

Appendix D-1 Detailed Site Descriptions

KEY

DCHSI -- DELAWARE COUNTY HISTORIC SITES INVENTORY
DCPC -- DELAWARE COUNTY PLANNING COMMISSION
DVPC -- DELAWARE VALLEY PLANNING COMMISSION
DVRPC-- DELAWARE VALLEY REGIONAL PLANNING COMMISSION
DVRPCI -- DELAWARE VALLEY REGIONAL PLANNING COMMISSION INVENTORY
HDC -- HISTORIC DELAWARE COUNTY
NRHP -- NATIONAL REGISTER OF HISTORIC PLACES
PHMC -- PENNSYLVANIA HISTORICAL & MUSEUMS COMMISSION
PHRS BHP -- PENNSYLVANIA HISTORIC RESOURCE SURVEY, BUREAU FOR HISTORIC PRESERVATION
PI -- PENNSYLVANIA INVENTORY

- 1) RADNOR FRIENDS MEETING HOUSE - Sproul & Conestoga Roads. Built 1717-18, probably the oldest building in Radnor Township. Small stone structure with steep-pitched gable roof, round arches over windows and doors. Addition built 1722, eastern section. Except for about 60 gears in 19th century, in continuous use for religious purposes. (1972 - NRHP; PHMC List; P1; PEMC Marker) (See Appendix D-II, Radnor Friends Area]
- 2) OLD COUNTRY STORE - 601 Conestoga Road. Built Ca. 1808, with several later periods of construction. Two-story stone cemented over. Probable site of earlier dwelling occupied by original Welsh settler John Jerman. From late 1700's through much of 19th century served as a store; Ithan Post Office established there 1889. (DVRPC; DCPC)
- 3) SCHOOL HOUSE - 610 Newtown Road. Built 1856, on site of school established by Friends before 1800. Extensive interior and exterior alteration of original building. (DCPC)
- 4) THE PEAK - Corner of Newtown, Conestoga and Radnor-Chester Roads. Georgian Revival mansion house built in 1903 for Barklie Henry. (DCPC; HDC)
- 5) SCHOOL HOUSE LOT - 583 Conestoga Road. Two and a half story stucco-over-stone house. Portion of existing structure may be original, dating from 1769. No evidence of building having been used as a school. (DCPC; 1972 PHMC List)
- 6) GREEN HEDGES - 581 Conestoga Road. Earlier two-story brick house built in two sections in Ca. 1800 and 1843. Land purchased from Lewis Jerman by Margaret Dickenson in 1769. (P1; DVRPC; DCPC)
- 7) WAYSIDE - 569 Conestoga Road. Two-story stucco-over-stone house, built Ca. 1830. Land was part of the 3 acres acquired by Margaret Dickenson from Lewis Jerman in 1769. A well-preserved stone and farm barn stands on the property. (DCPC; HDC)

* 8) ATTERBURY HOUSE - 615 Newtown Road. Two and a half story stone house built in several sections beginning before 1800. Jacob Maule ran his Quaker Boarding School here shortly after 1800. House and nearby carriage house (1890) have had substantial alterations. (DCPC; HDC)

* 9) TODD HOUSE - 230 Sproul Road. Large stone house with stone barn and springhouse. Original 18th century two-story stone farmhouse has had substantial alterations. Site of one of first settlements of the Jerman family in the 1680's. Large (17th century?) sycamore stands by springhouse. (DCPC)

* 10) JOSEPH HARDING HOUSE - 620 Lancaster Avenue, Radnor. Large two and half story stucco-over-stone house, built 1834-1839. Original stone barn behind house built at same time. Built by Joseph Harding, owned by Martha Brown subsequently, and became part of the Chew estate. (P1; DCPC; HDC)

11) FENDALL HOUSE - 734 Lancaster Avenue, Radnor. Built 1798. Original two-story stone and frame house is largely intact except for asbestos siding covering front exterior. Oldest house on Lancaster Pike in Radnor Township. Built by William Penn's great grandson, Peter Gaskell, first occupied by Thomas D. Fendall, probably a worker employed by him. A particularly well-preserved example of the typical average working family's house in the area. (P1; DCPC; HDC)

* 12) BELORME - County Line & Matsonford Roads, Radnor. Two stories Fieldstone, gable roofed house. Built in 1806 with additions in 1815. (P1; DVRPC; DCPC)

13) ASHWOOD MANOR - 208 Ashwood Road, Villanova. Two and a half story stone house with long shed dormer, built in early 1800's with several additions. Property owned by Peter Penn-Gaskell, descendant of William Penn in 1796. He lived there in rebuilt home until 1831. (P1; DVRPC; DCPC)

14) GATEHOUSE ASHWOOD MANOR - 801 Lancaster Avenue, Villanova. Stone Gothic cottage with numerous gables, tower and diamond shaped windowpanes. Built in 1892 and retains original condition. (P1; DVRPC; DCPC)

15) ODDFELLOWS HALL - 64 1-3 Conestoga Road, Radnor. Stone building, three stories in height. Marker on front reads "I.O. of O.F. Radnor Hall built 1851" (International Order of Odd Fellows). (DCPC; HDC)

16) DAVID LEEDOM HOUSE - 634 Conestoga Road, Radnor Square stone house, the rear wing built 1830 by Lydia and Mary Davis. Large square front addition built 1855 by Sarah Leedom. (P1; DCPC; HDC)

17) NATHAN MATLACK HOUSE - Darby-Paoli Road. Two story stone house. Built between 1762 & 1783, westerly portion is the older. Stone exterior now covered with plaster. Terraced barn foundation and small springhouse remain. (*A Rare Pleasing Thing: Radnor*, K. Hewitt Cummin)

* 18) SPRINGHOUSE - South Ithan Avenue (Booth School Property). 1730 Stone house, spring in living room. On the site of one of the earliest settlements in Radnor Township. (DCPC)

19) SPRING VALLEY - Darby & Sproul Roads, Bryn Mawr Avenue (Ellis Estate) (now Fox Fields Road). Tenant house and barn owned by Jones A. Moore, first cousin once removed of Isaac Cornog, in 1870. (DCPC)

20) ROBERT E. STRAWBRIDGE HOUSE - Mill Road south of Bryn Mawr Avenue. Large brick, timber, and stucco building built in style of medieval English Manor House. Land is part of Stephan Evans 97 acres surveyed in 1705 owned by Jesse Brock in 1870 and John K. Valentine in 1892. (P1; DVRPC; DCPC)

21) BOLINGBROKE - King of Prussia Road. Stone house built in stages between 1700 and 1792 (date stone). Additions have transformed it into a three-story mansion with gabled roof. (Historic American Buildings Survey #PA1000: 1958; DVRPCI: 1969)

22) CHUCKSWOOD - 101 South Spring Mill Road. Large Brick two and a half story house with a gabled roof. 1801 datestone in eaves. Through 1841 the only brick house in Radnor Township. Outstanding interior details. (Historic American Buildings Survey #PA195:1958; DVRPCI: 1969)

23) FINLEY HOUSE - 113 West Beechtree Lane, Wayne. Stone House covered with plaster. Built between 1838-1841. Some portions older (1789). Once the property of John Pugh III. Doubled in size in 1885. Home to Radnor Historical Society. (PHMC: 1972)

* 24) HILLSIDE - 512 King of Prussia Road, Radnor. Farmhouse of stone, stucco and clapboard –two stories and gabled roof. Built prior to 1816. Typical of early Pennsylvania farmhouses. (Listed as most important on 1972 PHMC List; DVRPCI: 1969)

* 25) LAUNFAL - Sproul Road, Villanova. Stone mansion constructed for Lincoln Godfrey Ca. 1895 from plans of T.P. Chandler. House later rebuilt for Clarence Geist by Architect Paul Cret. Formal gardens planned by Jacques Greber, designer of the Parkway in Philadelphia. (Listed as most important on PHMC List: 1972)

26) WAYNE CRICKET CLUBHOUSE -West Beechtree Lane. Two story wood frame house built 1889. One portion remains standing as a private residence.

27) SORREL HORSE INN -Agnes Irwin School - Ithan & Conestoga Roads. Built 1764. Two-story stone structure built as an inn originally called the Horse & Groom. After 1794 inn operation ceased. Property has also been called Kirkdale, Highland Farm, Barclay Farm (in 1892 when it was “renovated” by G.W. & W.D. Hewitt architects). Renamed Sorrel Horse in 1950 ‘s by Charles B. Grace of Bethlehem Steel Company. (PHMC: 1972)

28) WOODSTOCK - 158 Vassar Circle. Fieldstone and stucco with pebbledash and whitewash masonry Two and a half-story house. South section built 1776. North section built 1800. Additions built in 1931. Built by James Hunter who served with the army during the

Revolutionary War. Charles Thomson, first secretary of the Continental Congress was often a visitor at “Woodstock”. (PHMC: 1972; DVRPCI: 1969)

29) WOODSTOCK BARN - Vassar Circle. See above. Three-story fieldstone, board and batten barn converted into dwelling/studio in 1926 by Thornton Oakley. In peak of gable at south end is date stone “JH 1804”. (PHMC: 1972; DVRPCI: 1969)

* 30) WOOTTON - St. Aloysius Academy. Mansion designed for George W. Childs, who named it “Wootton”, by John McArthur, architect of Philadelphia’s City Hall. Mansion built 1876. Gatehouse 1880. Beautiful interior. (PHMC: 1972; DVRPCI: 1969)

* 31) HOLLY TREE HOUSE - Darby-Paoli Road east of Newtown Road. Small two-story stone house built Ca. 1720 by Thomas Thomas. (PHMC: 1972)

* 32) BROOKE FARM HOUSE & BARNS - Brooke & Church Roads, St. David’s. Built 1771 by Samuel Brooke. Beautiful setting exemplifying rural Radnor. (PHMC: 1972; Historic Wayne — Bicentennial Issue: DCHSI: 1973)

33) NORTH WAYNE HISTORIC DISTRICT - North Wayne Avenue to Eagle Road (east) North Woodland Court east on Eagle to south on Radnor Street Road to Poplar west to North Wayne. One of the earliest planned communities connected to the railroad. (NRHP)

* 34) SPRINGHOUSE - Godfrey Road. Said to have 1684 datestone (unfound) on site of one of the earliest settlements. Stone additions 1805-1823. Poor condition. Original owner Samuel Miles. (DCHSI: 1973)

* 35) 812 MAPLEWOOD ROAD - Stone and frame. Part built 1794-98 by David Morgan. (DCHSI: 1973)

* 36) 300 LANDOVER ROAD - Stone house. Original part built 1722. Late 18th century and later additions. Stone barn built 1791 by William and Mary Sheaff. Springhouse also remains. (DCHSI: 1973)

* 37) 1000 SPROUL ROAD - Rear wing is 18th century. Stone front additions bear datestones 1834 and 1885. Built first by Thomas Read. Rural setting with barn and outbuildings (springhouse, barn and carriage house). (DCHSI: 1973)

38) 500 CONESTOGA ROAD, VILLANOVA - Section built in 1780 by Adam Siter. Was eviscerated by Okie and transformed to a servants wing. Large R. Bragnard Okie addition 1924. (DCHSI: 1973)

* 39) CORNOG HOUSE - Church Road, Wayne on Ardrossan Property. Two-story stone house invisible from the road. Built by David Cornog. Datestone says 1790. Little restoration. Setting is rural with beautiful view. (DVRPCI: 1973)

40) SIMON MATLACK HOUSE - Newtown & Darby-Paoli Roads. Two-story house built 1798 or earlier. Built probably by Simon Matlack. It has been enlarged since then and a massive stone barn built. 1858 datestone R and MP for Robert Paiste and wife. Beautiful view from property and to the south Inverary Development ruins total setting. (DVRPCI: 1973; A Rare and Pleasing Thing: Radnor, K. Hewitt Cummin)

41) 700 SPROUL ROAD - Many stone additions to small 18th century house. Springhouse and barn stand. Formerly home of B.F. Clyde. Built first by Nathan Evans. Stone barn part from 1814 still stands. (DVRPCI: 1973; A Rare and Pleasing Thing: Radnor, K. Hewitt Cummin)

* 42) ABRAHAM'S LANE HOUSE - Abraham's Lane. Eighteenth century house stone with later additions. Barn and outbuildings stand. Former Abraham house. Setting is rural and evokes 18th century atmosphere of Radnor. (DVRPCI: 1973; A Rare and Pleasing Thing: Radnor, K. Hewitt Cummin)

43) HOUSE -BRYN MAWR AVENUE - Near to and southwest of Castlefinn Lane (314-322 Bryn Mawr Avenue). Two-story stone farmhouse built 1822 by Jonathan Miller. Barn nearby is now a dwelling. Former Castlefinn estate later joined to the Morris estate. (DVRPCI: 1973)

* 44) TOLSTOI HOUSE - HUNT ROAD - (visible from Malin Road) Two-story stone house part built in 1767, part built in 1801 by Henry Lewis, and part in 1842 by George Owen Mans. Has old springhouse. Countess Tolstoi lived here while writing biography of her father. (DVRPCI: 1973; A Rare and Pleasing Thing: Radnor, K. Hewitt Cummin)

45) "KINTERRA" - 676 Church Road. Two-story stone house built 1808-1814 by John Hampton. A fine example of early 19th century construction. (DVRPCI: 1973; A Rare and Pleasing Thing: Radnor, K. Hewitt Cummin)

46) 221 ATLEE ROAD, WAYNE - Impressive stone house, part built 1802-1805 by William Siter. Was named Ford Hook in 1870 by then-owner Dr. Atlee. (DVRPCI: 1973)

47) 765 CONESTOGA ROAD, ROSEMONT - Two-story stone house part built 1804 by John Gyger, a weaver. (DVRPCI: 1973)

48) HOUSE - COOPERTOWN ROAD - two-story stone house built by Philip Sheaff, part possibly before 1800 (owned by L. Biddle). (DVRPCI: 1973; A Rare and Pleasing Thing: Radnor, K. Hewitt Cummin) (Unconfirmed)

* 49) HOUSE - EARLES LANE & SAWMILL ROADS - Two-and-one-half-story stone house painted white, probably built ca.1842. Used as mill master's house. This house retains its charm in part because of its setting which abuts township-owned open space. Built first floor well above ground level because of flooding by Darby Creek. (DVRPCI: 1973)

50) CONESTOGA MILL RESTAURANT - Conestoga & Haverford Roads. Large stone building erected Ca. 1832 by Henry Lawrence. Used as railroad freight station, warehouse & store but never as a mill. (DVRPCI: 1973)

* 51) HICKORY HALL - Darby-Paoli Road. Large federal style stone house built Ca. 1840 by Levi Lewis II. Situated on the hill northwest of Holly Tree House and on Ardrossan. This house also exemplifies rural Radnor and is part of and commands a beautiful view. (DVRPCI: 1973)

* 52) THE GRANGE - Newtown Road, Villanova. Large stone house situated on Ardrossan Farm erected ca. 1840 by Levi Lewis II. This house overlooks fields and meadows of the farm. (DVRPCI: 1973)

53) BAPTIST SCHOOL HOUSE AND CEMETERY - West Wayne Avenue near Conestoga Road. Built 1841 by the Radnor Baptists as a school. Now it is a dwelling. Datestone Ca. 1766 was added erroneously in 1953. The building has been refurbished. (DVRPCI: 1973)

54) 751 CONESTOGA ROAD, ROSEMONT - Stone house built 1823-1843 by Abraham Carear. Contains large fireplace (now hidden) and thick stonewalls and recent additions. Thirteenth milestone remains to the east of the house. Stone barn has been converted into a house. (DVRPCI: 1973; A Rare and Pleasing Thing: Radnor, K. Hewitt Cummin)

55) ST. RITA'S HALL - Villanova University. 1848. Oldest College building on the Villanova University campus, once the estate Belle-Aire of John Rudolph. Only the Friends Meeting, Radnor Methodist Church, and Radnor Baptist Church and descendants of the Morgan Family have owned their current land in Radnor longer than Villanova. (DVRPCI: 1973; A Rare and Pleasant Thing: Radnor, K. Hewitt Cummin)

56) LOUELLA MANSION - Louella Court, Wayne. Built Ca. 1865. This stone building was the home of J. Henry Askin, early developer of Wayne. When in failing health Ca. 1880, he sold it to Anthony J. Drexel and George W. Childs who were also developers of Wayne. The building has been a school and hotel and apartments (current use). (DVRPCI: 1973; A Rare and Pleasant Thing: Radnor, K. Hewitt Cummin)

57) COLONIAL BUILDING - Corner of East Lancaster and North Wayne Avenues. Built as the Lyceum Hall by James Henry Askin and designed by David S. Glendale Ca. 1870. It was dedicated 10/24/1871. It was later called the Opera House. It was home of the first local newspaper, "The Wayne Gazette". 12/30/14 fire destroyed interior rebuilt 1915 without mansard roof. Remodeled 1950—1951. (DVRPCI: 1973; Historic Wayne Bicentennial Issue)

58) SATURDAY CLUB OF WAYNE - 117 West Wayne Avenue, Wayne. Built 1898 by Jonathan D. Lengel from plans of David Knickerbacker Boyd. It is home of one of the first Women's clubs in the country. (NRHP: 4-14-78)

* 59) SCHOOL HOUSE - Darby-Paoli Road. Built Ca. 1856. Stone building built as a school house. (DVRPCI: 1973)

60) BORST HOUSE and BLOOMINGDALE AVENUE - Built Ca. 1870 by James Henry Askin. It is the oldest developed street in Wayne. Houses have Mansard roofs. First occupied 1872. (DVRPCI: 1973 *Most Important; Historic Wayne Bicentennial Issue)

61) GLENAYS - Landover Road. Built Ca. 1860 for W. Montgomery. Was also called Leighton House. (NRHP; DVRPCI: 1973)

* 62) MONTGOMERY APARTMENTS –

* A. Godfrey Road: dates wildly conflicting Ca. 1860/ or 1689-1742. Workers stone apartments with large 18th century barn.

* B. Newtown Road: same as above, workers stone apartments.

* C. Riding stables and house: (Clock tower building) stone built 1901 for W. Montgomery. These buildings (A. and C.) share rustic setting evocative of rural life in 19th century. (DVRPCI: 1973)

* 63) RADNOR HUNT - Roberts & Darby-Paoli Roads. Home of the Radnor Hunt. Late 19th century additions by Hunt Club to early stone house. A springhouse of quoted 1798 dimensions complete with chimney still stands. (DVRPCI: 1973; A Rare and Pleasant thing: Radnor, K. Hewitt Cummin)

* 64) POPLAR HOUSE - 752 Brooke Road. Built by Daniel Moreau Barringer Ca. 1908. Stucco. Large beautiful settings with stonewall along one side of property. (DVRPCI: 1973)

65) CAMPWOODS - 745 Newtown Road. Large house named for the Revolutionary War outpost which occupied this sight. Elliot Roosevelt (son of FDR) married Elizabeth Donner here in 1932. The view is of Ardrossan farm. Surrounded by substantial houses now. (NRHD: 9/1/83)

* 66) ARDROSSAN - Newtown Road. Large 20th century home of R.L. Montgomery. Springhouse bears a plaque declaring that on this property was born Elizabeth Iddings, mother of Anthony Wayne. (DVRPCI: 1973; DCPD)

* 67) HARFORD - Hares Lane. Built 1885 by Furness & Evans for Judge Hare. Now owned by Radnor Township. (DVRPCI: 1973)

68) BEAUPRE - Rosemont. Built 1902 for Robert Kelso Cassatt in the French Manor Style of reinforced concrete, an early use of this technique. Now Presbyterian Children's Village. (DVRPCI: 1973)

69) WOODCREST - Eagle & King of Prussia Roads, Radnor. Designed by Horace Trumbauer for James Paul ca. 1900. Half-timber construction, English late medieval design. Cabrini College Property. (DVRPCI: 1973; PHMC List)

* 70) WALMARTHAN - present name Walton Hall, Eastern College, Fairview Drive, St. David's. Built 1912-13. Designed by D. Knickerbacker Boyd. Built by Jonathan D. Lengel. Forty-room mansion in stucco Spanish Mission Style. House, lakes, outbuildings, path, drives and woods present handsome composition. (DVRPCI: 1973; PHMC List)

71) WAYNE NURSING HOME - West Wayne Avenue, Wayne. Built Ca. 1910 for the Wood family this stone mansion was designed by Hazelhurst and Huckel. They called it Woodlea. It became the Caley Nursing Home. It was burned and rebuilt. (DVRPCI: 1973)

* 72) LAURIER - Bryn Mawr Avenue. Stone mansion and outbuildings owned by the Colkett family. It remains an estate. (DVRPCI: 1973)

73) TOLL HOUSE - Lancaster Avenue near Airedale Road, Rosemont. Frame house said to have been moved here Ca. 1860. (DVRPCI: 1973)

74) WAYNE HOTEL - Lancaster Avenue. Built 1906. Four and a half story stone building.

75) RAVENSCLIFF - Darby-Paoli Road. Twentieth century stone mansion. (DVRPCI: 1973)

* 76) THE WILLOWS - Darby-Paoli Road. Designed by Charles Barton Keen and built by John Sinnott Ca. 1910, it was named Rose Garland. Renamed Maral Brook by the Zantzing family. Purchased along with 47 acres in 1973 by Radnor Township. Renamed "The Willows". Large mansion stone and stucco painted white. (DVRPCI: 1973)

* 77) MILL DAM CLUB - Maplewood Avenue, South Wayne. Site of sawmill built in 1799 by William Siter and operated during 19th century.

* 78) CHANTICLEER -747-753 Brooke Road, Wayne. Mansion with outbuildings and beautiful gardens. Rosengarten estate. (NRHP: 7-24-84; PHMC List)

* 79) GLENCOE - Roberts Road. Large turn-of-the Century mansion and stables with tower and rounded, buttressed wall. Brick with red tile roofs.

* 80) FAUNAMEDE - Darby-Paoli Road at Colony Road. Two story stone farmhouse. Refurbished or built ca. 1814 by George Brooke. (DVRPCI: 1973 listed as important)

81) DOWNTOWN WAYNE - Southeast side of Lancaster and South Wayne Avenues. The center of Wayne dates from 1864, when developer J. Henry Askin purchased acreage formerly owned by Thomas Maule. He added additional former Maule property and also acreage purchased from Abraham family heirs, so that by 1870 his estate, Louella, covered the center of current Wayne. Askin developed a residential community around his estate. By 1870, the railroad stop had changed names from "Cleaver's Landing" to "Wayne", in honor of General Anthony Wayne. The easy rail access to Philadelphia made the Wayne railroad stop a summer resort. Development of Wayne as a commercial center proceeded rapidly during the 1880's and 1890's.

82) CONESTOGA ROAD - Existed as far back as 1693 only as far as Friends Meeting. Extended in 1741 following an Indian trail west to the Susquehanna River. The road was improved in 1769. Conestoga wagons carrying goods and travelers followed this route to and from Philadelphia. The 16th milestone still stands in Wayne.

* 83) DARBY-PAOLI ROAD - Like Conestoga Road, one of the oldest roads in the township. Laid out in 1710. For much of its length in Radnor it follows Little Darby Creek which served as a millstream during the 18th and part of the 19th centuries. Since portions of the stream valley have remained relatively untouched the view from Darby-Paoli Road is for some stretches much the same as it appeared nearly two centuries ago.

84) HORACE TRUMBAUER HOUSE - Louella Avenue. Built 1891-2 for John H. Watt from plans of Horace Trumbauer. Two and a half story stone.

85) BALLYSHANNON - 325 Bryn Mawr Avenue, Bryn Mawr. Large flagstone mansion with outbuilding built 1907-8. Formal gardens.

86) BLABON MANSION - 821 Mill Road, Bryn Mawr. Fine Tudor Revival mansion designed by Duhring, Okie & Ziegler of Philadelphia. Built in 1909 of limestone and mica schist first floor, oak and plaster second story and red tile roof. Terraces and ornamental landscaping surround it. (PHRSBHP; PHMC List)

87) BLOOMFIELD - 200 South Ithan Avenue, Villanova. Designed by Horace Truzubauer. Built in 1922 by J.S. Cornell & Sons for George McFadden. In the form of a French countryseat, of stucco with limestone highlights. It is a shining example of Trumbauer's work. (Recommended for NRHP; PHMC List; PHRSBHP)

88) PENNSYLVANIA & WESTERN SUBSTATION #1 - 501 Conestoga Road, Wayne. Currently the studio of Edward Fenno III, sculptor. Built ca. 1900. Noted for architectural interest, in style of architect Seeler, known for industrial design. (PHMC List)

89) WAYNE TRAIN STATION - Present building built in 1888, the fourth station house since Wayne had become a stop as Cleaver's Landing. (Historic Wayne - Bicentennial Issue)

90) WAYNE PRESBYTERIAN CHURCH - Lancaster Avenue. James Askin donated the land and \$25,000 for the erection of the church. Dedicated in 1870; it is now the chapel. (Historic Wayne - Bicentennial Issue; DVRPCI: 1973)

91) RADNOR METHODIST CHURCH - Conestoga Road, Rosemont. Stone church built 1833. Property includes old cemetery where the first burial was made in 1791. (DVRPCI: 1973; A Rare and Pleasant Thing: Radnor, K. Hewitt Cummin)

92) ST. MARY'S EPISCOPAL CHURCH - Louella & Lancaster Avenues, Wayne. Stone. Built Ca. 1889. Wilson Brothers & Company designed the church. The interior was renovated and church rebuilt after a serious fire in 1969. (DVRPCI: 1973; Historic Wayne -Bicentennial Issue)

93) CENTRAL BAPTIST CHURCH - Lancaster Avenue. Stone church. Built Ca. 1898. First services held 4/3/1898. Designed by David Knickbacker Boyd and built by Jonathan Lengel. (DVRPCI: 1973; Historic Wayne - Bicentennial Issue)

- 94) ST. THOMAS OF VILLANOVA - Villanova University Campus. Stone church built 1895 (DVRPCI: 1973)
- 95) ST. JOHN'S A.M.E. CHURCH - West Wayne Avenue. Buck and frame church built 1889. (DVRPCI: 1973)
- 96) SECOND BAPTIST CHURCH - Highland Avenue. Ca. 1920. Offshoot of Central Baptist Church began as a mission before 1900. (DVRPCI: 1973)
- 97) ST. MARTIN'S EPISCOPAL CHURCH - King of Prussia Road, Radnor. Stone Church designed by T.P. Chandler. Built Ca. 1890. (PHMC List: 1972; A Rare And Pleasant Thing: Radnor, K. Hewitt Cummin)
- 98) CHRIST CHURCH ITHAN - Conestoga Road, Rosemont. Stone church designed by T.P. Chandler Ca. 1890. (DCPC; PHMC List: 1972; HDC)
- 99) SARAH SITERS HOUSE - Lancaster Avenue & Sugartown Roads. Built 1798. Two and a half story stone house. Oldest house in Radnor Township on Lancaster Avenue. (Historic Wayne -Bicentennial Issue)
- 100) LANCASTER AVENUE - Built 1792-94 connecting Philadelphia with Lancaster. Called the Philadelphia and Lancaster Turnpike. The 13th milestone (to the Schuylkill River) of which remains on the Northwest corner of Wayne and Lancaster Avenues. (Historic Wayne-Bicentennial Issue)
- 101) SPROUL ROAD - Route 320. Formerly called Radnor-Chester road for obvious reasons. It existed as a road prior to 1693. (A Rare and Pleasant Thing: Radnor, K. Hewitt Cummin)
- 102) HOUSE - 752 BROOKE ROAD - Only this house and Fendall house retain original size. 27 X 27 foot stone house painted white. Built Ca. 1790 into the hillside as a farmhouse. Frame stable built Ca. 1823 remains. Beautiful rustic setting. (A Rare and Pleasant Thing: Radnor, K. Hewitt Cummin)

*As stated in the 1988 Comprehensive Plan, "...A large number of the buildings have significance not simply because of the historic importance of the structures but because the open space surrounding the structure has remained undeveloped. In several cases the estate or a substantial portion of its land has remained intact, lending immeasurably to the overall value of the site as an historic viewshed. Those items marked with an asterisk are particularly fine examples."

Appendix D-2 **Radnor Friends Area Description**

RADNOR FRIENDS AREA

According to the Radnor Historical Society in “Historic Sites in the Area of the (Blue Route) Project’s Potential Impact”, the following summarizes the historic significance of the Radnor Friends Area:

“The area has significance for seventeenth, eighteenth, nineteenth, and twentieth-century history in the following categories: architecture, communications, education, landscape architecture, military, political, religious, transportation, and social/humanitarian. It was part of the Welsh tract, some 40,000 acres which were sold to Welsh Quakers by William Penn.

Radnor was one of the three townships which Penn directed be laid out contiguously, as one “barony” (Browning, 1912). It was apparently the intention of the Welsh settlers to conduct their own affairs independently of the rest of the colony. Whether the political and economic governance of the Tract should be regulated by the Welsh themselves as a separate entity, by Chester County or by Philadelphia County was a subject of much dispute in the 1680’s and 1690’s. Eventually the Chester-Philadelphia County line mandated by Penn divided the Welsh Tract in two. Colonization of the Tract was opened to others and the dream of a separate barony with a dominant Welsh language, culture, and political control ended.

Most of the land near the Meeting remained in the possession of the Jerman family (original Welsh settlers) through most of the eighteenth century. In the late eighteenth and early nineteenth centuries another family - that of John Siter - gained control of most of the land. While the Jerman holdings had been predominantly agricultural, enthusiasm for small-scale industry and commerce as well as farming characterized the Siter’s dominance in the 1800’s (Activities, 1974).

Virtually all roads laid out in the first 70 years of European settlement in Radnor terminated near the Meeting House. The Conestoga Road also ran past the Meeting. A lively crossroads community developed early and remained the religious, social, and economic center of township activity for a century and a half.

By the end of the eighteenth century or early in the nineteenth, the district boasted a Meeting House, a school (supported by the Meeting), a store, a library, and the services of a joiner, a cordwainer, a tailor, and a wheelwright. Not a great distance east of the crossroads on Conestoga Road was the Sorrell House Tavern (now part of a private school). The spider web formation of township roads - with Radnorville (Ithan) at its center - is still evident and the crossroads village continues to serve as a small market area for local travelers. In the middle of the nineteenth century with the opening of the Columbia Railroad (later the Pennsylvania Railroad’s Main Line), Radnor began to change from a farming area to a suburb of summer residences for wealthy Philadelphians (Massey, 1963). By the end of the century, the township had become the year-round residence for many members of this class. The Atterbury House and The Peak typify

this change in the area's social and economic composition. Recent attempts to zone The Peak for high-rise apartment construction illustrate the current trend of the break-up and subdivision of the estates created by railroad-related wealth in the late 1800's."

Below are the physical and historical significance descriptions of the individual structures within the Radnor Friends Area, as included in the report.

A) RADNOR FRIENDS MEETING HOUSE was built of stone in two sections, in 1717-1718 and 1722. The larger, western section - probably the older of the two - has a steeper pitched roof and doors in the southern and western walls (Plates 3 and 4). The eastern section has doors in the southern and northern walls (front and back) in the manner typical of American meeting houses. The round stone-arched windows and doors, the front porch, and the shutters are also common to American meetinghouses. The inside dimensions of the meetinghouse are 32' x 27' (eastern section) and 34' x 27' (western section). The square-edged paneled partition - which is in an excellent state of preservation, was recently restored to its original place at the line of the common wall under the direction of Paul M. Cope, Architect. It had previously been moved approximately seven feet into the western section. The facing seats are parallel to the long side of the meetinghouse.

The small stone building facing the southern facade of the meetinghouse was used to keep cadavers during the winter for burial in the spring. The cemetery and unmarked headstones, southwest of the meetinghouse, are intact.

The Meeting was organized in 1684 and held its early meetings in John Jerman's home. The Meeting House was built in two sections, the higher (western one Ca. 1717) and the eastern addition in 1722. This stone structure replaced an earlier log building. In 1735, the Jerman family formally transferred the land on which the Meeting House was built to the Society of Friends. In 1778, the building was used as a hospital and officers' headquarters building in Radnor Township, the center of Township activity through the eighteenth century and well into the nineteenth. It was closed in 1882, but reactivated in 1937 and to this day is used for Quaker meetings.

B) OLD COUNTRY STORE (Ca. 1808, 1843) is a stucco-over-stone office building built in several sections: the kitchen, which is a two-story addition measuring approximately 15' x 15' (adjacent to the Gulf Station in Plate 6); the original 2-1/2-story section; which measures approximately 15' x 30'; the 2-1/2-story corner section, which measures approximately 20' x 30'; and a recent addition in the rear. Earlier views show that, well into the twentieth century, there was a one-story pillared porch along the Conestoga Road frontage.

The building, situated on its original site, is in good-to-excellent condition. Only minor alterations have taken place: some of the random-width floor boards have been covered with linoleum and work, the ceilings in the corner section have been covered with tin drop-ceilings (Ca. 1920), and the walls in several rooms have recently been paneled. Most of the original floors, woodwork, walls and windows are intact. Fireplaces and marble mantels in upstairs and downstairs rooms are well preserved. Both 2-1/2-story sections are of two-over-two design: parts of partition walls have been removed.

Part of the kitchen wing was originally used as an icehouse. A stone water well was recently discovered beneath the kitchen floor.

The original section of this building is, by tradition, regarded as the house of John Jerman, the most prominent of the original Welsh settlers. Jerman bought the land in 1688, four years after his arrival, and may have resided on this site in an earlier structure.

During much of the nineteenth century - and perhaps as early as the 1770's or earlier - the site was used as a store. John Siter owned the place and ran the store in the early nineteenth century. The Ithan Post Office was established here in 1889. It may also have been a tavern at one time. After William H. Cornog purchased the property in the late 1800's, the crossroads became known as "Cornog's Corner" (Cummin: 1967-1973).

In the 1930's and 1940's, the wealthy and socially prominent residents of Ithan organized a "cooperative" to purchase the declining enterprise and continue to operate it as a store. Many notable surnames of American capitalism appeared on the list of shareholders: Atterbury, Chew, Pennington, Pugh, and others (Philadelphia: 1950). Eventually, the store/post office was converted to an office building - without loss of the older appointments.

C) SCHOOL HOUSE (1856) in the small triangle bounded by Newtown, Conestoga, and Radnor-Chester Roads (the original site) was recently enlarged and extensively altered. The original stone walls of the 1-1/2-story building are visible only in the store room of the dress shop. The exterior is now stucco and wood. The lean-to facing Newtown Road is a late addition (Plate 8). Structurally, the building is in excellent condition.

The present building was erected in 1658 by the Radnor School District, which had acquired the property in the 1830's. The site had been sold to the Society of Friends in 1794 for the erection of a schoolhouse and there may have been such a building prior to the 1856 structure.

D) THE PEAK (1930) is a lavishly appointed mansion of the Georgian revival in the Radnor Friends area. The estate was acquired in 1906 by Arthur I. Meigs, a noted local architect. Meigs, who was a partner in the important Philadelphia architectural firm of Mellor, Meigs, and Howe, contributed substantial design modifications to The Peak during a period of several decades (Massey, 1963)

The estate is in fair-to-good condition on its original site, but in the past several years, it has begun to deteriorate.

The main section of the 2-1/2-story mansion is rectangular with hipped roof and generally symmetrical appointments. The leaves are detailed as classical cornices. There are nine windows and three dormers on each of the long facades (front and back).

The chimneys are placed symmetrically, one in each corner of the house. The windows are rectangular with double-hung sash. The main doorway is sheltered by a small porch without columns or pilasters. The porch has a rounded pediment. Metal work on balconies and on the imaginative screen door of the "Garden Room" (Plate 10, foreground) was done by Samuel

Yellin, a noted Philadelphia metal worker. The screen door, which has a “spider web” design, has been damaged by vandals.

At the end of a stonewall which leads from house to boxwood garden is the “Sunset Tower” (Plate 11), a gazebo built of wood and stone. The “Tower” is in excellent condition. Several frame and stone outbuildings are likewise well preserved. The 1-1/2-story frame stable is one example.

The mansion was built by Barklie Henry in an era (1903) when architect-designed houses were appearing all along the Main Line - a symbol of the wealth brought to these farming communities by the expansion of the railroads and of American industrial capitalism. Three years later Henry sold it to Dr. Arthur V. Meigs, a wealthy physician. Meigs’s son, Arthur I. Meigs, a partner in the important Philadelphia architectural firm of Mellor, Meigs, and Howe, altered the house in many ways over a period of years (Massey, 1963).

The Meigs family, like the Jerman family in the eighteenth century and the Sifers in the nineteenth, acquired much of the land surrounding the Meeting House (Plate 9). The wealth of the family has dissipated and its acquisitions outside of the estate proper have been sold to various individuals. The Mansion and estate designed by Meigs have also passed out of the heirs’ possession and have been the subject of various zoning contests.

E) SCHOOL HOUSE LOT (pre-1811?) is a 2-1/2-story stucco-over-stone house which is in good-to-excellent condition. The building is on its original site in the Radnor Friends area and has been subjected to very few alterations.

The front of the house, the part which faces Conestoga Road is the older section and was probably built between 1798 and 1811. It measures approximately 18’ x 20’. The main door (preserved) is adorned by a rectangular window with three mullions and plain pediment. The rear section, with a single-slope roof as a lean-to, was probably built in the middle of the nineteenth century. Along the western facade of the house is a one-story addition (ca. 1960) which replaces and earlier lean-to.

This land has been called “school house lot” since 1769, but there is no evidence of its having been used for school purposes. John Jerman, Jr. sold the property to Mordecai Morgan in 1758. It passed to John Sifer in the early 1800’s. A building (original section of the present structure?) was recorded on the property as early as 1808. The house is shown as the “butler’s Cottage” on the 1921 Plan of The Peak.

F) GREEN HEDGES (Ca. 1839?) is a rectangular two-story brick dwelling with a two-story brick addition in the Radnor Friends area. The building is on its original site, but has been much altered inside and out. The house, which may at one time have been two houses, has had windows and doors added, removed, and enlarged. The original section measures approximately 40’ x 16’. The 1920’s kitchen wing, part of the major alteration designed by Arthur Meigs, measures approximately 18’ x 15’. The earlier porch on the front of the house has been removed and a porch and door added to the eastern facade.

This house is unusual in that it is an early brick building in Radnor Township: few brick structures were built in the township until quite late in its history (Cummin, 1967). Green Hedges, so named in 1962 by the present owner's father, may not have existed in the eighteenth century. It was built in two sections - perhaps as two houses - one as early as 1800 (but more likely in the 1820's), the other in the 1840's. Lewis Jerman had sold the ground to Margaret Dickenson in 1769. Early in the twentieth century, the property was owned by the Meigs family. It housed their farmer and his family. The noted architect Arthur Meigs totally re-designed the house in the 1920's.

G) WAYSIDE (Ca. 1830) is a 2-1/2-story stucco-over-stone dwelling with a two-story frame addition in the Radnor Friends area. The five dormers in the steep ridged roof have gables with overhang. The main entrance has a broken pediment and fanlight (Plate 18). The original front porch has been removed.

The house is on the original site and is in an excellent state of preservation. Few alterations have occurred. The paneled doorway, which leads into a center hall, is intact. Two rooms are found on either side of the hall. Original fireplaces, mantels, and large kitchen fireplace, and much of the original floor and woodwork are preserved. Elements of the later "Stick Style" are evident in the gable ends of the roof. The Barn is stone and frame and is also well preserved.

The land on which this house stands was also part of the three acres which Lewis Jerman sold to Margaret Dickenson in 1769 (Cummin:1967). The property was assessed for two small houses in 1798, but the present structure was probably built about 1830 for Ann Siter, wife of John Siter. Siter had been reared in Germantown (Philadelphia) and was most likely of German ancestry. His Radnor spouse was probably of Welsh lineage. His clan's proliferation in Radnor was considerable and was identified more readily with its local Welsh origins than with the Germans.

H) ATTERBURY HOUSE is a 2-1/2-story stone dwelling built in several sections in the eighteenth, nineteenth, and twentieth centuries in the Radnor Friends area. Nearby is a frame (yellow pine) carriage house, built in 1890. Residence and carriage house, both on the original sites, have been altered considerably and "restored" over the years.

Originally one of the largest farmhouses in Radnor, this building was used as a boarding school for girls by Jacob Maule, who was its owner in 1798. Maule built an addition (for the boarding school?) about 1813. About the beginning of the twentieth century, William W. Atterbury developed his estate, which included this house, on some 42 acres acquired from Alexander Cassatt. Atterbury had succeeded Cassatt as President of the Pennsylvania Railroad (1925-1935). Atterbury was alleged to have successfully conspired with Col. Robert Montgomery to purchase workers' homes in nearby "Banjotown" (Wolfson:1963).

Banjotown was a racially integrated community which had been developed by Sarah Jane Matlack, a descendant of John Siter. Montgomery's and Atterbury's purpose - achieved in 1917 - was to put an end to the continued presence of a "shantytown" in such close and visible proximity to their mansions. William Atterbury's residence remains in the Atterbury family's possession to the present.

Appendix D- 3
Delaware County Planning Department
Preservation Toolbox Synopsis

1. Survey/Inventory of Cultural Resources

Identifying historic resources in the municipality is a key first step in order to know what is valuable to protect, and what actually contributes to the historic/visual identity of a community. This can vary from a windshield list and map of key resources to a comprehensive full survey of as many resources as documented thus far. Defining the criteria for what becomes part of the survey is essential, as the survey can become the rationale for future preservation regulations.

2. The Preservation Plan

A plan requires an assessment of the present status of the community's historic resources, knowledge of past preservation efforts and goals to be attained for the future. It also includes a survey, and can include a section on how preservation can affect the economic vitality of a community. It should also include the history of the municipality and key themes and features exemplify this heritage. Key players in how future preservation goals will be achieved and a timetable are also ingredients.

3. National Register of Historic Places

See text.

4. Act 167 Districts

See text.

5. Historic Ordinances

Municipalities can regulate historic resources or regulate development in the vicinity of historic resources by local municipal ordinances. Most historic ordinances are either a zoning overlay, a part of the existing zoning ordinance or a stand alone historic ordinance that may also include a demolition ordinance. Each municipality must decide where they want to locate their historic regulation; if they want to impose regulations and/or offer special incentives to historic property owners; which properties to regulate, and what their ordinance will include. These ordinances work best for district-wide areas or municipal-wide protection of resources. Some ordinance establish historic commissions, control demolition, require certain mitigation for new development surrounding historic resources, and even include some design review of additions/partial demolitions to historic resources. Some add design guidelines for compatible new development that involves subdivision/zoning issues like set back, height, massing, etc.

6. Local Landmark Designation

This designation is best for isolated historic landmarks that a community wants to acknowledge. The designation should include reason of significance and the regulations to be made concerning the resource. This can be useful legislation if the resource is not National Register eligible but the municipality wants to give it some status or exert some control.

7. Land Development and Subdivision Regulations

This can include an array of incentives like density and parking bonuses, conditional uses for historic buildings and lot averaging. Many different provisions may be dealt with and included here.

8. Building Code Exceptions

Code enforcers can make exceptions for rehabbing historic structures, according to BOCA. This allows local code enforcers/building inspectors ability to be more lenient within the regulations for historic resources.

9. Façade Easements

Façade easements are treated similarly to conservation easements. Like conservation easements, a façade easement legally restricts changes which may occur to the exterior of the structure, without necessarily affecting its use. They may be donated or purchased.

10. Tax Incentives

Local municipalities can offer local property tax incentives for rehabbing historic resources, as well as the federal income tax program in place.

11. Grants

See text.

12. Certified Local Government Program

Funds are available to communities which are eligible for preservation funding. SHPO has details.

13. “Main Street” type of commercial revitalization activities.

14. DCED has many community development programs that can include pro-preservation projects. Contact Governor’s Center for Local Government Services at 888-2CENTER.

15. Suggested design guidelines or other technical assistance info available at township level that encourages the appropriate design solutions for historic buildings and places.

The above is a list of direct preservation actions. Other tools like education and different techniques for advocacy should be considered. There are also many “smart growth” tools that actually benefit preservation goals as well.