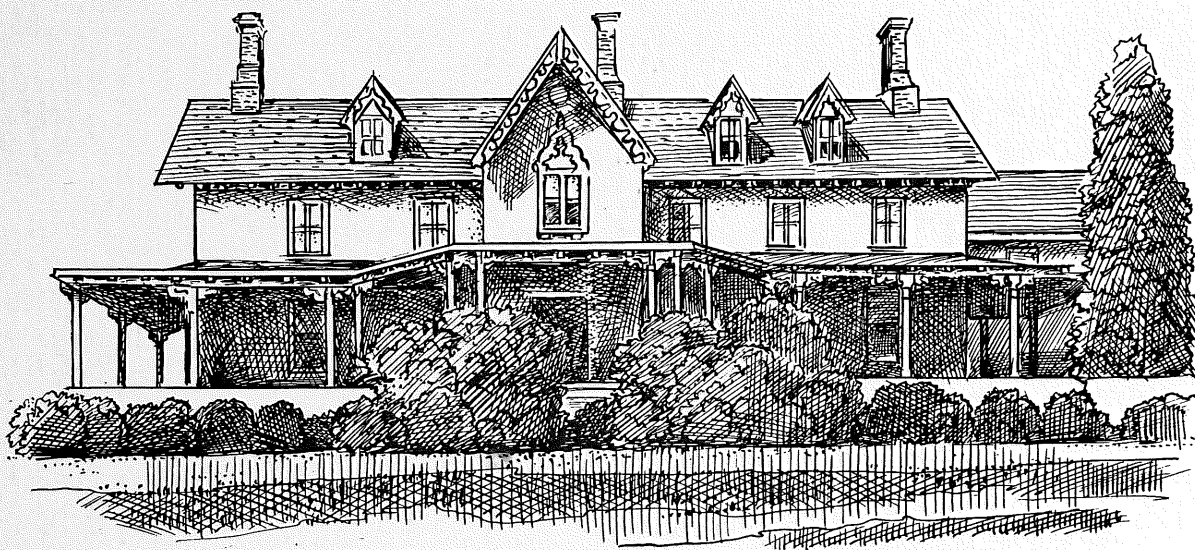


HISTORIC RESOURCES SURVEY

**HAVERFORD TOWNSHIP
Delaware County, Pennsylvania**



**Delaware County Planning Department
1994**

Report of the Findings
Of the
Delaware County Historic Resources Survey
For
HAVERFORD TOWNSHIP

Delaware County Planning Department
1994

This project has been financed in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendations by the Department of the Interior.

This program receives federal funds from the National Park Service. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior strictly prohibits unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against should write to: Director, Equal Opportunity Program, Department of the Interior, National Park Service, P.O. Box 37127, Washington, DC 20013-7127.

ACKNOWLEDGMENTS

Delaware County Council

Mary Ann Arty, Chairman
Ward T. Williams, Vice Chairman
Paul G. Mattus
Thomas H. Killion
Wallace H. Nunn

Delaware County Planning Department

John E. Pickett, AICP, Director
Lois B. Saunders, Deputy Director

Stephen M. Clark, Planner
Doris K. Cusano, Contract & Publication Officer
Susan W. Hauser, Principal Planner
Linda F. Hill, Principal Planner
John E. Shenkle, Graphic Artist
Janice A. Richardson, Administrator
Kathleen C. Wandersee, Project Planner
Nancy V. Webster, AICP, Principal Planner

The Planning Department also acknowledges the cooperation and assistance of the many individuals who contributed valuable information for the preparation of this report, specifically Margaret Johnston, Haverford Historian, and the citizens and volunteers of Haverford.

TABLE OF CONTENTS

Introduction.....	1
Map of Delaware County.....	3
A Brief History of Haverford Township.....	5
Surveyed Properties.....	9
Map of Haverford Township Historic Resources.....	13
Survey Analysis.....	17
Recommendations.....	19
Bibliography.....	31
Survey Forms.....	Following Text
Appendix A – Alphabetical List of Surveyed Properties.....	A-1
Appendix B – List of Architects.....	B-1
Appendix C – Ownership Map – Cobbs Creek.....	C-1
Appendix D – Ownership Map – Darby Creek.....	D-1
Appendix E – Glossary.....	E-1
Appendix F – Architectural Style Sheet.....	F-1

Cover: The Grange Estate, owned by Haverford Township and administered by Friends of the Grange, Inc., Haverford, Pennsylvania.
Artwork by John E. Shenkle. Survey Card 045-HA-003.

INTRODUCTION

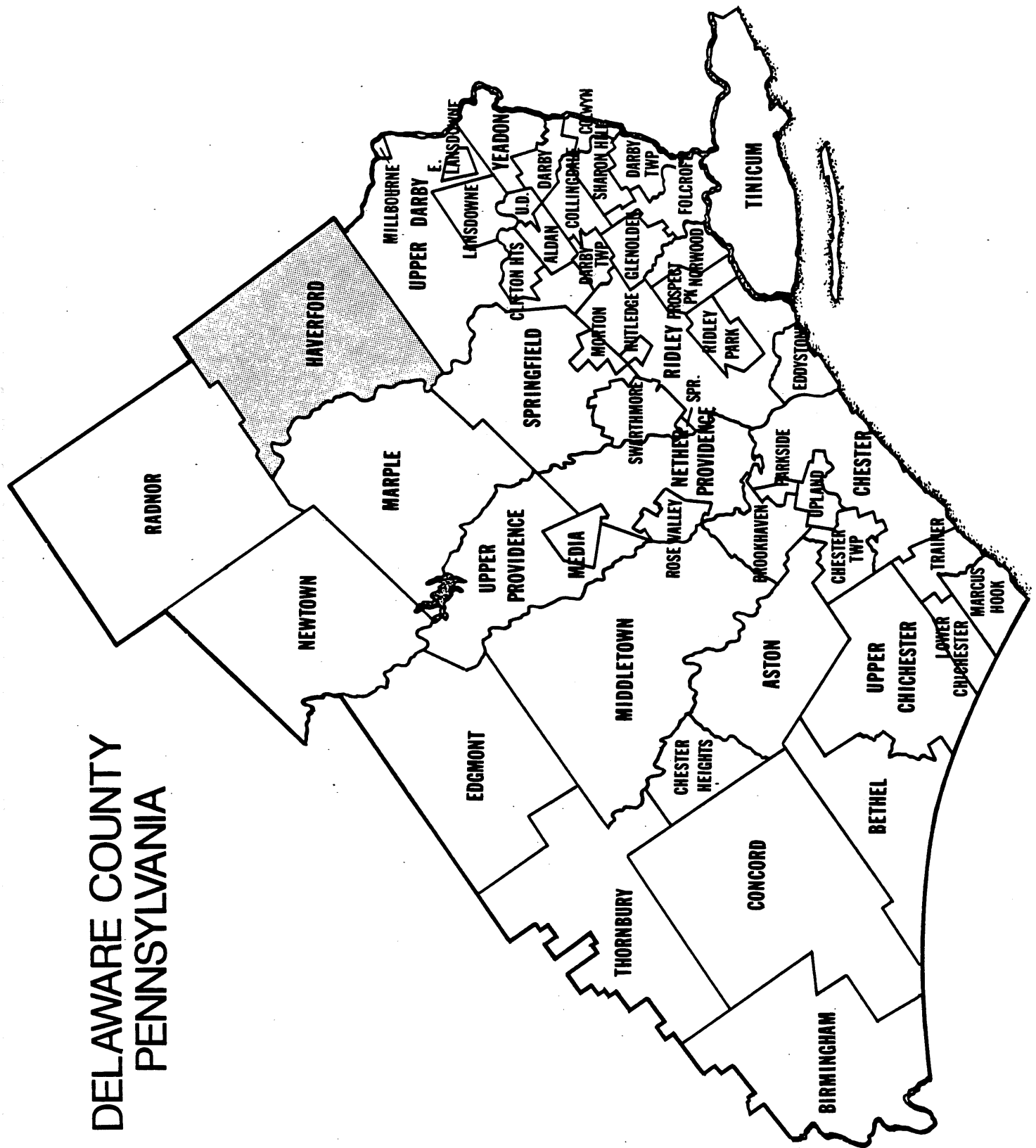
The following report forms a unit of the continuing Delaware County Comprehensive Historic Resources Survey. The survey is being conducted in municipal increments.

There are three general sections to the report:

- a) Background information, including a brief history of Haverford Township
- b) Survey findings and recommendations of strategies and techniques which will better preserve the historic fabric of Haverford
- c) Survey data for the significant sites documented and selected for the Pennsylvania Bureau of Historic Preservation, including maps and listings of the historic structures

It is hoped that the presentation of this report will encourage further action to enhance and preserve Haverford's historic fabric and cultural environment. This report should be viewed as a useful preservation planning tool as well as an historic documentation of its resources.

DELAWARE COUNTY PENNSYLVANIA



A BRIEF HISTORY OF HAVERFORD TOWNSHIP

Lying in the northeastern section of Delaware County along the Montgomery County line, Haverford Township was first formed as a municipality in 1684. The area we now call Haverford was part of a 40,000 acre grant from William Penn which Welsh Quakers had purchased in 1681. That portion of the original Welsh Tract grant lying within Delaware County comprises all of Haverford and Radnor Townships. The Welsh Quakers hoped to establish a separate barony in Penn's new colony and formed "Companies of Adventurers" with the most prominent person in each "company" taking out a patent for 5,000 acres of land as trustee. The first three families arrived in Haverford Township in 1682 with Lewis Davis, Henry Lewis, and William Howell selecting land along the southern border of the Township.

Haverford was primarily agricultural until the 20th century. Grain crops of wheat, oats, rye, and corn as well as garden and orchard produce were grown, and dairy cattle and livestock were raised. However, as is true for most of Delaware County, the area was very good for milling. Haverford Township is naturally endowed with numerous streams and runs. The two most prominent watersheds, Darby Creek and Cobbs Creek, provided excellent mill-seats for the early settlers. The mills varied in kind: grist, saw, lumber, fulling, tannery, woolen, and cotton.

The earliest recorded mill in the Township is on the eastern boundary of the Township along Cobbs Creek. There William Howell established a gristmill, the Haverford Mill, in 1685. This site was purchased by Daniel Humphreys in 1703. He added a sawmill and a fulling and dyeing mill soon after. These mills were eventually added to Dennis Kelly's holding in 1826 and became known as the Castle Hill Mills. The site is just north of Eagle Road on the west bank of Cobbs Creek. About 1800, Peter Brown erected grist and sawmills on the headwaters of Cobbs Creek. Jonathan Miller built grist and sawmills in 1810 at what would become the juncture of Mill Road and Karakung Drive;

On Darby Creek, the western boundary of the Township, Richard Hayes, Jr., David Morris, and Samuel Lewis erected a gristmill known as Haverford New Mill in 1707. Later a sawmill was added to the operation which continued in use until 1904. On Darby Creek near the border with Marple Township, Humphrey Ellis operated a very early fulling mill. In 1807, Henry Lawrence built a sawmill on this same site. His son, William Lawrence, constructed a gristmill close by in 1832. The Lawrence sawmill remained in the family and continually operated as a sawmill for over 125 years. It was the oldest extant industry in the Township until demolished in 1989 (see 045-HA-057).

The American Revolution demonstrated the need for black powder to be regularly produced in this country. In addition to military usage, there was a growing need for it in mining and engineering. To fill this need, Israel Whelen, Sr. constructed the Nitre Hall

Powder Mills on Cobbs Creek, beginning operation in 1810. Between 1810 and 1840, these were the second largest powder mills in the U.S., with a total production of 800,000 lbs. in 1812. Nitre Hall mills ceased operation in 1840, when Dennis Kelly bought them and converted them to cotton and woolen mills as part of his Castle Hill Mills. The Howell and Humphreys mill holdings also purchased and added to the Castle Hill Mills. The Kelly mills provided material to the U.S. government from 1817 to 1860 with contracts ranging in value from \$1,800 to \$41,370.

Early roads provided a connecting link between the farms and mills of the first settlers. Haverford Road, bisecting the Township north and south, is thought to have been laid out in 1683 but was officially opened in 1696. Darby Road was laid out in 1687. Mill Road (formerly Dickinson Mill Road) is one of the older roads. In 1792, the Philadelphia and Lancaster Turnpike (now U.S. Route 30) was begun, and soon after roads were built radiating from the Turnpike.

In the early 19th century, rail transportation systems began to develop in the Philadelphia region. These included the Haverford area where the Philadelphia and Columbia Railroad began operations in 1833. Callowhill and Broad Streets were the starting point, with the line running all the way to Paoli and eventually reaching Pittsburgh by 1835. This new system opened the Township to land speculation and development. This was the first railway for general commerce in the U.S., but it offered little in the way of passenger service until the late 1860s. Pennsylvania Railroad bought the operation in 1857 and relocated the roadbed from what is now Railroad Avenue. Pennsylvania Railroad's new line would become the Main Line to the West.

This increase and improvement in transit lines in the second half of the 19th century provided the first steps toward suburbanization within the Township. The Philadelphia and West Chester Turnpike Company built the first toll road, then formed the Philadelphia and West Chester Traction Company, creating the first trolley line for the Township in 1898. 1902 saw the advent of the new Ardmore and Llanerch line, which encouraged new housing on adjacent tracts of land. Eventually, these rail and trolley lines would be consolidated under the Southeastern Pennsylvania Transportation Authority (SEPTA).

The population of Haverford Township almost tripled in the years from 1900 to 1920 as a result of these new transportation lines. Trolleys provided dependable transportation to Philadelphia, increasing the number of commuting workers. This created a demand for moderately priced homes on smaller lots. Several new communities were planned and built in the late 19th and early 20th centuries.

In 1877, the early subdivision of Millbrook belonging to Haydock Garrigues was laid out in the northeastern sector of the Township. By 1881, the Garrigues name had vanished from this tract, and a new subdivision called Preston (just above Millbrook) was in existence. By 1900, the first initial roads and housing were built in the area that would

eventually become Llanerch. This growth continued through the first half of the 20th century. In 1909 the subdivisions of Llanerch, Llanerch Manor, Brookline, South Ardmore, Grassland, Penfield, Beechwood, Ardmore Park, and Hillcrest Lawns were platted. Hillcrest Lawns was the area that would eventually become Oakmont by 1925. Upland Park, Oakmont Park, Chatham Village, South Ardmore, and Merwood Park were created by 1946. Although these subdivisions still exist and their names are still used to identify neighborhoods, the Township has grown to the point where discernible boundaries no longer exist. Later generations are losing awareness of these distinctly separate, early subdivisions and their associated names.

During this same period, large country estates were being built by wealthy families on former farmland in the northern part of the Township. The new owners had farmhouses and dependencies torn down or remodeled as new mansions and gardens. The Grange and Millbrook are examples of conversions of early farmhouses into new estates. Other examples of gentlemen's estates developed during the 20th century are:

- Brookthorpe - J. Stanley Reeves, 31 Acres
- * Far-Away - Clarence Warden, 35 Acres
- * Allgates - Horatio Gates Lloyd, Sr., 76 Acres
- * Cobble Court - J.H. Carstair
- West Hills - Atwater Kent
- Maryland Woods -Mrs. Archibald Thomson

(asterisk denotes manor houses still standing)

The growth of suburbia and large estates reflected an increase of leisure time and led to the development of several golf courses. The Merion Cricket Club Golf Association incorporated Clifton Hall, an old farmhouse, into its clubhouse. There are 120 acres in the East Course, and 180 acres in the West Course. The Llanerch Country Club consists of 126 acres. These two clubs are still in existence. To the south of the Merion East Course is the area of Merion Golf Manor in which roads were named after famous golf courses such as Cedarbrook, Whitemarsh, Shawnee, Huntington, St. Davids, Overbrook, and Pine Valley.

Two other golf courses existed in the 1940s: the Brookline Country Club and the Pennsylvania Railroad Golf Club. The latter was established in 1925 on 109 acres, bounded by Earlington Road, Manoa Road, and City Line. The property was sold in 1943 to the Warner West Corporation, which developed Chatham Park. Brookline was sold off and developed as a subdivision ten years later. Part of its land was also used for the present-day Haverford Junior and Senior High Schools.

Another response to the improved transportation from the city of Philadelphia into the suburbs was the creation of Beechwood Park, a large amusement park which opened in May 1907, a few days after the opening of the Philadelphia and Western train line. However, the park never drew the crowds that were anticipated and consequently closed after only three seasons. Today, the only remnant of the park is the Beechwood Park station.

Education has always been an important aspect of life in Haverford Township. The first building erected for educational purposes was the Federal School in 1797. During the 1800s, four additional one-room schools and one parochial school were built. The latter part of the 19th century saw the formation of the present school system, with many schools designed and constructed for the Township in the early 20th century.

After World War II, additions were made to existing schools, and a new high school and three one-story elementary schools were built. Today, there are one senior high school, a middle school, five elementary schools, four parochial schools, and two private schools in the Township.

Haverford College (1833), the first college founded by the Society of Friends in the United States, has several historic structures on its 225-acre property. The college has renovated "Founder's Hall" (045-HA-019 A). The Pennsylvania Historical and Museum Commission (PHMC) has determined that the entire complex is eligible for the National Register as an historic district.

The Township today is primarily residential. According to the 1990 census, there were a total of 18,217 structures in Haverford. Of those, 6,237 or 34% were built in 1939 or earlier. These homes are a mix of residential structures with single homes, twins, and some row housing. Many of the streets are pleasantly tree-lined, creating homogeneous neighborhoods. There are retail and service businesses with some light industry, the largest being the Philadelphia Chewing Gum Corporation. There are two shopping centers, Manoa with 28 businesses and Pilgrim Gardens with about 12. Numerous smaller businesses and shops are located throughout the Township. The tallest buildings in the Township are two, five-story apartment buildings. There are 237 acres of park, playground, and recreational land along with 32.6 acres of Cobbs Creek Park owned by Philadelphia.

SURVEYED PROPERTIES

The properties shown on the map and identified on the Map Key are those surveyed by the Delaware County Planning Department (DCPD) through December of 1993. For ease of identification, a companion list organized alphabetically by road name is included in Appendix A.

The 119 properties included in this survey were evaluated for historical and architectural integrity and significance and/or were representative of extant sites. Those properties initially submitted to the Pennsylvania Bureau for Historic Preservation in Harrisburg in June of 1983 are marked with asterisks in Appendix A. The survey forms that were prepared have been submitted to PHMC for inclusion in its on-going historic resource survey. Field forms and photographs are available for consultation and examination at DCPD.

MAP KEY TO HAVERFORD TOWNSHIP HISTORIC RESOURCES

1. "Life" house, Chatham Village, 28 Myrtle Avenue
2. St. James Church, Myrtle Avenue and Warwick Road
3. Grange Estate, 200 Grove Place
 - a. Grange Estate
 - b. Outside Kitchen
 - c. Carriage House
 - d. Necessary
 - e. Potting Shed.
 - f. Lower springhouse
 - g. Upper Springhouse
 - h. Long Barn
 - i. Tenant Farmhouse
4. 741 Ashurst Road, Penfield
5. 731 block of Manoa Road
6. Farmhouse, 648 E. Manoa Road
7. 419-421 Earlington Road (originally Grange tenant house)
8. Remains of Powder Magazine, Karakung Drive, Powder Mill Valley, Philadelphia and Western Railway
9. Lawrence Cabin, Karakung Drive, Powder Mill Valley
10. Nitre Hall, Karakung Drive
11. St. Andrews United Methodist Church, Llandillo Road and Lansdowne Avenue
12. Presbyterian Church of Llanerch, Park and Lansdowne Roads
13. 805 Beechwood Road (Hoffman's)
14. 501 Strathmore Avenue, Cobbs Creek School
15. 570 (Dickinson) Mill Road, Leedom Mansion
16. Karakung Drive, opposite swim club
17. 2125 Haverford Road
18. 2713 Haverford Avenue, Pont Reading
19. Haverford College -- many properties off of College Avenue
 - a. Founder's Hall
 - b. Barclay Hall
 - c. Cricket Pavilion
 - d. Carvill Arch
 - e. 6 College Circle
 - f. 3 College Circle
 - g. 2 College Circle
 - h. 9 College Lane
 - i. Chase Hall
 - j. Library
 - k. 1 College Circle
 - l. 792 College
20. 851 Buck Lane, Buck Lane Meeting House, Haverford Friends Meeting No. 2
21. 746 Panmure Road, Main Line Center of the Arts
22. 721, 723, 725 Haverford Avenue, mill tenant housing
23. 620 College Avenue, Millbrook Farm
 - a. Chaplin House, College and Haverford Avenues
 - b. 4 Spring Mill Road, tenant farmhouse
 - c. 7 Spring Mill Road, carriage house and stable (converted)
24. Whitby Hall, Tunbridge Road

25. Highland Lane, Highland Farms
26. Meadows Lane, Appletree Farm
27. 400 College Avenue
28. Off College Avenue, former Far-away Estate, SW Coopertown Road
 - a. 91 Caenarvon Road, Far-away Mansion
 - b. 11 Caenarvon Road (converted garage)
 - c. 201 Caenarvon Road (converted greenhouse)
29. 1 Darby Road, Cottsmore (by Clarence D. Warden, Jr.)
30. Blakely and Coopertown Roads (Old Orchard)
31. Allgates Estate, Coopertown Road north of Darby Road
 - a. 15 Coopertown Road, Allgates Mansion
 - b. 120 Allgates Road (converted pump house)
 - c. 147 Allgates Road (converted stable)
 - d. Greenhouse (razed, 1986)
 - e. Allgates Road (1920s tennis court gazebo)
32. 11 Coopertown Road, Craig Hall
33. Nevil Memorial Church of st. George, Darby and Ardmere Roads
34. 1797 Federal School, east side of Darby Road
35. Hannum House, 3110 Darby Road (razed, in storage)
36. Farmhouse (on Allgates property) opposite Marple Road (Eyre Complex, tenant house to Allgates)
37. Barn, converted, Marple and Darby Roads
38. Frame farmhouse, 19 Marple Road
39. 25 Marple Road, Springhill Farm
40. 37 Marple Road (converted barn, part of original Springhill Farm)
41. 3300 Darby Road (The Quadrangle, formerly Linden)
42. Darby Road, Mitchell School, originally part of Brookthorpe Farms (razed 1988), now Quadrangle property
43. 500 Oakley Road, Roslin House
44. 3728 Darby Road, Aber Ithan
45. 3823 Darby Road, Backacres
46. 300 Marple Road
47. Darby Road (ruins behind Mitchell School, razed 1988)
48. 329 Ellis Road (Maryland Woods, house and carriage house)
49. 3016 Robin Lane
50. 3035 Darby Road, Case al Sole
51. 3000 block of Darby Road and Ardmere Avenue (opposite Case al Sole)
52. 224 Cherry Lane (part of Ott's Valley Farm)
53. Eagle Road and St. Denis Lane, Old Haverford Meeting
54. 1601 N. Lawrence Road, Flintlock
55. 1901 Lawrence Road, Lawrence Homestead
56. 2110 Darby Creek Road (carriage house to #55, converted)
57. 7925 Old West Chester pike (Lawrence sawmill, razed 1989)
58. Hilltop Road (road not mapped)
59. 1717 West Chester Pike (former Black Bear Tavern)
60. 14 Claremont Blvd., Fairview Acres
61. 310 Crescent Hill Drive, Haverford Hall
62. 404 S. Manoa Road, Odd Fellows Hall (formerly Bethesda Church)
63. 151 S. Eagle Road (formerly Manoa Public Library)
64. 620 Grand Avenue
65. 1360 Bon Air Terrace (converted barn)
66. 1744 Burmont Road

67. 1240 Center Road, Lewis David House
68. 516 S. Eagle Road (formerly Haverford Public School #2)
69. S. Eagle Road, Davis Lewis House
70. 330 Richland Avenue
71. 334 Olympic Avenue, Richland, now Richland Apartments
72. 29 E. Park Road
73. Llandillo and Darby Roads (Llanerch School)
74. 11 E. Mercer Avenue, Davilla Farm
75. 20 E. Langhorne Avenue, Davilla Farm tenant house
76. 525 N. Manoa Road, Narbeth
77. Darby and Mill Roads, Haverford Township Free Library (formerly bank)
78. 204 E. Manoa Road
79. 307 Oxford Road
80. 325 E. Manoa Road (former tenant house to #79)
81. 2401 st. Denis Lane, st. Denis Rectory
82. 104 E. Park Road
83. 405 Fairmount Road
84. 551 S. Eagle Road
85. 311 Lenox Road
86. 530 Ardmore Avenue, Castle Bith
87. Llanerch Fire House, West Chester Pike
88. Darby and Eagle Roads, Grace Chapel
89. 1517 Ashton Road (Sears House)
90. 1510 Ashton Road (Sears House)
91. 1509 Ashton Road (Sears House)
92. 3244 Darby Road, Home of the Cooper
93. 101 Marple Road (part of the original Foxcroft development)
94. 3345 Darby Road, Frog Tavern
95. 206 Caenarvon Lane (formerly 3443 Darby Road, stone stable/house to Far-away Estate).
96. 11 Quaker Lane, The Cedars (formerly 1 Coopertown Road)
97. 45 Marple Road
98. 2120 Bellemead Avenue
99. 23 E. Marthart Avenue
100. 42 E. Marthart Avenue (Sears House)
101. 1510 Dickinson Road
102. 1203 Manor Road, Devon Horse Show House
103. 400 Walnut Place
104. 22 Dartmouth Lane, Cobble Court
105. 18 Dartmouth Lane (formerly Cobble Court pool house, converted)
106. 49 Marple Road
107. Ellis Road, Merion Golf Course, West
108. Ardmore Avenue, Merion Golf Course, East Course
109. 2407-2415 Darby Road
110. 1-9 E. Eagle Road
111. Darby Road commercial block
 - a. 2341 Darby Road
 - b. 2333-2335 Darby Road
 - c. 2325 Haverford Township Administration and Service Bldg.
112. 2-26 E. Eagle Road

- 113. E. Eagle Road commercial block
 - a. 19 E. Eagle Road
 - b. 23-31 E. Eagle Road
- 114. 760 College Avenue, International Style House
- 115. 601 Walnut Lane
- 116. 109 Colfax Road, Regional Pennsylvania Architecture
- 117. 976 Railroad Avenue, Fireproof House
- 118. 150 Turnbridge Road, Haverford Development Corp. Area
- 119. 1610 Pelham Avenue, Caroline King House

SURVEY ANALYSIS

The present built environment of Haverford Township reflects its rich history from early Welsh settlers to the large estates and subdivisions of the early 1900s. The culture of the Welsh Quakers is still present in the six structures built before 1700. Almost one third or 33 of the buildings in this survey were built before 1800. However, Haverford experienced its greatest rate of growth during the 1800s, and the resource survey includes 40 significant buildings built during this period. A wider variety of building types is apparent in the 36 structures which were built in the 1900s.

The Welsh Quaker settlers were generally farmers, and some of their residences still exist today. Two excellent examples are 1697 Narbeth (045-HA-076), home of Welsh settler Richard Hayes, and the Joseph Powell House (045-HA-058), both of which may be National Register eligible.

With the water power of both Cobbs Creek (Karakung) and Darby Creek, mills appeared very early in Haverford's history. The Lawrences were an early Welsh mill owning family, and several of their homes stand today. Two of these, Lawrence Log Cabin (045-HA009) and Flintlock (045-HA-54), are considered to be fine examples of the Welsh stone-ender buildings. Another Lawrence house, the Lawrence Homestead (045-HA 055), today stands where it was built close to the early Lawrence mills. The Lawrence sawmill (045-HA057) was razed in 1989. Nitre Hall (045-HA-10) was the home of the master of a black powder mill which existed on Cobbs Creek in the early 1800s. This home and the remains of a powder magazine on Karakung Drive (045-HA-08) are examples of mill complexes formerly found along the creeks. Mill workers' homes were clustered along the creek banks, but few exist today. An example of one still in existence is the triplex (045-HA-022) on Haverford Avenue which once provided worker housing for Dennis Kelly's Castle Hill mill complex.

In addition to the early mills and farms, there were clusterings of housing in small communities. One example is the Cooperstown area in the northern part of the Township around Coopertown, Darby, and Marple Roads. Settled as a small 18th century cross-roads village, the area was converted to gentlemen's estates in the late 19th and early 20th centuries. Although one significant building, the Hannum Log House (045-HA-035), has been dismantled, other buildings of significance are the Frog Tavern (045-HA-094), the Federal School (045-HA-034), the Cooperage (045-HA-92), and Allgates (045-HA-031). This district has been determined as National Register eligible (June 1989), but since that date, there has been considerable infill of subdivision housing, especially on the Allgates Estate.

In 1834, the first rail line opened in the Township and provided the impetus for the development of Haverford as we know it today. A toll road from West Philadelphia to Newtown Square was approved and completed in 1853, providing easier access to the

Township. New communities were formed in the area around Haverford College (045-HA-019), founded in 1833, and the Buck Lane Meeting House (045-HA-020), built in 1834. The areas of Millbrook and Preston were present by the 1880s as indicated on early Atlases of Delaware County.

Haverford has several buildings transformed from homesteads into rural estates. An example is the Grange (045-HA-003). Originally built in 1700 as a hall/parlor house by a Welsh Quaker" the building saw additions and renovations which eventually became a late 19th century estate of significant proportions. This is true of several other sites in the Township such as Maryland Woods (045-HA-048), which became part of the Thompson Estate, and Pont Reading (045-HA 018).

More extravagant estates were built in the Township in the early 1900s, such as Allgates (045-HA-031), designed by Wilson Eyre for Horatio Gates Lloyd, Sr. In the 1970s, twelve estates were still in existence, but all are now gone, and subdivisions dot their previously large, land holdings. In some cases, the buildings still exist on smaller parcels, such as the Allgates manor house and Linden which is now surrounded by Quadrangle, a retirement community. To build the Quandrangle complex, the old Mitchell School (Brookthorpe) was demolished. Some of these estates have retained their ancillary structures, but these outbuildings are no longer part of the original property and have been rehabilitated to single-family homes. Far-away, Cobble Court, and Millbrook are examples of this trend.

The varied housing stock in Haverford also includes early suburban commuter communities. With the increased ability of the new rail systems to transport workers daily into the City of Philadelphia, in the last half of the 19th century subdivisions such as Llanerch C045-HA-072, 045-HA-082) were developed. In this case, early rezoning regulations such as setbacks and lot size were required. Related to this subdivision growth was the growth of crossroads commercial areas such as the Darby and Eagle Roads area (045-HA-109 to 113) in the early 20th century.

An interesting aspect of the survey was the discovery of four Sears houses (045-HA-089,090,091,100) in the Township. Of the four, only one is unaltered, and two have been considerably altered.

In addition to the built environment of Haverford, there were also several Penn trees identified in the Township. The Grange property had a 250 to 300 year old black walnut tree, but only the trunk now remains. Still in existence are a bur oak on Narberth property and a white ash of 300 or more years located on the Quadrangle property off of Darby Road.

RECOMMENDATIONS

Haverford Township has a rich collection of buildings that exhibit the cultural, social, and economic history of the Township. To preserve this heritage, it is recommended that Haverford Township officials explore alternative methods of saving and maintaining these valued resources for future generations

Federal and State Programs

Adoption of Survey

DCPD specifically recommends that the Township adopt the Historic Resource Survey as an appendix to Haverford's comprehensive plan. Under the revised Municipal Planning Code of 1988, any preservation actions or ordinances must derive from goals and information in a municipality's comprehensive plan. With this adoption, the Township can better plan for the future of its resources.

National Register

Individual or groups of buildings may be -listed on the National Register of Historic Places based on their architectural integrity, historical significance, and physical condition. The nomination is processed by the Pennsylvania Bureau for Historic Preservation, which then forwards approved applications to the Keeper of the National Register in Washington, D.C.

Historical properties listed on the National Register receive special consideration and limited protection when they are affected by proposed state or federally funded projects. A temporary stay of demolition is mandated for up to sixty days in order to facilitate exploration of alternative options. However, National Register status does not prevent alteration or demolition which is financed entirely by private sources. Buildings which have been determined to be eligible for the National Register have the same protection as those on the Register.

The sites within Haverford Township which are now on the National Register or have been determined to be eligible for the National Register are listed below.

National Register sites:

1. **Allgates**, Coopertown and Darby Roads, 19 structures, estate subdivided in 1985. Listed 5/15/79
2. **1797 Federal School**, Allgates Drive. Listed 11/5/71
3. **Grange Estate**, 200 Grove Place. Listed 1/11/76

4. **Merion Golf Courses;** East Course-Ardmore Road, West Course-Ellis Road. Listed 12/21/89
5. **Nitre Hall,** Karakung Drive. Listed 12/18/70
6. **Pont Reading,** 2713 Haverford Avenue. Listed 10/26/72

National Register-Eligible Sites (as determined by DCPD) :

1. **Narbeth,** 525 N. Manoa Road
2. **Old Haverford Friends Meeting,** W. Eagle Road and St. Denis Lane
3. **Joseph Powell House,** Incinerator Road
4. **Lawrence Cabin,** Karakung Drive
5. **Flintlock,** 1601 N. Lawrence Road (determined eligible by PHMC, 4/23/90)

National Register-Eligible Districts (as determined by DCPD):

1. **Haverford College Campus** (determined eligible by PHMC, 11/4/85)

The campus is significant for possessing a rich diversity of professionally designed architecture as well as for being the first college in the United States founded by the Society of Friends. Another outstanding feature of Haverford is the cultural landscape. Between 1834-1845, the College had a 216-acre arboretum designed and constructed by English landscape gardener William Carvill. The campus, therefore, has not only an outstanding collection of 19th and early 20th century architecture but also one of the earliest planned landscapes in Delaware County.

2. **Darby/Marple Roads Historic District** (determined eligible by PHMC, 6/23/89)

This district was declared eligible for the National Register in 1989 as an architecturally significant group of buildings dating from the mid 18th century into the early 20th century. These include such buildings as the Federal School (045-HA-034), the Home of the Cooper (045HA-092), Allgates Estate (045-HA-31 A-E), a converted barn (045-HA-37), Frog Tavern (045-HA-094), Springhill Farm (045-HA-039), and the Hannum Log House (045-HA-035), which is now disassembled and in storage. As mentioned earlier in this report, this district has had considerable infill of modern residences, but many of the estate ancillary structures are still standing and in use within the new subdivisions.

Locally Controlled Historic Districts

Pennsylvania Act 167 (1961) enables local governments to create historic districts within their boundaries. This enables the municipality to protect the historical and spatial character within the district by regulating new construction, alterations, restorations, and demolition. Such regulation is entirely within local control with the governing body acting as it sees fit to protect the district's historic and architectural qualities. The Act requires that an Historic Architectural Review Board (HARB) be appointed to oversee and make recommendations to the municipality on regulated changes within the district. The local district regulations may be general or specific, according to the aims of the community.

The following are proposed historic districts:

1. Powder Mill Historic District

Potential district includes properties already listed or eligible-the Grange Estate, Lawrence Cabin, Nitre Hall, and the ruins of the Nitre Hall powder magazine

2. Darby-Marple Roads Historic District

3. Haverford College Campus Historic District

Neighborhood Conservation Districts

For those areas which may not be eligible as historic districts for a variety of reasons, a neighborhood conservation district may provide a less restrictive type of protection. This type of district contributes to historic preservation by ensuring the protection of the unique physical characteristics of a neighborhood by offering guidance on maintenance and more design flexibility for alterations and additions than is allowed in historic districts. The neighborhood conservation district works within the zoning ordinance of the municipality because the ordinance will already provide a baseline of protection. One major criterion required is participation of the owners of buildings within the district.

Incentives are often involved in the neighborhood conservation district concepts that are not found in historic districts. A revolving fund of low-interest loans as well as technical and design assistance from the administering staff can be made available to the homeowners. This staff could include a coordinator (for all neighborhood conservation districts within the municipality) and other specified municipal officials such as the building inspector. For more information, please contact DCPD.

In evaluating Haverford's housing stock, the early subdivisions are significant in

demonstrating the beginning of commuter suburbs in response to the development of early transportation. The possibility of creating historic districts is minimal because of the variety of styles and periods as well as the number of intrusions. However, to preserve the character of these significant neighborhoods, neighborhood conservation districts should be considered for the following areas:

Llanerch

The area within Township Line, Darby Road, Llandillo Road, Valley Brook Road, and a small portion of West Chester pike contains buildings of significance in the early development of the Llanerch subdivision. These buildings still maintain a cohesiveness of size, setback, and uniformity of materials. The area includes two churches, a school, and residences, all dating from the early 20th century. It was originally laid out by the architectural firm of Kennedy, Kelsey, and Hays, who also designed many of the houses in the area. Both churches, the school, and many of the other houses were also architect designed. A study of the deeds of the original sales of the lots and dwellings indicates that the community of Llanerch was an early attempt at a planned community with enforced zoning. Many of the deeds restricted the type of buildings that could be built, set forth setback requirements, and stipulated a minimal cost for housing construction.

Millbrook/Preston

This area is loosely bounded by College Avenue, Haverford Road, Preston Road, and Panmure Road. It contains not only large 19th century housing stock but also smaller worker housing along Buck Lane and Preston Road built by and for the workers of the railroad and the faculty of Haverford College. There is also a Friends Meeting House (Orthodox) which served as the first classrooms for Haverford College. While it is possible to link the area to the College, this complex can stand on its own. The Friends School is behind and associated with the Buck Lane Meeting House. One of the more intriguing finds of the area was original millworker housing located at the intersection of Haverford Road and Preston Lane (045-HA-022).

Oakmont

Dating from the early 20th century, this diverse group of housing occurred after transit lines were built from Philadelphia. It was served by the Philadelphia and West Chester Traction Company and the Ardmore and Llanerch Street Railway. Oakmont contains an unusually large and contiguous collection of large regional prototype housing stock (045-HA-116). The prototype is found in other areas of the Township, but the concentration of these gable-ended homes on narrow lots is pronounced in this area.

Analysis of the 1925 Sanborn Insurance Co. Atlas showed this housing was in place when the maps were printed. The DCPD Architects List shows that fourteen houses along

Grassland Avenue were designed by Philadelphia architect Herman Kline (see Appendix B).

Darby and Eagle Roads Shopping Area

This commercial area consists of three rows of two-story units and two rows of one-story commercial buildings. There is also a three-story apartment block unit serving as an anchor to the shopping strips. This area, while very small in boundary size, could be linked to the Oakmont district. It is felt that this shopping district, while altered, still possesses substantial integrity of design, scale, size, setback, and cohesiveness. It is the only intact early 20th century shopping strip remaining in the Township. It has not been irretrievably altered or intruded upon by insensitive additions.

One group of five stores was also architect designed, but which one is unknown since there are two groups of five stores along Eagle Road. Within the same area is the 1916 architect designed Haverford Township Administration and Service building.

The Darby-Eagle Roads complex is typical of the need for commercial shopping areas and smaller rental housing units in this rapidly growing suburban housing area. As more single-family housing occurred, there was a greater need for local shopping areas. These areas were developed by owners seeking to capitalize on the commercial and smaller rental unit needs in a multiple, yet individual tenancy, in separate but connected strip shops.

Haverford Development Corporation

This neighborhood is in the northern portion of the Township and is bounded by Ardmore Road to the south, Buck Lane to the north, Haverford Road and the Merion Golf Course to the east, and Coopertown Road to the west. This area contains the last remaining estates with formal landscaping, terraced lawns, and mansions. The housing does not compare to the larger formal estates like Allgates or Far-Away but consists of smaller holdings situated on two to five acres. The buildings are in excellent condition with little alteration or intrusions. Their architectural styles range from Colonial Revival to Tudor Revival. The curving streets were originally all brick paved with brick gutters. Although the brick gutters are still visible, the roads have been covered with asphalt paving. All housing is substantially set back and designed to fit the lot either parallel or angled to the street.

Further study needs to be performed on this area, but, by 1913, seven structures existed within the area. Of these seven, three pre-date the actual land development. These include Millbrook Farm (045-HA-023, remodeled in the 1920s), Castle Bith (045-HA-086, added onto in the 1920s), and Whitby Hall (045-HA-024, moved from Philadelphia to its present location in the 1920s). Most structures in the subdivision appear to date from to the 1940s. A fourth card covers the house types of the general area (045-HA118).

Open Space Covenants/Conservation Districts

Pennsylvania Act 515 allows protection/conservation of land known as an open space covenant, "lands containing or abutting historic sites or landmarks," provided that the parcel is ten or more acres in size and only 3% of it is covered by structures and/or paved areas. By voluntarily agreeing to keep such property as open space for ten years, owners are eligible for a reduction in their property assessment. The purpose of the Act is to maintain open space in areas under development pressure. Although most of Haverford has been intensely developed, there are two areas already under this Act: the Llanerch Country Club and the Merion Golf Club, East and West Courses. In addition to encouraging participation in Act 515, the Township should consider promoting easements and deed restrictions on parcels adjacent to the watershed/creek basin.

Although no large expanses of rural farmland exist in Haverford Township today, there are smaller areas along the two watersheds of Cobbs Creek and Darby Creek which contain green areas of historical significance. These areas could serve as buffer zones and as recreational areas for the already developed areas.

Cobbs Creek

One of these potential open space areas is along Karakung Drive up to its junction with Haverford Avenue, including the Beechwood-Brookline SEPTA station. Ownership is shared by numerous public and private entities. Historically, this was the seat of numerous mills including Dennis Kelly's Castle Hill Mills, Clinton Mills, and Nitre Hall Powder Mills. The powder magazine remains; Nitre Hall and Lawrence Cabin help to establish the historical 17th-19th century setting.

Private landowners in that area should be encouraged to add possible deed restrictions, covenants, or easements to their properties. The Township might wish to purchase key parcels in order to retain the open space. Those parcels with historic structures convey the heritage of that portion of Cobbs Creek.

Darby Creek

Another area is the Darby Creek watershed. A potential conservation area would extend from the southern boundary of Haverford Township and run along the eastern side of Darby Creek up to Darby Road on the western side of the Blue Route. The Blue Route (1-476) right-of-way transverses or abuts a major portion of the valley, giving a semblance of scenic and conservation protection. Traveling upstream, the slopes become steeper and more inaccessible, making the area especially conducive to a conservation area. In fact, since most of the area is steeply sloped, this part of the watershed area retains a natural setting. Many portions of the upstream basin are privately owned, as are parcels around West Chester Pike. Just south of West Chester pike is a large publicly owned tract which

includes the old Township incinerator. This area historically also had an early mill industry. On this watershed was the Haverford New Mill and Lawrence Mill, both grist and sawmill operations. The basin is composed of steep slopes, heavy woods, and a relatively natural environment.

The Township should explore the feasibility of this area becoming a conservation district, especially as much of the section is publicly owned. Owners of those parcels still in private hands should be encouraged to sell to the Township or grant a conservation easement. Such actions would protect the area which still retains historical structures and possibly pre-historical and historical archaeological artifacts. Upstream Darby Creek has retained its historical and natural setting, which closely resembles the time of European settlement. This area needs further study concerning the feasibility of obtaining easements and covenants, procuring open space, removing landfills, and creating walking/nature areas for the residents of the Township and County.

Appendices C and D are ownership maps of the creek basins, showing the various parcel that abut the creeks' waterways. The maps reflect the parcels' ownership as of January 1990.

Federal Tax Incentives

The Economic Recovery Tax Act (ERTA) of 1981 was the most effective preservation tool to be enacted since the National Historic Preservation Act of 1966 (amended 1980). ERTA allowed tax credits to be taken for rehabilitation of buildings that met certain age requirements and, if listed on the National Register, met the Secretary of the Interior's "Standards for Rehabilitation." Although modified in the Tax Reform Act of 1986, the tax incentives for building rehabilitation were maintained.

The Tax Reform Act changed the Investment Tax Credit (ITC) as follows:

10% ITC for the total costs solely attributable to substantial rehabilitation of buildings 50 years of age or older, but with a cut-off date of 1944; and to be used only for the rehabilitation of commercial and/or office space if originally constructed as commercial or office usage. Property owners can also claim a depreciation period of 31.5 years based on full adjustment to the total rehabilitation costs expended.

20% ITC for costs solely attributable to substantial rehabilitation if the building is listed or eligible for the National Register of Historic Places either individually or as part of an historic district. Such an historic district can be federally, state, or locally listed. Participants are not limited to the 1944 cut-off date. The 20% credit applies to commercial, office, and residential buildings, provided, that they are income-producing upon completion of the rehabilitation and maintained that way

for five years. A 31.5 and 27.5 year depreciation period is allowed for and residential properties, respectively, based on full adjustment to the total rehabilitation costs expended. An example of how the ITC and depreciation period works is shown below:

Example: Total Rehab Costs: \$100,000¹
20% of \$100,000 = \$20,000 (amt claimed as a credit)

Total Rehab. Costs: \$100,000 (Basis)
Adjustment: -\$20,000
 $\$80,000 / 27.5 = \$2,909$ per year for the next 27.5 years

All projects claiming the 20% ITC must conform to the Secretary of the Interior's "Standards for Rehabilitation." Participants must fill out a three-part application and be approved by the National Park Service as a "certified rehabilitation." This must be met before the IRS will allow the credit. Tax incentives can also be coupled with acquisition and development grants and CDBG funding.

There are other stipulations to be met, but the ITC incentive is still a powerful tool for the preservation of older building stock. More information and forms are available from DCPD.

Community Development Block Grants (CDBG)

CDBG funds may be used for the rehabilitation, preservation, and restoration of historic properties. For the most part, CDBG funds are allocated to stabilize structures in low-to moderate income areas. In these instances, monies are usually awarded on the basis of owner income rather than on structure's historic integrity. In certain situations, historic preservation projects receive assistance based on the-site's integrity and unrelated to area criteria. CDBG funds can be used in conjunction with tax incentives and with acquisition and development grants (see below). CDBG expenditures have to be reviewed by the Bureau for Historic Preservation if used for a National Register or Register-eligible property. Information on the CDBG monies and application process may be obtained from DCPD.

The figures shown are for explanatory purposes only. Interested participants should contact a qualified CPA and a tax lawyer to understand computations and costs attributable to rehabilitation. The Bureau for Historic Preservation, the National Park Service, and DCPD can answer questions on conformity to the standards.

Pennsylvania Historical and Museum Commission Preservation Grant Program

PHMC has grants available for both surveys and inventories and for acquisition and development of historical properties. The survey and inventory grants, while designed for inventorying historic resources, can now be used as planning studies for pre-restoration projects since this can include architectural services for developing plans and specifications of major projects in which historic groups or the Township may be interested. The monies may not be used for restoration. Grants are issued on a 70/30 matching basis, but the recipient must come up with the full share prior to commencing work.

The acquisition and development grants may be used for the purchase of historic resources and the restoration, preservation, or rehabilitation. The grants are usually referred to as "bricks-and-mortar" money. Before funding approval, acquisition and development funded projects must be checked for conformity to the Secretary of the Interior's "Standards." Grants are issued on a 50/50 matching basis, but the recipient must come up with the full share prior to commencing work. Reimbursements can be issued in quarters upon receipt of expenditures to date.

Additional information on the grants and application process may be obtained from the Bureau for Historic Preservation.

Local Tools and Programs

Zoning Codes/Building Codes

Officials should periodically review local ordinances and current case law to ensure flexibility in building and zoning codes which will benefit the continued use of older buildings. Developers should be encouraged to retain historic buildings when laying out subdivisions. When an historic building's lands are being developed, the landscaping, buffering, and screening procedures as outlined in the zoning ordinance should be applied. All design standards should be codified and be clear, reasonable, and based on specific criteria used to evaluate the historic resources. Successful design review efforts are products of community-based efforts to identify what is special, unique, or worthy of conserving in an area. Design review and associated controls do not tend to raise "taking issue" questions because they are generally geared not toward stopping a project or greatly reducing its size but more toward concern about compatibility with surrounding structures, details of a development such as building material or pedestrian flow, and the like. Rarely will conditions imposed to achieve design goals cause any severe economic deprivation.

Within BOCA Code requirements, the Township can encourage sensitive rehabilitation of historic structures. It is recommended that the Secretary of the Interior's "Standards for Rehabilitation" be officially adopted to evaluate renovations and rehabilitations coming before the Township for permit processing.

Stays of Demolition

To discourage the demolition of important historic and cultural resources, the Township is advised to evaluate the strategies which could provide a stay of demolition on historic buildings for a specified period of time while alternative actions can be evaluated. This can be accomplished through adoption of a demolition ordinance or an amendment to the building code. In either case, a review of demolition permits would be required which would alert officials to the potential destruction of a valued building, and appropriate predetermined review steps could then be taken.

The average duration for a stay of demolition is 90 to 120 days. During this period, the permit review would be referred to the Historical Commission, Planning Commission, or other authorized body to determine what action should be taken. Typical actions include public meetings to discuss all viewpoints and concerns, structural and financial feasibility studies, and development of alternative strategies.

Landmark Ordinance

Local recognition and protection for individual buildings is possible through landmark ordinances. For buildings considered very significant to the community, this type of ordinance could require a moratorium or stay of demolition of generally between 90 to 120 days while possible alternative uses are investigated. The community may use the moratorium to find another buyer at market price or to purchase the site for municipal purposes. The ordinance may also regulate any exterior alterations of the significant building.

Education

The importance of preserving historic resources needs to start with education at the local elementary school level. Haverford School District at present has excellent involvement with historic sites within the Township, and this can be expanded to include, for example, basic instruction on architecture and proper preservation techniques. General public education and awareness can be encouraged through outreach programs run by the school district and the Haverford Township Historical Society.

Easement/Dedications

The Township can enact local preservation or facade easements on either selected structures or zones. A review mechanism is usually set up through a nonprofit organization to which property owners can donate such control in return for certification for federal tax deductions as a charitable donation. Such easements can protect physical structures, archaeological sites, and natural landmarks. In addition, the municipality can accept dedication of land and/or structures from private owners where continued maintenance is

provided and acquisition is compatible with the comprehensive plan. Easements along scenic byways such as Darby Road will preserve the scenic character of the roadway while retaining private ownership of the land. The State of Pennsylvania has the tools for implementation of official designations, but this can also be achieved at the local level.

Endorsement

To further enhance the protection of historic and architectural resources which possess a high degree of integrity, the Township could issue letters of endorsement for qualified register applications. Conversely, disincentives for demolition should be considered and criteria determined for applying penalties.

Individual Initiatives

Owners of historic and/or architecturally significant structures should understand how to provide proper care for these resources. Proper preservation can only be achieved if the owner of a building or site is sympathetic to the preservation cause. There are a number of excellent informational sources which address maintenance problems and appropriate treatment. Locally, information can be acquired through the National Park Service, the National Trust for Historic Preservation, and DCPD.

BIBLIOGRAPHY

Ashmead, Henry Graham. History of Delaware County Pennsylvania. (Philadelphia: L.H. Everts Co., 1884).

Atlas from Overbrook to Paoli. (Philadelphia: A.H. Mueller, 1908).

Atlas of Delaware County: East of Ridley Creek. Vol. 1. (Philadelphia: A.H. Mueller, 1909).

Atlas of Delaware County: East of Ridley Creek. Vol. 1. (Philadelphia: A.H. Mueller, 1910).

Atlas of Delaware County. Pennsylvania. (Philadelphia: E.W. Smith and A.H. Mueller, 1892)

Atlas of Philadelphia and Environs. (Philadelphia, G.M. Hopkins, 1877)

Atlas of Properties along Pennsylvania Railroad: City Line to Malvern. (Philadelphia: G.M. Hopkins, 1881)

Atlas of Properties on Main Line Pennsylvania Railroad: Overbrook to Paoli. (Philadelphia: A.H. Mueller, 1913).

Barrett, Joseph P., St. Denis Sesgui-Centennial. 1825-1975.

Glenn, Thomas. Merion in the Welsh Tract: with Sketches of the Townships of Haverford and Radnor. (Norristown: n.p., 1896).

Insurance Maps of Delaware County: Vol. 4. (N.Y.: Sunburn Co., 1925).

Property Atlas of the Main Line. (Philadelphia: Franklin Survey Co., 1948).

Properties of the Northwest Suburbs of Philadelphia. (Philadelphia: G.W. Baist, 1893).

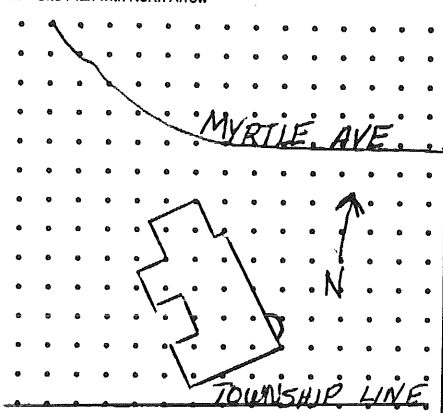
Tatman, Sandra L. and Moss, Roger W. Biographical Dictionary of Philadelphia Architects: 1780-1930. (Boston: G.K. Hall and Co., 1985).

U.S. Geological Survey, Norristown Quadrangle Map, 7.5 Minute Series. (Washington: Government Printing Office, 1946).

U.S. Geological Survey, Lansdowne Quadrangle Map, 7.5 Minute Series. (Washington: Government Printing Office, 1956).

Wertz, Halfred W. and Callender, M. Joy, Penn's Woods: 1682-1982. (Birchrunville: Green Valleys Association, 1981).

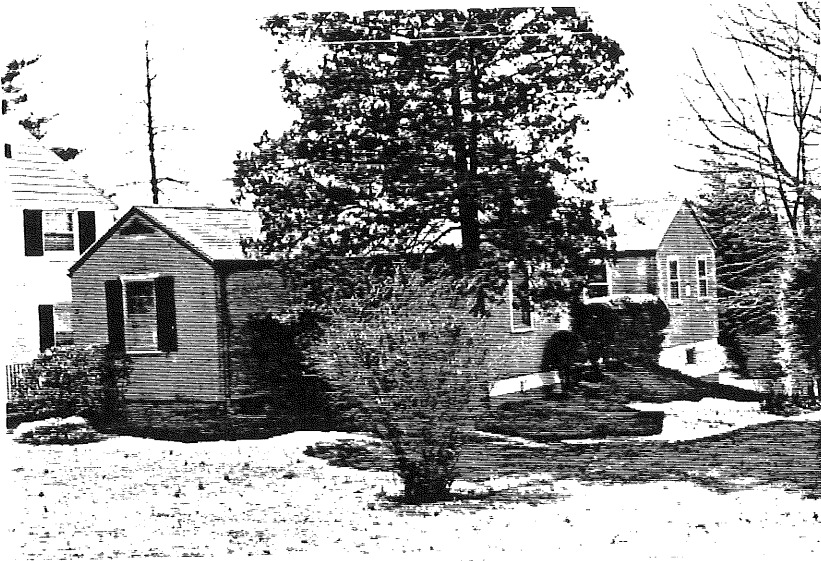
SURVEY FORMS

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120				7. Local Survey Organization Delaware County Planning Department		1. County Delaware	
8. Property Owner's Name and Address Roger and Alice Leveck 28 Myrtle Avenue Havertown, PA 19083		9. Tax Parcel Number/Other Number 22-08-00826-00		10. U.T.M. zone 18 475620 easting 4424920 northing Lansdowne B		5. Present Name "Life House"	
12. Resource Count buildings (1) district () sites () structures () objects () intrusions ()		13. Date(s) (how determined) May, 1939		15. Style, Design or Folk Type Colonial Revival Vernacular		19. Original Use Residential	
18. Architect or Engineer		17. Contractor or Builder McClatchy, John J.		21. Condition Excellent		20. Present Use Residential	
16. Architect or Engineer		18. Primary Building Mat./Construction Stucco Original Asbestos		22. Integrity Minor alterations		6. Other Name (historic name if any) "Life House"	
23. Site Plan with North Arrow 		2. Municipality Havertown					
24. Photo Notation Roll 235-18 Roll 388-13		3. Street Address or Specific Location 28 Myrtle Avenue					
25. File/Location DCPD		4. Survey Code 045-HA-01					
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) One story stucco house, off-center main entrance with door hood. Attached one-car garage at basement level. Poured concrete floors wiring in conduits in floors. Poured concrete garage roof is patio, opening out from dining room. Well insulated. Surprisingly roomy--three bedrooms. Ca 1960, original asbestos sideing covered with stucco. (continue on back if necessary)							
27. History, Significance and/or Background Built as a prototype for Chatham Village. House was written up in Life Magazine and styled from prize-winning plans in Life Magazine's famous "Small Home Architectural Contest". It was heralded as the "home of tomorrow". According to local tradition, the house was raffled off and "purchased" for a quarter. No other houses were built like it--the war came and the project was not carried out. (continue on back if necessary)							
28. Sources of Information M. Johnston; Life Magazine Article, developer's brochures				29. Prepared By: S. Hauser K. Wandersee			
				30. Date 6/83		Revision(s) 8/93	

(continue on back if necessary)

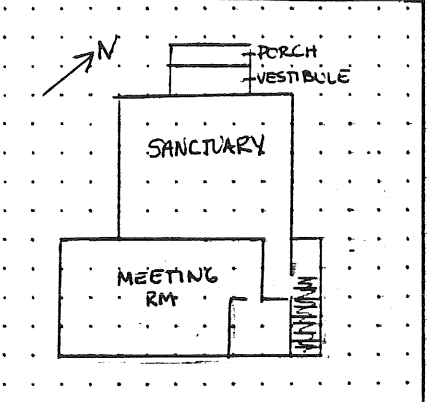
ADDITIONAL DATA/PHOTOS
number all continuations from front

4. survey code :
045-HA-01



EVALUATION

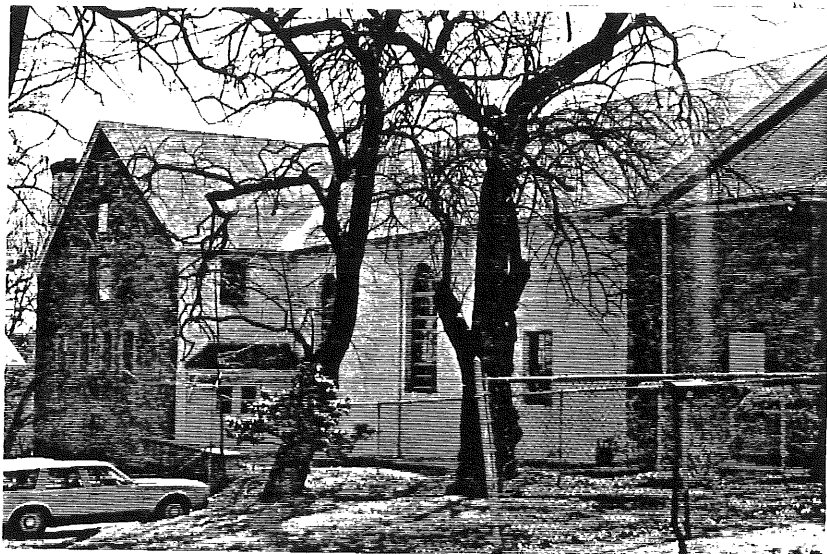
EVALUATOR(S)

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM OFFICE OF HISTORIC PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local survey organization Delaware County Planning Department		1. County Delaware 5. present name Church of Christ St. James United Haverford	2. municipality Haverford 6. other name (historic name if any) Grange Estate--Dairy Barn	3. street address or specific location Myrtle Avenue and Warwick Road (next to Grange Estate)	4. survey code 045-HA-002				
8. property owners name and address St. James United Church of Christ Myrtle & Warwick Rd. Havertown, PA 19083		9. tax parcel number / other number 22-08-00808-00						10. U.T.M. zone 118 475615 easting 4424920 northing			
12. classification site () structure () object () building (x) in N.R. district yes () no ☒		13. date(s) (how determined) 1863 datestone / 1948						14. period		15. style, design or folk type vernacular	
16. architect or engineer		17. contractor or builder of barn John Ashhurst, Sr.						18. primary building mat./construction Stucco over stone		19. original use Dairy Barn 20. present use institutional 21. condition Excellent 22. integrity major alteration	
23. site plan 											
24. photo notation Roll 235, Nos. 36, 37, & 38											
25. funding DCPD											
26. brief description (note unusual features, integrity, environment, threats and associated buildings) Large 3½ story dairy barn. Stone on east projection, rest of east side and entire west side stucco over stone, clapboard on south facade. Datestone reads "1863". Windows added; those in sanctuary venetian. 2 story stone vestibule with 3-bay porch added in 1948. At back of barn now meeting room area, 3 flight exterior metal stairs lead to parking lot, former barnyard.											
(continue on back if necessary)											
27. history, significance and/or background Adaptive reuse-dairy barn for 86-acre Grange Estate, sold in late 1930's, converted for use as church by parishioners in 1948. See Survey Card 045-HA-003 A for history of Grange Estate.											
(continue on back if necessary)											
28. sources of information M. Johnston; Haverford Twp. Historical Society; Grange research						29. prepared by: S. Hauser					
						30. date 6/83					
(continue on back if necessary)											

ADDITIONAL DATA/PHOTOS
number all continuations from front

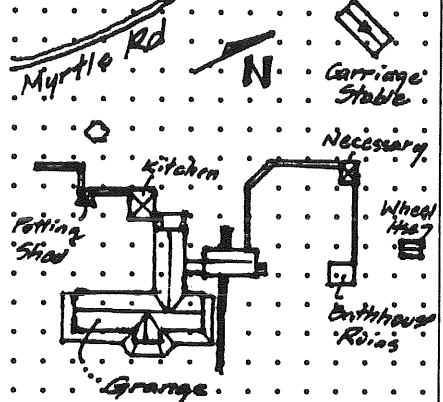
4. survey code

045-HA-002



EVALUATION

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local Survey Organization Delaware County Planning Department		1. County Delaware
8. Property Owner's Name and Address Haverford Township 2325 Darby Road Havertown, Pa. 19083 Operated by: Friends of the Grange		9. Tax Parcel Number/Other Number 22-08-00447-01		5. Present Name The Grange Estate
12. Resource Count buildings (1) district () sites () structures () objects () intrusions ()		11. Status (Other Surveys, Lists, Etc.) NR: 01/11/76 WPA-29, PI		
13. Date(s) (how determined) 1700, 1730, 1763, 1850, 1863		15. Style, Design or Folk Type Gothic, English		2. Municipality Haverford
14. Period		19. Original Use Residence & Farm		
16. Architect or Engineer 1852 - Carver, John 1863 - MacArthur, John Lewis, Henry, Jr.		18. Primary Building Mat./Construction Stucco over Stone		6. Other Name (historic name if any) "Maen Coch", Clifton Hall
17. Contractor or Builder		20. Present Use Educational House Museum		
23. Site Plan with North Arrow 				3. Street Address or Specific Location 200 Grove Place and Myrtle Avenue
24. Photo Notation Roll 139 Fr. 1, 2, 4, 5, 19, 22 Roll 235 Fr. 31				
25. File/Location DCPD		22. Integrity Altered-major		4. Survey Code 045-HA-003 A
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) 2 1/2 story stucco over stone, w/stucco ashlar scored, mansion built in four stages. 1700 hall and parlor with bedrooms above; 1730 addition-two rooms on first floor, bedrooms and attic above forming the present front portion of the building. Rear wing added c. 1763. John E. Carver planned the moderization of the house w/addition of the piazza and the English Gothic appearance in 1850. Porte cochere wing designed by John MacArthur in 1863. Interesting decorative ironwork, cast iron trilliage supporting small porch at the two kitchen entrances. Some original hardware, chamfered beams, covered in 1700 section. Pegged frame for leaded glass window in what-is-now interior 1700 wall in attic (continue on back if necessary)		27. History, Significance and/or Background Originally the land was a grant to Henry Lewis, a Welsh Quaker, who was one of the three first residents of Haverford Township. Called the land "Maen Coch." Henry Lewis, Jr. built 1700 section of present building. Captain John Wilcox purchased estate in 1749 and changed name to Clifton Hall. It is believed that the terraced gardens were laid out by Charles Cruikshank. Cruikshank son-in-law, John Ross, played an active roll in the Revolution. Ross changed the name of the country seat to the Grange (after LaFayette's estate) when he gained possession. Today this estate of almost 10 acres has a small area of climax forest and the oldest black walnut and cucumber magnolia trees in Pennsylvania. In the (continue on back if necessary)		
28. Sources of Information M.E. Johnston; Grange research--deeds, U.S. Direct Tax Index, 1798; 1801 Draught of Grange Farm, Architectural Studies 1976, 1981. (continue on back if necessary)		29. Prepared By: S. Hauser, K. Wandersee S. Clark 30. Date 6/83 Revision(s) 11/1/90, 8/93		

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

045-HA-003 A

26. Cont'd. Decorative plaster ceiling and stencilling in drawing room c. 1850. Recessed interior shutters, 6 fireplaces in main house, 2 in porte cochere wing with marble surrounds/mantle pieces c. 1850 & 1863. Cast iron firebacks within mantle openings.

27. Cont'd. 1850s the house was altered to the Gothic style through additions of piazzas or verandahs, roofline change, heavy bracketing, gingerbread trim and ashlar scored stucco. A prominent Philadelphia family, the Ashursts, owned the estate in the last half of the nineteenth century.

Computer Coding (BHP Survey Grantees Must Complete)

31. County		32. Total Structures		33. Style							
34. Construction										36. Survey Date (Year)	
37. Area of Significance											
38. Primary Use		P;		P;		P;		P;			P
39. Secondary Use		S;		S;		S;		S;			S
40. Associated With		A;		A;		A;		A;			A
41. Event 1											
Event 2											
42. Individual 1											
Individual 2											
43. Status: 101 Potential NR;	102 Part of Potential district;										
44. Design Type: 01 High Style;	02 Style Elements;		03 Popular Vernacular;		04 Traditional (Folk);		05 Utilitarian;				
45. Ext. Walls			46. Roof Material		47. Plan		48. Stories				
49. Facade Width											
50. Construction Feature											
51. Ext. Design Feature											
52. Int. Design Feature											
53. Comment											

EVALUATION

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM
 BUREAU FOR HISTORICAL PRESERVATION Box 1026
 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local Survey Organization

1. County

Delaware

5. Present Name

The Grange Estate

2. Municipality

Haverford

6. Other Name (historic name if any)

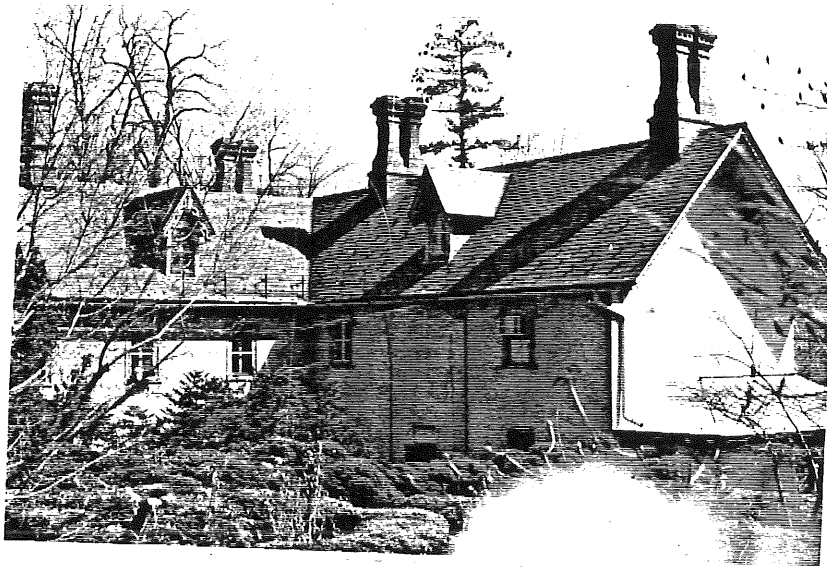
"Maen Coch," Clifton Hall

3. Street Address or Specific Location

200 Grove Place
 and Myrtle Avenue

4. Survey Code

045-HA-003 A



046-HA-003A



PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local Survey Organization Delaware County Planning Department		1. County Delaware	
8. Property Owner's Name and Address Haverford Township 2325 Darby Road Havertown, Pa. 19083 Operated by: Friends of the Grange		9. Tax Parcel Number/Other Number 22-08-00447-01 11. Status (Other Surveys, Lists, Etc.) NR: 01/11/76 WPA-28, PI		10. U.T.M. zone easting 18 475605 Usgs Sheet: northing 4425005 Lansdowne (B)	
12. Resource Count buildings (1) district () sites () structures () objects () intrusions ()		13. Date(s) (how determined) C. 1850 - 1881 14. Period		15. Style, Design or Folk Type Gothic Vernacular	
16. Architect or Engineer Carver, John MacArthur, John		17. Contractor or Builder		18. Primary Building Mat./Construction Stone	
19. Original Use Outkitchen 20. Present Use Educational House Museum		21. Condition Excellent 22. Integrity Unaltered		5. Present Name Grange Estate Kitchen [Out-]	
23. Site Plan with North Arrow 				2. Municipality Haverford 6. Other Name (historic name if any) "Maen Coch," Clifton Hall	
24. Photo Notation Roll 235, Fr. 28, 30		25. File/Location DCPD		3. Street Address or Specific Location 200 Grove Place Havertown, Pa.	
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) 3 bay, 1 story, 1 pile square kitchen/laundry building with slate tile pyramidal roof. Walls are squared, coursed rubble. Shallow fireplace, brick floor, original built-in cupboard, and coal bin still extant on interior. Structure is built into bank on northwest and south sides. Entry elevation consists of two, four panel inverted cross doors, separated by one, 3/3 double hung window with shutters. NE elevation possesses two, 3/3 double hung windows with original shutters. Pyramid slate roof has patterned, colored slate tiles to the house and garden side. chimney removed, cupola recently restored in 1981. On NE facade is wrought iron hardware for dinner bell (missing).					
27. History, Significance and/or Background Part of the 19th C Grange Estate complex. For more complete history see 045-HA-003 A.					
28. Sources of Information M.E. Johnston				29. Prepared By: S. Hauser S. Clark 30. Date Revision(s) 6/83 1 Nov 90	

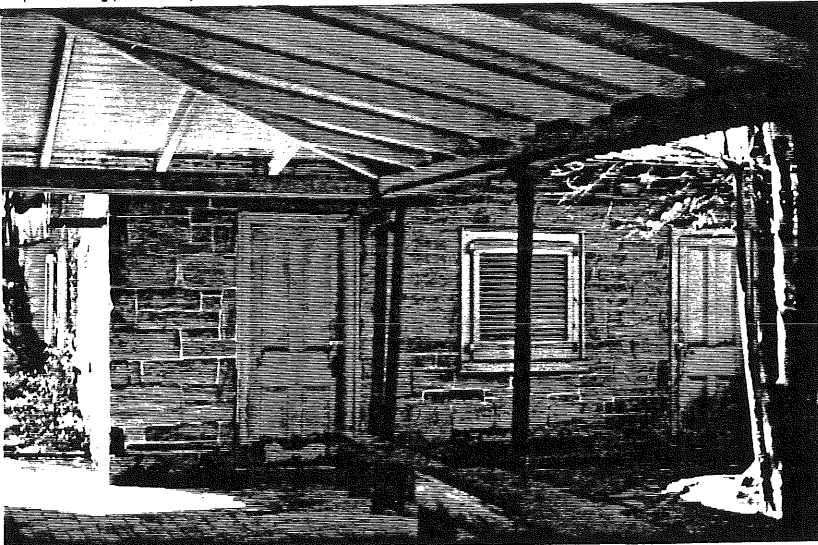
(continue on back if necessary)

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

045-HA-003B

Computer Coding (BHP Survey Grantees Must Complete)

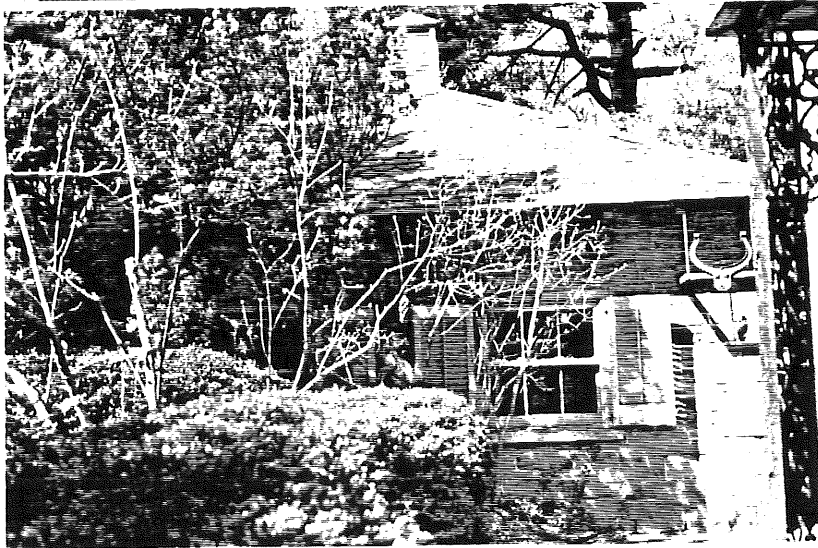


36. Survey Date (Year)

--	--	--	--	--	--	--	--

P

Individual 2

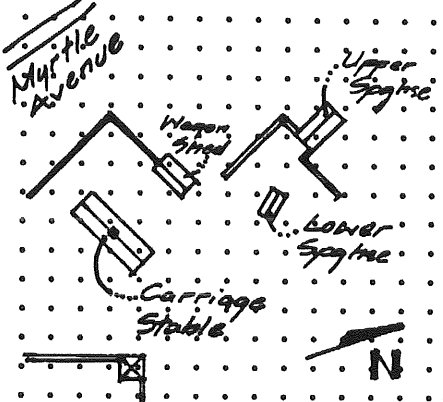
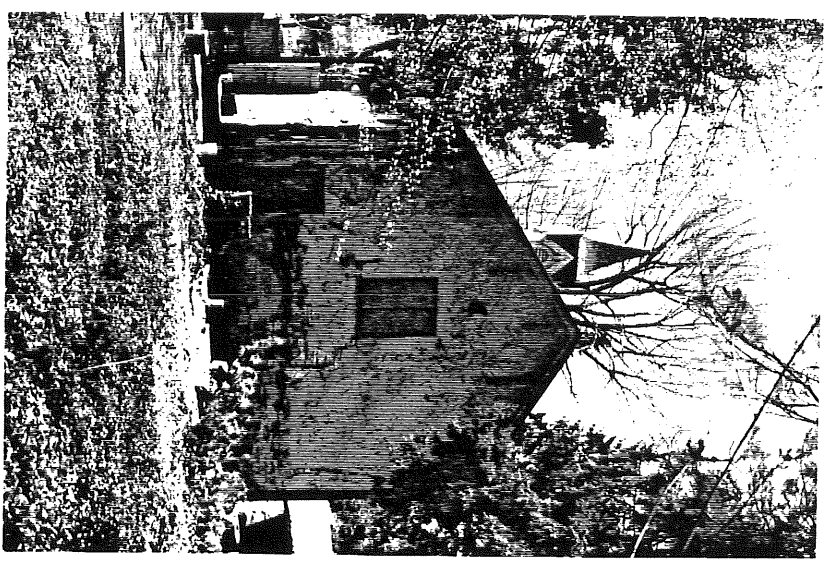


48. Stories

--	--	--	--	--	--	--	--

EVALUATION

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION PA HISTORICAL & MUSEUM COMMISSION		7. Local Survey Organization Delaware County Planning Department		1. County Delaware
8. Property Owner's Name and Address Haverford Township 2325 Darby Road Havertown, Pa. 19083 Operated by: Friends of the Grange		9. Tax Parcel Number/Other Number 22-08-00447-01		5. Present Name Grange Est. Stable
12. Resource Count buildings (1) district () sites () structures () objects () intrusions ()		10. U.T.M. zone 18 easting 475605 northing 4425005 Usqs Sheet: Lansdowne (B)		2. Municipality Haverford
13. Date(s) (how determined) 179, 179, 1810, 1852 Doc.		11. Status (Other Surveys, Lists, Etc.) NR: 01/11/76 WPA-28, PI		
16. Architect or Engineer Carver, John MacArthur, John		15. Style, Design or Folk Type Gothic Vernacular		6. Other Name (historic name if any) "Maen Coch", Clifton Hall
17. Contractor or Builder		18. Primary Building Mat./Construction Stucco over Stone		
23. Site Plan with North Arrow 				3. Street Address or Specific Location 200 Grove Place
24. Photo Notation Roll 177, Fr. 24 Roll 139, Fr. 11 Roll 235, Fr. 19, 20, 22, 24				
25. File/Location DCPD		19. Original Use Carriage Hse/Res.		4. Survey Code 045-HA-003 C
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) 4 bay, 2 story, stuccoed stone carriage house. Believed to be the 1 story greenhouse and gardener's house listed in the 1798 Direct Tax, with three increments. There was a fireplace in the northeast room and the chimney remains in the loft above. Staircase with finely turned newels and balustrades in the residential portion; out-of-character for stable, installed c. 1804-1820, but constructed before this period. Four fine box stalls, semi-circular hay drops in S.E. room with an 18th C. six panel door in the East elevation. (obviously from another building). Carriage area is located on west side and consists of one large room. Rafters and roof trusses are (over)		20. Present Use Educational Museum Use		
27. History, Significance and/or Background Part of the 19th century Grange estate. See 045-HA-003 A for further history. This structure has many fine details within the stable area including wainscotting, semi-circular hay bins, fittings and hardware denote a facility of a gentleman farmer.		21. Condition Good		(continue on back if necessary)
28. Sources of Information See 045-HA-003 A		22. Integrity Altered		
		29. Prepared By: S. Hauser S. Clark		
		30. Date 6/83		
		Revision(s) 11/1/90		

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

045-HA-003 C

26. Cont'd. vertically sawn timbers from 1820-1840. Tin roof currently exists over top of cedar shakes. Building was gothicized in 1852 which also included stuccoing of exterior, and addition of gothic cupola. The Carriage House has recently been restored and rehabilitated into meeting rooms and classrooms with lavatories and kitchenette added into the former tackroom and glass installed behind carriage doors to emit light into area. Now known as the Barrett Environmental Center.

Computer Coding (BHP Survey Grantees Must Complete)

31. County		32. Total Structures		33. Style							
34. Construction								35. Roof			
36. Survey Date (Year)											
37. Area of Significance											
38. Primary Use											
39. Secondary Use											
40. Associated With											
41. Event 1											
Event 2											
42. Individual 1											
Individual 2											
43. Status: 101 Potential NR; 102 Part of Potential district;											
44. Design Type: 01 High Style; 02 Style Elements; 03 Popular Vernacular; 04 Traditional (Folk); 05 Utilitarian;											
45. Ext. Walls								46. Roof Material			
47. Plan								48. Stories			
49. Facade Width											
50. Construction Feature											
51. Ext. Design Feature											
52. Int. Design Feature											
53. Comment											

EVALUATION

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM
 BUREAU FOR HISTORICAL PRESERVATION Box 1026
 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local Survey Organization

Delaware County Planning Department

1. County
 Delaware

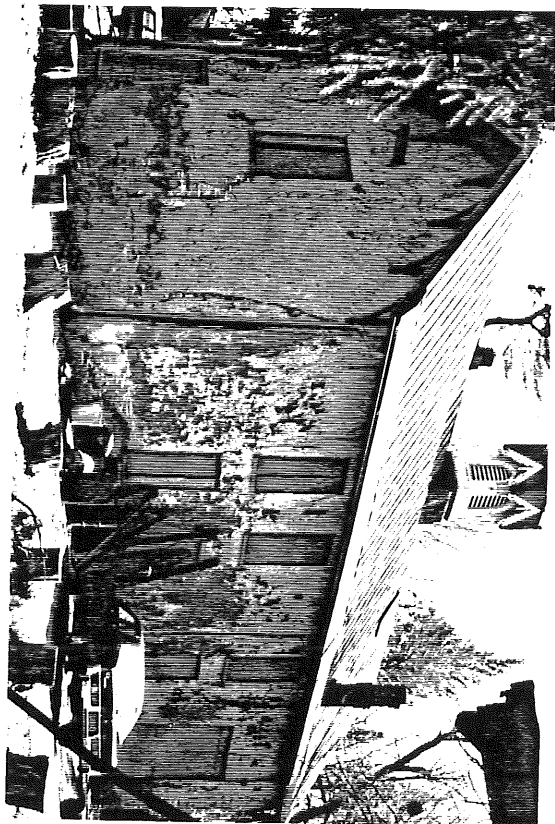
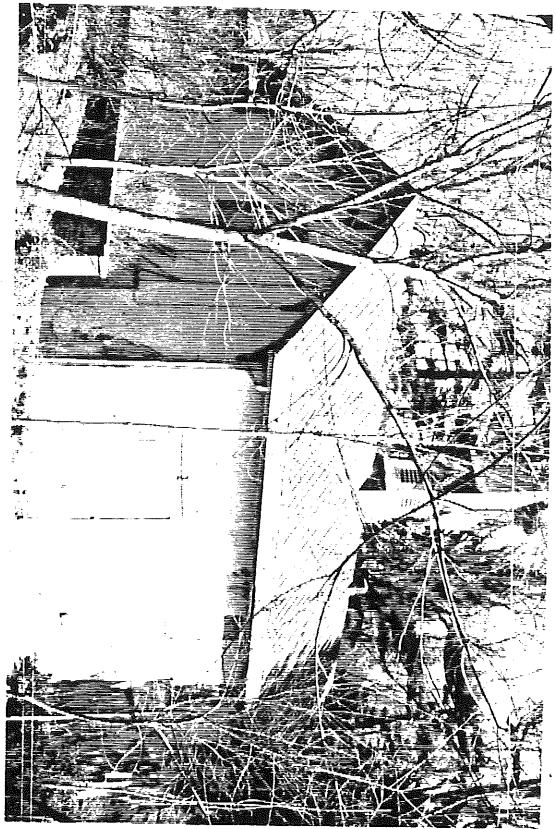
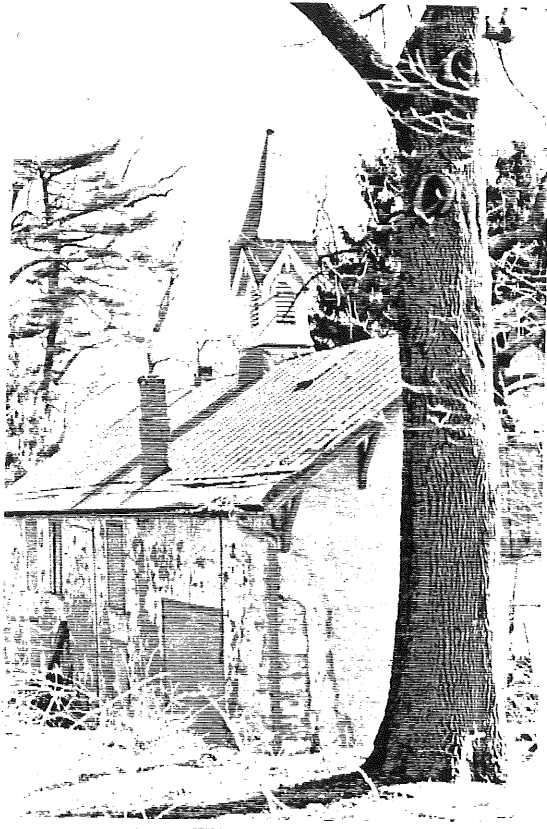
2. Municipality
 Haverford

5. Present Name
 Grange Estate--Stable

6. Other Name (historic name if any)
 "Maen Coch," Clifton Hall

3. Street Address or Specific Location
 200 Grove Place
 Havertown, Pa.

4. Survey Code
 045-HA-003 C



PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM
BUREAU FOR HISTORICAL PRESERVATION Box 1026
PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local Survey Organization

Delaware County Planning Department

8. Property Owner's Name and Address

Haverford Township
 2325 Darby Road
 Havertown, Pa. 19083
 Operated by: Friends of the Grange

9. Tax Parcel Number/Other Number

22-08-00447-01

11. Status (Other Surveys, Lists, Etc.)

NR: 01/11/76
 WPA-28, PI

10.

1 8 4 7 5 6 0 5
 U.T.M. zone easting

4 4 2 5 0 0 5
 Usgs Sheet: Lansdowne (B)
 northing

12. Resource Count

buildings (1) district ()
 sites () structures ()
 objects () intrusions ()

13. Date(s) (how determined)

18th C.

14. Period

15. Style, Design or Folk Type

Colonial
 Vernacular

19. Original Use

Necessary (Outhouse)

20. Present Use Educational

House Museum Complex

16. Architect or Engineer

Carver, John
 MacArthur, John

17. Contractor or Builder

18. Primary Building Mat./Construction

Stucco over stone

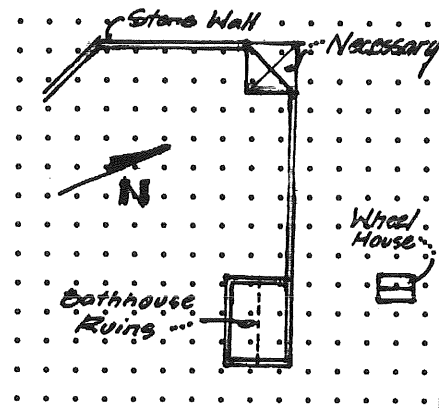
21. Condition

Poor

22. Integrity

Good

23. Site Plan with North Arrow



24. Photo Notation

Roll 139, Fr. 27,28

25. File/Location

DCPD

26. Brief Description (note unusual features, integrity, environment, threats and associated buildings)

1 bay, 1 story stucco over stone "Necessary", privy or outhouse; divided into two rooms on the interior. Each room has its own door and a window. Each side is a four-holer. Tin pyramidal roof over wood shingle roof is capped with a roof ventilator. The interior partition of vertically sawn studs, split lath and wrought iron nails indicate construction of this structure in the 18th C. The 1798 Direct Tax Index referenced a "10x10 Garden House" verifying that this structure was built in the 18th C. The casement windows, roof ventilator, and stucco were added in the Victorian period -- 1852. The tin roof was replaced with wood shakes in 1983.

(continue on back if necessary)

27. History, Significance and/or Background

Part of the 19th century Grange Estate. See 045-HA-003 A for further history. This "necessary" was part of the earlier estate and home and was probably built by either Cruikshank or Ross when they owned the property. Unusual and rare find of an existing "eight-holer necessary."

(continue on back if necessary)

28. Sources of Information

Same as 045-HA-003 A.

29. Prepared By:

S. Hauser
 S. Clark

30. Date

6/83

Revision(s)

2Nov90

(continue on back if necessary)

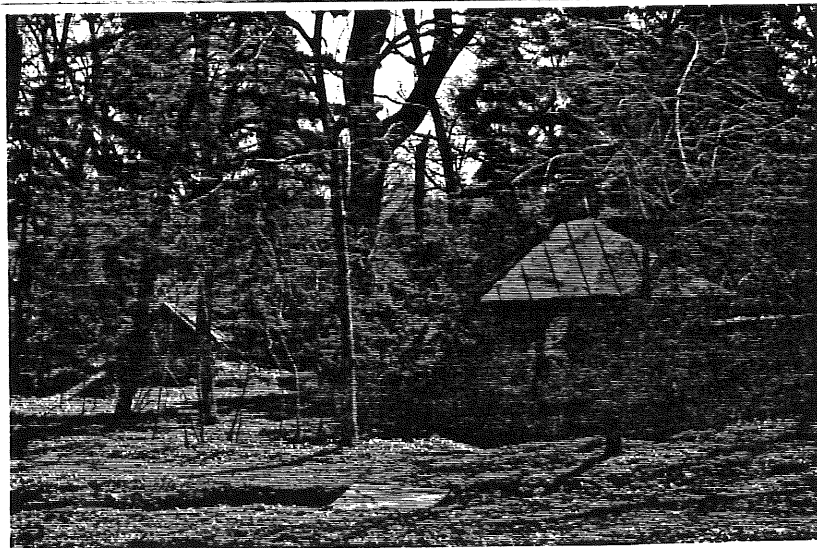
1. County	Delaware
2. Municipality	Haverford
3. Street Address or Specific Location	200 Grove Place Havertown, Pa.
4. Survey Code	045-HA-003 D
5. Present Name	Grange Est. Necessary
6. Other Name (historic name if any)	"Maen Coch", Clifton Hall

045-HA-003 D

31.
34.
37.
38.
39.
40.
41.
42.



43.
44.
45.
49.
50.
51.
52.
53.

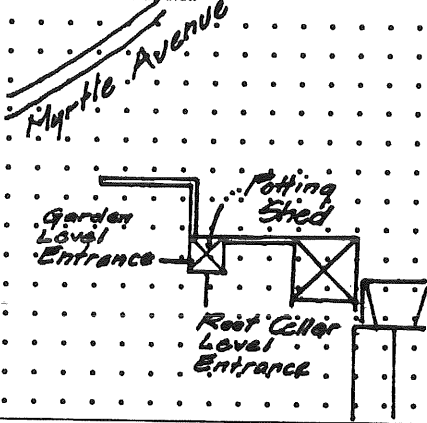


; ; ; ; ;
 ; **36. Survey Date (Year)**
 ;
 P

;
 ; 05 Utilitarian;
 48. Stories

[illegible]

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local Survey Organization Delaware County Planning Department		1. County Delaware
8. Property Owner's Name and Address Haverford Township 2325 Darby Road Havertown, Pa. 19083 Operated by: Friends of the Grange		9. Tax Parcel Number/Other Number 22-08-00447-01		10. U.T.M. zone easting 18 475605 4425005 Usgs Sheet: Lansdowne (B)
12. Resource Count buildings (1) district () sites () structures () objects () intrusions ()		11. Status (Other Surveys, Lists, Etc.) NR: 01/11/76 WPA-28, PI		
13. Date(s) (how determined) C. 1800 - 1850		14. Period		19. Original Use Potting Shed 20. Present Use Educational House Museum
15. Style, Design or Folk Type Gothic Vernacular		16. Architect or Engineer Carver, John MacArthur, John		
17. Contractor or Builder		18. Primary Building Mat./Construction Stucco over Stone		21. Condition Fair 22. Integrity Unaltered
23. Site Plan with North Arrow 				
24. Photo Notation Roll 193, Fr. 3		25. File/Location DCPD		6. Other Name (historic name if any) "Maen Coch," Clifton Hall
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) 3 bay, 2 story stucco over stone potting shed, pyramidal slate tile roof with metal ball finial. Each level has its own separate and distinct entry. First story is c. 1800 root cellar located to rear of mansion. Second story level c. 1850 consisting of two, 1/1 windows framing four panel inverted cross door. This is potting shed located at the garden level. Interior retains shelves and counter space for working. Original gothic ventilator replaced with metal finial.				
27. History, Significance and/or Background The potting shed does not appear on 1798 Direct Tax Index. Root cellar possibly owned and constructed by Ross. The first story was probably built in the early 1800s, the second story added by the Ashursts in the 1850s. Carvers plan of alterations to the Grange shows the building. Part of the 19th C Grange Estate. See 045-HA-003 A for history.				
28. Sources of Information M.E. Johnston, Same as 045-HA-003 A				4. Street Address or Specific Location 200 Grove Place Havertown, Pa.
29. Prepared By: S. Hauser S. Clark				
30. Date 6/83				5. Survey Code 045-HA-003 E
Revision(s) 2 Nov 90				

(continue on back if necessary)

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

045-HA-003 E

Com.

31.

34.

37.

38.

39

40.

41

1

42

43

44

10

49. Facade Width

50. Construction Feature

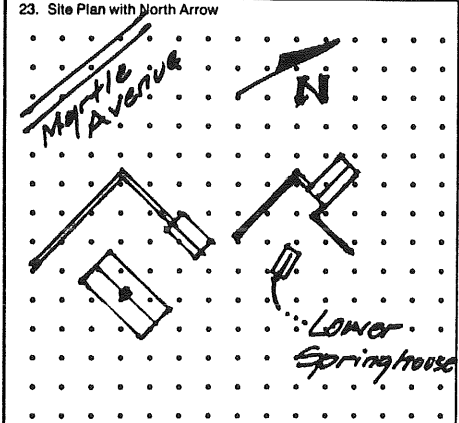
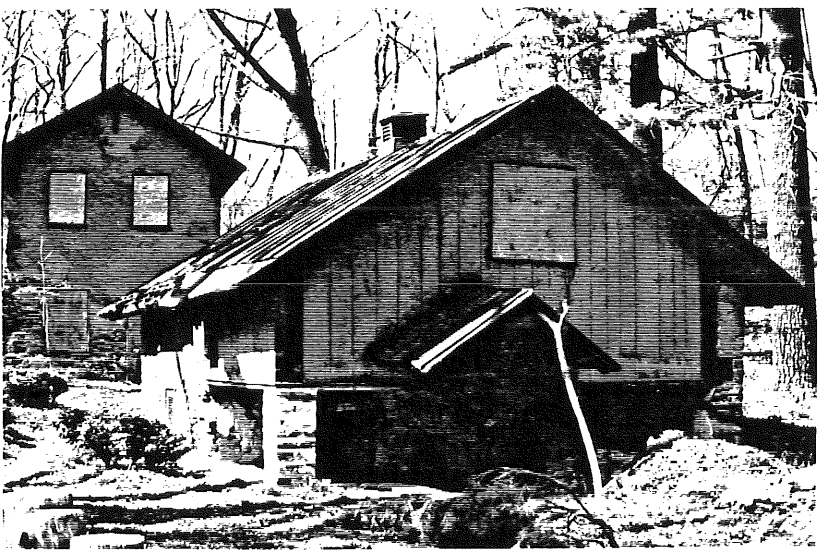
51. Ext. Design Feature

52. Int. Design Feature

53. Comment

EVALUATION

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local Survey Organization Delaware County Planning Department	
8. Property Owner's Name and Address Haverford Township 2325 Darby Road Havertown, Pa. 19083 Operated by: Friends of the Grange		9. Tax Parcel Number/Other Number 22-08-00447-01	10. U.T.M. zone easting 18 475605 northing 4425005 Usgs Sheet: Lansdowne (B)
12. Resource Count buildings (1) district () sites () structures () objects () intrusions ()		11. Status (Other Surveys, Lists, Etc.) 15. Style, Design or Folk Type Gothic Vernacular	
13. Date(s) (how determined) 18th C., 1852		14. Period 19. Original Use Spring House	
16. Architect or Engineer Carver, John MacArthur, John		17. Contractor or Builder 18thC: Ross, John	
18. Primary Building Mat./Construction Board, Vertical, Stucco/Stone, Frame		20. Present Use Educational House Museum	
21. Condition Good		22. Integrity Altered	
23. Site Plan with North Arrow 			
24. Photo Notation Roll 139, Fr. 9,10		25. File/Location DCPD	
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) 2 story, 3 bay, gable end roof with extended eave overhangs. Constructed of stucco, stone and vertical board siding. Set into bank with lower floor below grade. Lower level divided into two rooms and open area below. Second floor entered from ground level west elevation. Divided into two rooms with the easterly room extending over open area below. West section of second floor stone over stucco construction, while east section is vertical board siding. Tin sheet roofing placed over wood shingle roof, centered vented cupola. Brick chimney exists within building, but no longer projects beyond roof.			
(continue on back if necessary)			
27. History, Significance and/or Background U.S. Direct Tax list of 1798 lists structure as a one story stone spring house, 15'x22'. Historical evidence suggests that the second floor was added c.1852 by the Ashursts, along with the addition of the vented cupola and brick chimney. This chimney suggests that this could possibly have been a farm workers residence.			
(continue on back if necessary)			
28. Sources of Information M.E. Johnston, 1798 Direct Tax, Deeds, 1801 draught of Grange Farm.		29. Prepared By: S. Clark	
30. Date 2 Feb 83		Revision(s)	
(continue on back if necessary)			

1. County Delaware	2. Municipality Haverford
3. Street Address or Specific Location 200 Grove Place Havertown, Pa.	
4. Survey Code 045-HA-003 F	

5. Present Name
Grange Estate, lower Spring House

6. Other Name (historic name if any)
"Maen Coch," Clifton Hall

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

045-HA-003 F



--	--

 ;

--	--

 ;

--	--

 ;

--	--

 ;

--	--

 ;

--	--

--	--

 ;

--	--

36. Survey Date (Year)

--	--	--	--

--	--

 ;

--	--

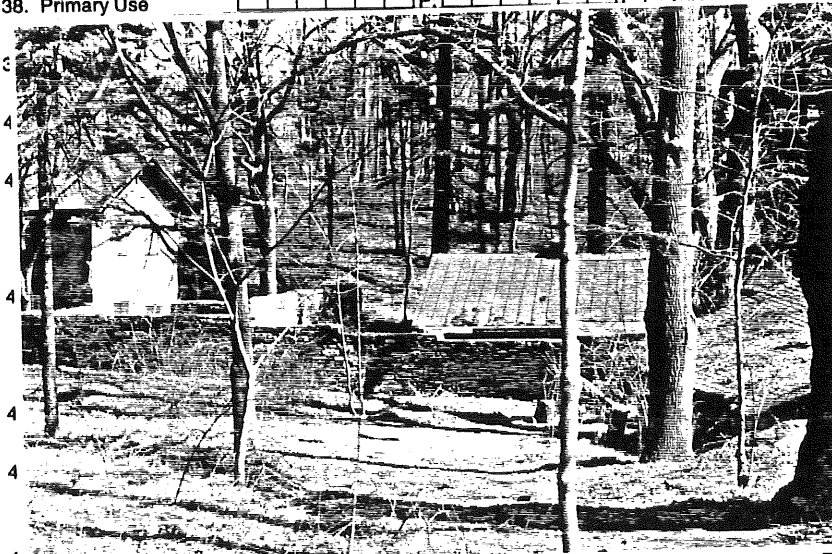
 ;

--	--

--	--	--	--	--

 P

38. Primary Use



k): 05 Utilitarian:

48. Stories

49. Facade Width

50. Construction Feature

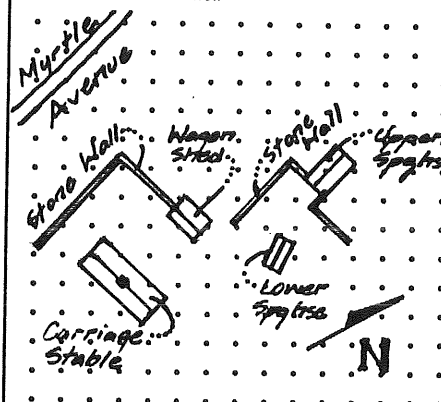
51. Ext. Design Feature

52. Int. Design Feature

53. Comment

EVALUATION

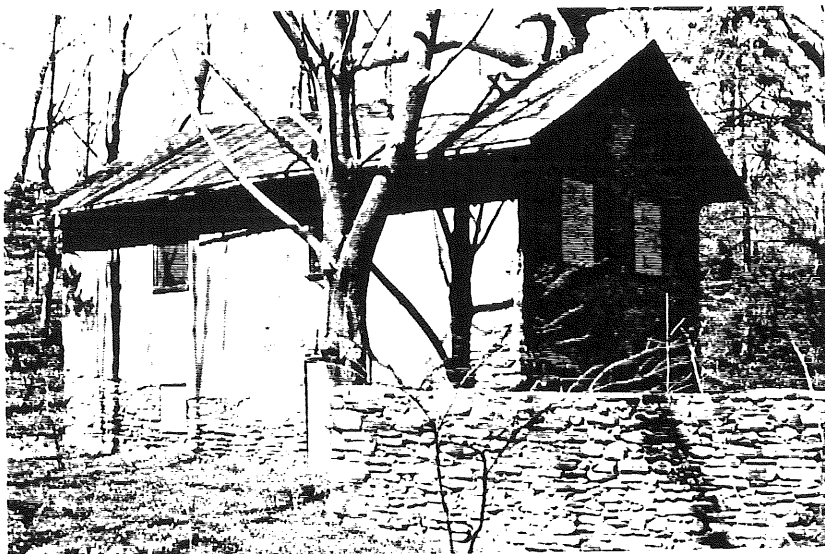
EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local Survey Organization Delaware County Planning Department		1. County Delaware
8. Property Owner's Name and Address Haverford Township 2325 Darby Road Havertown, Pa. 19083 Operated by: Friends of the Grange		9. Tax Parcel Number/Other Number 22-08-00447-01		5. Present Name Grange Estate, Springhse
12. Resource Count buildings (<u>1</u>) district () sites () structures () objects () intrusions ()		10. U.T.M. zone easting 18 475605 4425005 5 11. Status (Other Surveys, Lists, Etc.) NR: 01/11/76 WPA-28, PI		
13. Date(s) (how determined) c. 1800, 1852		15. Style, Design or Folk Type Gothic Vernacular		6. Other Name (historic name if any) "Maen Coch," Clifton Hall
14. Period		18. Primary Building Mat./Construction Stucco over Stone		
16. Architect or Engineer Carver, John MacArthur, John		17. Contractor or Builder Ross, John		3. Street Address or Specific Location 200 Grove Place Havertown, Pa.
19. Original Use Springhouse		20. Present Use Educational House Museum		
21. Condition Good		22. Integrity Altered		4. Survey Code 045-HA-003 G
23. Site Plan with North Arrow 				
24. Photo Notation Roll 139, Fr. 12 Roll 235, Fr. 4, 23, 26		25. File/Location DCPD		
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) 2 story, 2 bay, gable end, normal pitch roof with extended eave overhangs and heavy, massive brackets. Stucco over stone construction located northwest of lower springhouse (045-HA-003 F), it is built into a bank. Roof composed of asphalt shingles over wood shingles. South elevation at grade, north elevation below grade, but each elevation possesses entries. First floor, south room is dry, north room contains centered flagstone platform surrounded by 10" deep, 30" wide water trough. Presently, there is only a floor over the southern room in the second floor. Originally, floor stretched length of building and had two end gable, recessed chimneys. (continue on back if necessary)				
27. History, Significance and/or Background Part of the 19th C Grange estate. See 045-HA-003 A for further history. An 1811 Deed, from John and Clementina Mifflin Ross heirs to John Brinton specifies that "the water of the spring [is] to flow clear freely and uninterrupted from the upper into the lower springhouse as heretofore." (continue on back if necessary)				
28. Sources of Information M.E. Johnston, Same as 045-HA-003 A			29. Prepared By: S. Clark	
(continue on back if necessary)			30. Date Revision(s)	

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

045-HA-003 G



36. Survey Date (Year)

38. Primary Use

39. Secondary Use

40. Associated With

41. Event 1

Event 2

42. Individual 1

Individual 2

43. Status: 101 Potential NR; 102 Part of Potential district;

44. Design Type: 01 High Style; 02 Style Elements; 03 Popular Vernacular; 04 Traditional (Folk); 05 Utilitarian;

45. Ext. Walls

46. Roof Material

47. Plan

48. Stories

49. Facade Width

50. Construction Feature

51. Ext. Design Feature

52. Int. Design Feature

53. Comment

EVALUATION

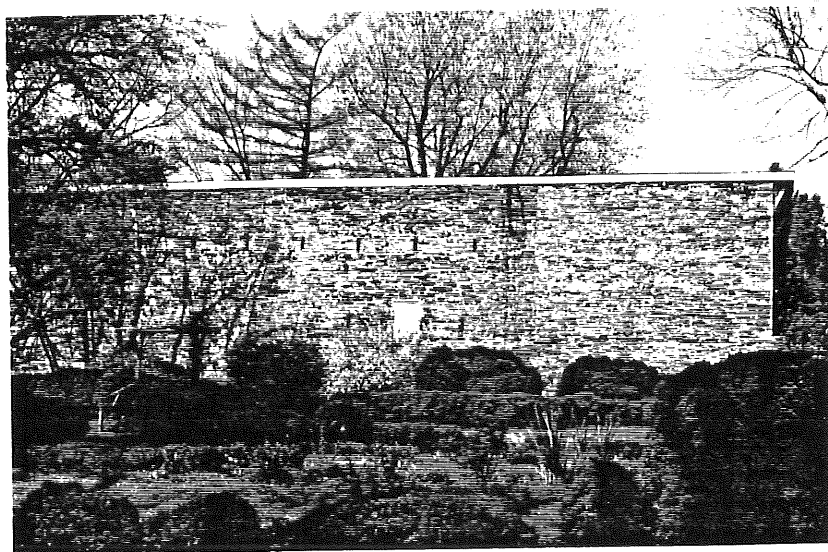
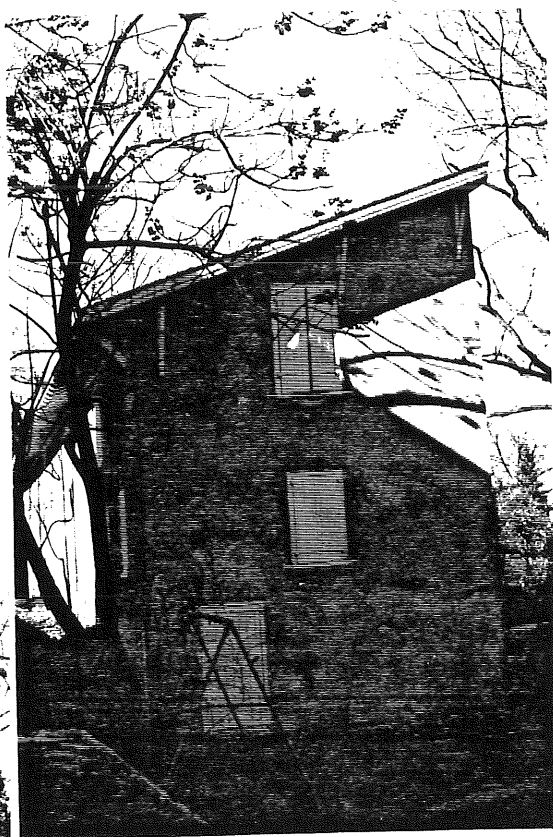
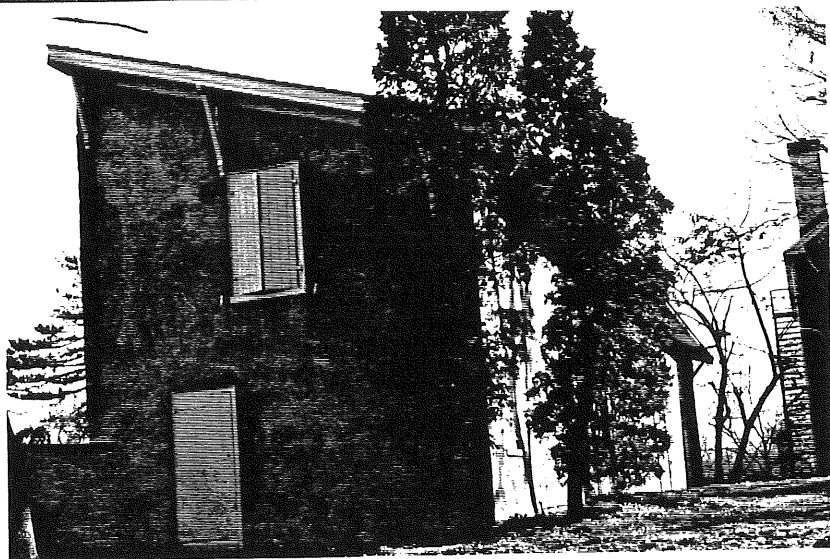
EVALUATOR(S)

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM BUREAU FOR HISTORIC PRESERVATION PA HISTORICAL & MUSEUM COMMISSION		Box 1026 Harrisburg, PA 17120		7. Local survey organization Delaware County Planning Department	
8. property owners name and address Haverford Township 2325 Darby Road Havertown, PA 19083 Operated by: Friends of the Grange		9. tax parcel number / other number 22-08-00447-01		10. U.T.M. zone 18 4 17 5 16 0 5 easting 4 14 2 5 1 0 1 5 northing usgs sheet: Lansdowne	
12. classification site () structure () object () building (x) in N.R. district yes () no ()		13. date(s) (how determined) c. 1700-1763		11. status (other surveys, lists etc.) NR: 01/11/76 WPA -28, PI	
16. architect or engineer John MacArthur		17. contractor or builder		15. style, design or folk type Carpenter Gothic	
				19. original use Barn	
				20. present use Education-storage	
				21. condition Good	
				22. integrity Good	
23. site plan with north arrow 					
24. photo notation Roll 235 - #32,35 Roll 177 - #10,11					
25. file/location DCPD					
26. brief description (note unusual features, integrity, environment, threats and associated buildings) 11 bay, 2 story long barn with shed roof has overhanging eaves with decorative brackets on east long side and two ends. These three are stucco over fieldstone while the long west side is fieldstone. West side also has flush eaves and ventilation slots.					
27. history, significance and/or background Part of the 19th Century Grange Estate complex. For more complete history see 045-HA-003 A. The Long Barn was built in three stages and helps form a micro-climate for the garden and provides a barrier.					
28. sources of information M.E. Johnston, Delaware County Recorder's Office, U.S. Direct Tax of 1798, 1801 Draught of Grange Farm, J. Dickey Historic Structure Report, 1976, 1981.					
29. prepared by: K. Wandersee S. Clark					
30. date 8/93					
31. revision(s)					

ADDITIONAL DATA/PHOTOS
number all continuations from front

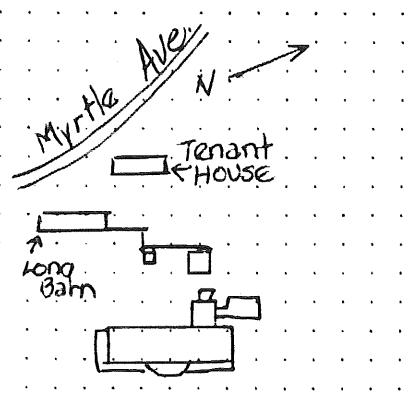
4. survey code

045-HA-003 H



EVALUATION

EVALUATOR(S)

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM BUREAU FOR HISTORIC PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local survey organization Delaware County Planning Department		1. County Delaware	
8. property owners name and address Haverford Township 2325 Darby Road Havertown, PA 19083 Operated by: Friends of the Grange		9. tax parcel number / other number 22-08-00447-01		10. U.T.M. zone <u>118</u> <u>41715161015</u> easting <u>4</u> <u>4</u> <u>2</u> <u>5</u> <u>0</u> <u>0</u> <u>5</u> northing	
12. classification site () structure () object () building ☒ in N.R. district yes () no ☒		11. status (other surveys, lists etc.) NR: 01/11/76 WPA-28, PI		19. original use Tenant House	
13. date(s) (how determined) C. 1852		15. style, design or folk type Carpenter Gothic		20. present use Education	
14. period		16. architect or engineer		21. condition Good	
17. contractor or builder		18. primary building mat./construction Weatherboard		22. integrity	
23. site plan with north arrow 				2. municipality Haverford 6. other name (historic name if any) Maencoch, Clifton Hall	
24. photo notation Roll 174 - #1 Roll 177 - #9		3. street address or specific location 200 Grove Place Havertown, PA 19083		4. survey code 045-HA-003 I	
25. file/location DCPD		26. brief description (note unusual features, integrity, environment, threats and associated buildings) 3 bay, 2 story tenant house with weatherboard siding and corner board trim. It is believed to have been built in 2 stages with the east end the oldest. Gable roof ends have extended overhang supported by 4 massive brackets and exposed rafter ends. On east facade are 5 bays; 2 windows and 2 doors on 1st floor and 3 windows on 2nd floor. The first floor has one off-center door in line with door on west facade. Decorative labels are above 2nd story windows and at attic level windows at gable ends. Two chimneys are evident; gable end with terra cotta chimney pot and slightly off-center ridge chimney with brick flue.			
27. history, significance and/or background Part of the 19th century Grange Estate complex. For more complete history, see 045-HA-003 A.		(continue on back if necessary)			
28. sources of information M.E. Johnston, Delaware County Recorder's Office, U.S. Direct Tax of 1798, 1801 Draught of Grange Farm, J. Dickey Historic Structure Report, 1976, 1981.		29. prepared by: K. Wandersee S. Clark		30. date revision(s) 8/93	
(continue on back if necessary)		(continue on back if necessary)			

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. survey code

045-HA-003 I



EVALUATION

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM
BUREAU FOR HISTORICAL PRESERVATION
PA HISTORICAL & MUSEUM COMMISSION

Box 1026
Harrisburg, PA 17120

7. Local Survey Organization

Delaware County Planning Department

8. Property Owner's Name and Address

Robert and Mary Moran
741 Ashurst Road
Havertown, Pa. 19083

9. Tax Parcel Number/Other Number

22-08-00047-01

10.

U.T.M. zone

1 8

4 7 5 5 2 5

easting

4 4 2 5 2 8 0

northing

Usgs
Sheet:

Lansdowne (B)

12. Resource Count

buildings (1) district ()

sites () structures ()

objects () intrusions ()

13. Date(s) (how determined)

1914

14. Period

15. Style, Design or Folk Type

Tudor Revival

19. Original Use

Residence

20. Present Use

Residence

16. Architect or Engineer

17. Contractor or Builder

18. Primary Building Mat./Construction

Stone, half-timber

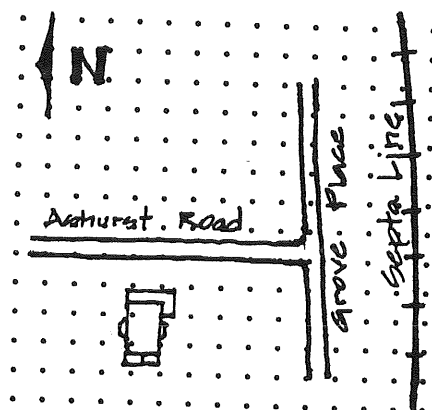
21. Condition

Good

22. Integrity

unaltered

23. Site Plan with North Arrow



24. Photo Notation

Roll 234, Fr. 27

25. File/Location

DCPD



26. Brief Description (note unusual features, integrity, environment, threats and associated buildings)

2 bay, 2½ sty, end gable w/exposed end chimney, original 1 sty shingle sided wing and porch at rear of building. 1sty wrap-around porch at street facade, off-center entry. Wrap-around porch consists of balustrade between short, cut-stone piers; columns, stubby w/recessed panels, squared w/ simplified capitals. 1st Story: Cut, uniform laid stone, oriel windows w/lead came stained glass on side elevations. 2nd Story: Half-timbered w/vertical members exhibited; no horizontal or cross-braced members. Gable end: vertical, horiz, diagonal bracing intersticed bet. stucco, return eaves, heavy rake board. Side gable-ended dormers w/ similar construction

27. History, Significance and/or Background

(continue on back if necessary)

Example of the first group of twentieth century housing in the Penfield subdivision of Havertown Township. Penfield was extensively advertised through a promotional brochure produced by Clifford B. Harmon.

28. Sources of Information

M.E. Johnston, Clifford B. Harmon Promotional brochure for Penfield.

29. Prepared By:

S. Clark

30. Date

Revision(s)

Mar. 83

(continue on back if necessary)

1. County
Delaware

5. Present Name

2. Municipality
Haverford

6. Other Name (historic name if any)

3. Street Address or Specific Location
741 Ashurst Road
Havertown Pa.

4. Survey Code
045-HA-004

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

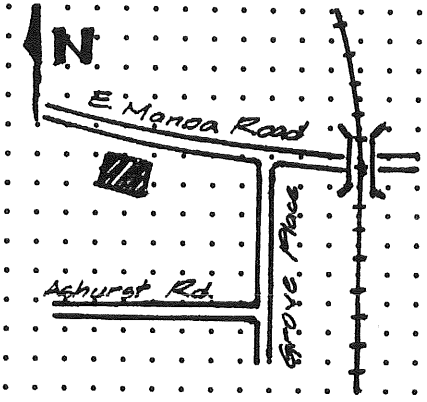
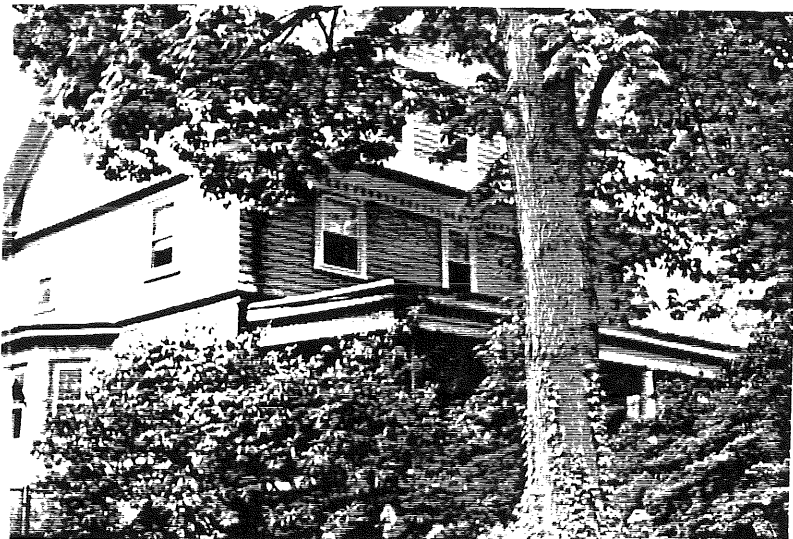
045-HA-004

Computer Coding (BHP Survey Grantees Must Complete)

31. County		32. Total Structures		33. Style							
34. Construction					35. Roof				36. Survey Date (Year)		
37. Area of Significance											
38. Primary Use		P;		P;		P;		P;			P
39. Secondary Use		S;		S;		S;		S;			S
40. Associated With		A;		A;		A;		A;			A
41. Event 1											
Event 2											
42. Individual 1											
Individual 2											
43. Status: 101 Potential NR;	102 Part of Potential district;										
44. Design Type: 01 High Style;	02 Style Elements;	03 Popular Vernacular;	04 Traditional (Folk);	05 Utilitarian;							
45. Ext. Walls			46. Roof Material		47. Plan		48. Stories				
49. Facade Width											
50. Construction Feature											
51. Ext. Design Feature											
52. Int. Design Feature											
53. Comment											

EVALUATION

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local Survey Organization Delaware County Planning Department		1. County Delaware
8. Property Owner's Name and Address Maurice E. Cox 731 E. Manoa Road Havertown, Pa. 19083		9. Tax Parcel Number/Other Number 22-08-00700-00		10. U.T.M. zone easting 18 475590 Usgs Sheet: northing 4425280 Lansdowne (B)
12. Resource Count buildings (2) district () sites () structures () objects () intrusions ()		11. Status (Other Surveys, Lists, Etc.) 13. Date(s) (how determined) 1913, Documented 14. Period		15. Style, Design or Folk Type Classical Revival Eclectic
16. Architect or Engineer		17. Contractor or Builder		18. Primary Building Mat./Construction Stone&shingle/ stone&frame
19. Original Use Residence		20. Present Use Residence		21. Condition Good
22. Integrity Altered-minor		23. Site Plan with North Arrow 		24. Photo Notation Roll 477, Fr. 9a-11a
25. File/Location DCPD				2. Municipality Haverford
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) 3 bay wide, 2½ sty, steep pitched gable end roof, projecting 3bay wide cross gable dormer and 1 sty full width ground sty porch. Classical Revival w/Queen Anne and Shingle style features. 1st sty: projecting 3 sided bay window, ground sty constructed of random laid, rough-cut face ashlar stone. Porch supported by Roman Doric capital columns topped by full entablature; accented with dentil band. 2nd sty: finished in random laid, uniform-cut shingles; splays out over first sty. Dentil band evident at eave line and did wrap around bldg. Gable ends splay out over 2nd sty and have same shingle treatment; return eaves in ends (continue on back if necessary)		3. Street Address or Specific Location 731 E. Manoa Road Havertown, Pa.		4. Survey Code 045-HA-005
27. History, Significance and/or Background This is the first house built in the Penfield subdivision after the construction of the Philadelphia and Western Railway. The subdivision of Penfield first appears in the 1909 Atlas of Delaware County. Penfield is one of many subdivisions that appeared after the construction of transit lines in Delaware County.		28. Sources of Information M.E. Johnston; Clifford B. Harmon promotional brochure of Penfield subdivision, 1913 atlas and 1909 atlas.		29. Prepared By: S. Clark
30. Date		Revision(s)		(continue on back if necessary)

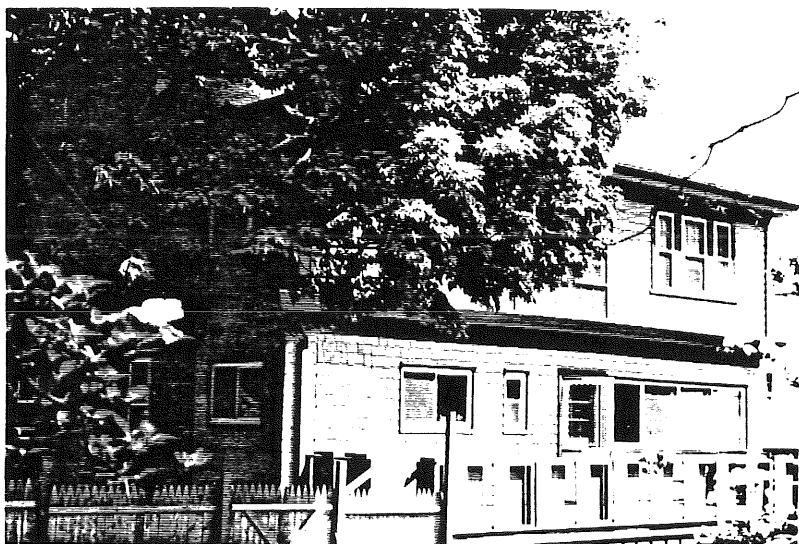
ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

045-HA-005

26. Cont'd.

All windows are 6/1. Rear elevation: 1st sty: added porch has been enclosed and sided in shingles similar to other elevations. 2nd sty: Orig. modified Palladian window and shingle siding. Orig. Porch (2 stories) enclosed on 2nd level, extended on 1st level. Rear of property: 2 sty, 3 bay carriage house converted to garage; box gable ends, projecting eave, stucco over frame, 3: 6 lite windows; probably original to property.

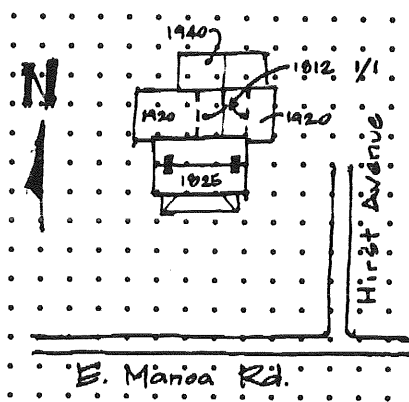


36. Survey Date (Year)							
							P



05 Utilitarian;			
48. Stories			

EVALUATOR(S)

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM BUREAU FOR HISTORICAL PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local Survey Organization Delaware County Planning Department		1. County Delaware																																	
8. Property Owner's Name and Address Ms. Marguerite Russell 648 E. Manoa Road Havertown, Pa. 19083		9. Tax Parcel Number/Other Number 22-08-00727-00 22-08-00726-00 11. Status (Other Surveys, Lists, Etc.)		10. <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">1</td> <td style="width: 20px; text-align: center;">8</td> <td style="width: 20px; text-align: center;">4</td> <td style="width: 20px; text-align: center;">7</td> <td style="width: 20px; text-align: center;">5</td> <td style="width: 20px; text-align: center;">9</td> <td style="width: 20px; text-align: center;">7</td> <td style="width: 20px; text-align: center;">0</td> </tr> <tr> <td colspan="2" style="text-align: center;">U.T.M. zone</td> <td colspan="6" style="text-align: center;">easting</td> </tr> <tr> <td colspan="2"></td> <td colspan="6" style="text-align: center;">4 4 2 5 4 4 0</td> </tr> <tr> <td colspan="2"></td> <td colspan="6" style="text-align: center;">northing</td> </tr> </table> Usgs Sheet: Lansdowne (B)	1	8	4	7	5	9	7	0	U.T.M. zone		easting								4 4 2 5 4 4 0								northing						5. Present Name Maple Hill
1	8	4	7	5	9	7	0																														
U.T.M. zone		easting																																			
		4 4 2 5 4 4 0																																			
		northing																																			
12. Resource Count buildings (<u>1</u>) district () sites () structures () objects () intrusions ()	13. Date(s) (how determined) 1812, '25, 1920, '34 14. Period 1800-1940	15. Style, Design or Folk Type Colonial Revival Vernacular		19. Original Use Residence 20. Present Use Residence	2. Municipality Haverford																																
16. Architect or Engineer		17. Contractor or Builder Levi Lukens		18. Primary Building Mat./Construction Stucco/Stone 1812-25 Stucco/Frame 1934-40	21. Condition Good 22. Integrity Altered	6. Other Name (historic name if any) Maple Hill																															
23. Site Plan with North Arrow 					3. Street Address or Specific Location 648 E. Manoa Road Havertown, Pa.																																
24. Photo Notation Roll 131, Fr. 1,2 Roll 304, Fr. 6		25. File/Location DCPD																																			
26. Brief Description (note unusual features, integrity, environment, threats and associated buildings) 2 1/2 sty, 3 bay, 2/2 plan, central hall plan, gable end roof, overhanging eaves, return eaves in gable end. End recessed chimneys with corbelled stacks and recessed niches. Central entry has elliptical transom light, sidelights framed by delicate engaged columns. Doorway is recessed in existing wall. 1 sty hipped roof full width entry porch supported by squared columns. Earlier house (1812) behind later additions, Main block constructed in 1825, remodelled in 1920 and had two wings added to sides, garage added to remainder in 1934-40.																																					
(continue on back if necessary)																																					
27. History, Significance and/or Background An early farmhouse within Haverford Township built by Levi Lukens in 1812. Local oral history states that the original house was 1 sty high, 1 room deep, with a second floor added when the Main Block was added in 1825. The walls of the original portion are 14"-18" thick																																					
(continue on back if necessary)																																					
28. Sources of Information M.E. Johnston				29. Prepared By: S. Clark, K. Wandersee L. Fulginiti																																	
30. Date				Revision(s) 10/93																																	
(continue on back if necessary)																																					

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. Survey Code

045-HA-006

Computer Coding (BHP Survey Grantees Must Complete)



; ; ; ; ;
 ; **36. Survey Date (Year)**
 ; ;
 P

43 Status: 101 Potential NR: 102 Part of Potential district:

[illegible]

05 Utilitarian;

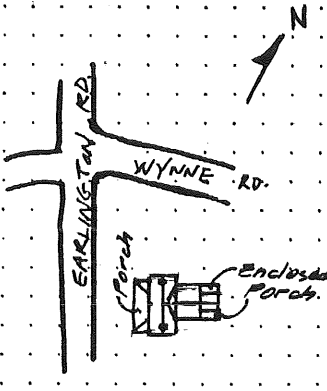
--	--

48. Stories

3

[illegible]

EVALUATOR(S)

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM OFFICE OF HISTORIC PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local survey organization Delaware County Planning Department		1. County Delaware		
8. property owners name and address Frederick Weidman 421 Earlington Rd. Havertown, PA 19083		9. tax parcel number / other number 22-08-00317-01	10. U.T.M. zone 18 475115 441215121910 usgs sheet Lansdowne B		2. municipality Haverford	
12. classification site () structure () object () building (X) in N.R. district yes () no (X)		11. status (other surveys, lists etc.) - - -				3. street address or specific location 421 Earlington Rd.
13. date(s) (how determined) c. 1852		14. period 1850-1874				
15. style, design or folk type Greek Revival Vernacular		16. architect or engineer - - -				
17. contractor or builder - - -		18. primary building mat./construction frame				
19. original use residential		20. present use residential		5. other name (historic name if any)		
21. condition good		22. integrity fair				
23. site plan with north arrow 						
24. photo notation Roll 131 3-5		25. file/location DCPD			6. other name (historic name if any)	
26. brief description (note unusual features, integrity, environment, threats and associated buildings) This building is a 2 story, side-gabled, clapboard two-family structure. Each dwelling is 2 bays wide and they share a full width porch, which is anchored by four columns. The 4 bay front is joined in the rear by an intersecting gabled section, clad with clapboard. The roof is of asbestos shingles and the foundation is of stone.						
27. history, significance and/or background This building was a tenant house for the Grange estate, a prominent country seat in Haverford. The structure was built while John Ashhurst was proprietor of the estate, and served as gardener's housing. Eventually, the land between this structure and the Grange would be developed.						
28. sources of information Loretta Womer						
29. prepared by: M. Abbot, K. Wandersee		30. date 10/89		31. revision(s) 11/93		
(continue on back if necessary)		(continue on back if necessary)				