



# GLADWYNE *VILLAGE*

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HARB INFORMAL MEETING

*A continued conversation on the village plan, historic preservation, and new construction.*

HALDON HOUSE

MAY 5, 2026

*Introduction*

*What we Heard*

*Revised Layout*

*Historic Preservation*

*New Construction*

*Green Space Development*

*Discussion*

# *Introduction*

# *The team, and what we'll review today.*

*Picking up from our March conversation — with a tighter plan and clearer materials.*

THE TEAM

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## *Haldon House*

Designer & Developer

## *MOTO*

Project Architect

## *Stone House Lane*

Historic Preservation Consultants

WHAT WE'LL REVIEW TODAY

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## *Revised Layout*

How the plan responded to your feedback.

## *Historic Buildings*

Massing, materials, preservation strategy.

## *New Construction*

Inspiration, massing, materials.

# *What we heard*

# *Four notes carried into the new plan.*

*From the March HARB session and the community questionnaire.*

01 · PARKING

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## *Right-size the buildings.*

We've reduced the number of buildings and introduced more thoughtful, screened parking that fits what the site can actually support.

02 · THE GREEN SPACE

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## *Open the green to the village.*

Rethought without sticking to existing locations — a core community space that faces the village and supports parades, markets, and daily use.

03 · PORCHES

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## *Pull back where appropriate.*

Decreased porch presence on the historic structures. Thoughtful, not overdone.

04 · COMMUNITY INPUT

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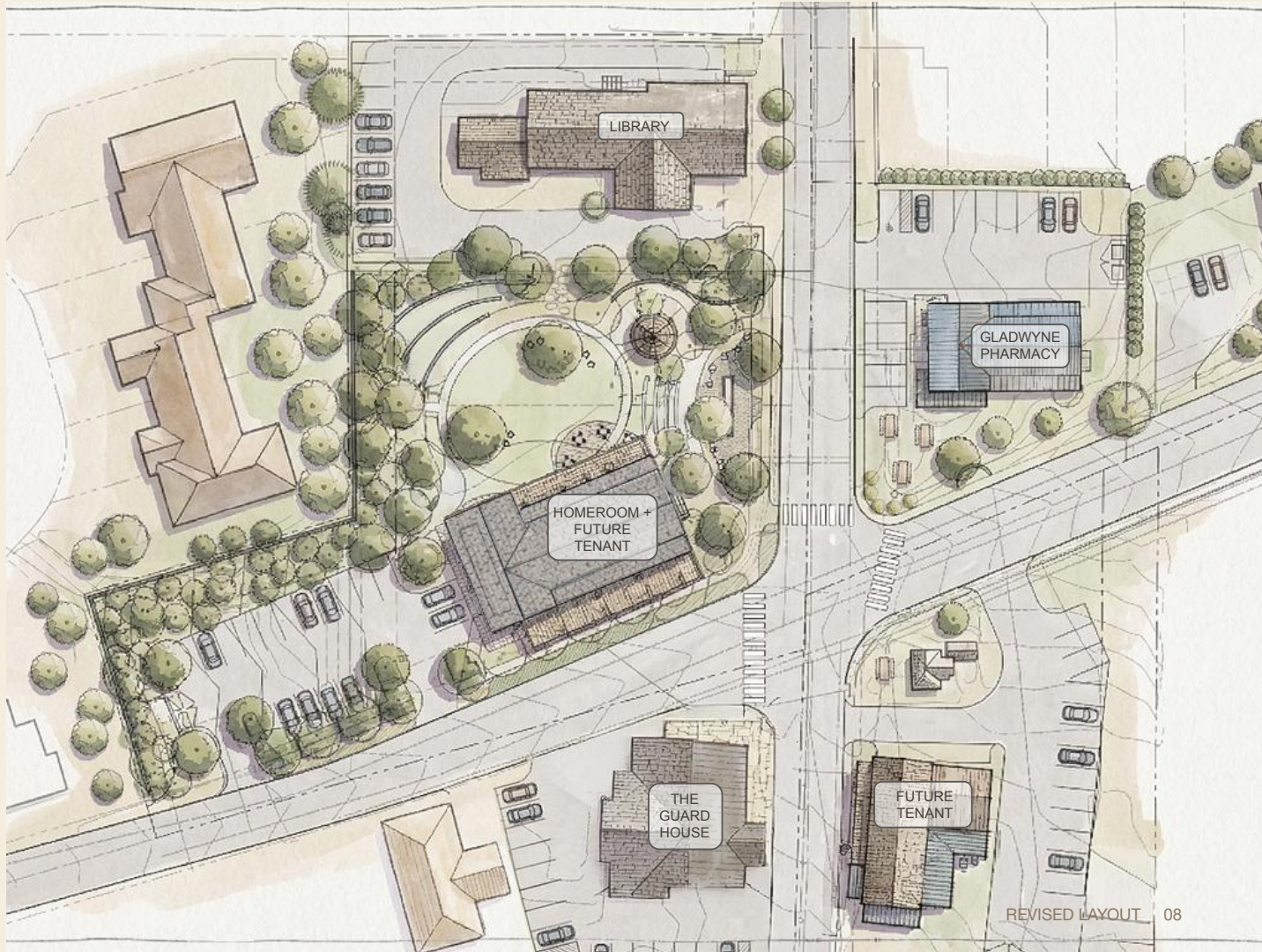
## *Better views, better mix.*

Stronger neighbor buffering, improved sightlines, and a tenant mix grounded in the community's own request: restaurant, gift, wellness, and a kids' shop.

# *Revised Layout*

# Revised plan.

*Buildings reduced.  
Green space opened.  
Parking absorbed at the edges.*





MCCAFFREY'S

GLADWYNE  
PHARMACY

FUTURE  
TENANT

THE GUARD  
HOUSE

FUTURE TENANT

HOMEROOM

LIBRARY

# *Historic Preservation*

# *Restoration & reuse.*

*Preserving the character of 357 and 351 Righters Mill — and giving each building a use that keeps it alive.*

01

## *Anchors of the village.*

Both buildings take on uses that allow them to be fully activated and maintained for the long term.

02

## *Start from what exists.*

Every design decision begins with the building's current condition and what historically would have been there.

03

## *Materials, then strategy.*

We'll walk through materials first — and then how that ties into the overall preservation approach.

# *A simple hierarchy.*

*Preserve what exists. Restore what we know. Introduce only what's necessary.*

## EXISTING

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### *Repair first.*

Where we can preserve the masonry, trim, and wood elements, we will. Replacement is the last move, not the first.

## HISTORIC

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### *Reinforce what was there.*

Where replacement is needed, we align with historic materials appropriate to each structure — wood windows with historically correct profiles, natural stone, real wood, no synthetics.

## NEW

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### *Quiet and compatible.*

New work is restrained, durable, and scaled to the buildings — not new systems for the sake of refinement.

## 357 Pharmacy — restoration approach.

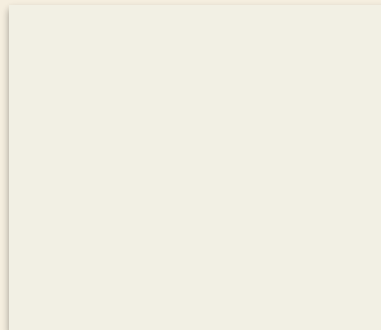
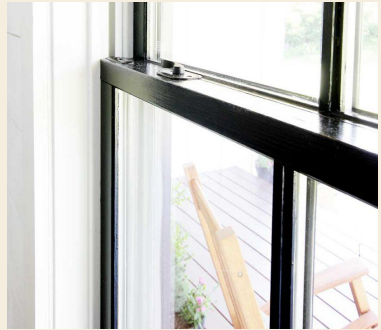
*The intent is to carry forward what has always been there — maintaining the character and integrity of the buildings while supporting their next chapter.*



- Reintroducing hidden gutters in alignment with historic detailing
- Restoring the original cornice profile based on archival reference
- Reconstructing the full porch condition, including replication of original columns and proportions
- Repairing and reinstating operable wood shutters
- Replacing existing windows with historically appropriate wood windows
- Preserving and reinforcing the building's overall form and massing

# *357 Pharmacy — material palette.*

*Stucco, wood trim, and cedar — drawn from what exists and what was historically there.*



# 357 Righters Mill — massing study.

*Existing form, areas of modification, and proposed massing change.*



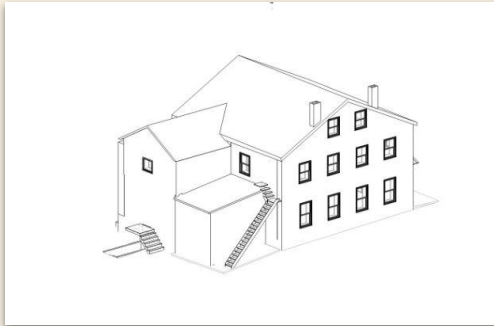
Existing - North



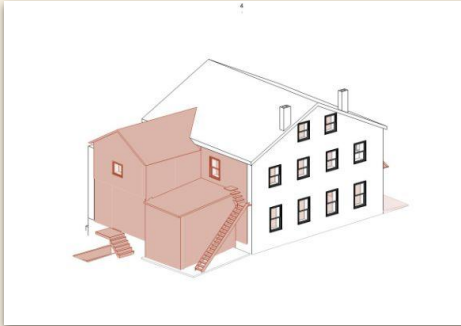
Areas of Modification - North



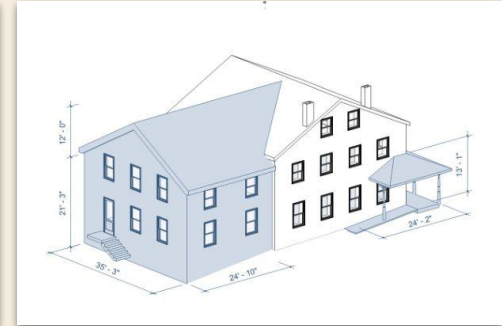
Proposed Massing Change - North



Existing - South



Areas of Modification - South



Proposed Massing Change - South

## *351 Righters Mill — restoration approach.*

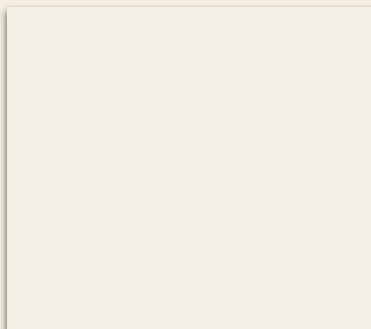
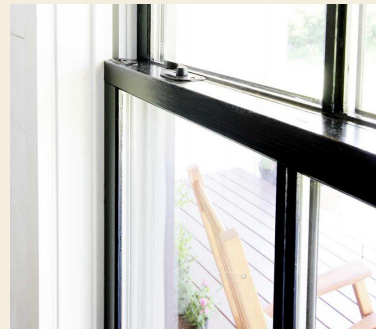
*The intent is to carry forward what has always been there — maintaining the character and integrity of the buildings while supporting their next chapter.*



- Retaining and restoring the front porch as a defining feature, including its scale, depth, and column rhythm
- Bringing back the original cornice to reinforce the building's form
- Repairing original windows where possible and introducing wood replacements that match historic proportions where needed
- Restoring historic wood shutters and returning to their original condition and placement
- Maintaining the building's straightforward form and balance, avoiding added complexity
- Using materials and finishes that reflect the building's utilitarian, village character

## *351 Righters Mill — material palette.*

*Aligned with 357 but highlighting its own character — to read as a coherent set of historic structures.*



# 351 Righters Mill — massing study.

*No change to the building footprint. Modest adjustments at the rear.*



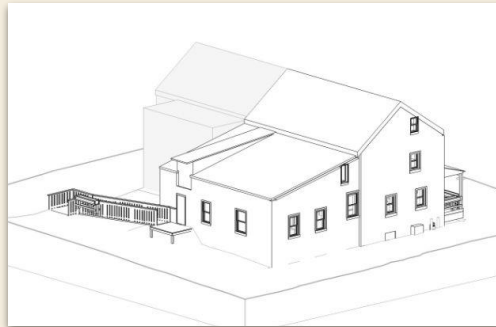
Existing - North



Areas of Modification - North



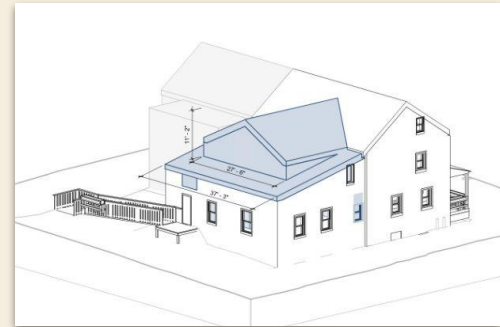
Proposed Massing Change - North



Existing - South



Areas of Modification - South



Proposed Massing Change - South

# *Restrained, by design.*

*Adaptive reuse aligned with the Township's broader goal: keep historic structures in service, not in storage.*

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WE ARE PRIORITIZING

*Retention of overall form and massing*

*Preservation of character-defining elements*

*Limiting changes that alter how the buildings read from the public way*

*Care for the setting — site, landscape, and adjacent buildings*

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WHERE NEW WORK IS REQUIRED

*Secondary to the original structure*

*Compatible in scale and proportion*

*Reversible, where possible*

*Driven by access, code, or program — not by aesthetics*

# Archival photography

*In collaboration with local photographer Jeffrey Totaro, we documented Gladwyne as it stands today. These images will be contributed to the historic archives to help preserve a visual record for future generations.*



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# *New Construction*

# *Rooted in Main Line tradition.*

*Not colonial. Not a barn. A building that nods to the Quaker farming communities and gentleman farms the Lower Merion landscape grew from.*

## REFERENCE

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### *Quaker and country gentleman farms.*

The legacy of Quaker farming communities and country gentleman farms. Examples including Idlewild and Rolling Hill — buildings and landscapes working together as part of a larger vision.

## COMPOSITION

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### *Buildings in the landscape.*

Outbuildings, barns, and service structures arranged around open space. Not singular formal objects — a quiet ensemble.

## STANCE

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### *Contemporary, not imitative.*

A simplified interpretation of agricultural form and material. Clearly new, intentionally familiar — no false history.

# *Local research*

*Drawing inspiration, proportions, and layouts from our local legacy farms.*



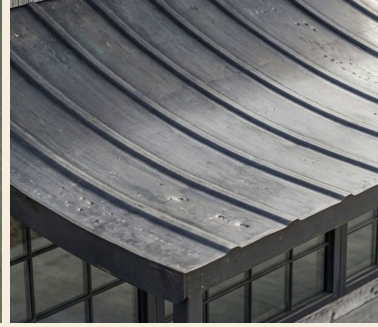
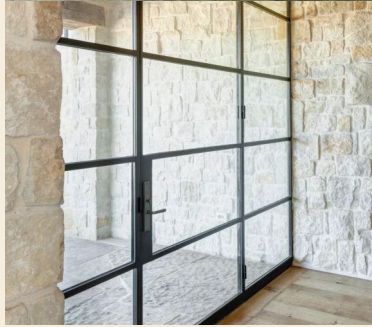
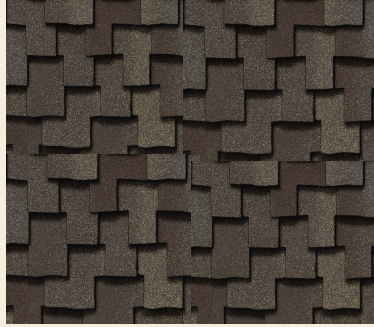
# *Contemporary, not imitative.*

*A simplified interpretation of agricultural forms and materials.*



# *Homeroom — material palette.*

*Timesless, soulful materials that are simple and approachable*



# *Elevations and isometric.*

01 GREENS  
FACING  
ELEVATION



02 YOUNGS  
FORD ROAD  
ELEVATION



03 PARKING  
LOT ELEVATION



04 RIGHTERS  
MILL CORNER  
ELEVATION



05 YOUNGS  
FORD ROAD  
ISOMETRIC



06 GREENS  
FACING  
ISOMETRIC



07 PHARMACY  
FACING  
ISOMETRIC

# Scale comparison.

*Proposed massing in relation to the adjacent existing buildings.*



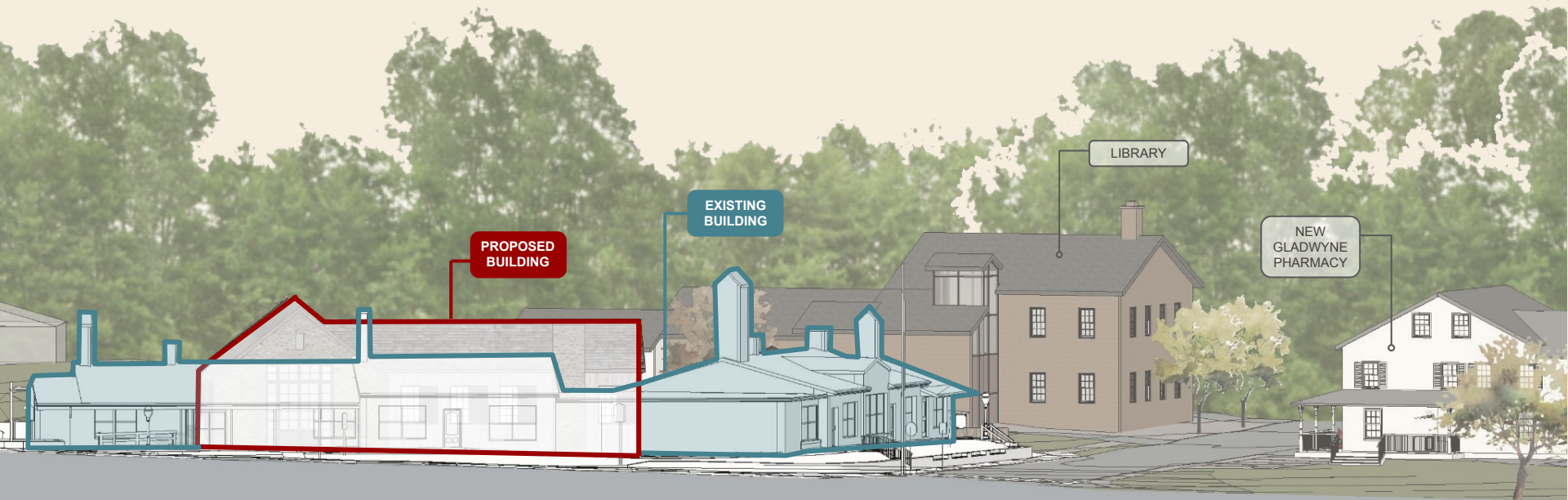
# Scale comparison.

*Proposed massing in relation to the adjacent existing buildings.*



# Scale comparison.

*Youngs Ford Road elevation of existing building vs proposed design.*



# Scale comparison.

*Righters Mill Road elevation of existing building vs proposed design.*



# *Aligned with Township guidelines.*

*Compatible in scale, form, and material — without manufacturing a false sense of history.*

01

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## *Where it comes from.*

The composition is informed by the Main Line's agricultural past — places where buildings worked together within a larger landscape, not as singular formal objects.

02

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## *What we're borrowing.*

The logic, not the form. Simple geometries, natural materials, and a real relationship to the land — at the scale the village can hold.

03

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## *How it sits in the district.*

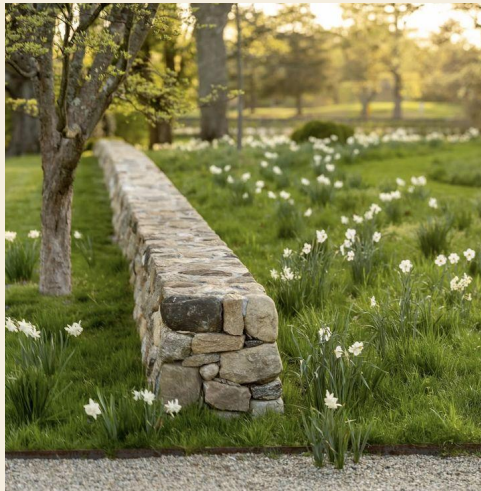
Aligned with Lower Merion's standards for new construction in the historic district: compatible in scale, massing, and material — clearly contemporary.

# *Green Space Development*

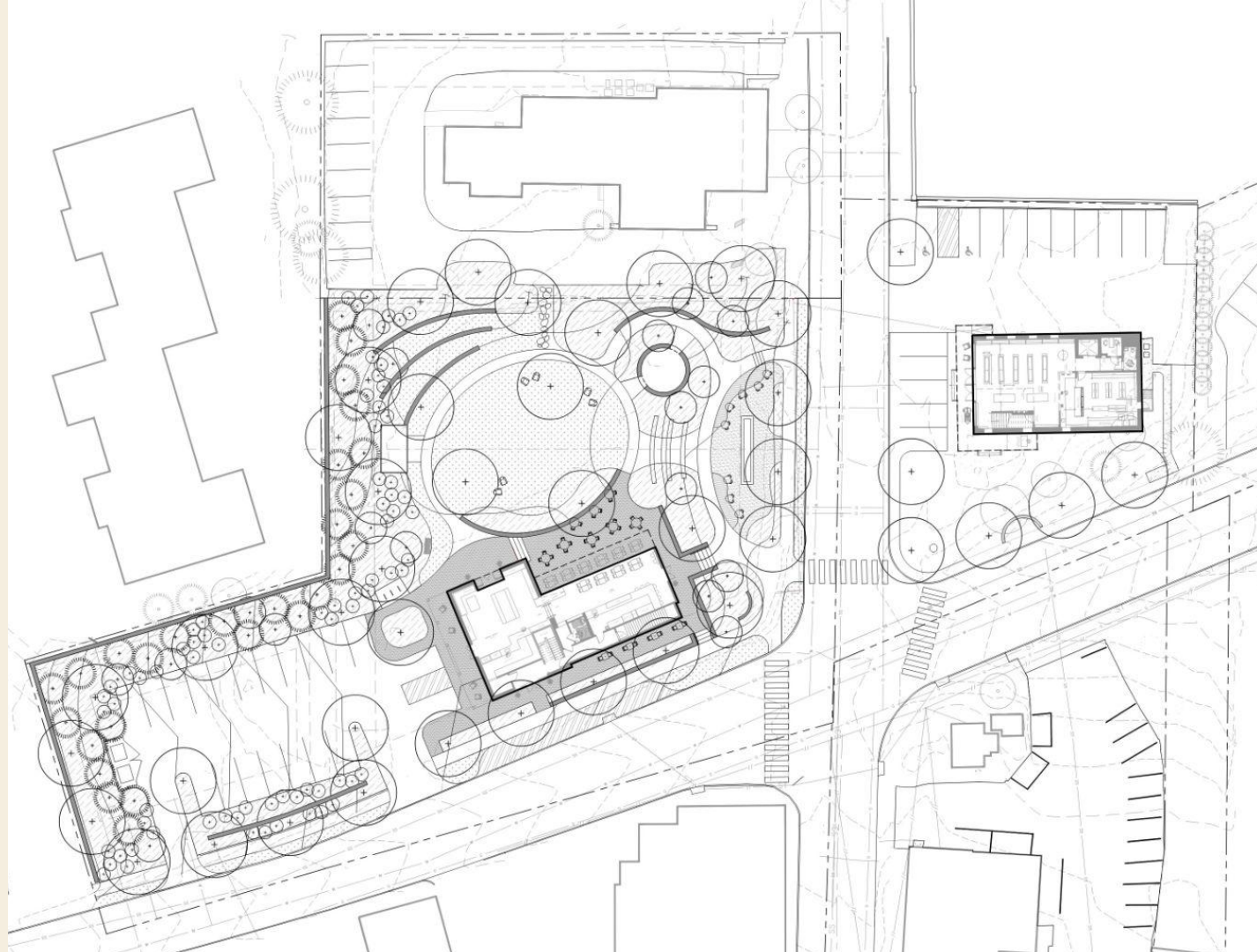
# *A Central Gathering Place*

*A community focused shared landscape that anchors the library, homeroom and pharmacy.*

*Quiet, open, and adaptable — built to feel established rather than newly installed.*



*Site plan.*



# *Planting strategy.*

*Native, regionally grounded, and built to settle in over time.*

## PLANTING

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*Native and locally appropriate species — what you'd historically find here, not ornamental.*

*Layered but informal — canopy trees, understory planting, open lawn and meadow areas.*

*Built to feel natural and established over time, rather than newly installed.*

## LANDSCAPE MATERIALS

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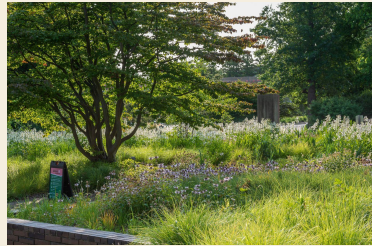
*Natural and durable — stone, gravel, and simple paving aligned with the architecture.*

*Quiet, cohesive, and long-lasting — built to support the space rather than compete with it.*

*Drawn from the historic character of the village and the agricultural past it grew from.*

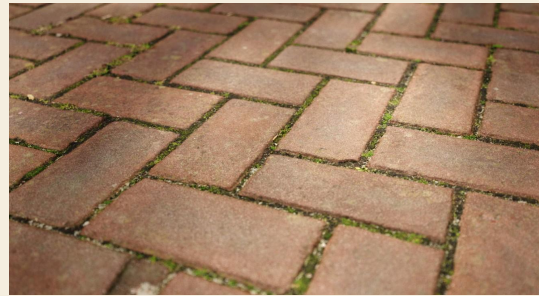
# *Early plant palette.*

*Native & adaptive plants: canopy restoration, naturalistic buffers, and human scale gardens for ecosystem health, biodiversity, & beauty*



# *Hardscape materials.*

*Locally sourced natural materials*



# *A living history of place.*

*An opportunity to weave community education and interpretation into the village — not as signage, but as experience.*

GROUNDING

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*Connected to its roots.*

A continuous thread from the village's agricultural and cultural past to its daily life today.

APPROACH

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*Integrated, not added on.*

Education woven into the buildings, the landscape, and the everyday experience of the place.

EXPERIENCE

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*Moments of discovery.*

Subtle interpretive elements throughout the green and the village shops — encountered, not announced.

ACTIVATION

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*Community-focused programming.*

Seasonal markets, workshops, school partnerships, and locally-driven events.

# *Program and opportunity.*

*Where the storytelling lives — across the buildings, the green, and the everyday rhythm of the village.*

INTERPRETIVE ELEMENTS

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*Subtle plaques and markers*

*Building and landscape  
history moments*

*Farm and village evolution  
storytelling*

LANDSCAPE AS EDUCATION

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*Native planting tied to historic  
use*

*Orchard and meadow  
references*

*Material storytelling — stone,  
wood, paths*

COMMUNITY PROGRAMMING

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*Seasonal markets and farm  
stands*

*Workshops — gardening,  
preservation, local history*

*School and community  
partnerships*

EVERYDAY ENGAGEMENT

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*Spaces designed for informal  
learning*

*Gathering areas that support  
events*

*Storytelling embedded in daily  
use*

# *Discussion*

# *Thank you.*

*We welcome your feedback and collaboration.*

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GLADWYNE VILLAGE

HARB Informal Meeting · May 5, 2026

HALDON HOUSE