

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM-PHOTO/SITE PLAN SHEET

Pennsylvania Historical and Museum Commission

Bureau of Historic Preservation

P.O. Box 1026, Harrisburg, PA 17108-1026

Survey Code/Tax Parcel/Other: Multiple Tax Parcels (A018)County: BucksMunicipality: Chalfont BoroughAddress: MultipleHistoric Name/Other Name: Derstine Residential Grouping

SITE PLAN

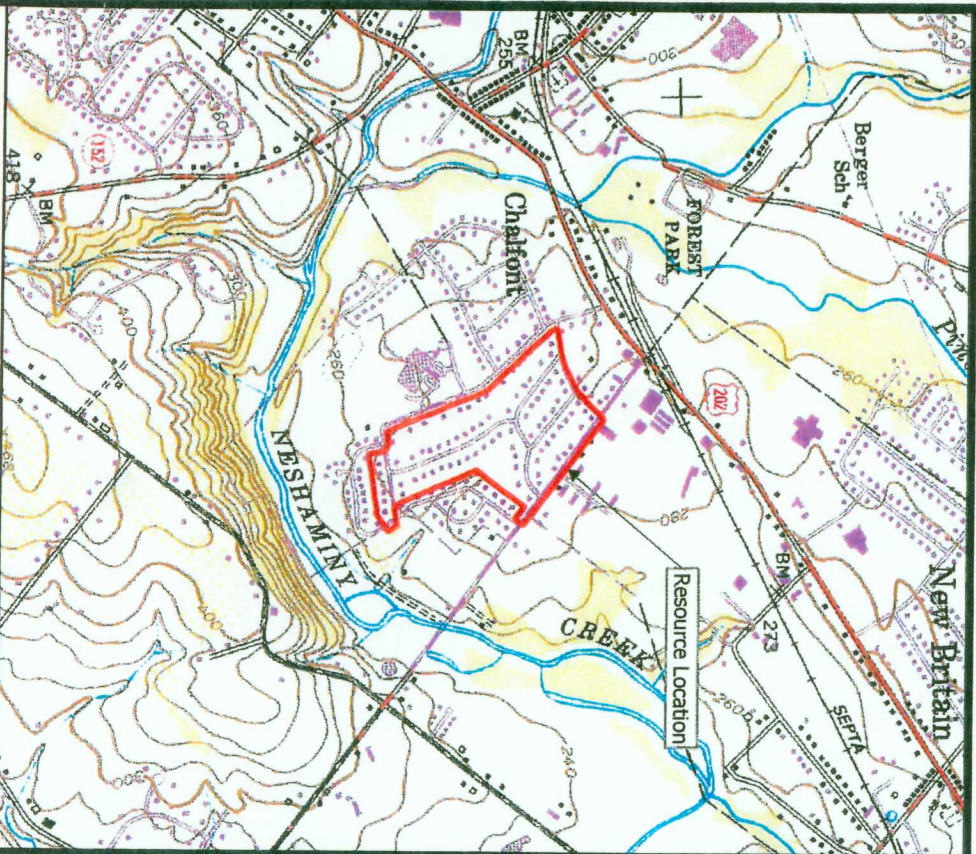


PHOTO INFORMATION



Number

Description of View

Direction of Camera

1

Streetscape along Old Orchard Road

NW

2-11

See attached photographs

Photographer Name:

Philip PendletonDate: February 2006

Negative Location:

A.D. Marble & Company 375 East Elm St., Suite 200, Conshohocken, PA 19428

Site Plan/Photograph Location Map Derstine Residential Grouping - A018

S.R. 0202, Section 700
Montgomery and Bucks Counties, Pennsylvania



- Photo Location
- Tax Parcels*
- Grouping Location

*Alignment of tax parcel boundaries to landscape
(as depicted in aerial photo) is approximate.

Map Sources: A.D. Marble & Company Field Surveyed;
Bucks County Planning Commission;
Orthophotography 2005.

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – DATA SHEET
Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION

Survey Code: A018 Tax Parcel Number: Multiple
 County: 1 Bucks 0 1 7 2. _____
 Municipality: 1 Chalfont Borough 2. _____
 Address: Portions of Hibiscus Drive, Moyer, Old Orchard, and Bristol Roads, Lilac Lane and Clematis Way
 Historic Name: Derstine Residential Grouping
 Other Name: _____
 Owner Name/Address: Multiple
 Owner Category: ☒ Private ☐ Public-local ☐ Public-state ☐ Public-federal
 Resource Category: ☐ Building ☒ District ☐ Site ☐ Structure ☐ Object
 Number/Approximate Number of Resources Covered by This Form: 94
 USGS Quad: 1. Doylestown, PA 2. _____
 UTM A. 18 483339.05E 4459894.97N C. 18 483429.14E 4459157.25N
 References: B. 18 483046.76E 4459754.54N D. 18 483679.99E 4459211.60N

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category:	Subcategory:	Code:
A. <u>Domestic</u>	<u>Single Dwelling</u>	<u>0</u> <u>1</u> <u>A</u>
B. <u>Domestic</u>	<u>Secondary Structure</u>	<u>0</u> <u>1</u> <u>C</u>
C. _____	_____	_____
D. _____	_____	_____

Particular Type: A. Single Dwelling
 B. Garage/Shed
 C. _____
 D. _____

Current Function Category:	Subcategory:	Code:
A. <u>Domestic</u>	<u>Single Dwelling</u>	<u>0</u> <u>1</u> <u>A</u>
B. <u>Domestic</u>	<u>Secondary Structure</u>	<u>0</u> <u>1</u> <u>C</u>
C. _____	_____	_____
D. _____	_____	_____

PHYSICAL DESCRIPTION

Architectural Classification:	A. <u>Other – Minimal Traditional</u>	<u>8</u> <u>0</u>
B. <u>Ranch Style</u>	<u>7</u> <u>0</u>	C. <u>Colonial Revival</u>
D. <u>Other – Split Level</u>	<u>8</u> <u>0</u>	Other: _____

Exterior Materials: Foundation: Concrete 6 5 Roof: Asphalt 6 3
 Walls: Vinyl 7 2 Walls: Brick 3 0
 Other: Stucco 6 1 Other: Stone 4 0

Structural System: 1. Timber – light frame 1 4 2. _____
 Width: 3-4 bays C/D Depth: 2 rooms B Stories/Height: 1-2 ½ stories A/B

HISTORICAL INFORMATION

Year Built: X C. 1953 To X C. 1990 Additional/Alterations Dates: _____ C. _____ ; _____ C. _____
Basis for Dating: X Documentary X Physical

Explain: These dates were acquired through research conducted at the Bucks County Courthouse as well as the Bucks County Board of Assessment website.

Physical evidence, including building forms, materials, and styles, support the 1953-1990 date range.

Cultural/Ethnic

Affiliation:	1. <u>N/A</u>	2. <u>N/A</u>
Associated Individuals:	1. <u>N/A</u>	2. <u>N/A</u>
Associated Events:	1. <u>N/A</u>	2. <u>N/A</u>
Architects/Engineers:	1. <u>Unknown</u>	2. <u>Unknown</u>
Builders	1. <u>Unknown</u>	2. <u>Unknown</u>

MAJOR BIBLIOGRAPHICAL REFERENCES

Please see continuation sheet.

PREVIOUS SURVEY, DETERMINATIONS

None

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: _____ Yes X No Contexts: _____
Contributes to Potential
District _____ Yes X No District Name Status: _____
Explain: Please see continuation sheet.

THREATS

Threats: _____ 1. None X 2. Public Development _____ 3. Private Development _____ 4. Neglect _____ 5. Other
Explain: This property is in the Area of Potential Effect (APE) for S.R. 0202, Section 700.

SURVEYOR INFORMATION

Surveyor Name/Title:	<u>Philip Pendleton, Sr. Architectural Historian</u>	Date:	<u>February 2006</u>
Project Name:	<u>S.R. 0202, Section 700</u>		
Organization:	<u>A.D. Marble & Company</u>	Telephone:	<u>(484) 533-2500</u>
Street and No.	<u>375 East Elm Street, Suite 200</u>		
City, State:	<u>Conshohocken, PA</u>	Zip Code:	<u>19428-1908</u>
Additional Survey Documentation:	<u>Site plan, photographs</u>		
Associated Survey Codes:			

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

RESOURCE NAME: Derstine Residential Grouping

SURVEY CODE NO.: A018

ADDRESS: Portions of Hibiscus Drive, Moyer, Old Orchard, and Bristol Roads, Lilac Lane and Clematis Way

CONTINUATION SHEET NO. 1

I. Physical Description

The Derstine Residential Grouping is located along portions of Hibiscus Drive, and Moyer, Old Orchard, and Bristol Roads, as well as Lilac Lane and Clematis Way in Chalfont Borough, Bucks County. Roughly bounded by Bristol Road to the northeast, Moyer Road to the southeast and southwest, and Hibiscus Lane to the northwest, the Derstine Grouping is comprised of approximately 94 resources that date from the mid- to late twentieth century. The buildings are located on separate tax parcels. The area surrounding the grouping predominantly consists of residential and commercial development. The built environment immediately adjacent to the resource includes predominantly mid- to late-twentieth-century dwellings as well as some sporadic commercial and industrial development.

The grouping is comprised of single-family houses situated on small rectangular lots. The properties consist of manicured lawns with mature trees and shrubs. Most of the properties are accessed by asphalt driveways with a number of properties featuring attached or detached garages. Most of the dwellings were constructed between 1946 and 1964, with a number of dwellings being constructed through ca. 1980. There are a few dwellings constructed in the 1980s and two dwellings constructed in the early 1990s (Bucks County Board of Assessment, Bucks County website, accessed January 2006). This modern infill can be seen throughout the grouping and detracts from the overall setting of the collection. The buildings in this grouping lack distinctive architectural features, and can be categorized as Ranch style, Colonial Revival, Split-level, and Minimal Traditional style dwellings. The majority of the dwellings within the grouping have undergone more than one significant alteration, the most common of which include the application of vinyl or aluminum siding, the replacement of windows and doors, the modification of porches, and the construction of additions. These alterations detract from the overall integrity of the grouping by decreasing the level of cohesion among the dwellings. The dwellings within the grouping continue to serve their primary functions as places of residence, and most remain in fair to good condition.

Additional buildings, structures, and elements within the grouping include sheds, garages, and concrete curbing. Many of the sheds and garages have undergone alterations similar to the dwellings. Other than the concrete curbing, the grouping has no unifying features such as sidewalks or street lights. Similarly, plantings are sporadic throughout the grouping, and there are no uniform landscaping features.

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

RESOURCE NAME: Derstine Residential Grouping

SURVEY CODE NO.: A018

ADDRESS: Portions of Hibiscus Drive, Moyer, Old Orchard, and Bristol Roads, Lilac Lane and Clematis Way

CONTINUATION SHEET NO. 2

*Summary of Resources Surveyed within the Derstine Residential Grouping on Hibiscus Drive, Moyer, Old Orchard, and Bristol Roads,
Lilac Lane and Clematis Way in Chalfont Borough, Bucks County.*

RESOURCE ADDRESS	TAX PARCEL NUMBER
202 Hibiscus Drive	07-008-013
206 Hibiscus Drive	07-008-014
111 Moyer Road	07-008-015
125 Moyer Road	07-008-016
115 Moyer Road	07-008-016-001
121 Moyer Road	07-008-016-002
131 Moyer Road	07-008-017
139 Moyer Road	07-008-018
143 Moyer Road	07-008-018-001
145 Moyer Road	07-008-020
151 Moyer Road	07-008-021
155 Moyer Road	07-008-022
162 Old Orchard Road	07-008-024
156 Old Orchard Road	07-008-025
152 Old Orchard Road	07-008-026
148 Old Orchard Road	07-008-027
144 Old Orchard Road	07-008-028
167 Moyer Road	07-009-001
161 Moyer Road	07-009-001-001
173 Moyer Road	07-009-002
179 Moyer Road	07-009-003
183 Moyer Road	07-009-003-001
185 Moyer Road	07-009-004
188 Old Orchard Road	07-009-004-001
182 Old Orchard Road	07-009-005
178 Old Orchard Road	07-009-006
174 Old Orchard Road	07-009-007
168 Old Orchard Road	07-009-008
166 Old Chalfont Road	07-009-009
165 Old Orchard Road	07-009-010
169 Old Orchard Road	07-009-011
173 Old Orchard Road	07-009-012
177 Old Orchard Road	07-009-013
181 Old Orchard Road	07-009-014
185 Old Orchard Road	07-009-015

*need the
dates !!*

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

RESOURCE NAME: Derstine Residential Grouping

SURVEY CODE NO.: A018

ADDRESS: Portions of Hibiscus Drive, Moyer, Old Orchard, and Bristol Roads, Lilac Lane and Clematis Way

CONTINUATION SHEET NO. 3

RESOURCE ADDRESS	TAX PARCEL NUMBER
189 Old Orchard Road	07-009-016
211 Moyer Road	07-009-017
198 Moyer Road	07-009-022-001
194 Moyer Road	07-009-022-004
202 Moyer Road	07-009-023
206 Moyer Road	07-009-024
210 Moyer Road	07-009-025
214 Moyer Road	07-009-026
218 Moyer Road	07-009-027
109 Lilac Lane	07-012-009
117 Lilac Lane	07-012-009-001
111 Lilac Lane	07-012-009-002
105 Lilac Lane	07-012-009-003
131 Lilac Lane	07-012-010
123 Lilac Lane	07-012-010-001
135 Lilac Lane	07-012-011
120 Clematis Way	07-012-012
116 Clematis Way	07-012-013
110 Clematis Way	07-012-014
106 Clematis Way	07-012-015
100 Clematis Way	07-012-016
222 Hibiscus Drive	07-012-017
230 Hibiscus Drive	07-012-018
117 Clematis Way	07-012-019
121 Clematis Way	07-012-020
123 Clematis Way	07-012-021
129 Clematis Way	07-012-022
149 Lilac Lane	07-012-023
155 Lilac Lane	07-012-024
138 Bristol Road	07-012-025
130 Bristol Road	07-012-026
126 Bristol Road	07-012-027
122 Bristol Road	07-012-028
116 Bristol Road	07-012-029
236 Hibiscus Drive	07-012-030
110 Bristol Road	07-012-030-001
102 Bristol Road	07-012-030-002
107 Clematis Way	07-012-030-003

CONTINUATION SHEET**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM****RESOURCE NAME:** Derstine Residential Grouping**SURVEY CODE NO.:** A018**ADDRESS:** Portions of Hibiscus Drive, Moyer, Old Orchard, and Bristol Roads, Lilac Lane and Clematis Way
CONTINUATION SHEET NO. 4

RESOURCE ADDRESS	TAX PARCEL NUMBER
111 Clematis Way	1-07-012-030-004
112 Bristol Road	07-012-030-005
161 Old Orchard Road	07-012-031
157 Old Orchard Road	07-012-032
153 Old Orchard Road	07-012-033
149 Old Orchard Road	07-012-034
145 Old Orchard Road	07-012-035
100 Lilac Lane	07-012-036
104 Lilac Lane	07-012-037
108 Lilac Lane	07-012-038
112 Lilac Lane	07-012-039
116 Lilac Lane	07-012-040
140 Old Orchard Road	07-012-041
122 Lilac Lane	07-012-041-001
134 Lilac Lane	07-012-042
146 Lilac Lane	07-012-044
150 Lilac Lane	07-012-045
156 Lilac Lane	07-012-046-001
202 Bristol Road	07-012-047
140 Lilac Lane	07-012-048
210 Bristol Road	07-013-008

II. Historical Narrative

Bucks County Board of Assessment data indicates that the majority of the dwellings within the Derstine Residential Grouping were constructed between 1946 and 1964. In the late 1940s, at least two members of the Derstine family—Clyde J. and John—began selling or parceling off their land in northern Chalfont Borough. John and Kathryn Derstine developed a plan of lots for their land although the plan was not recorded with the Bucks County Recorder of Deeds office. The Derstines sometimes sold numerous lots to a single buyer or sometime conveyed single lots (Bucks County Deed Book 839:505; Bucks County Deed Book 1006:8). The former John Derstine land generally comprises the northwestern part of the Bristol Road Grouping. The remainder of the Bristol Road Grouping appears to be comprised of plots laid out by Clyde J. Derstine. A map of the area published in 1953 indicates all of the dwellings comprising the Bristol Road Grouping were constructed after 1953 (United States Geological Survey [USGS] 1983). According to Bucks County Tax Assessment data, dwellings were constructed within the grouping soon after the 1953 map was published.

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

RESOURCE NAME: Derstine Residential Grouping

SURVEY CODE NO.: A018

ADDRESS: Portions of Hibiscus Drive, Moyer, Old Orchard, and Bristol Roads, Lilac Lane and Clematis Way

CONTINUATION SHEET NO. 5

III. National Register Evaluation

The Derstine Residential Grouping is recommended not eligible for listing in the National Register of Historic Places because it does not meet the criteria established by the National Park Service (NPS) for the evaluation of resources for inclusion in the National Register (NPS 1997). The grouping is an example of a group of mid- to late-twentieth-century dwellings that generally lack distinctive architectural features and integrity. The grouping retains integrity of location and setting, but lacks integrity of design, materials, workmanship, feeling, and association. The grouping is not a unique or representative example of a group of buildings of its type, style, or age within Chalfont Borough, and it does not retain an unusually high degree of architectural integrity compared to others of its kind within the municipality and/or the surrounding area. A windshield survey revealed that there are numerous buildings within the surrounding area, outside of the grouping, that represent similar types, styles, ages, methods of construction, levels of integrity, and conditions as the buildings within the Derstine Residential Grouping. Historic research did not reveal that the Derstine Residential Grouping is associated with an important historical event or trend; therefore, it is recommended not eligible under Criterion A. Likewise, historic research did not reveal that the grouping is directly associated with a historically significant person or persons; therefore, the property is recommended not eligible under Criterion B. The grouping is recommended not eligible under Criterion C because it does not embody the distinctive characteristics of a type, style, or method of construction. Archaeological investigations have not been conducted within the grouping; therefore, the resource's eligibility under Criterion D (potential to yield information important to history or prehistory) cannot be assessed at this time. This evaluation was prepared in accordance with the NPS Guidelines (1997 and 2002).

IV. References

Davis, William W.H.

1975 *History of Bucks County Pennsylvania*. A.E. Lear, Inc., Publishers, Pipersville, Pennsylvania.

National Park Service (NPS)

2002 *National Register Bulletin: Historic Residential Suburbs*. United States Department of the Interior, Washington, D.C.

1997 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. United States Department of the Interior, Washington, D.C.

Scott, J.D.

1876 *Combination Atlas Map of Bucks County*. J.D. Scott, Philadelphia, Pennsylvania.

United States Geological Survey

1983 *Doylestown, PA, 7.5' Quadrangle*. 1953, photorevised 1983. U.S. Geological Survey, Reston, Virginia.

1996 *Doylestown, PA quadrangle. 7.5 minute Digital Raster Graphic for Doylestown Quadrangle*. U.S. Geological Survey, Reston, Virginia.

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

RESOURCE NAME: Derstine Residential Grouping

SURVEY CODE NO.: A018

ADDRESS: Portions of Hibiscus Drive, Moyer, Old Orchard, and Bristol Roads, Lilac Lane and Clematis Way

CONTINUATION SHEET NO. 6

Bucks County website

Accessed January 2006. www.buckscounty.org



Photograph 2: Derstine Residential Grouping - This streetscape photograph is representative of the Derstine Residential Grouping. Note the lack of organized landscaping, sidewalks or other unifying features. View looking northwest along Bristol Road (January 2006).



Photograph 3: Derstine Residential Grouping - This photograph is a representative example of a Minimal Traditional style dwelling. This dwelling is a common unadorned example of its architectural type. View looking south (January 2006).



Photograph 4: Derstine Residential Grouping - This photograph is a representative example of a Split-level dwelling. This dwelling is a common example of its architectural type. Note the modern doors, windows, and cladding. View looking east (January 2006).



Photograph 5: Derstine Residential Grouping - This photograph is a representative example of a Ranch style dwelling. This dwelling is a common, unadorned example of its architectural type. View looking west (January 2006).



Photograph 6: Derstine Residential Grouping - This photograph is a representative example of a Split-level dwelling. This dwelling is a common, unadorned example of its architectural type. View looking northeast (January 2006).



Photograph 7: Derstine Residential Grouping - This photograph is a representative example of a Colonial Revival dwelling. Note the modern doors, windows, and cladding. View looking west (January 2006).



Photograph 8: Derstine Residential Grouping - This photograph is a representative example of a Colonial Revival dwelling. This dwelling is a common, unadorned example of its architectural type. Note the enclosed shed roof porch. View looking northeast (January 2006).



Photograph 9: Derstine Residential Grouping - This photograph is a representative example of a Ranch style dwelling. This dwelling is a common, unadorned example of its architectural type. The dwelling features modern cladding, doors, and windows. View looking north (January 2006).



Photograph 10: Derstine Residential Grouping - This photograph is a representative example of a Ranch style dwelling. This dwelling features modern cladding, windows, and doors. View looking north-east (January 2006).



Photograph 11: Derstine Residential Grouping - This photograph is a representative example of a Minimal Traditional dwelling. Note the modern cladding, windows, doors, and additions. View looking north (January 2006).