



Excellence in Planning and Design

2008 Land Development Award



## CVS PHARMACY AND AUDUBON INN Lower Providence Township

The CVS pharmacy and Audubon Inn in Lower Providence Township received a 2008 Land Development Award for collaborative effort and an effective site design. This project involved preserving and reusing the historic inn and successfully integrating a new drugstore into an historic setting.

### Planning Concept

Working with township officials, the county planning commission, and local interest groups, a site design and village commercial zoning were created to save and reuse

the historic inn and allow the construction of a new CVS drugstore. The property's location at the congested intersection of Park Avenue, Pawlings, and Egypt Roads posed many design challenges. Coordinating with the developers of this project and an adjacent development, the township was able to complete many critical transportation improvements. Traffic flow was improved through significant road widening and signal upgrades. The addition of sidewalks, landscaping, street trees, decorative fencing, and signage enhance the appearance of this highly visible and historically significant intersection.



## Design Features

The new 11,970-square-foot CVS drugstore, resembling a traditional barn, was designed to complement the existing Audubon Inn. Complementary materials, colors, and architectural details blend with the historic character of the inn. Appealing details include a fieldstone façade, varied rooflines, window design and placement, dormers and shutters, and attractive lighting. Landscaping, including various attractive plantings and extensive rear and side yard buffers, contribute to the overall aesthetics of the project and reduce impacts to neighboring residences.

The historic Audubon Inn, built in 1757, was originally a fieldstone farmhouse. General Washington's troops are believed to have passed by the building in June of 1778. The inn was also a stop on the Philadelphia to Reading stage coach route. In recent years, the building was modified with an addition and operated as a restaurant. As part of this project, the addition was removed, and the 250-year old inn has been restored to its original footprint. The inn was meticulously renovated and converted into law offices. The building comprises 3,300 square feet and contains a reception area, conference rooms, and offices. The restoration included the preservation of many original historic elements including the fireplaces, built-in cabinetry, moldings, and wide-plank flooring.





## Collaboration

The Audubon Inn has been a prominent and highly visible fixture of the community for many years. The successful preservation of the inn and development of the site is shared among the developer, township officials, and active participation of local citizen groups who worked for many years on challenging zoning and site design issues. Thanks to this collaboration, the inn has been saved and restored for future generations.

This project demonstrates how a community can work together to retain its historic resources while allowing new development. It showcases how older buildings can be preserved and adapted to meet contemporary needs and how new buildings can respect the historic context of a site.

## Location

Intersection of Park Avenue, Pawlings and Egypt Roads  
Lower Providence Township  
Montgomery County

## Project Data

### Land Use

Commercial and Office

### Tract Size

2.26 acres

### Zoning

VC – Village Commercial District

### Building Area

CVS Pharmacy – 11,970 square feet

Audubon Inn – 3,300 square feet

### Parking

66 spaces

## Key Features

- Collaborative efforts
- Historic preservation and sensitive building restoration and reuse
- The integration of a new building in an historic setting
- Extensive transportation improvements

## CVS Pharmacy

### Owner

CVS Pharmacy  
One Berry Drive  
PO Box 560  
Lumberton, NJ 08048

### Developer

Redwood Holdings of Cherry Hill NJ  
1930 East Marlton Pike, Suite R-3  
Cherry Hill, NJ 08003

## Engineer/Land Planner/Landscape Architect

Bohler Engineering, Inc  
1600 Manor Drive, Suite 200  
Chalfont, PA 18914

## Architect

Larson Design Group  
1000 Commerce Park Drive  
PO Box 487  
Williamsport, PA 17703-0487

## Traffic Engineering

Traffic Planning and Design, Inc  
2500 East High Street, Suite 650  
Pottstown, PA 19464

## Audubon Inn

### Owner

Michael E. Furey and Joseph J. Baldassari  
1043 South Park Avenue  
Audubon, PA 19403

### Architect

Seiler + Drury Architecture, PC  
420 DeKalb Street  
Norristown, PA 19401

### Construction

Stem Construction, Inc.  
4 Colonial Way  
Malvern, PA 19355

### Landscaping

Baldassari Landscaping  
214 Miami Avenue  
Norristown, PA 19403

**The Montgomery County Planning Commission** acknowledges outstanding land developments and revitalization achievements in Montgomery County through The Montgomery Awards. These annual awards are dedicated to raising planning and design awareness in our communities. They honor the developers, consultants, organizations, and municipalities for their commitment and contribution in shaping and enhancing Montgomery County.

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