

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – PHOTO/SITE PLAN SHEET

Pennsylvania Historic and Museum Commission

Bureau of Historic Preservation

Commonwealth Keystone Building, 2nd Floor, 400 North Street, Harrisburg, PA 17108-1026

Survey Code/Tax Parcel/Other No.: 198 / many tax parcels

County: Delaware 045

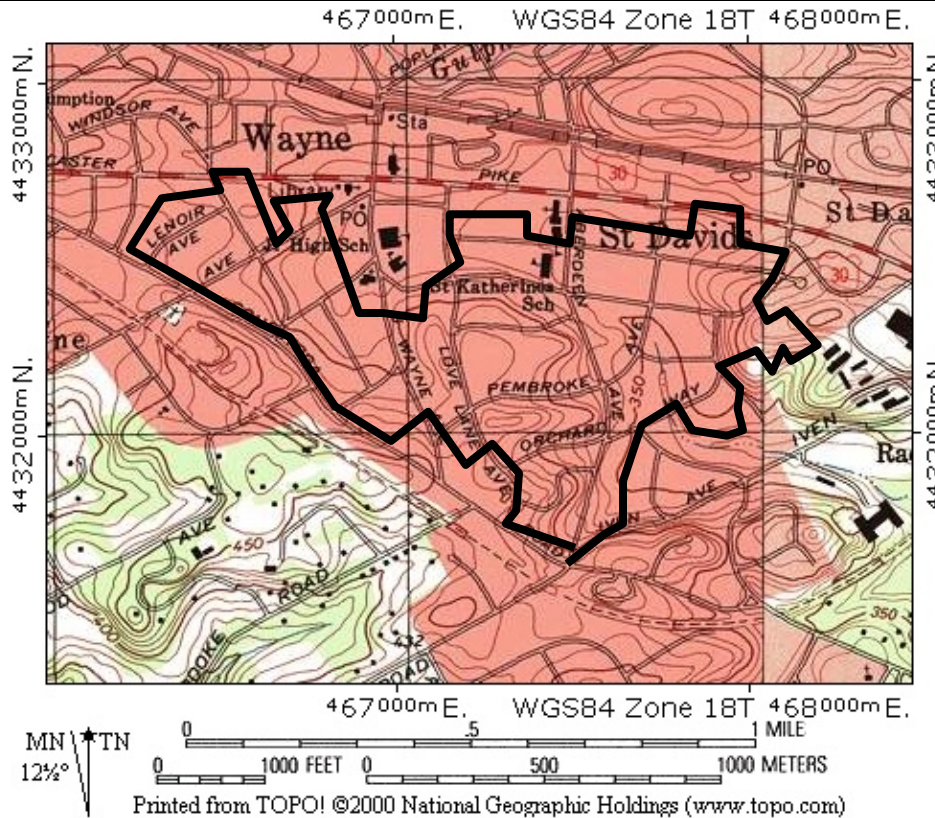
Municipality: Radnor Township

Address: South Wayne

Historic Name/Other Name: South Wayne Historic District

SITE PLAN

PHOTO INFORMATION



Form for reference only; see National Register nomination.

| Number | Description of View | Direction of Camera |
|--------------------------------|------------------------------|---------------------|
| 1 | 301 St. David's Road (above) | N |
| 2 | House on S. Aberdeen | W |
| 3 | 402 Midland Road | N |
| 4 | House on Midland Road | N |
| 5 | House on Windermere | S |
| 6 | House at 210 S. Aberdeen | W |
| Photographer Name: Robert Wise | | Date: 3/2003 |
| 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: 198 Tax Parcel/Other No.: many tax parcels
County: 1. Delaware 045 2.
Municipality: 1. Radnor Twp. 2.
Address: South Wayne
Historic Name: South Wayne Historic District
Other Name:
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: 380
USGS Quad: 1. Valley Forge 2. Norristown
UTM A. C.
References: B. D.

HISTORIC AND CURRENT FUNCTIONS

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

Particular Type: A. Residences / mansions
B. Carriage houses
C.
D.

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

PHYSICAL DESCRIPTION

Architectural Classification: A. Queen Anne 45
B. Shingle Style 46 C. Colonial Revival 51
D. Tudor Revival 53 Other:
Exterior Materials: Foundation stone 40 Roof wood shingles 22
Walls stone 40 Walls wood weatherboard 21
Other slate 45 Other asphalt shingles 63
Structural System: 1. Masonry – stone 21 2.
Width 6F bay / feet Depth feet Stories/Height 2.5B

HISTORICAL INFORMATION

Year Built: ca. 1893 to 1920 Additions/Alterations Dates: ca.
Basis for Dating: x Documentary ___ Physical
Explain: South Wayne Historic District National Register nomination

Cultural/Ethnic Affiliation: 1. n/a 2. _____ Associated Individuals: 1. Askin, J.H. 2. Drexel, A.J.
Associated Events: 1. Community Planning 2. ___ Architects/Engineers: 1. Trumbauer, H. 2. Price, W.
Builders: 1. n/a 2. _____

MAJOR BIBLIOGRAPHICAL REFERENCES

South Wayne Historic District, National Register nomination (listed 4/18/1991)

PREVIOUS SURVEY, DETERMINATIONS

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: x Yes ___ No Context(s): C. Architecture
Contributes to Potential District ___ Yes ___ No District Name/Status: _____

Classification: The South Wayne Historic District was listed on the National Register on 4/18/1991.

THREATS

Threats: 1 1. None 2. Public Development 3. Private Development 4. Neglect 5. Other

Explain:

SURVEYOR INFORMATION

Surveyor Name/Title: Robert Wise Date: 3/2003
Project Name: Radnor Township Historic Resource Survey 2003
Organization: Wise Preservation Planning Telephone: (610) 722-5818
Street and No.: Station Square 1, Suite 104, 37 North Valley Road
City, State: Paoli, Pa Zip Code: 19301
Additional Survey Documentation: n/a
Associated Survey Codes: Key 096750

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code: 198 Tax Parcel/Other No.: many tax parcels
County: Delaware 045 Municipality: Radnor Twp.
Address: South Wayne
Historic/Other Name: South Wayne Historic District

PHYSICAL DESCRIPTION: The South Wayne Historic District is located on the south side of Lancaster Avenue, north of Conestoga Road, and west of Iven Avenue. The historic district encompasses a suburb developed in the 1890—1920 era.

[From the National Register nomination]

The district “encompasses all of the area of South Wayne developed by Anthony J. Drexel and George W. Childs under their managers, Herman Wendell and Frank Smith, which includes the area centered along Bloomingdale Avenue formally developed by James Henry Askin. It excludes those structures built after 1940 along Conestoga Road, Iven Avenue, Meadowbrook Circle, St. David’s Court and St. David’s Road, which were the southern and eastern boundaries of South Wayne. The Wayne Estate was divided into two residential areas, North Wayne (National Register, 1985) and South Wayne, with a commercial center established between the two. As distinct from the grid plan adopted for North Wayne and the commercial core, South Wayne was laid out in a park-like setting with larger lots and meandering wooded avenues that more closely follow the gently sloped topography. To complement this natural setting, Drexel and Childs chose the designs of such popular local architects as the Price brothers and Horace Trumbauer. Using stone, weatherboard, and wood and slate shingles, these architects developed several plans for comfortable and spacious two and three story suburban homes in picturesque interpretations of the Queen Anne, Shingle, and Tudor and Colonial Revival Styles. The only exceptions to this plan are found in the western section of the district, where Askin’s earlier Second Empire houses are found along Bloomingdale Avenue and later, smaller Foursquare and Colonial Revival twin and single houses are found along Owens Lane, and Lenoir and West Wayne Avenues. There are also a few public structures which were original to the district and some residential structures which have been converted to commercial use.

“South Wayne was laid out over rolling farm land in a valley of creeks and springs. A certain amount of landscaping in the center part of South Wayne, just below Lancaster Avenue, is evident on the 1881 map ...

“The houses in the district are situated on various sized lots. In the western section, around Runnymede and Bloomingdale Avenues, the lots are smaller (about ¼ acre) than in the eastern end of the district where the houses are bigger with bigger lots (about ½ to 1 acre)...

“Although the Wayne Estate was carefully planned from its inception, South Wayne differs from North Wayne in that, rather than being architecturally homogeneous, it has an eclectic character to it. In North Wayne, there are only two prominent architectural styles – Queen Anne and Shingle Style, both closely related... On the other hand, South Wayne is larger, took longer to be developed, and so could accommodate a wider range of architectural styles... including Queen Anne, Shingle, Colonial Revival, and Tudor Revival designed by various regionally prominent architects.

South Wayne Historic District / HRP 198

Description, continued

“Among those architects were the three Price Brothers (William Lightfoot, Frank L., and Walter Ferris Price) and Horace Trumbauer...

“From the beginning, Wendell and Smith used a series of Price Brothers designs in Wayne from which their clients could choose a house, either already built, or, to be built on a lot of their choosing. Seven Price Brothers designs were planned for South Wayne. Three of these designs are found along Midland Avenue: 431 Midland is an example of Design 1890-B; 317 Midland is an example of Design 1890-C; and 402 Midland Avenue is an example of Design 1890-D. Other houses located throughout the area, but especially along Midland and Windermere Avenues, exhibit some of the other Price designs. The Price Brothers favored the Queen Anne and Shingle Styles of architecture and used stone, stucco, weatherboard, and wood shingle as construction materials; sometimes all on one house...

“In 1900, William L. Price went into partnership with M. Hawley McLanahan. Together they designed at least one residence in South Wayne of importance: ‘Car-Alan.’ It was designed in 1905 for Alan Reed, of the Jacob Reed clothier family...

“Horace Trumbauer ... began designing houses in the Wayne Estate in the early 1890s. Most of his work can be found in South Wayne. Two houses, 314 and 319 Louella Avenue, are examples of Trumbauer’s interpretation of the Shingle Style. 326 Louella Avenue and 423 St. David’s Road are examples of Trumbauer’s work in the Queen Anne Style... Regardless of the style, he invariably managed to incorporate a stone tower in the design...

“Other builders and architects have contributed to the eclectic character of the architecture in South Wayne. David Knickerbacker (D.K.) Boyd was another architect originally brought in by Wendell and Smith. He designed buildings in the Wayne Estate from 1893 to 1930, both with and without various partners, and was responsible not only for many individual residences and commercial buildings, but also a Spanish Colonial Revival apartment house at Bloomingdale and Runnymede Avenues and the Saturday Club-house at 117 West Wayne Avenue... Architect Francis Albert Gugert, individually and in partnership with D.K. Boyd and Victor Abel, contributed several residences to South Wayne, most notably the 1896 Colonial Revival Style house at 320 Louella Avenue... In 1907, [Herman L.] Duhring designed the Tudor Revival Style house at 407 Louella Avenue...

“In spite of the mixture of architectural styles found in South Wayne, a degree of continuity is attained in scale and materials. None of the houses are taller than three stories and most are constructed of stone or wood, with brick used more decoratively. Wood and stone carvings are also used decoratively throughout the district. The Price Brothers liked to carve fanciful designs at the ends of the bargeboards on the gables of porches and houses as well as on the lintels of their porches. They also used decorative metalwork at the base of oriel windows...

Today, the ... South Wayne Historic District covers approximately 270 acres encompassing 393 parcels. Of those 393 parcels, approximately 231 had been constructed by 1913... Generally, the integrity of South Wayne has been maintained. Individually, the integrity of the houses is good to excellent with unsympathetic renovation and remodeling kept to a minimum.

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

Survey Code: 198 Tax Parcel/Other No.: many tax parcels
Address: South Wayne
Historic/Other Name: South Wayne Historic District

HISTORICAL NARRATIVE:

[Summarized from the National Register nomination]

In the early 1850s, the Pennsylvania Railroad purchased the right of way for the Philadelphia and Columbia Railroad, which had been only marginally profitable. By the end of the decade, the Pennsylvania Railroad had completed track connecting Philadelphia to Pittsburgh. This track, which already had the name “main line,” became prime real estate in the latter decades of the nineteenth century as wealthy Philadelphians sought rural farms as potential estates.

James Henry Askin, a Philadelphia financier, purchased 91 acres of land in 1864 near the flag stop named Cleaver’s Landing. Askin later purchased additional land for a total of 300 acres. He constructed a mansion near the stop (the Louella Mansion) in 1865-66. He then laid out the tract along Bloomingdale Avenue in 1870—1875. Askin sold his mostly undeveloped property to Drexel and Childs in 1880.

Anthony J. Drexel, a Philadelphia banker, and George W. Childs, publisher of the *Philadelphia Public Ledger*, named the former Askin property the Wayne Estate and entered into one of the largest instances of suburban planning up to that time in Pennsylvania. Drexel and Childs produced a complex plan for construction and marketing. They appealed to Philadelphians who worried about poor sanitation and the health environment who sought a relatively rural setting with urban amenities. Therefore, the new development included macadamized streets lined with shade trees, steam heat, electricity, public water and sewer, and telephones (after 1908). Drexel and Childs contracted with the best architects of their day to produce comfortable houses encompassing closet space and also water closets.

South Wayne assumed most of its current appearance by 1930. The sizes of the residences have made interior updating and maintenance sufficient without the need for additions, which has helped to preserve the exterior views of the residences. As the nomination states, South Wayne “established what has become the suburban ideal along the PRR.”