Borough					X
Parkside Borough					
Prospect Park Borough					X
Radnor Township				X (3)	X
Ridley Township					X
Ridley Park Township	X			X	X

Municipality	Historic Commission	Stand Alone Ordinance	Zoning Overlay	Act 167 HARB	Historical Society
Rose Valley Borough					X
Rutledge Borough					
Sharon Hill Borough	X				X
Springfield Township					X
Swarthmore Borough					X
Thornbury Township	X		X		X
Tinicum Township					X
Trainer Borough*					Regional
Upland Borough	X		X		
Upper Chichester Twp.*		X			Regional
Upper Darby Township	X				X
Upper Providence Twp.					
Yeadon Borough	X				
TOTALS	15	4	8	5	32



RoseValley