



Excellence in Planning and Design

2007 Land Development Award



## HARRITON FARM Lower Merion Township

Harriton Farm, a single-family cluster development in Lower Merion Township, earned a 2007 Land Development Award. This well-designed community is recognized for its outstanding site planning, natural features protection, and extensive preservation efforts.

### Concept

Harriton Farm, a 55-acre single-family cluster development located at the intersection of Spring Mill and Old Gulph Roads, consists of 35 lots ranging from 14,178 to 62,494 square feet. This property was

originally part of a larger 600-acre farm and contains several eighteenth- and nineteenth-century buildings identified in Lower Merion Township's Historic Resource Inventory. The township also lists this site and many of its buildings as a Class I Historic Resource. The site was developed using the township's Open Space Preservation District, which requires 50 percent of a site to be preserved as open space. Harriton Farm used a combination of preservation area, common open space, and historic homesteads to satisfy the open space requirement. Allowing historic buildings to be preserved



as part of open space encouraged the developer to preserve seven historic structures on the property. Many notable buildings include Lane's End, an eighteenth-century farmhouse, an 1860 gothic cottage, an 1880 Victorian barn and Queen Anne stable, a 1908 bungalow designed by architect William Vaux, and a colonial revival house by Walter Durham.



## Design Features

A site design was developed through extensive collaboration with the township and the community. The project was designed using short cul-de-sac streets to help preserve environmentally sensitive features, including a stream, floodplain, and wetlands, that traverse the center of the site. Two small traditional neighborhoods were created, contributing to this development's unique sense of place. The majority of residences have views and access to open space.

Preserving the scenic view of the open field at the corner of Spring Mill and Old Gulph Roads and the duck pond along Old Gulph Road, another prominent visual amenity, were important design components. Some homes were carefully placed in the existing woodlands on the eastern portion of the site. The sensitive and seamless integration of the new residences with the historic structures is an excellent example of how new development can respect the historic character of a site while carefully blending the old and new. The meticulous restoration of the historic buildings and the complementary architecture of the new homes, which incorporated compatible building materials and architectural elements, enhance the historic setting and attractiveness of this community.





## Amenities

An innovative subsurface stormwater management system, with rate and volume controls, promotes groundwater recharge and incorporates shallow berms and biofilter plantings. This system, using smaller but more numerous devices, transforms a necessary amenity into a community asset. Lush landscaping throughout the development provides buffering from the adjacent residences and high school and adds privacy between homes and neighborhoods. Street trees, supplemental woodland plantings, and riparian buffer plantings enhance the natural environment. Attractive formal entry plantings evoke the historic nature of the property.

Harriton Farm illustrates how creative and sensitive site planning can effectively create a well-designed community that carefully blends historic structures with new development while retaining natural features, providing open space, and creating a pleasant living environment.



## Location

Old Gulph Road between Spring Mill Road  
and Ithan Avenue  
Lower Merion Township  
Montgomery County

## Project Data

### Land Use

Single-family residential cluster (35 total homes:  
28 new residences, 7 preserved historic structures)

### Tract Size

55 acres

### Zoning

R-1 Residential District with Open Space  
Preservation District

### Density

.72 du/acre

### Open Space

50 percent of tract including historic homesteads

## Key Features

- Sensitive site planning
- Historic preservation and rehabilitation
- Open space and natural features preservation
- Innovative stormwater management
- Attractive architecture and effective landscaping

## Developer

Pohlig Builders, LLC  
274 Lancaster Avenue, Suite 100  
Malvern, PA 19355

## Land Planner/Landscape Architect

Glackin Thomas Panzak, Inc.  
Paoli Executive Green 1, Suite 300  
41 Leopard Road  
Paoli, PA 19301

## Architect

Michael Visich Architects  
274 Lancaster Avenue, Suite 204  
Malvern, PA 19355

## Engineer

Momenee and Associates, Inc.  
924 County Line Road  
Bryn Mawr, PA 19010

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