

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Lane's Hotel
and/or common Perkiomen Bridge Hotel

2. Location

street & number Main Street and Route 29 not for publication
city, town Collegetown vicinity of ~~Congressional district~~
state PA code county Montgomery code

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Perkiomen Bridge Associates c/o Tony Hanna, A. M. Barber, Inc.
street & number 515 Linden Street
city, town Allentown vicinity of state PA

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse
street & number Airy and Swede Roads
city, town Norristown state PA

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no
date federal state county local
depository for survey records
city, town state

7. Description

Condition		Check one	Check one		
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site		
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date	<u>N/A</u> <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed				

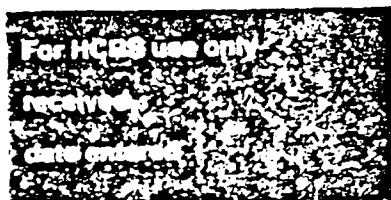
Describe the present and original (if known) physical appearance

The Perkiomen Bridge Hotel has provided food and accommodation at the crossing of the Perkiomen Creek for nearly three centuries. As transportation systems have changed, altering both the volume and the type of locomotion, the inn has grown to accommodate the changes. Of special note is the orientation, not toward the south, as was customary for the period, but toward the two roads which converged at the ford, and later the bridge crossing the Perkiomen Creek. As such, the building is an early instance of highway oriented design.

The volumes of the hotel make its growth apparent. At the north end is a low, gable roofed wing terminated by a massive chimney, and lighted by a pair of small paned windows. As will be seen below, it seems likely that this is the oldest portion, perhaps being the original inn. To the south is the largest portion, a three-story, six-register gable roofed building, screened by two-story porches that signaled "inn" to nineteenth century travelers quite as distinctly as the orange roofs of Howard Johnsons, or the green sign of Holiday Inns do for modern travelers. That building shows the diminishing story heights, paired chimney at the gable ends and splayed window jambs that mark late eighteenth and early nineteenth century construction. The stonework which remains unstuccoed in the gable end where the two-register infill abuts the main building, and the stonework at the southwest corner where stucco has been removed, shows a nicely squared brownstone masonry that corresponds to the type of work of the adjoining three arched bridge (erected 1798). Hence the stylistic and physical evidence of the exterior suggests a date around the time of the construction of the bridge which replaced an earlier ford. Presumably when that larger addition was made, the original wing was converted to serve as a kitchen, separated from the new work as a means of assuring fire safety. A covered passageway may have provided shelter.

The gabled roofed volume between the first and second building phases was probably erected in the mid-nineteenth century. Internal evidence (changes in saw marks on timbers from pit sown to circularly sawn lumber and the unstuccoed portion of the wall of the circa 1800 building in the attic of the connecting building) suggests the mid-century date for the infill. In the 1930s, an open porch was enclosed at the south east corner providing views toward the bridge and the creek. It seems likely that this room was enclosed to provide additional dining space, accommodating the increased automobile trade. Kitchens were built out from the rear of the main block in a one story flat roofed structure that completes the complex. Though the building has been continuously altered in various expansions, the major exterior portions remain. Fenestration, shuttered small paned windows, the two story front porch, and the great chimney masses convey the hospitality and hierarchy of spaces within.

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Perkiomen Bridge Hotel

Item number 7

Page 2

Description (continued)

The interior spaces have been much modified by successive uses of space, but the basement plan, and the evidence of older finishes makes the original plan apparent. The oldest wing with the massive fireplace is built on an unexcavated foundation. Hand hewn timbers, still rounded in section, the massive chimney foundation with a bake oven off the back wall of the fireplace, provide evidence of the antiquity of the building. Adjacent to the fireplace is a partitioned closet, whose beaded boards and rosehead, handmade nails, confirm the age of the building. Along the rear wall is a short flight of stairs that connect to the central infill. One stair is clearly later, probably at the time of that infill, and presumably marks the location of the original corner winder stair to the sleeping loft in the attic. Windows with the curved splays of Germanic early eighteenth century architecture complete the remaining interior trim of the old portion.

The plan of the main building was similar to most grand houses of the period. The basement is subdivided by masonry walls into thirds which presumably corresponded to the subdivision of spaces on the main floor. The middle third was devoted to a broad stair hall, with a dining room, probably on the left or north, and the south end given over to the parlors. That plan is still apparent, for the principal entrance opens into a hall with a wood enclosed stair running toward the rear of the house on the right side, and doors opening on the left into a bar and on the right into a dining room. Presumably as the spatial requirements of the bar grew, and demands for restrooms, and other services increased the hall was reduced. Chimney breasts mark the position of fireplaces (since removed).

The upper levels are of considerable interest in revealing the nature of accommodation for the traveler of the nineteenth century. A center, double loaded corridor runs the length of the building, with narrow guest rooms opening through transomed doors (a late nineteenth century alteration). Each room was little more than eight feet wide, which was normal for the day when hotels like Cape May's Congress Hall provided rooms that were six feet by nine feet for a single. Most of those rooms have been doubled in size by removing the partition wall. Small Greek Revival mantles with pilasters supporting an entablature accent some of the rooms. The mantle illustrated is presumably similar to the design of those removed on the first floor. Paneled aprons below first floor windows, and squared doors and windows with Greek Revival frames build a level of detail that confirms the Federal/Greek Revival period of the building.

National Register of Historic Places
Inventory—Nomination Form

For NCRS use only

Received

Date

Continuation sheet

Perkiomen Bridge Hotel

Item number 7 - -

Page 3

Description (continued)

The rear additions are of less architectural note, though they further describe the history of the building. Histories of Montgomery County recall the Inn as a popular excursion stop in the mid-nineteenth century with the arrival of the railroad. Presumably the large rear porch, which looked out over the creek and the bridge formed a popular "watering hole." The interior was redone in a modern colonial motif when it was enclosed but retains several graphic reminders of its history with flood levels painted on walls. Kitchens are plain, utilitarian spaces that have typically been added at the northeast side of the building. Despite alteration, the Perkiomen Inn remains a telling record of the growth and importance of the crossing of the Perkiomen Creek and an important landmark at the entrance to Collegeville.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)		
		<input type="checkbox"/> invention				

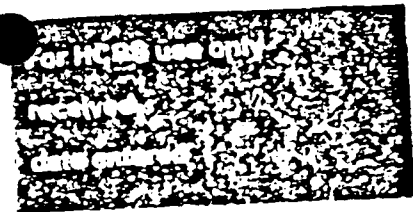
Specific dates 1706, c. 1800, Builder/Architect
later addition

Statement of Significance (in one paragraph)

The Perkiomen Bridge Hotel accurately indicates much of its significance in its name. The original inn dating from as early as 1706 (despite the sign) marked the ford of the Perkiomen Creek on the main Philadelphia to Reading Road. It was constructed by Edward Lane, holder of the original land grant from William Penn, and founder of the neighboring town as well as owner of the grist mill in the same area that used the motive power of the creek, and formed a principal industry in the region. As such it forms an important link between the past and the present of the community. Further, the building, by its growth marks the evolution of the transportation systems of the region, expanding with the construction of the permanent, cut brownstone bridge (1798) and the completion of the Perkiomen and Reading Turnpike (1815). The railroad with its excursion trips made the region a resort in the 1870s, resulting in the addition of porches; later it was adapted to the automobile tourist. Moreover, it is significant as a handsome example of its building type, one which shows forms and motifs from the eighteenth, nineteenth, and twentieth centuries, and which describes the region's popular taste. The main block is of special note with handsome cut brownstone walls which probably were originally exposed, and connect it to the bridge which uses the same stone and perhaps was built by the same artisans.

The relationship between the origins of the hotel and the development of the region is made clear by a variety of documentary sources. Land grants reaching back to 1698 show Edward Lane as the owner of the of 2500 acres. Later his son, Samuel (1655 - 1771), assessor to Philadelphia County, operated the hotel. On the 1770 Schell map of Pennsylvania, two hotels are shown in the area, with this one by the adjacent wood bridge labeled "Lane's Hotel." Its later owners included several other locally prominent men among them Harry Boyer the founder of Boyertown, and speaker of the Pennsylvania House of Representatives. Together, they created a building that has consistently been referred to as a regional landmark. The bibliographic citations are numerous. R. L. Johnson and David Bergey's "Geneological Landmarks and Milestones of the Lower Perkiomen County" (Perkiomen Historical Society Journal, Vol XII: 3 & 4, October 1934) pp 102-03, provides evidence from the wills of Edward and Samuel Lane, that indicates the sale of the "tavern for 1200 pounds", a considerable sum for the period. Later histories, including Bean's, History of Montgomery County, (1884), Alderfer's The Montgomery County Story (1951), and the recent Jean Barth Toll, ed. Montgomery County, The Second Hundred Years, (1980). All continued to treat it as historically important. Bean notes the first stage coaches from Philadelphia to Reading stopping at the Perkiomen as the mid-point, and accounting for much of the Inn's business.

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Perkiomen Bridge Hotel

Item number 8

Page 2

Significance (continued)

If regular road transportation accounted for the growth of the inn, especially the large early and mid-nineteenth century additions, it was the bridge of 1798 that made such travel possible. Though other bridges had existed (including a pontoon bridge in the 1770s), none survived more than two or three spring floods, making the permanent bridge the principal prerequisite for regularly scheduled travel. Though no documents have turned up about the hotel itself, construction technology and style suggest the dating of the main building between 1798 (bridge) and 1815 (Philadelphia and Reading Turnpikes). Theodore Beans History of Montgomery County, (1884) provides a woodcut of the bridge with the three story hotel visible behind it, and the community named as "Perkiomen Bridge." The name had been changed to Colledgeville in 1869 when the Perkiomen Railroad arrived in town.

Though the origins of the building and its reflection of the growth of the region in the eighteenth and nineteenth centuries forms its principal significance, the fabric of the building is of interest as well. The oldest wing, with its curved, Germanic window splays, massive fireplace foundations, beaded wood paneling and handmade nails is of great antiquity and probably reaches back to the early eighteenth century. Whether its original stone exterior was intended to be visible is unknown. Certainly the masonry of the major early nineteenth century block was visible indicated by care of its execution, which resulted in regularly squared and smoothly dressed blocks, and the fact that the section adjoining the attic of the infill building is unstuccoed. Perhaps when the infill did not match the work, the entire building was covered over. In any event, the earliest two pieces represent considerable construction skill, and with the later alterations, provide a clear record of the evolution of vernacular building styles and tastes. (The last phase, which included much plywood paneling, is fortunately reversible, and clear evidence about window mullions, chair rails, baseboards, and other trim is available throughout the building.

The frequent references to the building by the principal historians of the county confirm its significance at all periods of the regions history, from Buck in 1859, to Bean (1884), and to Toll et al, a century later.

As the chief surviving building by the pioneer settler of the region, Edward Lane, as the evolving group of buildings that describe the developing transportation in eastern Pennsylvania, and the changing economy of the region, and as a significant, restorable example of an important building type, the Perkiomen Bridge Hotel deserves to be placed on the National Register of Historic Places.

9. Major Bibliographical References

Please See Attached

10. Geographical Data

Acreeage of nominated property 1 acre

Quadrangle name Collegeville, PA

Quadrangle scale 1:24,000

UMT References

A

118	4617110	444811410
Zone	Easting	Northing

B

Zone	Easting	Northing

C

--	--	--

D

--	--	--

E

--	--	--

F

--	--	--

G

--	--	--

H

--	--	--

Verbal boundary description and justification

Please See Attached

List all states and counties for properties overlapping state or county boundaries

state Pennsylvania code county Montgomery code

state code county code

11. Form Prepared By

name/title George E. Thomas, Ph.D.

organization Clio Group, Inc.

date 10 September 1984

street & number 3961 Baltimore Avenue

telephone (215) 286-6276

city or town Philadelphia

state PA

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Larry E. Tise, State Historic Preservation Officer
title

date 11/19/84

For NPS use only

I hereby certify that this property is included in the National Register.

date

Keeper of the National Register

Attest:

date

Chief of Registration

National Register of Historic Places
Inventory—Nomination Form

For NCRS use only

Continuation sheet

Perkiomen Bridge Hotel

Item number 9

Page 1

Bibliographical References

E. Gordon Alderfer, The Montgomery County Story (Norristown, 1951) pp. 64-67.

Theodore Bean, History of Montgomery County, (Philadelphia, 1884) pp. 1047-48, 1058.

W. Buck, History of Montgomery County. (Norristown, 1959)

Rolf L. Johnson and David H. Bergey, "Geneological Landmarks and Milestones of the Lower Perkiomen County" Perkiomen History and Science Journal, XII: 3,4, October 1934, pp. 102-03.

"Historical Sketches," A Collection of Papers Prepared for the Historical Society of Montgomery County, Vol. II, 1925, p. 352.

Jean B. Tollet al, Montgomery County, The Second Hundred Years.

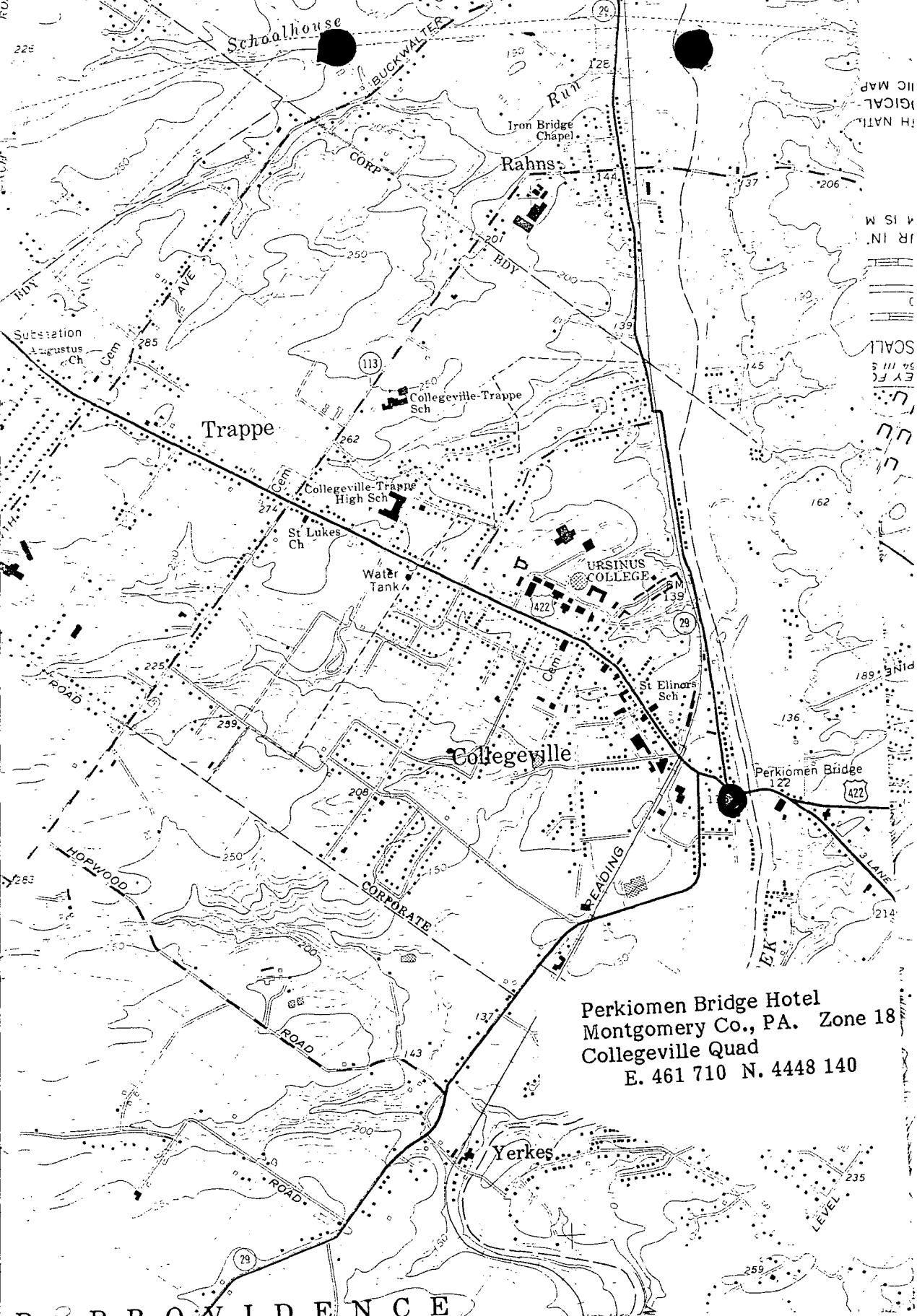


Boundary Description

All that certain tract with improvements thereon situated in the Borough of Collegeville, Montgomery County, Pennsylvania, as shown on a plan of Francis Wack, rs, dated October 6, 1945, bounded and described as follows; beginning at a point in the center line of Main Street (Route #422), where it intersects with the center line of First Avenue; thence extending along the center line of said First Avenue, north 3 degrees, 30 minutes west, 106.1 feet to an iron pin, a corner in the center of said First Avenue; thence extending along land of Linwood Yost of which this was a part, the line passing through an iron pin set on the south edge of a concrete wall erected on the westerly bank of th Perkiomen Creek; south 87 degrees, 18 minutes east, 288.4 feet to a point in the middle of Perkiomen Creek, to a point underneath the stone bridge in the center line of Main Street; thence point in said Main Street; thence extending still in the bed of said Main Street, north 67 degrees, 30 minutes west, 108.5 feet to a point in the bed of said Main Street, and thence extending along the center line of said Main Street, north 63 degrees, 30 minutes west, 25 feet to the first mentioned point and place of beginning.

Justification

The property includes the site of the hotel and its ancillary parking between Route 29 and the Perkiomen Creek constituting a portion of the property owned by Edward Lane in 1698.



Perkiomen Bridge Hotel
 Montgomery Co., PA. Zone 18
 Collegeville Quad
 E. 461 710 N. 4448 140

R O P R O V I D E N C E

PH NATL
 NGICAL
 IIC MAP
 4 IS M
 JR IN
 SCALL
 EY FC
 54 11 5