

Unofficial Sleighton School Preservation Plan

Proposed, created, and presented by
savesleighton.com



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A. Sleighton School Current Property Overview and Building Labels



Labels for Part A:

A. Agricultural Preservation Zone. Lies between green, white, and red lines. 120 Acres.

B. Current overall Sleighton property, marked by white border lines. Roughly 285 acres.

C. Middletown/ Edgmont Township line. Edgmont is above red line on picture, Middletown is below.

D. Little House and Lucky House



E. Big Farm Garage (currently still in use)

F. Stokes Cottage and Stokes Barn



G. Gym

H. School Campus, labelled in Part B. of document

i. Sleighton Park, roughly 16 acres

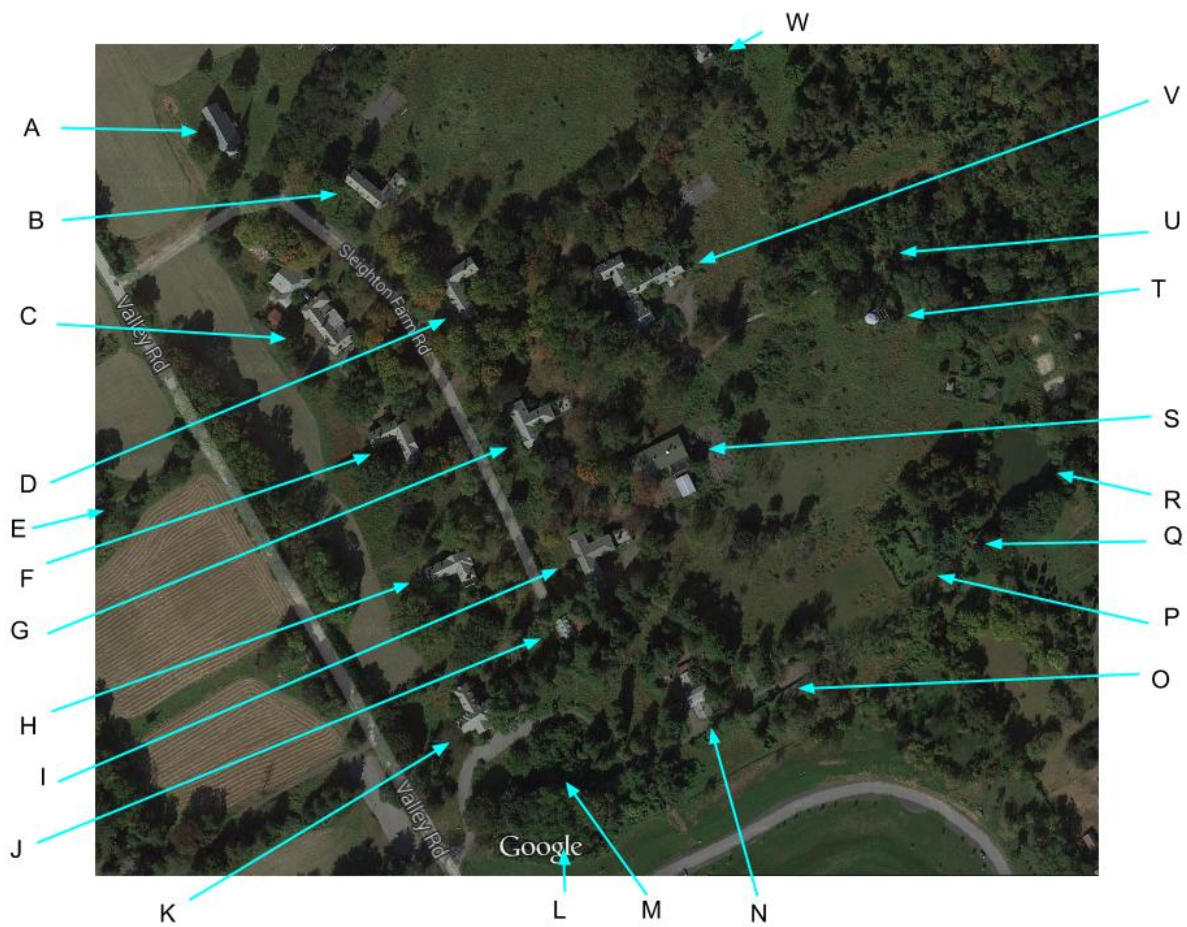
J. "Mother-baby House", now part of Sleighton Park

K. Clubhouse



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B. Sleighton School Current Property Campus Side Labels



Labels for Part B:

A. Chapel



B. Campbell Cottage



C. Martha P. Falconer Educational Center (most of it burned down)



D. Watson Cottage



E. Miriam Cottage

F. Dubois-Miller Cottage



G. Robinson Cottage



H. Harrison Cottage



i. Lincoln Cottage



J. Evan's Farmhouse



K. John Sargent Administrative Building



L. Greenhouse



M. Sunken Gardens



N. Stone Barn



O. Farm Office



P. Pool

Q. Cannery



R. Pond

S. Grey-Trent Vocational Center

T. Water Tower

U. Powerhouse



V. Lucretia Mott Cottage

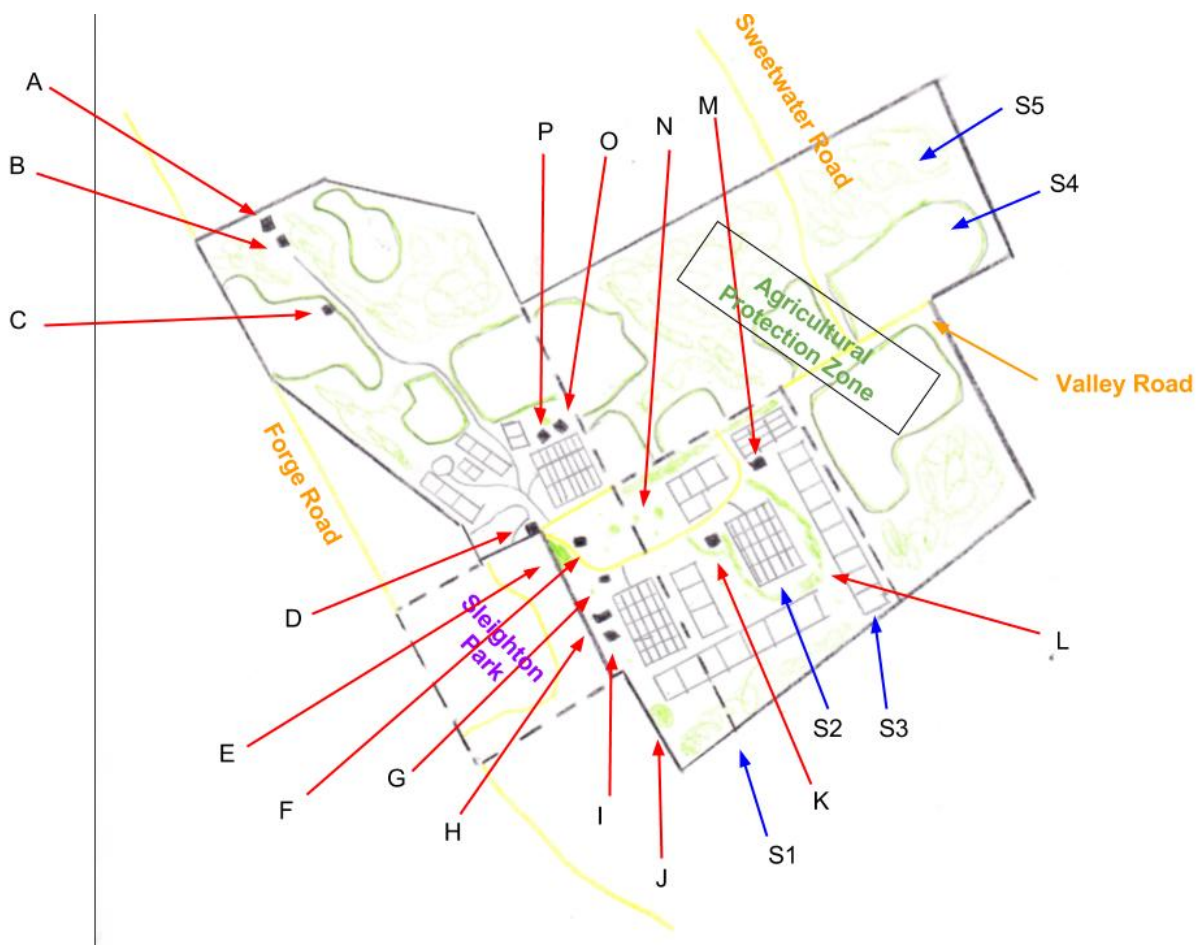


W. Washington Cottage (no longer exist due to fire)



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C: Sleighton School Proposed Preservation Concept Plan and Labels



Labels for Part C:

S1. Township Line

S2. Symbol for Parking Lot (not drawn to scale and no specific amount of spaces indicated)

S3. Symbol for Housing Units (not drawn to scale and no specific amount of spaces indicated)

S4: Symbol for Existing Farm Field

S5: Symbol for Existing Woodlands

A. Stokes Barn: This is a large frame barn on a stone foundation built in the early 1800s. This was once owned by the Darlington family, and was used as a cow barn during it's use with the school. The importance of this being preserved is its age and local historical significance. Appears to be structurally sound in current condition. Possible uses for restored barn is storage, agricultural purposes, or grounds equipment storage. See Part B for picture.

B. Stokes Cottage: The original part of this house is stone and stucco and was built in the early 1800s. There were five periods of construction on this home during it's this time. This home was once owned by the Darlington family, and was used as an employee residence during it's time with the school. The importance of this being preserved is its age and local historic significance. Appears to be structurally sound in current condition. Possible uses for restored home is residential housing/apartments, office space, recreational area, or employee residence. See Part B for picture.

C. Large Farm Garage: This garage was built sometime in the 80s, and is used by the current tenant farmer for equipment storage. The reason for preserving this is because it's not in the way in the plan,

and it is currently used and in good condition. This can be continued to be used by tenant farmer.

- D. Clubhouse: This is a stone and stucco building built in the early 1800s. This was owned by Albert Darlington in 1875, and was likely used as a tenant house. During it's time with the school, it was used as the clubhouse. The reason to preserve this building is its age and local historical significance. This building appears to be structurally sound. Possible uses for restored building is residential residence, employee residence, and recreational use. See Part B for picture.
- E. Sunken Gardens: This was the garden area since the creation of the school. Inside this area contains a historic barn foundation from the early 1800s, and owned by the Evan's family. There are currently some very nice trees in here. The reason for restoration is significance to the former school, local historical significance (barn foundations), and the old plants. Currently this area is overgrown, but barn foundations still remain intact. Use for this would be a community garden. See Part B for picture.
- F. John Sergeant Administrative Building: This is a Greek Revival style stone building designed by Cope and Stewardson and built in 1909. This was used as the administrative building for the school. The reason to preserve this building is its beauty, significance to the school, and architectural significance (Cope and Stewardson collection, and rare use of Greek Revival style). This building appears to be structurally sound. Possible uses for restored building is office rentals and residential apartments. See Part B for picture.
- G. Evans House: This is a stone house built in 1833 by John Worrall, possibly rebuilt from a 1700s home that burned down. This was owned by Isaac Evans in 1870 who built a mill to produce sorghum. The farm was purchased by the Philadelphia House of Refuge in 1905, and became the Sleighton School campus. This was used as the superintendent's residence during it's time with the school. The reason to preserve this building is it's beauty, age, local historical significance, and significance to the school. This building appears to

be structurally sound. Possible uses for restored building is residential residence or recreational purposes. See Part B for picture.

H. Stone Barn: This is a stone barn built in 1909, likely to replace the destroyed Evans barn. This was originally used for agricultural purposes, but later became an office and mechanical repair area. The reason to preserve this building is its beauty and ability to be readapted for many different purposes. This building appears to be structurally sound. Possible uses for restored building is multiple recreational purposes, storage, and garden storage/use. See Part B for picture.

I. Farm Office: This is a frame building built in 1913 and used as the farm office for the school. Preservation isn't important for this, but it may be a nice building to correspond with the barn if restoration is realistic. See Part B for picture.

J. Pond

K. Any Cottage (Watson used in drawing): In this plan, one cottage is preserved. Watson was used because it appears to be in best condition. The seven remaining cottages were all built in 1909 and designed by Cope and Stewardson, and express a Colonial style. These were used as student dorms. The reason to preserve one is its beauty, significance to the school, and architectural significance (Cope and Stewardson Collection, and rare example of colonial style). The rest will be demolished due to high restoration costs. All appear to be structurally sound. Possible use of restored cottage is residential apartments, office rentals, or recreational use. See Part B for pictures.

L. Tree lined drive. These are nice trees along a circular drive. These should be preserved for beauty, along with many other old trees along campus.

M. Chapel: This is a stone chapel, built in 1965. This was built for the schools need for place of worship as part of their model. The reason to preserve this building is its beauty, stand alone Gothic

Revival style, likeness comply with modern building code, and significance to the school. This appears to be structurally sound. See Part B for picture.

- N. Large Oaks: These are three mature oaks, at least one hundred years old and healthy, which are worth noting to preserve. Huge oaks like this are rare to find in this area and should be preserved. There are also many other trees worth noting including huge tree by John Sergeant building, huge beach near entrance, and huge sycamores by Little House
- O. Lucky House: This is a stone house, originally a carriage house built in the early 1800s, and was part of the Baker residence. This was converted to a house sometime after being acquired by Sleighton, and was used for many different purposes. The reason to preserve this building is its beauty, local historical significance, and age. This appears to be structurally sound. Possible uses for this preserved building is residential residence, employee residence, office rental, and public/private recreational use. See Part B for picture.
- P. Little House: This is a stone and structure house, built in 1803, and owned by the Baker family in 1870, well known carpenters. The name came from the fact that this house and its features inside are very small. The reason to preserve this building is local historical significance, age, and architectural significance. This building appears to be structurally sound. Possible uses for this restored building is residential residence, employee residence, office rental, or public/private recreational use. See Part B for picture.



Overview of Sleighton School Proposed Preservation Plan

The overall goal in this plan was to create a plan that would create a fair balance between the development, historic preservation, land/tree preservation, and community satisfaction. Fair balance is achieved in the development because this plan still allows many units to be built, and doesn't ask for every building to be saved which would be costly, and allows for much profit to be made. Fair balance is achieved in historic preservation because the most important collection of buildings are called

on to be preserved. Fair balance is achieved in land/tree preservation because many trees and a lot of land are set to be preserved. Fair balance is achieved in community satisfaction because all the above balances should help achieve that.

This is only a concept plan, there is no official set of units to be built in this plan, and the drawings aren't drawn to scale. The main focus here is placement of new development and what's set to be saved. The parking lots and buildings are purposely added to small areas of open space, allowing it to not interfere with large tracts of land and to not interfere with preserved buildings or require tree removal. The parking lot in the tree circle is placed there so the trees can be openly seen. A lot of placement is also based on allowing a clear road view to preserved buildings/trees to the public.

Ideally, homes should be clustered to allow for max units while preserving the most space. Preserving buildings is very costly, but is very much worth it, and all can be given a purpose. The farm setting and nice property should allow for increased home values.

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D. Benefits and Drawbacks of Sleighton School Preservation Plan



Overview for Part D: As stated in Part C. above, the overall goal in this plan was to create a plan that would create a fair balance between the development, historic preservation, land/tree preservation, and community satisfaction. As also stated, this plan does create a fair balance. This balance has both benefits and drawbacks for many different groups of people, but mostly benefits, which will be described here.

Benefits:

A. Benefits for Developer

1. Still plenty of profit to be made
2. Increased community satisfaction, good for the name
3. Defining features in large trees, historic buildings, and open farm land for better scenery and increased satisfaction
4. Defining features may increase value per unit and easiness to sell units
5. A lot of stuff is not asked to be saved, which helps cost

B. Benefits for Residents of Development

1. Defining features seen nowhere else and make community unique
2. Opportunity to live in a historic and country type setting
3. Increased open and recreational space

C. Benefits to Local Community

1. Potential significant decrease in units helps with the major traffic issues that would be caused by original developer plan
2. Potential significant decrease in units may help decrease the need for many public utilities, which will help prevent a tax hike
3. Increased preservation of open land/scenery and potential decrease in units will help home values from taking a hit
4. Increased preservation of open space will help preserve our nature
5. Preservation of historic structures will help preserve local identity and history

D. Benefits to History and Those Associated

1. Significant 100+ year old structures preserved
2. Unique Cope and Stewardson architecture preserved
3. Significant marks of the era preserved

E. Benefits to Nature Lovers

1. Large tracts of land, both wooded and open preserved
2. 100+ year old trees preserved
3. Unique variety of plants preserved

Drawbacks:

A. Drawbacks to Developer

1. Potential loss of profit due to high preservation costs and potential significant decrease in units
2. More complicated processes

B. Drawbacks to Residents of Development

1. Potential need for more clustering of units
2. Potential increased costs of units

C. Drawbacks to Local Community

1. Still includes traffic concerns
2. Still includes construction noise/scenery
3. Potential need for some increased public utilities that would increase taxes

D. Drawbacks to History and Those Associated

1. Still calls for demolition of many historic structures

E. Drawbacks for Nature Lovers

1. Still calls for loss of some open space and trees

Conclusion: As seen, this section shows that this plan has many benefits to it. As already said, this is only a concept plan, and this does not call for a certain number of units or what type of units should be used. Obviously, much of the details such as unit number/type/price will have to be reworked accordingly, but it's very possible. The original developer plans strictly benefits only the developer, and this creates a balance between all which is a very important concept.