

**Cheltenham Township
Montgomery County, Pennsylvania**

**2008 CULTURAL RESOURCES SURVEY
SUMMARY REPORT**

Cheltenham Township
Montgomery County, Pennsylvania

2008 CULTURAL RESOURCES SURVEY SUMMARY REPORT

by

Christine Miller Cruie

Cultural Heritage Research Services, Inc.
North Wales, Pennsylvania

September 2009

CONTENTS

	Page
CONTENTS	i
ILLUSTRATIONS	ii
TABLES	ii
CHARTS	ii
INTRODUCTION	
Project Background	1
Credits	1
Acknowledgements	1
METHODOLOGY	3
LOCAL DEVELOPMENT AND ARCHITECTURAL HISTORY	6
SUMMARY OF FINDINGS	7
National-Register Eligibility of the Properties	7
Type and Distribution of Resources within Cheltenham Township	8
Recommendations for Further Work	13
REFERENCES CITED IN 2008 CULTURAL RESOURCES SURVEY	14
APPENDICES	
Appendix A: Cultural Resources Survey Work Plan	19
Appendix B: Property Matrix	26
Appendix C: History from 1999 Cultural Resources Survey by Preservation Design Partnership	28

ILLUSTRATIONS

Figure	Title	Page
1	National Register Eligibility of Properties Included in the 2008 Cultural Resources Survey	9

TABLES

Table	Title	Page
1	Properties Potentially Eligible for Inclusion in the National Register of Historic Places	7

CHARTS

Chart	Title	Page
1	Historic Functions of Properties Included in the CRS	10
2	Approximate Dates of Construction for Properties Included in the CRS	11
3	Architectural Styles of Properties Included in the CRS	12

INTRODUCTION

Project Background

The 2008 Cheltenham Township Cultural Resources Survey (CRS) was funded in part by a grant from the Preserve America Historic Preservation Fund, administered by the U.S. Department of the Interior, National Park Service and the Advisory Council on Historic Preservation. The project was performed in accordance with the policies and procedures of the U.S. Department of the Interior, the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Buildings, and the National Register Programs Guidelines, NPS-49. The content contained within this report does not reflect the views or policies of the funding agency.

The project included the survey of 99 properties in Cheltenham Township utilizing Pennsylvania Historic Resource Survey Forms (PHRS Forms). All forms were completed according to the guidelines published by the Pennsylvania Historical and Museum Commission (PHMC) (Pennsylvania Historical and Museum Commission 2001).

The 2008 CRS is a continuation of earlier surveys undertaken in 1999 and 2005. The results from the 1999 survey are summarized in *Cultural Resources Survey, Cheltenham Township, Pennsylvania* (1999 CRS), prepared by Preservation Design Partnership in September of 1999. The 2005 survey work was included as an attachment to the 1999 survey and the work was also completed by Preservation Design Partnership. In the 1999 and 2005 surveys, the architectural historians surveyed 102 properties total and recorded their findings on PHRS Forms. The numbering system that was instituted during the 1999 CRS was continued for the 2005 CRS and the 2008 CRS.

Credits

The CRS was managed under the direction of Christine Miller Cruie. Christine Miller Cruie completed all survey work and photography. The text contained in the PHRS Forms was written collaboratively by Christine Miller Cruie, Mary Alfson Tinsman, and Valerie Magolan. The PHRS Forms were illustrated by Bradley Harrison, Corey Hovanec and Valerie Magolan. The PHRS forms were edited by Maria Rossi. This summary report was written by Christine Miller Cruie, illustrated by Bradley Harrison, and edited by Maria Rossi.

Acknowledgements

CHRS, Inc. would like to acknowledge Cheltenham Township for the assistance provided in completing this project:

The Cheltenham Township Board of Commissioners:

Paul R. Greenwald, President
Morton "Mickey" J. Simon, Jr., Vice President
Harvey Portner
Charles D. McKeown, Sr.
Jeffrey A. Muldower
Michael J. Swavola
J. Andrew Sharkey

Cheltenham Township Administration:

David G. Kraynik, Township Manager
Bryan T. Havir, Assistant Township Manager
Andrew B. Cantor, Solicitor

Cheltenham Township Historical Commission Members:

James McCann, III
Louise Cohen
John F. Washington, Sr.
Stephen Banks
Peter Wieck
Herschel Elias
Dorothy L. Spruill
Lois H. Hirsch
Mary L. Washington
John F. Washington, Jr.
Reynold H. Greenberg, Jr.
Barbara M. Bartlett
Beth Trautman
Betty Joy Goldman
Raymond Rudofsky
Jacob Finkel
Karen Karuza
Joyce Werkman
Lenore L. Davies, AIA
David J. Harrower, AIA
Cynthia Breen
Patricia Miller
Heidi M. Morein
Linda Musumeci
Thomas J. Wieckowski

CHRS, Inc. would like to thank all who contributed information and research to this project. CHRS, Inc. would like to extend special thanks to the following people: Bryan T. Havir for assistance in obtaining information and facilitating the process; David Harrower, AIA and Stephen Banks of the Cheltenham Township Historical Commission for their facilitation of the survey and attendance on site visits; the members of the Historical Commission who reviewed the draft PHRS Form submissions; and the staff at the Old York Road Historical Society for their assistance with research. CHRS, Inc. is pleased to note that many homeowners contributed information towards the preparation of the forms for their respective properties. Where possible, CHRS, Inc. has incorporated these materials. Some materials that were provided were not pertinent to the preparation of the PHRS Forms and were therefore not utilized. In some instances the information provided could not be corroborated or it conflicted with CHRS, Inc.'s documented research. To comply with the appropriate guidelines, CHRS, Inc. only included the homeowners' research where it corroborated the research completed by CHRS, Inc. CHRS, Inc. made an effort to investigate all conflicting information. When homeowner-provided information directly conflicted with CHRS, Inc.'s research, the information was not included. Similarly, if CHRS, Inc. could not substantiate the additional information, the homeowner comments were not included.

METHODOLOGY

As the first step of the project, CHRS, Inc. completed a Work Plan in April of 2008 (Alfson and Miller 2008). The purpose of the Work Plan was to detail the proposed approach to the overall project including a detailed time table, a defined approach for the completion of the photography, and detailed descriptions of the final format of the photography, location maps, and site plans. Please see Appendix A for a copy of the Work Plan.

Cheltenham Township selected the initial 100 properties to be surveyed. The Township sent letters to the property owners whose properties were to be included in the 2008 Cultural Resources Survey. At property owner request, two properties were removed from the list and two other properties were substituted. A number of properties included in the original 100 properties were not accessible from the public right-of-way. The surveyors were not allowed access to the property; all work for the survey was to be completed from the public right-of-way, unless noted otherwise in the PHRS Forms. The Cheltenham Township Historical Commission worked to either secure authorized access to the properties, or—where the view from the public right-of-way was insufficient—to substitute different properties.

The Township assigned a survey number to each property, based on a two-letter neighborhood code (East Cheltenham is denoted as “EC,” Elkins Park as “EP,” Glenside as “GL,” and Wyncote as WY”) and a three-digit survey number, following the numbering system established in the 1999 CRS (Preservation Design Partnership 1999). In two cases, multiple properties were combined to be included in one form. This was done where it was logical based on the history of the properties. For example, 1681 E. Willow Grove Avenue and 8201 Fenton Road are both included as part of PHRS Form GL035. Similarly, the Cheltenham/George Elkins House and Dominican Retreat House/Elstowe Manor are both included as part of PHRS Form EP077.

The fieldwork and photography for the CRS were completed in April 2008 by CHRS, Inc. Upon completion of the fieldwork and photography, the photographs were submitted to the Township for their review and comment. The photographs were accepted by the Township without any revisions at a meeting on April 17, 2008. The research component of the project was completed from May through July of 2008 and the PHRS Forms were completed from June through August of 2008. The draft PHRS Forms were submitted to Cheltenham Township on October 3, 2008 and November 6, 2008. Cheltenham Township submitted copies of the forms to the PHMC. CHRS, Inc. addressed the PHMC comments prior to issuing the final copies of the forms. The Township’s comments on the forms were received by CHRS, Inc. on March 4, 2009 and the final forms were submitted to the Township on July 1, 2009.

The photography was an important component of this project because it clearly documented the current appearance and conditions of the properties. At least two photographs per property are included in the PHRS Forms. The photographs are high-resolution, color, digital JPEG images. Hard copies of the color photographs were included with the PHRS Forms and digital versions were attached on a CD-ROM. The file names of the photographs are labeled by the address and the direction the photographer was facing. For example, if the form includes two photographs of the property at 310 Bickley Road, one showing a view facing north, and the second facing west, then

the file names for these photographs are as follows: “310 Bickley-north.jpg” and “310 Bickley-west.jpg.”

The research phase of the project began with a survey of historic maps of the area for each property. Maps spanning from 1848 through 1951 were consulted to establish an approximate date of construction for each property. At this point, based on the map research and the physical appearance of each property, deed research was completed for selected properties. In addition, the vertical files of the Old York Road Historical Society were utilized. Properties were researched in the vertical files based on property owner names, architects, addresses, and typology. A number of secondary sources, including published books, unpublished works, and databases were utilized. Please see the “References Cited” section of this report for the complete project bibliography.

PHRS Forms were completed for each of the properties; the content therein is based on both field observations and background research. The PHRS Forms were completed based on the PHMC Guidelines: “How to Complete the Pennsylvania Historic Resource Survey Form” (Pennsylvania Historical and Museum Commission 2001).

At the time of this summary report, the Cheltenham Township Historical Commission has plans to include a glossary to accompany the survey forms that will describe terms that are not in the standard vernacular.

The resources in this project were evaluated according to the National Register Criteria for Evaluation laid out in 36 CFR 60.4:

The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the “How To” publications, Standards & Guidelines sheets and Keeper’s opinions of the National Register. Such materials are available upon request.

National Register criteria for evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high

artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- d. that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance. This exception is described further in NPS “How To” 2, entitled “How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years,” (Sherfy 1998) which is available from the National Register of Historic Places Division, National Park Service, United States Department of the Interior, Washington, D.C. 20240.

LOCAL DEVELOPMENT AND ARCHITECTURAL HISTORY

The history of Cheltenham Township is well documented through a number of histories that were compiled during the last quarter of the twentieth century. These include monographs written by Robert S. Camburn and Elaine W. Rothschild (Camburn 1977; Rothschild 1976). In addition, a two-volume monograph entitled *The Second Hundred Years*, was referenced during this project (Toll and Schwager 1984). These volumes consist of articles written by a number of scholars and were edited and compiled into one work. In addition, the Old York Road Historical Society retains extensive primary documentation on the Township.

A summary report accompanied the 1999 CRS (Preservation Design Partnership 1999). The author of that report focused on: the early settlement of Cheltenham Township, the development of mills and the associated villages, African American settlement, the Gilded Age, the work and influence of Horace Trumbauer in the Township, the transformation of the Township into a suburb, the development during the first half of the twentieth century, and the post-World War II development. The history included in that report was thorough and well documented, so there is little need to duplicate that work. The history is included as an appendix to this report (Appendix C).

SUMMARY OF FINDINGS

National-Register Eligibility of the Properties

A number of the resources surveyed during the 2008 CRS were determined to be potentially eligible for inclusion in the National Register of Historic Places. It should be noted that only exterior surveys were completed for the properties and that additional research and interior surveys are likely necessary in order to formally nominate individual properties to the National Register of Historic Places. The determinations of eligibility noted below are the opinions based on this survey and do not reflect any previous determinations. Of the 97 PHRS Forms completed, 61 properties were determined potentially eligible for inclusion in the National Register of Historic Places (Table 1).

Table 1. 2008 Cultural Resources Survey – Cheltenham Township Properties Potentially Eligible for Inclusion in the National Register of Historic Places			
CRS ID	STREET ADDRESS	CRS ID	STREET ADDRESS
EC018	525 Ryers Avenue	EP074	7921 Park Avenue
EC019	710 Rowland Avenue	EP075	8339 York Road
EC020	202 Elm Avenue	EP076	220 Church Road
EP016	502 Spring Avenue	EP077	750 Ashbourne Road: Chelten House and Elstowe
EP042	8201 High School Road	EP079	7741 Union Avenue
EP044	509 Ashbourne Road	GL021	424 W. Waverly Road
EP045	1 Asbury Avenue	GL022	161 Bickley Road
EP046	3 Asbury Avenue	GL023	310 Bickley Road
EP047	1001 Valley Road	GL024	329 Bickley Road
EP048	1100 Valley Road	GL025	101-111 Railroad Avenue
EP049	1104 Valley Road	GL026	1 Roberts Avenue
EP050	7304 Sharpless Road	GL030	235 Limekiln Pike
EP051	7416 12th Street	GL031	417 Limekiln Pike
EP052	8121 Cedar Road	GL034	1778 E. Willow Grove Avenue
EP053	8314 Cedar Road	GL035	1681 E. Willow Grove Avenue and 8201 Fenton Road
EP054	349 Church Road	GL036	7720 Doe Lane
EP055	204 Church Road	GL037	221 W. Glenside Avenue
EP057	525 Spring Avenue	GL038	420 Paxson Avenue
EP058	8210 New Second Street	GL041	7801 Cobden Road
EP059	7931 York Road	WY025	102 Maple Avenue
EP060	520 Elkins Avenue	WY026	308 Maple Avenue
EP061	512 Elkins Avenue	WY029	127 Webster Avenue
EP062	509 Elkins Avenue	WY030	8113 Washington Lane
EP063	725 Spring Avenue	WY031	96 Glenview Road
EP064	7876 Spring Avenue	WY032	414 Randall Road
EP065	7821 Park Avenue	WY033	425 Greenwood Avenue
EP067	1411 Ashbourne Road	WY034	130 Glenside Avenue
EP068	316 Harrison Avenue	WY035	213 Barker Road
EP070	920 Spring Avenue	WY037	1018 Serpentine Lane
EP071	304 Ashbourne Road	WY038	1026 Serpentine Lane
EP073	7860 Mill Road		

Type and Distribution of Resources within Cheltenham Township

The 2008 CRS did not include a survey of the entire Township, so a discussion of the resource distribution is somewhat arbitrary. The properties in the CRS were not a random sampling. The Cheltenham Township Historical Commission selected the properties based on their assessment of properties that were deemed to warrant further investigation.

The CRS had a concentration of resources along the northeastern side of the Township, concentrated between Church Road and Township Line Road/Glenside Avenue/Mt. Carmel Avenue (Figure 1; USGS 1998a, 1998b). Two clusters of properties fall outside this trend. The first consists of properties in the Melrose section that are located southwest of Church Road and southeast of York Road (EP045, EP046, EP047, EP048, EP049, EP050, and EP051). The second is a small cluster located at the western corner of the Township in Laverock (GL034, GL035, GL036, and GL041).

Clusters of properties are concentrated in Cheltenham Village and in Elkins Park. The remainder of the properties are scattered throughout the northeast section of the Township. The CRS was, in general, focused on high-style domestic buildings from the turn of the twentieth century.

Approximately 89% of the properties selected for the CRS had domestic functions historically (Chart 1). Those properties that had commercial functions historically comprised 3% of the survey. Religious historic functions comprised 2% of the total survey. Historic uses for education, government, healthcare, social, transportation, and agriculture made up the remainder of the total.

Approximate dates of initial construction, based on five-year increments, were graphed for each property (Chart 2). Where the date of construction was noted as a range on the PHRS Form, the mid-point in the date range was selected and rounded to the nearest five. Properties were surveyed that had construction dates ranging from ca. 1750 to ca. 1955. Nearly half of the properties surveyed date from 1890 to 1910. Properties dating to ca. 1900 made up the single largest group, representing 17% of the properties. Seventeen percent of the buildings were constructed between 1920 and 1955, and 17% were constructed between 1870 and 1885. The remaining 17% of the buildings were built prior to 1870.

A wide variety of architectural styles are represented in the buildings surveyed. The styles of the properties included in the CRS were tallied (Chart 3). Over 80% of the buildings surveyed had recognizable styles. Only 17% of the buildings were vernacular. The Colonial Revival style made up 26% of the survey, and the Tudor Revival style made up 13%. Other architectural styles were present in percentages of less than 10% of the total buildings surveyed.

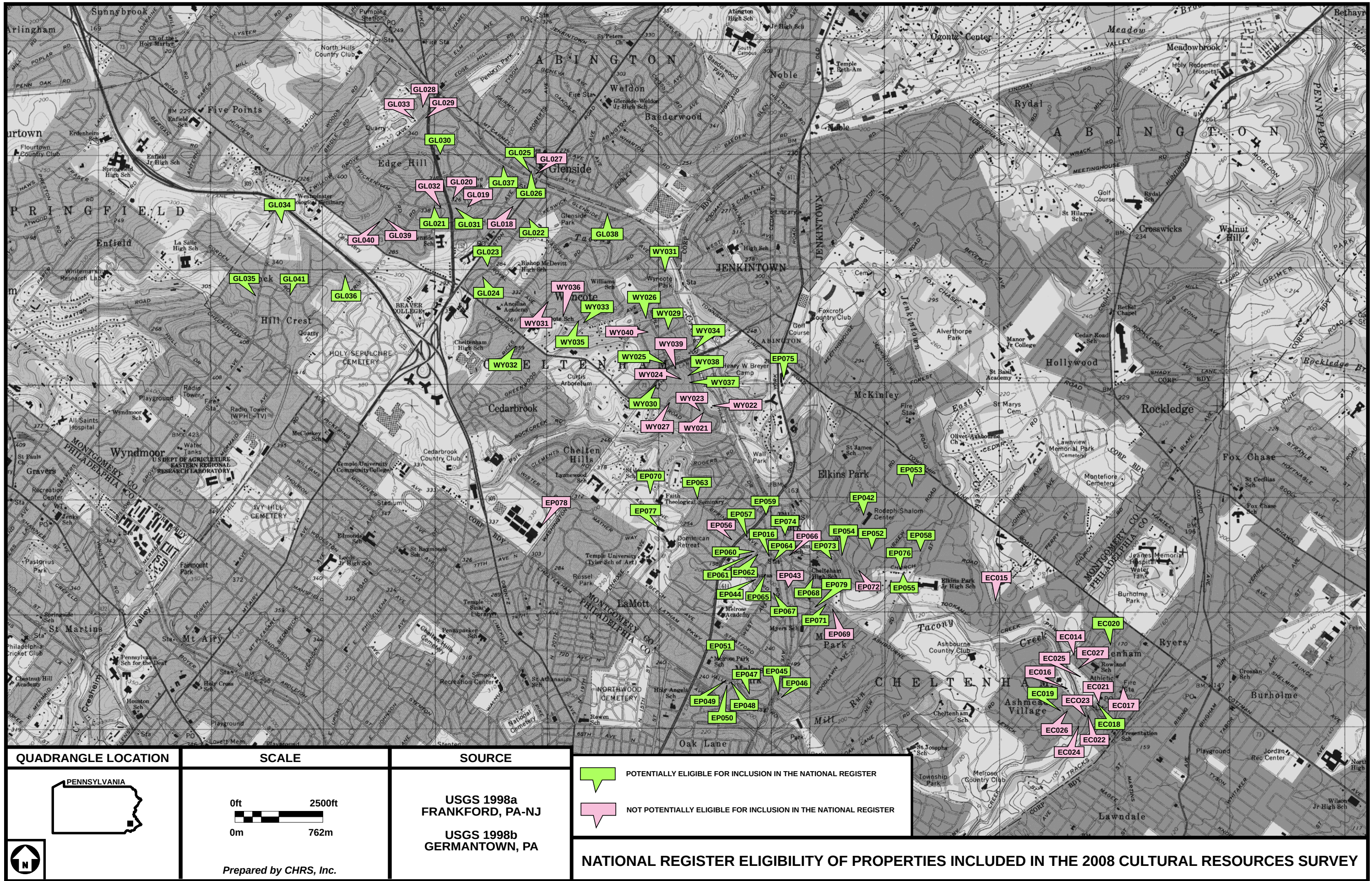


Chart 1.
Historic Functions of Properties Included in
the 2008 CRS

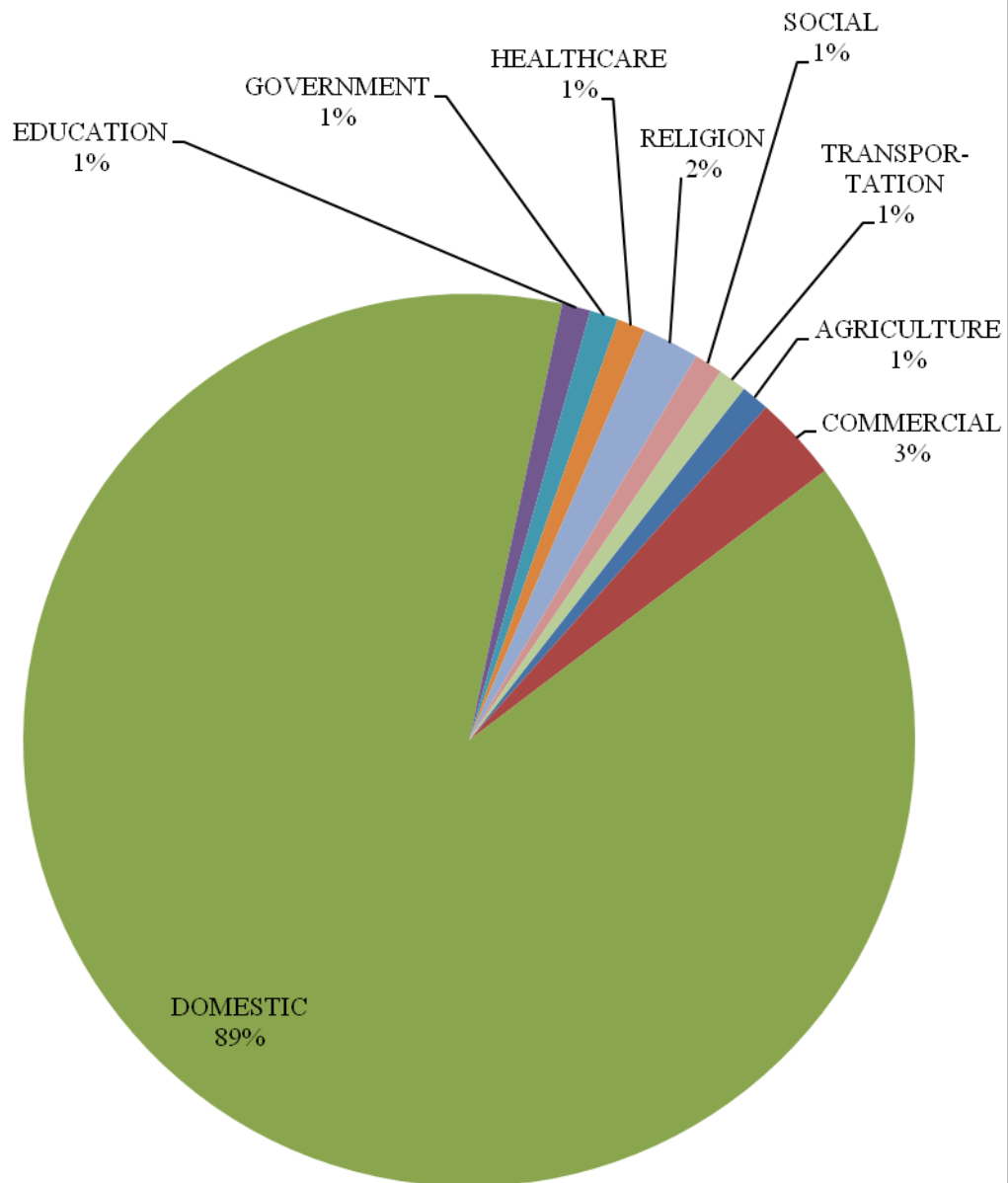


Chart 2. Approximate Dates of Construction for Properties Included in the 2008 CRS

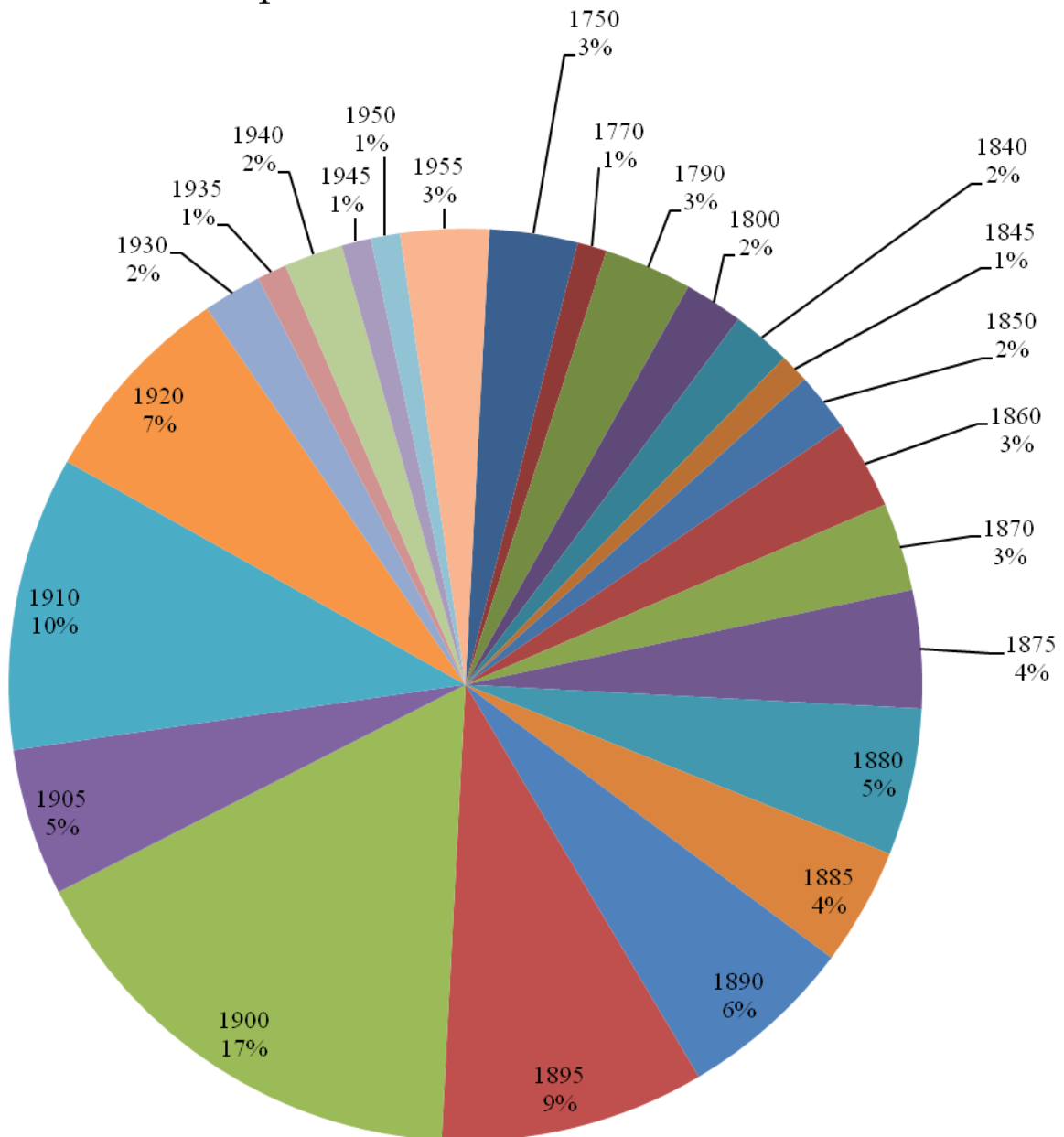
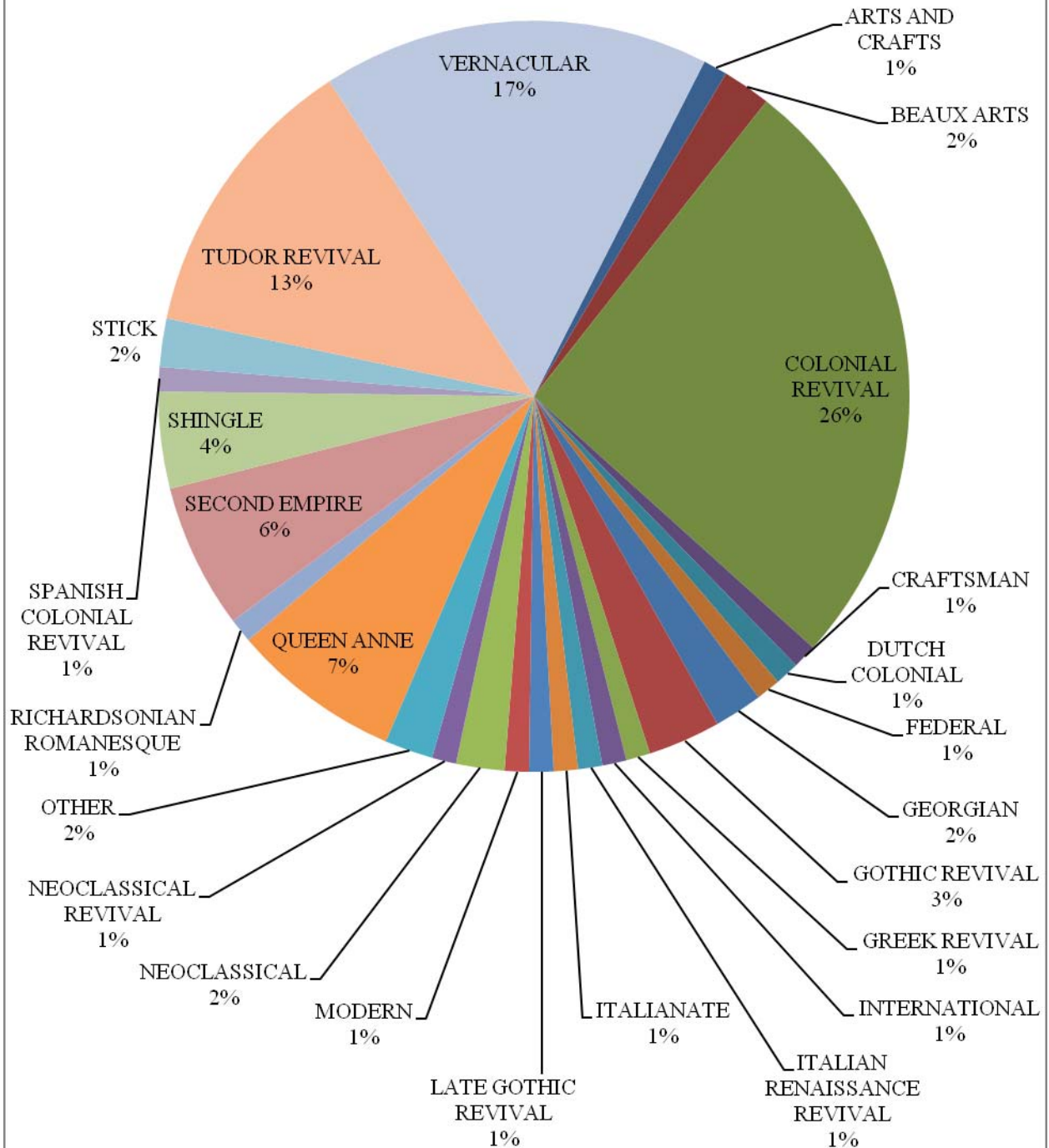


Chart 3. Architectural Styles of Properties Included in the 2008 CRS



Recommendations for Further Work

It was noted during the course of the fieldwork that was performed for the CRS that at least two areas in Cheltenham Township could be potential historic districts. In future historic preservation survey undertakings, CHRS, Inc. recommends that the Township focus survey work on historic districts rather than individual properties. Cheltenham Township is already a Certified Local Government (CLG) with two active Boards of Historical Architectural Review (BHARs), so the Township has the existing governmental framework to create new historic districts and the associated BHARs.

The area immediately surrounding the Elkins Park Train Station may represent a potential historic district. The homes surrounding the station are all designed in high styles with large lots and could be an affluent community that developed around the train station for access into the City of Philadelphia. More research and a comprehensive survey would need to be completed in order to confirm the presence of a historic district eligible for listing in the National Register of Historic Places.

The second potential historic district that was observed during the course of fieldwork is the area that developed around the Glenside Station ca. 1900. William T.B. Roberts (1850-1936) was a local developer who was an associate of Peter A.B. Widener and William L. Elkins, who “controlled Philadelphia transit interests and other large financial undertakings” (Camburn 1977:36). Roberts planned to develop a 325-acre parcel that was laid out in *Glenside Farms – A Model Home Town*, an advertising pamphlet printed in 1898. This area should be surveyed and evaluated as a potential historic district.

The properties included in the CRS were largely domestic properties. Non-domestic properties should be a focus of future work. CHRS, Inc. recommends pursuing thematic nominations for properties that have historic (or current) functions that are not domestic. Future thematic studies could include: education, commercial, or transportation related properties within Cheltenham Township.

It was noted throughout the course of the survey work that there were a number of property owners who were not pleased with the survey, or did not want their property to be included as part of the survey, or had a misunderstanding of the implications of inclusion in the CRS. Community support is important for preservation efforts to be effective. CHRS, Inc. also recommends increasing public outreach efforts in order to help the general population to understand the role that historic preservation plays within the Cheltenham Township government.

REFERENCES CITED IN 2008 CULTURAL RESOURCES SURVEY

Alfson, Mary and Christine Miller

- 2008 *Work Plan: Cultural Resources Survey of Cheltenham Township, Montgomery County, Pennsylvania*. Prepared by CHRS, Inc. for Cheltenham Township. April 2008.

Baist, G. William

- 1887 *Atlas of properties on the Reading Railway*. Philadelphia, Pennsylvania: J.L. Smith.
- 1891 Baist's Atlas of the Properties Along the North Pennsylvania, Bound Brook and Pennsylvania Railroads. Philadelphia, Pennsylvania: William G. Baist.

Bean, Theodore W.

- 1884 *History of Montgomery County Pennsylvania, Illustrated, 1884*. Edited by Theodore W. Bean. Philadelphia, Pennsylvania: Everts & Peck.

Blumenson, John G.

- 1983 *Identifying American Architecture, A Pictorial Guide to Styles*. American Association for State and Local History, Nashville.

Camburn, Robert S.

- 1977 *The Story of Greater Glenside*. Glenside, Pennsylvania: The Glenside Free Library.

Cooperman, Emily T.

- 2008 "Berkowitz, Allan A. (1913–1992)" *Philadelphia Architects and Buildings*. Philadelphia, Pennsylvania: The Athenaeum of Philadelphia.

Dripps, M.

- 1849 *Map of the Township of Oxford, Boroughs of Frankford and Bridesburg, with Parts of Bristol, N. Liberties, and Cheltenham Townships*. Philadelphia, Pennsylvania: M. Dripps.

Dungan, A.S. and A. R. Crum

- 1911 *Romance of American Petroleum and Gas: Volume 1*. New York, New York: American Petroleum and Gas Company.

Franklin Survey Company

- 1937 *Atlas of Montgomery County, Pennsylvania, Volume C. Including the Townships of Abington and Cheltenham and the Boroughs of Jenkintown and Rockledge. Compiled from Official Records, Private Plans, and Actual Surveys by and under the Supervision of the Franklin Survey Company*. Philadelphia, Pennsylvania: Franklin Survey Company.

Gillam, Mildred S.

- 1984 "Cheltenham Township School District." In *Montgomery County, The Second Hundred Years*. Edited by Jean Barth Toll and Michael J. Schwager. Vol. 2. Norristown, Pennsylvania: Montgomery County Federation of Historical Societies.

- Gottfried, Herbert and Jan Jennings
1988 *American Vernacular Design: 1870-1940*. Ames, Iowa: University of Iowa Press.
- Hall, W.A.
1973 *Elm Hill: The Richard Hall House*. Unpublished manuscript. Old York Road Historical Society.
- Hanchett, Thomas W.
1982 "The Four Square House Type in the United States," in Camille Wells, ed., *Perspectives in Vernacular Architecture [1]*, Annapolis: VAF, p. 51-53.
- Hopkins, G.M.
1871 *Atlas of the County of Montgomery and the State of Pennsylvania*. Philadelphia, Pennsylvania: G.M. Hopkins & Co.

1877 *Atlas of the County of Philadelphia and Environs. From Official Records, Private Plans and Actual Surveys, Based Upon Plans Deposited in the Department of Surveys*. Philadelphia, Pennsylvania: G.M. Hopkins, C.E.

1883 *Atlas of Properties Near the North Pennsylvania Rail Road from Wayne Junction to Penllyn Station*. Philadelphia, Pennsylvania: G.M. Hopkins.
- Kathrens, Michael C.
2002 *American Splendor: the Residential Architecture of Horace Trumbauer* New York, New York: Acanthus Press.
- Kiser, Ellis, Otto Barthel and B.A. Skells
1897 *Atlas of Cheltenham, Abington and Springfield Townships and Vicinity*. Philadelphia, Pennsylvania: A.H. Mueller and Company, Publishers.
- Klinge, Frank H.M.
1927 *Atlas of the Reading Main Line Montgomery County, Penna., Volume One, Boroughs of Rockledge, Jenkintown, Ambler and Conshohocken and Townships of Abington, Cheltenham, Springfield, Whitmarsh and Upper Dublin*. Philadelphia, Pennsylvania: G.M. Hopkins and Company.
- Korn, Dr. Bertram W.
1974 *The Prophetic Quest*. Philadelphia, Pennsylvania: Harrison Color Process.
- Lanier, Gabrielle M. and Bernard L. Herman
1997 *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes*. Baltimore, Maryland: The Johns Hopkins University Press.
- McAlester, Virginia and Lee McAlester
1984 *A Field Guide to American Houses*. New York, New York: Alfred A. Knopf.

Miller, Jen A.

- 2008 "Mad for Midcentury." *Philadelphia Inquirer*, online version. September 19, 2008. <http://www.philly.com/philly/home/20080919_Mad_for_midcentury.html>. Accessed September 29, 2008.

Morris, William E.

- 1848 *Map of Montgomery County Pennsylvania from Original Surveys Under the Direction of Wm. E. Morris C. E.*. Philadelphia, Pennsylvania: Smith and Wistar.

Mueller, A. H.

- 1897 *Driving and Bicycle Chart of Cheltenham, Abington and Springfield Townships, Montgomery County, Pennsylvania*. Philadelphia, Pennsylvania: A. H. Mueller.
- 1909 *Atlas of properties on the Reading Railway embracing Cheltenham, Abington, Springfield, and parts of Moreland and Whitmarsh Townships, compiled from actual surveys, official records, and private plan, by Ellis Kiser and J.M. Lathrop, civil engineers under the direct management and supervision of A.H. Mueller, publisher*. Philadelphia, Pennsylvania: A.H. Mueller and Company, Publishers.
- 1916 *Atlas of the North Penn Section of Montgomery County, Penna., Embracing Cheltenham, Abington, Springfield, Upper Dublin and Parts of Moreland, Whitmarsh, Whitpain, Lower and Upper Gwynedd Townships*. Philadelphia, Pennsylvania: A.H. Mueller and Company, Publishers.

Naeff, M.A.

- 1893 *Atlas of Montgomery County, Pennsylvania. Compiled by M.A. Naeff, C.E., from Official Records, Private Plans and Actual Surveys*. Philadelphia, Pennsylvania: J.L. Smith.

National Park Service

- 1997 "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin 15*. Washington, D.C.: National Park Service, U.S. Government Printing Office.

Noble, Allen G.

- 1984 *Wood, Brick & Stone: The North American Settlement Landscape*. Two Volumes. Amherst, Massachusetts: University of Massachusetts Press.

Old York Road Historical Society

- 2001 *Images of America: Cheltenham Township*. Charleston, South Carolina: Arcadia Publishing.

Pennsylvania Historical and Museum Commission

- 2001 *How to complete the Pennsylvania Historic Resource Survey Form*. Bureau for Historic Preservation, Pennsylvania Historical and Museum Commission, Harrisburg, Pennsylvania. Written January 1991 and revised January 2001.

Philadelphia Architects and Buildings

- 2008 *Philadelphia Architects and Buildings*. Philadelphia, Pennsylvania: The Athenaeum of Philadelphia. Available online at <<http://www.philadelphiabuildings.org/>>.

Poppeliers, S. Allen Chambers, Jr., Nancy B. Schwartz

- 1983 *What Style Is It?: A Guide to American Architecture*. Washington, D.C.: Preservation Press.

Preservation Design Partnership

- 1999 *Cultural Resources Survey, Cheltenham Township, Pennsylvania*, Volume I. Prepared for Cheltenham Township, Pennsylvania. September 1999.

Rothschild, Elaine W.

- 1976 *A History of Cheltenham Township*. Cheltenham Township, Pennsylvania: Cheltenham Township Historical Commission.

Ruth, Phil Johnson

- 1988 *A North Penn Pictorial*. Souderton, Pennsylvania: Clemens Markets, Inc.

Sanborn Map Company

- 1909 *Insurance Map of Glenside, Pennsylvania*. New York, New York: Sanborn Map Company.
- 1920 *Insurance Map of Glenside, Pennsylvania*. New York, New York: Sanborn Map Company.
- 1925 *Insurance Map of Glenside, Pennsylvania*. New York, New York: Sanborn Map Company.
- 1928 *Insurance Map of Montgomery County, Pennsylvania*. New York, New York: Sanborn Map Company.
- 1951 *Insurance Map of Montgomery County, Pennsylvania*. New York, New York: Sanborn Map Company.

Schwartz, Helen

- 1983 *The New Jersey House*, Rutgers, New Jersey: Rutgers's University Press.

Scott, Alexander W.

- 1984 "Cheltenham Township School District." In *Montgomery County, The Second Hundred Years*. Edited by Jean Barth Toll and Michael J. Schwager. Vol. 2. Norristown, Pennsylvania: Montgomery County Federation of Historical Societies.

Scott, J.D.

- 1877 *Combination Atlas Map of Montgomery County, Pennsylvania. Compiled, Drawn, and Published From Personal Examinations and Surveys*. Philadelphia, Pennsylvania: J.D. Scott.

Seifert, Donna, Barbara J. Little, Beth L. Savage, and John H. Sprinkle, Jr.

- 1997 *National Register Bulletin*, "Defining Boundaries for National Register Properties." U.S. Department of the Interior, National Park Service, National Register of Historic Places, 1995, Revised 1997.

Sherfy, Marcella and W. Ray Luce

- 1998 *National Register Bulletin*, "Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years." U.S. Department of the Interior, National Park Service, National Register of Historic Places, 1979, Revised 1990, 1996 and 1998.

Toll, Jean B. and Michael J. Schwager, Editors

- 1998 *Montgomery County: The Second Hundred Years*. Norristown, Pennsylvania: Montgomery County Federation of Historical Societies.

United States Geological Survey

- 1998a *Frankford, PA-NJ Quadrangle*, 7.5-minute series. Topography compiled 1947. Planimetry derived from imagery taken 1983. Photoinspected 1997. Survey control current as of 1967. Revised 1998. Denver, Colorado: United States Geological Survey.
- 1998b *Germantown, PA Quadrangle*, 7.5-minute series. Topography compiled 1950. Planimetry derived from imagery taken 1997. Survey control current as of 1967. Revised 1998. Denver, Colorado: United States Geological Survey.

Weeks, Kay D.

- 2001 *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Published by the National Park Service. Available online at <<http://www.nps.gov/history/hps/tps/standguide/>>.

APPENDIX A

CULTURAL RESOURCES SURVEY WORK PLAN

**Cultural Resources Survey of Cheltenham Township
Montgomery County, Pennsylvania**

WORK PLAN

Prepared for:

Cheltenham Township
Township Administration Building
8230 Old York Road
Elkins Park, PA 19027-1589

Cultural Resources Survey of Cheltenham Township
Montgomery County, Pennsylvania

WORK PLAN

by

Mary Alfson

and

Christine Miller

Cultural Heritage Research Services, Inc.
North Wales, Pennsylvania

Prepared for:

Cheltenham Township
Township Administration Building
8230 Old York Road
Elkins Park, PA 19027-1589

April 2008

CONTENTS

	Page
CONTENTS	i
Introduction	1
Methodology	1
Intensive Level Survey (Pennsylvania Historic Resources Survey Forms)	1
Intensive Level Survey Report	3
Timeline	4

Introduction

The goal of the project is to provide documentation on *Pennsylvania Historic Resource Survey Forms* (PHRS Forms) of 100 historic resources located within Cheltenham Township. The 100 properties selected will be properties considered by the Township's Historical Commission to warrant local landmark designation. The project consists of three key tasks: the Work Plan, the Intensive Level Survey, and the Intensive Level Survey Report. This document constitutes the first task (the Work Plan). The work will be performed in accordance with Pennsylvania Historical and Museum Commission (PHMC) Guidelines as outlined in, "Guidelines for Historic Resource Surveys in Pennsylvania" (1986), and the following National Park Service's Bulletins: Bulletin 15, "How to Apply the National Register Criteria for Evaluation" (2002), and Bulletin 19, "Researching a Historic Property" (1998). Additional National Park Service Bulletins will be used as appropriate for specific resource types.

The purpose of this Work Plan is to detail CHRS, Inc.'s proposed approach to the overall project. The Work Plan includes detailed information on the overall process and methods for fulfilling the goals and objectives of the project. The Work Plan further refines the proposed timetable for completing the products. A definition of the photograph and map requirements is also outlined. The Work Plan provides the Township with a detailed guideline for CHRS, Inc.'s approach and methodology. The Work Plan highlights key deliverables and due dates.

Methodology

Intensive Level Survey (Pennsylvania Historic Resources Survey Forms)

The completion of the 100 Pennsylvania Historic Resources Survey (PHRS) Forms comprising the second task serves as the bulk of the project. Intensive Level PHRS Forms, as defined by the PHMC, allow for the evaluation of historic resources of all types and styles.

Prior to CHRS, Inc. staff beginning the fieldwork, Cheltenham Township will notify all property owners of the project and the photography. CHRS, Inc. will adhere to the following schedule for photography so that the township can alert property owners:

- April 1-4: all properties in Elkins Park, Wyncote and possibly Cheltenham (weather depending)
- April 7-11: remaining properties in Cheltenham, all properties in Glenside and Laverock (weather depending)
- April 14-19: all remaining properties that could not be surveyed earlier due to weather

Inclement weather is the only likely issue that may impact this schedule. Due to the concern of weather, we want to leave the week of April 14th open to survey/photograph any properties that were inaccessible due to weather. Assuming that all of the survey/photography is complete in the first two weeks, we would like to meet with the Township on April 14th or 15th to review the photographs.



We also recommend that the Township include a request for information in the above-referenced letters so that if property owners have historical information on their property they can provide a copy to either the township or to the CHRS, Inc. staff who are at their property. Oftentimes property owners have information that will assist in the research and documentation of their property. All information obtained from property owners will be verified by CHRS, Inc.

The fieldwork will begin with the photography and survey of all 100 historic properties by April 18, 2008. This deadline is firm in order to ensure completion of the photography prior to the spring vegetation appearing. While photographing the properties CHRS, Inc.'s staff members will also complete a field evaluation form that documents the structures and landscapes of each resource. The field evaluation form was developed by CHRS, Inc. and has been used, and refined, over the past fifteen years to be an effective tool for evaluating resources in Pennsylvania. CHRS, Inc. has used this survey form for all levels of effort and types of projects in Pennsylvania, including municipal surveys and transportation surveys (small and large projects).

Once the photography and field survey is complete, CHRS, Inc. staff will meet with the township to review the photographs. If any additional photographs are needed, they will be taken before the end of April 2008.

Upon completion of the photography CHRS, Inc. staff will begin to draft the PHRS Forms for each property based on the photography and the field survey forms. At this time CHRS, Inc. will also begin the background research to be utilized in both the PHRS Forms and the Survey Report. The research will focus on the history and development of Cheltenham Township. Where necessary, additional research on specific historic properties will also be conducted. Please note that due to the scope and funding for the project deed research will not be completed on each property.

A digital USGS Quad 7.5 Minute Series locator map will be prepared for each PHRS Form. However, if the resource is located in the densely developed, pink zones on the USGS maps, an additional site plan may be necessary, and could include municipal tax maps, site plans, or sketched prints.

At least two photographs will be provided on the PHRS Forms. Each photograph will be a high-resolution, color, digital jpeg image. Hard copies of the color photographs will appear on the PHRS Forms and digital versions will be attached on a CD ROM. The photographs file names will be labeled by address and the direction the photographer was facing. For example, let us assume that there are two photographs for the property at 310 Bickley Road. The first photograph is taken facing north, and the second facing west. The file names for these photographs will be as follows: "310 Bickley-north.jpg" and "310 Bickley-west.jpg."

Two copies of the draft forms (with colored photographs) will be submitted to the Township for their review and for their submittal to the PHMC. It is expected that the Township will coordinate their review with the PHMC and will submit only one set of comments to CHRS, Inc. that combines the comments of the Township, property owners, and the PHMC.



Four hard copies of the final revised forms (with colored photographs) will also be submitted to the Township – two of these copies are intended for the Township, one for the PHMC, and one for the National Park Service. In addition, a digital version of the final forms will be included on a CD ROM. CHRS, Inc. will also submit an updated map and list of historic properties. Please note that the final forms will not be a free standing document. Instead, the final PHRS Forms will be an appendix to the final version of the Intensive Level Survey Report (see below).

Based on previous experience we understand that the township and the PHMC may not always agree on the forms content and eligibility conclusions. The township is responsible for determining whether or not their comments will take precedence over the PHMC's comments or vice-versa, and will provide this information to CHRS, Inc. The township should also assume responsibility for integrating comments from the PHMC with their own comments prior to sending the comments to CHRS, Inc.

Intensive Level Survey Report

The final Intensive Level Survey Report is the concluding element of this project. CHRS, Inc. will prepare an Intensive Level Survey Report that does the following:

- Assess the types and distribution of resources within the Township.
- Describe and summarize the existing survey data and documentation including the 100 resources surveyed for this project as well as all previously documented resources. This will also include any resources determined eligible (or not eligible) through Section 106 work and the Pennsylvania Department of Transportation. This section of the report will be illustrated with maps and photographs, as necessary.
- Explain project methodology.
- Discuss local development and architectural history.
- Describe the historic significance and architectural standards used to evaluate resources during this project.
- Assess National Register of Historic Places eligibility of the 100 resources surveyed (excerpted and summarized from the final forms).

Two hard copies of the draft version of the Intensive Level Survey Report will be submitted to the Township separate from the draft PHRS Forms (these draft forms will have already been reviewed by the Township and the PHMC). The Township will submit a copy of the report to the PHMC for their review. It is expected that the Township will coordinate their review with the PHMC and will submit one batch of comments to CHRS, Inc. These comments will be incorporated into a final Intensive Level Survey Report.

Four final copies of the Intensive Level Survey Report, including the final PHRS Forms as an appendix, will be submitted in loose-leaf, three-ring binders to the Township. Two of these copies are intended for the Township, one for the PHMC, and one for the National Park Service. In addition, a digital version of the final forms will be included on a CD ROM.



Timeline

TASK	DEADLINE
Notice To Proceed (NTP).	March 19, 2008
List of 100 Historic Resources from the Township.	March 26, 2008
Township to send notice letters to property owners informing them of the upcoming survey work.	March 28, 2008
CHRS, Inc. to complete draft Work Plan.	April 1, 2008
Meeting between the Township and CHRS, Inc. to review project planning.	April 3, 2008
Comments on Work Plan from Township.	April 4, 2008
CHRS, Inc. to submit the final Work Plan.	April 7, 2008
Photograph and survey all properties in Glenside and Wyncote (weather depending).	April 2-4, 2008
Photograph and survey properties in Cheltenham, Elkins Park and Laverock (weather depending).	April 7-11, 2008
Photograph and survey all remaining properties that could not be surveyed earlier due to weather.	April 14-18, 2008
Photography and survey complete.	April 18, 2008
Meeting with Township to review photography.	April 14-15, 2008
Two copies of the draft PHRS Forms completed and submitted to the Township (the Township is responsible for submitting copies to the PHMC).	September 1, 2008
CHRS, Inc. will receive comments from Township and PHMC regarding the PHRS Forms.	January 15, 2009
Two copies of the draft Intensive Level Survey Report will be submitted to the client (the Township is responsible for submitting copies to the PHMC). This submission will not include the PHRS Forms.	April 1, 2009
Cheltenham Township Historical Commission Meeting	April 9, 2009
Four revised/final copies of the Intensive Level Survey Report, including the revised PHRS Forms, will be submitted to the Township (the Township is responsible for submitting copies to the PHMC and the National Park Service).	May 30, 2009



APPENDIX B

PROPERTY MATRIX

SURVEY CODE	INITIAL CODE FROM TOWNSHIP	POTENTIAL FOR INCLUSION IN THE NATIONAL REGISTER?	ADDRESS
EC014	5	N	326 Laurel Avenue
EC015	18	N	8035 Jenkintown Road - American Legion
EC016	19	N	409 Ashbourne Road
EC017	29	N	401 Ryers Avenue
EC018	30	Y	525 Ryers Avenue
EC019	31	Y	710 Rowland Avenue
EC020	32	Y	202 Elm Avenue
EC021	33	N	225 Old Soldiers Road
EC022	34	N	605 Central Avenue
EC023	35	N	609 [625] Central Avenue
EC024	36	N	635 Central Avenue
EC025	37	N	416 Laurel Avenue
EC026	52	N	420 Laurel Avenue
EC027	92	N	625 Rowland Avenue
EP016	57	Y	502 Spring Avenue
EP042	38	Y	8201 High School Road
EP043	39	N	7818 Montgomery Avenue
EP044	40	Y	1509 Ashbourne Road
EP045	41	Y	1 Asbury Avenue
EP046	42	Y	3 Asbury Avenue
EP047	43	Y	1001 Valley Road
EP048	44	Y	1100 Valley Road
EP049	45	Y	1104 Valley Road
EP050	46	Y	7304 Sharpless Road
EP051	47	Y	7416 12th Street
EP052	48	Y	8121 Cedar Road
EP053	49	Y	8314 Cedar Road
EP054	50	Y	349 Church Road
EP055	51	Y	204 Church Road
EP056	53	N	7834 York Road
EP057	54	Y	525 Spring Avenue
EP058	55	Y	8210 New Second Street
EP059	56	Y	7931 York Road
EP060	58	Y	520 Elkins Avenue
EP061	59	Y	512 Elkins Avenue
EP062	60	Y	509 Elkins Avenue
EP063	61	Y	725 Spring Avenue
EP064	62	Y	7876 Spring Avenue
EP065	63	Y	7821 Park Avenue
EP066	64	N	7848 Montgomery Avenue
EP067	65	Y	1411 Ashbourne Road
EP068	67	Y	316 Harrison Avenue
EP069	68	N	7741 Mill Road
EP070	69	Y	920 Spring Avenue
EP071	70	Y	304 Ashbourne Road
EP072	71	N	250 Church Road
EP073	72	Y	7860 Mill Road
EP074	73	Y	7921 Park Avenue
EP075	74	Y	8339 York Road
EP076	75	Y	220 Church Road
EP077	76 & 77	Y	750 Ashbourne Road

SURVEY CODE	INITIAL CODE FROM TOWNSHIP	POTENTIAL FOR INCLUSION IN THE NATIONAL REGISTER?	ADDRESS
EP078	91	N	7693 Washington Lane
EP079	66	Y	7741 Union Avenue
GL018	1	N	160 S. Easton Road
GL019	2	N	332 W. Waverly Road
GL020	3	N	351 W. Waverly Road
GL021	4	Y	424 W. Waverly Road
GL022	6	Y	161 Bickley Road
GL023	7	Y	310 Bickley Road
GL024	8	Y	329 Bickley Road
GL025	9	Y	101-111 Railroad Avenue
GL026	10	Y	1 Roberts Avenue
GL027	11	N	Roberts Avenue
GL028	12	N	30 Limekiln Pike
GL029	13	N	36 Limekiln Pike
GL030	14	Y	235 Limekiln Pike
GL031	15	Y	417 Limekiln Pike
GL032	16	N	430 Limekiln Pike/430 Bolton Road
GL033	17	N	140 Willow Grove Avenue
GL034	21	Y	1778 E. Willow Grove Avenue
GL035	20 & 22	Y	1681 E. Willow Grove Avenue and 8201 Fenton Road
GL036	23	Y	7720 Doe Lane
GL037	24	Y	221 W. Glenside Avenue
GL038	25	Y	420 Paxson Avenue
GL039	26	N	620 Laverock Road
GL040	27	N	626 Laverock Road
GL041	28	Y	7801 Cobden
WY021	78	N	812 Pardee Lane
WY022	79	N	813 Pardee Lane
WY023	80	N	822 Pardee Lane
WY024	81	N	829 Pardee Lane
WY025	82	Y	102 Maple Avenue
WY026	83	Y	308 Maple Avenue
WY027	84	N	17 Laburnam Lane
WY028	88	N	315 Rices Mill Road
WY029	86	Y	127 Webster Avenue
WY030	87	Y	8113 Washington Lane
WY031	100	Y	96 Glenview Road
WY032	89	Y	414 Randall Road
WY033	90	Y	425 Greenwood Avenue
WY034	93	Y	130 Glenside Avenue
WY035	94	Y	213 Barker Road
WY036	95	N	217 Barker Road
WY037	96	Y	1018 Serpentine Lane
WY038	97	Y	1026 Serpentine Lane
WY039	98	N	1031 Serpentine Lane
WY040	99	N	208 Fernbrook Avenue

APPENDIX C

HISTORY FROM 1999 CULTURAL RESOURCES
SURVEY BY
PRESERVATION DESIGN PARTNERSHIP

CULTURAL RESOURCES SURVEY

CHEL TENHAM TOWNSHIP, PENNSYLVANIA

Prepared by:



PRESERVATION DESIGN PARTNERSHIP

2967 West School House Lane
Cambridge C1102
Philadelphia, Pennsylvania 19144
telephone / facsimile: 215 . 842 . 3388
e-mail: dominique . hawkins @ prodigy . net

September 1999

TABLE OF CONTENTS

1.0	PROJECT BACKGROUND	
1.1	Acknowledgements	1.2
1.2	Credits	1.3
1.3	Methodology	1.4
1.4	Criteria for Determining National Register Significance	1.6
2.0	HISTORICAL DEVELOPMENT OF CHELTENHAM TOWNSHIP	
2.1	Introduction	2.2
2.2	Early Settlement	2.10
2.3	The Gilded Age	2.13
2.4	Transformation into a Suburb	2.16
2.5	Twentieth Century	2.16
2.6	Conclusion	2.20
3.0	MAPS OF CHELTENHAM TOWNSHIP	
4.0	NATIONAL REGISTER OF HISTORIC PLACES ELIGIBILITY	
5.0	BIBLIOGRAPHY	
6.0	PROPERTY MATRIX AND PHOTOGRAPHY INDEX	
6.1	Property Matrix	6.1
6.2	Photography index	6.6
7.0	GLENSIDE SURVEY FORMS	
8.0	WYNCOTE SURVEY FORMS	
9.0	ELKINS PARK SURVEY FORMS	
10.0	EAST CHELTENHAM SURVEY FORMS	

2.0 HISTORICAL DEVELOPMENT OF CHELTENHAM TOWNSHIP

2.1 Introduction

Cheltenham Township is one of the oldest townships in Montgomery County and was, until 1784, part of Philadelphia County. Early settlers Richard Wall and Tobias Leech came to Pennsylvania from the town of Hasfield near Cheltenham¹ and from Cheltenham in Gloucestershire, England respectively and purportedly gave the Township its name. A 1683 property deed from Richard Wall to Peter Robinson uses the name Cheltenham to describe the location of the property.² During the seventeenth and eighteenth centuries these early settlers farmed and built gristmills along the Tookany Creek and its numerous tributaries.

During the nineteenth century Cheltenham emerged as area of industrial importance. By the mid-nineteenth century the picturesque landscape of Cheltenham attracted the attention of several wealthy Philadelphians such as John Wanamaker and Jay Cooke who constructed large estates. Gilded Age magnates soon followed dotting the landscape with more enormous estates. Improved modes of transportation in the second half of the nineteenth century made it possible for affluent Philadelphians to live in the newly developing suburbs of Wyncote and Elkins Park and commute to work in the city.

By the turn of the twentieth century the mills and manufactories, so long the reason for development in Cheltenham, closed. After World War II many of the large estates were sold and the land divided for residential development making Cheltenham an affluent residential suburban community.

1 Cope and Lippincott, "The Richard Wall House" [Historic Structure Report, January 1981], 2/1.

2 Ralph Morgan, "Preserving the Heritage of Cheltenham Township," *Old York Road Historical Society Bulletin* 9 [1945], 15.

2.2 Early Settlement

The 1682 Thomas Holme Province of Pennsylvania map drawn for William Penn shows the area now known as Cheltenham Township. The area was divided into seventeen long narrow lots varying in size from 100 to 500 acres. Of the fifteen people with land grants in Cheltenham from Penn only six settled in the Township. The six that settled in the Cheltenham were Tobias [Toby] Leech, Richard Wall Sr., Richard Wall, Jr., Everard Bolton, John Russell and Humphrey Morrey. These early Cheltenham settlers and many of their children participated in local religious and political organizations.

Richard Wall and Toby Leech were probably two of the most influential people in the early settlement of Cheltenham because of their participation and leadership roles in religious and political life. Toby Leech, one of the first English settlers in Cheltenham Township, came to Philadelphia in 1682 with his wife, infant son and mother in law. He built a house in the vicinity of what is now Cedar and Church Roads. Near his house he operated a corn and fulling mill, a tanning operation and a bakery that supplied hardtack to the Philadelphia waterfront. In addition to his numerous businesses Leech participated in the early government of the newly formed province. He was a member of the Provincial Assembly in the years 1713, 1714, 1715, 1717 and 1719 and was a County Commissioner of Philadelphia in 1718. He also participated in laying out Old York Road. At his death in 1726 Leech owned 2700 acres of land.³

Richard Wall is presumed to have traveled on the same ship as the Leech family arriving in Philadelphia in 1682. Wall arrived in America with his wife, son, daughter in law and granddaughter. Both he and his son received separate land grants for land in Cheltenham

3 Horace Mather Lippincott, "Toby Leech," *Old York Road Historical Society Bulletin* 11 [1947], 27-35.
Sheryl Weinberg, "The Penn House of Old Church Road," *Old York Road Historical Society Bulletin* 42 [1982], 29-35.

Township. Richard Wall, Sr.'s land was in two separate parcels of one hundred and two hundred acres. Richard Wall, a devout Quaker was an important member of the religious community and opened his house for use as a Meeting House. He also bequeathed a six-acre parcel of land west of Old York Road to the Friends' Meeting for a graveyard. The Wall name disappeared when Richard Wall, Sr.'s granddaughter Sarah Wall married George Shoemaker, a member of another family prominent in early Cheltenham history.

Roads were established early in Cheltenham's history. Old York Road was laid out in 1711 probably following an old Native American trail. This road provided a route into Philadelphia for the Quaker settlers living in what are now Montgomery and Bucks Counties. Old York Road continued as a toll road until the twentieth century. Church Road, another road established early in the history of the Township, joined Skippack and Bethlehem Pikes in a neighboring township with Frankford. Washington Lane connected Cheltenham Quakers with Germantown and its Quaker community. Limekiln Pike was established to connect the important lime kilns in Fitzwatertown to the surrounding settlements and Philadelphia.⁴

2.2.1 Mill and Village Development

Much of Cheltenham's early development focused on the Tookany Creek and its numerous tributaries running through the Township, providing power for profitable mills. In the late seventeenth and early eighteenth centuries, many gristmills operated along the creek, giving rise to the development of small villages. By 1785 Cheltenham had three gristmills and three saw mills.⁵ Fulling mills for locally produced woolen yarn were later established. The impact of the Industrial Revolution in Cheltenham can be seen in the number of mills manufacturing steel products and tools in the nineteenth century.

⁴ Morgan, 16-17.

⁵ Ibid. 16.

The development of Cheltenham Village, once known as Milltown, surrounded a gristmill Richard Dungworth built on the Tookany Creek in 1690. In 1715 Richard Martin, Thomas Canby and Morris Morris purchased the mill. By 1767 Martin alone owned the mill and left it to his grandsons at his death. The mill continued in the ownership of the Martin family until 1784.⁶

Benjamin Rowland, Sr. purchased the Martin mill in 1793 beginning the Rowland family's development of their successful and long running mill business. Benjamin Rowland, Jr., nephew of Benjamin Rowland Sr., purchased some land across the creek from his uncle's land and constructed a building to produce bed screws. This facility later produced spades and was known as the Lower Mill of Rowland and Sons. In 1801 Benjamin Rowland, Jr. procured additional land on the south side of the creek giving him added power for his mill. The younger Rowland continued the development of his mill business when he bought land on the creek near Jenkintown Road from his uncle and built a tilt hammer and blade mill. This mill became the productive Upper Mill of Rowland and Sons.⁷

Benjamin Rowland, Sr.'s original gristmill sold several times after his retirement and was purchased in 1846 by Benjamin Rowland, Jr. The mill became part of the burgeoning shovel manufacturing enterprise although it ground spices and chocolates at the time of Rowland's purchase.⁸

By the mid-nineteenth century all the mills owned by the Rowland family produced shovels and spades. Because of the expanding shovel and spade manufacturing business Milltown also expanded necessitating the establishment of a post office in 1855. The name of the settlement was changed to Cheltenham since another Milltown post office already existed in the state.

⁶ Frank C. Fisher, "Cheltenham Village," *Old York Road Historical Society Bulletin* 3 [1939]. 15.

⁷ Ibid.

⁸ Ibid.

In addition to operating his prosperous business, Thomas Rowland, Jr. was the first postmaster for the Cheltenham post office.⁹ The growing population also needed a church so Rowland donated the land for and contributed to the construction of a Methodist Episcopal Church. By the 1880s T. Rowland and Sons was run by Howard, Rush and Lynford Rowland and was the second largest shovel manufacturer in the United States. By the 1890s the firm employed 250 people. The many employees needed to run the mill attributed to the growth of Cheltenham village to sixty houses and two stores.¹⁰ Rowland and Sons owned several houses in Cheltenham and may have provided housing for some employees [304-310 Highland Avenue, Survey EC009 and EC010].

In 1901 the Rowland Works sold to a Massachusetts firm called the Ames Shovel and Tool Company. The Ames Company continued to operate the Cheltenham mill until 1928 when they abandoned the site. The deserted buildings were later demolished.

Shoemakertown's development also surrounds a mill first established in 1746. Widow Dorothy Shoemaker operated a mill her brother in law Richard Mather and John Tyson. The Shoemaker family ultimately owned the mill exclusively, and operated until the middle of the nineteenth century. In 1832 Shoemakertown contained four or five residences and the gristmill.

A mill employee, Charles Bosler purchased the gristmill in 1847 and changed the name to Charles Bosler, Flour and Feed. Joseph Bosler, son of Charles, continued to operate and improve the mill after the death of his father in 1873. In the 1880s he added the third story to the mill, a mansard roof with dormers and a cupola. A seventy-two horse power engine made the mill capable of producing 125 and 150 barrels of flour a day. The Cheltenham A

⁹ Ibid. 20.

¹⁰ Theodore W. Bean, *History of Montgomery County, Pennsylvania* [Philadelphia: Everts & Peck, 1884], 804.

flour produced in the Bosler's Cheltenham Flour Mill was well known and lauded for its high quality.¹¹

During the Bosler ownership of the mill the village of Shoemakertown grew. By the 1880s the village contained thirty houses, a carriage factory, a hotel, an Episcopal Church, two concert and lecture halls, several mechanic shops and a station for the North Pennsylvania Railroad in addition to the Bosler mill. The post office was established in 1857.¹² Throughout the nineteenth century the Shoemakertown businesses clustered near the intersection of Old York Road and Church Road close to the mill.¹³

During World War I the Bosler mill changed from steam to electric power to meet the demands of their contract for horse feed for horses at the submarine construction sites at Hog Island and Chester. After World War I the mill business declined forcing its closing in 1922. The mill building was demolished in 1927. In 1932 the site became a recreation area for the Township.

The village of Ashbourne also developed around a mill. Toby Leech, who received two separate land grants from William Penn in Cheltenham Township, operated a grist mill near the intersection of Church and Mill Roads beginning in 1706. Leech's son Jacob continued to operate the mill after his father's death in 1726.

Jacob Myers acquired the Leech mill in 1848 and adapted the mill to produce farm equipment such as heavy and light forks. By the 1850s Myers' son Benjamin and son-in-law John Ervien became partners and the firm became known as Myer and Ervien Fork Factory. During the

11 Elaine W. Rothschild, "The Bosler Family of The Ivy," *Old York Road Historical Society Bulletin* 49 [1989], 3-14.

12 Bean, 804.

13 Arthur Hosking Jones, "Cheltenham Township: A Sociological Analysis of a Residential Suburb" [Ph.D. diss., University of Pennsylvania, 1940], 102.

Civil War the mill was able to respond to the need for picks and lances. By the 1880s the factory produced hay, manure, spading, sluice, tanner, coke, charcoal and spall forks and potato and manure hooks.

By the 1880s Ashbourne was the largest village in Cheltenham. According to the 1880 census the village had 342 inhabitants. The Ashbourne post office, established in 1878, and a store provided services for the sixty-five houses located in the village. A two-story train station located in a former mill building provided train service to Philadelphia and contributed to the development of the area. Resident Richard J. Dobbins, one of the leading Philadelphia builders was instrumental in developing the area around the Ashbourne train station.¹⁴

Another prosperous Cheltenham mill running on the power provided by the Tookany Creek was C. Hammond and Company located near the intersection of Church Road and New Second Street. In 1843 Charles Hammond bought a fork and shovel mill that had originally been a fulling mill. Hammond augmented the mill business with the production of hammers. Hammond's son Charles, Jr. further expanded the business by adding more buildings and producing sledges and hatchets. By the 1880s Charles Hammond and Son employed seventy people. Charles, Jr's son Earl Hammond operated the mill from 1911 into the 1920s.

Knight's Mill, an early Cheltenham mill, illustrated how the Township's mills evolved to suit the needs of the changing economy [also known as Paxson's Mill and Rice's Mill; 835 Glenside Avenue, Wyncote, Survey WY001]. Isaac Knight built Knight's Mill in approximately 1725. Knight owned 600 acres and helped lay out Old York Road in 1711. The gristmill continued to operate under the ownership of the Paxson family in the early nineteenth century. Daniel Rice owned the mill known as Green Bank Flour Mill through much of the remainder of the nineteenth century and continued to grind corn and wheat from the nearby farmers. In the twentieth century W. John Stevens purchased the gristmill and converted it to a carpentry

¹⁴ Bean, 803.

mill. Stevens surely saw the need for his window and door frames, sash, shutters and stairs in the housing developments being built in Wyncote, Ogontz Park and Glenside.

2.2.2 African American Settlement

In the eighteenth and early nineteenth century a portion of what is now known as the Edge Hill section of Glenside had a free black population. Originally Edge Hill was named Guineatown because many of the people living there were from Guinea. One of the early residents of the community was Cremona Morrey Frey. In 1746 Richard Morrey, son of Humphrey Morrey [d.1715], a recipient of one of the 1682 William Penn land grants deeded 198 acres to his former slave Cremona Morrey. Cremona and Richard had five children between 1735 and 1745. After Richard Morrey's death Cremona married free slave John Frey or Fry between 1753 and 1754. Cremona Morrey, daughter of Richard and Cremona married John Montier who had come to the area in the 1760s. Cremona Morrey Frey died intestate in approximately 1770 and her 198 acres became the property of her surviving husband John Frey. Cremona Morrey Frey's children by Richard Morrey appealed to the court to secure their claim to the land given to their mother by their father. In 1772 Isaac Knight, a Cheltenham gristmill owner and neighbor of the Morrey family agreed to hold the land in trust for Cremona's children. The agreement stated that Isaac Knight would sell the property and distribute the money to Cremona Morrey Frey's children after the death of John Frey. After John Frey's death in 1778, Cremona Morrey Montier bought fourteen acres and was given \$200. She and her husband John Montier built a house that is a portion of a dwelling on Limekiln Pike and lived there until John's death in 1822 and Cremona's death in 1825 [312 and 318 Limekiln Pike, Glenside, Survey GL009 and GL008]. Cremona and John Montier's son Joseph and his wife Mary lived on the property until Joseph's death in 1842. The family graveyard was located on Limekiln Pike near the present Montier Road.¹⁵

15 Reginald H. Pitts, "The Montier Family of Guineatown," *Old York Road Historical Society Bulletin*

In the nineteenth century another section of Cheltenham became an integrated neighborhood welcoming both African Americans and whites. The area originally called Camptown and now known as LaMott, was established on land used for a training camp for African Americans during the Civil War. Edward Davis, Cheltenham land developer and son in law of the Quaker abolitionist and advocate of women's rights Lucretia Mott, leased land to the government for a Civil War military training camp for African Americans from 1863 through 1865. The land leased to the government was part of his estate Oak Farm purchased in the 1850s. Old York Road, Penrose Avenue, Beech and Cheltenham Avenue bound Oak Farm. Lucretia Mott moved to a house called Roadside [the current location of Latham Park] on Oak Farm in 1857 and lived there until her death in 1880. Davis had been active with the abolitionist movement since the 1840s and, although a Quaker, supported the Union cause. He was active in the Union League, an organization founded to support the United States government during the Civil War. Davis and fellow Cheltenham resident financier Abraham Barker were instrumental in raising money and support for Camp William Penn. Camp William Penn was the first and largest training camp established for the purpose of training African American soldiers. Philadelphia City Hall architect John McArthur designed the buildings and training space.¹⁶

Camptown, became an integrated residential settlement after its use as a military training camp. In 1866 Davis bought back twenty-eight acres that he had previously sold to Thomas Keenan. Davis laid out streets and building lots, and by 1868 was selling lots. Davis planned to offer the building lots to both white and African American buyers but the first buyers were predominantly Irish. The first African Americans to live in Camptown, William Butcher and his brother in law Armstead Triplett had moved to the area 1850s. Butcher worked as a farmer for Edward Davis. Butcher purchased his house and several other properties from

53 [1993], 23-35.

16 Elaine W. Rothschild, "Historic LaMott," *Old York Road Historical Society Bulletin* 51 [1991], 34.

Davis in 1879. The first African Americans to purchase property in Camptown were George Henry and brickmaker William Watson in 1868 and 1869 respectively.¹⁷

By 1880 Camptown had thirty houses, a school and 206 inhabitants.¹⁸ The census noted that the population had 101 Irish, 83 white and 22 African Americans. In 1868 Davis donated land and funded the construction of a school. Twenty years later Davis donated land for the construction of the African Methodist Episcopal Church. The post office was also established in 1888 with the name of LaMott.

LaMott continued to grow during the last part of the nineteenth century and into the twentieth century. In 1911 Cheltenham resident George Widener assisted in the rebuilding of the African Methodist Episcopal Church after a fire. Widener also paved the streets and had a water system installed in 1911. Street lighting was installed in 1903. By 1910 the census listed 220 African Americans out of a total of 694 residents.¹⁹

2.3 The Gilded Age

In the second half of the nineteenth century Cheltenham experienced development that had no connection to the water power provided by the Tookany Creek. The rolling hills and wooded land of Cheltenham attracted Gilded Age magnates who constructed large self-contained estates. These estates usually included farms to provide all the meat, vegetables, dairy products and poultry needed for the owner's table as well greenhouses and gardens for the owner's pleasure. Financier Jay Cooke built one of the first large estates when he constructed Ogontz in 1865-1867. Cooke purchased his land from Cheltenham Hills Land Company owned by Edward Davis. Cooke's 200-acre property stretched from Washington

¹⁷ Ibid. 35-36.

¹⁸ Bean, 805.

¹⁹ Rothschild, "Historic LaMott," 36-7.

Lane to Church Road to Ashbourne Road. He also owned property across Washington Lane [now Ashbourne and Hopeland Roads]. Department store owner John Wanamaker purchased property bordered by Washington Lane and Old York and Township Line Roads in 1869 and in 1883 built his house called "Lindenhurst". Financier Abraham Barker constructed Lyndon on Church Road in 1880 in Wyncote for two million dollars. In 1881 William Welsh Harrison, an heir to the Franklin Sugar Refining Company, purchased a country house and after a fire in 1893 replaced it with a castle like structure known as Grey Towers designed by Horace Trumbauer.

William Elkins [1832-1903] and P. A. B. Widener were probably the most prominent inhabitants of Cheltenham Township. They built palatial residences and with their traction company contributed to the development of many neighborhoods in Cheltenham. Widener, a former butcher who had made his fortune on the sale of meat to Union troops teamed with Elkins, a former grocer who invested in refineries and storage plants, formed an association to purchase street railway companies. By 1883, Elkins' and Widener's Philadelphia Rapid Transit Company had a monopoly on transit lines in Philadelphia. By 1900, they owned traction lines in several cities including Chicago, New York, Baltimore and Pittsburgh as well as interests in many other lucrative businesses.

With his fortune Elkins built Ashbourne Hall on Cheltenham Avenue [Ashbourne Road today] and Juniper. The house designed by Horace Trumbauer in 1899 was built of Indiana limestone and granite. The fifty-nine acre estate was beautifully landscaped. The large collection of art and rare books housed in the residence was given to the City of Philadelphia at his death in 1903. Elkins' estate also included a house designed in the Tudor Revival style by Horace Trumbauer for his son George and a Georgian Revival style house also designed by Horace Trumbauer for his daughter, Stella Elkins Tyler [7725 Penrose Avenue, Survey EP013].

Widener built his opulent mansion across the street from his friend and business partner. He too hired Horace Trumbauer to design his eight million-dollar residence. The lavish residence contained 110 rooms and housed a collection of art that was later given to the National Gallery of Art. The estate, like the earlier estates of Cooke and Wanamaker had gardens, greenhouses and a farm supplying everything Widener and his family might need. Widener also had a polo field and race track. At the time of his death Widener owned 480 acres in Cheltenham.

Cyrus Hermann Kotzschmar Curtis purchased Abraham Barker's Lyndon on Church Road in 1901 after renting it for several years. Curtis, owner of the Curtis Publishing Company based in Philadelphia, published some of the most influential magazines of the early twentieth century such as *The Ladies Home Journal* and *The Saturday Evening Post*. His one hundred seventy-acre estate included a nine-hole golf course, a large organ and an arboretum.

2.3.1 Horace Trumbauer

Horace Trumbauer [1868-1938] designed many of the palatial residences dotting the landscape of Cheltenham in the late nineteenth and early twentieth centuries. After schooling in the Philadelphia public schools Trumbauer joined the prominent architectural firm of G. W. and W. D. Hewitt. After six years at Hewitt's firm Trumbauer opened his own office in 1890. His first large project consisted of designs for the developers Wendell and Smith for their developments in Overbrook, Pelham, St. Davids and Wayne. His design for William Welsh Harrison's castle like dwelling "Grey Towers" in Glenside may have brought him to the attention of the Elkins and Widener families. His commissions for these two families established his reputation as a designer of large country estates. Trumbauer was fluent in the various design styles popular during the early twentieth century designing buildings in 17th and 18th century French styles as well as Georgian and Tudor Revival styles. Although best known for the large estates built for people like Widener and Elkins Trumbauer also designed

many residences such as the house at 502 Spring Avenue in Elkins Park [Survey EP016] or 434 Crescent Road in Wyncote [Survey WY004] for less wealthy people. These buildings illustrate his firm's ability to design in a myriad of styles.²⁰

In 1902 Trumbauer hired Julian Abele, the first African-American graduate of the University of Pennsylvania's School of Architecture. The Dean of the Architecture School recommended Abele, who had won a prize for the design of a tablet to honor the gifts to the University library from various college classes, to Trumbauer. Trumbauer underwrote Abele's four year study at the Ecole des Beaux Arts in Paris. From his return to the United States in 1906 until his death in 1950, Abele's design skills played an integral part in the success of the Trumbauer firm.²¹

2.4 Transformation into a Suburb

Trains and streetcars played a enormous role in the development of Cheltenham Township in the second half of the nineteenth century. Easy transportation made it almost effortless for people to live in the newly developing suburbs and commute to work in Philadelphia. The North Pennsylvania Railroad line was first constructed through Cheltenham in 1855 [101 West Glenside Avenue, Glenside, Survey GL011]. Streetcar lines owned by Widener and Elkins expanded into Cheltenham from Philadelphia in 1895, which provided a less expensive and reliable mode of transportation. One of the streetcar lines extended north on Old York Road and the other streetcar line extended through Wyncote and Glenside [1601 Church

20 Frederick Platt, "Horace Trumbauer in Wyncote," *Old York Road Historical Society Bulletin* 45 [1985], 22-33.

Sandra Tatman and Roger Moss, *Biographical Dictionary of Philadelphia Architects: 1700-1930* [Boston: G.K. Hall & Co., 1985], 799-800.

21 C. Robert Nugent, *A House Lives and Dies: the Story of Anselm Hall* [Abington, PA: Cassidy Printing Inc., 1974], 68.

Road, Wyncote, Survey WY008]. Population in Cheltenham exploded from 1292 in 1850 to 6154 in 1900.

Several turnpike companies controlled the main arteries through Cheltenham in the nineteenth century. Old York Road, controlled by the Cheltenham and Willow Grove Turnpike Company had tollgates at Cheltenham Avenue, Church Road and Washington Lane. By the 1870s the deteriorated condition of the road concerned some residents of the Township who worked to form a new company to care for the road. Edward Davis, a large landowner and developer of LaMott helped form a new turnpike company with Edwin Satterwaite of Abington. They issued new stock and paved the entire stretch of Old York Road.²²

The Limekiln Turnpike Company formed in 1849 and controlled eight miles of the turnpike. In 1885 they constructed a tollgate at the intersection of Church and Easton Roads. In addition to their salaried jobs, toll takers sold candy and tobacco.²³

The development of Wyncote is an example of a wealthy turn of the century Philadelphia suburb. In the 1880s Wyncote became a popular place for Philadelphians to escape the summer heat of the city. The summer residents were largely business men and professionals and their families who found new wealth in the expanding Philadelphia economy. Owners and executives of textile companies, coal companies, insurance companies and doctors, lawyers and financiers found Wyncote a suitable place to summer and later to buy year round residences. Wyncote, unlike many similar suburban developments of the late nineteenth century and early twentieth century, was not planned and built by one developer but by six. Developers and residents assured the continuation of Wyncote as a suburb for the wealthy

22 Jean Barth Toll and Michael Schwager, *Montgomery County: the Second Hundred Years* [Norristown: Montgomery County Federation of Historical Societies, 1983], 69-70.

23 Ibid.

by establishing minimum building costs and lot sizes. They also created the Wyncote Improvement Association in 1890's. Houses in Wyncote were designed by some of Philadelphia's most talented and prominent residential architects [8107 Accomac Road, Wyncote, Survey WY016 and 1150 West Church Road, Wyncote, Survey WY017]. Wyncote's significance lies in its wonderful collection of late nineteenth and early twentieth century architecture, and in its example of the expanding role of university trained architects at the turn of the twentieth century. Graduates from the University of Pennsylvania's School of Architecture designed many of the houses for Wyncote's affluent residents.²⁴

William Elkins built the Elkins Park train station to encourage the growth of his residential development called "Ogontz Park" in 1899. Another train station from the 1870s built by the North Pennsylvania Railroad [which by the 1890s had been taken over by the Reading Railroad] was not close enough to the land Elkins wanted to develop. The elegant train station designed by prominent Philadelphia architects Cope and Stewardson proclaimed that Ogontz Park was an up-scale community.²⁵ William T. B. Roberts supervised the community's development. The house at 502 Spring Avenue [Survey EP016], designed by Horace Trumbauer in 1898 is a good example of the kind of housing built to attract people to the new suburban development in Elkins Park [then known as Ogontz Park]. The house sold soon after its completion in 1900. Charles J. Cole, a wool-merchant in Philadelphia purchased the house in 1906. Frederick Platt noted that "Georgian houses of similar dimensions became a staple in his [Trumbauer's] repertoire."²⁶

In the 1880s and early 1890s Martin Luther Kohler developed sections of Glenside. He developed properties along Harrison and Lismore Avenues between Glenside Avenue and

24 Doreen Foust, *National Register of Historic Places Nomination Form- Wyncote Historic District*, [1984-1986].

25 George Thomas, *National Register of Historic Places Nomination Form-Elkins Park Station*, [1990].

26 Frederick Platt, "Horace Trumbauer's Other Work in Elkins Park," *Old York Road Historical Society Bulletin* 47 [1987], 27.

Waverly Road. At the time of his death in 1916 he owned land near Cheltenham Hills Drive that he planned to develop, twenty-three acres in Cheltenham and fifty-seven acres of Twinkingham Farm. His daughter Ruth Kohler Bates assumed control of her father's holdings and developed some of the land by the 1920s.²⁷

2.5 Twentieth Century

In the twentieth century many of Cheltenham's large estates and land holdings were divided into housing developments. Most of the brochures for these new developments noted the beauty of the Cheltenham Township landscape and the numerous large estates already established. In 1924 Sydney F. Tyler's twenty-two acre estate "Hopeland" [1421 Hopeland Road, Wyncote, Survey WY019] was divided into thirty-eight lots and put up for public auction. The auction pamphlet suggested that the development called "Suncrest" would be a distinguished address because of its proximity to the estates of Curtis, Widener and Elkins.

Twenty-eight acre Latham Park was also developed in the early twentieth century on land owned by the estate of William Elkins and on the site of Lucretia Mott's house, "Roadside". Developer William T. B. Roberts acquired the properties in 1912 and demolished "Roadside". He promoted Latham Park as an exclusive address noting the proximity to the Stetson and Widener estates. Plans for Latham Park included nineteen houses on no less than one acre surrounded by wrought iron fencing and gates designed by Horace Trumbauer and executed by Samuel Yellin.²⁸

By 1916 Elkins Park Incorporated owned the land east of Shoemaker Road and had established roads and planned others. House lots were marked but none built. Ten years

27 Frederick H. Bates, Jr., "Martin Luther Kohler: Publicity-Shy Developer," *Old York Road Historical Society Bulletin* 50 [1990], 2-7.

28 Rothschild, "Historic LaMott," 37.

later, Tulpehocken, St. James, Bethan, Manor, Brookside and Cadwalader Roads were open and many houses built.

Conlin, McGill, and Parker developed Rowland Park, in the Cheltenham Village section of the Township in 1924. Much of Rowland Park was built on land formerly owned by the Rowland family, proprietors of the shovel manufacturing business.

Perhaps in response to the increasing number of housing developments being constructed in the 1920s Cheltenham Township began to acquire land for parks. The Township's first purchase was a nine acre parcel in Glenside for use as a playground. During the 1920s many of the mills along the Tookany Creek closed and the Creek became a site of recreation instead of industry. Tookany Drive meandering through parkland was completed in 1935.²⁹

Another recreation space was a gift to the Township in 1937. Forty seven acres of Cyrus H. K. Curtis' estate on Church Road was given to Cheltenham Township by Curtis' daughter Mary Curtis Bok Zimbalist four years after the death of her father in 1933. The Curtis house was demolished except for the music room and the site became known as the Wyncote Arboretum. When Mrs. Zimbzlist died in 1970 her heirs contested her gift to the Township and attempted to regain ownership of the estate. In 1974 a cash settlement with the heirs gave ownership of the property to the Township.³⁰

While some large Cheltenham estates were subdivided many other estates were purchased and adapted for other uses. In 1932 Stella Elkins Tyler moved to Indian Council rock near Newtown, Pennsylvania and gave her estate [7725 Penrose Avenue, Elkins Park, Survey EP013], a Horace Trumbauer designed wedding present from her father, to Temple University for use as a fine arts school. Tyler's choice to head the school was her private art

29 Morgan, "Preserving the Heritage," 21-23.

30 Elaine W. Rothschild, "The Man Behind Cheltenham's Curtis Arboretum: Cyrus Hermann Kotzschmar Curtis," *Old York Road Historical Society Bulletin* 39 [1979], 12.

teacher and sculptor Boris Blai. Blai's theories about teaching art combined aesthetics with the scientific and the technical. Blai's tenure as head of Tyler School of Art contributed to the rise of craft to a fine art and attracted some of the finest artists to teach at the school.³¹

Several other large Cheltenham Township estates were adapted to school use. William Welsh Harrison's estate became the campus for Beaver College formerly of Jenkintown. Harrison's Horace Trumbauer designed castle-like residence became dormitory and administrative space for the women's college. "Sunset", Clay Kemble's estate on Church Road was purchased in 1937 by the Westminster Theological Seminary for use as their campus [2960 Church Road, Glenside, Survey GL012]. Several other estates in Cheltenham such as George Horace Lorimer's Belgrame on Church Road, now Ancillae Assumpta Academy, have been converted to use for schools.

Prominent architects continued to design houses for Cheltenham residents in the twentieth century. Louis Kahn [1901-1974] designed the house at 628 Stetson Road, Elkins Park [Survey EP014] between 1940 and 1942. Kahn, a graduate of the University of Pennsylvania, taught at Yale and the University of Pennsylvania and was one of the most influential architects of the twentieth century. He studied with Paul Cret at the University of Pennsylvania. During the Depression Kahn was unemployed but formed a research group with other architects and studied city planning and housing. From 1947 through 1957 Kahn taught at Yale. During his tenure at the University of Pennsylvania the engineers Robert le Ricolais and Auguste Komendant influenced his work and thinking. Kahn's other work included the Richards Medical building at the University of Pennsylvania, the Kimball Art Museum in Fort Worth, the Salk Center in California, and the Phillips Exeter Academy Library.

World famous architect Frank Lloyd Wright designed Beth Shalom Synagogue on Old York Road. In the 1950s the congregation of Beth Shalom decided to follow the shifting population

31 Toll and Schwager, *Montgomery County*, 1480-81.

to the northern suburbs. After purchasing four and a half acres on Old York Road the Rabbi of the congregation asked Wright to design a synagogue symbolizing Mount Sinai. Construction was completed in 1959 after several design problems were solved.³²

2.5.1 Post World War II Development

During the second half of the twentieth century more of the large estates so numerous in Cheltenham in the first half of the century have been broken up for additional housing. The 1938 map shows large tracts of land being prepared for development. After World War II the Township population grew tremendously, doubling between 1950 and 1970. Many of the new residents came from areas of the city of Philadelphia adjacent to Cheltenham.³³

Although many of the large estates were completely demolished for housing developments parts of other estates remain and have been converted to different uses. John Gribbell's Saint Austell Hall was demolished and the land developed for housing. A part of the Gribbell greenhouse complex was converted into a residence [315 Sinkler Road, Wyncote, Survey WY007] and is all that remains of the estate.

Buildings once part of Ronaele Manor are also still in use. Eleanor Widener Dixon sold Ronaele Manor to the Christian Brothers in 1950. For the next twenty years the estate was used for housing for Brothers attending LaSalle College. Decreased enrollment and maintenance costs forced the Christian Brothers to sell the property in 1973. The main house of the estate was demolished but several outbuildings remain and have been adapted to residential uses [examples from the survey include EP001, EP002, EP003]. The agricultural

32 Thuy Nguyen, "An Architectural History of Beth Shalom," *Old York Road Historical Society Bulletin* 49 [1989], 26-30.

33 Jones, Cheltenham Township, 42-60.

complex that was a part of Ronaele Manor also remains located at the corner of Church Road and Washington Lane.

Some large estates continued to remain intact and have been reused. P.A.B. Widener's enormous estate Lynnewood Hall became the Faith Theological Seminary in 1952. William Elkins' estate, Ashbourne Hall, became a retreat house run by the Dominican Order Convent of our Lady of Prouille in 1932.

Some parts of the large estates were used to build apartment buildings. Lynwood Gardens was built in 1949 on P. A. B. Widener's former farm "Lynnewood Farm". Other garden apartments have been built throughout the Township since World War II as well as high rise apartment buildings such as Cedarbrook Hill, Wyncote House and the Elkins Park House.

2.6 Conclusion

Although many changes have taken place during the second half of the twentieth century in Cheltenham, the Township still retains the residential suburban qualities sought by people since the mid-nineteenth century. Cheltenham's rich history from a group of settlements surrounding thriving mills to the Gilded Age estates of the nineteenth century to the twentieth century suburb is evident in the range and diversity of its architecture.

