

**Abbreviated Historic Resource Survey Form  
Pennsylvania Historical & Museum Commission**

**IDENTIFICATION AND LOCATION**

ER #: 2022PR03560

Survey Code: \_\_\_\_\_ Tax Parcel: 22-016-002  
County: Bucks Municipality: Middletown Township

Address: 701 Fairhill Avenue, Langhorne, PA 19047

Historic/Other Name:

Owner Name/Address: Frank & Annette M. Ruvo/ 701 Fairhill Avenue, Langhorne, PA  
19047

Owner Category: Private

USGS Quad: Langehorne

UTM: Zone 18 N 504748. E 444527 Or Lat \_\_\_\_\_ /Long \_\_\_\_\_

**PHYSICAL DESCRIPTION**

Resource Classification: Building # Resources 2

Historic Property Function: Single Dwelling

Current Property Function: Single Dwelling

Caption: See attached photo pages

Year Built: pre1890

Architectural Style: No style

Materials: Foundation: Stone

Walls: Stucco

Roof: Asphalt

Width in Bays: 3 Stories: 2

**SURVEYOR INFORMATION**

Name: Lauren Weimer, Architectural Historian

Project Name: U.S. 1, Section RC3, Improvement Project Date: 11/11/2024

Project Location: North quadrant of Fairhill Avenue and Old Lincoln Highway

Organization Name: A.D. Marble

Organization Address: 2200 Renaissance Blvd, Suite 260, King of Prussia, PA 19406

Previous Survey(s): N/A

PHMC Key No. N/A

Surveyor Eligibility Recommendation: Not Eligible

- Lack of integrity  Lack of significance  
 Insufficient information to make a recommendation

Caption:

### **Property Description:**

The property at 701 Fairhill Avenue, Middletown Township, Bucks County (tax parcel 22-016-002) is located in the north quadrant of Fairhill Avenue and Old Lincoln Highway. The property consists of a pre-1890 dwelling, a 2003 garage, a modern shed, and a modern playhouse. The current tract of land contains 0.3 acres. Dates of the buildings are based on available maps, aerials, county tax parcel information, and field observations. A modern wood gazebo and in-ground pool were added after 2019. The dating of the dwelling is based upon its appearance on an 1890 topographic map. The dwelling was not shown on an 1876 and 1891 atlas maps.

The dwelling, built pre-1890, is a two-story, side-gable dwelling with an irregular footprint due to two additions. The main block of the dwelling features a stone foundation and walls clad in stucco. The two-and-a-half-story addition has a concrete foundation with its frame walls clad in stucco. The one-story addition has a concrete foundation and walls covered in board and batten. The side gable roofs are covered in asphalt shingles. The typical window of the dwelling is a six-over-six, wood, double-hung window with screens unless otherwise noted. The building has two additions; a pre-1938 two-and-a-half-story addition at the northwest elevation of the main block, and the original garage was converted to living space and extended to connect to the northwest elevation of the two-and-a-half-story addition *circa*-2002. A new stand-alone garage was constructed in 2003. A brick chimney is located between the main block and the two-and-a-half-story addition.

The southeast (primary) elevation has a two-paneled, wood door with a nine-light, wood storm door flanked on each side by a typical window with two-paneled wood shutters on the main block. The primary entrance is accessed via stone masonry steps, and is sheltered by an asphalt-shingled front-gable roof supported by wood brackets. Two typical windows with two-paneled wood shutters are located on the first story of the two-and-a-half-story addition, and a stained-glass window is located on the first story of the one-story addition. Two nine-light, wood casement windows with louvered wood shutters are on the second story of the main block, while two typical windows with louvered wood shutters are located on the second story of the two-and-a-half-story addition (Photograph 1).

The southwest (side) elevation of the one-story addition contains a nine-light over two-panel wood door protected by a one-light over two-panel wood storm door. Typical windows with louvered wood shutters flank either side of the entrance. The entrance on the one-story addition is accessed via concrete walkway, and is sheltered by an asphalt shingled front-gable roof supported by wood brackets. A stained-glass window is on the first story of the two-and-a-half-story addition. The gable end of the main block contains two four-over-four, wood double-hung windows on the second story (Photograph 2).

The northwest (rear) elevation of the one-story addition contains a four-light over two-panel wood door. Two typical windows are located on the first story of the main block of the dwelling, with two nine-light wood casement windows above them on the second story (Photographs 3-4). A typical window is located on the second story of the two-and-a-half-story addition.

The northeast (side) elevation consists of the two-and-a-half-story addition and the one-story addition (Photograph 5). On the two-and-a-half-story addition, a pair of 10-light, wood French storm doors are flanked on each side by a 12-light, vinyl fixed window. Two typical windows are on the second story of the two-and-a-half-story addition, and two typical windows are on the one-story addition.

The 2003 garage is a one-story, two-bay garage with board and batten siding and a side gable roof clad in asphalt shingles (Photographs 6-9). The typical windows of the garage are eight-light, wood casement windows throughout unless otherwise noted. The southwest (primary) elevation contains two pairs of

modern metal and wood rolling garage doors. The northwest elevation contains two typical windows. The northeast elevation does not have any fenestration, while the southeast elevation contains a 12-light-over-four-panel, wood Dutch door and two typical windows.

The modern storage shed, built sometime after 2019, is a pre-fabricated shed with T1-11 wood panel siding (Photographs 10-11). The southwest elevation contains a pair of wood doors, and the southeast elevation contains two modern vinyl windows; the northeast and northwest elevations do not have any fenestration. The gable roof is covered with asphalt shingles.

The modern playhouse, built sometime after 2010, is constructed of wood with a cross gable roof covered in asphalt shingles (Photographs 12-13). The southwest elevation contains a wood Dutch door that is flanked on either side by modern vinyl windows and the southeast elevation contains a wood swing door; the northwest and northeast elevations do not have any fenestration.

### **Statement of Integrity:**

The integrity of 701 Fairhill Avenue was evaluated according to the seven aspects of integrity outlined in the National Register of Historic Places (National Register) Bulletin, *How to Apply the National Register Criteria for Evaluation* (National Park Service [NPS] 1997). The National Register recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The property at 701 Fairhill Avenue does not retain integrity.

The property retains integrity of location. The dwelling on the property remains in the same location that it was constructed.

The property does not retain integrity of setting. The former wooded areas and agricultural land surrounding the intersection on the 1938 aerial photograph have largely been developed with modern residential subdivisions. Between 1965-1967, Fairhill Avenue (across Old Lincoln Highway to the southeast) was relocated.

The property does not retain integrity of design. The original design of the dwelling has been altered by the pre-1938 two-and-a-half-story addition and the *circa*-2002 one-story addition which connected the dwelling to the garage that was converted to residential space. Historic aerials reveal that the spatial organization of the property has been altered through the addition of the modern garage, modern storage shed, a modern playhouse, a modern in-ground pool, a modern gazebo, and several decorative plantings and a garden.

The property does not retain integrity of materials. The dwelling has a mix of modern wood replacement doors, windows, and shutters which replicate historic versions but are not the original doors, windows, and shutters. In addition, the original garage (one-story addition) has been resided with modern board and batten siding. Asphalt shingles have replaced the original roof cladding.

The property does not retain integrity of workmanship. The loss of integrity of design and materials have compromised integrity of workmanship of the original dwelling. The alterations, which include replacement windows, doors, shutters, and modern board and batten siding, have resulted in a property that can no longer convey integrity of workmanship.

The property does not retain integrity of feeling as a late 19<sup>th</sup>/early 20<sup>th</sup> century dwelling due to the loss of integrity of design, materials, and workmanship. The property lacks the necessary physical features to convey its 19<sup>th</sup>-century characteristics due to the modern additions and modern replacement materials.

The property retains integrity of association as a residential dwelling.

### **National Register Evaluation:**

The property at 701 Fairhill Avenue was evaluated according to the National Register criteria outlined in the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation* (NPS 1997). The property at 701 Fairhill Avenue is recommended not eligible for the National Register due to a lack of significance and lack of integrity.

The property is recommended not eligible for the National Register under Criterion A. Background research did not reveal any associations with significant themes of history either at the local, state, or national level.

The property is recommended not eligible for the National Register under Criterion B, as it does not have an association with significant persons at the local, state, or national level.

The property is recommended not eligible for the National Register under Criterion C. Alterations to the property have resulted in the loss of integrity of design, materials, workmanship, and feeling. The dwelling lacks integrity and does not embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or “represent a significant and distinguishable entity whose components may lack individual distinction” (NPS 1997).

Archaeological investigations have not been completed at 701 Fairhill Avenue; therefore, the property’s eligibility under Criterion D cannot be assessed at this time.

### **Bibliography:**

E. P. Nell & Company

1891 *Middletown Township, Bridgetown, Oxford Valley, Langhorne, Hulmeville, Bucks County, Pennsylvania*. Pennsylvania: E. P. Nell & Company. Available online at: <https://historicmapworks.com/Map/US/895219/Middletown+Township%2C+Bridgetown%2C+Oxford+Valley%2C+Langhorne%2C+Hulmeville/Bucks+County+1891/Pennsylvania/>, accessed November 2024.

J. D. Scott

1876 *Middletown, Bucks County, Pennsylvania*. Pennsylvania: J. D. Scott. Available online at: <https://historicmapworks.com/Map/US/13660/Middletown/Bucks+County+1876/Pennsylvania>, accessed November 2023

National Park Service (NPS)

1997 *How to Apply the National Register Criteria of Evaluation*. National Park Service Bulletin. Available online at [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed November 2024.

United States Department of Agriculture (USDA)

1938 Aerial photograph, October 5, 1938, filename bucks\_010538\_ard346 Available online at <https://maps.psiee.psu.edu/ImageryNavigator/>, accessed November 2024.

1950 Aerial photograph, October 27, 1950, filename bucks\_102750\_ard\_4f\_11. Available online at <https://maps.psiee.psu.edu/ImageryNavigator/>, accessed November 2024.

1958 Aerial photograph, September 23, 1958, filename bucks\_092358\_ard\_7r\_156. Available online at <https://maps.psiee.psu.edu/ImageryNavigator/>, accessed November 2024.

1971 Aerial photograph, August 7, 1971, filename bucks\_080771\_ard\_3mm\_112. Available

online at <https://maps.psiee.psu.edu/ImageryNavigator/>, accessed November 2024.

1984 Aerial photograph, March 26, 1984, filename HAP83\_181\_0135. Available online at <https://maps.psiee.psu.edu/ImageryNavigator/>, accessed November 2024.

2017 Aerial photograph, 2017, filename LANGHORNE SW Available online at <https://maps.psiee.psu.edu/ImageryNavigator/>, accessed November 2024.

United States Geological Survey (USGS)

1890 *Burlington, PA*. Topographic 7.5-minute quadrangle. United States Geological Survey, Reston, Virginia.

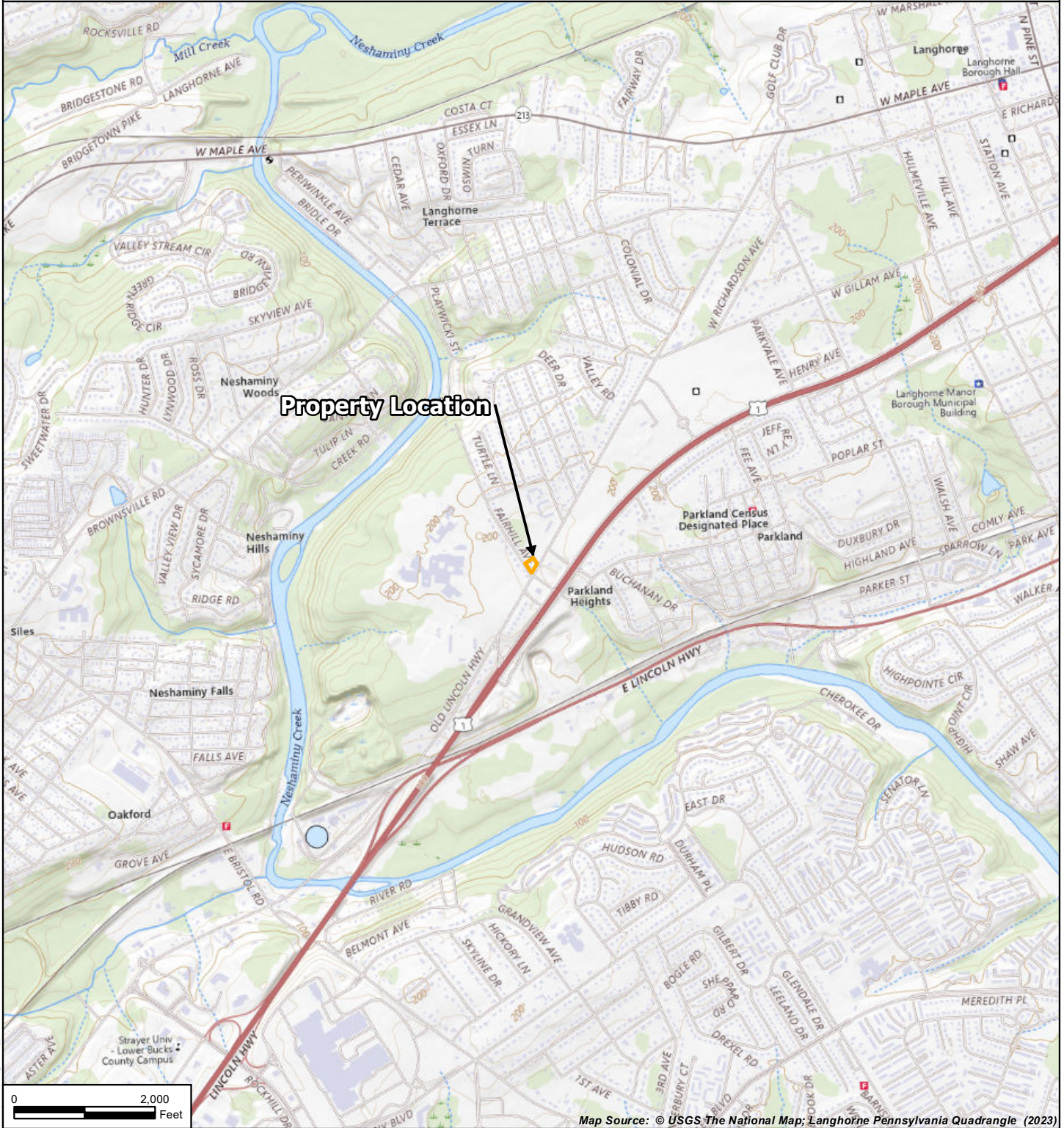
1993-1995 Aerial photograph, 1993-1995, filename langhorne\_pa\_sw. Available online at <https://maps.psiee.psu.edu/ImageryNavigator/>, accessed November 2024.

1999-2000 Aerial photograph, 1999-2000, filename langhorne\_pa\_sw. Available online at <https://maps.psiee.psu.edu/ImageryNavigator/>, accessed November 2024.

2023 *Langhorne, PA*. Topographic 7.5-minute quadrangle. United States Geological Survey, Reston, Virginia.

# Figure 1 Property Location Map for 701 Fairhill Avenue

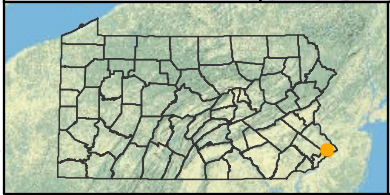
U.S. 1, Section RC3, Improvement Project  
Middletown Township, Buck County, Pennsylvania



Map Source: © USGS The National Map; Langhorne Pennsylvania Quadrangle (2023)

Site Coordinates: 40.157887, -74.944105

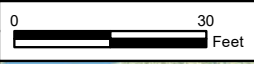
X:\Projects\PI\B\GIS\MXD\Historic\Figure\_1\_RLM.mxd November 20, 2024 azjac



Parcel: 22-016-002

## Figure 2 Site Plan and Photograph Locations for 701 Fairhill Avenue

U.S. 1, Section RC3, Improvement Project  
Middletown Township, Bucks County, Pennsylvania



Map Source: © USGS The National Map; Womelsdorf, and Sinking Spring, Pennsylvania Quadrangles (2023)

X:\Projects\PI\B\GIS\MPXD\Historic\Figure2\_SitePlanAndPhotos.mxd November 20, 2024 azajic



Photograph Locations  
Tax Parcel: 22-016-002



Photograph 1: The southeast (primary) elevation of the pre-1890 dwelling (left) and pre-1938 addition (right), camera facing northwest (August 2024).



Photograph 2: The southwest (side) elevation of the dwelling, camera facing northeast. Note the one-story addition and converted garage (left), the pre-1938 two-and-a-half-story addition (back middle), and the pre-1890 two-story main block of the dwelling (front right) shown here (August 2024).





Photograph 3: The northwest (rear) elevation of the dwelling, camera facing east. Note the one-story addition and converted garage (front left) and the pre-1938 two-and-a-half-story addition (back right) shown here (August 2023).



Photograph 4: The northwest (rear) of the dwelling showing the one-story addition and converted garage (front left), the pre-1938 two-and-a-half-story addition (back center), and the pre-1890 two-story main block of the dwelling (right) (August 2024).



Photograph 5: The northeast (side) of the dwelling showing the pre-1938 two-and-a-half-story addition (left) and the one-story addition and converted garage (right), camera facing southwest (August 2024).



Photograph 6: The southwest (primary) elevation of the 2003 garage, camera facing northeast (August 2024).



Photograph 7: The northwest (side) elevation of the 2003 garage, camera facing southeast (August 2024).



Photograph 8: The northeast (rear) elevation of the 2003 garage, camera facing west (August 2024).



Photograph 9: The southwest (primary) and southeast (side) elevation of the 2003 garage, camera facing northeast (August 2024).



Photograph 10: The northwest (side) and southwest (front) elevations of the modern shed, camera facing east (August 2024).



Photograph 11: The southeast (side) and northeast (rear) elevations of the modern shed, camera facing west (August 2024).



Photograph 12: The southwest (front) elevation of the modern playhouse, camera facing northeast (August 2024).



Photograph 13: The southwest (front) and southeast (side) elevations of the modern playhouse, camera facing northwest (August 2024).