

**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – PHOTO/SITE PLAN SHEET**  
**Pennsylvania Historic and Museum Commission, Bureau of Historic Preservation**  
**Commonwealth Keystone Building, 2<sup>nd</sup> Floor, 400 North Street, Harrisburg, PA 17108-1026**

Survey Code / HR #:	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Historic / Other Name:	Model Type #4, L-plan Split Level
Tax Parcel:	Multiple	Address:	Thornbury Estates
County:	Chester 029	Municipality:	Thornbury Township

**Thornbury Estates**  
**Model Type #4, L-plan**  
**Split Level**

**Photographs**

Photo 1: HR #66-071,  
 233 Green Tree Dr.

**Photographer:**

Richard Webster

**Date:** 5/2008

**Negative Location:**

Thornbury Township



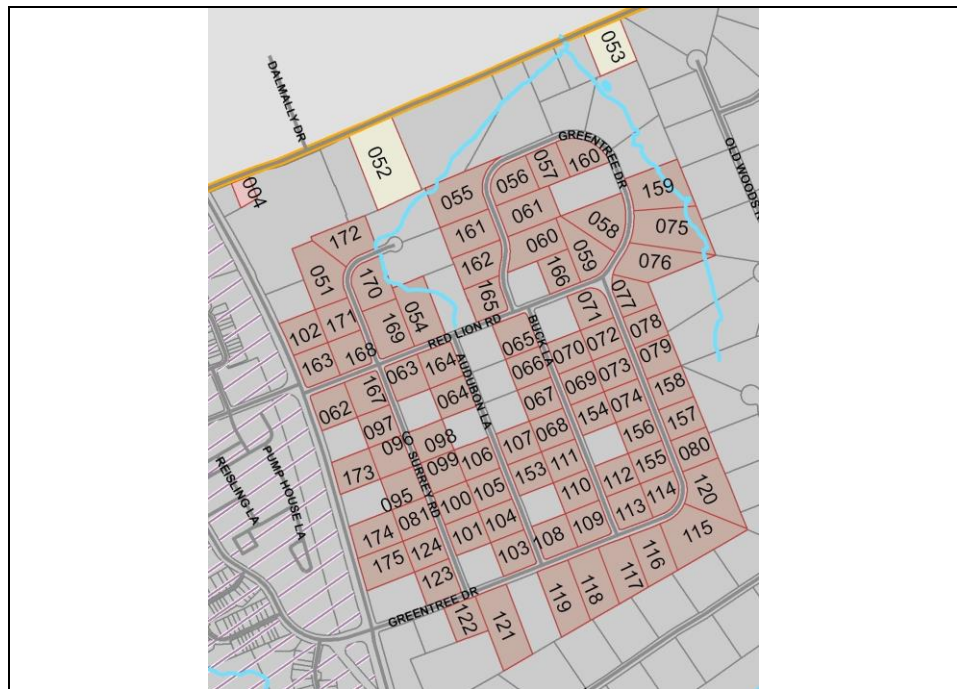
**Location Map**

Thornbury Township  
 Historic Resource  
 Inventory GIS Map, 2009

**LOOK FOR: HR #051,**  
 056, 058, 060, 062, 064,  
 065, 067, 068, 070, 071,  
 072, 073, 074, 078, 079,  
 080, 081, 105, 106, 109,  
 113, 114, 153, 155, 156,  
 158, 162, 164, 165, 166, &  
 173

**MAP KEY**

071 = HR Number  
 Purple = Class 1  
 Pink = Class 2  
 Yellow = Class 3  
 Med. Grey = Class 4



**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – DATA SHEET**

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

<b>IDENTIFICATION AND LOCATION</b>				
Survey Code/HR #	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Tax Parcel No.	Multiple	
County	1. Chester 029	2.		
Municipality	1. Thornbury Township	2.		
Address	Thornbury Estates			
Historic Name	Unknown			
Other Name	Model Type #4, L-plan Split Level			
Owner Name / Address				
Owner Category	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Public – local	<input type="checkbox"/> Public – state	<input type="checkbox"/> Public – Federal
Resource Category	<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> District	<input type="checkbox"/> Site	<input type="checkbox"/> Structure <input type="checkbox"/> Object
Number/Approximate Number of Resources Covered by This Form	32			
USGS Quad	1. West Chester	2.		
UTM References	A.	B.	C.	D.

<b>HISTORIC AND CURRENT FUNCTIONS</b>			
Historic Function Category		Subcategory	Code
A.	Domestic	Single Dwelling	01 A
B.			
C.			
D.			
Particular Type	A.	Suburban Residence	
	B.		
	C.		
	D.		
Current Function Category		Subcategory	Code
A.	Domestic	Single Dwelling	01 A
B.			
C.			
D.			

<b>PHYSICAL DESCRIPTION</b>				
Architectural Classification	A.	B.	C.	
	D.	Other	Split Level	
Exterior Materials	Foundation		Roof	Asphalt shingles 63
	Walls	Brick 30	Walls	Aluminum 55
	Other	Weatherboard 21	Other	Stucco 61
Structural System	1.		2.	
Width 4 Bays D	Depth 2 Rooms B		Stories / Height 1.5 A	

**PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM – NARRATIVE SHEET****89C**

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code/HR #66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, &amp; 173/ L-plan Split Level / Thornbury Estates

**HISTORICAL INFORMATION**Year Built: X c. 1955-1957 Additions/Alterations Dates: c.Basis for Dating: X Documentary X Physical

Explain: Thornbury Estates was initially constructed between c. 1954 and c. 1962. These houses are an unusual combination of a typical mid to late 1950s ranch type house with a typical mid to late 1950s split level floor plan.

Cultural / Ethnic Affiliation	1. N/A	2.	Associated Individuals	1. N/A	2.
Associated Events	1. N/A	2.	Architects / Engineers	1. N/A	2.
Builders	1. N/A	2.			

**MAJOR BIBLIOGRAPHICAL REFERENCES**

N/A

**PREVIOUS SURVEY, DETERMINATIONS**

N/A

**EVALUATION (Survey Director/Consultants Only)**Individual NR Potential:    Yes    No Context(s):Contributes to Potential District   X   Yes    No District Name/Status: Thornbury Estates Historic District/Future Potential

Class: 4

Justification: Thornbury Township has deemed these resources to have the potential in the future to contribute to the historic fabric or character of the Township; however, due to their age, it is not possible at this time (2009) to ascertain their level of significance; therefore, they fall within the Township's definition of Class 4 resources.

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

Explain:

<b>SURVEYOR INFORMATION</b>			
Surveyor Name / Title	Jane E. Dorchester	Date	8/2009
Project Name	Thornbury Township VPP Historic Resource Inventory & Survey		
Organization	Jane E. Dorchester, Historic Preservation Consultant	Telephone	610-431-3737
Street and No.	19 S. Church St.		
City, State	West Chester, Pa.	Zip Code	19382
Additional Survey Documentation			
Associated Survey Codes	None		

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C**

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County	Chester 029	Municipality	Thornbury Township
Address	Thornbury Estates	Historic / Other Name	L-plan Split Level

**PHYSICAL DESCRIPTION:**

L-plan Split Levels as constructed in Thornbury Estates were one-and-a-half story, four-bay, brick-faced and weatherboard buildings that looked like a ranch house, but had a split-level floor plan with the living and sleeping areas on different levels than the entryway. These split levels were clad in brick-face with weatherboard in the gable of the foot of the “L”. There are thirty-two L-plan Split Levels located in Thornbury Estates today. Eighteen of them, HR #056, 060, 064, 067, 068, 070, 072, 074, 078, 080, 109, 113, 114, 153, 162, 164, 165, and 173 have had their weatherboarding replaced with aluminum siding. Five of them, HR #065, 068, 073, 158, and 173 have had either their brick-face covered with stucco or their weatherboard replaced with stucco. Four of them, HR #051, 062, 081, and 106 have been entirely clad in aluminum siding. Two of them, HR #065 and 156, have had either their brick-face or their weatherboarding replaced with or covered by stone-face. Sixteen of these houses, HR #056, 058, 064, 067, 068, 070, 072, 073, 074, 078, 081, 106, 109, 155, 164, and 165, have had other changes and/or additions made to them.

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Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code/HR #	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Tax Parcel / Other No.	Multiple
County	Chester 029	Municipality	Thornbury Township
Address	Thornbury Estates	Historic / Other Name	L-plan Split Level

**HISTORICAL NARRATIVE** (including a brief statement of significance for Class 2 properties only):  
 The individual houses in Thornbury Estates are not considered, at this time (2009), to be eligible for inclusion on the National Register of Historic Places as individual resources. However, it is thought that at some point in the future the Estates as a whole unit may be eligible as a historic district. Therefore, the houses were studied on a preliminary basis as contributing resources to a potential historic district. The conclusion of this study, conducted by Dr. Richard Webster, architectural historian, was to identify six model types that were originally constructed in the Estates between 1954 and 1962. Those model types are as follows:

- Model Type #1: Dormer Split Level
- Model Type #2: Front Gable Split Level
- Model Type #3: Jetty Split Level
- Model Type #4: L-plan Split Level
- Model Type #5: Ranch
- Model Type #6: California Ranch

The Model Type #4, L-plan Split Level appears to have been constructed in the early to middle stages of the initial development period (1954 to 1962) of the Estates, between c. 1955 and c. 1957. They are located predominately in the middle and eastern sections of the Estates along Green Tree Drive, Buck Lane, and Audubon Road, with the rest scattered throughout the rest of the development. This model type appears to be the smallest house model offered in the initial development period of the Estates. They were the most popular of the split level types erected in this time period (32 out of a total of 82 houses), possibly because their construction costs were within easy reach of most home-buyers.

The following houses in Thornbury Estates are Model Type #4, L-plan Split Levels:

HR #	Tax Parcel #	St. #	St. Name	HR #	Tax Parcel #	St. #	St. Name
051	66-1R-7	1244	Surrey Rd.	080	66-1R-63	224	Green Tree Dr.
056	66-1R-19	247	Green Tree Dr.	081	66-3D-9	1260	Surrey Rd.
058	66-1R-23	237	Green Tree Dr.	105	66-3D-20	1260	Audubon Rd.
060	66-1R-27	251	Green Tree Dr.	106	66-3D-21	1258	Audubon Rd.
062	66-1R-29	1251	Wilmington Pk	109	66-3D-25	1264	Buck La.
064	66-1R-34	1254	Audubon Rd.	113	66-3D-29	1263	Buck La.
065	66-1R-39	1252	Buck La.	114	66-3D-30	221	Green Tree Dr.
067	66-1R-41	1256	Buck La.	153	66-3D-23	1259	Audubon Rd.
068	66-1R-42	1258	Buck La.	155	66-1R-53	223	Green Tree Dr.
070	66-1R-46	1253	Buck La.	156	66-1R-52	225	Green Tree Dr.
071	66-1R-48	233	Green Tree Dr.	158	66-1R-61	228	Green Tree Dr.
072	66-1R-49	231	Green Tree Dr.	162	66-1R-16	252	Green Tree Dr.
073	66-1R-50	229	Green Tree Dr.	164	66-1R-33	108	Red Lion Rd.
074	66-1R-51	227	Green Tree Dr.	165	66-1R-15	215	Red Lion Rd.
078	66-1R-59	232	Green Tree Dr.	166	66-1R-25	217	Red Lion Rd.
079	66-1R-60	230	Green Tree Dr.	173	66-3D-2	1255	Wilmington Pk

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – PHOTOGRAPH SHEET**

Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code/HR #	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Historic / Other Name	Model Type #4, L-plan Split Level
Photographer	Richard Webster	Date	5/2008



HR #051, 1244 Surrey Rd.



HR #056, 247 Green Tree Dr.

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Photographer	Richard Webster	Date	5/2008



HR #058, 237 Green Tree Dr.



HR #060, 251 Green Tree Dr.

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Photographer	Richard Webster	Date	5/2008



HR #062, 1251 Wilmington Pike



HR #064, 1254 Audubon Rd.

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Photographer	Richard Webster	Date	5/2008



HR #065, 1252 Buck La.



HR #067, 1256 Buck La.

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Photographer	Richard Webster	Date	5/2008



HR #068, 1258 Buck La.



HR #070, 1253 Buck La.

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Survey Code/HR #	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Historic / Other Name	Model Type #4, L-plan Split Level
Photographer	Richard Webster	Date	5/2008



HR #072, 231 Green Tree Dr.



HR #073, 229 Green Tree Dr.

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Survey Code/HR #	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Historic / Other Name	Model Type #4, L-plan Split Level
Photographer	Richard Webster	Date	5/2008



HR #074, 227 Green Tree Dr.



HR #078, 232 Green Tree Dr.

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Survey Code/HR #	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Historic / Other Name	Model Type #4, L-plan Split Level
Photographer	Richard Webster	Date	5/2008



HR #079, 230 Green Tree Dr.



HR #080, 224 Green Tree Dr.

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Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code/HR #	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Historic / Other Name	Model Type #4, L-plan Split Level
Photographer	Richard Webster	Date	5/2008



HR #081, 1260 Surrey Rd.



HR #105, 1260 Audubon Rd.

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Photographer	Richard Webster	Date	5/2008



HR #106, 1258 Audubon Rd.



HR #109, 1264 Buck La.

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Photographer	Richard Webster	Date	5/2008



HR #113, 1263 Buck La.



HR #114, 221 Green Tree Dr.

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Photographer	Richard Webster	Date	5/2008



HR #153, 1259 Audubon Rd.



HR #155, 223 Green Tree Dr.

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – PHOTOGRAPH SHEET**

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Photographer	Richard Webster	Date	5/2008



HR #156, 225 Green Tree Dr.



HR #158, 228 Green Tree Dr.

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – PHOTOGRAPH SHEET**

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Photographer	Richard Webster	Date	5/2008



HR #162, 252 Green Tree Dr.



HR #164, 108 Red Lion Rd.

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Photographer	Richard Webster	Date	5/2008



HR #165, 215 Red Lion Rd.



HR #166, 217 Red Lion Rd.

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Survey Code/HR #	66-051, 056, 058, 060, 062, 064, 065, 067, 068, 070-074, 078-081, 105, 106, 109, 113, 114, 153, 155, 156, 158, 162, 164-166, & 173	Historic / Other Name	Model Type #4, L-plan Split Level
Photographer	Richard Webster	Date	5/2008



HR #173, 1255 Wilmington Pike