



# 1835 COUNTY LINE ROAD, VILLANOVA

## HISTORIC RESOURCE IMPACT STUDY

LOWER MERION TOWNSHIP,  
MONTGOMERY COUNTY,  
PENNSYLVANIA  
WC-383

AUGUST 2019





**1835 COUNTY LINE ROAD**

**HISTORIC RESOURCE IMPACT STUDY**

**Prepared for**  
**GILBERT ARCHITECTS**  
**626 NORTH CHARLOTTE STREET**  
**LANCASTER, PA 17603**

**Prepared by**  
**COMMONWEALTH HERITAGE GROUP, INC.**  
**20 HAGERTY BOULEVARD, SUITE 3**  
**WEST CHESTER, PENNSYLVANIA 19335**

**Candice N. Strawley, M.A., Regional Director/Architectural Historian**

**(WC-383)**

**August 2019**

*Image Credits: South façade and front entrance detail of Oakwell mansion  
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## INTRODUCTION

### Project Description

The Lower Merion School District (LMSD) plans to redevelop a project area comprised of tax parcels 40-00-12868-00-7 (1835 County Line Road) and 40-00-12872-00-3 (1800 W. Montgomery Avenue) in Lower Merion Township, Montgomery County, Pennsylvania (Figure 1). The proposed redevelopment will require Land Development Approval from the Township of Lower Merion. Since a Class II resource, as designated by the Lower Merion Township, is located within the project area, a Historic Resource Impact Study is required per Lower Merion Township Code, Chapter 135 Subdivision and Land Development, Article IV Plan Requirements, Paragraph 135-16B(17). This Historic Resources Impact Study was prepared in support of the Tentative Sketch Application. The document is organized in accordance with explicit Township requirements (Lower Merion Township Code, Chapter 155 Zoning, Article XXVIA Historic Resource Overlay District, Paragraph 155-153.1 Historic resource impact study).

The LMSD plans to consolidate two tax parcels located at 1800 W. Montgomery Avenue and 1835 County Line Road (adjoining properties) for use as athletic fields associated with the new middle school proposed for 1860 W. Montgomery Avenue (Figure 2). The project calls for the demolition of the following resources located at 1835 County Line Road; frame shed, in-ground swimming pool, and brick patio (known as the tea house). The Oakwell mansion and pool house will be retained and adaptively reused for a future use by the LMSD. All existing structures are planned for demolition at 1800 W. Montgomery Ave. including a masonry garage/apartment, brick walls and patios, a tennis court, and two-story masonry dwelling (Figure 3). Additionally, the project will require the removal of mature trees and other specimens from both properties. The project will create two soccer practice fields, a soccer playing field, a combination soccer/field hockey playing field/ lacrosse practice field, and a baseball and softball field.



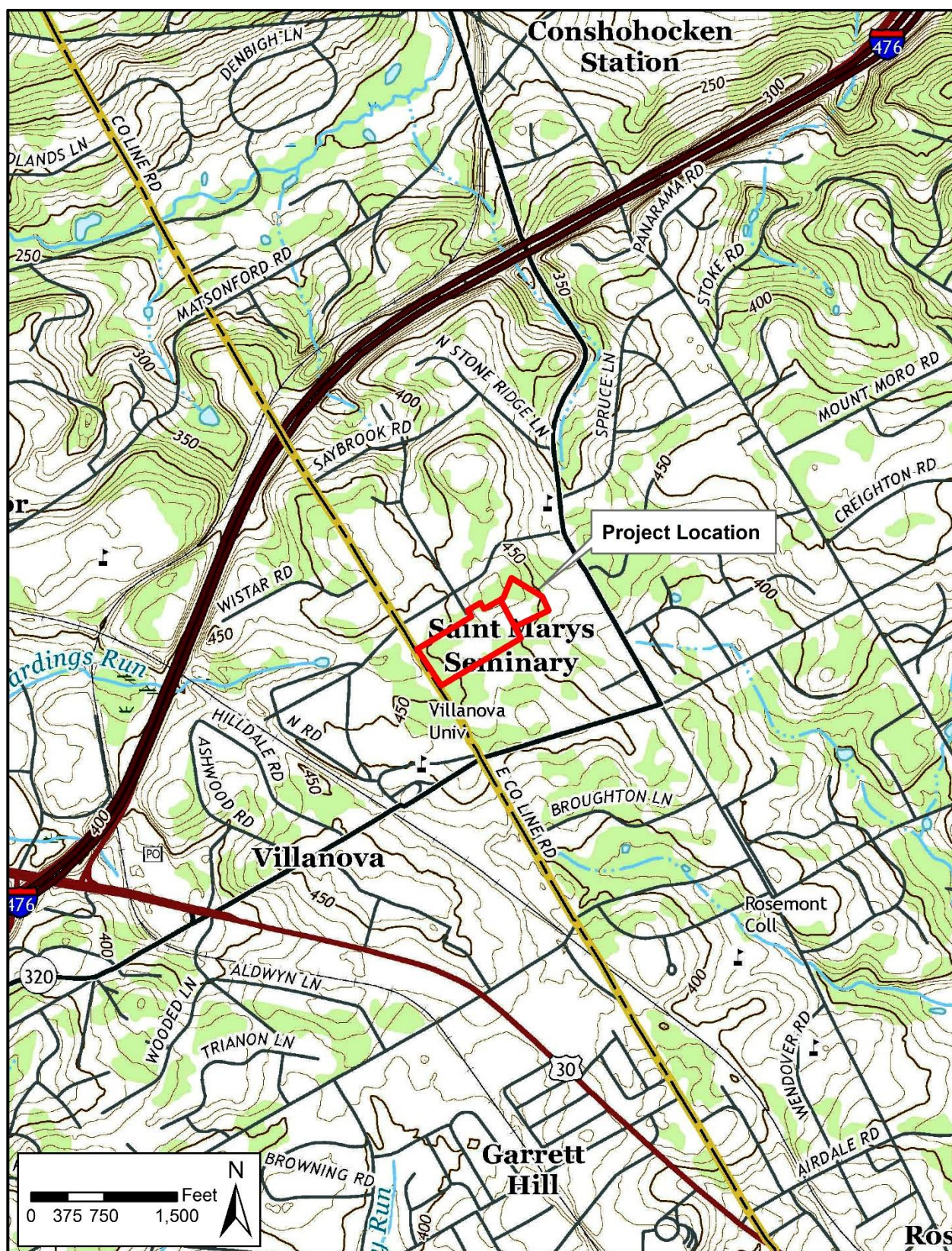


Figure 1. Project location on detail of 7.5-minute series quadrangle, Norristown, PA (USGS 2016).



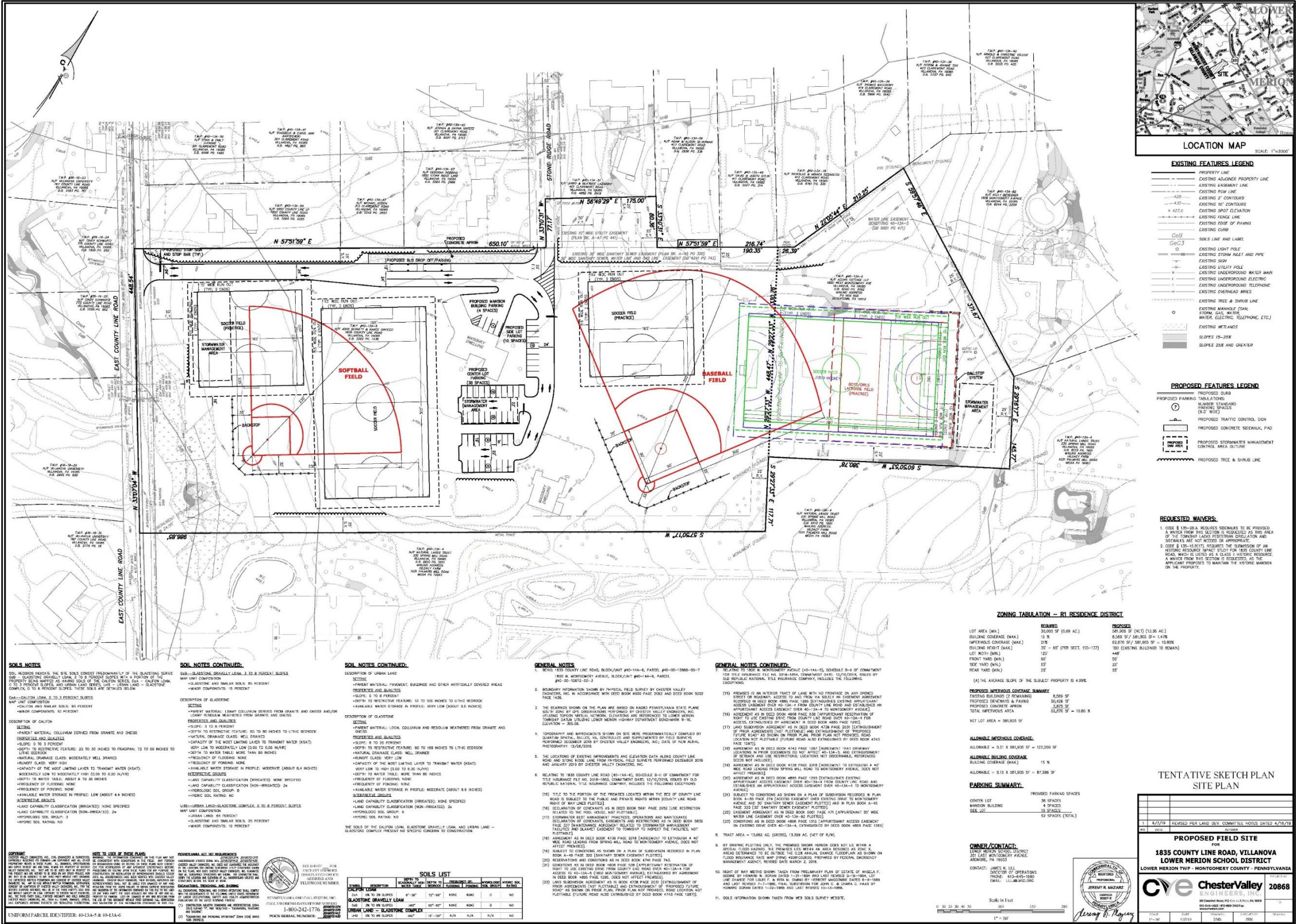
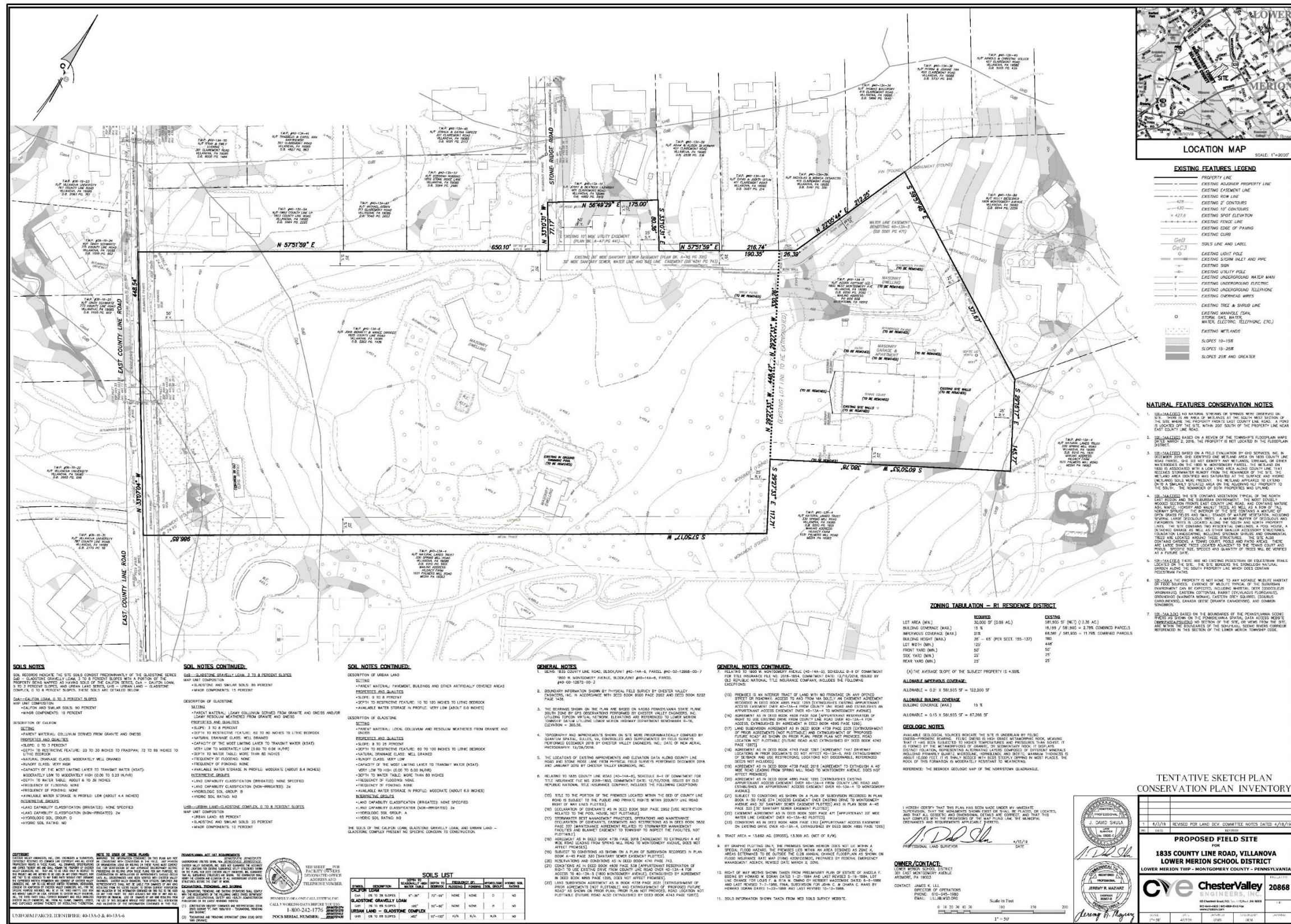


Figure 2. Detail of Tentative Sketch Site Plan, Proposed Field Site, 1835 County Line Road (Chester County Engineers, Plan Dated 4/15/19).





**Figure 3. Detail of Existing Conditions, Tentative Sketch Plan (Chester County Valley Engineers, Plan Dated 4/19/19).**

## **HISTORIC RESOURCES WITHIN THE PROJECT AREA**

A Class II Historic Resource is defined in the Lower Merion Township Code as the following: (Lower Merion Township Code, Amendment Section 4, Chapter 155, Article II Definitions, Paragraph 155-4, Terms Defined, Paragraph B, Words and terms defined).

Class II Historic Resource- Any of the following:

- A. All historic resources individually listed in the Lower Merion Township Historic Resource Inventory, not otherwise designated a Class I Historic Resource, and approved as such by the Board of Commissioners pursuant to the provisions of Chapter 88; and
- B. All buildings, structures, and sites documented as “contributing resources” in an Historic Neighborhood, having received a Determination of Eligibility (DOE) from the PHMC.

### **1835 County Line Road, Oakwell, Class II (Resource ID:VI076)**

One Class II Historic Resource, as designated by the Lower Merion Township, is located within the project area at 1835 County Line Road (Resource ID:VI076). The property is located on the tax parcel 40-00-12868-00-7 and contains 10.36 acres of land.

The property was originally part of the Stoneleigh estate. It became the property of William Bodine between 1922-1937, when he renamed it “Oakwell.” The Oakwell estate included the three-story Tudor style mansion constructed in 1922 by William Bodine. William’s father, Samuel T. Bodine, was owner of the adjacent estate, Stoneleigh (currently 330 Spring Mill Road). The Class II Historic Resource consists of the mansion and landscape features including a formal circular driveway, stone walls, and plantings from c.1922.

The tea house located at 1835 County Line Road was originally constructed as part of Stoneleigh in c.1903. A two-story pool house (c.2012), in-ground pool (c.2007), and frame shed are also located on the property.

The Oakwell mansion is a three-story Tudor Revival style residence designed by the Philadelphia architect William Wayne Jr. The residence is sited near the center of the property and is oriented to the south. The primary southern façade of the building features two symmetrically paired projecting front-facing gables (Photograph 1). Each gable contains groupings of multi-light casement windows of leaded glass with fixed-upper sashes and stone mullions. At the first floor, the windows reach a full story in height. A secondary gable and gabled dormer are also located on the south façade (Photograph 2).

The west façade contains two over lapping gables and projecting entry porch near the southwest corner (Photograph 3). A two-story window comprised of individual multi-light fixed-sash units with cast-stone mullions is located on the north end of the west façade. Extending from the northwest corner of the building core is a two-story wing (Photographs 4 and 5). The wing features



a porte cochère at the first floor allowing cars to pass to a secondary parking area on the north side of the building.

The northeast façade of the wing contains also tripartite multi-light casement windows with cast-stone mullions. (Photographs 6-7). The north façade of the building's core contains two paired gables which mirror the ones located on the south façade. A stone wall encloses a rear yard located along the north façade. Located at the end of the wall is a circular shed.

The east façade features a large exterior brick chimney and second story bay window with half-timbering (Photographs 8-10). Similar groupings of multi-light casement windows with cast-stone mullions are also employed.

Located at the northeastern corner of the property is a Japanese inspired open-air tea house from c. 1903 (Photographs 11-12). The tea house was formerly part of the Stoneleigh estate and likely constructed at the same time as the greenhouse complex designed by Pentecoast & Vitale (Doell 1992). The brick tea house features an open pavilion with hipped roof clad in ceramic tiles. A brick balustrade encloses an elevated semi-circular lawn located on the southwest side of the pavilion.

Southeast of the Oakwell mansion is a two-story pool house constructed in c.2012. The pool house features a central colonnade which runs between two projecting wings with arched parapets (Photographs 13-14). An in-ground pool constructed in c.2007 is located on the north side of the pool house and enclosed by an iron gate.

### ***Statement of Significance and Integrity***

The Oakwell mansion is architecturally significant for its Tudor style design by the prominent Philadelphia architect William Wayne Jr. Additionally, the grounds and several constructed landscape features are likely associated with the Olmstead Bothers who worked at the Stoneleigh property for 50-years beginning in 1908, and were likely also responsible for the landscape design at Oakwell. The Oakwell mansion appears to retain most of its interior and exterior fabric and maintains a high level of integrity of workmanship, materials, design, setting, location, association, and feeling. The resource meets the criteria for a Lower Merion Township Class II Historic Resource.

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**Photograph 1. 1835 County Line Rd, view of south façade, facing north.**



**Photograph 2. 1835 County Line Road, view of mansion south façade, facing northeast.**





**Photograph 3.** 1835 County Line Road, detail view of main entrance, west facade, facing east.



**Photograph 4.** 1835 County Line Road, detail view of porte cochère, southwest façade, facing northeast.





**Photograph 5. 1835 County Line Road, view of southwest façade, facing east.**



**Photograph 6. 1835 County Line Road, view of northeast façade, facing south.**





**Photograph 7. 1835 County Line Road, view of northeast façade, facing southwest.**



**Photograph 8. 1835 County Line Road, northeast and east façades, facing southwest.**





**Photograph 9. 1835 County Line Road, view of east façade, facing southwest.**



**Photograph 10. 1835 County Line Road, view of east and south façades, facing northwest.**





**Photograph 11. 1835 County Line Road, view of tea house, facing north.**



**Photograph 12. 1835 County Line Road, detail view of tea house pavilion, facing northwest.**





**Photograph 13. 1835 County Line Road, view of pool house north façade, facing southwest.**



**Photograph 14. 1835 County Line Road, view of pool, facing southwest.**

## OTHER STRUCTURES WITHIN THE PROJECT AREA

### 1800 W. Montgomery Avenue

The property located at 1800 W. Montgomery Avenue was part of the Stoneleigh estate. Currently the property contains a c.1910 two-story masonry dwelling, c.1950 tennis courts, and c.1903 stone walls and masonry apartment/garage relating to the former Stoneleigh greenhouse complex. The property is not listed or classified as a Lower Merion Township Historic Resource. Landscape gardeners Pentecost and Vitale of New York were hired by Samuel T. Bodine to redesign the grounds at Stoneleigh in the “Beaux-Art” style popular in the early 20<sup>th</sup> century. For their design, they created a principal axis that extended from Spring Mill Road at the entrance of the estate and terminated at a tea house constructed at the north limit of the property. Their design can be clearly seen in Kiser’s 1908 *Atlas of Properties Along the Main Line* (Figure 7). The design for the greenhouse complex enclosed by brick walls on the east side of this central axis is credited to Frank Miles Day and Brother. A five-page article published in the 1903 fall issue of *House and Garden* gives extensive details on the design of the complex, including a floorplan, perspective rendering, and in-progress photographs of the project (Figures 8-10). It appears the design for the complex was never fully realized, but significant features of the completed project included a combined wagon shed, stable, potting house and tool shed on the north side, and several centrally located greenhouses enclosed by brick walls and hedges. At the west side of the complex are two “garden houses” which feature arched parapets bridged by a brick colonnade (Photographs 15-16). The interior greenhouses have been mostly removed and replaced with a tennis court in c.1950 (Photographs 17-19). However, it appears that the entirety of the exterior brick walls (Photographs 20-21) remain. The part of the former stable, potting house, wagon shed, and tool shed have been converted to a masonry garage and apartment (Photographs 22). Located north of the greenhouse complex is a two-story masonry gardener’s cottage which is now used as a private residence (Photographs 23-24). A square structure appears in Kiser’s 1908 atlas in this location, and it is likely this building was constructed as the same time as the greenhouse complex.





**Photograph 15. 1800 W. Montgomery Ave., view of southwest garden house façade, facing northeast.**



**Photograph 16. 1800 W. Montgomery Ave., detail view of southwest garden house, facing northeast.**





**Photograph 17. 1800 W. Montgomery Ave., view of tennis court and northwest wall of greenhouse, facing north.**



**Photograph 18. 1800 W. Montgomery Ave., view of tennis court and southwest wall of greenhouse, facing southwest.**





**Photograph 19.** 1800 W. Montgomery Ave., view of northwest wall of greenhouse and tennis court, facing northwest.



**Photograph 20.** 1800 W. Montgomery Ave., view of northeast wall of greenhouse, facing southwest.





**Photograph 21. 1800 W. Montgomery Ave., view of southeast corner of greenhouse, facing southwest.**



**Photograph 22. 1800 W. Montgomery Ave., view of northwest wall of greenhouse, facing southeast.**





**Photograph 23.** 1800 W. Montgomery Ave., view of Superintendent Cottage southeast façade, facing northeast.



**Photograph 24.** 1800 W. Montgomery Ave., view of northeast and northwest façades, facing southwest.



## **HISTORIC RESOURCES ADAJACENT TO PROJECT AREA**

### **330 Spring Mill Road, Stoneleigh, Class II (Resource ID: VI007)**

Stoneleigh, located at 330 Spring Mill Road, is listed as a Class II township Historic Resource. The property is located on tax parcel 40-005-650-4003 and located along the southern border of the project area. The present stone Tudor Revival style mansion was constructed by Samuel T. Bodine in 1900. It is believed the residence was designed by firm Frank Miles Day and Brother, who were also commissioned by Bodine to construct a greenhouse complex during the same period. The three-story stone mansion is sited at the center of the property overlooking an expansive lawn and gardens largely influenced by the Olmstead Brothers during their 50-year tenure at the property. Earlier designed landscape elements can be attributed to Charles T. Miller (Miller & Hayes) and Pentecost & Vitale who worked on the property from 1878-1881 and 1900-1906 respectively (Doell 1992). Defining features of the Stoneleigh mansion include the angular cut stone exterior, two semi-hexagonal two-story bays with balustrade and parapet balcony, limestone window mullions and beltcourse, massive exterior stone chimneys, and steeply pitched gable dormers (Photograph 25). Other structures on the property include a two-story stone stable (Photograph 26) which dates to the property's previous owner Edmund Smith, who owned Stoneleigh from 1887 until his death in 1895.

After Samuel Bodine's death in 1932, 19-acres of the property reverted to his son William which contained the estate Oakwell, the greenhouse complex, superintendent's cottage and tea garden. The remaining 22-acres of the Stoneleigh estate was sold to Otto and Phoebe Haas in 1935. Haas was co-founder of the Rohm and Haas chemical company. An additional 17-acres was added by Haas to the estate for a total of 39-acres (Doell 1994). Otto's son, John, and his wife Chara acquired the property in 1964 and lived at the property for 50 years. In 2016 the estate was donated to Natural Lands who have operated the site as a public garden since May 2018. The mansion serves as the library and archives for the Organ Historical Society.

### ***Statement of Significance and Integrity***

Stoneleigh is architecturally significant as a Tudor Revival style mansion designed by a prominent Philadelphia architecture firm. Additionally, the property is significant for its landscape designs by several master landscape designers including Charles H. Miller, Pentecost & Vitale, and the Olmstead Brothers. Stoneleigh also represents a largely intact example of an estate designed as part of the American country house movement. Overall the property retains a high level of integrity and meets the Lower Merion Township criteria for a Class II Resource.



**Photograph 25.** Stoneleigh, 330 Spring Mill Road, southwest façade of mansion, facing northeast.



**Photograph 26.** Stoneleigh, 330 Spring Mill Road, southeast façade of carriage house, facing northeast.

### **1750 W. Montgomery Avenue, Class II (Resource ID: VI072)**

The property located at 1750 W. Montgomery Avenue is listed as a Class II Historic Resource. The resource is described as a “one and one half story brick cottage from: Stoneleigh,” in the Lower Merion township historic resource inventory. There is no photograph provided as part of the history resource inventory form. A pedestrian survey of the Stoneleigh property did not identify any buildings which match the inventory description.

#### ***Statement of Significance and Integrity***

1750 W. Montgomery Avenue is part of the Stoneleigh estate that is listed in the Township’s Historic Resource Inventory.

### **1808 W. Montgomery Avenue, Class II (Resource ID: VI074)**

1808 W. Montgomery Avenue is located on tax parcel 40-00-39316-00-1 and listed as a Class II township historic resource. The parcel boundary is located adjacent to the subject tract on the northeast side. The resource is described as an “outbuilding to Stoneleigh estate,” in the Lower Merion Township historic resource inventory. The structure first appears on Walter and Bromley’s 1926 *Atlas of Properties on Main Line Pennsylvania Railroad* as an “L” shaped brick, frame, and stone building located on Samuel Bodine’s Stoneleigh estate (Figure 11). By 1937, the outbuilding was subdivided from the main Stoneleigh estate onto a separate 6.388-acre parcel owned by William Bodine. By 1961, the building was sold to Phoebe Haas (Franklin Survey Company 1961). The property is currently maintained as a private residence.

#### ***Statement of Significance and Integrity***

1808 W. Montgomery Avenue is significant as a Class II resource representing an outbuilding from the Stoneleigh estate.



## **HISTORICAL DEVELOPMENT OF THE PROJECT AREA**

The Oakwell property was originally part of the larger Stoneleigh estate owned by Samuel Taylor Bodine. In 1900, Samuel Bodine, Vice-President of the United Gas Improvement Co. purchased 65-acres of land from the executors of Edmund C. Smith (Figures 4 and 5). Smith who served as Vice-President to the Philadelphia Railroad transformed the property into a gentleman's working farm, complete with a c.1878 Eastlake style residence designed by Philadelphia architect Joseph Wilson. Other improvements to the property included a garden, ice house, stable, tenant house, and curvilinear carriage pathways designed by landscape gardeners Charles H. Miller, of Miller and Hayes, between 1887-1891.

Shortly after purchasing the property, Bodine demolished the existing Smith residence and constructed a new stone Tudor style dwelling (Figure 6). It is likely the residence was designed by Frank Miles Day and Brother, who also designed the greenhouse complex on the northeastern corner of the property from 1900-1903 (former greenhouse complex located at present 1800 W. Montgomery Ave) (Figures 7-9). A few years later, landscape architects George F. Pentecost Jr. and Ferruccio Vitale were commissioned by Bodine to redesign the grounds at Stoneleigh. The Olmstead Brothers began working at Stoneleigh starting in 1908 and are responsible for many of the landscape features that would later become part of the Oakwell property.

In 1921, Samuel Bodine conveyed 6.775 acres of his estate to his son William and his wife Angela (Montgomery County Recorder of Deeds, One Montgomery Plaza, Norristown, Pennsylvania [MCROD] 1921: Deed Book [DB] 849:258). After his father's death in 1932, William also came to own a second tract of land containing 12.627-acres for a total of 19.402 acres from the former Stoneleigh estate. The current Tudor Revival style mansion was completed in 1922 and designed by the architect William Wayne Jr. with interior designs by the Boston firm Perry, Shaw and Hepburn (Figure 12) (Morrison 2002: 181). William Bodine was trained as a lawyer and worked for the firm Morgan, Lewis and Bockius before working for his father's company at the United Gas Improvement Co. The land transferred to William included the Frank Miles Day and Brother designed greenhouse complex, gardener's cottage, and tea house, located near the northeastern corner of the property (Doell 1994). In the mid-1980s Oakwell was sold outside of the Bodine family and continues to be used as a private residence.



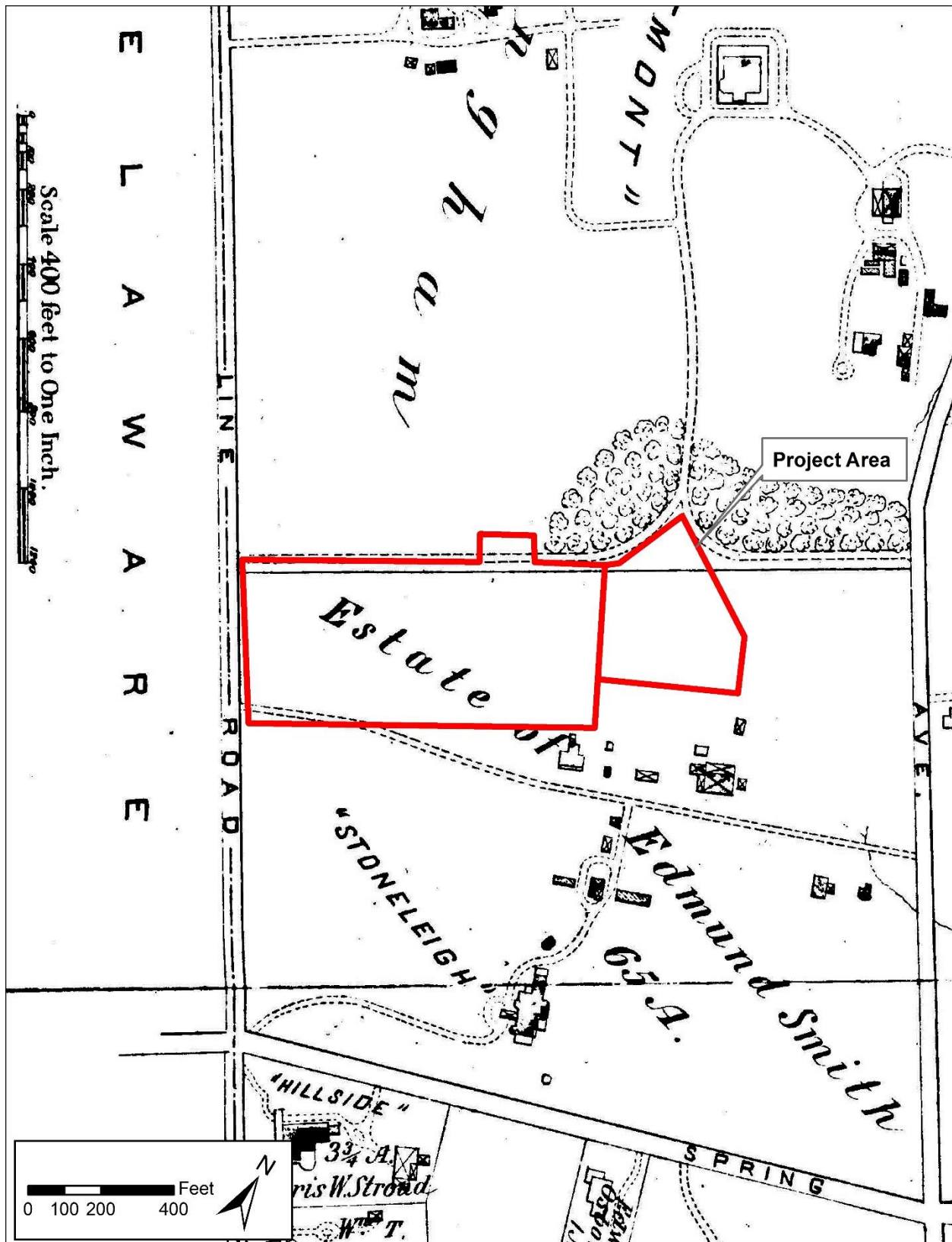


Figure 5. Detail of 1896 Atlas of Lower Merion Montgomery Co., Including Parts of Delaware Co. (Kisler and Potts 1896).



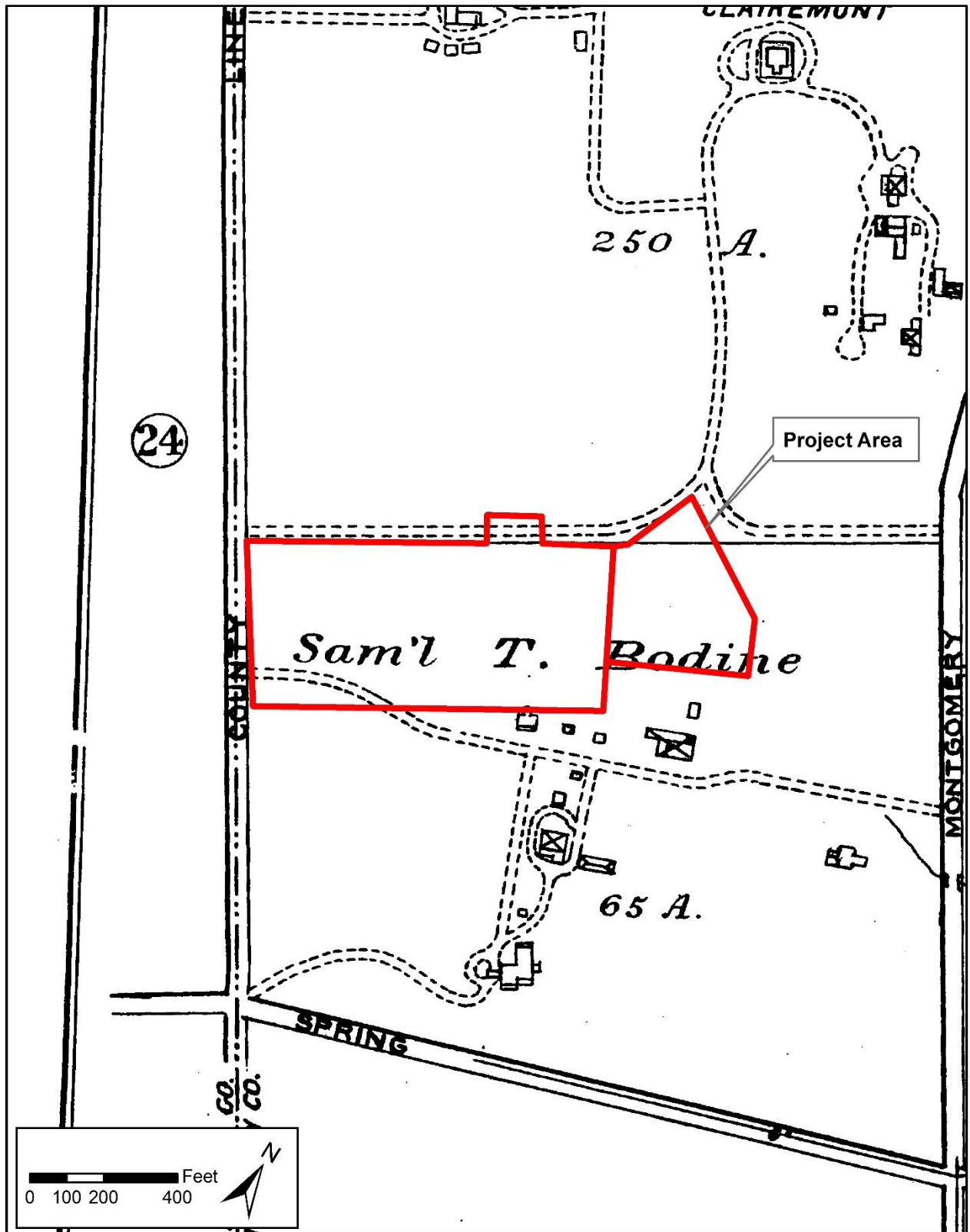


Figure 6. Detail of 1900 *Atlas of Properties Along the Pennsylvania R.R.*, showing approximate location of project area (Smith 1900).

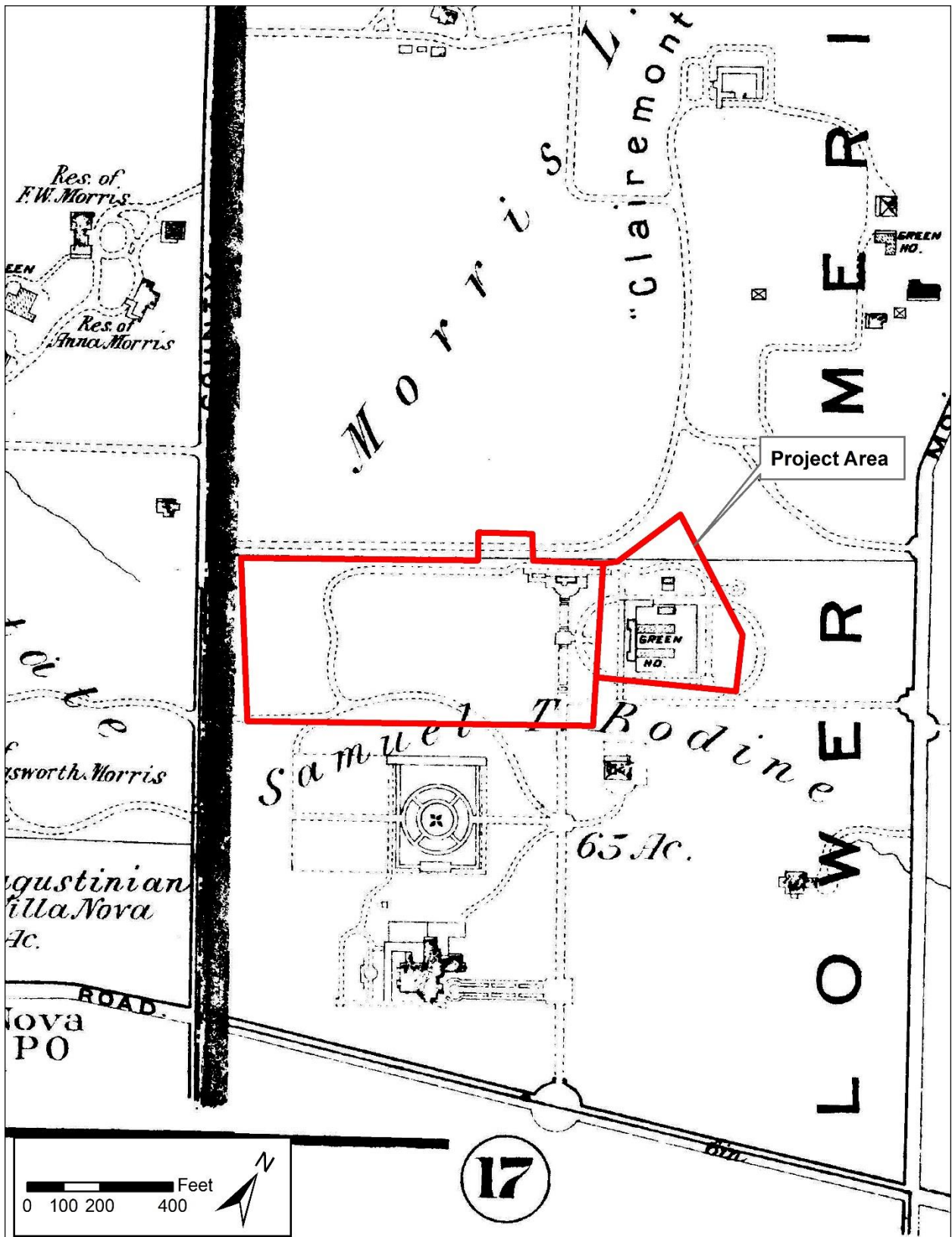
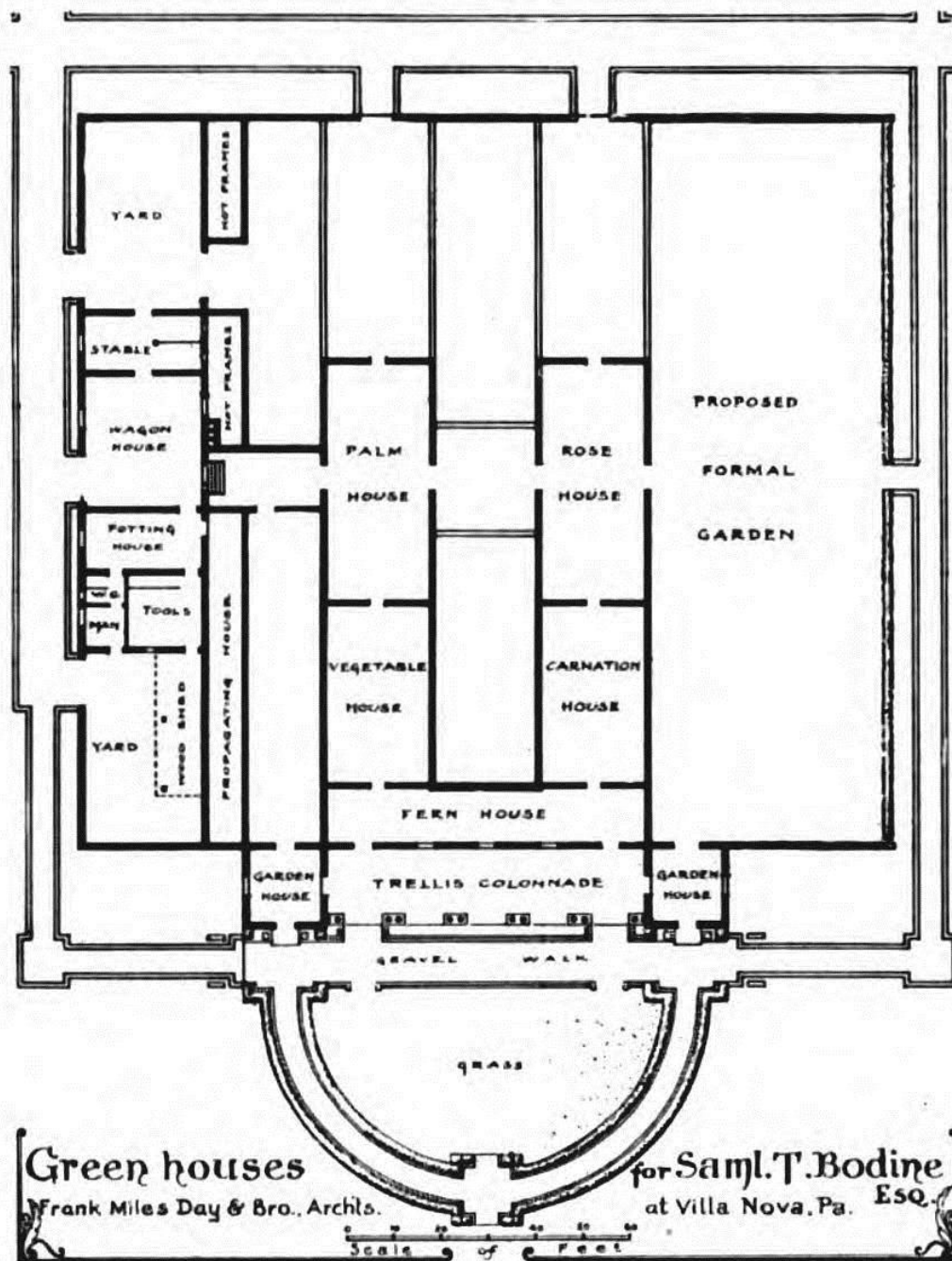


Figure 7. Detail of 1908 Atlas of Properties Along the Main Line Pennsylvania Railroad From Overbrook to Paoli (Kiser 1908).

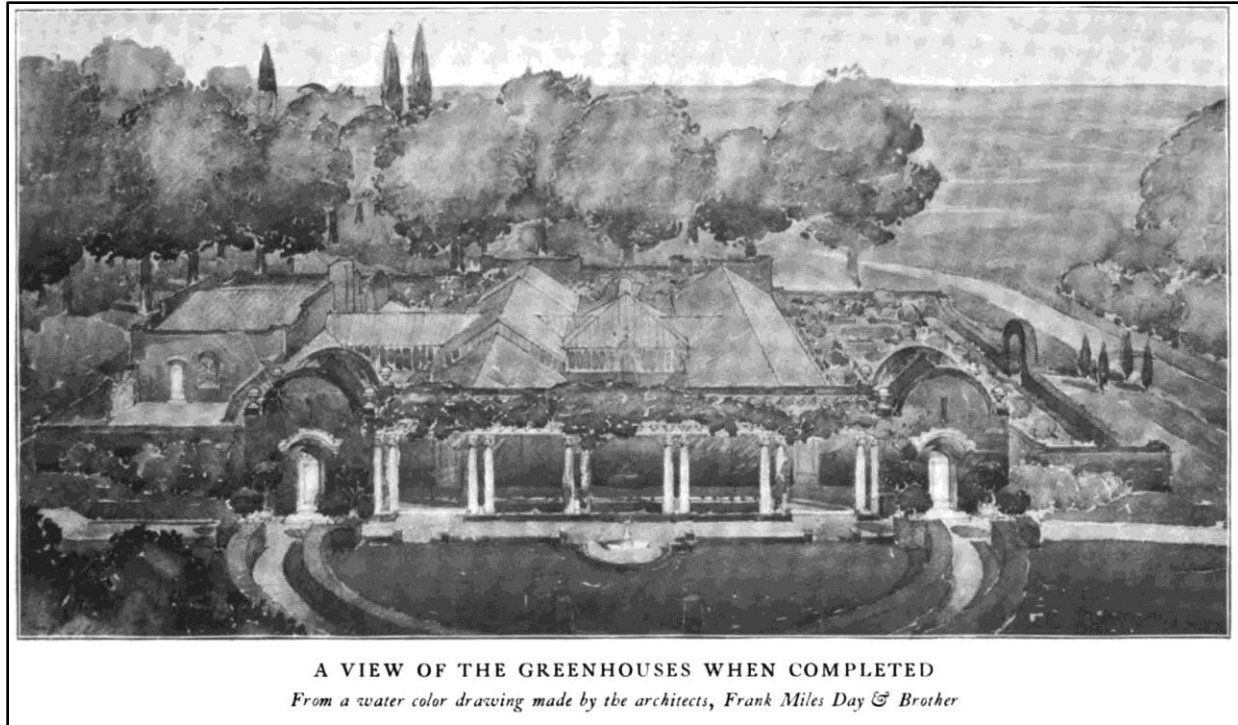




### THE PLAN

*The portions executed are shown in solid black*

Figure 8. Plan of greenhouse complex for Samuel T. Bodine published in 1903 issue of *House and Garden*.



**Figure 9.** Drawing of greenhouse complex for Samuel T. Bodine published in 1903 issue of *House and Garden*.



**Figure 10.** Photograph of west side of greenhouse complex published in 1903 issue of *House and Garden*.



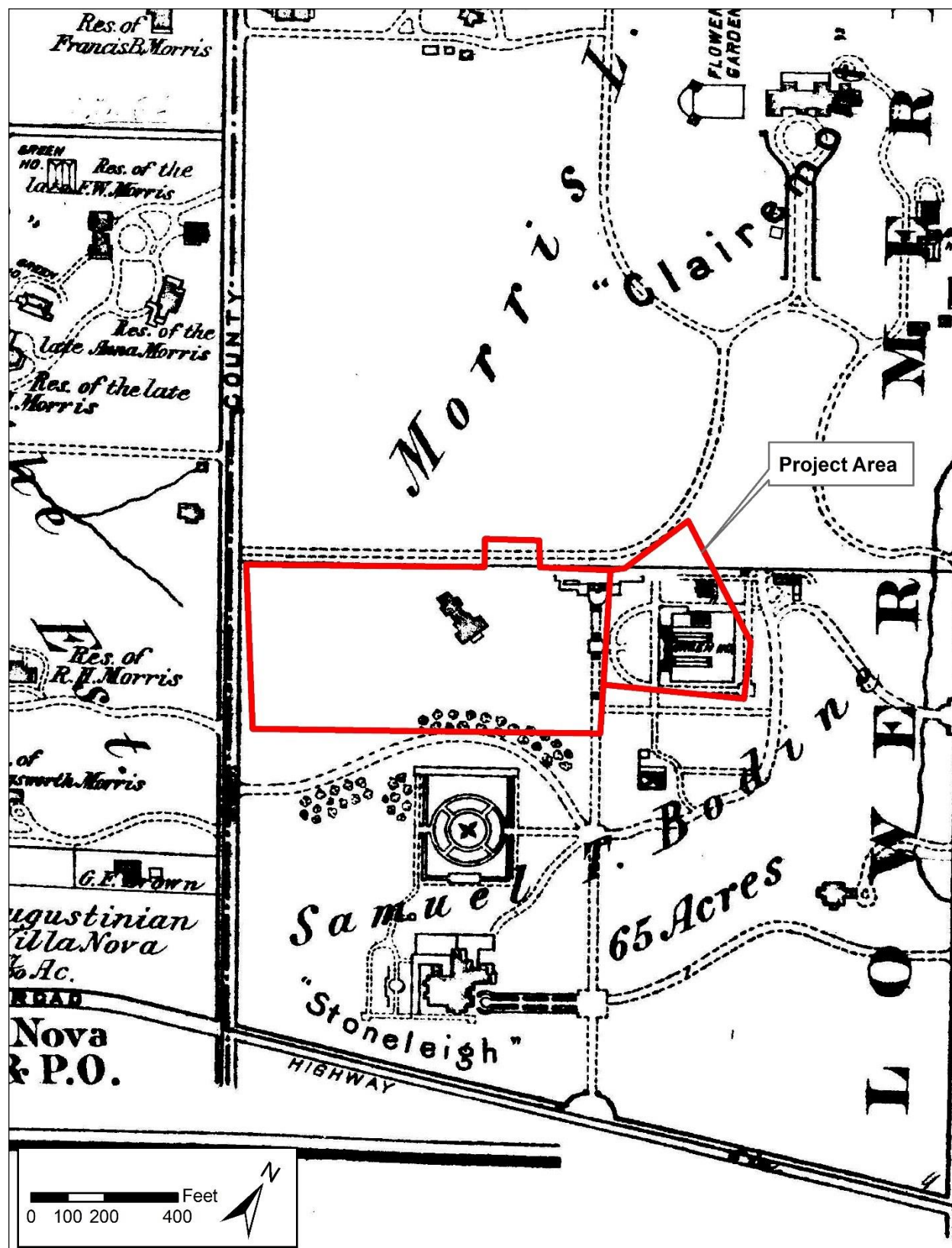
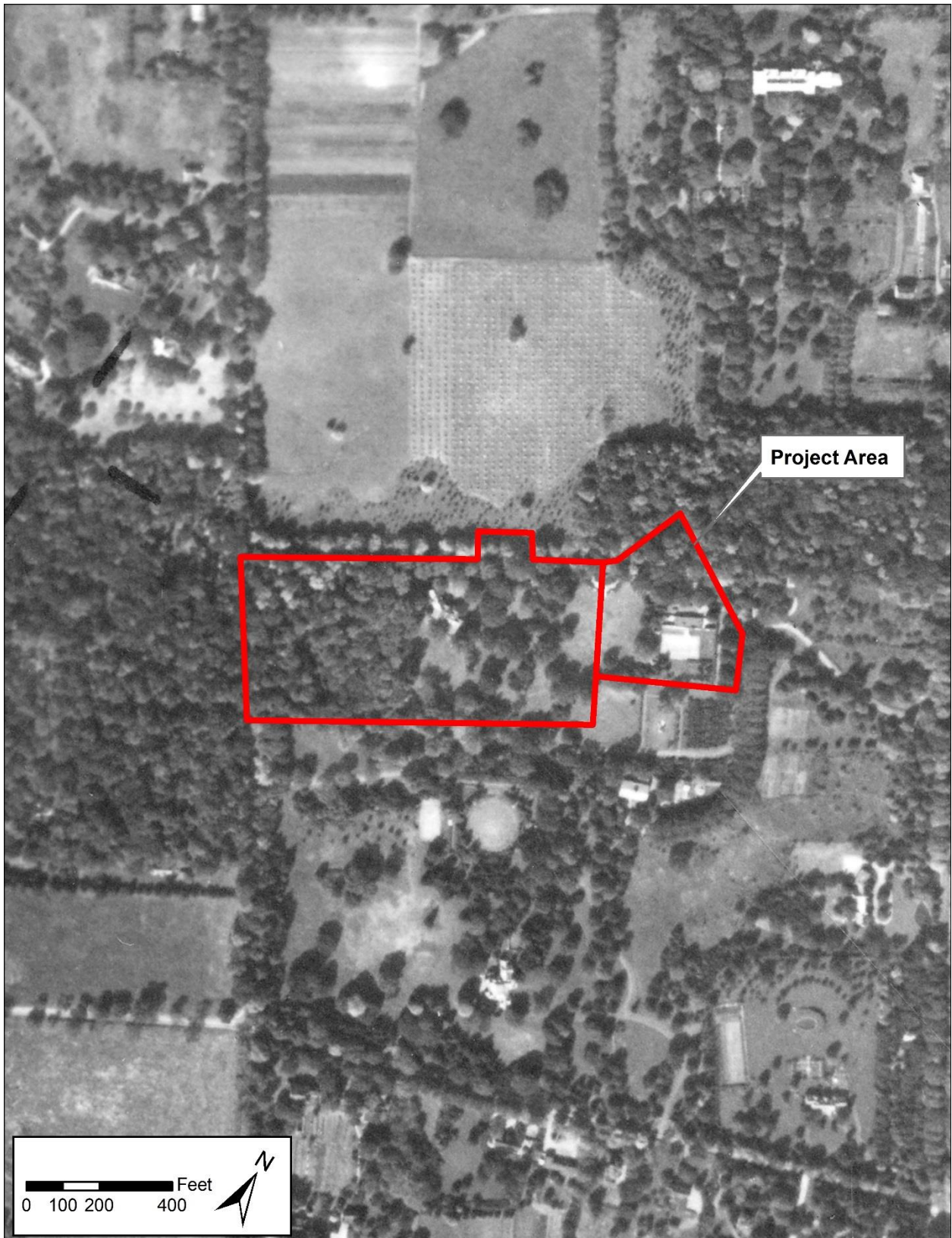
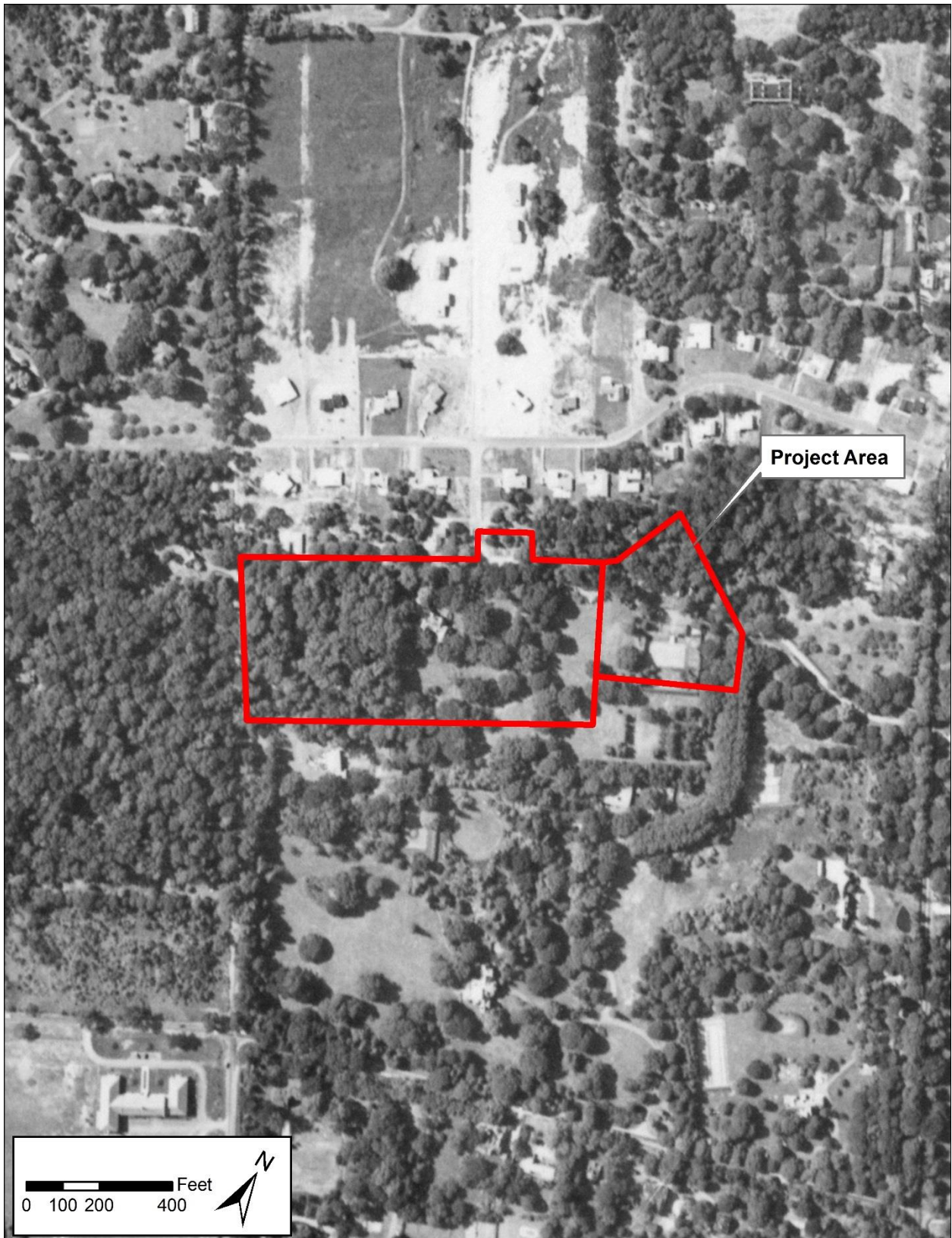


Figure 11. Detail of 1926 Atlas of Properties on Main Line Pennsylvania Railroad from Overbrook to Paoli, showing approximate location of project area (Walter and Bromley 1926).

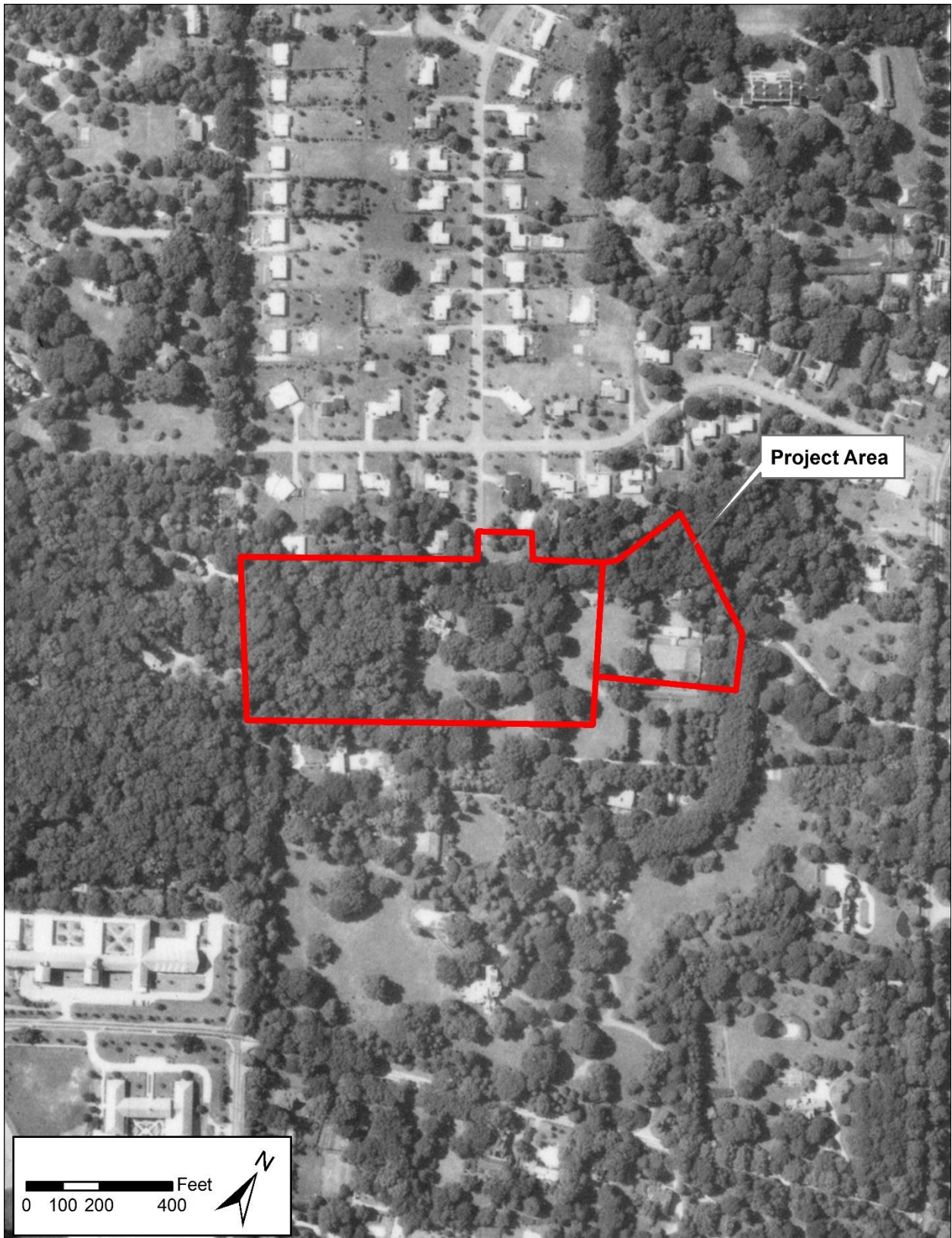


**Figure 12. Detail of USDA aerial photograph, showing project area (USDA AAA 1942).**





**Figure 13. Detail of USDA aerial photograph, showing project area (USDA CSS 1958).**



**Figure 14. Detail of USDA aerial photograph, showing project area (USDA 1971).**



## **IMPACTS ON IDENTIFIED HISTORIC RESOURCES**

### **Direct Impacts**

#### **1835 County Line Road, Oakwell, Class II (Resource ID: VI076)**

The proposed project calls for the retention of the Oakwell mansion and pool house for future use as facilities associated with the school district. The pool house was constructed in c.2012 and is not considered to be a historic resource. The exact use of these buildings has not been determined at this time, but possible uses for the adaptive reuse of these structures include student art galleries and meeting spaces for District organizations. The proposed project calls for the removal of the tea house in the northeastern corner of the property. The tea house was constructed in c.1903 along with the greenhouse complex (on present 1800 W. Montgomery Rd.) when the property was part of Samuel T Bodine's Stoneleigh estate. The removal of the tea house and other Olmstead Brother's designed landscaping features such as the circular driveway and stone walls on the southwestern side of the Oakwell mansion will have a direct adverse effect to the Class II resource. Additionally, the surrounding athletic fields and parking areas which are planned for the south, north, and eastern sides of the mansion will diminish the integrity of historic setting of the site (Photographs 29-33).

### **Indirect Impacts**

#### **330 Spring Mill Road, Stoneleigh, Class II (Resource ID: VI077)**

The project would have an indirect adverse effect on the Class II resource located at 330 Spring Mill Road. The removal of the c. 1903 tea house at 1835 County Line Road weakens the historic narrative and association of the larger Stoneleigh estate. Additionally, the new athletic fields located at 1835 County Line Road and 1800 W. Montgomery Ave. may be partially visible from the Stoneleigh property. A vehicular driveway also used as a public walking trail is located along the northern border of the property and adjacent to 1835 County Line Road (Photographs 27-28). The introduction of the athletic fields into the viewshed of the historic resource would have an adverse effect on the historic setting of the Class II resource.

#### **1750 W. Montgomery Avenue, Class II (Resource ID: VI072)**

The project would have an indirect adverse effect on the Class II resource located at 1750 W. Montgomery Avenue. The new athletic fields located at 1835 County Line Road and 1800 W. Montgomery Avenue may be partially visible from the property. The introduction of the athletic fields into the viewshed of the historic resource would have an adverse effect on the historic setting of the Class II resource.

**1808 W. Montgomery Avenue, Class II (Resource ID: VI074)**

The project would have an indirect adverse effect on the Class II resource located at 1808 W. Montgomery Avenue. The new athletic fields located at 1835 County Line Road and 1800 W. Montgomery Avenue may be partially visible from the property. The east soccer field/ lacrosse practice field would be located approximately 150-feet from the building. The introduction of the athletic fields into the viewshed of the historic resource would have an adverse effect on the historic setting of the Class II resource.

**Noise and Traffic Impact**

A draft traffic study was prepared in February 2019 by F. Travani and Associates, Inc. for the impact of the new athletic fields located at 1800 W. Montgomery Avenue and 1835 County Line Road. The Tentative Sketch Plan depicts two points of entry for vehicular traffic, one located off Stone Ridge Road, and a second from County Line Road. Stone Ridge Road will be used for bus entry only. The entry point from County Line Road will provide car access to parking areas on the north, east, and south sides of the Oakwell mansion (Figure 2). A bus drop-off and parking area is proposed for the north side of the site accessible by Stone Ridge Road. The traffic study determined that the study areas intersections will not be significantly impacted by school traffic and existing and projected levels of service are C or better (F. Travani and Associates 2019:1). The anticipated peak hours of traffic for the site are between 3-4pm and 4-6pm.

It is anticipated that some noise will be created on the property with the addition of athletic fields. However, middle school sports and practices draw a limited number of spectators. It should be noted that the fields will not be used during the school day. LMSD middle school sports programs and community use of the fields will take place after school hours and on weekends.





**Photograph 27. View toward Pool House at 1835 County Line Road, view taken from Stoneleigh (330 Spring Mill Road), facing northwest.**



**Photograph 28. View taken from Stoneleigh (330 Spring Mill Road) toward approximate location of proposed athletic field, facing northwest.**





**Photograph 29.** 1835 County Line Road, view looking toward Stoneleigh property (330 Spring Mill Rd), facing south.



**Photograph 30.** 1835 County Line Road, view taken from south side of mansion toward approximate location of proposed athletic fields, facing northeast.





**Photograph 31. 1835 County Line Road, view toward approximate location of proposed soccer and softball fields, facing southwest.**



**Photograph 32. 1835 County Line Road, view toward approximate location of baseball field and soccer practice field, facing north.**





**Photograph 33. 1835 County Line Road, view looking toward approximate location of baseball field and soccer practice field, facing southwest.**



## **MITIGATION MEASURES**

As currently defined, the project would have a direct adverse effect on the Class II Historic Resources located at 1835 County Line Road, and indirect adverse effect on the Class II Historic Resource at 330 Spring Mill Road. The current plan proposed the adaptive reuse of the Oakwell Mansion as a possible student art gallery, or District organization meeting space. As more detailed plans are developed for the adaptive reuse of the mansion, special consideration should be made to retain the original fabric of significant interior spaces such the dining room, living room, sun porch, entrance hall, and study. Programmatic uses which require significant alterations to the interior spaces should be concentrated in areas which have already been modified, such as the kitchen wing. The exterior envelope of the building including windows, door, exterior wall materials and roof cladding should also be maintained and preserved as part of the adaptive reuse plan. The pool house is not considered to be a historic resource and therefore can provide a flexible space which can be modified to suit the school district's needs.

To the extent possible, mature trees, plantings, stone walls, and pathways related to the Olmsted Brothers landscape designs should be retained to preserve the historic setting of the property. Areas in the immediate vicinity of the Oakwell mansion should be prioritized for the retention of existing plantings to help buffer the view of the new athletic fields. The area along the southern boundary of the property, adjacent to 330 Spring Mill Road should also be prioritized for the retention of existing vegetation to screen views of the new athletic fields.

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