

HISTORIC RESOURCES SURVEY: PHOTOGRAPHIC UPDATE AND ADDITIONS FINAL REPORT



TOWNSHIP OF HAVERFORD Delaware County, Pennsylvania

PREPARED FOR:

Haverford Township Historical Commission
1014 Darby Road
Havertown, Pennsylvania 19083

December 2020



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1.0 INTRODUCTION

Richard Grubb & Associates, Inc. (RGA) completed the Haverford Township Historic Resources Survey: Update and Additions project in 2020. The goal of the project was to update existing Township historic resource records with new photographs, and documentation necessary to add seven to ten historic resources to the Historic Resources Survey (HRS). The project resulted in the completion of eleven Pennsylvania Historic Resource Survey Forms, 30 photographs of historic resources already listed in the township survey, and the prioritization of historic resources to be documented in future projects. The project was funded by the Pennsylvania Historical and Museum Commission, State Historic Preservation Office, through a Certified Local Government grant.

1.1 Brief Overview of Preservation Activity in Haverford Township

Haverford Township has long been recognized as important to the history of Delaware County, Pennsylvania. Among the most notable historic resources in the township are the oldest house of worship in the county (the Old Haverford Friends Meeting House, built circa 1700) and the oldest surviving schoolhouse in the county (the Federal School, built 1797). The Haverford Township Historical Society was formed in 1939 to preserve historic buildings, documents, and information of value pertaining to the history of the township; it was one of the first local historical societies formed in Delaware County.

The genesis of the current HRS was a list of buildings constructed prior to 1900 that possessed historical or architectural value compiled by the Historical Society in 1969. This list was updated during the Bicentennial, with the updated list completed in 1977 (Haverford Township 1988:II-15). The original list of historic resources included a short paragraph outlining the significance of each resource.

In the 1980s, staff of the Delaware County Planning Department began to complete Pennsylvania Historic Resource Survey Forms for historic resources. Staff members including Susan Hauser and Kathy Wandersee completed much of this work throughout Delaware County, including Haverford Township. They expanded the list of identified historic resources in Haverford Township before the Comprehensive Plan of 1988 was adopted. The Comprehensive Plan had a lengthy chapter titled “Historic Heritage” but no specific recommendations for further action. As interest in establishing a historical commission increased in the early 1990s, Planning Department staff updated the existing survey forms and completed additional forms. In 1994, the Planning Department staff had completed its work for Haverford, documenting 147 historic resources from the three prior centuries.

Haverford Township adopted its Historic Preservation section of the zoning code (Article XIII) in 1997 with revisions in 2009. The Historic Preservation ordinance provided for a historical commission, created a zoning overlay that included the 147 resources documented by 1994, and outlined protection measures such as plan review for additions or demolitions. The ordinance directs the Commission to undertake eight specific “functions and duties.” One of these tasks (§182-1305.D(2)) authorizes the Commission to “[c]onduct research on and nominate potential historic resources for inclusion in the Historic Resource Survey....” Also in the list of functions and duties is “Maintain and update the Historic Resource Survey and Inventory of Historic Resources,” which was the impetus for the current project.

1.2 2020 Historic Resource Update

Since the founding of the Commission, additional resources in the township that appear to be worthy of inclusion in the Historic Resources Survey have been identified. By the beginning of 2019, the list of potential candidates for inclusion had grown to 79 resources. The Commission

applied for and received a Certified Local Government grant to assist in the documentation of existing resources and the evaluation of additional resources.

To complete the various project elements, Haverford Township retained RGA, a cultural resource consulting firm based in Cranbury, New Jersey with two local offices in Pennsylvania through a competitive bidding process. RGA is a full-service cultural resource management firm specializing in National Register nominations, historic resource impact studies, municipal surveys, comprehensive plans, historic structures reports, historic architectural and archaeological surveys, and general preservation planning services. The principal investigator for the subject project was Seth Hinshaw, Senior Historian, who holds an M.S. in Historic Preservation from the University of Pennsylvania's Stuart Weitzman School of Design and exceeds the Federal Standards for Architectural Historians as established by the National Park Service (48 FR 44716 / 36 CFR 61 Professional Qualification Standards).

The survey project was designed with six tasks. The first task was resource identification and prioritization, which involved the ranking of historic resources proposed for inclusion in the Historic Resources Survey (Section 2.0 in this report). The second task was the completion of 7 to 10 Pennsylvania Historic Resource Survey Forms (Section 3.0; see Appendix A). The third task was the completion of updated photography of selected resources currently listed in the township Historic Resources Survey (Section 4.0). The fourth task involved providing information for quarterly status updates. The fifth task was the project report (this document). Finally, the sixth task was a presentation of the completed project to the township Board of Commissioners and residents at a public meeting.

At the end of this report is an additional section discussing the project findings and recommendations for further action.

2.0 RESOURCE IDENTIFICATION AND PRIORITIZATION

Since the Haverford Township Historical Commission was established, its members have maintained a list of properties potentially eligible for adding to the Historic Resources Survey. The Commission provided RGA with a list of 79 properties located throughout the township to be ranked for such inclusion, with a preponderance in the northeastern half of the township. When COVID-19 restrictions prevented the planned site survey with members of the Historical Commission, Devon Mattox, daughter of Commission member Stacey Mattox, plotted the resources on a Google map which created an efficient drive for RGA to review the buildings.

In some municipalities, historic resources are ranked by importance, often into four classes. Classification is often used as a means of ranking the properties by importance, with higher levels of protection for the higher classes. Class I resources are either listed in the National Register of Historic Places (NRHP) individually or as a contributing resource in a listed historic district, or otherwise already determined eligible for listing in the NRHP individually or as a contributing resource in a historic district. Class II is usually the set of properties that appear to be eligible for listing in the NRHP, but have not been officially evaluated. Class III is a set of resources with local importance but probably not NRHP-eligible. Class IV properties are the remaining resources. In the case of Haverford Township, the 79 properties were derived almost exclusively from what would normally be designated as Class II with a few that would usually be Class III.

Completion of the pedestrian and vehicular survey of the 79 resources took place in August 2020. Not having the accompaniment of a Commission member meant that the consultant usually did not have information about threats to individual resources, which would have elevated the importance of a given resource.

Early in the fieldwork, it became evident that the set of resources was composed of buildings ranging in age primarily from 1880 to 1940 and comparable in architectural importance. The prioritization of resources was based on differences in the degree and quantity of high-style features, evidence of alterations, and the presence of architectural elements that would be potentially protected if the resource were added to the survey. In a few instances, historical information was available for the resource and was used in the evaluation.

The prioritization was added onto a spreadsheet of the properties and returned to the Commission for review. Altogether, 28 properties were ranked as “very high” in historic value. An additional 34 properties were ranked as “high” in historic value. The remaining 17 resources were ranked as “medium to high” historic value.

The rankings of the historic resources are provided in the Table 2.1.

Table 2.1: Ranking of the 79 historic resources proposed to be added to the township survey.

Windshield Survey #	Street #	Street detail	Address	City	Zone	Rating
60	123		County Line Road	Bryn Mawr	Haverford College	Very High
72	125		County Line Road	Bryn Mawr	Haverford College	Very High
75	842		Buck Lane	Haverford	Haverford College	Very High
34	3035		Darby Road	Ardmore	Grasslyn	Very High
44	660	East	Township Line Road	Havertown	Llanerch	Very High
48	12		Tenby Road	Havertown	Llanerch	Very High
52	20		Tenby Road	Havertown	Llanerch	Very High
53	25		Tenby Road	Havertown	Llanerch	Very High
64	440		Kenmore Road	Havertown	Brookline	Very High
49	118		Brookline Boulevard	Havertown	Brookline	Very High
51	251		Mill Road	Havertown	Penfield	Very High
8	1114		Edgewood Road	Havertown	Penfield	Very High
6	1682		Karakung Drive	Havertown	Penfield	Very High
37	237		Merwood Lane	Ardmore	Ardmore Park	Very High
47	231		Golfview Road	Ardmore	Ardmore Park	Very High
45	25	East	Benedict Avenue	Havertown	South Ardmore	Very High
73	987		Railroad Avenue	Bryn Mawr	Haverford College	High
36	519		College Avenue	Haverford	Coopertown	High
55	616		Coopertown Road	Haverford	Coopertown	High
22	8		Bambi Lane	Bryn Mawr	Coopertown	High
26	3244		Darby Road	Haverford	Coopertown	High
80	151		Allgates Drive	Haverford	Coopertown	High
11	3	West	Clearfield Road	Havertown	Grasslyn	High
50	1810		Darby Road	Havertown	Grasslyn	High
27	1701		Darby Road	Havertown	Grasslyn	High
16	70	West	Hillcrest Avenue	Havertown	Grasslyn	High
79	72	West	Hillcrest Avenue	Havertown	Grasslyn	High

Table 2.1; continued.

Windshield Survey #	Street #	Street detail	Address	City	Zone	Rating
31	1142		Bon Air Road	Havertown	Manoa/Lynnewood	High
5	1246		Fairview Avenue	Havertown	Manoa/Lynnewood	High
68	124	East	Park Road	Havertown	Llanerch	High
28	400		Allston Road	Havertown	Brookline	High
63	1100		Earlington Road	Havertown	Brookline	High
42	501		Brookline Boulevard	Havertown	Brookline	High
62	516		Kathmere Road	Havertown	Brookline	High
69	34		Brookline Boulevard	Havertown	Brookline	High
59	805		Lawson Avenue	Havertown	Penfield	High
56	572		Mill Road	Havertown	Penfield	High
54	708		Beechwood Drive	Havertown	Penfield	High
67	717		Beechwood Drive	Havertown	Penfield	High
61	824		Homestead Avenue	Havertown	Penfield	High
24	835		Wynnewood Road	Ardmore	Ardmore Park	High
38	817		Loraine Street	Ardmore	Ardmore Park	High
77	2600		Haverford Road	Ardmore	Ardmore Park	High
78	2565		Haverford Road (2565A)	Ardmore	Ardmore Park	High
25	2919		Mapleshade Road	Ardmore	Ardmore Park	High
33	143	East	Eagle Road	Havertown	South Ardmore	High
13	129		Hastings Avenue	Havertown	South Ardmore	High
15	33	East	Benedict Avenue	Havertown	South Ardmore	High
14	34	East	Benedict Avenue	Havertown	South Ardmore	High
10	2138		Darby Road	Havertown	South Ardmore	High
18	751		Millbrook Lane	Haverford	Haverford College	Medium to High
17	749		Millbrook Lane	Haverford	Haverford College	Medium to High

Table 2.1; continued.

Windshield Survey #	Street #	Street detail	Address	City	Zone	Rating
30	800		Coopertown Road	Bryn Mawr	Coopertown	Medium to High
20	305		Highland Lane	Bryn Mawr	Coopertown	Medium to High
39	12		Coopertown Road	Haverford	Coopertown	Medium to High
58	305		Ardmore Avenue	Ardmore	Grasslyn	Medium to High
76	2200		Grasslyn Avenue	Havertown	Grasslyn	Medium to High
71			Lawrence and West Eagle Roads	Havertown	Manoa/Lynnewood	Medium to High
29	1400		Lawrence Road	Havertown	Manoa/Lynnewood	Medium to High
3	1254		West Chester Pike	Havertown	Manoa/Lynnewood	Medium to High
41	83	South	Eagle Road	Havertown	Manoa/Lynnewood	Medium to High
21	625		West Chester Pike	Havertown	Manoa/Lynnewood	Medium to High
4	143		Myrtle Avenue	Havertown	Llanerch	Medium to High
65	408		Spring Road	Havertown	Llanerch	Medium to High
32	17		Mifflin Avenue	Havertown	Llanerch	Medium to High
66	24		Strathmore Road	Havertown	Brookline	Medium to High
46	35	East	Turnbull Avenue	Havertown	South Ardmore	Medium to High

3.0 PENNSYLVANIA HISTORIC RESOURCE SURVEY FORMS

The completion of historic resource survey forms was the principal task of this project. Altogether, 11 survey forms were prepared. The properties documented on these forms are recommended to be added to the township's Historic Resources Survey.

At the beginning of the project, the Commission identified 12 properties to be documented on survey forms. These dozen properties included four residences, four commercial properties, three objects, and one additional building (an observatory). Two of these properties were eventually removed from the initial list. Major alterations were proposed for the Brent Strock Office building, which would result in a loss of integrity so great as to negate the historic importance of the building (the building was ultimately demolished due to structural failures exposed during construction). Initial research on a second property, located near the intersection of Hillcrest and Eagle roads, suggested that a train depot formerly standing in this location was not likely to be the existing building. Instead, the Commission identified a Second Empire-style house located at 835 Wynnewood Road and a cluster of three auto repair resources proximate to the intersection of Haverford Road and Loraine Street (in lieu of the three auto repair resources on Haverford Road, the Historical Commission later requested review and assistance with completion of two survey forms they had prepared: the American Legion Post at 2200 Grasslyn Avenue and the Sears "Elsmore" House at 38 East Turnbull Avenue). The resources identified for documentation at any stage of the project are recorded in Table 3.1.

During the fieldwork in November 2020, the project architectural historian documented each historic resource. Photographs were taken of each historic building, including the main and side elevations. Field notes were prepared to include information about key architectural details, and a sketch map was drawn to document the arrangement of each historic resource on its site and the locations and camera angles of photographs. Only the exteriors of the resources were examined; the rear elevations were usually not documented. The information acquired during the field survey became the basis for the preparation of the individual survey forms.

Historic research included documentation through deed research for most properties, research of historic maps and aerial photography, interviews with knowledgeable township residents, and information provided by the Haverford Township Historical Society and the Assistant Director of Facilities Management for Planning and Design for Haverford College. Research was conducted through the Newspapers.com website to flesh out the details of the properties.

Specific Survey Form Information

The Pennsylvania Historic Resource Survey Form is a detailed, multi-page report used to document historic properties throughout the Commonwealth of Pennsylvania. Several versions of the survey form are available; the latest version, consisting of a fillable PDF form with continuation sheets, was used for this project. The survey form includes the information required by the Pennsylvania State Historic Preservation Office (PA SHPO) for evaluating the eligibility of a property for listing in the NRHP and is an "industry standard" means of documentation. Moreover, it provides the vital information necessary for Haverford Township to record property data. The survey forms were completed using the guidance in the document "How to Complete the Pennsylvania Historic Resource Survey Form." The first pages of the form present property information, including location and tax parcel number, plus key information about the historic resources. Later pages provide a physical description of the historic resource, an integrity statement, a property history, and an evaluation of the property's significance. At the end of the survey forms are continuation sheets with current photographs, historic photographs when available, and historic maps.

Table 3.1: Historic resources documented on Pennsylvania Historic Resource Survey Forms.

Name	Address
Henry J. Cadbury House	774 Millbrook Lane
Garrigues House	833 Buck Lane
Strawbridge Observatory	Walton Lane
Allgates Entrance	Allgates Drive
Hopson House	1419 Darby Road
Beechwood Amusement Park	Karakung Drive
Wynnewood Lanes	2228 Haverford Road
Havertown Beverage	2208 Darby Road
McClain House	835 Wynnewood Road
American Legion Post	2200 Grasslyn Avenue
Sears "Elsmore" House	38 East Turnbull Avenue

4.0 UPDATED PHOTOGRAPHY OF SELECTED HISTORIC RESOURCES

As part of its role in documenting the history of Haverford Township, the Commission has initiated the process of updating the photographs of the resources included in the township survey, for which they have rephotographed 76. Most of the existing images of the historic resources were taken during the early 1990s, and some images are over 30 years old. During the past three decades, some resources have been enlarged and others renovated or altered.

The updated photography task was intended to give the Commission a boost in completing the project of obtaining new photographs of the historic resources. The Commission provided the resource numbers for the properties to be photographed and requested that the new photography be taken from the same vantage point as much as possible.

The photography task was completed in November 2020. A total of 30 properties were documented.

5.0 PROJECT FINDINGS AND RECOMMENDATIONS

This section provides information on the properties researched for possible inclusion in the Haverford Township Historic Resources Survey. It is RGA's opinion that the Haverford Township Historical Commission should recommend the addition of all eleven properties to the Historic Resources Survey to the Board of Commissioners. This section includes information about the designation guidelines and information about how individual properties meet the guidelines.

The historic preservation section of the Haverford Township zoning ordinance (§ 182-1304.A) provides the following qualifications for the Historic Resources Survey:

- 1) Those historic resources identified in the 1994 Township Survey;
- 2) Historic resources individually listed on the National Register of Historic Places;
- 3) Contributing historic resources in a National Register district i.e., buildings, sites, structures, fixtures, monuments, and objects filed as such with the National Register of Historic Places;
- 4) Buildings, sites, structures, fixtures, monuments, objects and districts which have received a determination of eligibility (DOE) for the National Register of Historic Places from the Pennsylvania Historical and Museum Commission; and
- 5) Historic resources determined by the Board of Commissioners, upon recommendation and documentation of the Historical Commission, to be of historical, cultural, aesthetic or architectural significance to Haverford Township and included on the historic resource Survey.

The resources being recommended for inclusion in the Historic Resources Survey currently meet only qualification #5. However, the survey forms produced for this project are being forwarded to the PA SHPO, which may determine several if not all to be eligible for listing in the NRHP, which would make them eligible for the Historic Resources Survey under #4 as well. The ordinance does not require a resource to be determined eligible or listed in the NRHP in order to be included in the Historic Resources Survey; like most municipal historic preservation ordinances, a resource can be included if it is determined to have local significance.

The historic preservation section of the zoning ordinance (§ 182-1304.C) also states that when nominating a resource for inclusion into the historic resource survey, the following must be considered and referenced in the written recommendation to the Board of Commissioners:

- A) The "National Register Criteria for Evaluation" adopted from time to time by the National Register for Historical Places;
- B) The "National Historic Landmarks Criteria for Evaluation" adopted from time to time by the National Register for Historical Places; and
- C) The "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" adopted from time to time by the Secretary of the Interior.

As part of the completion of the survey forms, the eligibility of the resource for listing in the NRHP was evaluated (Criterion A above). Not all resources appear to be eligible for listing in the NRHP, but the ordinance does not require a resource to be eligible or listed. Only two resources appear to be candidates for consideration as National Historic Landmarks (Criterion B above): the Henry J. Cadbury House and the Strawbridge Observatory. At this time, Ordinance Criterion C above does not appear to apply to the proposed resources.

An overview of the resources proposed for inclusion in the Historic Resources Survey is provided in Table 5.1 below. Figure 5.1 indicates the locations of the properties.

Table 5.1: Overview of the resources proposed for inclusion in the historic resource survey.

Name	Address	Potential Qualifications	Ordinance Criteria
Henry J. Cadbury House	774 Millbrook Lane	5	A, B
Garrigues House	833 Buck Lane	5	A
Strawbridge Observatory	Walton Lane	5	A, B
Allgates Entrance	Allgates Drive	5	A
Hopson House	1419 Darby Road	5	A
Beechwood Amusement Park	Karakung Drive	5	A
Wynnewood Lanes	2228 Haverford Road	5	A
Havertown Beverage	2208 Darby Road	5	A
McClain House	835 Wynnewood Road	5	A
American Legion Post	2200 Grasslyn Avenue	5	A
Sears "Elsmore" House	38 East Turnbull Avenue	5	A

The eleven properties recommended to be added to the Haverford Township Historic Resources Survey are briefly identified below, with information on the eligibility of each resource for listing in the National Register.

Henry J. Cadbury House (774 Millbrook Lane)

The Henry J. Cadbury House (Plate 5.1) is an American Foursquare residence constructed circa 1902. When built, the house was part of the Millbrook residential development near the Haverford College campus. The most significant resident of the house was Henry J. Cadbury, who lived there from 1932 to 1975. Cadbury is a person of national significance due to his humanitarian and academic achievements. As a sporadic leader of the American Friends Service Committee (AFSC), Cadbury participated in multiple humanitarian endeavors around the world, the two most important being the feeding of poor mining families during the Great Depression and then the feeding of families in Central Europe after World War II. Cadbury was selected to receive the Nobel Peace Prize in 1947 on behalf of the AFSC. Cadbury's academic achievements were crowned by his selection to serve on the committee that translated the Revised Standard Version of the Bible; his other academic achievements include multiple books and articles on topics including biblical scholarship and Quaker history. The Henry J. Cadbury House is recommended eligible under Criterion A for its association with Cadbury. It may also be eligible under Criterion C for architecture.

Garrigues House (833 Buck Lane)

The Garrigues House (Plate 5.2) is an eclectic late nineteenth-century house constructed circa 1855 and later enlarged; a historic carriage house is associated with the house. The property was carved off the larger Garrigues farm in 1851. Samuel Garrigues, who had farmed the property for almost half a century, created a two-acre vacant parcel that he sold to four unmarried daughters. The daughters constructed the core of today's house, likely the northeast corner of the current house. Later owners included an attorney named William G. Thomson and an industrial executive named Frank Tenney, who gave the house the name "Maywood." The Garrigues House is recommended eligible under Criterion C for its architecture as an example of a nineteenth-century farmhouse that was expanded and then modernized during the Colonial Revival period.

Strawbridge Observatory (Walton Lane)

The Strawbridge Observatory (Plate 5.3), located on the Haverford College campus, is one of the oldest observatories in the United States. The north end of the observatory was constructed in 1852, replacing an earlier observatory that had been constructed in the 1830s under the guidance of the

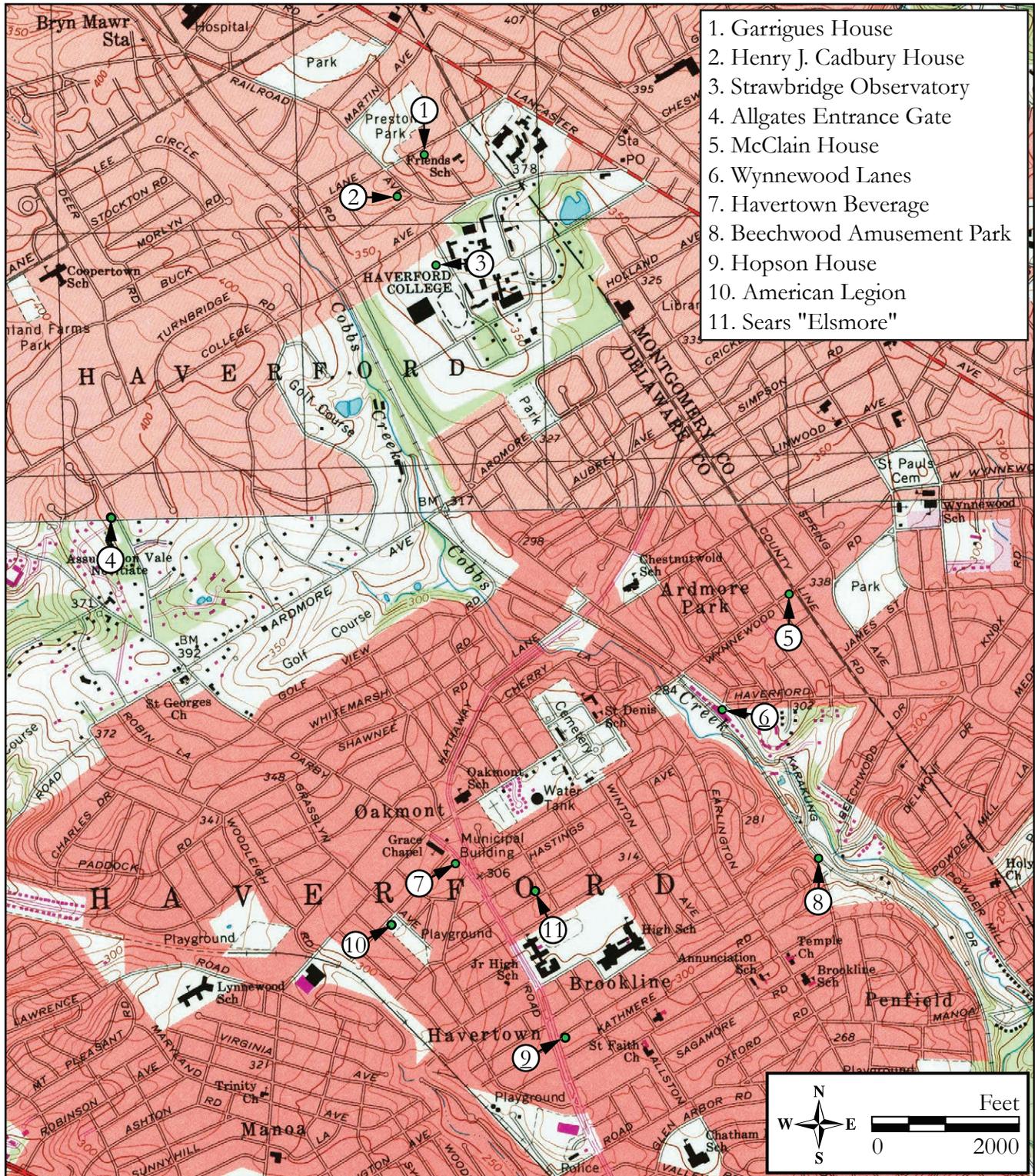


Figure 5.1: U.S.G.S. Map
(1997 U.S.G.S. 7.5' Quadrangle: Norristown, PA and Lansdowne, PA).



Plate 5.1: Henry J. Cadbury House, main elevation.

Photo view: Northwest

Photographer: Seth Hinshaw

Date: November 25, 2020



Plate 5.2: Garrigues House, main elevation.

Photo view: South

Photographer: Seth Hinshaw

Date: November 25, 2020



Plate 5.3: Strawbridge Observatory, as viewed from Walton Lane.

Photo view: West

Photographer: David Harrower

Date: December 9, 2020

nationally important college instructor John Gummere. In 1883, the observatory was extended to the south, and it appears that even this section is older than all other observatories in the Commonwealth of Pennsylvania. The observatory is recommended eligible under Criterion C for its architecture. In addition, the observatory could be included in a boundary increase for the NRHP-eligible Haverford College campus, which was determined eligible for listing in the NRHP in 1993.

Allgates Entrance (Allgates Drive)

The Allgates Entrance (Plate 5.4) is a stone wall with an iron gate designed by the renowned Philadelphia Master Ironsmith Samuel Yellin and built in 1917. It was constructed as part of the creation of the Allgates Estate for Horatio Gates Lloyd, who lived on the property from 1912 until his death in 1937. Lloyd was a partner in the Drexel banking firm and an important humanitarian. After Lloyd's death, the property was used as a rest home, and then as a Catholic center for training home nurses before the property was subdivided in 1985 for residential development. The Allgates Entrance is a locally important landmark but as a part of the overall estate it is not likely to be determined individually eligible for listing in the NRHP. Because the estate is already listed in the NRHP (1979), it is recommended that the gate be identified as a contributing resource to the overall Allgates Estate as a recognition of its importance.

Hopson House (1419 Darby Road)

The Hopson House (Plate 5.5) is an Art Moderne-style house built circa 1950. Alfred W. Hopson, the first resident, was a local builder whose office was located along Darby Road. Elements of the house's design include a rounded corner and horizontal banding; examples of the Art Moderne style are relatively rare in the western Philadelphia suburbs. Later owners have included John A. Bender, a nationally known minister who specialized in similarities among a wide variety of religious faiths, and the current owner, Wesley Waters, a past president of the Art Deco Society. The house is recommended eligible for listing in the NRHP under Criterion C for architecture.

Beechwood Amusement Park (Karakung Drive)

The sole surviving vestige of the Beechwood Amusement Park (Plate 5.6) is an abutment for an elevated bridge over the former Philadelphia & Western (P&W) trolley line. The Beechwood Amusement Park existed from 1907 to 1909. It was created as a recreational destination that would boost the trolley in its early years. Although the P&W was immediately successful, the amusement park was unprofitable throughout its existence. The buildings and improvements of the park were entirely removed by the spring of 1910, and since that time the surviving remnant has been the abutment behind the Beechwood-Brookline Station. Most of the land where the park's buildings stood was developed in the 1910s. While the local significance of the surviving abutment is unquestioned, it is unlikely that the PA SHPO would find it eligible for listing in the NRHP.

Wynnewood Lanes (2228 Haverford Road)

Wynnewood Lanes (Plate 5.7) is a Modern-style building constructed in 1962. It was built for Nick Malazia, who had envisioned operating a large bowling alley while serving in the military in Paris, France. The Modern-style building is notable for its underground parking, stylized and limited decoration, and lack of windows. The building is recommended eligible for listing in the NRHP under Criterion A for entertainment/recreation.

Havertown Beverage (2208 Darby Road)

Havertown Beverage (Plate 5.8) is a Modern-style commercial building constructed in the early 1960s as an addition onto an earlier concrete block automotive service station. The service station opened circa 1930 when the block section was built. The final owner of the service station was Edward J. Lackner, who owned several gas stations in the Philadelphia suburbs and also sold ice vending machines. When a competitor built another gas station immediately north of his station, Lackner converted the block building into a beverage business and had the Modern-style section constructed along Darby Road. Havertown Beverage is recommended eligible for listing in the NRHP under Criterion C for architecture.



Plate 5.4: Allgates Entrance Gate.

Photo view: Southwest

Photographer: Stacey Mattox

Date: November 2020



Plate 5.5: Hopson House, main elevation.

Photo view: Northeast

Photographer: Seth Hinshaw

Date: November 25, 2020



Plate 5.6: Beechwood Amusement Park Abutment.

Photo view: West

Photographer: Seth Hinshaw

Date: November 25, 2020



Plate 5.7: Wynnewood Lanes, main elevation.

Photo view: South

Photographer: Seth Hinshaw

Date: November 25, 2020



Plate 5.8: Havertown Beverage, main elevation.

Photo view: Southwest

Photographer: Seth Hinshaw

Date: December 2, 2020

McClain House (835 Wynnewood Road)

The McClain House (Plate 5.9) is a Second Empire-style residence constructed circa 1885. It was built for Thomas and Elizabeth McClain, who owned the property from 1883 to 1916. Thomas McClain held the position of “car inspector,” in which he determined the worthiness of rail cars for use. Rail cars he determined unfit for use were immediately taken to rail yards for maintenance. The Cianchetti family owned the property from 1944 to 1995. Onorato Cianchetti was a building contractor who likely constructed the existing porch and the two additions. The McClain House is recommended eligible for listing in the NRHP under Criterion C for architecture.

American Legion Post (2200 Grasslyn Avenue)

The American Legion Post (Plate 5.10) is the home of one of the oldest local chapters of the organization, and its post building is also one of the oldest American Legion Post buildings in the nation. The Post was organized in 1920 and recently passed its century mark. The post building will soon be a century old as well. The American Legion Post building does not appear to be eligible for listing in the NRHP, although an investigation of its design in the context of other American Legion post buildings could change that assessment.

Sears “Elsmore” House (38 East Turnbull Avenue)

The Sears “Elsmore” House (Plate 5.11) is an outstanding example of a kit house in Haverford Township. Completed in 1919, the house is a Craftsman type of Bungalow. It retains many original features, including its dormer, projecting front porch with three-part columns and original railing, eave brackets, cypress siding, chimney, and doors. The house is recommended eligible for listing in the NRHP under Criterion C for architecture.



Plate 5.9: McClain House.

Photo view: Southeast

Photographer: Seth Hinshaw

Date: December 2, 2020



Plate 5.10: American Legion Post.

Photo view: Southwest

Photographer: Susan Osborne

Date: December 1, 2019



Plate 5.11: Sears "Elmore" House.

Photo view: Northwest

Photographer: Stacey Mattox

Date: May 16, 2016

6.0 CONCLUSIONS AND RECOMMENDATIONS

Richard Grubb & Associates, Inc. (RGA) completed the first update of the 1994 Historic Resources Survey of Haverford Township, Delaware County, Pennsylvania in 2020. The goal of the project was to update and expand the Haverford Township Historic Resources Survey and to document properties to be added to the Survey.

The project produced the following deliverables:

- 1) The Historical Commission had previously compiled a list of 79 potential properties to add to the existing Survey; these properties were placed in three categories indicating their relative historical significance based on National Register of Historic Places criteria;
- 2) Pennsylvania Historic Resource Survey Forms were completed for eleven of these properties. Two of these eleven Historic Resource Survey forms were compiled by RGA based on research by Commission members and others (Sears “Elsmore” House, Stacey Mattox, and American Legion Post, Susan Osborne and members of the Post); and
- 3) Photographs were taken of 30 historic resources currently on the Survey to update the information collected on these properties in 1994. These photographs will advance a project to re-photograph all historic resources from the 1994 Survey being undertaken by the Commission.

RGA endorses the addition of all eleven properties to the Township Historic Resources Survey by the Board of Commissioners. Furthermore, RGA encourages the Historical Commission to pursue future opportunities for adding historic resources to the Historic Resources Survey.

The RGA team would like to thank the Sub-Committee of the Haverford Township Historical Commission for their assistance during this project, in particular the principal sub-committee liaison Stacey Mattox, Kathy Case, Bryan Ramona, and Keith Swift.

Funding for this project was provided through a grant from the Certified Local Government program of the Pennsylvania Historical and Museum Commission.

7.0 REFERENCES

Haverford Township

1988 Comprehensive Plan. Haverford Township, Havertown, Pennsylvania.

McAlester, Virginia and Lee McAlester

1989 *A Field Guide to American Houses*. Alfred A. Knopf, New York City, New York.

National Park Service

1997 *How to Apply the National Register Criteria for Evaluation (Bulletin 15)*. Department of the Interior, Washington, D.C.

National Park Service

1997 *How to Complete the National Register Registration Form (Bulletin 16A)*. Department of the Interior, Washington, D.C.

Pennsylvania Historical and Museum Commission

2008 *How to Complete the Pennsylvania Historic Resource Survey Form*. Bureau for Historic Preservation, Harrisburg, Pennsylvania.

APPENDIX A: PENNSYLVANIA HISTORIC RESOURCE SURVEY FORMS

Nine Survey Forms Submitted in Digital Format.

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
Bureau for Historic Preservation

Key # _____

ER# _____

Name, Location and Ownership *(Items 1-6; see Instructions, page 4)*

HISTORIC NAME Edith H. Dewees Project Dwelling

CURRENT/Common NAME Darin & Catherine Hayton Residence

STREET ADDRESS 749 Millbrook Lane, Haverford, PA **ZIP** 19041

LOCATION Haverford, PA

MUNICIPALITY Haverford Township **COUNTY** Delaware

TAX PARCEL # 22-04-00560-00 **USGS QUAD** Norristown, PA

OWNERSHIP Private
 Public/Local Public/County Public/State Public/Federal

OWNER NAME/ADDRESS Darin & Catherine Hayton, 749 Millbrook Lane, Haverford, PA 19041

CATEGORY OF PROPERTY Building Site Structure Object District

TOTAL NUMBER OF RESOURCES 1

Function *(Items 7-8; see Instructions, pages 4-6)*

Historic Function	Subcategory	Particular Type
<u>Dwelling</u>	<u>Single Dwelling</u>	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Current Function	Subcategory	Particular Type
<u>Dwelling</u>	<u>Single Dwelling</u>	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Architectural/Property Information *(Items 9-14; see Instructions, pages 6-7)*

ARCHITECTURAL CLASSIFICATION

International Style _____

_____ _____

_____ _____

EXTERIOR MATERIALS and STRUCTURAL SYSTEM

Foundation	<u>Stone Masonry</u>	<u>Stucco</u>
Walls	<u>Concrete Block Masonry</u>	<u>Stucco</u>
Roof	<u>Asphalt Shingles</u>	_____
Other	_____	_____
Structural System	<u>Load-bearing masonry</u>	_____

WIDTH 44 (ft) or _____ (# bays) **DEPTH** 36 (ft) or _____ (# rooms) **STORIES/HEIGHT** 2

Property Features *(Items 15-17; see Instructions, pages 7-8)*

Setting Suburban Neighborhood

Ancillary Features

Acreage (round to nearest tenth)

Historical Information *(Items 18-21; see Instructions, page 8)*

Year Construction Began _____ Circa Year Completed 1938 Circa

Date of Major Additions, Alterations Circa Circa Circa Circa Circa

Basis for Dating Documentary Physical

Explain Based on archival documentation and visual evidence

Cultural/Ethnic Affiliation(s) _____

Associated Individual(s) _____

Associated Event(s) _____

Architect(s) E. Nelson Edwards, AIA

Builder(s) Unkefer Brothers Construction Company

Submission Information *(Items 22-23; see Instructions, page 8)*

Previous Survey/Determinations None

Threats None Neglect Public Development Private Development Other

Explain: _____

This submission is related to a non-profit grant application business tax incentive
 NHPA/PA History Code Project Review other

Preparer Information *(Items 24-30; see Instructions, page 9)*

Name & Title R. Thomas Unkefer, Haverford Township Historical Commission member

Date Prepared June 2014 Project Name Haverford Township Historic Resources Survey

Organization/Company Haverford Township Historical Commission

Mailing Address 2325 Darby Road, Havertown, PA 19083

Phone 610-446-1000 Email _____

Site Plan (Item 34)

See page 11 of the Instructions for more information regarding the site plan. Create a sketch of the property, showing the footprint of all buildings, structures, landscape features, streets, etc. Label all resources and streets. Include a North arrow and a scale bar (note if scale is approximate). This sheet may be used to sketch a plan or another map/plan may be substituted.



Figure 1. Site Location. Source: Google Earth.

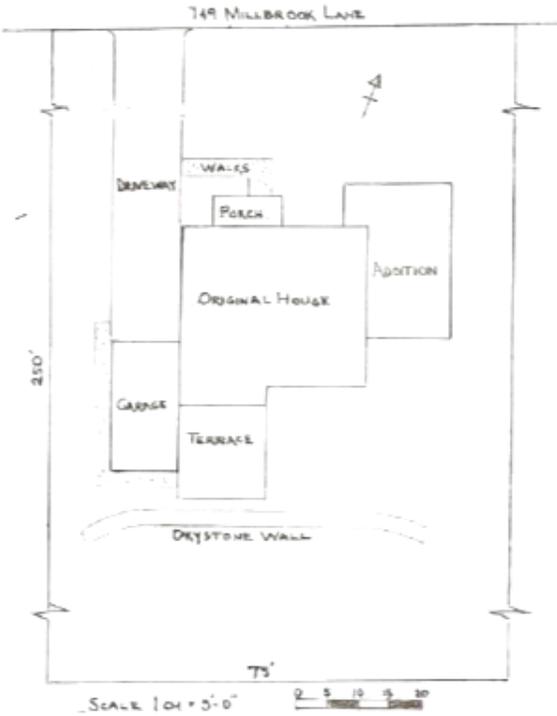


Figure 2. Sketch Site Plan. Source: author's field notes.

Key # _____
ER# _____

Floor Plan (Item 35)

See page 11 of the Instructions for more information regarding the floor plan. Provide a floor plan for the primary buildings, showing all additions. Label rooms and note important features. Note the date of additions. Include a North arrow and a scale bar (note if scale is approximate) or indicate width/depth dimensions. This sheet may be used to sketch a floor plan or another map/plan may be substituted.

N/A

Physical Description and Integrity (Item 38)

Provide a current description of the overall setting, landscape, and resources of the property. See page 13 of the Instructions for detailed directions. Continue on additional sheets as needed. Suggested outline for organizing this section:

- Introduction [summarize the property, stating type(s) of resource(s) and function(s)]
- Setting [describe geographic location, streetscapes, natural/man-made landscape features, signage, etc.]
- Exterior materials, style, and features [describe the exterior of main buildings/resources]
- Interior materials, style, and features [describe the interior of main buildings/resources]
- Outbuildings/Landscape [describe briefly additional outbuildings/landscape features found on property, substitute Building Complex Form if preferred; See Instructions, page 18]
- Boundaries [explain how/why boundaries chosen, such as historic legal parcel, visual natural features such as tree lines, alley separating modern construction, etc.]
- Integrity [summarize changes to the property and assess how the changes impact its ability to convey significance]

Introduction and Setting

The architecture of the Edith H. Dewees Project Dwelling is a unique local adaptation of the International style, becoming popular by the late 1930s. The dwelling is situated on a suburban street in Haverford Township, Delaware County, Pennsylvania. The tax parcel for the property is 22-04-00560-00.

Exterior Materials

The architecture of Edith H. Dewees Project Dwelling is a unique local adaptation of the International style, becoming popular by the late 1930s. The footprint of the original house is approximately 1,000 square feet. It has a full basement with a concrete floor. The single car garage on the west side was built with the house. A knowledgeable neighbor reported that the one-story, slab-on-grade addition on the east side was built about 1959. The style and materials of the addition match the original. The exterior of the block walls was painted in 1938. The present textured stucco was applied probably a short time after the addition was built. The original steel casement windows, manufactured by the J.S. Thorn Co. in Philadelphia, are still in place and the current owners had the first floor windows carefully restored. The owners also replaced the deteriorated original exterior bluestone window sills with bluestone to match. The hipped roof is now covered with asphalt shingles. There is evidence from attic debris that the original roof was cedar shingles, also confirmed by the neighbor.

Interior Materials

The interior is in excellent condition. It retains the unadorned character of the original architecture. The kitchen and bathrooms have been renovated recently. The plaster, probably on rock lath, is well maintained. The original interior slate window sills on the first floor are still in place. The interior window sills on the second floor are wood and most likely are original. The 2 1/4" oak flooring is in good condition and appears to be original, too.

Boundaries

The recommended boundaries of Edith H. Dewees Project Dwelling follow the tax parcel boundaries.

Integrity

Aside from a change in roofing materials from cedar shingle to asphalt, the Edith H. Dewees Project Dwelling retains excellent integrity of location, design, setting, materials, workmanship, feeling, and association.

History and Significance (Item 39)

Provide an overview of the history of the property and its various resources. Do not substitute deeds, chapters from local history books, or newspaper articles. See page 14 of the Instructions for detailed directions. Continue on additional sheets as needed. Suggested outline for organizing this section:

- History [Summarize the evolution of the property from origin to present]
- Significance [Explain why the property is important]
- Context and Comparisons [Describe briefly similar properties in the area, and explain how this property compares]

History

The dwelling is significant because of its unique style and the importance of both the architect who designed it and of the woman who had it built.

The architect for the house, and the adjacent one at 751 Millbrook, was Earle Nelson Edwards (1888-1969). Nelson, as he preferred to be called (or Bud by some), was a 1910 graduate of Haverford College and received his architectural degree from the University of Pennsylvania in 1912. He was an Ohio Quaker who had come east while in his teens to attend Westtown School. He worked for several architectural firms and later in his career he practiced with partners and by himself. Most of Mr. Edwards' projects were conventional custom houses in the Philadelphia area. However, about the time he did the Millbrook houses he designed what was then the quite modern Philadelphia Skating and Humane Society's Ardmore skating rink. He was an accomplished figure skater himself. Several of Mr. Edwards' later works were even more of the International style with flat and sloped roofs and often with large picture windows.

The 749 Milbrook dwelling, and the similar one next door, was commissioned by Quaker activist Edith Hilles Dewees (1888 - 1982). She was very concerned about the plight of academics compelled to leave Europe, particularly Germany, at the beginning of World War II. Ms. Dewees and her husband, Dr. Lovett Dewees, housed refugees on their Chester County farm during the War. It is generally understood that she built these houses near Haverford College and two more in Swarthmore at the same time specifically for displaced teachers and scholars. The simplicity of the form of 749 and 751 Millbrook reflects the function for which the houses were built. Mr. Edwards was also her architect for the Swarthmore houses. The contractor for all four of Ms. Dewees' houses was Unkefer Brothers Construction Co., a custom house and commercial building contractor in Philadelphia from 1926 to 2010.

Significance

Criterion A

The Edith H. Dewees Project Dwelling is not significant under Criterion A. The property is not associated with events that have made a significant contribution to the broad patterns of our history. The Edith H. Dewees Project Dwelling is recommended not eligible for listing in the National Register of Historic Places under Criterion A.

Criterion B

The Edith H. Dewees Project Dwelling is significant under Criterion B for its association with Edith Hilles Dewees, a prominent Quaker activist, and for its association with the locally prominent architect for the project, Earle Nelson Edwards. The Edith H. Dewees Project Dwelling is recommended eligible for listing in the National Register of Historic Places under Criterion B.

Key # _____
ER# _____

Criterion C

The Edith H. Dewees Project Dwelling is significant under Criterion C as an excellent example of the local interpretation of the International Style. The Edith H. Dewees Project Dwelling is recommended eligible for listing in the National Register of Historic Places under Criterion C.

Criterion D

The significance of the dwelling at 749 Millbrook Lane under Criterion D cannot be assessed at this time.

PHOTOS

ER# _____	Key # _____
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Photo 1. North (front) elevation



Photo 2. Oblique view of north and east elevations

PHOTOS

Key # _____
ER# _____



Photo 3. South elevation



Photo 4. Oblique view of north and west elevations