

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM- PHOTO/SITE PLAN SHEET

Pennsylvania Historical and Museum Commission
 Bureau of Historic Preservation
 Box 1026, Harrisburg, PA 17108-1026

Survey Code/Tax Parcel/Other No. N/A

County: Erie

Municipality: City of Erie

Address: Bounded by W.38th St., State St., W.39th St., and Parkside Avenue

Historic Name/Other Name Glenwood Hills/Glenwood Residential Subdivision

SITE PLAN

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SEE ATTACHED SITE PLAN

PHOTO INFORMATION



	Number	Description of View	of Camera
•	8	Looking northeast at intersection of W.38th St. and Beech Ave. The view shows a variety of architectural styles and periods found within Glenwood Hills Subdivision, from early 20th century Craftsman to late 20th century Neocolonial.	Northeast
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Photographer Name: Jerry Clouse Date: 11/98
 Negative Location: McCormick, Taylor & Associates, Inc./Harrisburg

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

89B

IDENTIFICATION AND LOCATION

Survey Code: N/A Tax Parcel/Other No.: N/A
 County: 1. Erie 0 4 9 2. _____
 Municipality: 1. City of Erie 2. _____
 Address: Bounded by W. 38th St., State St., W. 39th St., and Parkside Avenue
 Historic Name: Glenwood Hills
 Other Name: Glenwood Residential Subdivision
 Owner Name/Address: Multiple
 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: 175- 200
 USGS Quad: 1. Erie South, PA 2. _____
 UTM References: A. 17 E 577140 N 4461240 C. 17 E 576580 N 4461640
 B. 17 E 577240 N 4461340 D. 17 E 576660 N 4461540

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category: Subcategory: Code:
 A. Domestic Single Dwelling 0 1 A
 B. Religion Religious Structure 0 6 A
 C. _____ _____ _____
 D. _____ _____ _____

Particular Type A. House
 B. Church
 C. _____
 D. _____

Current Function Category: Subcategory: Code:
 A. Domestic Single Dwelling 0 1 A
 B. Domestic Multiple Dwelling 0 1 B
 C. Religion Religious Structure 0 6 A
 D. _____ _____ _____

PHYSICAL DESCRIPTION

Architectural Classification: A. Modern, Other: Neocolonial 7 0
 B. Colonial Revival 5 1 C. Ranch 7 0
 D. Modern, Other: Minimal Traditional 7 0 Other: Bungalow 6 5

Exterior Materials: Foundation Concrete 6 5 Roof Asphalt 6 3
 Walls Wood 2 0 Walls Brick 3 0
 Other Aluminum 5 5 Other Vinyl 7 2

Structural System: 1. Concrete 5 0 2. _____
 Width: 3 bays C Depth: 2 rooms B Stories/Height 2 stories B

HISTORICAL INFORMATION

Year Built: C. 1919 to C. 1970 Additions/Alterations Dates: C. _____ to C. _____
Basis for Dating: X Documentary X Physical
Explain: Based upon secondary historic sources and examination of resources.

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

MAJOR BIBLIOGRAPHICAL REFERENCES

McAlester, Virginia & Lee. *A Field Guide to American Houses*. Alfred A. Knopf, New York, 1993.
Wolfe, Michae *Glenwood Association: A Historical Look*. Gannon University, 1989.
Sanborn Insurance Maps of Erie, Pennsylvania. Sanborn Map Company, New York, 1927.

PREVIOUS SURVEY, DETERMINATIONS

None

EVALUATION (Survey Director/Consultants Only)

Individual NR Potential: Yes X No Context(s): _____
Contributes to Potential District: Yes X No District Name/Status: _____
Explain: The Glenwood Hills Subdivision, although associated with Truman Andrews, does not have the intended appearance of a c.1920 through c.1940 neighborhood due to continued development into the late 20th century. The Subdivision does not exemplify any distinct characteristics of a type, period, or method of construction and does not have the potential to yield any information in history.

THREATS

Threats: 2 1. None 2. Public Developmen 3. Private Developmen 4. Neglect 5. Other
Explain: Possible widening of W. 38th Street in Glenwood Hills.

SURVEYOR INFORMATION

Surveyor Name/Title: Jerry Clouse/Historic Structures Specialist Date: 1/4/99
Project Name: W. 38th Street
Organization: McCormick, Taylor & Associates, Inc. Telephone: (717) 540-6040
Street and No.: 6380 Flank Drive Suite 300
City, State: Harrisburg, PA Zip Code: 17112
Additional Survey Documentation: _____
Associated Survey Codes: _____

Survey Code: N/A Tax Parcel/Other No. N/A
County: Erie Municipality: City of Erie
Address: Bounded by W.38th St., State St., W. 39th St., and Parkside Avenue
Historic/Other Name: Glenwood Hills/Glenwood Residential Subdivision

Physical Description

Glenwood Hills, a residential development, is located within Erie city limits, Erie County, Pennsylvania. For the purposes of this project the development is bounded by West 38th Street, West 39th Street, State Street, and Parkside Avenue. The earliest remaining houses are located along West 38th Street and State Street. Just east of State Street is the large Veteran's Hospital complex. Further east on West 38th Street are business offices and doctors' offices. North of West 38th Street is a continuation of the mix of early 20th to late 20th century housing found in the surveyed area.

Glenwood Hills is located on the southern limits of the city of Erie, bordered by the predominately suburban Millcreek Township. To the west of Glenwood Hills is located Glenwood Park and the Erie Zoo. U.S. Route 19, which travels through the city of Erie, intersects with West 38th Street approximately a half mile to the west of Glenwood Hills. Glenwood Hills was established in 1919 by Truman O. Andrews, an Erie real estate developer.

Glenwood Hills is a residential development, comprised predominately by single family dwellings. The development was surveyed by Andrews Real Estate Company with the purpose of providing a suburban neighborhood within a naturally attractive environment. During the course of the 20th century the surrounding region has been heavily developed with residential and commercial properties.

The main entrance to Glenwood Hills, located on State Street, is marked by a small sign on landscaped center island. (*See Photograph 13.*) East of State Street, West 38th Street has a grass covered island as well. West 38th Street and State Street are the widest roads which serve Glenwood Hills. West 38th Street carries a large volume of traffic. Eliot Road, Sassafra Street, Trask Avenue, and Beech Avenue are much less travelled by vehicular traffic. These streets are narrow, with little space available for parking. Most of the lots within Glenwood Hills possess garages and off-street parking space. The majority of streets in Glenwood Hills are lined with mature trees and are well landscaped. Sidewalks were planned for the entire Glenwood Hills subdivision, but in numerous places the sidewalks have not been completed. Most of the developed lots in Glenwood Hills maintain well kept lawns.

The Glenwood Hills subdivision is almost completely developed. The first house in the subdivision was constructed in 1919. Since that time the subdivision has been gradually developed, experiencing various periods of substantial growth during the 1940s and 1960s. The continual growth of the subdivision has resulted in a variety of architectural styles and periods being interspersed throughout Glenwood Hills.

Within the Glenwood Hills subdivision can be found a variety of architectural styles, reflecting the various periods in which they were constructed. Examples of Prairie, Craftsman, and Bungalow styles, prominent during the earlier part of the 20th century, can be found throughout Glenwood Hills. In the years following the 1940s the Neoelectic style has become dominant. Neocolonial architecture can be found throughout Glenwood Hills. From the Modern style came Ranch, Minimal Traditional, and Contemporary forms of design. Minimal Traditional and Ranch style dwellings can be found in significant numbers throughout Glenwood Hills. Much less common styles of architecture found within Glenwood Hills include Tudor Revival, French Eclectic, Colonial Revival, and Mansard. (*See Photographs 17, 18, & 26.*)

A variety of styles and periods of architecture can be discovered throughout Glenwood Hills. Because of the periodic development which occurred within Glenwood Hills the different styles of architecture have been interspersed throughout the subdivision resulting in a inconsistent pattern of growth. The integrity of the subdivision has also been compromised by additions which have occurred. The development of the subdivision has also been influenced by regulations and restrictions created by the Glenwood Association. The regulations enforced by the Glenwood Association include standards regarding the size and style of home construction.

The Glenwood Hills subdivision, although associated with Truman O. Andrews, does not have the intended appearance of a ca.1920 through ca.1940 neighborhood due to continued development into the late 20th century. The subdivision does not exemplify any distinct characteristics of a type, period, or method of construction and does not have the potential to yield any information in history.

Historical Narrative

The Glenwood Hills subdivision is located within Erie city limits, Erie County, Pennsylvania. The town of Erie developed several industries and the population grew steadily. As the population of the city of Erie grew the need for more and better housing arose. The first interest in developing land in Millcreek Township for the benefit of the residents of Erie was the creation of Glenwood Park in 1892. Glenwood Park was created by several Erie businessmen and prominent members of the community for the entertainment of the public.

In 1910 Truman O. Andrews and several of his brothers established the Andrews Real Estate Company. Andrews was an attorney, politician, and businessman. In 1916 Andrews, after driving through the Glenwood Park area in his buggy, decided that Glenwood could make an excellent site for the creation of a suburban community to meet the needs of the heavily populated city of Erie. It was Andrews' desire to build fine homes in an attractive natural setting. The only difficulty would be convincing the public to move from the services offered in the city. In 1919 the Glenwood Subdivision would officially open to the public and Andrews would become the first resident of the development.

The Glenwood Hills subdivision was not an initial success. The lack of utilities and difficulties with transportation hampered the growth of Andrews' development. Glenwood Hills, initially located in Millcreek Township, would be partially annexed in 1919. In 1923 the city of Erie would finally annex all of Glenwood. The area was obtained for numerous reasons, including to better protect the city of Erie from devastating flooding and to provide good housing for residents of Erie. The annexation of Glenwood Hills did result in increased services, such as street paving, mail services, and improved transportation. The annexation proved beneficial for the growth of Glenwood Hills.

A unique feature of the development of Glenwood Hills was the creation of the Glenwood Association by residents. On January 13, 1919 the Declaration of Restriction was drafted by residents of Glenwood Hills. The declaration was inspired by the desires of Andrews to have a community which maintained attractive homes in natural settings. The restrictions included standards regarding the value and the size of subdivision's homes. The creation of the Declaration of Restrictions was also seen as the unofficial beginning of the Glenwood Association (Wolfe 1989: 8).

The Glenwood Association was officially recognized by the commonwealth of Pennsylvania on May 12, 1925. The purpose of the Glenwood Association was "to provide for the proper care and maintenance of the streets, avenues, shrubbery, public places, and unimproved lots, and generally to promote the common good of the residents and owners of lots within the subdivision known as 'Glenwood (Wolfe 1989: 8).'" The Glenwood Association was given even greater powers on June 23, 1928, including the responsibility of ensuring compliance with association restrictions and, if necessary, revising restrictions.

The Glenwood Hills subdivision experienced substantial growth during the 1920s, including mail service, paved streets, lighting for streets, and other utilities being implemented. The 1930s brought years of depression to the nation, and Glenwood was no exception. Even with the depression, Glenwood Hills continued to grow and focused on the issues of property value and providing services to benefit the residents. Another result of the depression of the 1930s was the bankruptcy of Andrews' real estate company. It is probable that some residents of Glenwood Subdivision were also unable to meet their obligations to the city, resulting in the city obtaining the property. By 1944 the combination of those events resulted in the city of Erie taking possession of 102 of the 438 lots located in Glenwood.

World War II disrupted life in Glenwood, as it did in communities across the nation. Military service resulted in manpower shortages across the nation. The lack of manpower resulted in the disruption of public service projects. The lack of materials, such as electrical wiring, prevented projects such as street lighting. During the course of the war the Glenwood Association concerned itself with air raid shelters, victory gardens, and programs for the entertainment of the public.

Following the conclusion of the war Glenwood experienced several periods of substantial growth. Nate Shilling, a prominent member of the Glenwood Association, noted that "periods of development in the subdivision occurred between 1945 and 1948, and later between 1965 and 1968, when many people bought 1 1/2 and 2 lots at a time (Wolfe 1989: 13)." In a January 11, 1997 article for the *Erie Times-News Weekender*, Robert T. Guelcher reminisces about growing up in Glenwood during the 1940s. Guelcher states that "It seemed that just about every house had an empty lot next to it, and these lots were available to us for about every different type of game we could imagine."

In 1919 Truman Andrews surveyed and began developing the Glenwood Subdivision. By 1927 the subdivision had been divided into lots and home construction had been underway for some time, according to Sanborn maps. A great deal of construction must have taken place in a short time because by 1943 there were only 120 vacant lots within the Glenwood Subdivision, which consisted of 438 total lots (Wolfe 1989: 20). The 1951 Sanborn maps display the fact that development of the subdivision continued at a steady pace between 1927 and 1951.

Throughout the development of the Glenwood Subdivision the Glenwood Association has sought to uphold the standards of the founder of the development. Andrews proposed the creation of Glenwood Subdivision with certain principles. Andrews wished Glenwood would always maintain a high quality of life and would not allow the homes to become deteriorated or run down. Andrews was able to accomplish his goals by creating and implementing his Declaration of Restrictions, established on January 13, 1919.

To enforce the Declaration of Restrictions the Glenwood Association created several committees with the power to enforce Andrews' restrictions. The main instrument in this endeavor was the Planning Committee of the Glenwood Association, which would later be renamed the Building and Restrictions Committee. The Glenwood Association's Board of Directors were also involved with the restrictions within the subdivision. The Planning Committee's duties were to prevent sameness in building styles, ensure homes met size and cost requirements, and enforce all regulations created by the Association regarding homes. Eventually the Association would remove the clause regarding the value of homes built in Glenwood Subdivision, but the requirement concerning the size of homes has been maintained. Some of the issues discussed by the committee included location of homes within the lots, the use of shrubbery, and the prevention of fencing around homes for purposes other than decorative.

The Glenwood Association has opposed and supported various addition to the subdivision. The association stipulated that any additions should contribute to the appearance and character of the community. Several projects have been opposed by the Glenwood Association. An attempt to construct the Old People's Hospital was opposed by the Association, which did not believe the hospital would be a proper addition to the community. Association members also opposed a proposed museum and art gallery and permission was denied for its construction.

The Declaration of Restrictions for the Glenwood Association, which dealt with topics such as construction and architectural style, created restrictions regarding race and nationality. In 1969 Federal courts decided that any such restrictions concerning race and nationality were unconstitutional. It was then decided by the Glenwood Association to remove the clause from their Declaration of Restrictions. The nationality clause was officially removed in 1970. The restriction regarding cost of homes within the subdivision have also been removed, although the clause regarding size was maintained.

The Glenwood Hills subdivision was established with the intent of creating a suburban refuge from the congested and industrial city of Erie. The subdivision benefited from an attractive setting and proximity to Glenwood Park. The subdivision prospered and grew to create a well kept residential community, with the assistance of the Glenwood Association. The subdivision has developed over the course of the 20th century and has witnessed many changes in the surrounding communities. The subdivision continues to adapt to the changes and concerns of the community, while continuing to provide an attractive residential setting.

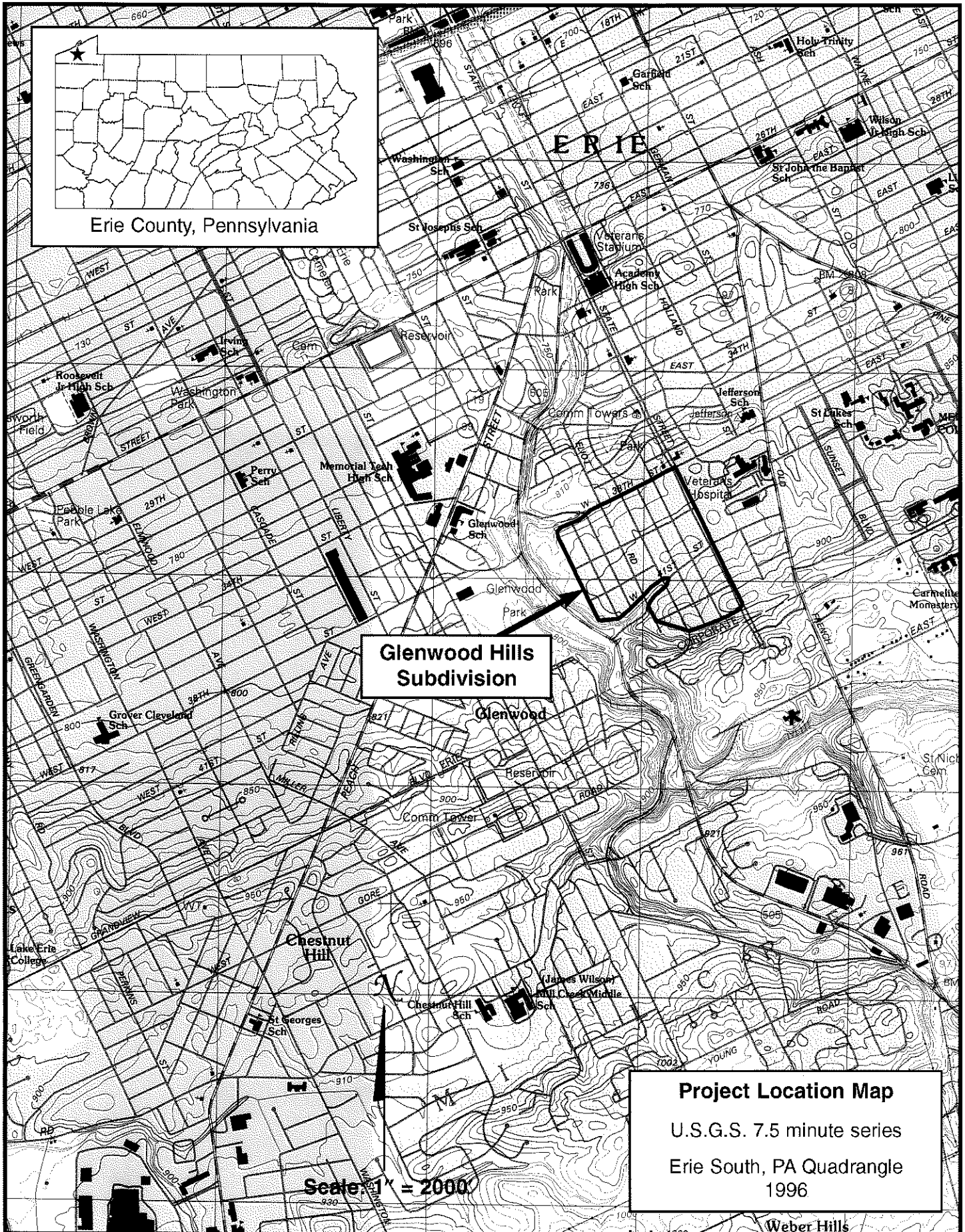


Figure 1