



CHRHS, Inc.

Cultural Heritage Research Services, Inc.

ARCHAEOLOGY, RESEARCH & HISTORIC PRESERVATION

April 27, 2004

[REDACTED]
[REDACTED]
[REDACTED]

RE: Christ's Home for Children *Pennsylvania Historic Resource Survey Form*

Dear [REDACTED]:

Enclosed please find one copy of the *Pennsylvania Historic Resource Survey Form* for Christ's Home for Children. The resource was determined eligible for listing in the National Register of Historic Places by the Pennsylvania Historical and Museum Commission on November 13, 2003. As you can see, the documentation related specifically to the Tennent house is limited.

Please feel free to contact me if you have any questions.

Sincerely,

Laura S. Black
Senior Project Manager



PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - PHOTO/SITE PLAN SHEET

Pennsylvania Historical and Museum Commission

Bureau of Historic Preservation

BOX 1026, Harrisburg, PA 17108-1026

89A

Survey Code/Tax Parcel/Other No.: _____ County: Bucks

Municipality: Warminster Township Address: 800 Old York Road, Warminster, PA 18974

Historic Name/Other Name: Christ's Home for Children

SITE PLAN

PHOTO INFORMATION

(SEE ATTACHED)



Number

1

Description of View

Front and south sides of chapel.

Direction of

Camera

NW

Photographer Name: Laura S. Black

July 2003

Negative Location: CHRS Inc.

PENNSYLVANIA HISTORIC RESOURCE FORM - DATA SHEET

89

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

IDENTIFICATION AND LOCATION

Survey Code: _____ Tax Parcel/Other No.: 49-09-0039; 49-09-0042-1

County: 1. Bucks 0 1 7 2. _____

Municipality: 1. Warminster Township 2. _____

Address: 800 Old York Road, Warminster, PA 18974

Historic Name: Christ's Home for Children

Other Name: _____

Owner Name/Address: Christ's Home, 800 Old York Road, Warminster, PA 18974

Owner Category: Private Public-local Public-state Public-federal

Resource Category: Building District Site Structure Object

Number/Approximate Number of Resources Covered by This Form: Approximately 30

USGS Quad: 1. Hatboro, PA 2. _____

UTM	A.	<u>Zone 18</u>	<u>0491386E</u>	<u>4451656N</u>	C.	<u>Zone 18</u>	<u>0491238E</u>	<u>4450864N</u>
References:	B.	<u>Zone 18</u>	<u>0491524E</u>	<u>4451074N</u>	D.	<u>Zone 18</u>	<u>0490879E</u>	<u>4451128N</u>

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category:	Subcategory:	Code:
A. <u>Religion</u>	<u>Religious Structure</u>	<u>0</u> <u>6</u> <u>A</u>
B. <u>Other</u>	<u>Institutional Administration</u>	<u>9</u> <u>9</u> <u>—</u>
C. <u>Education</u>	<u>School</u>	<u>0</u> <u>5</u> <u>A</u>
D. <u>Domestic</u>	<u>Institutional Housing</u>	<u>0</u> <u>1</u> <u>E</u>

Particular Type: A. Church
 B. Children's Home Administration
 C. Schoolhouse
 D. Children's Home Residence

Current Function Category:	Subcategory:	Code:
A. <u>Religion</u>	<u>Religious Structure</u>	<u>0</u> <u>6</u> <u>A</u>
B. <u>Other</u>	<u>Institutional Administration</u>	<u>9</u> <u>9</u> <u>—</u>
C. <u>Vacant/Not in Use</u>	_____	_____
D. <u>Domestic</u>	<u>Institutional Housing</u>	<u>0</u> <u>1</u> <u>E</u>

PHYSICAL DESCRIPTION

Architectural Classification: A: Late nineteenth and twentieth-century revivals 5 0

B. _____ C. _____

D. _____ Other: Colonial Revival 5 1

Exterior Materials:	Foundation	<u>Stone</u>	<u>4</u>	<u>0</u>	Roof	<u>Slate</u>	<u>4</u>	<u>5</u>
	Walls	<u>Brick</u>	<u>3</u>	<u>0</u>	Walls	_____	_____	_____
	Other	_____	_____	_____	Other	_____	_____	_____

Structural System: 1. Brick 2 1 2. _____

Width: 3 Bays C Depth: 2 rooms B Stories/Height: 1 A

HISTORICAL INFORMATION

Year Built: X C. 1909 to X C. 1970s Additions/Alterations Dates: X C. 1960s ; C.

Basis for Dating: X Documentary X Physical

Explain: Based upon evaluation of historic maps, primary and secondary sources, and examination of the resource.

Cultural/Ethnic Affiliation:	1. <u>N/A</u>	2. <u> </u>
Associated Individuals:	1. <u>N/A</u>	2. <u> </u>
Associated Events:	1. <u>N/A</u>	2. <u> </u>
Architects/Engineers:	1. <u>N/A</u>	2. <u> </u>
Builders:	1. <u>N/A</u>	2. <u> </u>

MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet.

PREVIOUS SURVEY, DETERMINATIONS

Pennsylvania Historic Resource Survey Form, "Christ Home" (Tax Parcel 49-009-039 only) (Widing 2003). No determination of eligibility was completed.

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: X Yes No Context(s):

Contributes to Potential District Yes X No District Name/Status:

Explain: Christ's Home for Children is recommended eligible for listing in the National Register of Historic Places under Criterion A, history. Christ's Home for Children was an early example of a child welfare organization established with the mission of providing a "stable, caring home" environment. Christ's Home in Warminster Township provided the children living there with a well-rounded lifestyle in addition to home-style living arrangements. Christ's Home for Children is recommended not eligible for listing under Criterion B. Though Christ's Home founders are important to this resource, Dr. Oetinger and Katharina Krausslach do not appear to be significant individuals at the local, state, or national level. The property is recommended eligible under Criterion C, architecture. As a whole, the early to mid-twentieth-century buildings and structures on the property are good examples of their types and most buildings retain a high level of integrity of location, design, materials, and workmanship. The setting, feeling, and association of the property are intact. Eligibility under Criterion D cannot be fully addressed at this time since no archaeological testing has been performed to date.

THREATS

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

Explain: This property is located within the Area of Potential Effect for the S.R. 0263 Widening Project, Warminster Township, Bucks County, Pennsylvania.

SURVEYOR INFORMATION

Surveyor Name/Title: Laura S. Black / Senior Project Manager Date: July 24, 2003

Project Name: S.R. 0263 Widening Project

Organization: CHRS, Inc. Telephone: 215-699-8006

Street and No.: 403 E. Walnut Street

City State: North Wales, PA Zip Code: 19454

Additional Survey Documentation: Site plan, photographs, and property location map appended.

Associated Survey Codes:

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

Survey Code: _____ Tax Parcel/Other No.: 49-09-0039; 49-09-0042-1
County: Bucks Municipality: Warminster Township
Address: 800 Old York Road, Warminster, PA 18974
Historic/Other Name: Christ's Home for Children Sheet 1 of 13

PHYSICAL DESCRIPTION:

This property is located on the west side of S.R. 0263 (Old York Road) approximately halfway between the road's intersections with Street Road and Norristown Road in Warminster Township, Bucks County, Pennsylvania. The property is owned by Christ's Home, 800 Old York Road, Warminster Township, Pennsylvania 18974. It occupies two adjoining tax parcels, Bucks County Tax Parcels 49-09-0039 and 49-09-0042-1. Christ's Home for Children is the oldest and largest of three Christ's Home suburban/rural campuses. A retirement community is also located in Bucks County and a second campus for children is located in Lancaster County. The larger of the parcels—Bucks County Tax Parcel 49-09-0039—encompasses 21.1 hectares (52.14 acres) and contains a variety of early to mid-twentieth-century institutional buildings, educational and religious buildings, agricultural buildings and fields, and residential buildings for children and staff. This parcel has figured much more prominently in the 95-year history of Christ's Home for Children than the smaller parcel—Bucks County Tax Parcel 49-09-0042-1—which encompasses only 1.06 hectares (2.64 acres). The smaller parcel includes a building that local tradition holds was the early-eighteenth-century residence of the renowned Presbyterian clergyman William Tennent. This dwelling was used in the twentieth century by the superintendent of Christ's Home for Children. As will be discussed in greater detail below, the two tax parcels were part of a single farm from 1730 through 1851, when the smaller parcel was separated off and conveyed to a new owner. After more than a century under separate ownership, the smaller parcel was rejoined to the larger parcel in 1962 through its acquisition by Christ's Home for Children, which had acquired the larger parcel in 1908 (Bucks County Deed Book 1690:49). A number of streets divide the property. They are identified as Main, Third, Sixth, and New Streets. Many buildings are connected by assorted driveways and walkways.

Approximately thirty buildings and structures will be evaluated in this form. Resources south of Main Street are described first, moving from east to west. Resources north of Main Street are described west to east, moving along Main Street to Third Street and New Street. Located on the south side of Main Street, near the main entrance to the property from S.R. 0263, is a chapel. The one-story brick structure sits on a stone foundation under a slate-covered gable-front roof. The building features quoining and partial cornice returns. A frame steeple with a multi-sided clock rises from the east (front) gable end. The building's main entry consists of double pane-and-panel doors topped with a fanlight and flanked by faux pilasters, located in a gabled vestibule lit by four-over-four double-hung windows. A side pane-and-panel door with fanlight is situated under a cross-gable with partial cornice returns near the southwest corner of the building next to a brick exterior chimney. Arched twenty-over-twelve double-hung rose-tinted windows pierce the front façade. They feature arched keystone lintels. The building is lit primarily by twelve-over-twelve double-hung and a few six-over-six double-hung rose-tinted windows set on slab sills. Two arched windows in the rear of the building are stained glass. They exhibit arched keystone lintels, too. Cellar windows piercing the stone foundation are a mix of four-over-four double-hung sash and four-pane sash. A shallow cross-gable extension is located towards the northwest corner of the chapel. According to a datestone on the building, it was constructed in 1947.

An administration building is located west of the chapel. The two-and-one-half-story stone structure is set on a stone foundation under an asphalt-shingle hipped roof. The roof features hipped dormers lit by six-over-one double-hung windows. A brick interior chimney rises from near the roof ridge. A stuccoed exterior chimney is located at the western corner of the building. The building is entered via a modern glass door in a modern gabled glass-enclosed vestibule. This vestibule opens to an enclosed hipped porch. Entrances to the stone building are

PROPERTY DESCRIPTION (Continued):

pane-and-panel doors. The building is lit by six-over-one double-hung windows. These are paired on the rear side. A one-story hipped enclosed porch is lit by six-over-one windows. A modern visually separate one-story flat-roof addition is attached to the northwest side of the building. The exterior walls of the addition feature multiple stone half-columns. These match those on the front vestibule and enclosed porch indicating that these three additions were added at about the same time. The addition is lit by large single-pane fixed and multi-pane windows. Blueprints of the property date the building to 1928 (Christ's Home 1957). A belfry sits at the eastern corner of the building, near Main Street.

A stuccoed two-story dwelling with an asphalt-shingle side-gable roof is located just northwest of the administration building, set back at a slight angle to Main Street. The building is lit by a mix of modern sliding windows and one-over-one double-hung windows. Pane-and-panel front doors are sheltered by a modern hipped-roof porch set on square stone columns. Attached to the rear of the building is a two-story gable-front frame building that appears to be the original structure. It is lit by one-over-one double-hung windows. Concrete stoops and metal stairs lead to a variety of pane-and-panel doors. An exterior brick, and interior stuccoed, chimney are located at either gable end of the rear section. The building functions as a "Primary Boys" residence. Blueprints of the property date the building to 1926 (Christ's Home 1957).

The "Junior Boys" residence is situated between the "Primary Boys" residence and Sixth Street. The building is a one-and-one-half-story stone building set on a stone foundation under a hipped roof. The roof features gabled dormers at either end. A gabled hood supported on scrolled brackets shelters the main pane-and-panel door and a multi-pane transom. The building is lit by six-over-six double-hung windows. A bay window on the front façade is enclosed on two sides. The front side is lit by one-over-one double-hung sash with fanlights. An enclosed wrap-around side-to-rear porch is lit by similar windows. The square porch columns are still extant and visible. The porch abuts a stone hipped extension. The extension features a pane-and-panel door with closed transom and a stuccoed exterior chimney. Blueprints of the property date the building to 1917 (Christ's Home 1957).

Multiple utility buildings and three staff residences arranged in a linear fashion are located along an unnamed drive southwest of the administration and residential buildings. Beginning at the southeast end is a concrete-block electrical utility building. The building has an asphalt-shingle pyramidal roof on top of which sits a metal frame. A small shed is appended to the rear of the building. It is lit by six-over-six double-hung windows. To the northwest, is a concrete-block side-gable garage. A multi-pane-and-panel sliding garage door is sheltered by a shed-roof overhang. The roof features exposed rafters. The building is lit by large multi-pane windows. A second garage is located to the west. It is a gable-front building associated with the first of three staff residences in this area.

The first of the three staff residences is an early twentieth-century one-and-one-half-story gable-front cottage. The brick building is lit by six-over-one double-hung windows. A similar window lights a gabled dormer. An interior brick chimney rises from the northeast end of the roof ridge. The front pane-and-panel entry is located under a shed-roof porch appended to a hipped brick one-room extension. The second staff residence is set back somewhat from the driveway. It is a modern (ca. 1960s) minimal traditional-style house. The one-story side-gable house features brick and asbestos siding, an inset porch, and primarily one-over-one windows. A third staff residence is also an early twentieth-century gable-front cottage. The one-and-one-half-story stuccoed house, and a stuccoed rear addition, are lit by modern one-over-one windows. The front entry is located in a modern enclosed shed-roof porch.

PROPERTY DESCRIPTION (Continued):

Three additional early to mid-twentieth-century utility structures are located west of the three staff residences. The first is a rusticated concrete-block gable-front garage with hinged vertical-board doors. Its windows are closed. A modern side-gable addition with pane-and-panel garage doors is appended to its north side. The building faces west towards Sixth Street. Just southwest of the garage is a creosote-coated metal water tower. The water tower exhibits the name of the institution. Under the tower is a small gable-front concrete-block shed that houses associated machinery. North of the water tower, at the end of a long walkway, is a gabled concrete-block pump house. The building is lit by six-over-one double-hung windows with brick lintels and sills.

A large two-story stone school building is located at the southwestern corner of Main Street and Sixth Street. The first story of the building is stone. The second story is stuccoed. The building is lit by modern one-over-one double-hung windows under arched lintels. Multi-pane windows pierce the stone foundation under a cement water table. A stone and brick exterior chimney is centered on the rear of the building. The front façade features a stepped parapet. The main entry is sheltered by a shed-roof hood. Behind the school building is a playground. Blueprints of the property date the building to 1922 (Christ's Home 1957).

A modern residential building for "Intermediate Boys" is located south of the school building and playground. The banked one- to two-story cross-gabled building is stuccoed. It is lit by one-over-one double-hung windows and entered at various locations via slab doors. Blueprints of the property date the building to the 1950s (Christ's Home 1957).

A residence constructed for "Junior and Intermediate Girls" is located west of the school building on Main Street. The two-and-one-half-story stuccoed building has a hipped roof with hipped dormers. The building is lit by a mix of six-over-one double-hung and one-over-one double-hung windows. The front entry is sheltered by gable hood supported by scrolled brackets. The entry is further sheltered by a partial frame enclosure lit by a six-pane window. An enclosed shed-roof porch is located on the west side of the building. It features square columns set on half walls and multi-pane windows. A modern shallow addition abuts this porch and wraps around the rear of the house. It is lit by horizontal two-over-two double-hung windows. Blueprints of the property date the building to 1918 (Christ's Home 1957).

A residential building for "Senior Girls" is located west of the "Junior and Intermediate Girls" residence. The two-and-one-half-story stuccoed structure is a side-gable building with two cross-gables on the front façade. The front door is topped by a fanlight. The entry is set under a gabled pediment with partial cornice returns. Two gabled wall dormers are located on the rear side. The building is lit by one-over-one double-hung windows. Blueprints of the property date the building to 1949 (Christ's Home 1957).

Two staff residences are located across Main Street from the girls' residential buildings. One is a one-story gable-front frame structure clad in asbestos siding. The building is set on a concrete foundation. Six-over-six double-hung windows light the dwelling. The front entrance is sheltered by a gabled porch. The cottage seems to date to the early twentieth century although it does not appear on blueprints of the property (Christ's Home 1957). The building may have been moved to the site (James McGovern, pers. com., July 10, 2003). The second residence is a mid-twentieth-century frame side-gable dwelling. The front entrance is accessed via a deck with wood railing. The house is lit by multi-pane double-hung windows.

PROPERTY DESCRIPTION (Continued):

A modern one-story gabled apartment building is located on the south side of the property's Main Street, close to Norristown Road. The building appears to have been constructed in the 1970s. An inset porch extends across the front façade, which is pierced by a mix of windows and doors.

A residential building for "Senior Boys" is located at the eastern corner of Main Street and Third Street. The two-story stuccoed structure sits on a stone foundation under a slate side-gable roof. A stuccoed exterior chimney is located at the western gable-end. The main entry consists of a paneled door sheltered by a shed-roof porch. The entrance is located under a cross-gable situated slightly off-center on the front façade. Four gabled wall dormers are located on the west side of the entrance, while three similar dormers are located to the east of the entrance. The dormers are lit by modern six-over-six double-hung windows. The building is primarily lit by modern eight-over-eight double-hung windows set under arched lintels. A gabled ell extends from the rear of the building. A modern two-story addition abuts the ell on the west side. A shed-roof porch abuts the ell on the east side. Blueprints of the property date the building to 1945 (Christ's Home 1957). The building has been recently renovated (James McGovern, pers. com., July 10, 2003). At the rear of this building are a basketball court and a storage building dating to 1940.

A one-room schoolhouse is located east of the "Senior Boys" building. The gable-front frame structure sits on a stone foundation. A bell tower projects from the roof at the southern gable end. An exterior brick chimney is located towards the rear of the west side of the building. The main entrance to the school is a double paneled door in a gabled vestibule lit by multi-pane double-hung windows. The building itself is lit by six-over-six double-hung windows. Blueprints of the property date the building to 1909 (Christ's Home 1957). To the east of the one-room school is a one-story stuccoed concrete-block garage. The building is entered via a paneled garage door and lit by metal industrial windows that are partially closed. An operating gas pump is located at southeast corner of the building. The building dates to 1927 (Christ's Home 1957).

At the end of Third Street is a complex of farm buildings associated primarily with the truck farm historically operated by Christ's Home for Children prior to prohibitive labor laws enacted during the late twentieth century. The surrounding farmland is currently productive, leased out to local farmers. The buildings are generally arranged in two rows. They include a cannery, two cold storage buildings, garage/maintenance shop, shed, concrete barn foundation, a maintenance building, and a bathroom. These buildings are concrete-block structures set on concrete foundations. They feature asphalt-shingle-clad gabled roofs with exposed rafters. Doors are a mix of pane-and-panel and slab. The buildings are lit by a variety of multi-pane windows. Blueprints of the property date the buildings to the early to mid-twentieth century (Christ's Home 1957). An overgrown fenced-in yard is located to the west of the farm complex.

Two additional residential buildings are located at the end of New Street. The first is a residence for "Junior Boys." The one-and-one-half-story stuccoed building is entered via a modern pane-and-panel door. Sliding windows in the basement and first-floor levels light the building. A one-over-one double-hung window lights the attic space. Attached to the rear of the building is a stuccoed chimney. This is a modern building constructed post-1957 (Christ's Home 1957).

PROPERTY DESCRIPTION (Continued):

To the northeast of the "Junior Boys" residence, situated on a separate tax parcel, is an eighteenth-century two-story side-gable dwelling acquired by Christ's Home for Children for use as a superintendent's residence. The original core of the house appears to be a three-bay-wide stuccoed stone structure. Portions of a stone wall at the rear of the house is collapsing. The roof is sheathed with asphalt shingles. A single gabled dormer protrudes from the front, or south, roof slope. It is lit by a two-over-two double-hung window. The house has two brick chimneys; one at the east gable end, and one on the rear, or north roof slope. The main entrance to the house is centered on the front façade sheltered by a later shed-roof porch supported by turned posts. A one-story bay window appended to the front façade pierces the porch roof. Additional windows throughout the house are primarily two-over-two double-hung sash. A two-story early twentieth-century frame addition abuts the stone core on the west side. The side-gable addition extends beyond the front façade of the core. A second-story bay window is located on the west side of the addition. A one-story shed-roof entry/mudroom is also located on the west side of the addition. Curiously, the stone wall between the core and the addition (currently an interior wall) is significantly thicker than the remaining three stone exterior walls. This house has been attributed to William Tennent, which would date portions of the building to the early eighteenth century.

HISTORICAL NARRATIVE:

The farm embracing both tax parcels was established around 1730 on a 40.47-hectare (100-acre) tract of woodland lying on the west side of "the York road," a major colonial highway opened two decades earlier. The earliest Bucks County record pertaining to ownership of this woodland dates to 1730, when "a mortgage [was] given to John Roberts, a Philadelphia shopkeeper, by John Lintner as collateral for a £160 loan. This loan may have financed Lintner's purchase of the [land]" (Cook 1986:1; Bucks County Deed Book 5:339). Two years later, when Lintner conveyed the property to Joseph and Jane Howell of Philadelphia, it was characterized in the accompanying deed as "all that certain messuage and plantation" (Bucks County Deed Book 6:55). The improvements on this farm were described in a February 11, 1734 advertisement of public sale as "a large commodious house, fit for either a store or tavern, and a large barn or stable" (Cook 1986:1). The "commodious house" mentioned in this advertisement may be the oldest portion of what is now known as "the William Tennent House," standing on tax parcel 49-09-0042-1. According to "A Preliminary History of 'The William Tennent Property,'" prepared by an employee of the Bucks County Conservancy in June 1986, "research [has] verified that the property [identified as Bucks County Tax Parcel 49-09-0042-1] was, in fact, owned by William Tennent from 1735 until his death in 1745, [but] further research would be necessary to determine when the house [presently occupying the tax parcel] was constructed" (Cook 1986:1). As discussed below, William Tennent established a school in the area that might have been the seed of Princeton University.

HISTORICAL NARRATIVE (Continued):

Irish immigrant and charter Neshaminy Presbyterian Church pastor William Tennent acquired the 40.47-hectare (100-acre) former Lintner farm on September 11, 1735 (as witnessed by an unrecorded deed on file at the Princeton University library). Shortly thereafter, he erected "on the southeast corner of his property" a school building wherein he could educate his four sons in the Presbyterian faith (Cook 1986:1). Tennent's school quickly gained a reputation for excellence, and "numerous other men, many of whom became recognizable names in the Presbyterian faith," came to study there (Craven 1902:309). In the mid-eighteenth century, the York Road school was the only institution south of New England where young men could prepare for ordination. Some conservative members of Tennent's congregation and the Philadelphia Synod viewed the rustic academy as "deficient" because it did not include subjects such as physics, ethics, metaphysics, pneumatics and Biblical criticism. They gave the school its scornful nickname, "the Log College" (Haggerty 1976:20). Despite its detractors, Tennent's school remained influential. By the time it closed in 1746—a year after Tennent's death—numerous other schools had been established by former "Log College" students. Alumni Gilbert Tennent, William Tennent Jr., Samuel Blair, and Samuel Finley helped found the College of New Jersey (now known as "Princeton University") in September 1746, "just as the Log College expired," leading one historian to claim that "the Log College was the germ from which proceeded the flourishing College of New Jersey" (Craven 1902:313-14; Cook 1986:2).

Nineteenth- and twentieth-century historians have not been able to pinpoint the location of William Tennent's school building, nor (as noted above) has anyone been able to confirm that the oldest portion of "the William Tennent House" was indeed ever occupied by Tennent. Following Tennent's death in 1745, his 40.47-hectare (100-acre) farm was conveyed to John Baldwin, who held it for a few years before conveying it to James Carrell in 1748 (these conveyances were not documented through recorded deeds; Cook 1986:Appendix). Carrell and his descendants would own the majority of the farm—including Tax Parcel 39, on which Christ's Home for Children would be built in the early twentieth century—for the next 150 years.

The "William Tennent House" appears to have served as the principal residence on the Carrell farm until 1813, when owner Isaac Carrell acquired an adjoining farm, most of which lay on the east side of York Road, but the mansion house for which lay on the west side of the highway, approximately 100 meters (328.1 feet) south of the "William Tennent House" (Bucks County Deed Books 43:72 and 259:645). Perhaps because it was bigger or newer, the southern house became the principal residence on the Carrell farm. This set the stage for the eventual parceling off of the "William Tennent House," which occurred in 1851. Several members of the extended Carrell family who jointly owned the farm in that year conveyed the "William Tennent House" on 3.81 hectares (9.43 acres) along the west side of York Road, south of its intersection with Norristown Road, to John Carrell (Bucks County Deed Book 80:105). More than a century would pass before the "William Tennent House" property was reunited with the larger farm property.

The Carrell farm, having been reduced to 31.32 hectares (77.41 acres), was sold out of the Carrell family by a deed dated April 1, 1895 (Bucks County Deed Book 271:102). The property passed through several hands over the course of the next dozen years before it was conveyed in October 1907 to Dr. Alfred Oetinger and Katharina Krausslach, founders of Christ's Home, a Philadelphia orphanage (Bucks County Deed Book 340:56).

HISTORICAL NARRATIVE (Continued):

In nineteenth-century America, orphanages (sometimes called "orphan asylums") had generally been regarded as the most suitable facilities for the care of indigent children (Hasci 1997:4). Few of the children admitted to these institutions were literal orphans. Most of them had at least one parent still living, but because of extenuating parental circumstances such as debt or alcoholism, it was deemed advisable to place the children in institutions where their physical safety could be assured, and their basic human needs could be met (Olasky 1999:67, 72). The appeal of these institutions has been summarized as follows:

Asylums spread so widely and lasted so long because different groups—various churches, ethnic communities, secular charitable organizations, fraternal societies, and city, county, and state governments—could all adapt them to their own purposes. They were flexible institutions that could keep children for short periods of time or for years, educate children on-site or send them out to public schools, control their religious training, and decide whom to accept or reject for admission. In most cases, orphan asylums functioned as community-based institutions that helped preserve the culture and value of ethnic and religious groups. . . . Most orphan asylums throughout the century had a clearly defined, if not easily attained mission: to clothe, house, and educate children; provide them with a specific moral and religious code; and otherwise care for children until they could be indentured, placed in a family, or returned to their own homes While far from a perfect way to raise children, asylums continued to serve the needs of both their founders and their clientele in an era when private funding to maintain poor children within their own homes was rare and public funding for the same purpose was still severely limited (Hasci 1997:4-5, 42).

In the latter years of the nineteenth century, some children's advocates began calling for the placement of impoverished or orphaned children in private homes rather than large institutions. This would, in fact, become the wave of the distant future, but asylums and orphanages continued to be founded in large and midsize cities throughout the United States well into the twentieth century. "Orphan asylums," one historian has written, "were the centerpiece of child welfare in the United States and were likely to remain so for the foreseeable future" (Hasci 1997:40).

The founders of Christ's Home—pharmacist Alfred Oetinger and Katharina Krausslach—had met while attending a picnic for homeless children in Philadelphia's Fairmount Park in June 1903. Upon realizing their joint interest in establishing a home for neglected children, they decided to combine forces to make the home a reality. On October 1, 1903 they opened the doors of a small orphanage called "Christ's Home" at 981 N. Fifth Street in Philadelphia (Anonymous 1963:1-3). Their mission was "to help those whom no one else will help, to provide a home for the homeless and destitute" (Anonymous 1963:103). By 1905, the orphanage was bursting at the seams, so an adjacent dwelling was rented to allow for an expansion of the operation (Anonymous 1963:10). Around this time, two other properties in the City were donated to the organization (Anonymous 1938:n.p.).

By 1907 it had become apparent to Oetinger and Krausslach that a home outside the City would better serve the needs of their charges. They investigated numerous "beautiful estates" available for purchase in the surrounding countryside, but all proved too costly. Then they visited the former Carrell farm, found it to their liking, and learned that the owner was willing to lower his asking price from \$15,000 to \$10,000. The founders of Christ's Home were able to raise \$200 for a down payment through the sale of their properties in the City, and they acquired the 31.32-hectare (77.41-acre) property in October 1907 (Bucks County Deed Book 340:56; Anonymous 1963:12). Upon dedicating their new facility in the country, Oetinger and Krausslach gave it the more descriptive name "Christ's Home for Children" (Anonymous 1963:14).

HISTORICAL NARRATIVE (Continued):

The York Road property included at least the former Carrell farmhouse and a barn when Christ's Home for Children was established there. The Home's directors immediately began erecting additional buildings for the shelter and care of the needy children. One of the first buildings constructed after the October 1907 dedication was a three-story frame structure that provided room for a girls dormitory, a kitchen and dining hall, a reception room, and a playroom. Around this same time, a third floor was added to the former Carrell farmhouse for use as a boys dormitory. By the end of 1908—the Home's first full year of operation—its children were being educated in a one-room schoolhouse built to the rear of the girls dormitory (Anonymous 1963:15, 18).

Four "systems" of caring for indigent children had become commonplace by the dawn of the twentieth century: publicly subsidized private asylums; county-based public asylums; large state-managed asylums; and privately funded private asylums (Hasci 1997:40-41). In its early years, Christ's Home for Children fit into the latter category, as its directors depended on the generosity of private donors for operating funds, supplies, and equipment. This dependency rarely went unrewarded. For example, the need for farm animals and agricultural tools on the property was quickly met when "Mr. Le Fever [donated] the first pigs, also the first chickens, two hens and a rooster. The first horse was given by a Mr. Haasis. . . . Brother Fred Thatcher and his partner donated a horse for field work. The Schobley sisters, who later became staff members, donated a cow. Miss Elizabeth Andrews donated a second cow" (Anonymous 1963:16).

A new consensus on humane care for indigent children emerged from the 1909 White House Conference on Dependent Children. Participants agreed that children should not be removed from their homes simply because their families are poor. If it is necessary to remove a child from his or her family, the child should be placed in a foster home. If, due to the unavailability of foster homes, a child has to be placed in an institution, the placement should only be for a short period of time. It was further recommended that institutions adopt the "cottage system" wherein children live not in large, crowded tenements but in detached cottages, in groups of 15 to 30, segregated by sex and age, overseen by a live-in matron, and utilizing separate eating and recreation facilities. "The cottage system was the chief answer of institution supporters to the criticisms aimed at large congregate orphanages in the late nineteenth century," a historian has written (Hasci 1997:38, 166). The "cottage system" was implemented at Christ's Home for Children, as the dormitories constructed during its first decades of operation were self-contained, and its occupants were segregated by sex and age. This system remains in effect today.

In 1912, an "Industrial Building" was erected on the Christ's Home property (Anonymous 1963:17). It housed a laundry, a shoe repair shop, a print shop, a bakery, a machine shop, a toy shop, a barber shop, a receiving department for donated clothing, and several bedrooms. The following year, another dormitory for younger children was erected, but this building was destroyed by fire two years later (Anonymous 1963:20).

Many private children's homes suffered from severe underfunding in the 1920s (Ashby 1997:102). Christ's Home for Children was spared this fate through a \$100,000 legacy bequeathed to the institution in 1919. The windfall funded the immediate erection of several more buildings on the property, as well as the expansion of the Home's services. One of the first buildings erected with this new infusion of funds was an eight-room schoolhouse to replace the one-room structure. Two additional dormitories were also completed in 1919 (Anonymous 1963:18, 20). The following year, Christ's Home for Children used some of the legacy to purchase a neighboring 46.54-hectare (115-acre) farm on Street Road, west of its intersection with Old York Road. On this property, the institution's directors established a "Christ's Home for the Aged" in 1923 (Anonymous 1963:19). Twelve years later, the organization opened a home for pre-school children on a donated estate in the village of Paradise, central Lancaster County (Anonymous 1963:30).

HISTORICAL NARRATIVE (Continued):

Census data compiled in the spring of 1920 indicated that Christ's Home for Children was then home to 105 children ("inmates") and 51 general laborers, cooks, caretakers, farmers, teachers, students, and unemployed boarders (United States Bureau of the Census 1920). By 1930, according to census data compiled in that year, the number of inmates had risen to 126, and there were eighty staff members shared between the Home for Children and the neighboring Home for the Aged (United States Bureau of the Census 1930). A description of the two facilities published in 1938 indicated that the residents of Christ's Home for Children comprised "over one hundred and fifty five children, fifty-seven aged, three retired workers, a missionary family of four, about forty-five workers, who have been called of God and alone are responsible for the work; a number of auxiliary workers, who have come to us for a time not definitely called to Christ's Home, and helpers who are under the direction of the worker body and can be discharged at any time" (Anonymous 1938:n.p.).

An administration building was erected on the Christ's Home for Children Property in 1928, with room for offices, a reception and prayer room, a boys dining hall, and a kitchen (Anonymous 1963:23). Between this building and the property's front entrance on Old York Road a chapel was constructed in 1947 (Anonymous 1963:33). New dormitories were constructed in the 1940s, 1950s and 1960s (Anonymous 1963:22).

By a deed dated December 6, 1962, Christ's Home for Children acquired Bucks County Tax Parcel 49-09-0042-1, which constituted the southern third of the 3.81-hectare (9.43-acre) tract along the west side of Old York Road that had been separated from the Carrell farm in 1851. The parcel added to the Christ's Home for Children property in 1962 included the "William Tennent House." In the deed accompanying the 1962 conveyance, the "William Tennent House" parcel was said to encompass "one and three-quarters acres" (0.7 hectares), but this statement appears to be in error. The metes and bounds described in the deed actually delineate a parcel encompassing 1.1 hectares (2.73 acres) (Bucks County Deed Book 1690:49). An explanation for this apparent discrepancy has not been ascertained. Bucks County Tax Parcel 49-09-0042-1 is said on modern tax maps to encompass 1.06 hectares (2.64 acres). The slight reduction in the parcel's size between 1962 and the present may have resulted from a widening of Old York Road.

Since 1963, at least half-a-dozen early-twentieth-century structures on the Christ's Home for Children property have been razed, in some cases to make way for new buildings. One of the older buildings razed within the past few years was the former Carrell farmhouse (with its third-story dormitory addition) along Old York Road. Today the property includes numerous "cottages" that provide shelter for "teaching family parents" and groups of eight-to-ten children. Children between the ages of two and twelve can live at Christ's Home for Children for up to two years (Berkley 1999:A8). There are also on-site accommodations for staff members and their families. Resident children attend Christ's Home Christian School, where Bible studies and Christian values are integrated into each lesson (Buffer 1993:n.p). Christ's Home recently opened "Christ's Home Sanctuary" in an existing building to provide temporary housing for children with severe problems at home (Yanoshak 2000:3C). The organization has also sold off parcels of land along Old York Road and Street Road for private development (*The Intelligencer* 1997:n.p.).

NATIONAL REGISTER EVALUATION:

Christ's Home for Children was evaluated according to criteria set forth in *National Register Bulletin 15: "How to Apply the National Register Criteria for Evaluation"* (National Park Service 1991). Christ's Home for Children is recommended eligible for listing in the National Register of Historic Places under Criterion A, history. During the late nineteenth and early twentieth centuries, various types of orphaned or impoverished childcare facilities existed. In the later decades of the nineteenth century, institutional orphan asylums spread across the country at a steady rate, partly in response to the needs of the children of Civil War-era veterans and increasing immigrant populations. By the turn-of-the-twentieth century, these large institutions (and the quality of life they provided to needy children) increasingly elicited criticism. Conclusions reached at the 1909 White House Conference on Dependent Children (held during the Progressive Era administration of President Theodore Roosevelt) supported a distinct shift in the manner in which poor and orphaned children would be sheltered and raised. Despite this important event, child-welfare practices focused on moving such children from institutional asylums to more home-like environments were relatively slow in coming.

Christ's Home for Children, founded in the decade leading up to the conference, was an early example of a child welfare organization established with the mission of providing a "stable, caring home" environment. Within a decade after the conference, Christ's Home in Warminster Township featured the small cottage-type residences heralded by reform-minded critics of the asylum system. The Home also provided the children living there with a well-rounded lifestyle. In addition to home-style living arrangements, the children had access to religious instruction (based upon non-denominational Christian principles), education, vocational instruction, and recreation. During the twentieth century Christ's Home for Children has maintained its original mission. The extant buildings and landscape convey the historical evolution of the property. Cottages and small dormitories, a chapel, two schools, agricultural buildings and farm fields, playgrounds and recreational fields are extant elements of this still-functioning organization.

Christ's Home for Children was evaluated for eligibility under Criterion B, association with a person. Though Christ's Home founders are important to this resource, Dr. Oetinger and Katharina Krausslach do not appear to be significant individuals at the local, state, or national level. Christ's Home for Children is recommended not eligible for listing under Criterion B.

Christ's Home for Children was also evaluated for eligibility under Criterion C, architecture. As a whole, the early to mid-twentieth-century buildings and structures on the property are good examples of their types. Many of the vernacular stone buildings exhibit details reminiscent of Colonial Revival and Craftsman styles. Most buildings retain a high level of integrity of location, design, materials, and workmanship. The few modern additions are can easily be visually separated from the old buildings. Although a few buildings are no longer extant, the remaining buildings are able to reveal the wide range of buildings used by the Home over time. The setting, feeling, and association of the property are intact. The farm fields are cultivated by local farmers, Main Street is lined by trees, and recreational fields are mowed for use by children. The property is recommended eligible under Criterion C, architecture. Eligibility under Criterion D cannot be fully addressed at this time since no archaeological testing has been performed to date.

NATIONAL REGISTER BOUNDARY DESCRIPTION AND JUSTIFICATION:

The proposed National Register Boundary for Christ's Home for Children follows tax parcel lines encompassing Bucks County tax parcels 49-09-0039 and 49-09-0042-1. The boundary begins at a point at the edge of pavement on the southeast side of Norristown Road and travels southeast for approximately 68.58 meters (225 feet). It then turns south and travels approximately 192 meters (630 feet). Here the boundary turns east for approximately 76.2 meters (250 feet) to include tax parcel 49-09-0042-1, and then south along the west side of S.R. 0263 for approximately 298.7 meters (980 feet). The boundary then turns west and heads approximately 112.78 meters (370 feet), turns southwest for an additional approximately 295.66 meters (970 feet), and then northwest for approximately 442 meters (1450 feet) to Norristown Road. The boundary continues northeast along the edge of pavement on the southeast side of Norristown Road for approximately 57.9 meters (190 feet). The boundary then heads southeast 47.27 meters (155 feet) and then northeast for approximately 88 meters (288.75 feet) to exclude an unassociated tax parcel. The boundary then continues along the edge of pavement on the southeast side of Norristown Road for approximately 498.35 meters (1635 feet) to the place of beginning.

The period of significance for the property is 1907 to 1953. The National Register Boundary encompasses approximately 22.17 hectares (54.78 acres) of land. This represents two tax parcels that are currently associated with the resource. Tax parcel 49-09-0039 contains most of the resource elements. Tax parcel 49-09-0042-1 contains an eighteenth-century dwelling acquired by Christ's Home for Children in the mid-twentieth century. The proposed boundary includes those features associated with the resource during its existence, including religious, educational, administrative, residential, agricultural, and utilitarian buildings and structures as well as landscape features such as driveways, walkways, farm and recreational fields, trees and bushes. Buildings and structures constructed within the past fifty years are part of the evolution of the property and should become contributing features to the resource as they become fifty years of age. This boundary was prepared in accordance with guidelines set forth in the *National Register Bulletin*: "Defining Boundaries for National Register Properties" (Seifert et al. 1997).

REFERENCES CITED:

Anonymous

1938 "History of Christ's Home." Clipping from an unidentified newspaper. In the "Christ's Home for Children" vertical file of the Spruance Library, Bucks County Historical Society.

1963 *What God Hath Wrought Through Christ's Home 1903-1963*. Warminster, PA: Christ's Home.

Ashby, LeRoy

1997 *Endangered Children: Dependency, Neglect, and Abuse in American History*. New York: Twayne Publishers.

Berkley, Beverly

1999 "Peace of mind and sanctuary at Christ's Home." In *The Intelligencer Record*, edition of May 16, 1999. In the "Christ's Home for Children" vertical file of the Spruance Library, Bucks County Historical Society.

REFERENCES CITED (Continued):

Buffer, Michael

- 1993 "Christian facility offers a home away from home for children." Newspaper article published in *The Intelligencer*, edition of October 25, 1993. In the "Christ's Home for Children" vertical file of the Spruance Library, Bucks County Historical Society.

Christ's Home

- 1957 *Blueprints, Christ's Home for Children*. In the files of Christ's Home for Children, Warminster, PA.

Cook, Kathleen K.

- 1986 *A Preliminary History of "The William Tennent Property."* Unpublished report prepared for the Bucks County Conservancy, June 1986. In the files of the Bucks County Heritage Conservancy, Doylestown, PA.

Craven, Elijah R.

- 1902 "The Log College of Neshaminy and Princeton University." In *Journal of the Presbyterian Historical Society*, edition of June 1902 (Volume 1, Number 4).

Haggerty, Maureen

- 1976 "Log College Forerunner of Princeton." In *Bucks County Panorama*, edition of September 1976, Volume 18, Number 9.

Hasci, Timothy A.

- 1997 *Second Home: Orphan Asylums and Poor Families in America*. Cambridge, MA: Harvard University Press.

Intelligencer, The

- 1997 Editorial in *The Intelligencer*, edition of September 8, 1997. In the "Christ's Home for Children" vertical file of the Spruance Library, Bucks County Historical Society.

National Park Service

- 1991 *National Register Bulletin Number 15*. "How to Apply the National Register Criteria for Evaluation." Washington, D.C.: National Park Service, U.S. Government Printing Office.

Olasky, Marvin

- 1999 "The Rise and Fall of American Orphanages." In *Rethinking Orphanages for the 21st Century*. Edited by Richard B. McKenzie. Thousand Oaks, CA: SAGE Publications, Inc.

Seifert, Donna, Barbara J. Little, Beth L. Savage, and John H. Sprinkle, Jr.

- 1997 *National Register Bulletin*, "Defining Boundaries for National Register Properties." U.S. Department of the Interior, National Park Service, National Register of Historic Places, 1995, Revised 1997.

United States Bureau of the Census

- 1920 Fourteenth Census of the Population of the United States. Manuscripts on microfilm.

- 1930 Fifteenth Census of the Population of the United States. Manuscripts on microfilm.

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM - NARRATIVE SHEET

89C

Historic/Other Name: Christ's Home for Children

Sheet 13 of 13

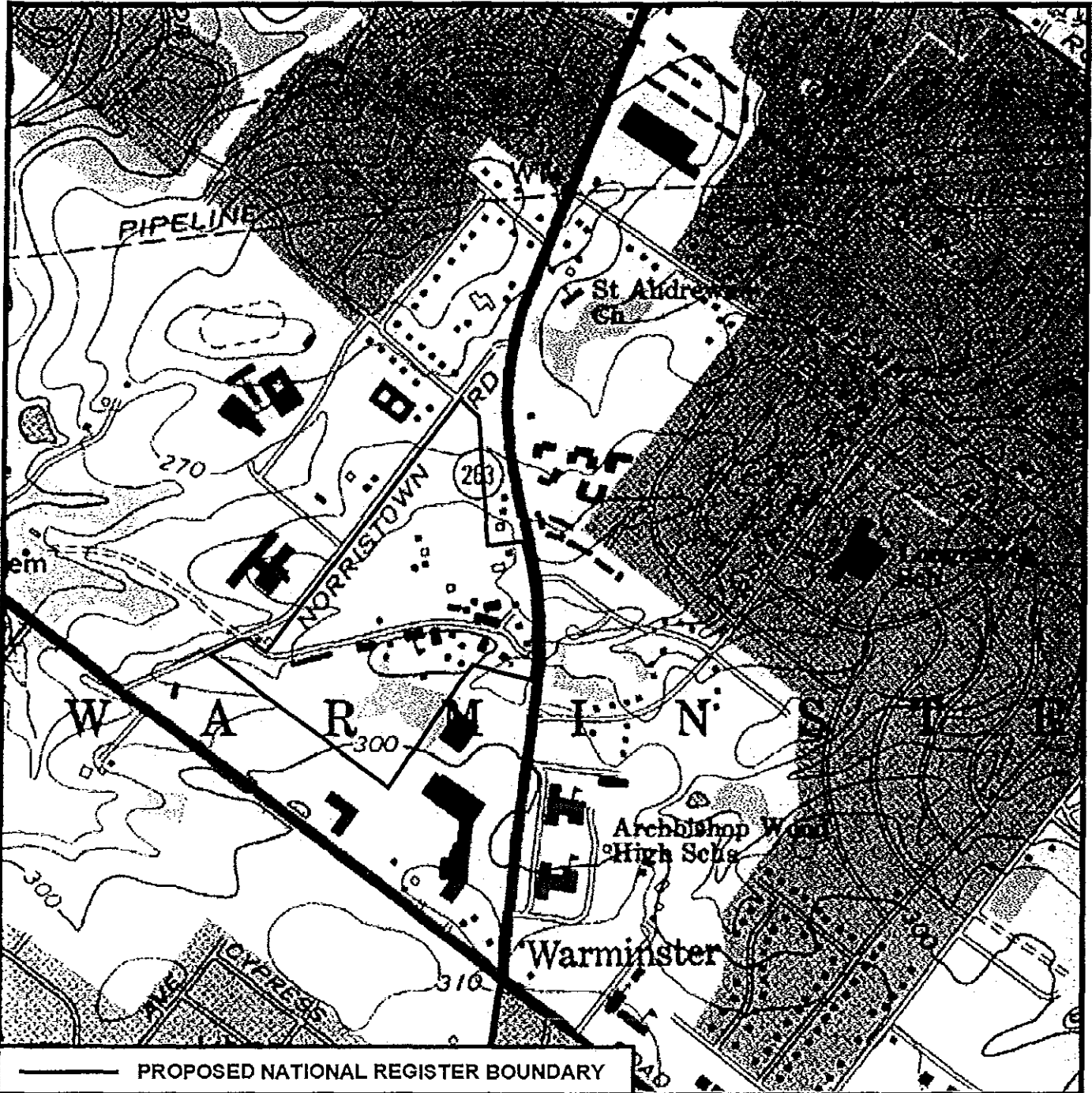
REFERENCES CITED (Continued):

United States Geological Survey

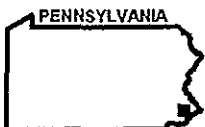
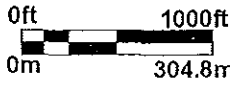
1983 *Hatboro, PA*. 7.5 minute series. Aerial photographs taken 1950. Field checked 1952. Revised from aerial photographs taken 1965. Field checked 1966. Photorevised 1983. Washington, D.C.

Yanoshak, Harry

2000 "Dorm to become shelter, school for troubled kids." In *Bucks County Courier Times*, edition of January 21, 2000. In the "Christ's Home for Children" vertical file of the Spruance Library, Bucks County Historical Society.



— PROPOSED NATIONAL REGISTER BOUNDARY

QUADRANGLE LOCATION	SCALE	SOURCE
	 <p>0ft 1000ft 0m 304.8m</p> <p>Prepared by CHRS, Inc.</p>	<p>USGS 1983 HATBORO, PA</p>



RESOURCE LOCATION MAP

CHRIST'S HOME FOR CHILDREN, WARMINSTER TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



Christ's Home for Children: Photo 2 — Looking east towards the rear and north sides of the chapel.



Christ's Home for Children: Photo 3— Looking southwest towards the front and southeast façades of the administration building.



Christ's Home for Children: Photo 4 — Looking east towards the rear and northwest façades of the administration building. The addition is visually separate from the core of the building.



Christ's Home for Children: Photo 5 — Looking west towards two staff residences. The water tower can also be seen in the background.



Christ's Home for Children: Photo 6 — Looking southeast towards two utility buildings, an electrical building and a garage.



Christ's Home for Children: Photo 7 — Looking south towards the front and northwest façades of the "Primary Boys" residence. A staff residence can be seen in the background.



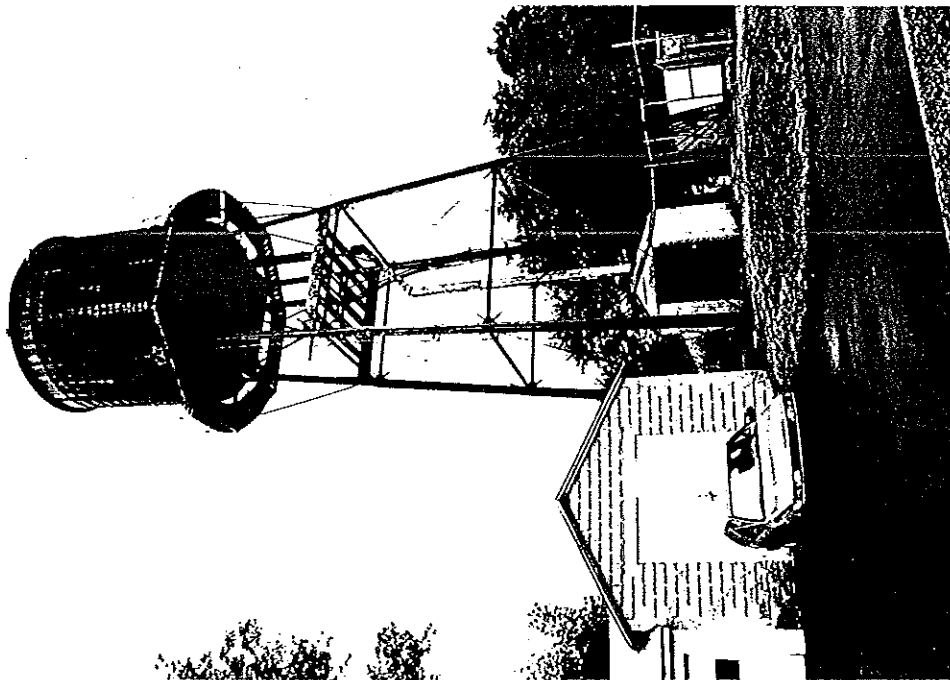
Christ's Home for Children: Photo 8 — Looking northeast towards the rear and northwest façades of the "Primary Boys" residence.



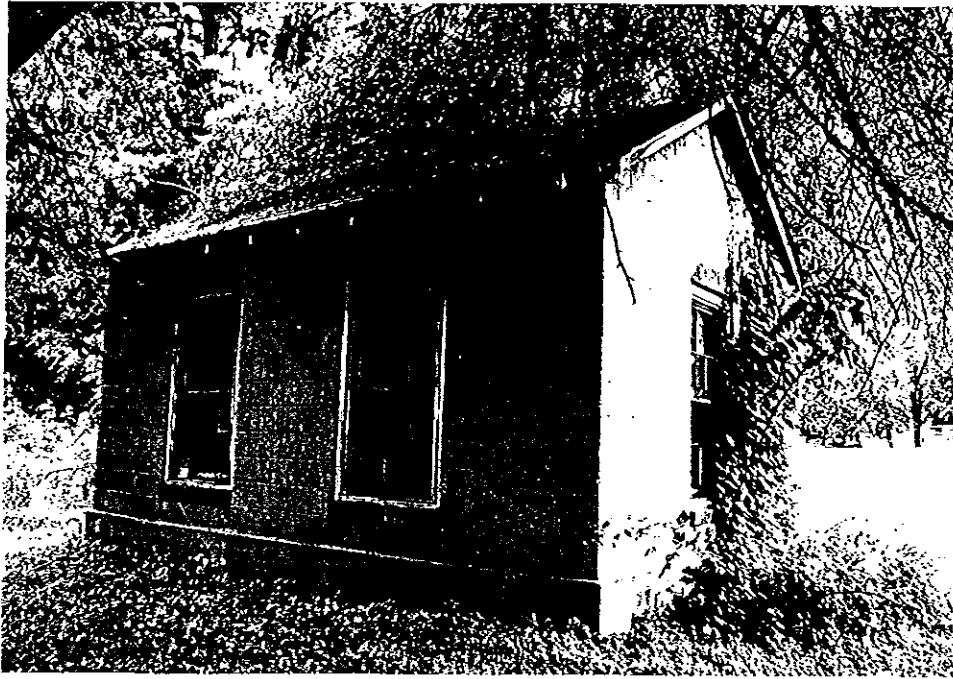
Christ's Home for Children: Photo 9 — Looking southwest towards the front and northwest sides of the "Junior Boys" residence.



Christ's Home for Children: Photo 10 — Looking northeast towards the rear and west sides of the "Junior Boys" residence.



Christ's Home for Children: Photo 11 — Looking southeast towards the water tower and mechanical shed beneath, and garage.



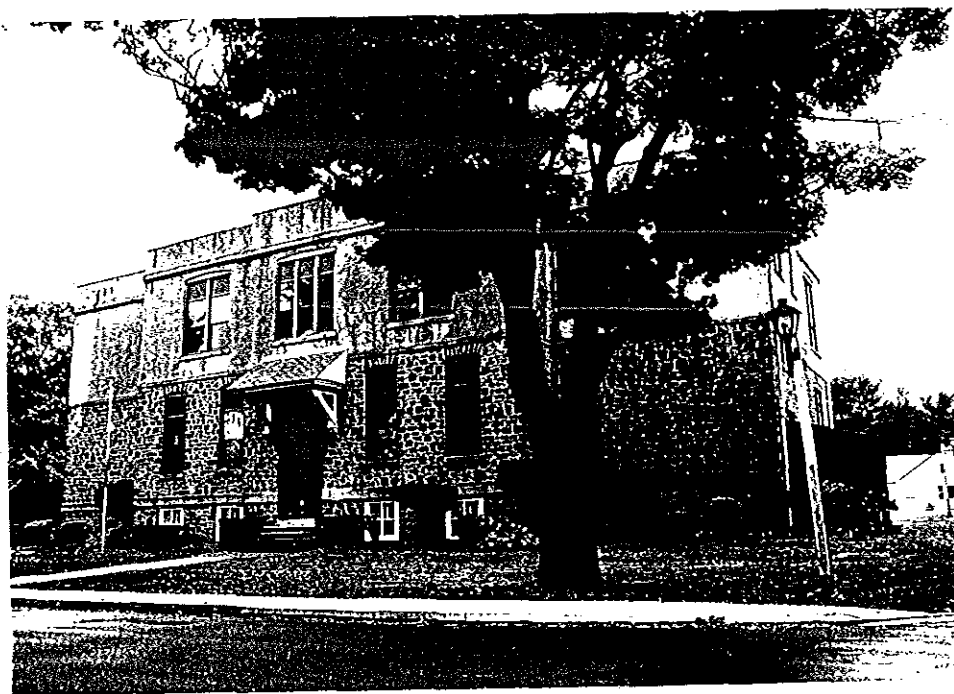
Christ's Home for Children: Photo 12 — Looking southwest towards the pump house.



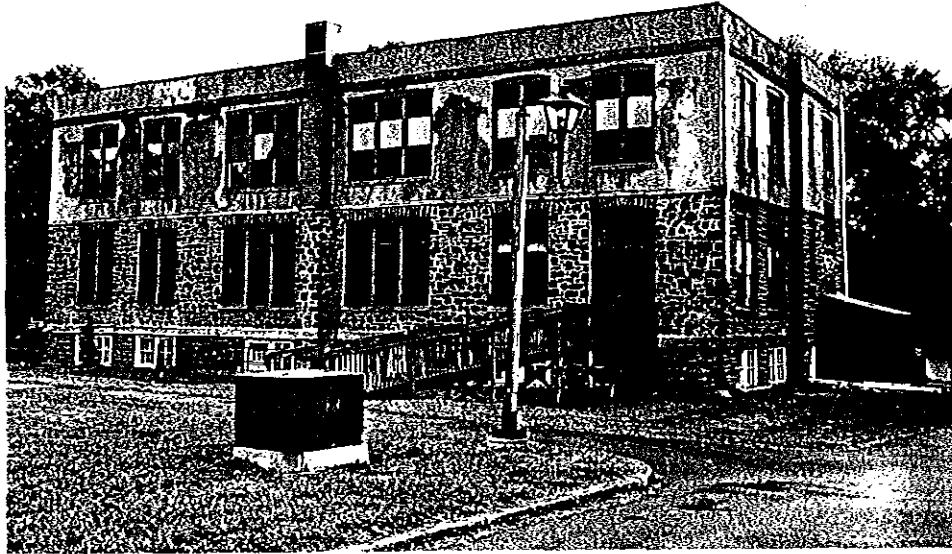
Christ's Home for Children: Photo 13 — Looking southeast towards the front and west sides of the "Intermediate Boys" residence.



Christ's Home for Children: Photo 14 — Looking northwest towards the rear and east façades of the "Intermediate Boys" residence.



Christ's Home for Children: Photo 15 — Looking southeast towards the front and west sides of the large school.



Christ's Home for Children: Photo 16 — Looking northwest towards the rear and east façades of the large school.



Christ's Home for Children: Photo 17 — Looking southwest towards the front and east sides of the “Junior and Intermediate Girls” residence.



Christ's Home for Children: Photo 18 — Looking northeast towards the rear and west façades of the “Junior and Intermediate Girls” residence.



Christ's Home for Children: Photo 19 — Looking southeast towards the front and west sides of the “Senior Girls” residence.



Christ's Home for Children: Photo 20 — Looking northwest towards the rear and east façades of the "Senior Girls" residence.



Christ's Home for Children: Photo 21— Looking northeast towards two staff residences on the north side of Main Street.



Christ's Home for Children: Photo 22 — Looking southwest towards a modern apartment building on the property.



Christ's Home for Children: Photo 23 — Looking northeast towards the front and west façades of the "Senior Boys" residence.



Christ's Home for Children: Photo 24 — Looking southwest towards the rear façade of the “Senior Boys” residence.



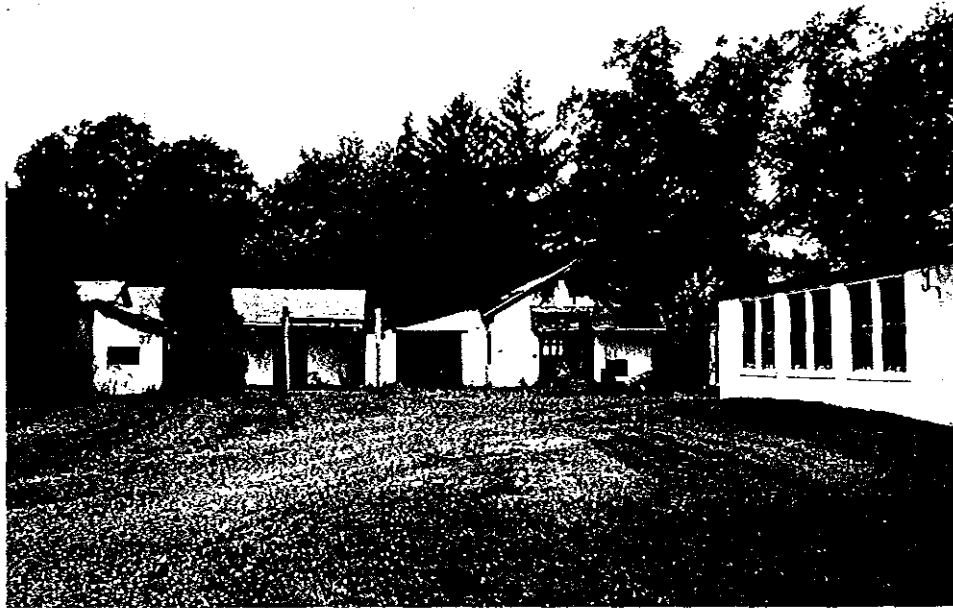
Christ's Home for Children: Photo 25 — Looking northeast towards the one-room schoolhouse and garage.



Christ's Home for Children: Photo 28 — Looking north towards the farm complex along the length of a cold storage building.



Christ's Home for Children: Photo 29 — Looking southeast towards the "Junior Boys" residence.



Christ's Home for Children: Photo 26 — Looking west towards the farm complex. The cannery building is to the right of the photograph. The cold storage buildings are located in the background. The bathroom building is located to the left of the photograph within in a small stand of trees.



Christ's Home for Children: Photo 27 — Looking south towards the farm complex. The maintenance building (with ventilator) is on the left. The cannery building can be seen on the right of the photograph.



Christ's Home for Children: Photo 30 — Looking northwest towards the front and east façades of the "William Tennent/Superintendent" residence.



Christ's Home for Children: Photo 31 — Looking southeast towards the rear and west façades of the "William Tennent/Superintendent" residence.

