

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 (A022)

County: Bucks

Municipality: New Britain Township

Address: Multiple

Historic Name/Other Name: Stoller Heights Residential Grouping

SITE PLAN

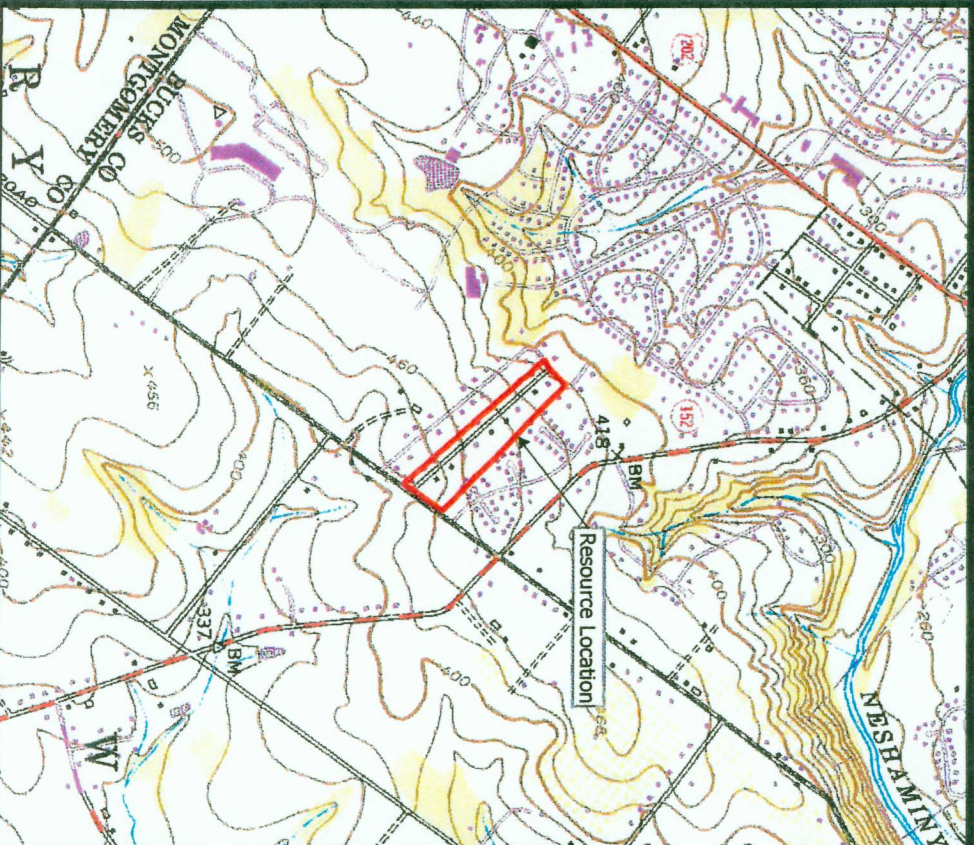


PHOTO INFORMATION



Number	Description of View	Direction of Camera
1	Streetscape along Clearview Avenue	NW
2-9	See attached photographs	

Photographer Name: Philip Pendleton Date: February 2006
 Negative Location: A.D. Marble & Company 375 East Elm St., Suite 200, Conshohocken, PA 19428



0 2,000 Feet

Source: USGS 7.5' DRG: Doylestown, PA.

Site Plan/Photograph Location Map Stoler Heights Residential Grouping - A022

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



Map Document: (X:\Projects\PS22\ClearView\ClearViewAveGrouping.mxd)
7/6/2006 -- 3:48:08 PM



300 0 300
Feet



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: A022 Tax Parcel Number: Multiple
 County: 1 Bucks 0 1 7 2. _____
 Municipality: 1 New Britain Township 2. _____
 Address: 3-59 Clearview Avenue, Chalfont, Pennsylvania 18914
 Historic Name: Stoler Heights Residential Grouping
 Other Name: _____
 Owner Name/Address: Multiple
 Owner Category: X Private Public-local Public-state Public-federal
 Resource Category: Building X District Site Structure Object
 Number/Approximate Number of Resources Covered by This Form: 19
 USGS Quad: 1. Doylestown, PA 2. _____
 UTM A. 18 482338.69E 4457944.70N C. 18 482635.77E 4457428.82N
 References: B. 18 482257.43E 4457882.64N D. 18 482727.54E 4457546.59N

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. _____	_____	Other: _____

Exterior Materials:	Foundation: <u>Concrete</u>	<u>6</u> <u>5</u>	Roof: <u>Asphalt</u>	<u>6</u> <u>3</u>
	Walls: <u>Vinyl</u>	<u>7</u> <u>2</u>	Walls: <u>Brick</u>	<u>3</u> <u>0</u>
	Other: <u>Stone Veneer</u>	<u>8</u> <u>0</u>	Other: <u>Aluminum</u>	<u>5</u> <u>5</u>

Structural System: 1 Timber – light frame 1 4 2. _____
 Width: 3-5 bays C/E Depth: 2 rooms B Stories/Height: 1-2½ stories A/B

HISTORICAL INFORMATION

Year Built: X C. 1950 To X C. 1960 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 1950-1960 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: Stoler Heights Residential Grouping

SURVEY CODE NO.: A022

ADDRESS: 3-59 Clearview Avenue

CONTINUATION SHEET NO. 1

I. Physical Description

The Stoler Heights Residential Grouping is located along the north and south sides of Clearview Avenue in New Britain Township, Bucks County, extending between Upper State Road, a local arterial road, and Stoler Drive. The grouping includes a total of 19 dwellings, each located on individual tax parcels (see table below). The properties composing the grouping share a common history, having been built within a relatively narrow span of years on land derived from a single parent tract. The area surrounding the resource predominantly consists of mid- to late-twentieth-century residential and commercial development. There are a number of large agricultural tracts within the immediate area of the Stoler Heights Residential Grouping, many of which are currently either being constructed on or are planned for residential or commercial development.

The grouping is comprised of single-family houses situated on small square 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 the properties featuring attached or detached garages. The dwellings were constructed between 1950 and 1960 (Bucks County Board of Assessment). The buildings in the grouping lack distinctive architectural features, and can be categorized as Minimal Traditional and Ranch 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. Those 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 and garages. Many of the sheds and garages have undergone alterations similar to the dwellings. The grouping has no unifying features such as sidewalks, curbing, 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:** Stoler Heights Residential Grouping**SURVEY CODE NO.:** A022**ADDRESS:** 3-59 Clearview Avenue**CONTINUATION SHEET NO.** 2*Summary of Resources Surveyed within the Stoler Heights Residential Grouping on Clearview Avenue, Bucks County.*

RESOURCE ADDRESS	TAX PARCEL NUMBER
3 Clearview Avenue	26-009-027
9 Clearview Avenue	26-009-028
15 Clearview Avenue	26-009-029
21 Clearview Avenue	26-009-030-001
29 Clearview Avenue	26-009-031
35 Clearview Avenue	26-009-032
41 Clearview Avenue	26-009-033
47 Clearview Avenue	26-009-034
53 Clearview Avenue	26-009-035
59 Clearview Avenue	26-009-036
58 Clearview Avenue	26-009-037
52 Clearview Avenue	26-009-038
46 Clearview Avenue	26-039-039
40 Clearview Avenue	26-039-040
32 Clearview Avenue	26-039-041
28 Clearview Avenue	26-039-042
22 Clearview Avenue	26-039-043
16 Clearview Avenue	26-039-044
10 Clearview Avenue	26-039-045-001

II. Historical Narrative

Bucks County Board of Assessment data indicates that the majority of the dwellings within the Stoler Heights Residential Grouping were constructed between 1950 and 1960. By a deed dated April 14, 1950, Rakenius and Evelyn Possiel conveyed a tract of land in New Britain Township to Michael and Helen Stoler (Bucks County Deed Book 947:468). Within the next few years, the Stolars developed a "Plan of Stoler Heights" which carved out 44 lots from a portion of their purchase (Bucks County Plan Book 9:8). The lots were situated along a U-shaped drive known as Clearview Avenue to the north and Woodside Avenue to the south.

Several seated lots were conveyed in May and October 1951, while the majority of transactions occurred between 1952 and 1962 (Bucks County Recorder of Deeds 1963). One of the first deeds, dated May 3, 1951, included such provisions as

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

RESOURCE NAME: Stoler Heights Residential Grouping

SURVEY CODE NO.: A022

ADDRESS: 3-59 Clearview Avenue

CONTINUATION SHEET NO. 3

restricting the lot to a gabled-dwelling house with at least four rooms and set back at least 75.0 feet from the street (Bucks County Deed Book 987:412).

Often times, the lots were conveyed to Andrew Stoler (relationship unknown) for a period of time and then reacquired by Michael and Helen Stoler. A comparison of "Plan of Stoler Heights" and the present-day New Britain Township tax parcel mapping reveals the lots have retained their original survey lines. While most of the dwellings along Clearview Avenue pre-date 1956, Woodside Avenue appears to have been developed a few years later.

III. National Register Evaluation

The Stoler Heights 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 resource is an example of a group of mid-twentieth-century dwellings that generally lacks 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 New Britain Township, and it does not retain an unusually high degree of architectural integrity compared to others of its kind within the municipality. 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 Stoler Heights Residential Grouping. Historic research did not reveal that the Stoler Heights 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

Bucks County Recorder of Deeds

Var. Bucks County Deed Books. On file at the Bucks County Recorder of Deeds, Doylestown, Pennsylvania.

c. 1952 Bucks County Plan Book 9. On file at the Bucks County Recorder of Deeds, Doylestown, Pennsylvania.

CONTINUATION SHEET

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM

RESOURCE NAME: Stoler Heights Residential Grouping

SURVEY CODE NO.: A022

ADDRESS: 3-59 Clearview Avenue

CONTINUATION SHEET NO. 4

1963 Grantor Index "S" 1952-1963. On file at the Bucks County Recorder of Deeds, Doylestown, Pennsylvania.

Bucks County website

Accessed January 2006. www.buckscounty.org

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 (USGS)

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



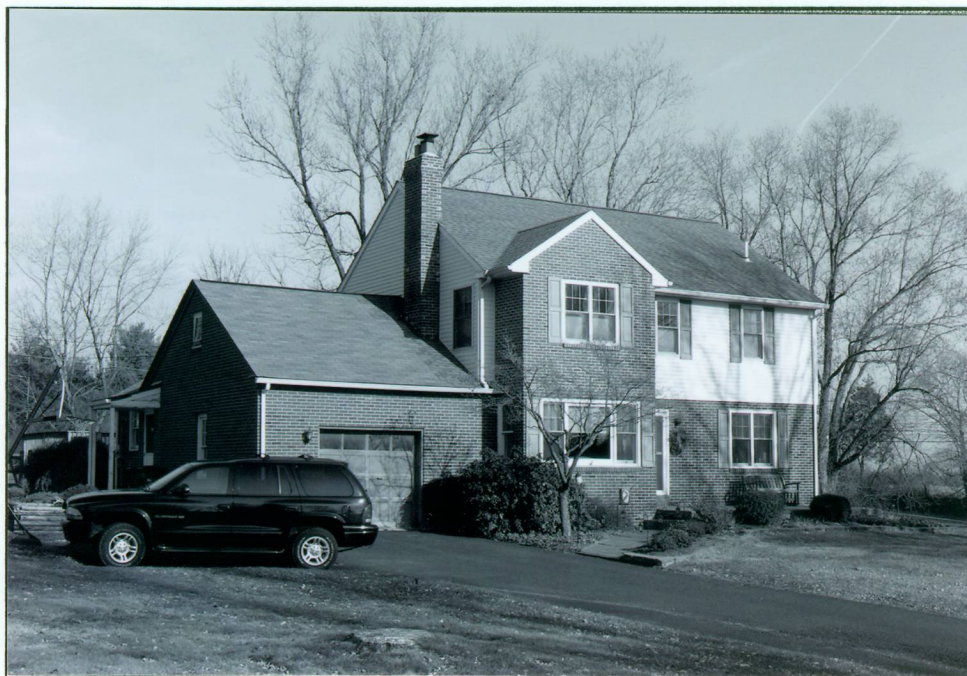
Photograph 2: Stoler Heights Residential Grouping - Streetscape photograph of the Residential Grouping. Note the lack of organized landscaping, sidewalks, curbing, or other unifying features. View facing north (January 2006).



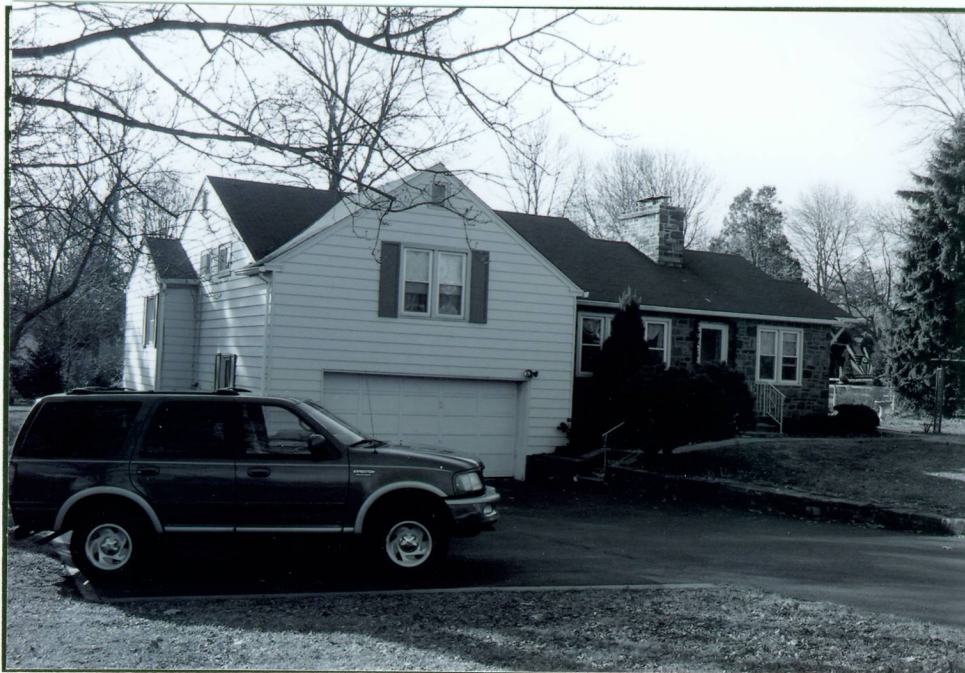
Photograph 3: Stoler Heights Residential Grouping - Photograph of a representative example of a Colonial Revival style dwelling. Note the vinyl cladding, modern windows and doors, as well as a small side gable addition. View facing west (January 2006).



Photograph 4: Stoler Heights Residential Grouping - Photograph of a representative example of a Ranch style dwelling. This dwelling is an unadorned example of its architectural style and features a number of modern intrusions. View facing east (January 2006).



Photograph 5: Stoler Heights Residential Grouping - Photograph of a representative example of a Minimal Traditional style dwelling. Note the modern cladding, windows, and doors. View facing northeast (January 2006).



Photograph 6: Stoler Heights Residential Grouping - Photograph of a representative example of a Minimal Traditional style dwelling. This dwelling is an unadorned example of its architectural style and features a number of modern intrusions. View facing west (January 2006).



Photograph 7: Stoler Heights Residential Grouping - Photograph of a representative example of a Ranch style dwelling. Note the modern doors, windows, and side gable additions. View facing west (January 2006).



Photograph 8: Stoler Heights Residential Grouping - Photograph of a representative example of a Ranch style dwelling. Note the modern additions, windows, and doors. View facing east (January 2006).



Photograph 9: Stoler Heights Residential Grouping - Photograph of a representative example of a Minimal Traditional style dwelling. Note the multiple additions, modern detached garage, and side gable porch. View facing east (January 2006).