



GILMORE & ASSOCIATES, INC.

FULL SERVICE CIVIL ENGINEERING & CONSULTING



PINE TREE FARM Doylestown Township, Bucks County

Historic residential structures can get lost when tracts are developed, as zoning regulations often lack the flexibility for new development to respect the context of the historic structure. When a circa 1730 colonial revival house formerly operating as a bed and breakfast closed operations and was sold for development, it was clear that a break from the contemporary cookie-cutter pattern of planning that surrounded the site was desperately needed. The developer turned to Gilmore & Associates, Inc. to create a new ordinance that recognized the value of historic preservation and respected the context of such structures.

Our site plan for Pine Tree Farm proposed carriage style townhouses in small clusters, providing for appropriate density while retaining the flexibility to preserve the context of the historic home. Views are preserved through a central village green anchored by the historic home. Springhouses, mill ponds, and stone raceways are not merely preserved, but remain within the physical and visual context of the historic home. Low impact development techniques limit impervious surfaces, reduce site grading and soil compaction, and promote the preservation of significant mature trees on the site, which are also vital to the context of the historic home. The infiltration-based stormwater management plan promotes the continued hydration of the springs, mill ponds, and tributaries. These features are both natural and historic resources, and likely figured heavily into the choice of this site for a colonial era home.



Services Provided by G&A

- Land Surveying
- Site Planning
- Subdivision and Land Development Design
- Soil Permeability Testing

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