

**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – PHOTO/SITE PLAN SHEET**

Pennsylvania Historic and Museum Commission

Bureau of Historic Preservation

Commonwealth Keystone Building, 2<sup>nd</sup> Floor, 400 North Street, Harrisburg, PA 17108-1026

Survey Code/Tax Parcel/Other No.: 033 / many tax parcels

County: Delaware 045

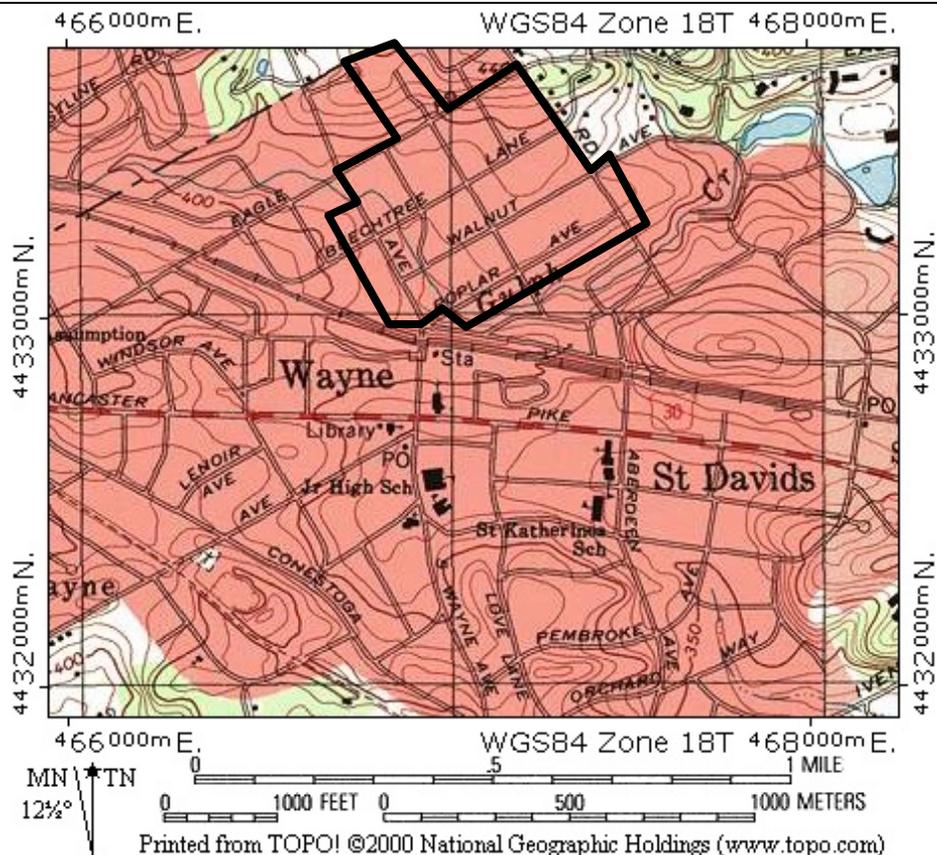
Municipality: Radnor Township

Address: North Wayne Avenue

Historic Name/Other Name: North Wayne Historic District / Wayne Estate

**SITE PLAN**

**PHOTO INFORMATION**



Survey form for reference only. See National Register nomination.

Number	Description of View	Direction of Camera
1	"Tower House" on Beechtree Lane	NE
2	House on Woodland Avenue	W
3	House on Woodland Avenue	E
4	House on Woodland Avenue	E
5	"Pillar House" on Beechtree Lane	NE
6	House on Walnut Avenue	N
Photographer Name: Robert Wise		Date: 8/2003
Negative Location: Radnor Twp.		



PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – DATA SHEET

89B

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION

Survey Code: 033 Tax Parcel/Other No.: many tax parcels
County: 1. Delaware 045 2.
Municipality: 1. Radnor Twp. 2.
Address: North Wayne Avenue
Historic Name: North Wayne Historic District
Other Name: Wayne Estate
Owner Name/Address:
Owner Category: x Private Public-local Public-state Public-federal
Resource Category: Building x District Site Structure Object
Number/Approximate Number of Resources Covered by This Form: 316
USGS Quad: 1. Valley Forge 2.
UTM A. C.
References: B. D.

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category: Subcategory: Code:
A. DOMESTIC single dwelling 01A
B. DOMESTIC multiple dwelling 01B
C.
D.

Particular Type: A. Residences
B. Apartment building
C.
D.

Current Function Category: Subcategory: Code:
A. DOMESTIC single dwelling 01A
B. DOMESTIC multiple dwelling 01B
C.
D.

PHYSICAL DESCRIPTION

Architectural Classification: A. Queen Anne 45
B. Stick 44 C. Shingle 46
D. Other:

Exterior Materials: Foundation stone 40 Roof wood shingles 22
Walls wood shingles 22 Walls stucco 61
Other Other

Structural System: 1. Timber – light frame 14 2.
Width bay / feet Depth feet Stories/Height 2.5B

## HISTORICAL INFORMATION

Year Built: ca. 1881—1935 Additions/Alterations Dates: ca. 1980Basis for Dating:  Documentary  Physical

Explain: National Register nomination

Cultural/Ethnic Affiliation: 1. n/a 2. \_\_\_\_\_ Associated Individuals: 1. Drexel, A.J. 2. Childs, G.W.  
Associated Events: 1. Community Planning 2. \_\_\_\_\_ Architects/Engineers: 1. Price, W.L. 2. Wendell and Smith  
Builders: 1. n/a 2. \_\_\_\_\_

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## MAJOR BIBLIOGRAPHICAL REFERENCES

North Wayne Historic District National Register nomination (listed 1985)

## PREVIOUS SURVEY, DETERMINATIONS

Radnor Township Historic Resource Survey (1985), HRP 033

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## EVALUATION (Survey Director/Consultants Only)

Individual NR Potential:  Yes  No Context(s): A. Community Planning, C. ArchitectureContributes to Potential District  Yes  No District Name/Status: \_\_\_\_\_**Classification:** The North Wayne Historic District was listed on the National Register on 7/25/1985.

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THREATSThreats: 1 1. None 2. Public Development 3. Private Development 4. Neglect 5. OtherExplain:

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## SURVEYOR INFORMATION

Surveyor Name/Title: Robert Wise Date: 8/2003Project Name: Radnor Township Historic Resource Survey 2003Organization: Wise Preservation Planning Telephone: (610) 722-5818Street and No.: Station Square 1, Suite 104, 37 North Valley RoadCity, State: Paoli, Pa Zip Code: 19301Additional Survey Documentation: n/aAssociated Survey Codes: Key 064497

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C**  
Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code: 033 Tax Parcel/Other No.: many tax parcels  
County: Delaware 045 Municipality: Radnor Twp.  
Address: North Wayne Avenue  
Historic/Other Name: North Wayne Historic District / Wayne Estate

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**PHYSICAL DESCRIPTION:** [From the National Register nomination]

North Wayne is an exclusively residential area of approximately 13 blocks located 13 miles west of Philadelphia, immediately to the north of the town of Wayne and the east-west transportation corridor formed by the “Main Line” of the Pennsylvania Railroad and U.S. Route 30, Lancaster Avenue. The district was built, beginning about 1881, as a major component of a larger, planned, railroad commuter suburb in the vicinity of the Wayne Station, called the “Wayne Estate.” The original 600 acre parcel is divided into two distinct parts by the transportation corridor. North Wayne, the smaller of the two sections, was built more rapidly than the larger south side, and is more homogeneous in both date and the character of its buildings.

The Wayne Station sits atop the south side of the elevated, four-track railroad right of way, about 25 feet higher than the district, which is immediately adjacent to the north. The topography of the district itself is quite flat with a small rise in elevation towards the northern boundary along Eagle Road. The current development plan with the addition of Woodland Court to the north of Eagle Road in a 1920s subdivision. There are wide streets with stone curbs, sidewalks and many shade trees, some which predate the development. The lots range in size from about 1/3 to 1 acre, with most of them closer to the lower figure. The houses are placed with a uniform setback of about 50 feet providing an open, parklike setting. The district contains 316 structures of which 126 are detached garages or auxiliary buildings. Of the 190 dwellings, 172 (90.5%) are contributing and 18 (9.5%) are noncontributing. Almost all the houses were originally constructed as single family dwellings (there are 6 twin houses and two apartment buildings within the district) and most remain so; only about six have been converted for multiple occupancy.

Houses in the district generally fall into three groups roughly distinguished by their date of construction and location. The first group consists of about 100 houses, all contributing, constructed between 1881 and 1895. The majority of them are 2.5 story, single family, stone, shingle, and wood frame houses executed in the shingle style, with the Queen Anne and Stick Styles also represented. Of these, about 75 are known to have been built by Wendell and Smith from plans provided by a number of noteworthy Philadelphia architects, primarily Frank and William L. Price, but also including Horace Trumbauer, J.C. Worthington, and Brown and Day. This group of houses is concentrated in the 300 and 400 blocks of North Wayne Avenue, Walnut and Woodland Avenues, and East Beechtree, Oak, and Chestnut Lanes. The second group, about 70 contributing houses, were constructed between 1895 and 1925 in a number of eclectic, early twentieth century styles. Various expressions of the Colonial Revival are the most common, but the Tudor and Craftsman Styles are also present. All of the twin houses in the district fall in this category. These houses are located in the 100 and 200 blocks of North Wayne Avenue, Poplar Avenue, Radnor Street Road and Woodland Court. The third group consists of all 18 noncontributing dwellings. They are all one and two-story single family houses whose date of construction (post 1935) makes them intrusions. They are concentrated at the east end of the district where, after World War II, there were parcels of land large enough for subdivision.

One of the most unusual features of North Wayne is the stylistic coherence of groups of buildings. On most blocks, the houses on both sides of the street were constructed during the same decade and are similar in style, materials, and size. This is quite unusual for nineteenth century suburban

## **North Wayne Historic District / HRP 033**

### **Physical Description, continued**

communities with detached houses. All too often, their fragile spatial continuity is broken up by later construction on unsold lots or subdivisions of larger parcels. North Wayne is fortunate that its rapid success as a development resulted in small number of unsold lots and that the lots themselves were usually narrow enough (typically 75 feet) to discourage later subdivision.

Most of the houses built between 1881—1895 can be classified as Shingle Style. They feature locally quarried, rusticated stone construction for exposed foundations, porch walls and column bases, and at least the lower half of the first story. The upper stories are usually wood shingles laid in a variety of patterns continuously over the wall surfaces with no delineation at corners or between stories. Porches are especially important to the overall designs, usually contained within the main roofline. These houses feature all kinds of architectural devices which add variety. Three and four-story towers, multi-light window sash with decorative clear and colored glazing, eyebrow, wall, hipped, and peaked roof dormers and asymmetrical crossed gambrel and peaked gables are typical.

The house at 413 Chestnut Lane, a Price design called the “Flemish House” by the builders, shows many of these features. It has two prominent front facing gables, the one to the front extending out over a full width porch supported by both stone and wood columns. The front gables are crossed with a major side gabled section which has raised ends at the roof peak. The house is sided with wood shingles throughout. Another good example is 417 Woodland Avenue, which features a massive tower overhanging the front entrance supported by both stone and Ionic wood columns in addition to a number of secondary crossed gables, all shingled. The conical tower roof has both an eyebrow and a front gabled dormer... The house at 304 Radnor Street Road was the home of Herman Wendell, one of the builders of the North Wayne development. It is based on one of the most popular Price designs dubbed the “Pillar House.” It is one of twenty houses in the district based on this design...

Of particular note is the prominent use of wood carvings in the detailing of some of the designs. Some of the best examples are found in a group of 6 contiguous houses, 408 through 418 Oak Lane. Here, exposed beam ends are carved with the images of exotic animals: winged rams, gargoyles, griffins, and elephants. The house at 201 Walnut avenue has four dragons carved in exposed beam ends while the wood lintel over the entrance of 210 Walnut Avenue is carved with the House’s name: “Cozy Nook,” flanked by the faces of two children.

Colonial Revival style predominate for those houses constructed between 1895 and 1925. They tend to be somewhat smaller than their predecessors are; there are both two and 2.5-story examples. Those built during the early part of this period show much freer design and use of materials than the later ones. Surface qualities are varied using stone, brick, wood shingles, and rough stucco. Large porches are used to add a degree of spatial variety to their otherwise formal, symmetrical façades. Later examples are most often the typical two-story, side gabled stucco or stone houses with a small, centrally placed entrance porch. The house at 202 Poplar Avenue is typical of the earlier period. It has a symmetrical principal façade with a massive second story front gable extending out over a full width front porch, supported by rough faced stone columns. In the later period, 511 Woodland Court is an excellent example.

Today, North Wayne district maintains a very high degree of integrity with few intrusions. The original development plan, spatial relations, street furniture, lot sizes, land and dwelling uses have been preserved. The primary structures are well-maintained and retain their original design and materials. Most changes are results of unsympathetic covering or replacement of exterior wall surfaces with gypsum/asbestos shingles, metal/vinyl siding or stucco. Fortunately, more serious alterations such as removal of porches are relatively uncommon and there are only two or three seriously compromised with major structural alterations to the exterior façade.

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C**

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Historic/Other Name: North Wayne Historic District / Wayne Estate

**HISTORICAL NARRATIVE:** [Summarized from the National Register nomination]

James H. Askin purchased a 91 acre farm in the Wayne area in 1864, followed by other properties to encompass an estate of 300 acres by 1870. He began the construction of the “Wayne Estate” near the Cleaver’s Landing stop on the Main Line. However, Anthony J. Drexel and George W. Childs purchased the Wayne Estate from Askin in 1880. Drexel and Childs sought to develop a Philadelphia suburb to be settled by middle class Philadelphians who would take the train into the city for work. Herman J. Wendell and Walter B. Smith managed the new construction, including working with key architects of the day, including William L. Price, Horace Trumbauer, and J.C. Worthington. The houses reflected the prevailing high-style architecture of the latter decades of the nineteenth century, including Queen Anne, Stick, and Shingle Styles. Residences were constructed along a grid pattern rather than the winding streets found in South Wayne. North Wayne established a new standard for railroad suburbs, with street plantings, high style architecture, and uniform lots.