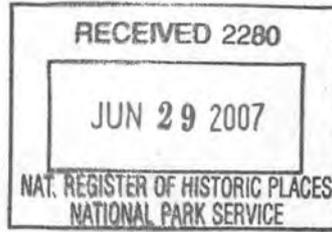


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**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cool Spring Park Historic District (Boundary Increase)

other names/site number CRS# N-8848.237 through .304

2. Location

street & number Multiple, see boundary description

not for publication

city or town Wilmington

vicinity

state Delaware code DE county New Castle code 003 zip code 19801

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official [Signature], SHPO

Date 6/27/07

Delaware Division of Historical and Cultural Affairs

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

Signature of the Keeper

Date of Action

[Signature]
Edson H. Beall 8.7.07

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 3 Page 1

Cool Spring Historic District
(amendment)

name of property

New Castle County, Delaware
county and State

=====

Agency Certification

In my opinion, the Cool Spring Historic District Amendment does meets /
 does not meet the National Register Criteria.

James M. Baker
James M. Baker
Mayor
City of Wilmington, Delaware

Nov. 9, 2001
Date

Name of Property Cool Spring Historic District (Boundary Increase)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Non-contributing	
81	36	buildings
0	0	sites
3	0	structures
3	0	objects
87	36	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

4

6. Function or Use

Historic Functions (Enter categories from instructions)

DOMESTIC/single dwelling, multiple dwelling,
secondary structure; SOCIAL/clubhouse;
GOVERNMENT/public works; RELIGION/religious facility,
church school, church-related residence

Current Functions (Enter categories from instructions)

DOMESTIC/single dwelling, multiple dwelling, secondary
structure; BUSINESS/office building; GOVERNMENT/public
works; RELIGION/religious facility, church school, church-
related residence; HEALTH CARE/hospital

7. Description

Architectural Classification (Enter categories from instructions) **Materials** (Enter categories from instructions)

MID-19th CENTURY/Gothic Revival; LATE VICTORIAN/
Queen Anne, Shingle; LATE 19TH/20TH REVIVALS/
Colonial Rev., Tudor Rev., Italian Renaissance Rev.,
Classical Revival

foundation brick, stone
roof metal, slate, composition
walls brick
other wood, brick

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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Section number 7 Page 1

Cool Spring Park Historic District (Boundary Increase)

Property Name
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Description

The Cool Spring Park Historic District (Boundary Increase) area is contiguous to the existing Cool Spring Park Historic District (NR1983) and contains 81 contributing and 35 non-contributing buildings and one major contributing structure, the Cool Spring Reservoir, in nine city blocks. This area is generally west of the properties fronting Rodney Street, and irregularly between 9th and 10th Streets and Pennsylvania Avenue. This area displays a mixture of late nineteenth and early twentieth century residential, religious and institutional and public features. This boundary increase is proposed as part of the Cool Spring Park National Register District because the subject blocks are part of the same historic development pattern as that district, and share characteristics of lot arrangement and architectural styles as well. In addition, the boundary increase area already has been included as part of Wilmington's local overlay zoning district designated "Cool Spring/Tilton Park City Historic District." The majority of non-contributing buildings are rows of modern townhouses which make a smaller footprint of non-contributing property than their numbers might infer.

Like the district, the boundary increase area shares one of the highest elevations in the city and is afforded views of the downtown area. The boundary increase area is actually higher than the district, ranging from 160-190 feet above sea level, compared to the maximum elevation of the district of 125 feet above sea level (USGS quadrangle). The other major physiographic amenity of the boundary increase area is the "waterfront" view of the reservoir, which occupies the equivalent of two average city blocks. City sidewalks and walkways around the reservoir (as well as through the adjacent park) create a passive recreational path that is heavily utilized by residents. Street trees and landscaping extend the park-like atmosphere into the residential areas.

Architectural styles in the boundary increase area reflect similar late Victorian forms that are generally expressed in the Cool Spring district, but mostly display the increased interest in using elements of the various Revival styles popular during the early twentieth century. The generally wider house forms of the semi detached and detached residences enabled the integration of Queen Anne elements and Colonial Revival features to create harmonious but varied streetscapes. As with the district, building materials in the boundary increase area are predominately brick, with stone, cast stone and concrete appearing on a small percentage of structures. Most buildings regardless of style contain at least one elaborate window design, from Palladian tripartite attic gable windows to fanlights to multi-pane sash reflecting the Queen Anne period.

The lower density and slightly later development of the boundary increase area distinguish this area most significantly from the original district, and if not for sharing a common development pattern would seem to separate it altogether. Large lots predominate in this area, with typical

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Cool Spring Park Historic District (Boundary Increase)

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acreage between one-tenth and one-third of an acre. Much smaller lot sizes predominate in the district. The later development of the boundary increase area coincided with increasing automobile ownership, and thus driveways and garages were very early (if not original) elements of most residential lots. Other outbuildings contributed storage and workspace for the maintenance of substantial landscaping common in the area.

In addition to residential buildings, the boundary increase area contains numerous anchoring religious, institutional, private and public buildings and structures. The largest feature is Cool Spring Reservoir, which occupies approximately six acres. The embankment built to level the property is an imposing landscape feature, as is the water itself. Padua Academy and Ursuline Academy, both parochial schools, occupy numerous historic and purpose-built buildings and are responsible for much of the non-residential vitality of the area. Padua Academy has an International Style building at 905 North Broom (.259) and uses the former Tallman house, a Tudor Revival, at 1401 West 10th Street (.291) for a convent. The former First Church of Christ Scientist (also used by Ursuline Academy) is a 1905 Neoclassical building that overlooks Cool Spring Park at 1201 North Van Buren Street (.288). Ursuline also maintains four other buildings on Pennsylvania Avenue and Franklin Street (.280, .298-.300). The gothic Church of the Holy City (Swedenborgian Church) occupies the corner of North Broom Street and Pennsylvania Avenue (.277). Other institutional buildings in the neighborhood include Ingleside Corporation, a senior care facility that manages the former Brown mansion at 1010 North Broom Street (.268) and a modern high rise building at the eastern side of the property (.269). The Colonial Revival-style former New Century Club, located at 1014 Delaware Avenue (.294), serves as the Delaware Children's Theater. The boundary increase area also contains a number of commercial properties. Two former residences, 1200 and 1300 Pennsylvania Avenue (.301 and .302) have been converted to an office complex and a medical office, respectively.

Three buildings, Rodney Court (N-5267, N.R. 1980), the Postles' House (N-4582, N.R. 1982) and the New Century Club (N-4582, N.R. 1983) are individually listed on the National Register of Historic Places. The Cool Spring pumping station (.64) and park (.1) were included in the original Cool Spring National Register nomination.

Individual Building Descriptions: N-8848.xxx

North Rodney Street

- .237 1001 N. Rodney - ca. 1927. 2 ½ story 3 bay common bond brick Colonial Revival with slate gable roof, 1-over-1 replacement vinyl windows, pedimented dormers, wood porch with turned posts and balustrade, and bay windows on

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Cool Spring Park Historic District (Boundary Increase)

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the left bay of the first and second floors. 1 Contributing Building.

- .238 1003 N. Rodney - ca. 1927. 2 ½ story, 3 bay Flemish bond brick Colonial Revival with slate side gambrel roof and molded wood cornice, first floor has enclosed porch with molded wood decorative elements, front door with sidelights and 8 light rectangular windows atop main single paned windows; second floor has paired 1-over-1 replacement vinyl windows and third floor has Palladian window with pedimented dormer. 1 ½ story garage, Flemish bond brick, with asphalt-covered gabled roof, fanlight in gable. 2 Contributing Buildings.
- .239 1005 N. Rodney - ca. 1927. 2 ½ story, 3 bay common bond brick Colonial Revival with slate gable roof and molded wood cornice; door surround has broken pediment supported by Doric columns and pilasters; door and sidelights have multiple lights; 8-over-1 or 4-over-1 wood sash windows with wood sills and lintels, third floor has pedimented dormer. 1 story garage, brick garage, side-gabled slate roof with graduated shingles, single bay with paneled and glass door. 2 Contributing Buildings.
- .240 1007 N. Rodney - ca. 1924-5. 2 ½ story, 3 bay Flemish bond brick Colonial Revival with slate gable roof and molded wood cornice and pedimented dormers; door surround has portico with Doric columns and roof balustrade; all floors have wood sash windows, first floor windows are bay windows, second and third floor are 6-over-1 wood sash, south side of first floor has one story brick addition with bay window and roof balustrade. Built by Wilmington builder Steven Jackson for Richard McMullen. Large 1 ½ story brick garage, side gabled roof with 2 gable-roofed dormers. 2 Contributing Buildings.
- .241 1015-17 N. Rodney - ca.1915. 2 ½ story, 6 bay brick Colonial Revival duplex with a side gambrel roof and front false gable, original roofing material has been replaced with asphalt shingles; windows are 1/1 vinyl replacement windows on the first floor and 6-over-1 wood sash on the upper stories, window surrounds have flat arches with brick voussoirs; each unit has a separate porch with pedimented roofs, turned wood balustrades and brick piers. Built by Steven Jackson. 1015 was built for William S. Bergland, an electrical engineer; a two-story addition by Charles Eckman, was built in 1925. 1 Contributing Building.
- .242 1019-21 N. Rodney - ca. 1927. 2 ½ story, 6 bay common bond brick duplex with Tudor detailing on upper story (stucco gables with half timbering); cross gable roof with molded wood detailing in dormers; 1-over-1 sash vinyl replacement windows,

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Cool Spring Park Historic District (Boundary Increase)

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arched window and door detailing, wood sills and lintels. 1 Contributing Building.

- 243 1101 N. Rodney - ca. 1927. 2 ½ story, 3 bay stucco covered brick Colonial Revival with a side gambrel roof pedimented dormers; windows are 6-over-1 wood sash; there is a one story addition on the north side of the house with a turned wood balustrade on roof. 1 story stuccoed garage with side windows, gambrel roof; single bay with paneled and glass door. 2 Contributing Buildings.
- 244 1103 N. Rodney - 2 ½ story, 5 bay Flemish bond brick Colonial Revival with a side gambrel roof, wood bracketed cornice and arched dormers with tracery; windows are 6-over-6 wood sash; a molded wood panel rises 2 floors in the center bay; door surround has broken pediment and fluted pilasters; copper gutters and downspouts. 1 ½ story brick garage, pyramidal roof with belvedere and copper dome, 1 large bay with paneled and glass door. 2 Contributing Buildings.
- 245 1105 N. Rodney - ca. 1936. 2 ½ story Spanish/Mission house with tan stucco and red clay tile gable roof, building has asymmetrical massing and is positioned at an angle on the lot; brick chimneys, metal casement windows. 1 Contributing Building.
- 246 1107 N. Rodney - ca. 1927. 2 ½ story, 3 bay brick Colonial Revival with a hipped roof and dormer, original materials have been replaced with asphalt shingles; windows are 9-over-1 or 12-over-1 wood sash, except third story windows which are 1-over-1 vinyl replacement windows; porch runs the length of the first floor and has denticulated cornice, paired Doric columns; front door surround has sidelights. 1 Contributing Building.
- 247 1109 N. Rodney - ca. 1924-5. 2 ½ story, 3 bay brick Colonial Revival with a hipped roof and dormer, stone foundation; an enclosed sun porch runs the length of the first floor and has molded wood detailing; right bay on the second floor has bay window. Built by David Dangle & Sons for Elvina Schreupf. 1 Contributing Building.
- 248 1014 N. Rodney - 2 ½ bay, 3 story Flemish bond brick Colonial Revival with side gambrel roof; molded wood cornice and pedimented dormers; 1-over-1 sash windows; porch has turned wood balustrade and Doric columns; door surround has sidelights, denticulated cornice and Ionic pilasters. 1 Contributing Building.
- 249 1016-18 N. Rodney - ca. 1927. 2 ½ story, 5 bay common bond brick Colonial Revival duplex with asymmetrical facade; gambrel roof with center cross gable; left

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Cool Spring Park Historic District (Boundary Increase)

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-
- side has first and second floor bay window, no overhang for porch; right side has entrance portico with pedimented door surround and enclosed front porch with wood decorative elements, second floor has bay window, windows 6-over-1 wood sash on 1018, 1-over-1 vinyl replacement on 1016. 1 Contributing Building.
- .250 1020-22 N. Rodney- ca.1910. 2 ½ story, 6 bay brick Colonial Revival duplex with a side gambrel roof and front false gable, original roofing material has been replaced with asphalt shingles; windows are 1/1 vinyl replacement windows on the first floor and 6-over-1 wood sash on the upper stories, window surrounds have flat arches with brick voussoirs; each unit has a separate porch with pedimented roofs, turned wood balustrades and brick piers. 1020 was originally owned by Edith Lobdell Pusey. 1 Contributing Building.
- .251 1100 N. Rodney - ca. 1927. 2 ½ story, 3 bay Flemish bond brick house with slate hipped roof, pedimented dormer and molded wood cornice; 1-over-1 sash windows; wraparound porch has Doric columns and turned wood balustrades; door surround has fluted pilasters. 1 story brick garage with flat roof and ceramic coping tiles at edge, 1 wide bay with paneled door. Faces 11th Street. 2 Contributing Buildings.
- .252 1102 N. Rodney - ca. 1927. 2 ½ story, 2 bay painted brick Colonial Revival with front gambrel roof (original material has been replaced with asphalt shingles); wood shingle detail in upper story and left bay of second floor, windows are 6-over-1 and 12-over-1 wood sash; door surround has sidelights. 1 story, two-bay brick garage, flat roof with ceramic coping tiles at edge. Shares with adjacent property at .253. 2 Contributing Buildings.
- .253 1104 N. Rodney - ca. 1927. 2 ½ bay, 3 story brick Colonial Revival with slate shingled side gambrel roof, pedimented dormers and a molded wood cornice; wood shingle detail at third floor on north and south sides of building; 12-over-1 wood sash windows; porch runs length of first floor and has Doric columns and a turned wood balustrade; door surround has sidelights. 1 Contributing Building.
- .254 1106 N. Rodney - ca. 1927. 2 ½ story, 5 bay Flemish bond brick Colonial Revival with a stone foundation, side gable roof and dormers with pilasters and wood shingle details in pediment; left bay has cross gable with Palladian window at dormer; windows are 6-over-6 or 4-over-4 wood sash; porch runs the length of the first floor and has wood Doric columns and balustrades; door surround has fanlight with tracery and sidelights; original seamed metal roof has been covered or

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replaced with a tar roof. 1 story brick garage with gabled roof, two bays. 2
Contributing Buildings.

255 1108 N. Rodney - ca. 1927. 2 ½ story, 5 bay Flemish bond brick Colonial Revival with a stone foundation, side gable roof and dormers with pilasters and wood shingle details in pediment; left bay has cross gable with Palladian window at dormer; windows are 6-over-6 or 4-over-4 wood sash; door surround has fanlight with tracery and sidelights; similar in design to 1106 Rodney except porch has been removed and has been replaced with a modern overhang at the front door. 1 Contributing Building.

256 1110 N. Rodney - ca. 1927. 2 ½ story, 5 bay Flemish bond brick Colonial Revival with a stone foundation, side gable roof and dormers with pilasters and wood shingle details in pediment; left bay has cross gable with Palladian window at dormer; windows are 6-over-6 or 4-over-4 wood sash; bay window in the first and second floors of the right bay; porch runs the length of the first floor and has wood Doric columns and balustrades; door surround has fanlight with tracery and sidelights; porch has original seamed metal roof. 1 Contributing Building.

257 1112-14 N. Rodney - ca. 1927. 2 ½ story, five bay common bond brick Shingle style duplex with cross gable hipped roof with asphalt shingles, facade has quoining; 6-over-6 wood sash windows on 1114, 1-over-1 replacement vinyl sash windows on 1112; porches have brick piers; doors have small lights surrounding one large light; right entrance has a false gable roof, cast stone keystone and accents and a half moon arch with brick voussoirs. 1 Contributing Building.

North Broom Street

258 901 N. Broom - ca. 1927. 2 ½ story Flemish bond brick Colonial Revival with front gable roof and a molded wood cornice; windows are 6-over-1 wood sash with arched brick voussoirs, stone keystones and terminals; upper floors have flat arches with the same design; front door surround has broken pediment with Doric columns and pilasters, fanlight with tracery and sidelights; pedimented dormers on south facade; 2 story addition on south side with iron roof balustrade. 1 Contributing Building.

259 905 N. Broom, Padua Academy - 4 story, 10 bay steel and concrete International Style building with a stone foundation, 3 story segmented aluminum windows. 1 Non-contributing Building.

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- .260 1003 N. Broom - ca. 1927. 3 story, 3 bay common bond orange brick dwelling with hipped roof and dormer; windows are 4-over-1 or 6-over-1 wood sash windows, second and third floors have wood shingle window surrounds; porch runs the length of the first floor and has molded wood cornice, Doric columns and wood balustrade; brick arch over front door; first floor addition on right with similar wood detailing as porch. 1 ½ story stucco garage with front gambrel roof, one garage bay and one entry bay. 2 Contributing Buildings.
- .261 1005 N. Broom - ca. 1927. 3 story, 2 bay common bond Colonial Revival with slate shingle side gambrel roof, denticulated cornice and a 4 bay dormer with wood shingle surround; windows on the first and second floor have been replaced with 1-over-1 vinyl sash windows, third floor has 9-over-1 wood sash windows; porch is length of first floor and wraps around the south side of the building and has a standing seam metal roof and Doric columns; door surround is simple with plain pilasters. 1 story brick and frame garage, front gabled roof, one garage bay and one entry bay in side shed. 2 Contributing Buildings.
- .262 1007 N. Broom - 1905. 3 story, 3 bay stone Tudor-Gothic Revival with slate cross gable roof Flemish false gables and hipped dormer; cast stone door and window surrounds, cornice and finials. Built for Grantly Post Postles, the third generation of his family to run the Delaware leather goods manufacturing company, American Leather, this house has distinctive gargoyles placed across the façade. 1 ½ story carriage house, stone with false half-timbering above; two bay garage with paneled doors; four casement windows in second story façade; front gabled slate roof with graduated shingles. Faces 11th Street. This property was individually listed in the National Register in 1982 (CRS# N2530). 2 Contributing Buildings.
- .263 1101 N. Broom - 1904. 3 ½ story brick Queen Anne; turret with some slate sheathing and slate; hip-roofed dormers; wraparound porch with triple Doric columns; pedimented center bay with triple windows. Owned by C. Perlee Sisler, treasurer of the J.D. Sisler Co., a large wholesale grocery firm located at 3rd and King Streets; constructed by Edward Johnson & Son. 1 story brick garage with flat roof, ceramic coping tiles at edge, two garage bays. 2 Contributing Buildings.
- .264 1103 N. Broom - 1917. 2 ½ story, 3 bay Flemish bond brick dwelling 8-over-8 double hung sash windows with flat arch lintels, accent keystones and paneled shutters; paneled door with fluted pilaster surround, Greek key motif at cornice; slate roof with 3 through-eave dormers with garland details on face; single end

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chimney; side addition to north; garage. Home of Charles G. Beadenkopf, owner of a tannery near 4th and Monroe Streets; built by John A. Healey. 1story brick garage, side gabled slate roof with graduated shingles, two garage bays with paneled and glass doors. 2 Contributing Buildings.

265 1105 N. Broom - ca. 1907. 2 ½ story, 3 bay Flemish bond brick Colonial Revival; projecting center bay, pedimented gable and triple window; asphalt shingle roof with 2 dormers; 2 end chimneys; porch with squared columns, door surround of Ionic pilasters and sidelights; detached garage. Home of William Kennard, president of Kennard & Co., predecessor to the Kennard-Pyle department store on 7th and Market Streets; built by Edward Johnson & Son. 1 Contributing Building.

266, .321-.329 1119-1137 N. Broom - Series of 10 townhouses built ca. 1979; variable brick, 2 ½ story with side gabled roofs, front gabled dormers. 10 Non-contributing Buildings.

267, .318-.320 1000-1008 N. Broom - Series of 4 townhouses built ca. 1985, variable brick with quoining, 2 ½ story with side gabled roofs, front gabled dormers. 4 Non-contributing buildings.

268 1010 N. Broom - Brown Mansion (Ingleside Corporation), ca. 1917; 5 bay, 2 ½ story stucco Italian Renaissance Revival, red clay tile Spanish tiles over a low-hipped roof. The symmetrical three-part façade comprises a three-bay center section and two shallowly projecting end bays. Three gable-roofed dormers are located in the center section. The deeply-overhanging cornice is decorated with low-profile brackets. Wooden divided light windows include dormer windows with 12-light casements, 8/8 double-hung sash windows on the second story, and larger 8/12 double-hung sash windows on the first floor. The windows of the end bays are emphasized with heavy bracketed sills and lintels with a bracketed shelf surmounted by a delicate wrought iron railing. Other windows have flat stone sills and lintels. The emphasized front entry contains a recessed arch doorway surrounded by a projecting stone portico of Doric columns and engaged pilasters, surmounted by a low stone balustrade. The side and rear elevations contain a variety of additional design elements such as frame sunroom, casement windows, fanlights, and French doors. An unsympathetic addition links the building with modern facilities to the northeast.

The property also features two ca. 1917 attached garages under one gabled roof with end parapets and two dormers. The covering is Spanish tile. The

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southeastern bay projects forward, resulting in a stepped footprint. Each of the garages features two apparently original doors flanked by Doric columns (column/door/column/ door/column). A stucco-covered wall joins the garages to the main building and may have once defined a kitchen garden. The garages face 11th Street.

Built by DuPont Company Vice President, chemist, and important Delaware philanthropist H. Fletcher Brown. The house was designed by renowned Philadelphia architect Charles Barton Keen, who primarily designed in the Colonial Revival style. Surrounding the main house are significant remnants of the original formal gardens. Stairs descend from a terrace down to a formal garden terrace with irregular flagstone walks and remnant plantings of Japanese holly, boxwood and roses. Retaining walls of the same stone and stucco materials as the residence enclose a garden room on two sides. The other side of this garden room is a painted wood pergola structure that very likely once had views of the downtown and reservoir. At the center of this garden space is a small rectangular lily pond with a coping of glazed ceramic tiles. On one side of the pool sits a terra cotta sculpture of a child with a fish inscribed with the signature of the American sculptor C. J. Barnhorn and dated 1914. The south side of the main house has a picturesque, park-like open lawn with mature specimen trees, including old flowering magnolias and large conifers. A detached patio of flagstone paving sits in the middle of an open lawn as a remnant of another garden space. 3 Contributing Buildings, 1 Contributing Structure, 1 Contributing Object.

- .269 1005 N. Franklin - Ingleside Residence, ca. 1973; 15-story high rise with metal sheathing; original metal pencil post fence from the Brown Mansion property has been retained on the Van Buren and Eleventh Street sides of the property. 1 Non-contributing Building.
- .270 1100-1102 N. Broom – ca. 1904. Semi-detached 2 ½ story brick and frame Queen Anne, Flemish bond with glazed headers; 3 bays with second story 12-over-1 double hung sash windows; first story has 2-part casement windows with awning windows in heads; hipped roof; double-width dormers with slate-faced gables, flaring eaves; porches with Doric columns; paneled half-light doors; 1100 has a southern frame and glass sun porch. Built by Harry B. Seeds. 1 Contributing Building.
- .271 1104 N. Broom - ca. 1927. 2 ½ story, side gambrel, brick Colonial Revival; Flemish bond with glazed headers; 5-bay with center brick porch, frame roof balustrade; solid paneled door with side and fan lights; 2 end chimneys; 1 barrel-roofed dormer

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- flanked by two gable-roofed dormers; 6-over-1 double hung sash windows. 2 Flemish bond brick garages, 1 ½ one and one-half story, with a six-light casement gable window, gable roof with slate, molded cornice with returns. Southern unit has two nine-light casement windows on the side; northern unit has a single window with closed original shutters. 3 Contributing Buildings.
- 272 1106 N. Broom - ca. 1927. 2 ½ story, 3 bay, brick Colonial Revival; Flemish bond; side gambrel roof with 3 gabled dormers, center with tripartite window; elaborate center bay porch with triple Doric columns, denticulated molding, and roof balustrade with triple corner blocks; south side frame addition with Doric pilasters, awning windows. 1 Contributing Building.
- 273 1108 N. Broom - ca. 1927. 2 ½ story brick Colonial Revival; Flemish bond; 2 end chimneys; asphalt shingled roof with 3 gable-roofed and pedimented dormers; 8-over-1 double hung sash windows with shutters (paneled and louvered), flat brick arches with contrasting keystones; entry porch with Doric columns, copper roof; elliptical sunburst patterned light over door. 1 Contributing Building.
- 274 1110 N. Broom - ca. 1927. 2 ½ story, 2 bay, brick Colonial Revival; Flemish bond with glazed headers; side gambrel roof, south projecting bay with gable roof and marble belt course; gable roofed dormer in north bay; 2 end chimneys; 8-over-1 double hung sash windows; segmentally arched windows in third story; full front porch; doorway with Corinthian pilasters and dentils above. 1 story brick garage with flat roof, one offset bay. 2 Contributing Buildings.
- 275 1112 N. Broom - ca. 1927. 2 ½ story, red brick and frame dwelling; front gambrel roof with side slate-sided dormers; projecting north bay at second story; wrap-around porch; door surround with Doric columns and fluted pilasters. 1 story brick garage with flat roof, side entry. 2 Contributing Buildings.
- 276 1114-1116 N. Broom - ca. 1927. 2 ½ story, semi-detached brick Colonial Revival built in a single form; Flemish bond with glazed headers, brick quoins; side gambrel roof with short cross gable at center front, asphalt shingles; 2 gabled dormers with tracery in lights, pilasters and denticulated cornices; tripartite window on first story, others multi-light/1; full porch with pedimented center section, Doric columns; dentils at porch and main cornices; arched doorways with transoms, spider web tracery. 1 Contributing Building.
- 277 Church of the Holy City (Swedenborgian Church), 1118 N. Broom - Cotswold-style

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church originally built in 1857 at Delaware Avenue and Washington Street and moved to its current location in 1916-17 to facilitate street widening. Constructed of Brandywine blue granite. Main block is on the north end of the Broom Street elevation and has a low gable roof and lancet windows; main entrance is on the steeple block and features a double leaf molded wood door with a stone door surround. 1 Contributing Building.

N. Franklin Street

- .278 1001A-B N. Franklin - ca. 1998. 2 ½ story red brick duplex with a side gable roof and front gable dormers. 1 Non-contributing Building.
- .279 1003 N. Franklin - late 20th century. 2 ½ story orange brick townhouse with asymmetrical massing, cross gable roof with pedimented dormers. 1 Non-contributing Building.
- .280 1103 N. Franklin - ca. 1901. Gerardine House. 5 bay, 2 ½ story brick Colonial Revival, door surround with simple entablature, and rectangular transom; house had turret on south side, renovated into current footprint before 1936; gable roof with pedimented dormers, belt course at second floor; Southwest corner has a one story sunroom; directly to the right of this room is a two story addition with bay windows. Used as Ursuline Academy administration building. 1 Contributing Building.
- .281 1105 N. Franklin - ca. 1927. 4 bay, 3 ½ story brick, Neoclassical house with a hipped roof and denticulated cornice; door surround has a modified fanlight and sidelights; porch has Doric columns and turned wood post baluster; two left bays have a protruding bay window with a molded wood cornice on the first and second floor, another similar bay window is located on the south side of the building; windows are one over one and have either flat stone lintels or have brick arches with flat keystones; third floor window has been replaced with modern narrow 2 pane window. 1 story brick garage with side paneled door, arched lintel. 2 Contributing Buildings.
- .282 1107 N. Franklin - ca. 1886. 3 bay, 2 ½ story brick Queen Anne with a stone foundation and cross gable roof; porch has turned wood posts and stone supports on the south side of the building; windows on the first two stories have one large light surrounded by many smaller lights in the upper sash, windows on the upper story have 12-over-1 sash windows. One of the first homes to be erected across

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from the Cool Spring Reservoir. Built for Naval Commander Henry B. Nones, Jr. 1story brick garage, single bay, flat roof. 2 Contributing Buildings.

- 283 1109 N. Franklin - ca. 1927. 2 ½ story, 3 bay brick Colonial Revival with ribbon 1-over-1 sash windows, hipped roof and hipped roof dormer windows, stone quoins and wood double leaf entrance door in center bay. 1 story frame garage, gabled roof, shed addition at rear, sheet metal "board and batten" sheathing, six-light casement windows at side. 2 Contributing Buildings.
- 284 1111 N. Franklin - ca. 1927. 2 ½ story brick dwelling with hipped roof, pedimented dormers and 1-over-1 sash windows. 1 Contributing Building.
- 285 1113-15 N. Franklin - ca. 1927. 2 ½ story, 3 bay Colonial Revival with side gambrel roof and front gambrel dormer; windows on the first and second floors are 6-over-6 wood sash, the upper floor has 6 light casement windows; porch the length of the first floor with wood columns; balcony at center bay of second floor has turned wood balustrade. 1 story stucco garage, hipped, pyramidal roof in slate, single bay paneled door, two eight-light casement windows at side. 2 Contributing Buildings.
- 286 1117 N. Franklin - ca. 1927. 3 story 3 bay brick Queen Anne with cross gable roof and turret on right bay; pent roof above first floor left and center bay. 6-over-6 sash windows. 1 story brick garage with gabled roof, side entry with two bays, paneled and glass doors, patio with shed roof on east elevation, two eight-light casement windows at side. 2 Contributing Buildings.
- 287 1000 block - Cool Spring Reservoir, 1873-77. Bordered by Park Place and Franklin, Van Buren and Tenth Streets, the reservoir, while of a strictly utilitarian design, is surrounded on three sides by a rubble granite wall topped by smooth faced granite stones. The pumping station for the reservoir, located at the northeast corner of Tenth and Van Buren Streets, was built at the same time and was included in the original Cool Spring Park nomination. Original iron fencing and balustrade and granite stairs leading from street level to the reservoir are located along Tenth Street in between the reservoir and pumping station. 1 Contributing Structure.

N. Van Buren Street

- 288 1201 N. Van Buren - 1905. Part of Ursuline Academy (originally, the First Church of Christ Scientist). Brick with cast stone face, temple front Neoclassical Church, denticulated pediment is supported by six Ionic columns; three levels of stairs lead

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to the entrance portico; three double leaf doors with rectangular transoms with triangular tracery lead to the interior; lamppost on either side of the stairs have metal posts with Ionic column details and frosted glass lights. 1 Contributing Building.

West 10th Street

- .289, .313- .318 1301-13 West 10th Street, ca. 1998. Series of seven, two story stucco and brick townhouses with Tudor detailing; side gable roof with pent roof over first floor. 7 Non-contributing Buildings.
- .290, .330-.334 1315-25 West 10th Street, ca. 1985. Series of six, three story variable brick townhouses with side gable roofs. 6 Non-contributing Buildings.
- .291 1401 West 10th Street – 1916-1917. "Mauchline." 2 ½ story, 5 bay Tudor with an asphalt shingled, cross-gabled roof; front entrance and adjoining bays have patterned brick work, pedimented door surround and arched windows; windows in upper floors are 12-over-12 wood sash; upper floors have stuccoed gables with half-timbering; walls are stucco-covered brick and hollow tile. This urban estate occupies two adjoining corner lots and contains a garden room with a rear brick wall along the rear driveway and a one story gable-roofed, two bay greenhouse. A pair of paneled 6' tall masonry piers flank the entrance drive from Rodney Street. The driveway leads to a 1 ½ story stuccoed one bay garage placed to the north of the main house.

Built as residence for Frank Tallman, vice president of the duPont Company, the building was the childhood home his granddaughter, Emalea WarnerTrentman, a leader of Wilmington's Philanthropic Ladies movement. Currently used as a convent for St. Anthony of Padua, the building was designed by Wilson, Eyre and MacIlvaine (Philadelphia), architects, and the grounds by Elizabeth Bootes Clark, landscape architect. The builder was Edward Johnson and Son a renowned builder from Staffordshire, England, is attributed with introducing the use of rough faced brick in Wilmington housing construction. 3 Contributing Buildings, 1 Contributing Structure, 2 Contributing Objects.

West 11th Street

- .292 1301 West 11th Street - ca. 1901. 2 story brick Shingle style carriage house; low

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hipped roof with wood shingle facing, hipped roof turret and bracketing under cornice; 2 bays on first floor have been replaced with modern metal garage doors; second floor dormers are multi light wood casement; Franklin Street elevation has 6-over-4 wood sash windows. Part of property N-8848.280, 1103 N. Franklin. 1 Contributing Building.

- 293 1305 West 11th Street - ca. 1985. 2 ½ story, 5 bay tan brick house with hipped roof. 1 Non-contributing Building.

Delaware Avenue

- 294 1014 Delaware - 1892-93. Delaware Children's Theatre (former New Century Club; 3 story, 3 bay brick and stucco Colonial Revival with gambrel roof, quoining, elaborate pedimented door surround and dormers; rear wing with cross gambrel roof is perpendicular to the main block. The building was designed by Minerva Parker Nicols who also designed other New Century Clubs in the Philadelphia area. The 1930 two-story addition to the west elevation was built by William D. Haddock and Co. This building was listed individually on the National Register in 1983 (CRS# N4582). 1 Contributing Building.
- 295 1016 Delaware - ca. 1950. 2 story yellow brick commercial building with cast stone accents and aluminum plate glass windows. 1 Non-contributing Building.
- 296 1018 Delaware - ca. 1970. Brick gas station with gable roof, and filling area canopy. 1 Non-contributing Building.

Pennsylvania Avenue

- 297 1100 Pennsylvania Avenue, Rodney Court apartments. 1926-7. Art Deco-style 6 story L-shaped steel and concrete block apartment building with cast stone and brick decorative elements. Designed by Wallace E. Hance and built for the Modern Apartment Company. This building was listed individually on the National Register in 1983 (CRS # N-5267). 1 Contributing Building.
- 298-300, 312 1104-06 Pennsylvania Avenue, Ursuline Academy and Convent. The Ursuline Academy complex consists of four buildings: the main building (church and convent), located on the south side of the property; the middle and upper school, located on the west side of the property; and two other school buildings known as the junior school, located on the east side of the property. Once

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the John J. Raskob estate known as Kennett Lodge, John Jakob Raskob and his family donated the land and the Ursuline Academy convent was built 1922-24.

- .298 Ursuline Academy Chapel, School and Convent, 1922-24. 3 story 8 bay stucco over brick Tudor building with side gable roof and front gable dormers; windows are wood casement with protruding brickwork decorating the openings; the western portion of the building houses the church and features stylized Gothic cast stone accents, a double leaf molded wood door and bronze church steeple; the remainder of the building houses the convent and has simpler detailing than the chapel. Designed by Philadelphia architect Paul Monaghan and constructed by Wilmington firm of Joyce and Kerrigan, and Ernest DiSabatino and Sons. 1 Contributing Building.
- .299 Ursuline Academy Middle and Upper School - 1926-27, additions in 1980 and 1992. The main entrance to this 3 story, 13 bay, L- shaped building faces into the property's grounds and has similar proportion and style as the church and convent. Designed by Philadelphia architect Paul Monaghan, construction by Joyce & Kerrigan and Ernest di Sabitino & Sons. The 1980 addition is red brick with an angled gable roof and reflects the mid-century style of the junior school. 1 Contributing Building.
- .300, .312 Ursuline Academy Junior School, 1955-6 - 2 buildings. The first building fronts on Pennsylvania Avenue and is a one-story red brick structure with asymmetrical entrance bay, vertical plate glass windows, metal entrance canopy and cast stone accents. The second (rear) building is of a similar style but has two stories and entrance fronting on the interior driveway of the property. Designed by Philadelphia architect Paul Monaghan, construction by Joyce & Kerrigan and Ernest Di Sabitino & Sons. 2 Contributing Buildings.
- .301 1200 Pennsylvania Avenue - ca. 1936, 2 story stucco with Tudor detailing, flat roof and bay windows; corner building has 7 bays on Pennsylvania Avenue side and 5 bays on Franklin Street side; main entrance is on Franklin Street and has a double leaf molded wood door with a door surround with a flat pediment, rectangular transom with tracery; original sash windows have been replaced with brown aluminum windows; semi-hexagonal two story bays, simple castellation; west side of Pennsylvania Avenue elevation has been converted into a modern sunroom. 1 Contributing Building.
- .302 1300 Pennsylvania Avenue - ca. 1929. 2 story, 3 bay common bond brick Colonial

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Revival; asymmetrical gable roof with flared eaves and slate shingles, gable end faces Pennsylvania Avenue and has an entrance on the left bay featuring a molded wood door surround; gabled dormers on Kennett Place elevation; metal 16 light casement windows; built for Alfred Greenwell, a grocer; constructed by VanSant Contracting Co.; house has been converted to medical center. 1 Contributing Building.

303, .305-.311 1400 Block Pennsylvania Avenue (Rodney Place), ca. 1990. Series of eight 2 ½ story brick townhouses that face away from Pennsylvania Avenue. 8 Non-contributing Buildings.

304 1502 Pennsylvania Avenue, ca. 1927. 2 ½ story, 5 bay stucco over brick Colonial Revival with side gable roof and pedimented dormers; windows are 8-over-1 wood sash; door surround has arched pediment, fanlight with tracery and sidelights; 1 story addition on the west side. 1 Contributing Building.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location. (Swedenborgian Church)
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance 1873-1940

Significant Dates 1877- Completion of the Cool Spring Reservoir

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder N/A

Narrative Statement of Significance (See continuation sheets.)

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Statement of Significance

The Cool Spring Park Historic District Boundary Increase is being nominated under the same National Register criteria of significance as the original nomination. The district expansion is eligible under National Register Criteria A and C. The historic district boundary increase is eligible for listing in the National Register of Historic Places under National Register Criterion A because it shares the development pattern encouraged by improvements in public works and transportation, aided by increasing prosperity of the middle and upper classes and the desires of the same citizens to live in a more healthful environment away from the business and industrial core. It is also eligible under National Register Criterion C because this area contains distinguished architectural expressions reflecting tastes of the late nineteenth and early 20th century property owners, predominately in the Colonial Revival style. There are also individually significant properties in the district designed by prominent architects like Charles Barton Keen and the firm of Wilson, Eyre and Macllvaine, both of Philadelphia.

The period of significance includes the early 20th century, which together with the last decade of the 19th century was a significant period of change for the Wilmington economy, and the period during which most of the dwellings of west Cool Spring were built. Significant dates include the beginning and ending dates of construction of the reservoir, namely 1873-1877. The latest dwellings of the period were constructed ca. 1936, and thus the period extends to 1940 to include those properties. The end date of 1940 also corresponds with the end of the Urbanization and Early Suburbanization period as identified in the Delaware Comprehensive Historic Preservation Plan. No other contributing buildings were constructed in the amendment area after 1940. New construction within the historic district in the last two decades added five collections of townhouses of between four and ten units each. While the numbers of these non-contributing buildings seems large at 36, the foot print of these buildings is relatively small. As a collection, the Cool Spring Park Historic District Boundary Increase retains its historic integrity.

Although the housing density in the amendment area is lower than in the original district, both areas developed around the city-owned Cool Spring Reservoir and Park and growth was further stimulated by the same systemic improvements and economic prosperity of Wilmington at the turn of the twentieth century. While high-quality speculative development characterized the initial construction in the 1870s and 1880s south of Cool Spring Reservoir, larger homes commissioned by prominent Wilmington businessmen followed a decade or two later in the northern and western areas of the neighborhood. The two areas, though separated somewhat by size and date of construction, are linked by their relationships to major civic improvements, as well as in their employment of similar architectural revival styles.

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As the district nomination for Cool Spring relates the middle class residents to a category that Wilmington author Henry Seidel Canby labeled "plain people" (i.e., shopkeepers and business owners, hard-working, patriotic citizens without an "inherited attitude"), the residents of the amendment area were more likely to be vice-presidents of prominent corporations or philanthropists and civic leaders, retired of the same. These citizens would fit Canby's category of "Us," namely the upper social class, including descendents of Wilmington's founders (Canby 1934).

The district nomination notes that the historical significance of the area's development coincides with what historian Carol Hoffecker regards as the second "watershed" period in Wilmington's history. She writes in *Wilmington, Delaware, Portrait of an Industrial City*:

The first decade of the twentieth century marked as distinct a watershed in Wilmington's history as had the decade of the 1840s. In the years following 1900, the city's economic function was transformed from a center for heavy industry into its current image as the chemical capital of the world, the home office of several internationally known chemical companies, DuPont, Atlas and Hercules.

The roots of the transformation lay in the decline of the older local industries as well as in the startling rise in fortunes of the DuPonts. Already in the 1890s Wilmington's rate of growth had begun to decline and between 1900 and 1910 the city's total industrial workforce increased by only 240 individuals.

The development of the Cool Spring area had its origins in the eighteenth-century property of Caesar Augustus Rodney, named for the "Cool Spring" that flowed there, and had its catalyst in the construction of the Cool Spring Reservoir. The general expansion west of the downtown area in the nineteenth century highlighted the city's problems regarding access to fresh water. Industry, while an important source of employment to Wilmington's citizens, resulted in the pollution of rivers and streams. The city began to address this public health issue in the mid-nineteenth century. An earlier city-owned reservoir at Ninth and Rodney Streets built in the 1860's became obsolete in less than 15 years. Its replacement, the Cool Spring Reservoir and Pumping Station, was begun in 1873 and completed in 1877. Two brick-lined and granite-accented basins were constructed (along with a fine brick pumping station) and became a significant landscape amenity in the neighborhood in addition to fulfilling a vital need of the citizens of Wilmington. By greatly expanding the city's capacity to store and deliver water to households, the waterworks enabled improvements in the wastewater system¹. In developing the reservoir the city also retained ownership of the plot of land adjacent to its eastern

¹ Further enhancements to water quality began in 2005, as the city implemented plans to contain and cover finished water in the south basin and to create a park over the top. The improvements were designed to preserve as much of the original material of the reservoir as possible, and to interpret its history.

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side. This became Cool Spring Park, another large and attractive feature of the west side.

The institution of a system of mass transportation encouraged and facilitated moves from the downtown areas into the quieter, cleaner and less dense residential areas to the northwest. Beginning in 1864, horse car trolleys moved Wilmington residents to and from the business and industrial areas on a regular schedule. The inaugural route, which included Front, Walnut and Market Streets, served the Cool Spring area by way of the 10th Street-Delaware Avenue line. The line essentially connected the two largest railroad depots in Wilmington and served the core of the commercial district in between.

The 10th Street-Delaware Avenue line was electrified August 1891, only about one and one-half years after the first experimental line in the downtown. That year marked a veritable explosion of railway routes and additional operating interests in Wilmington, though not many would prove successful in the long term. Electric trolleys improved travel in several ways: they had greater passenger capacity, were faster, negotiated hills better than mules and horses, and attracted investors, which enabled expansion. In the closing decade of the nineteenth century, Wilmingtonians were provided with mass transportation to nearly all business areas and amenities, including some amusement parks created specifically to support the transportation companies. Increased access to all parts of the city confirmed the practicality of the nascent developments outside of the city's core, including Cool Spring.

Coinciding with the close of the later period of housing development in west Cool Spring, the 10th Street-Delaware Avenue line was the first line in the city to be converted to trackless trolley in September 1939 (Cox 1991). The popularity of the automobile, which resulted in the building of garages in the amendment area, grew significantly in Wilmington in the early 1920s, and lead to the slow but steady decline of the first era of mass transportation. By then, however, the neighborhoods around Cool Spring were firmly established and prepared to survive even greater challenges, such as the construction of Interstate 95 on the eastern edge of the neighborhood beginning in 1957 (Hoffecker 1983).

In addition to the public facilities, religious and institutional organizations were important anchors in the amendment area. The development and expansion of Ursuline and Padua Academies began in the early twentieth century and continued well into the later part of the century. The Church of the Holy City (Swedenborgian) and the First Church of Christ Scientist were constructed in this area as well. The philanthropic organization known as the New Century Club was built in the Cool Spring neighborhood amongst the homes of many of its distinguished members.

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By the 1930's the district was almost entirely built up. Other commercial uses developed and existing facilities expanded somewhat, but construction remained generally level until the construction of the Ingleside high-rise tower (senior facility) in the late 1970s. Even though the west side of the city underwent significant changes starting in 1957 with the nearby construction of Interstate 95, an undertaking which all but severed the Cool Spring area from west center city, the predominately residential neighborhood remained economically stable. Two new groups of townhouses were built in the late 1970s, one on Rodney Street and one on Pennsylvania Avenue, but are of a style that does not detract from attributes of the historic neighborhood.

Rather than existing in sharp contrast, the original Cool Spring Historic District and the boundary increase represent an economic and social continuum, with both prosperity and social standing increasing with the rise in the topography. Both areas are a product of the civic, transportation and sanitary improvements of the late nineteenth-early twentieth century, and of the economic prosperity that allowed the middle and upper-middle classes to move from the crowded and gritty downtown area to a more spacious, quiet and healthful locale containing unique public landscapes.

One of the most prominent members of the expanded Cool Spring community was H. Fletcher Brown, whose Italian Renaissance Revival home at 1010 N. Broom Street stands out as a stylistic anomaly from the Colonial Revival style which dominates the expanded district. Brown was born on July 10, 1867, at Natick, Massachusetts. His parents were William H. and Maria F. (Osgood) Brown. On October 26, 1897 Brown married Florence Matilda Hammett (d. 1952) of Newport, Rhode Island. He died on February 28, 1944.²

H. Fletcher Brown received an A.B. (1890) in chemistry and an A.M. (1892) in physics from Harvard College.³ He had begun work on a doctorate in chemistry at Harvard before he left there suddenly in 1892 to accept appointment as an explosives chemist in the Navy Torpedo Station at Newport, Rhode Island. It was in this position that he helped to develop a new formula for smokeless powder. He left Newport in 1900 for employment with a private company in Parlin, New Jersey. Here he soon became general superintendent of the powder works, and it was as an administrator that he made his mark with the Du Pont Company, which bought out his previous employer in 1903 and brought Brown to their Wilmington headquarters in 1904. In ten years he had become one of the leading figures in the Du Pont Company as a member of the executive committee, a member of the board of directors, and a vice president.⁴ Brown's philanthropy extended to civic and educational organizations and causes across the state, including: the University of Delaware, the Young Men's Christian

² <http://www.lib.udel.edu/ud/spec/findaids/brown.htm> Biographical Notes

³ <http://www.lib.udel.edu/ud/spec/findaids/brown.htm> Biographical Notes

⁴ The University of Delaware A History, Chapter 9.mht, \http://www.udel.edu/PR/munroe/

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Association (YMCA), the Historical Society of Delaware, the Boy's and Girl's Club of Delaware, and the Delaware Art Museum. Brown supported Wilmington's African American community by funding the construction of the Walnut Street YMCA in 1940. He also filled a pressing need for the Sussex County African American community when he funded the construction of the William C. Jason High School near Georgetown, the seat of Sussex County. This segregated school was the first for African American students in Sussex County and was completed in 1950 alleviating the burden of traveling to either Dover or Wilmington to achieve a high school education.

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Comprehensive Planning Link:

Zone: Urban
Time: 1880-1940+/- Urbanization and Early Suburbanization
Theme: Settlement Patterns and Demographic Change
Architecture, Engineering and Decorative Arts
Property Type: Residential District
Various architectural styles

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

X preliminary determination of individual listing (36 CFR 67) has been requested.
 _____ previously listed in the National Register (3 individual properties within the district)
 _____ previously determined eligible by the National Register
 _____ designated a National Historic Landmark
 _____ recorded by Historic American Buildings Survey # _____
 _____ recorded by Historic American Engineering Record # _____

Primary location of additional data

X State Historic Preservation Office
 _____ Other State agency
 _____ Federal agency
X Local government
 _____ University
 _____ Other

Name of repository: City of Wilmington Department of Planning and Development

City of Wilmington, Delaware, Department of Planning and Development. "Cool Spring/Tilton Park City Historic District Design Guidelines." Draft 3/2/2000.

"Cool Spring Park Historic District," Nomination for National Register of Historic Places, July 29, 1983.

Cox, Harold E. *Diamond State Trolleys, Electric Railways of Delaware*. Self-published. Forty Fort, PA 1991.

Hoffecker, Carol E. *Corporate Capital: Wilmington in the Twentieth Century*. Philadelphia: Temple University Press, 1983.

Hoffecker, Carol E. *Wilmington, DE: Portrait of an Industrial City, 1830-1910*. n.c.: University Press of Virginia, 1974.

Hurley-Franks & Associates. *Cool Spring Reservoir Upgrade: Cool Spring Reservoir and Gatehouse Cultural Resource Report*. Prepared for the City of Wilmington, Department of Public Works, 2005.

Kurth, John P. *Notes on the development of the Cool Spring Vicinity*. Unpublished typescript in possession of the author. 2003.

Lang, Robert W. *An Analysis of Mass Transportation in Wilmington, Delaware*. University of Delaware, Bureau of Economic and Business Research. Newark, DE 1965

Layton, Timothy W. *Rehabilitation Treatment Plan for the Historic Designed Landscape at Mauchline, Wilmington, DE*. Master of Landscape Architecture Thesis. Syracuse, NY: State University of New York College of Environmental Science and Forestry, 2002.

Wilmington City Directories

Maps Consulted

1876 Hopkins Map of Wilmington

1901 Baist Map of Wilmington

1927 Sanborn Fire Insurance Company Map of Wilmington

1936 Franklin Map of Wilmington

Maps/surveys done for the Rodney family. Courtesy of the Historical Society of Delaware, Dorman Delawareana Collection, Folder 9.

10. Geographical Data

Acreage of Property 42.36 acres +/-

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	18	451830	4400410	2	18	452396	4400138
3	18	452162	4399933	4	18	451684	4400062

___ See continuation sheet.

Verbal Boundary Description: **See continuation sheet**

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title Debra Campagnari Martin, Preservation Planner and Sharon Maclean

organization City of Wilmington, Delaware date March 9, 2006

street & number 800 N. French Street telephone 302-576-3107

city or town Wilmington state DE zip code 19801-3537

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 1

Cool Spring Park Historic District (Boundary Increase)
Property Name
New Castle County, Delaware
County and State

Boundary Description and Justification

Beginning at a point on the easterly side of North Rodney Street at the intersection of West Ninth Street, continuing northerly on Rodney Street to West Tenth Street; then westerly to the rear property lines of the properties on the western side of Rodney Street; then northerly along rear property lines to Pennsylvania Avenue; then easterly along Pennsylvania Avenue with the southerly side of the street to the intersection of Delaware Avenue; then easterly along Delaware Avenue with the southerly side of the street to the intersection of North Jackson Street, encompassing the westerly side of Jackson Street; then southerly along Jackson Street to the rear property lines of the Delaware Avenue properties, meeting the boundary of the original Cool Spring Park Historic District, listed in the National Register of Historic Places in 1983.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cool Spring Park Historic District (Boundary Increase)
NAME:

MULTIPLE
NAME:

STATE & COUNTY: DELAWARE, New Castle

DATE RECEIVED: 6/29/07 DATE OF PENDING LIST: 7/18/07
DATE OF 16TH DAY: 8/02/07 DATE OF 45TH DAY: 8/12/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000792

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8.7.07 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Cool Spring Historic District (Boundary Increase)

Ursuline ACADEMY & Convent

1104-06 Pennsylvania Avenue

Wilmington, New Castle County, Delaware

DATE: 4/2000 NES: DE SHPO PHOTO BY: JOE KOPP

VIEW: FACING EAST 1 of 9



FIRST CHURCH OF CHRIST, SCIENTIST.

CHRISTIAN SCIENCE
SUNDAY SCHOOL
FOR CHILDREN UP TO AGE 21
Every Sunday at 10:30 AM

FIRST CHURCH OF CHRIST SCIENTIST

1201 N. Van Buren Street

Cool Spring Historic District (BOUNDARY INCREASE)

Wilmington, New Castle County, DE

DATE: 4/2000 NEG: DE SAPO PHOTO BY: JOE KOPP

VIEW: FACING SOUTH

PHOTO 2 of 9



DELAWARE CHILDRENS THEATRE

Delaware
Children's Theatre
THE DELAWARE CHILDRENS THEATRE PRESENTS
JESUS CHRIST SUPERSTAR
APRIL 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31
Call 655-1014 for information

NEW CENTURY CLUB (NR 1983)

1014. DELAWARE

Cool Spring Historic District (Boundary Increase)

Wilmington, New Castle County, DE.

DATE: 4/2000 NEG: DE SHPD PHOTO BY: JOE KOPP

VIEW: FACING WEST

PHOTO 30F9



CARRIAGE HOUSE, 1301 W. 117th STREET

Cool Spring Historic District (Boundary Increase)

Wilmington, New Castle County, DE

DATE: 4/2000 NEG: DE SHPD : PHOTO BY: JOE KOPP

VIEW: FACING NW

PHOTO: 4 OF 9



1100 BLOCK BROOM STREET, EAST SIDE.

COOL SPRING HISTORIC DISTRICT (BOUNDARY INCREASE)

WILMINGTON, NEW CASTLE COUNTY, DE

DATE: 4/2000 NEG: DE SHPD PHOTO BY: JOE KOPP

VIEW: FACING NORTHEAST

PHOTO 5 OF 9



W 11TH ST

STOP

3 WAY



1100 Block North Rodney Street
Cool Spring Historic District (Boundary Increase)

Wilmington, New Castle County, Delaware

Date: 4/2000 NEG: DE SHPO PHOTO BY: JOE KOPP

VIEW: FACING EAST

PHOTO 6 OF 9



1106 N Rodney Street

COOL SPRING HISTORIC DISTRICT (BOUNDARY INCREASE)

Wilmington, New Castle County, DELAWARE

DATE: 4/2000 NEG: DE SHPO PHOTO BY: JOE KOPP

VIEW: FACING EAST

PHOTO 7 of 9



1114

1114/1116 N BROOM STREET

COOL SPRING HISTORIC DISTRICT (BOUNDARY INCREASE)

NEW CASTLE COUNTY, WILMINGTON, DELAWARE

PHOTO BY: JOE KOPP NEG: DE SHAO DATE: 4/2000
VIEW: FACING EAST, WEST ELEVATION (FACADE)

PHOTO 8 of 9

#8



1020/1022 N. Rodney Street
Cool Spring Historic District (Boundary Increase)

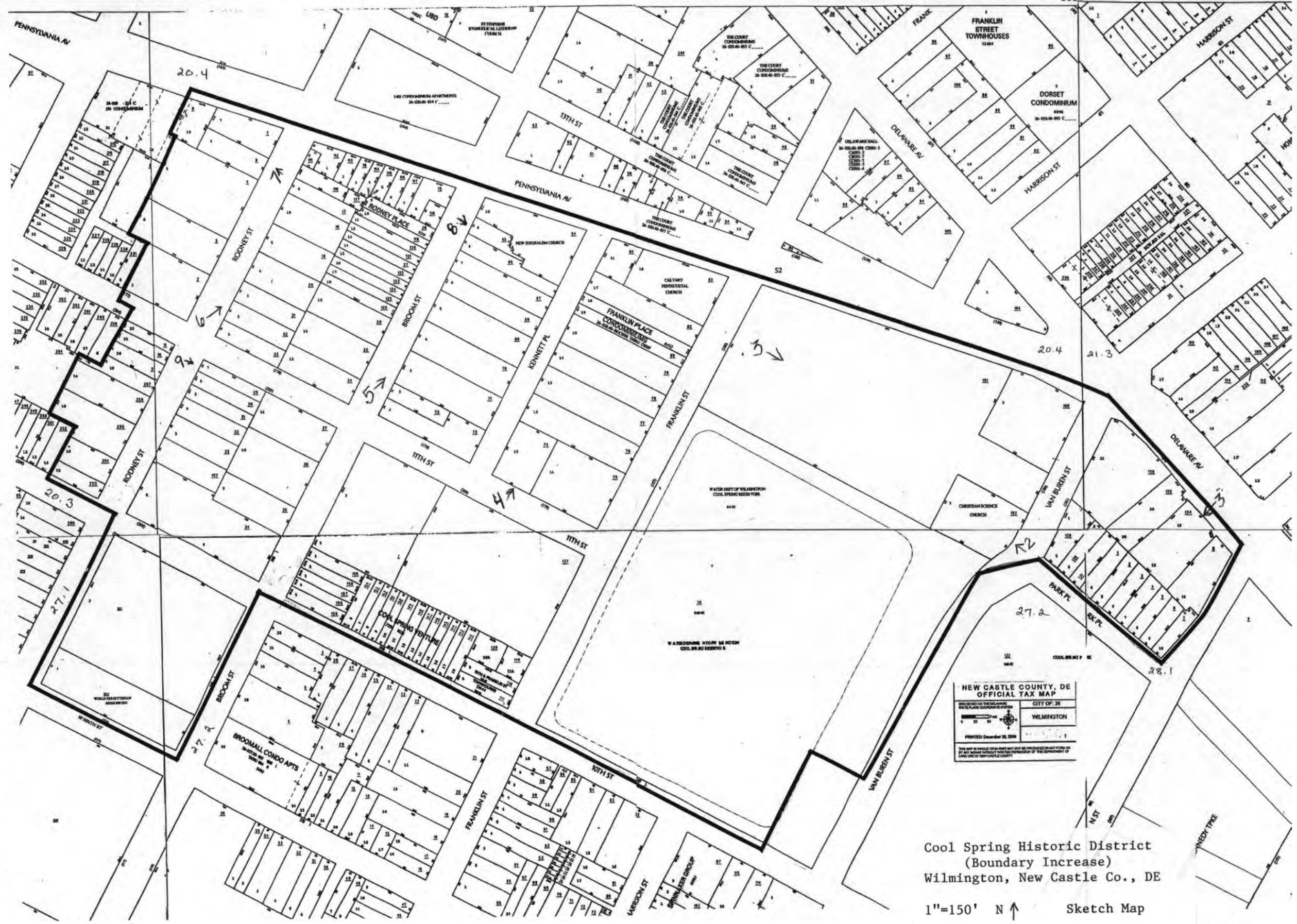
WILMINGTON, NEW CASTLE COUNTY, DE

PHOTO BY: JOE KOPP NEG: DE SHPO DATE: 4/2000

VIEW: FACING EAST, WEST ELEVATION

PHOTO: 9 of 9

#9

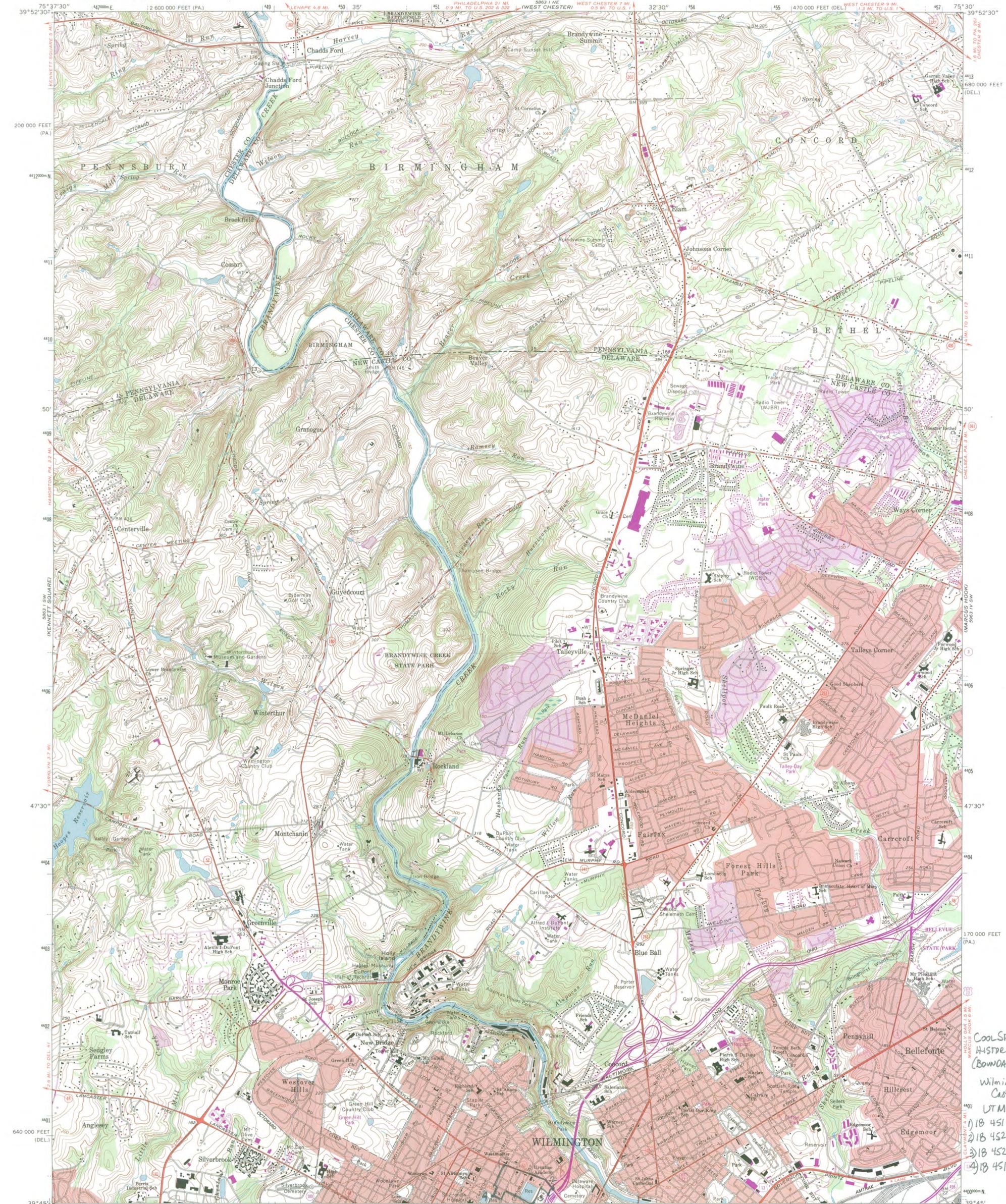


NEW CASTLE COUNTY, DE
 OFFICIAL TAX MAP
 CITY OF: 25
 WILMINGTON
 PRINTED: December 28, 2008

Cool Spring Historic District
 (Boundary Increase)
 Wilmington, New Castle Co., DE

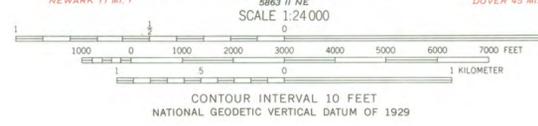
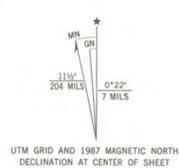
1"=150' N ↑ Sketch Map

Photo Number and View



Cool Springs Park
Historic District
(Boundary Increase)
Wilmington, New
Castle County, DE
UTMs
1) 18 451803 4400410
2) 18 452396 4400138
3) 18 452162 4399933
4) 18 451084 4400062

Mapped, edited and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography in Delaware by planetable surveys 1935-1936
Topography in Pennsylvania by photogrammetric methods
from aerial photographs taken 1950. Field checked 1954
Revised from aerial photographs taken 1965. Field checked 1967
Polyconic projection. 10,000-foot grid ticks based on Delaware
coordinate system and Pennsylvania coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks;
zone 18, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 6 meters south and
32 meters west as shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of the
National or State reservations shown on this map



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Revisions shown in purple and woodland compiled from
aerial photographs taken 1982 and other sources. This
information not field checked. Map edited 1987
Purple tint indicates extension of urban areas

WILMINGTON NORTH, DEL. - PA.
39075-G5-TF-024

1987
PHOTOREVISED 1987
DMA 8863 1 SE-SERIES V832

State of Delaware
Historical and Cultural Affairs

21 The Green
Dover, DE 19901-3611

Phone: (302) 736.7400

Fax: (302) 739.5660

June 28, 2007



Dr. Janet Snyder Matthews, Keeper
National Register of Historic Places
National Park Service 2280
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Dear Dr. Matthews:

Enclosed please find the nomination for listing the Cool Spring Park Historic District (Boundary Increase) in the National Register of Historic Places. If there are any questions regarding these documents, please contact me at 302-736-7411.

Sincerely,

Robin Bodo
National Register Program Coordinator

Enclosure

