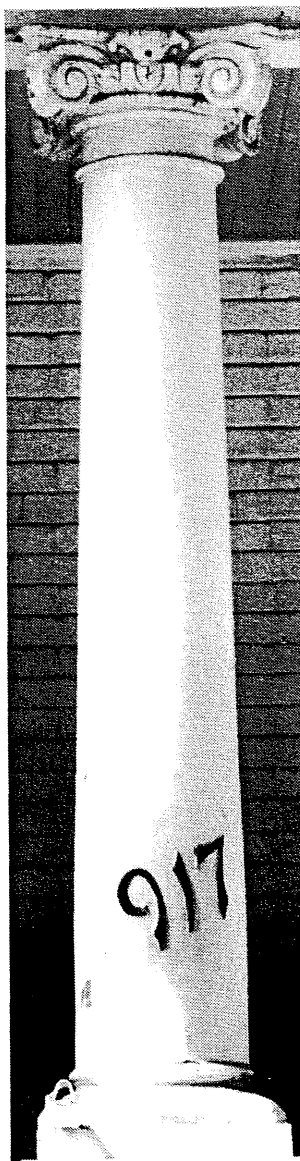
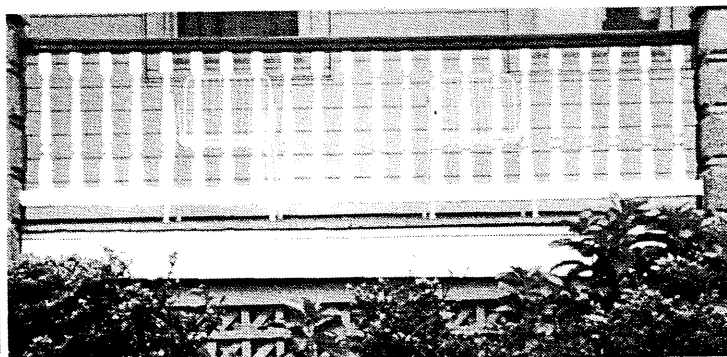


West Collingswood Preservation Plan



A Guide for the Neighborhood's Property Owners





West Collingswood Preservation Plan

Prepared for the Borough of Collingswood, New Jersey with funding from the Certified Local Government Program of the U.S. Department of the Interior, National Park Service, administered by the State of New Jersey, Department of Environmental Protection, Division of Parks and Forestry, Office of New Jersey Heritage.

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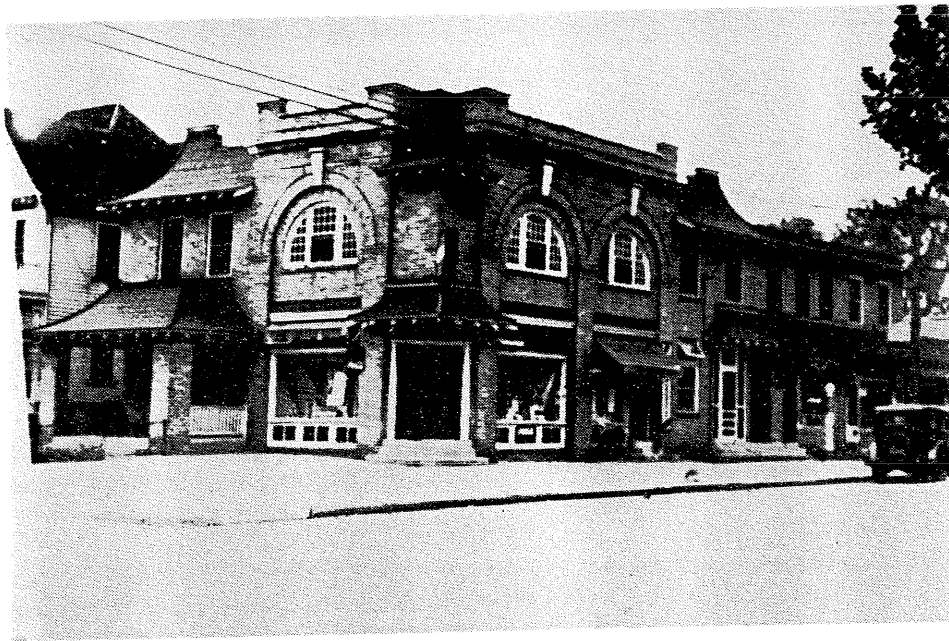
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West Collingswood Preservation Plan

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701 Collings Avenue, circa 1927



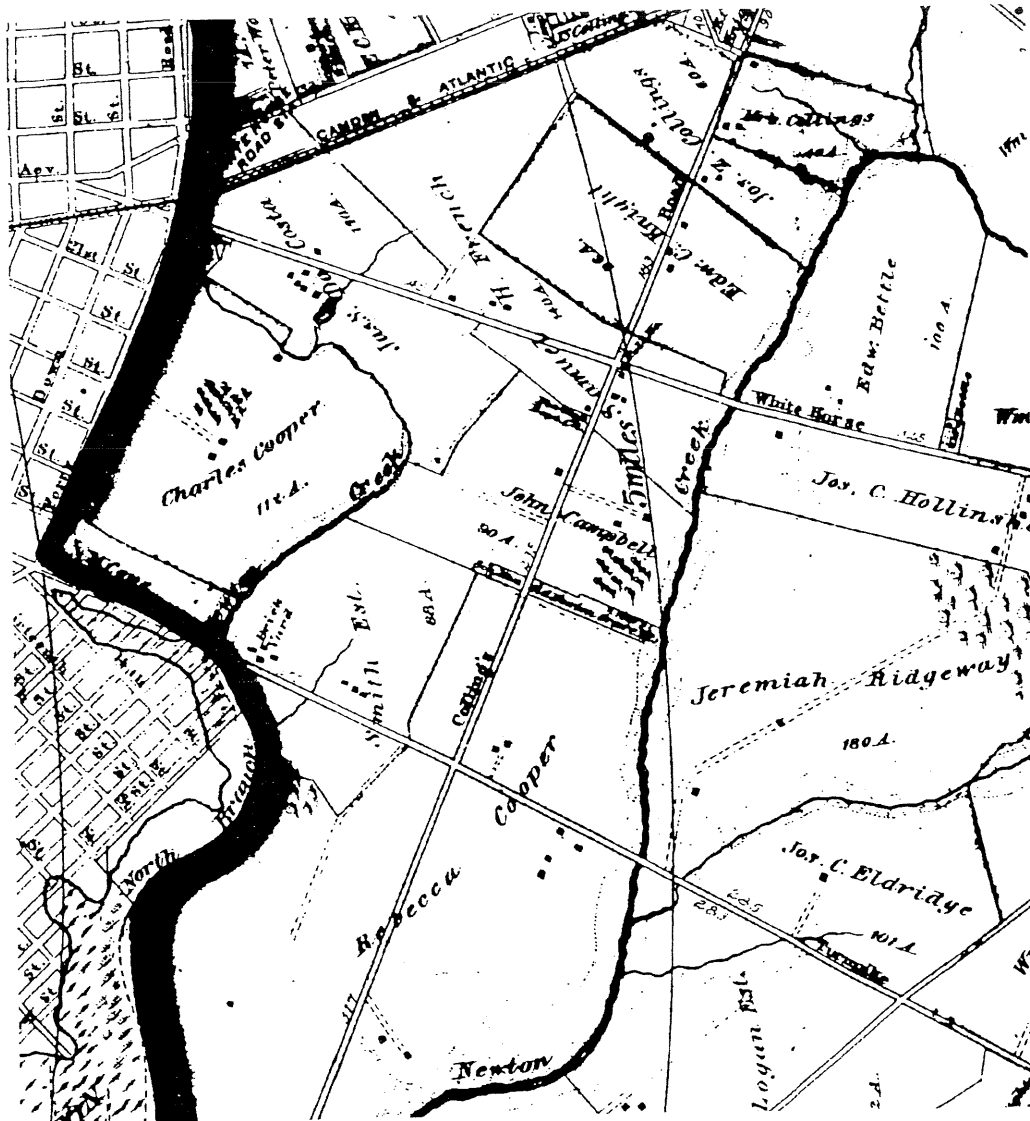
Today

Introduction

The residential and commercial district of West Collingswood is the oldest and one of the most significant areas of the Borough of Collingswood. Almost all of the buildings have stood more than half a century, with several buildings dating to the 1890s, and one house built in 1754. Recognizing the architectural significance and physical demands of such an aging building stock, the Borough Commissioners obtained a survey and planning grant to encourage preservation and historically-sensitive rehabilitation throughout the community.

This booklet is designed as an educational tool to assist property owners in maintaining and improving the exteriors of their buildings. The first section is an historical overview to briefly convey a sense of the area's development over time. Architectural highlights and an illustrated glossary of architectural terms then present a sampling of West Collingswood's rich architectural heritage. All examples are drawn from the area between the White Horse Pike and the railroad tracks, bounded by Newton Avenue to the south and Harrison Avenue to the north.

The preservation guidelines which follow are essentially a maintenance program to address specific building upkeep tasks and appropriate stabilization techniques. The rehabilitation guidelines suggest approaches to various repair problems and design criteria for replacement of architectural elements and new construction. Recommendations for three houses representing different building types and four commercial storefronts are illustrated. Finally, a resource compendium and research bibliography provide a listing of organizations and publications which can provide additional information.



1877 Map of West Collingswood vicinity
prepared by G. M. Hopkins

Historic Overview

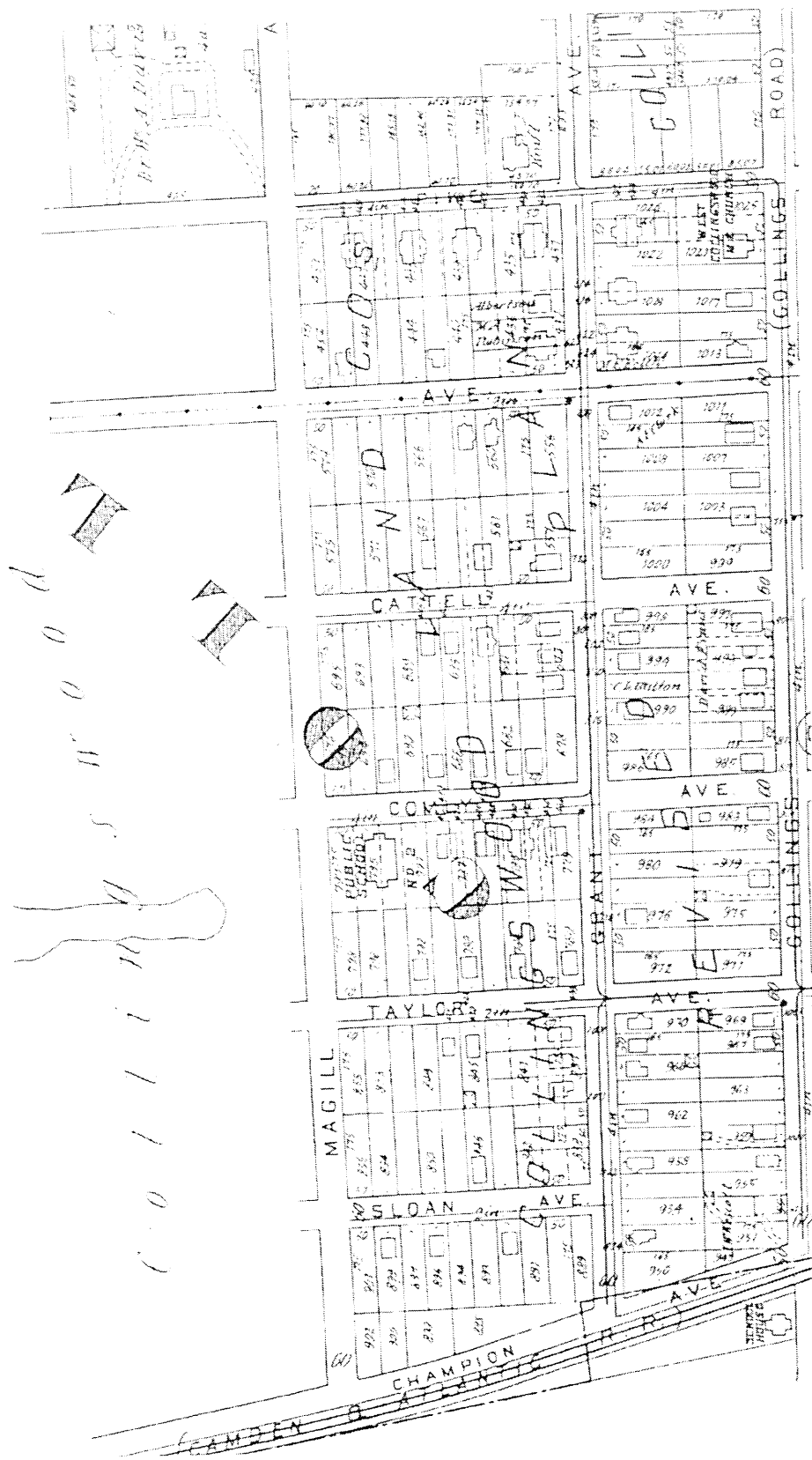
West Collingswood, as we know it today, has a rich history spanning over 300 years of English settlement. In 1682, six Irish Quakers - Thomas Sharp, Robert Zane, Thomas Thackara, Mark Newbie, William Bates, and George Goldsmith - established Newton Colony on 1750 acres between Newton and Coopers Creeks. The first permanent English settlement in Old Gloucester County, Newton Colony would eventually become part of Haddon Township, from which Collingswood would separate in 1888.

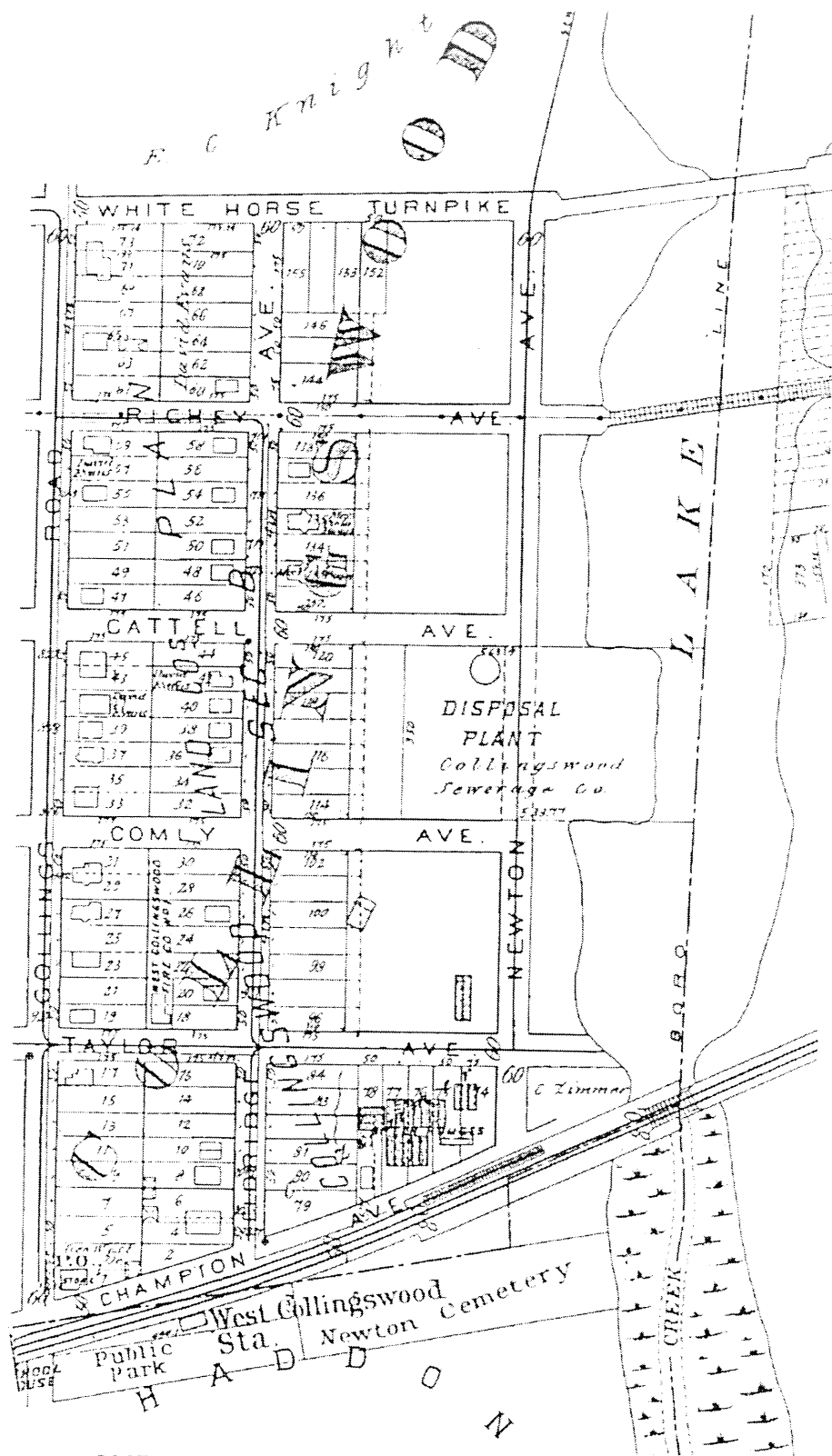
The ownership of each property within West Collingswood can be traced back to Thomas Thackara, one of the original settlers. His house and 250 acres of land are shown here on a map drawn by Thomas Sharp in 1700. In 1754, his grandson, Joseph, built the Thackara House which still stands at 912 Eldridge Avenue. One hundred years later, the property was owned by John Campbell whose 90 acres are shown on the 1877 map by G.M. Hopkins (left). Campbell's heirs sold the property to E.C. Knight, who was born in Newton Township in 1813, and was a direct descendant of Robert Zane. In his youth he lived in the Collings-Knight House before gaining prominence as a Philadelphia grocer, sugar manufacturer, railroad executive, and real estate developer. The year he purchased the Thackara property, he established the Collingswood Land Company and owned 650 acres in town.

The Land Company, anticipating the arrival of the Philadelphia & Atlantic City Railroad, laid out the West Collingswood Tract and built a store at 1036 Collings Avenue and seven "cottages" in 1888-89. The cottages - 811, 1003, 1021, and 1033 Collings Avenue and 1006, 1022, and 1034 Grant Avenue - were joined by 1016 Grant in 1890, and a row of four twins in the 400 block of Comley in 1892-94.

By 1907, there were 112 buildings in West Collingswood: 93 single family homes, 14 twins, one store and post office, the West Collingswood M.E. Church, "Public School No. 2" (the Thomas Sharp School which opened in 1906), the West Collingswood Fire Company No.1, and the Disposal Plant of the Collingswood Sewerage Company. A map drawn in that year shows the footprints of these buildings and offers the names of prominent property owners, including George West, who owned the store, and "C. Zimmer", who had a complex of greenhouses on the block where the Eldridge Garden Apartments are today.

The Thackara House, the Land Company Houses, and 104 other buildings standing in 1907 have now been joined by a full compliment of later structures to create the unique built environment of historic West Collingswood we see today.



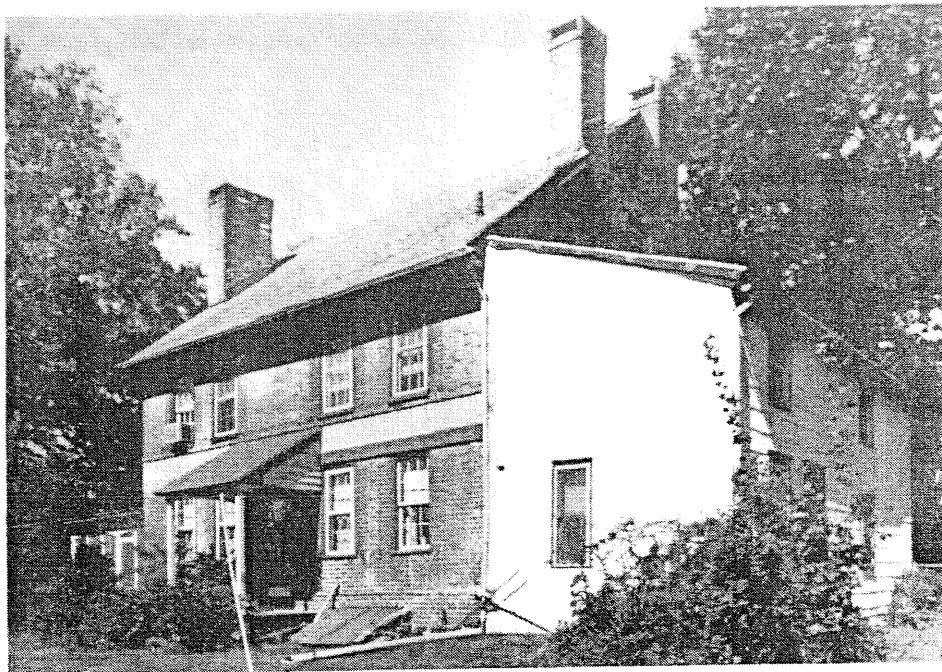


1907 map of West Collingswood, prepared by G. M. Hopkins

Architectural Highlights

The West Collingswood neighborhood is rich in architectural styles and details. Spanning a construction period of over 200 years, the district's diverse building stock could not be completely highlighted unless there was a commentary on the special features of each and every structure. Therefore, we have attempted in this section to show a sampling of the architectural highlights of West Collingswood's heritage.

The glossary of architectural terms which follows this section will further illustrate select elements while defining the terminology used throughout.



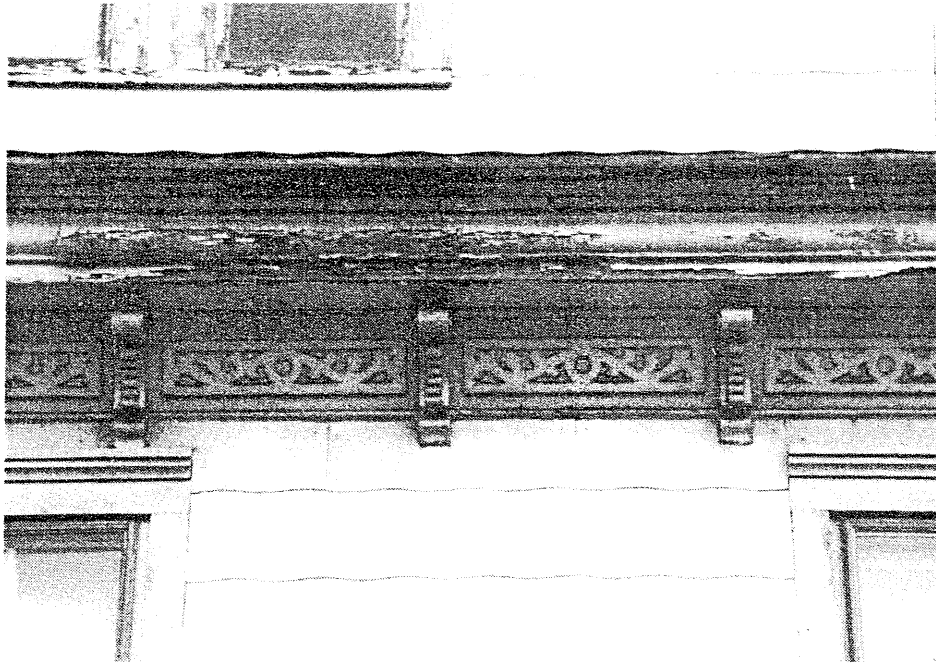
THACKARA HOUSE
912 Eldridge Avenue

Built in 1754, the Joseph Thackara House is the oldest dated structure in the Borough of Collingswood. A traditional, colonial Quaker farmhouse, this building fronts Newton Creek which was the primary source of transportation in the mid-eighteenth century. This front facade was laid in Flemish bond brickwork and features: a central raised-panel entrance door; six-over-six sash windows; segmentally arched-head basement window openings punctuating a molded brick watertable above a coursed fieldstone foundation; an added bulkhead access; and a simple wood box cornice. The portico has been added - originally there was a pent roof at the stuccoed area below the brick beltcourse.



811 Collings Avenue

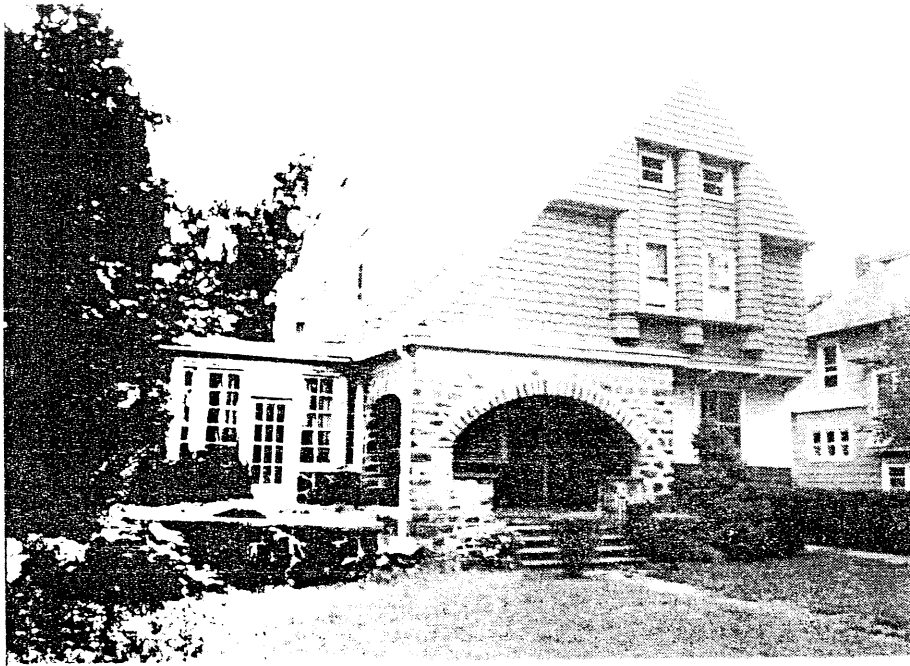
Built as one of seven speculative houses by E.C. Knight's Collingswood Land Company in 1888-89, 811 Collings Avenue is a freshly-repainted building of the Second Empire Style. It displays decorative wooden cresting on a slate mansard roof with gabled dormers. An intricate bracketed cornice tops a clapboarded facade fenestrated with two-over-two windows. The entrance door is set within a transomed and sidelighted opening sheltered by a circa 1920s portico. Originally the house would have had a full-width front porch. The building was purchased in 1901 by John Daughton, a lumber merchant, and his wife, Amelia, who used the structure as a boarding house.



1021 Collings Avenue



Built in 1888-89, this building is studied in the Rehabilitation Guidelines section. Its vernacular plan-type and massing is augmented by eclectic finishing details including paired arched-head attic windows, two-over-two sash windows, an intricate bracketed Eastlake cornice, jigsaw knee braces on a projecting second floor bay, and a wrap-around porch that originally featured jigsaw brackets and a decorative wooden balustrade.



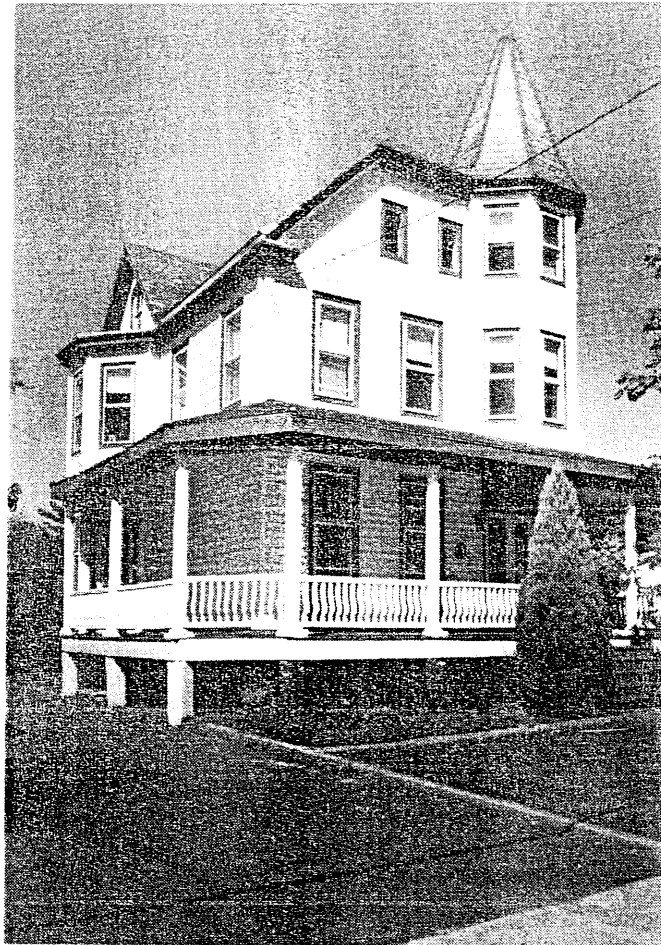
916 Collings Avenue

Listed in the 1900 directory as the home George F. and Lotti L. Wielland, 916 Collings Avenue is an architecturally sophisticated building executed in the Shingle Style. With the low segmental arch at the entrance porch, the design is reminiscent of the late-nineteenth century work of Philadelphia architect Frank Furness. The atypical massing includes an asymmetrical roof carried over an open stone porch, and a composition of stepped vertical wall planes.



1001 Grant Avenue

This house was erected in 1901 by J. P. Davis, a Camden cabinet maker. It features the picturesque massing typical of the Queen Anne Cottage Style of architecture, expressed through the octagonal turret, oriel windows, steep roof slopes, and wrap-around porch. Note the simple cast finial at the top of the turret's peak.



911 Collings Avenue

Built by Howard H. Peacock, a machinist, in 1903, this building is noteworthy for its octagonal corner turret with steep slate roof, clipped gable end, and wrap-around porch with attenuated Doric columns and bowed balustrade.



416 Taylor Avenue



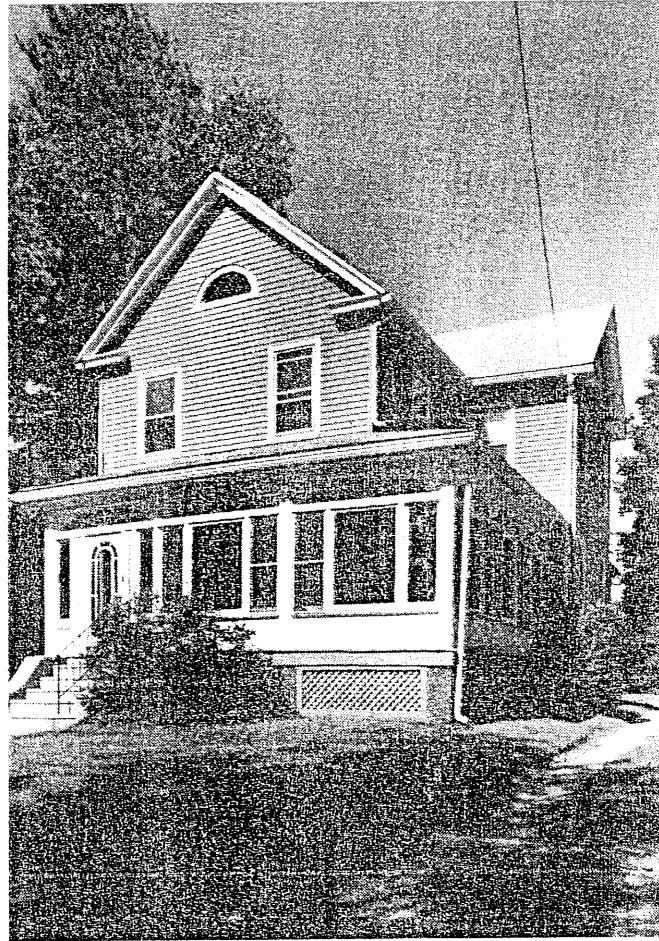
This early American Foursquare Style house (the term "four-square" refers to the rough division of the house plan into quadrants of entrance hall, living room, dining room, and kitchen.) was built before 1907 and displays sawtooth shingling in its gable end and straight shingling on the second floor. Although covered with artificial siding, the first floor is probably clapboarded underneath. The wrap-around porch is one of the area's finest with intact pole gutters, turned columns, jigsaw brackets, wooden balustrade, and diagonal lattice panels.



1013-1015 Eldridge Avenue



This double house with paired gable ends was the only twin on the south side of Collings Avenue when the 1907 Hopkins map was drawn. The house on the left, 1015, retains its original wooden shingle cladding while the house on the right has been covered with asbestos shingles. However, it is this resurfaced half which retains its original side door with roof jigsaw bracket (providing important evidence if the original front porch was ever to be rebuilt.)

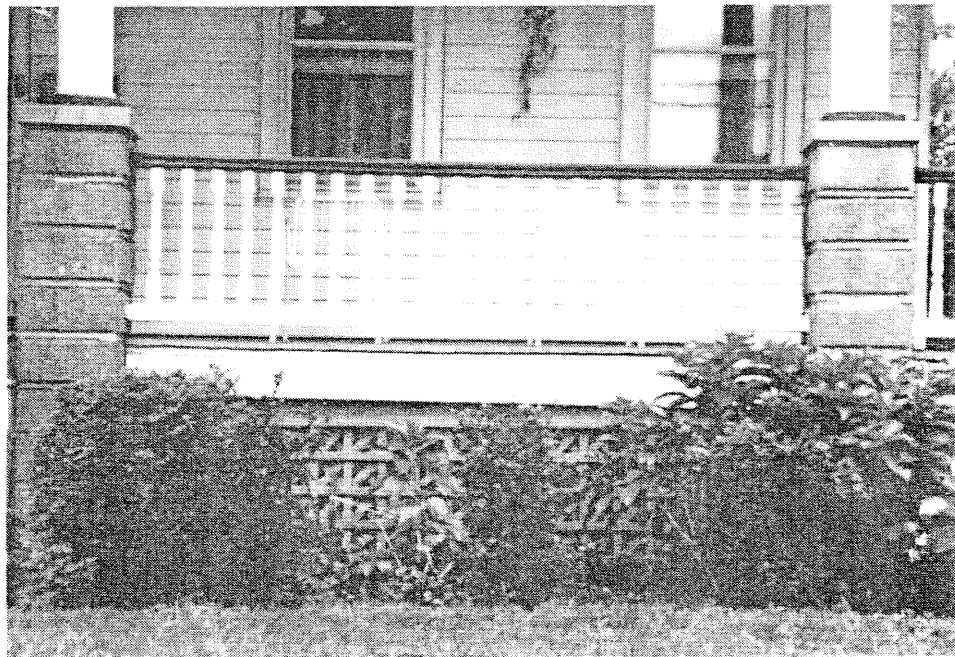


805 Eldridge Avenue

This L-shaped two and one-half story house is shown on the 1907 map. It is included here to show the glazed porch with multi-light segmentally arched transoms, tripartite sash and base panel configuration, and delightful arched-head sash pattern of the door. The lunette window in the gable end is also of note, although the sash has been altered.



805 Collings Avenue



This American Foursquare Style house is featured as a case study in the Rehabilitation Guidelines section. These photographs illustrate the immaculate porch details - Doric columns on raised faceted CMU piers, turned spindles, compound lattice panels - and the fishscale shingling of the projecting stair landing bay window.





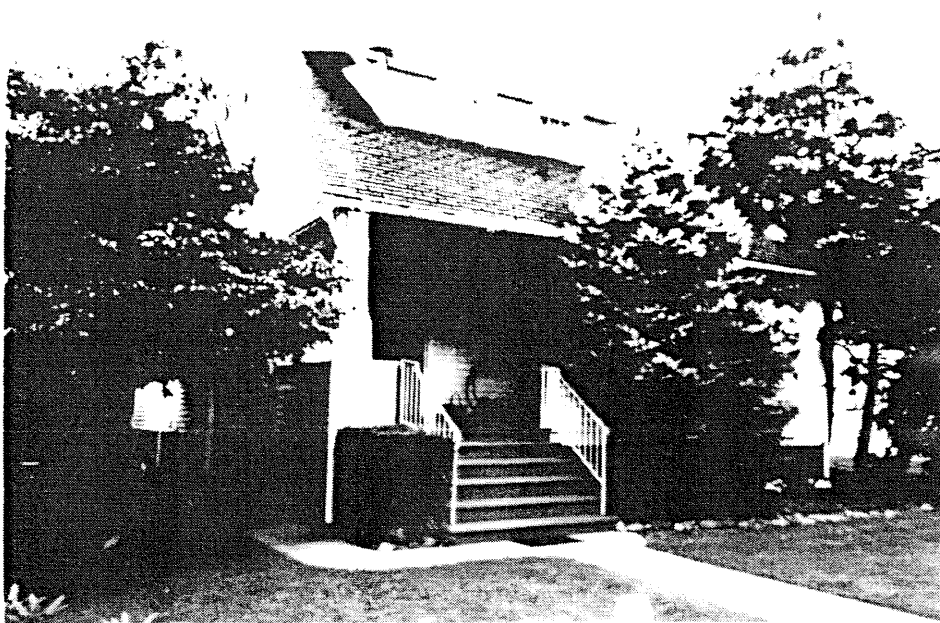
421 Richey Avenue

This unique two and one-half story building features an asymmetrical roof line, shingled gable end, one-over-one sash windows, a pent roof with pedimented entry (an alteration of an original front porch), and two-panel shutters at the first floor.



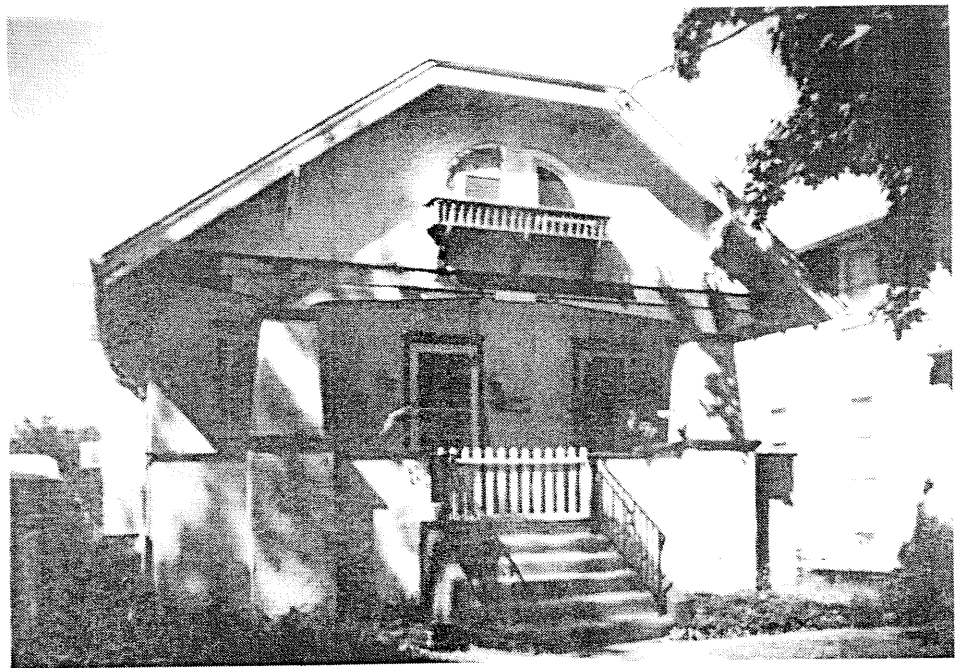
315 Cattell Avenue

This archetypical early twentieth-century house with gable end to the street is noteworthy for its historical use of cloth awnings. Upon close inspection, the original awning hardware can still also be seen at the second and third floor front windows.



907 Collings Avenue

This neat Bungalow Style house is one of the district's most intact and well maintained buildings. Although the evergreen tree unfortunately hides the buildings full impact, the distinctive features include a low shed dormer with projecting rafter ends and knee braces, second floor sawtooth shingling, first floor clapboards which are carried around to create a half-wall on the porch, and half-round gutters with cylindrical downspouts.



911 Magill Avenue

This unusual Bungalow style house displays two unique elements: a balconette below a split arched head window in the clipped gable end; and elephantine columns above a stuccoed porch half-wall.



342 Richey Avenue

This shingled Craftsman Bungalow is introduced by a remarkable front porch which displays an atypical porch balustrade with intermediate rail, tapered square columns holding understated sawn porch brackets, and uncoursed stone porch piers and stair cheek walls.





920 Eldridge Avenue

Another variation on the Bungalow theme, this building features a diamond shingle pattern in its gable end and paired pilasters on the porch.



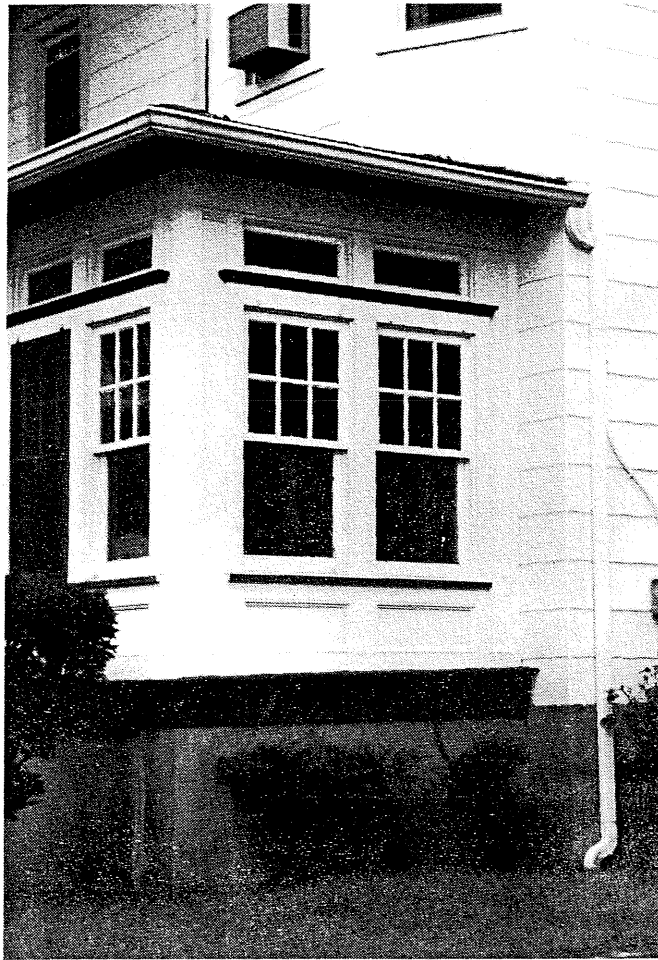
1023 Grant Avenue

This two and one-half story stuccoed building is executed in the Colonial Revival Style. Although largely hidden from the street by shrubs and trees, the house in this oblique view displays pedimented dormers, a fenestrated end chimney, six-over-one window sash, an entrance portico, and multi-light glazed side porch.



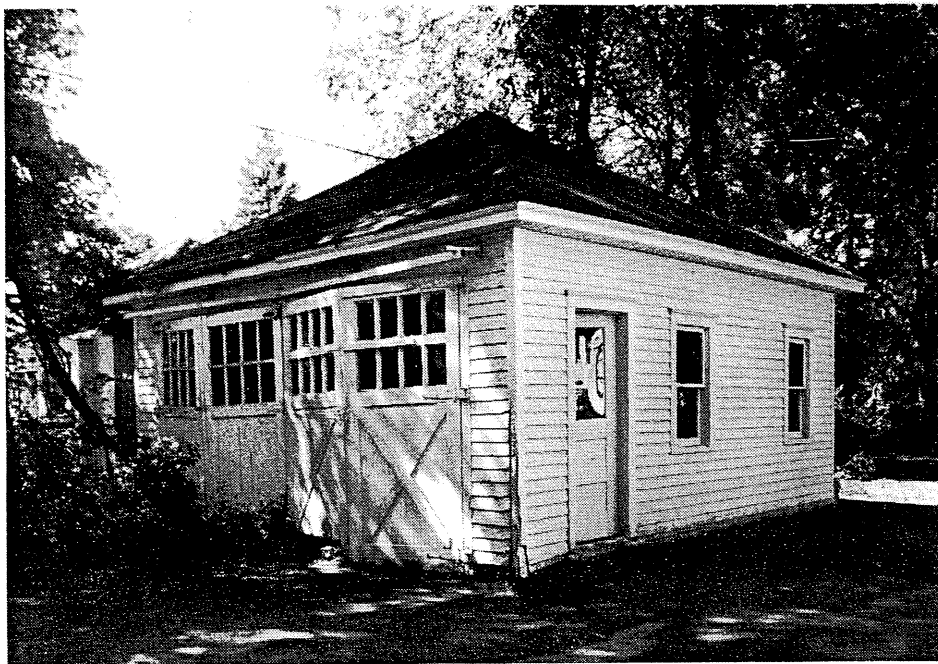
400 Sloan Avenue

This porch detail at the corner of Sloan and Magill Avenues is unique. The triple corner column cluster rests on a raised pier clad in unusual sawn shingles with segmentally clipped corners. Furthermore, the wooden balustrade features a staggered diagonal articulation pattern.



328 Sloan Avenue

This glazed porch enclosure takes a typical design approach toward claiming a transitional interior/exterior space, but incorporates special features such as paired six-over-one sash, transoms, and recessed base panels.



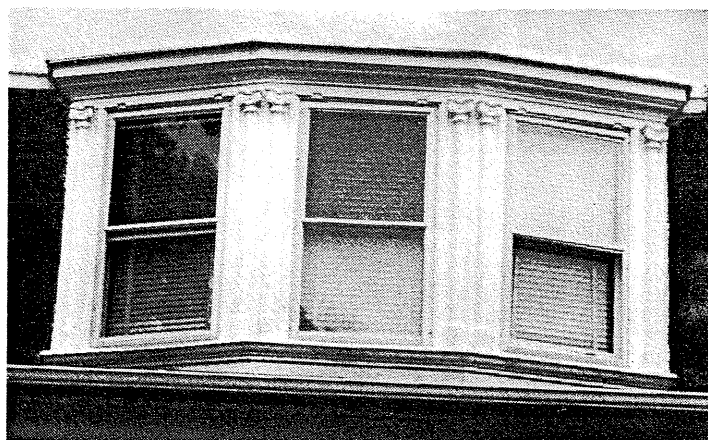
322 White Horse Pike Garage

Original garages greatly contribute to the overall character of West Collingswood. The design of these outbuildings usually responded to that of the main house, picking up the same roof forms, wall materials, and a simplified version of the woodworking details. Often when the main house has been heavily altered, the garage will provide evidence of the original style. This garage behind 322 White Horse Pike displays a hipped roof, wooden clapboards with cornerboards, paired double-leaf garage doors with multi-light sash, a sash entrance door, and one-over-one sash windows

Glossary of Architectural Terms

with examples annotated by street address

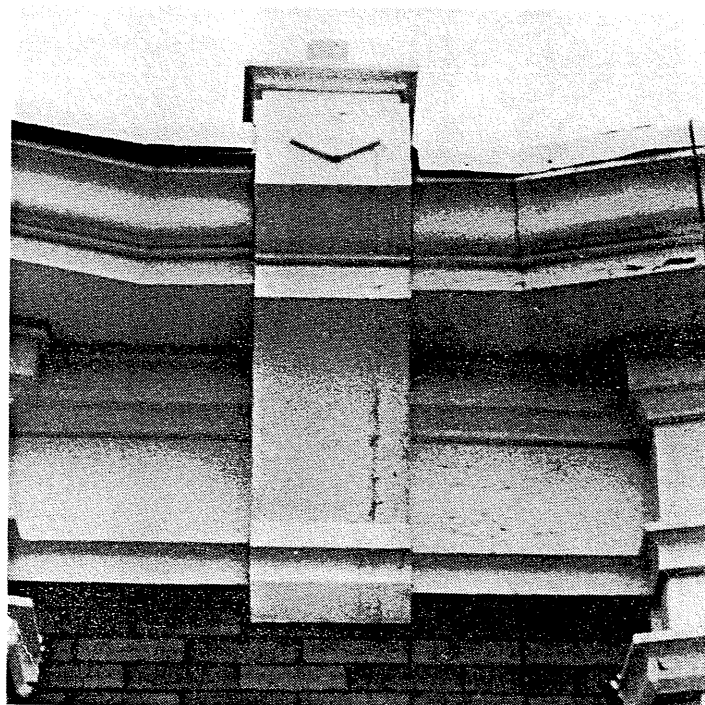
- Apron** A decorative, horizontal trim piece on the lower portion of an architectural element, such as the denticulated door apron on 921 Eldridge Avenue.
- Backpriming** The coating of unexposed surfaces of exterior wooden members with primer paint to protect against deterioration.
- Balconette** A small, projecting, decorative balcony such as on the second floor of 911 Magill Avenue.
- Baluster** One of a number of closely-spaced, short vertical pieces providing support for the railing of a balustrade.
- Balustrade** A stair, porch, or parapet railing consisting of a handrail on a series of balusters.
- Bargeboard** A decorative board attached under the projecting portion of a gable roof.
- Bay** The portion of a facade between columns or piers providing regular divisions and usually marked by windows. For example, the Thackara House at 912 Eldridge Avenue has a three-bay elevation facing the street.
- Bay Window** A window (or windows) which projects from the vertical plane of a facade, such as at the second floors of 612-618 Collings and 716-730 Richey Avenues.



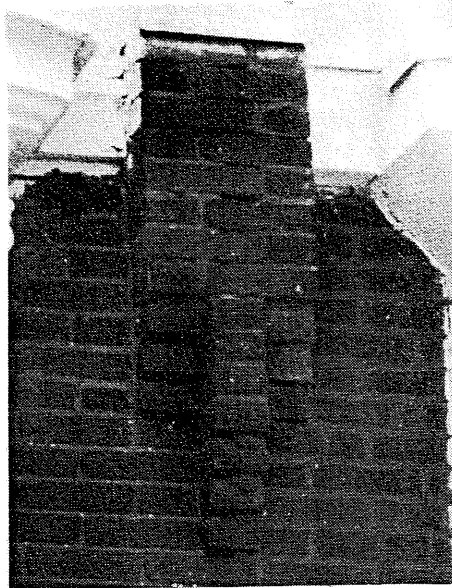
Bead	A continuous convex shape at the edge of molded woodwork.
Belt Course	A horizontal band usually marking the floor levels on the exterior facade of a building.
Blind Arch	A curved, recessed area above a window or door opening which is infilled in wood or stuccoed rather than glazed.
Bolection Molding	On exterior doors, a decorative molding which runs around the panels, overlapping and projecting beyond the door rails and stiles.
Bond	A term to describe the various patterns in which brick (or stone) is laid such as "common bond" or "Flemish bond".
Box Cornice	A hollow, projecting cornice consisting of soffit board, fascia board, and decorative wooden moldings.
Bracket	A projecting wooden or tin element which spans between vertical and horizontal surfaces as a decorative support, such as the porch column brackets on 416 Taylor Avenue or the cornice brackets on 438 Comley, 612-618 Collings and 811 Collings Avenues.
Bulkhead Doors	The paired, sloping or flat doors that provide exterior access to a basement.
Came	The metal strip, usually of lead, which divides the pieces of glass in a stained glass window.
Cant	An architectural member which forms an angle with a vertical wall, most commonly used to describe the piece of wood which diverts water at the upper face of a chimney on the slope of a roof.
Capital	The top element of a column or pilaster.



Casement Window	A window with one or two sashes which are hinged at the sides and usually open outward.
Caulking	The non-hardening putty-like material used to seal the joints between dissimilar exterior materials, such as where wood window trim abuts a brick wall.
Cheek Walls	The pair of low, often angled, support walls which flank masonry steps or bulkhead doors, such as those at the porch steps of 920 Eldridge Avenue.
Clapboards	Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.
Classical Style	Architecture inspired by the buildings of ancient Greece and Rome, especially in the designs of columns.
Clipped Gable	A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface such as at 430-432 Comley and 911 Magill Avenues.
CMU	Concrete masonry unit; a hollow, structural concrete block frequently used for building foundations and porch piers.
Column	A vertical structural member, usually slender and circular or square in cross-section.
Common Bond	A brick work pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every sixth to eighth course is laid perpendicularly, with the small "header" end exposed, to structurally tie the wall together.
Console	A decorative vertical element, usually of pressed tin, which ends the cornice, as between the storefronts of 610-618 and 622-628 Collings Avenue.



Corbelling Successive brick courses projecting beyond the face of the wall to form a decorative bracket or cornice, as seen below the cornice consoles of 1001-1007 Magill and 716-718 Richey Avenues.



Cornerboard A vertical strip of wood placed at the edges of a frame building.

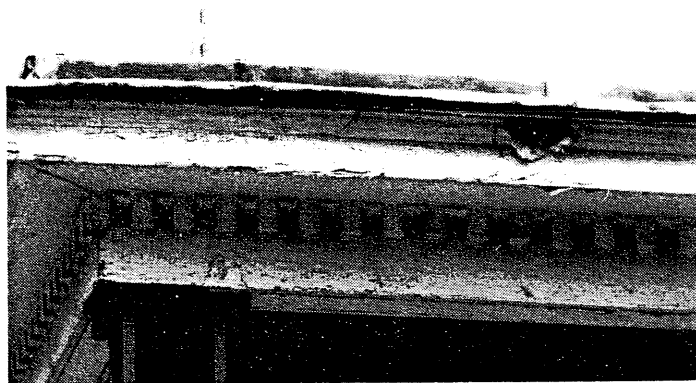
Cornice A continuous, projecting, horizontal element at the top of a wall.

Cresting A decorative row, usually of metal, ornamenting the top edge of a roof such as that of 811 Collings Avenue.

Cross-Gable A secondary gable roof which meets the primary roof at right angles, such as the two front cross-gables at 706-708 Magill.

Denticulated With dentils (see below).

Dentils A row of small, projecting blocks articulating a molding, such as the porch cornice of 334 Richey Avenue or the door apron of 921 Eldridge Avenue.



Diamond Shingles

A decorative pattern of wall shingles laid in staggered horizontal rows where the corners of the wooden shingles have been cut off at the bottom to create a diamond shape, as in the gable end of 920 Eldridge.

Door Hood

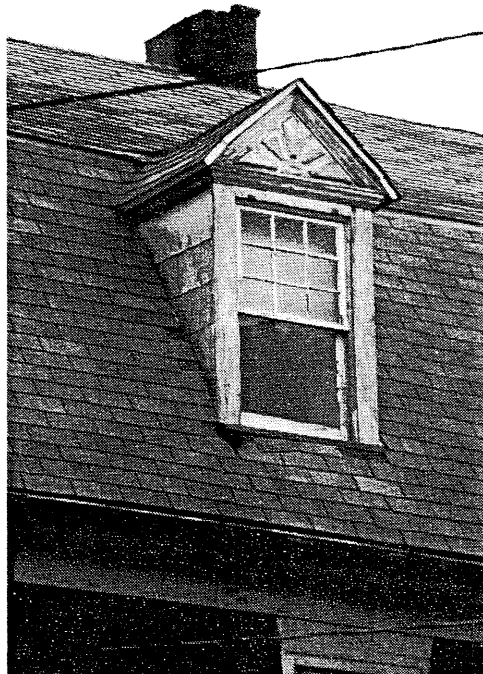
A decorative and functional projecting pediment above the door, such as that of 608 Eldridge Avenue.

**Doric**

One of the five classical orders of architecture, predominantly used to describe tapering porch columns with molded capitals and bases such as those of 408 White Horse Pike and 401 Richey Avenue.

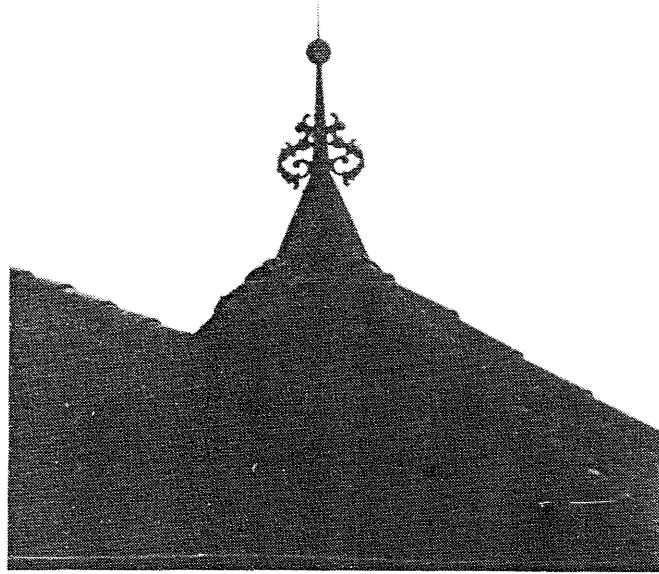
Dormer

A projecting vertical structure on the slope of a roof which provides light and headroom to the interior space. Illustration shows a gabled dormer at 408 White Horse Pike.



Double-Hung Window	A window consisting of two sashes, one above the other, both of which slide vertically on separate tracks.
Downspout	A hollow, vertical element, circular or rectangular in cross-section, which carries rainwater down from the roof to the ground.
Dutchman	A patch spliced into wooden members (where damaged or deteriorated) to match the original construction.
Eave	The underside of the edge of a roof where it projects beyond the wall.
Efflorescence	The deposit of soluble salts on the face of masonry, brought from within by water entering the wall.
Elephantine	A term to describe very squat, disproportionately heavy columns such as those on the porch of 911 Magill Avenue.
Elevation	Each of the vertical exterior walls of a building, also called facade.
End Chimney	A fireplace flue placed on the outside wall of one of the short sides of a rectangular building, such as 1023 Grant or 322 Sloan Avenues.
Entablature	The decorative and structural horizontal element at the top of a Classical Revival doorway or spanning atop columns in classical architecture.
Entasis	The diminishing taper of the upper two-thirds of a column.
Facade	Each of the vertical exterior walls of a building, especially the front face.
Fanlight	An arching, semi-circular or elliptical transom window above a doorway, as seen above the porch windows of 805 Eldridge Avenue and 400 White Horse Pike.
Fascia	The vertical surface of the horizontal element which encloses a box cornice or covers the outer edge of a porch floor structure.
Feathered Edge	A diminishing thickness at the edge of new material where it adjoins old, used to minimize the appearance of the joint.
Fenestration Pattern	The placement and rhythm of window and door openings on a building's facade.

Finial A projecting decorative element, usually of metal, at the top of a roof turret or gable such as on those of 816 Collings and 1001 Grant Avenues.



Fishscale Shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends, such as on the second floor of 805 Collings Avenue.

Fixed A building element which does not move, such as an inoperable window or an artificial shutter.

Flared Eave The eave of a roof which gently curves out, extending the slope at the edge of the roof, such as those of the gambrel roof at 419 Richey Avenue and the hipped roof at 608 Eldridge Avenue.

Flashing Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat Seam On porch roofs, the joint between vertical metal roofing strips which are folded together and laid flush to the roof surface to prevent moisture infiltration at the seam.

Flemish Bond A brickwork pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Flute One of a series of decorative concave vertical grooves cut into the surface of a column or pilaster, such as the fluted columns of 712 Grant Avenue.

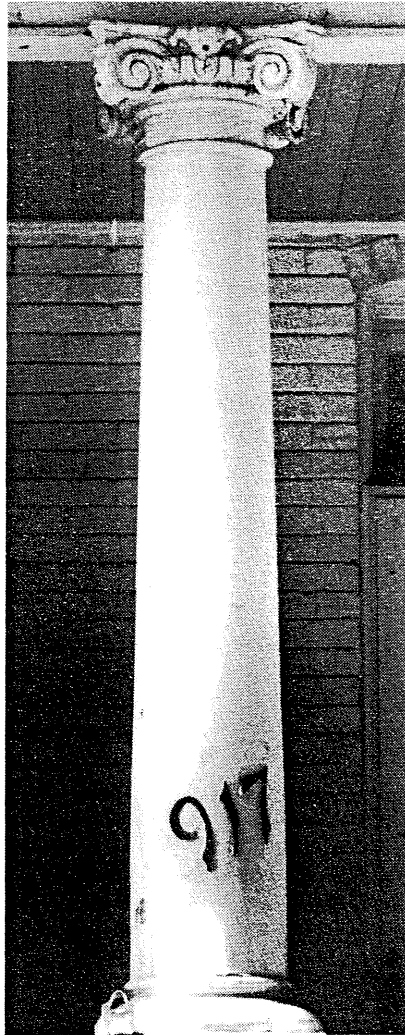
Foliated Decorative, carved moldings resembling flowers and leaves, as on the swags of 718 Richey Avenue.

Foundation	The lowest exposed portion of the building wall, which supports the structure above.
Frieze	The middle portion of a classical cornice; also, applied decorative elements on an entablature or parapet wall, such as on 718 Richey Avenue.
Gable End	The triangular portion of the vertical end wall beneath the slopes of a roof.
Gable Roof	A pitched roof with one downward slope on either side of a central, horizontal ridge such as the roof of the Thackara House, 912 Eldridge Avenue.
Gambrel Roof	A pitched roof with two different downward slopes on either side of a central, horizontal ridge such as the roofs of 315 Taylor, 419 Richey, and 322 Sloan Avenues.
Glazed Header	The exposed small end of a brick placed close to the heat source during firing to produce a darkened, glossy surface. The initials in the gable end of the Thackara House at 912 Eldridge Avenue are formed with glazed headers.
Glazing	Glass panes in a window or door opening, such as the glazed porches of 805 Eldridge and 816 Grant Avenues.
Half-Timbering	A decorative treatment on stucco-covered buildings where vertical, diagonal, and horizontal wooden members divide the stucco into panels such as on the portico and dormer of 1008 Collings Avenue and the second floors of 724 Grant and 925 Magill Avenues. Originating in England during the Elizabethan period when the wooden members were actually structural, this treatment characterizes houses of the Tudor Revival style of architecture.



Hang Gutter	The horizontal, gently-sloping element suspended from the bottom of a roof slope to direct rainwater to the downspout.
Head	The top, horizontal member of a door or window frame.

- Hipped Roof** A roof which slopes towards all walls such as that of 917-919 Magill Avenue (which also has a hipped roof dormer) and the main roof slopes of 816 Collings Avenue.
- Impost Block** The element at either side of an arch, from which it springs. There are impost blocks at the second floor of 701 Collings Avenue.
- Ionic** One of the five classical orders of architecture, used to describe decorative scroll capitals such as those on the porches of 917 Magill and 327-329 Sloan Avenues.



- Infill** New construction where there had been an opening before, such as a new building between two older structures or block infill between porch piers or in an original window opening (such as the first floor windows at 701 Collings Avenue).
- Jambs** The upright sides of a window or door opening, perpendicular to the wall, also called "reveals".

Jigsaw Bracket A decorative bracket cut from a flat board with a jigsaw, as on the porch of 416 Taylor Avenue, the second floor side bay of 1021 Collings Avenue, and the side door of 1013 Eldridge Avenue.

Keystone The uppermost wedge-shaped element at the center of an arch, such as at the second floor of 701 Collings Avenue.



Knee Brace An oversized bracket supporting a cantilevered or projecting element such as the pent roof at 510-512 Richey Avenue, and the dormer overhang on 907 Collings Avenue.



Lattice An open grille of interlacing, thin wood strips used as screening between the piers of a porch.

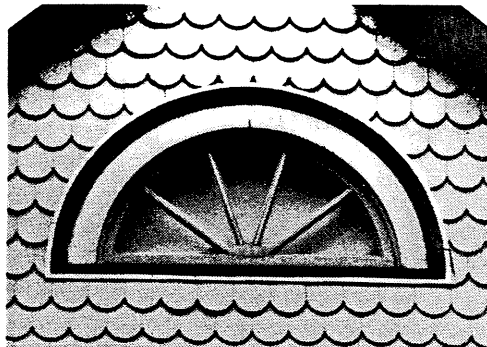
Leaded Glass Glass, whether clear or stained, set in lead comes, such as in the transom of 701 Collings Avenue.



Lintel A short, horizontal member spanning the top of an opening in a wall.

Louvered Shutter A vertical wooden element, hinged to close over a window or door opening, composed of sloping horizontal slats held in a framework of rails and stiles. Louvered shutters are designed to admit air but not rain.

Lunette Window An arched, elliptical window, as in the gable end of 600 Eldridge Avenue.



Mansard Roof A roof with two slopes on each side, the lower of which is very steep and usually covered with slate such as on 811 Collings and 436 Comly Avenues. This roof form characterizes houses of the Second Empire Style.

Masonry Brick or stone construction.

Massing The three-dimensional form of a building.

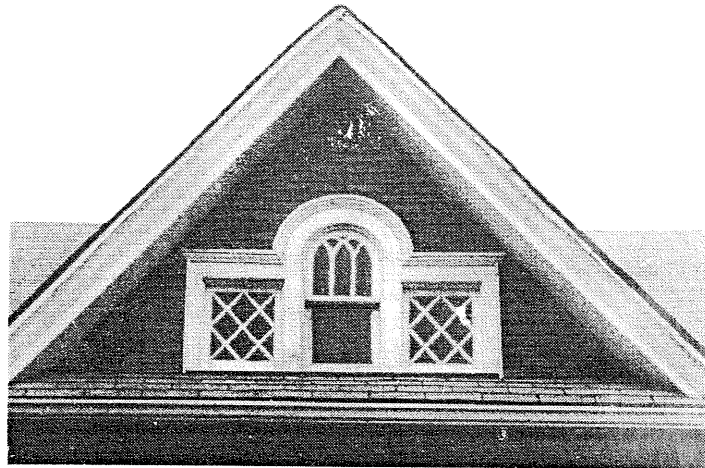
- Meeting Rail** The horizontal member where the lower and upper sashes of a double-hung window overlap.
- Mortar** A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.
- Mullion** A heavy vertical divider between windows or doors.
- Multi-light window** A window sash composed of more than one pane of glass.
- Muntins** Thin strips of wood which divide and hold the panes of glass in a multi-light window.
- Newel** A post at the top or bottom of a set of steps which terminates the stair railing, such as at the top of the porch stairs of 436-438 Comly and 306 Richey Avenues.



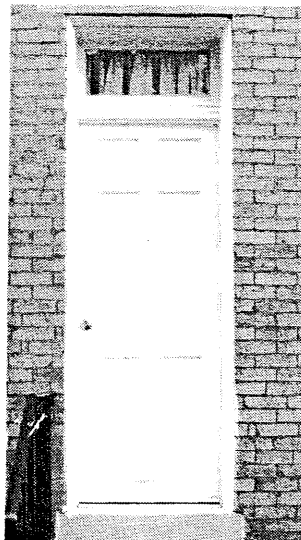
- Oriel Window** A bay window (or windows) which projects above the ground floor level such as the second floor window on the facade of 1001 Grant Avenue.
- Paired Columns** On a porch, two columns supported by one pier such as those of 923 Eldridge and 400 Sloan Avenues.

Palladian Window

A tripartite opening with central arched-head window flanked by smaller square-head windows which share the same sill, such as at the second floor of 508 White Horse Pike and the gable ends of 706 Magill and 416 Richey Avenues.

**Panelled Door**

A door composed of solid panels(whether raised or recessed) held within a framework of rails and stiles, such as the side entry of 628 Collings Avenue.

**Panelled Shutter**

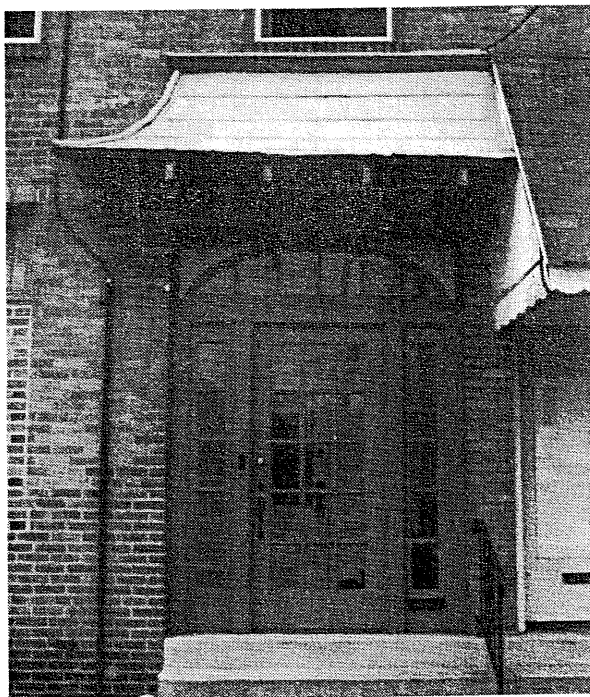
A vertical wooden element, hinged to close over a window or door opening, composed of solid panels held within a framework of rails and stiles. Panelled shutters are designed to provide additional security at a ground- level opening.

Parapet A low, horizontal wall at the edge of a roof, such as on 716-730 Richey, 1001-1007 Magill, and 701 Collings Avenues.

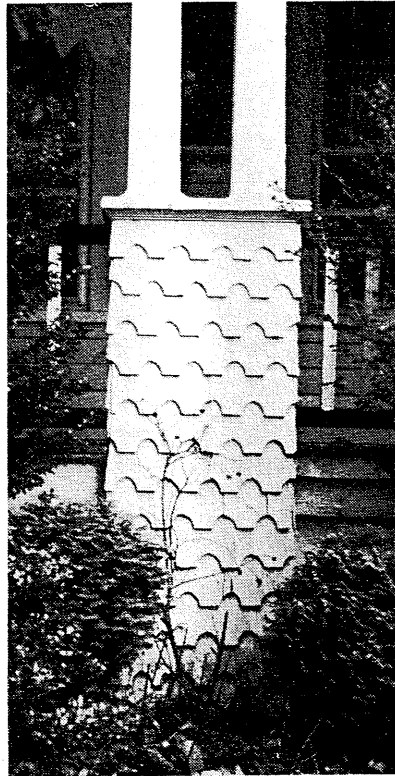


Pediment A crowning triangular element at the face of a roof gable or above a door opening, such as on the porch roof above the entries to 436-438 Comley and 816 Collings Avenues.

Pent Roof A continuous, horizontal shed roof projecting from the wall between the first and second floor windows, such as that of 530 Richey Avenue. Very common elements in colonial architecture, pent roofs were originally featured on the Thackara House at 912 Eldridge Avenue.



Pier A vertical structural element, square or rectangular in cross-section, such as the elements which support porch columns.



Pilaster A shallow engaged column or pier such as those found on the second floor bays of 718 Richey and 327-329 Sloan Avenues.

Pitch The degree of a roof's slope.

Plinth The block at the bottom of a column base.

Pointing The exposed jointwork of masonry construction, decoratively finished (or "tooled") to be recessed behind the face of the masonry.

Pole gutter A gradually-sloping horizontal channel of metal-covered wood mounted on the lower portion of a roof to direct rainwater to the downspouts. Pole gutters can be seen on the main roof of 1021 Collings Avenue and the porch roof of 416 Taylor Avenue.

Portico

A porch at an entrance, as at 811 Collings and 1013-1015 Eldridge Avenues, although both of these buildings originally featured porches across the full width of their facades.

**Portland Cement**

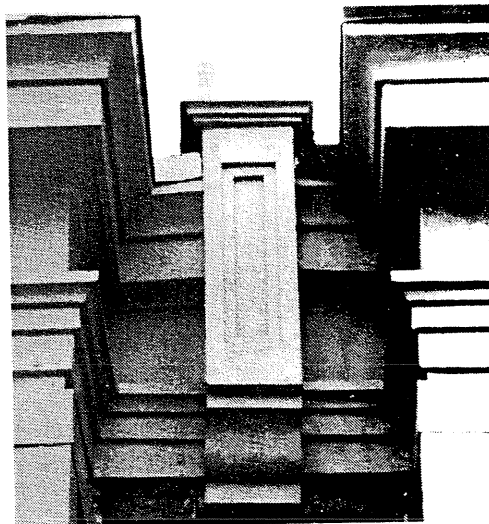
A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. (The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze/thaw cycles.)

Preservation

The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

Pressed Tin

Decorative, as well as functional, metalwork made of molded tin and used to sheath roofs, bays, and cornices such as the roof of 701 Collings Avenue, and the bay windows of 622-628 Collings and 327-329 Sloan Avenues.



Primer	A base coat of paint.
Quoins	A vertical row of stones, wooden blocks, or brick pattern at the corners of a building.
Rail	A horizontal framing member of a panelled door or shutter.
Raised Panel	A square or rectangular board of wood which is beveled at the edges and held within the framework of a door, shutter, etc.
Recessed Panel	A flat, square or rectangular board of wood which is set back within the framework of a door, shutter, etc.
Reconstruction	The process of reproducing missing architectural elements based on physical, photographic, and documentary evidence.
Rehabilitation	The act of returning a building to usable condition through repair, alteration and/or preservation of its features.
Restoration	The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.
Ridge	The top horizontal member of a roof where the sloping surfaces meet.
Riser	The vertical face of a step.
Rising Damp	Moisture absorbed by masonry walls through capillary action from the soil below.
Rusticated	Roughening of stonework or CMUs to give greater articulation to each block, such as in the porch column piers of 401 Richey Avenue.
Sash	The frame of a window, into which the glass is set.

Sash Door A door with glazing.



Sawtooth Shingles A decorative pattern of wall shingles alternating long and short rectangular pieces of wood in staggered horizontal rows, such as on the second floor at 920 Grant Avenue.

Scored Stucco Stucco which has been tooled with shallow grooves before drying to simulate blocks of stone such as on the foundation walls of 811 Collings Avenue.

Sheathing Boards or other surfacing applied to a structural frame to facilitate weatherproofing and the installation of the finished surface.

Shed Roof A shallow, single-sloped roof such as that of the front dormers of 905 Eldridge and 907 Collings Avenues.

Shingle Exposure The portion of a wall or roof shingle which can be seen after it is installed.

Shoring Temporary structural supports to prevent the collapse of a building element during renovation.

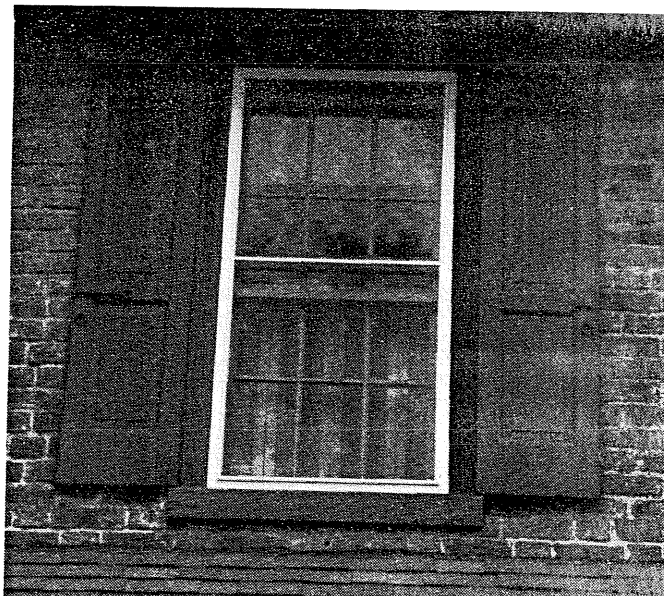
Sidelight A vertical, narrow window with fixed glass flanking a door, such as those at the entries to 811 Collings and 530 Richey Avenues.

Signage Band A continuous, flat, horizontal area above the first floor designed to receive advertising on commercial buildings, such as on 622-626 Collings Avenue.

Sill The horizontal member at the bottom of a door or window opening.

Six-over-Six Window

A double-hung window with six panes of glass in each sash such as those of the Thackara House, 912 Eldridge Avenue.



Soffit The exposed underside of a cornice, eave, or other spanning element.

Spalling The delamination of a masonry surface from the effects of moisture infiltration and changing temperatures.

Spandrel Panel The vertical area located between the head of the first floor window and the sill of the second floor window such as at 614-616 Grant Avenue (presently covered with artificial brick).

Spindle A term for a turned baluster and other decorative, thin wooden elements cut on a lathe, such as the spindles on the widow's walk of 816 Collings Avenue and the porches of 436-438 Comly Avenue and 408 White Horse Pike.

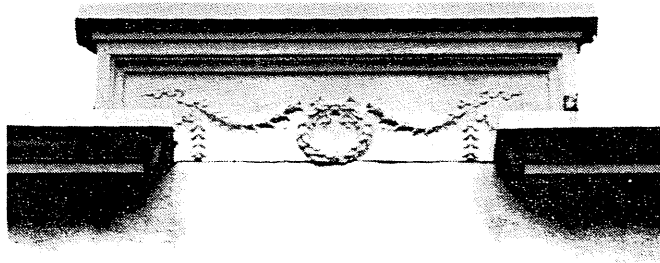
Splash Block A stone or cast concrete block at the base of a downspout which directs rainwater away from the base of a building.

Standing Seam On porch roofs, the joint between vertical metal roofing strips which are folded together and left upright to prevent moisture infiltration at the seam.

Stile A vertical framing member of a panelled door or shutter.

Surround The decorative trim around a door or window opening.

Swag A curved, foliated garland or draping cloth design used as an applied decorative treatment on flat vertical surfaces such as the parapets of 718 Richey and 1001-1007 Magill Avenues.



Terrace A raised area or walkway adjacent to a house.

Threshold The sill of an entrance door.

Tooling Decorative grooves on wood or stone, or in mortar joints.

Tracery Thin, intersecting lines of wood or metal creating a decorative pattern such as in the dormer windows of 312 Richey Avenue.

Transom A horizontal window above a door or window, usually rectangular in shape although an arched fanlight is also a form of transom. Leaded glass transoms can be seen above the first floor openings at 701 Collings Avenue.

Tread The horizontal surface of a step.

Trim The decorative as well as functional, woodwork edging openings and covering joints of a finished facade.

Turned woodwork Wooden elements cut on a lathe, such as the spindle of 408 White Horse Pike, and the porch columns of 416 Taylor Avenue.

Turret A small tower with a steep pointed roof, usually found at one corner of Queen Anne Style buildings such as 1001 and 1016 Grant and 913 Collings Avenues.

Tuscan One of the five classical orders of architecture, predominantly used to describe heavy, tapering porch columns with molded capitals but no bases such as those of 811 Collings Avenue.

Two-Over-Two Window

A double-hung window with two panes of glass in each sash such as those of 811 and 1021 Collings Avenue.



Valley

The internal angle formed by the junction of two sloping sides of a roof.

Vapor Barrier

A thin metallic or plastic sheet combined with insulation or sheathing to prevent the passage of moisture through a wall, floor, or ceiling.

Veranda

Another term for a porch.

Vernacular

A regional adaptation of an architectural style or styles.

Wash

A slight slope of mortar on the top surface of a brick chimney or other masonry construction designed to shed water.

Water Table

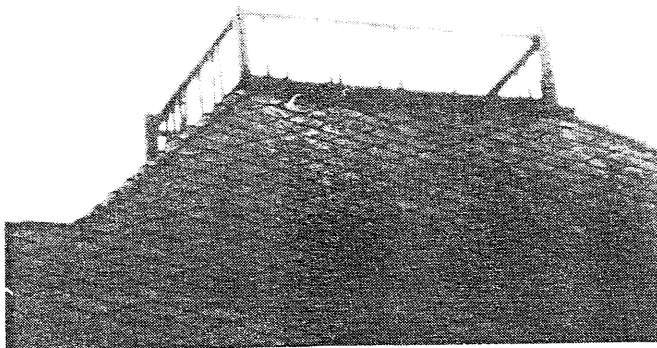
A slight projection, often decorative, at the approximate first floor line of a masonry building such as the Thackara House at 912 Eldridge Avenue and the twin at 614-616 Grant Avenue.

Weatherstripping

Interlocking strips of material, usually metal, that help prevent the infiltration of air around an exterior opening.

Widow's Walk

A decorative balustrade at the top of a hipped roof, the only surviving Collingswood example of which is on 816 Collings Avenue (also called a "captain's walk").

**Wrap-Around Porch**

A front porch which turns one or both of the building's corners to continue along the side, as seen at 911 Collings Avenue.

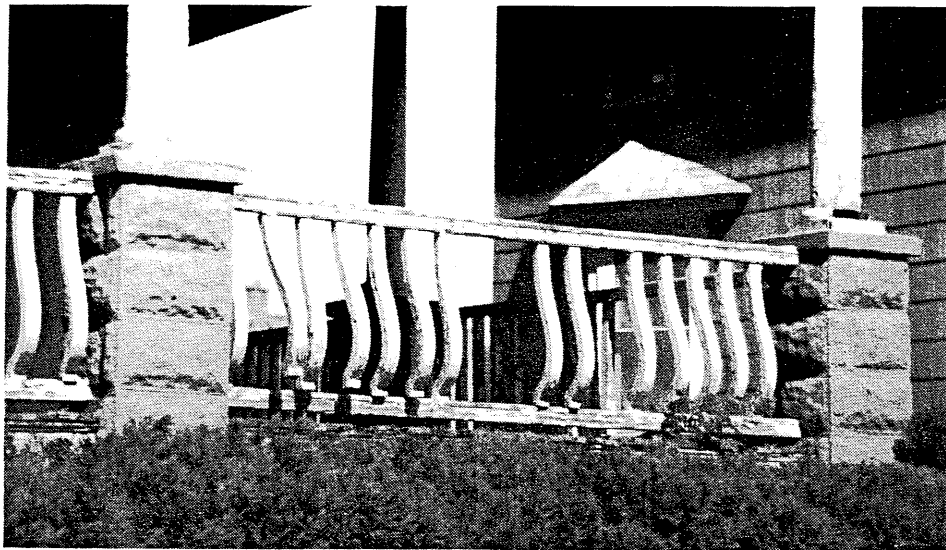
Wrought Iron

Decorative metalwork which is hammered, bent, and twisted into shapes [rather than poured into molds as in "cast iron"]. Historically used for fencing and basement window grilles. Since the 1950s, this has been a popular material for the inappropriate replacement of porch columns and balustrades.

Preservation Guidelines

The preceding architectural highlights and glossary of terms introduced you to the historic building vocabulary of West Collingswood. The styles and elements of the neighborhood's structures create a visually dynamic and cohesive environment lacking in modern developments. Yet it is these character defining elements — such as brackets, finials, decorative shingles, trim details, and others — that are most susceptible to loss through unchecked deterioration and poor preservation practices. Simple maintenance tasks quickly become large preservation problems if left unattended.

From a standpoint of both cost and time it is much more effective to keep old materials than cover or replace them with new or synthetic materials. If a wooden building is repainted before the old paint coat begins to peel, costly surface preparation and wood replacement can be avoided. Then, artificial siding materials would not even be considered due to their relatively high expense, lack of architectural character, and inherent long-term problems. A preservation plan for a building is really a strategy for undertaking periodic maintenance and avoiding mistakes. Therefore, we have developed a recommended maintenance program for the property owner's convenience.



Porches are particularly susceptible to deterioration.

Maintenance Program

Semi-Annual Tasks:

- | | |
|--|---|
| Cellar | <input type="checkbox"/> Inspect cellar space noting musty or damp smells. When humidity is high, a window fan or dehumidifier should be used to dry the air and prevent wood deterioration. |
| | <input type="checkbox"/> Inspect cellar floor for areas of standing water or visible dampness. Determine cause of moisture infiltration and take steps to arrest future infiltration. |
| | <input type="checkbox"/> Inspect cellar framing for fruiting bodies such as fungus growing out of wood, a sign of active biological deterioration. Treat as necessary. |
| Attic | <input type="checkbox"/> Check condition and position of insulation. |
| | <input type="checkbox"/> Check the roof sheathing for water stains and dampness. |
| | <input type="checkbox"/> Check for proper ventilation. Make sure exhaust fans are operational and vents are not housing birds' nests or other obstructions. |
| Window Wells | <input type="checkbox"/> Remove leaves and debris. Check whether standing water is collecting. The bottom of the window well should be covered with gravel (not concrete) to allow the water to percolate through the soil. Check condition of basement window trim. Repair and/or paint as necessary. |
| Roofing Shingles and
Dormer Sheathing | <input type="checkbox"/> Check for worn, loose or missing shingles. Repair leaks, weak areas, loose attachments. Replace missing shingles to match. |
| Sheet Metal Coping,
Cornice, and Flashing | <input type="checkbox"/> Check for cracks, warps, distortions or weak areas, loose or damaged seams, loose attachments. Check for loose, damaged or missing sections. Check substrate underneath for moisture damage, especially at attachment points. Replace damaged or missing sections to match existing sections. Repair leaks and weak areas. Reattach to repaired masonry or wood substrate. Paint colors for flashing should match adjacent construction. |
| Gutters and
Downspouts | <input type="checkbox"/> Look for leaks or blocked sections of gutters and downspouts during a heavy rainstorm. Clean system of any blockages and repair leaks. |
| | <input type="checkbox"/> Check for any loose gutters and downspouts. Reattach as necessary. Generally, replacement hang gutters should be half-round in cross-section and replacement downspouts should be of simple, uncorrugated cylindrical form. |
| Caulking Compound | <input type="checkbox"/> Check caulk for brittle, cracked or missing pieces. Remove any damaged areas, clean, prime or seal according to manufacturer's specifications, provide backer rods and bond-breaker tape as required, and replace caulk. Sealant should be a factory-mixed color to match adjacent construction or should be paintable. Caulking compound typically has to be replaced about every six years. |
| Woodwork: Doors,
Windows, Shutters,
Cornice, and Trim | <input type="checkbox"/> Check for moisture damage, warping, splitting and unsound joints. If wood is decayed, determine source of moisture, stop leaks, and replace decayed wood and damaged flashing. Repair unsound joints. In natural finish woodwork |

repair holes and damaged areas using wood which matches the existing in species, grain, pattern and color. In painted woodwork seal fine cracks with wood filler. Check putty for cracks or missing pieces. Reglaze where necessary. Coat all bare wood with preservative and refinish.

- ☐ Prime and paint any new flashing, putty or other glazing materials.
- ☐ Check for loose attachments of hardware. Reattach as necessary.
- ☐ Lubricate moving parts, such as door and shutter hinges with non-running grease or silicone. Open and close shutters to prevent rusting of hinges.

Storm/Screen Windows

- ☐ Remove debris; unclog any drainage slots in frames.
- ☐ Check for loose joints, deteriorated paint, corrosion, holes, moisture damage, and wear. Repair any loose joints or attachments.
- ☐ When paint finish deteriorates, prepare surface and repaint a color to match adjoining window.

Glass

- ☐ Check for cracked or broken panes of glass. Where cracked glass is modern, replace; where cracked glass is historic (distinguishable by surface imperfections), check the pane for tightness and, if loose, replace. Replace all broken glass, matching decorative pieces.

Paint

- ☐ Check for bare spots, blistering, peeling and mildew. Check where moisture is entering wood and stop leaks. Wash mildew with fungicide. Split blisters, scrape peeling areas, remove rust and sand rough spots. Coat bare wood with preservative. Prime and paint wood with two coats of exterior house paint, using materials compatible with the preservative. Typically, paint has to be replaced every 5 to 8 years.
- ☐ For ferrous metals such as cast and wrought iron, scrape and wirebrush deteriorated paint and rust from the metal before priming and repainting with paints made for metalwork [not house paint].

Exterior Light Fixtures

- ☐ Check for deteriorated paint, rust, corrosion, moisture damage, and wear. Repair any loose joints, weak links, attachments of hardware, and wiring conditions as necessary.
- ☐ When metal finish deteriorates, restore to match original.
- ☐ Replace broken glass to match original.

Structural Checkpoints

- ☐ Check exposed exterior and interior surfaces of walls and foundations, with particular attention to areas of stairways, floor openings, wall openings and changes in wall masonry material. Check for cracks, and collapsing, leaning or bulging areas or other signs of uneven settlement, movement or structural deterioration.
- ☐ Check interior wall surfaces at upper levels, with particular attention to joints between side and front and rear walls, joints between floors and end walls, and joints between partitions and ceilings. Check for cracks, crumbled plaster, gaps between finishes or other signs of movement.

- ☐ Check exposed roof framing members for rotted, split, or cracked timbers. Check exposed masonry where timbers bear on walls for crumbling or gaps which might indicate wall movement.
- ☐ If structural members have deteriorated, significant cracks or other signs of movement are observed, review structural condition of building with an engineer qualified to evaluate its condition and repair in accordance with engineer's recommendations.

Chimneys

- ☐ Check fireplace box floors for signs of brick deterioration (brick dust and/or pieces of brick or mortar) or animal activity (nesting materials, droppings, etc.). When these signs are present, consult a professional and treat accordingly.
- ☐ Have a professional inspect and clean any working fireplace flues annually.
- ☐ From the ground, check the exterior of the chimney where it projects above the roof for signs of movement. Remove television antennas which are no longer in use. Rebuild leaning chimneys, matching the material, color, design, and detailing of the original.

Insect Infestations

- ☐ Inspect building for termites and other wood-damaging insects. Note evidence of insect activity: small holes in the wood, small piles of sawdust, clay tubes, or actual insects. Annually or bi-annually this inspection should be undertaken by a professional exterminator. Treat as necessary.

Landscaping

- ☐ Check grading to assure proper drainage of rainwater away from building.
- ☐ Prune trees as necessary to promote health and to prevent branches from rubbing the building's roof or walls.
- ☐ Trim or relocate any bushes, and remove any seedlings or weeds, growing within two feet of the porch or building foundation walls.
- ☐ Remove any vines growing on the building walls.

Annual Tasks:

Brick Masonry

- ☐ Check for moist areas, cracks, crumbling material, and efflorescence (white discoloration). Determine where moisture is entering masonry and repair any leaks in roofing, cornice, flashing, downspouts, and joints between masonry and other materials. Replace flashing or recaulk leaking joints as required. If significant cracks, movement, surface spalling, or material deterioration is found, review condition of masonry with a registered architect or professional engineer experienced in methods of evaluating brick and masonry. Make repairs as necessary in accordance with professional recommendations.
- ☐ Check for loose units of masonry and missing or deteriorated mortar. Repoint joints which have loose or crumbling mortar using mortar which matches original in color, texture, constituent composition and workmanship. Mortar should not have high Portland cement content and should be no harder than surrounding brick or masonry or original mortar. Conduct the following procedure: Remove deteriorated or loose mortar with hand tools to a minimum depth of 2.5 times joint width; clean joints; apply fresh mortar to

wetted joints in layers not thicker than one quarter inch. Joints should be slightly recessed to maintain original width and tooled to match original finish.

- ☐ If the masonry is heavily soiled, clean only with materials and techniques which will not damage the masonry. Scrubbing with a natural bristle brush wetted with a natural detergent in water is usually sufficient to remove dirt and grime. Sandblasting, wire brushes, grinders, sanding discs, or other abrasive methods should not be used. Nor should any harsh chemical which weakens the masonry be applied. Any chemical cleaner if required should be chemically neutralized and thoroughly rinsed off in order to remove residues that could damage masonry or finishes. Pressure water washings if necessary, should be low pressure (not exceeding 600 psi pressure at the nozzle or 4 gpm volume). Never clean masonry when there is any possibility of frost as the absorbed moisture will freeze within the wall causing severe damage.
- ☐ Snow removal materials which might damage masonry, such as salt, should not be used on masonry steps or adjacent to stone foundations or brick walls.
- ☐ Where necessary, stone work should be patched to match the original in color and texture using a low Portland cement content patching material.

Stucco and Concrete

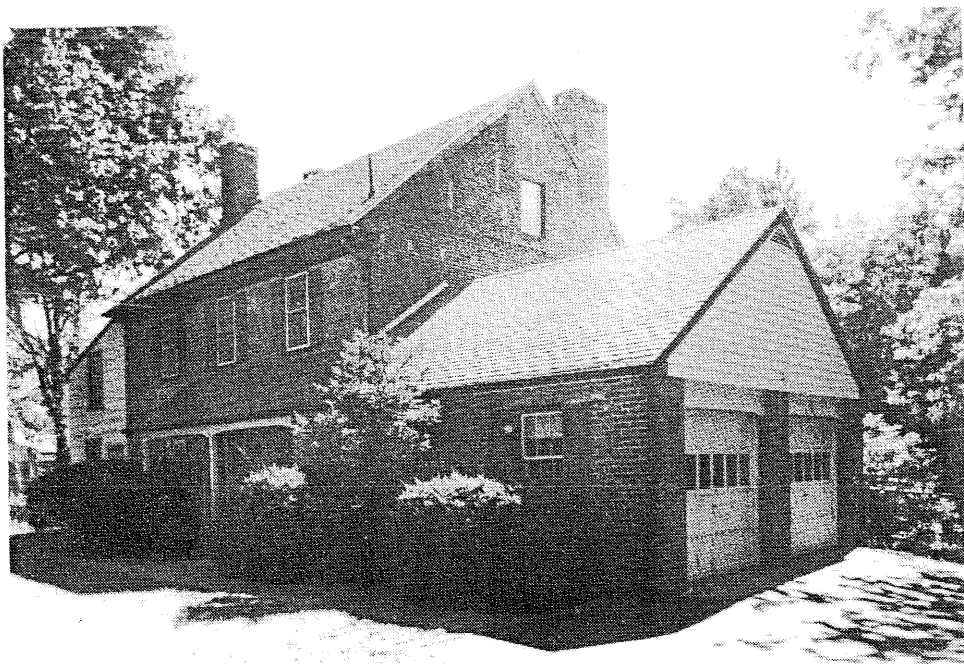
- ☐ Check for moist areas, cracks, loose chunks, or crumbling stucco and concrete. Repair using stucco or concrete patching material with the composition, color, texture, and finish of the existing material, not Portland cement. Adequately bond patches to substrate and reinforce large patches with fiberglass mesh or galvanized metal lath.
- ☐ Reflash and/or recaulk cracks and leaking joints as required.

Metal Railings

- ☐ Check for deteriorated paint, rust, moisture damage, and wear. Repair any loose joints, attachments or hardware. Remove rust, using materials and methods which will not accelerate pitting and corrosion of the metal. Prime and paint.

Varnish

- ☐ Check for cracking, white water stains, and discolorations of varnish. Restore varnished finish as follows: first, try to restore existing varnish by softening with methylene chloride, taking appropriate safety precautions while using this solvent, and buffing with fine steel wool and a finishing oil to a new smooth finish. If that procedure is unworkable, remove existing varnish using materials and methods which will not damage the wood. Apply a non-staining preservative or water repellent, such as a proportional mix of three cups exterior varnish, one ounce melted paraffin wax, and enough mineral spirits, paint thinner, or turpentine to make one gallon. If wood has been stained, re-stain to original color. Revarnish.



1754 Thackara House with modern garage addition

Rehabilitation Guidelines

Through a conscientious maintenance program, a building's historic fabric can be kept intact for years in the future. However, many property owners face the challenges of insensitive alterations from the past and necessary improvements for the present. These challenges are not insurmountable: buildings can be successfully restored; and new and old construction can compatibly coexist.

The Thackara House at 912 Eldridge Avenue is a good example of both principles. The thought of a modern, attached garage addition on an eighteenth-century house seems inconceivable. Yet in 1957 the owners of the Thackara House added a historically-sensitive garage which responds to the form, character, and detailing of the old building. The brick work was matched, the fenestration patterns repeated, and the detailing followed. Although clearly modern with its overhead garage doors, the addition provided the necessary spaces without detracting from the 200 year-old building. Furthermore, it was a reversible addition - it could be demolished today and the original house would look as it did before 1957.

In a similar manner, new additions to old buildings can be designed to respect the historic style without sacrificing modern conveniences. The inappropriate alterations of previous owners can be reversed: aluminum siding and other artificial surfacing materials can be removed and the wood clapboard beneath restored; missing architectural details such as porch railings, brackets, and other trim can be replaced based on old photographs, physical evidence, and surviving examples of stylistically similar houses from the same period.

The Secretary of the U.S. Department of the Interior, in response to federal legislation providing financial incentives to stimulate the revitalization of historic communities, has developed a series of recommendations for the rehabilitation of older structures. Known as "The Secretary Of The Interior's Standards For Rehabilitation," these recommendations have validity for all preservation projects and are reprinted verbatim on the next page:

The Secretary of the Interior's Standards:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use the property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

To illustrate how the Secretary of the Interior's Standards could be applied to historic buildings in West Collingswood, recommendations have been developed for seven properties:

- ☐ a Land Company House from 1888-89;
- ☐ an American Foursquare Style house from the early years of this century;
- ☐ a brick twin built in 1912; and,
- ☐ four commercial storefronts at the corner of Collings and Richey Avenues.

These examples were chosen to best illustrate specific preservation issues and design criteria for the neighborhood as a whole. In an objective, professional appraisal, a critical approach is sometimes necessary to provide a useful, informative document. It is sincerely hoped that the specific property owners will view the following suggestions as a positive tool toward the enhancement of all buildings within West Collingswood.



1021 Collings Avenue

This two and one-half story frame house was built by the Collingswood Land Company in 1888-89. The first occupant was David Shriner who was renting the building when the 1893 directory was published but who owned it by 1897. The 1907 Hopkins map shows the house with a drive back to a garage. The 1909 directory lists milk dealer Joseph C. Eldridge and his wife, Lidie, who had moved to this house from their farm near the Mt. Ephraim [Black Horse] Pike (see the 1877 map). His son, J. Cooper Eldridge, Jr., owned the house in 1914 after his father's death. By 1950, the house was a rental property owned by H. Pontius, an accountant living on Virginia Avenue. It is probable that the house was converted to a duplex during this period.

The building features a gabled roof with cross gables to the sides and the gable end to the street, paired arched-head attic windows, an ornate Eastlake cornice, jigsaw side bay brackets, two-over-two double-hung window sash, transomed double leaf sash doors, and a wrap-around porch with square columns on raised, faceted block piers. The original wooden clapboards have been covered with asbestos shingles, a vestibule and second entrance added, and the original porch railing, brackets, and steps have been removed.



Recommendations:

- ☐ When reroofing, use an architectural Fiberglas asphalt shingle responding to the original appearance of wood shingles.
- ☐ Replace missing section of cornice molding on side bay.
- ☐ Paint cornice and other woodwork an historically appropriate trim color.
- ☐ Keep original two-over-two window sash and window trim. Refurbish as necessary.
- ☐ Remove asbestos shingles following proper containment procedures. Prepare and paint wood siding and shingles beneath. [Never install aluminum or vinyl siding on top of asbestos shingles, since that could result in the breakage of shingles, releasing asbestos fibers into the air, or trapping them within the walls of the house.]
- ☐ Replace missing porch cornice molding and porch balustrade.
- ☐ Remove added vestibule without damaging original sash entry doors and transom.
- ☐ Replace modern door with new panelled sash door, painted to match woodwork. Remove and restore opening when added entrance is no longer required.
- ☐ Replace lattice with new, smaller-scale lattice to match original, and paint.



805 Collings Avenue

This American Foursquare Style house was in place by 1907 when it is shown with the three neighboring houses as owned by David Evans on the Hopkins map. Evans was a real estate investor who owned at least seven properties in West Collingswood at that time. He had sold the property by 1912 to Alan Bemis and his wife. The house is best known, however, as the residence of H.K. Reiss Holston who headed the History Department at Collingswood High School in the 1950s. The property is still owned by the Holston family.

The building features a hipped roof with hipped dormer, paired one-over-one sash double-hung windows, sidelighted entry with stained glass above raised panels, fishscale second floor wall shingles, projecting side bays, and an open front porch complete with all the original details: Doric columns on raised piers; turned wooden spindles; wooden steps; compound lattice work; and, historically appropriate awnings. The first floor clapboards have been covered with aluminum siding. In the rear yard is a matching hipped-roof garage.



Recommendations:

- ☐ When reroofing, use an architectural Fiberglas asphalt shingle responding to the original appearance of wood shingles.
- ☐ Reattach any loose wall shingles.
- ☐ Replace the few shingles which are broken or missing with new shingles to match.
- ☐ Stabilize or rebuild, if necessary, the end porch pier which is leaning.
- ☐ Add identical awnings on the other two porch bays.
- ☐ Remove aluminum siding from first floor clapboards and repaint wood after proper surface preparation.
- ☐ Replace stair railings with wooden balustrades to match the rest of the porch.



716-718 Richey Avenue

This brick twin is one of six pairs of nearly identical houses built in West Collingswood in the 1910s. The other twins are located at 722-724 and 728-730 Richey Avenue, 1001-1003 and 1005-1007 Magill Avenue, and 327-329 Sloan Avenue. 716-718 Richey and the neighboring twins were built in 1912 by David Evans and assessed at \$225 for the land and \$1,200 for the house on each lot. By 1914, 716 Richey was the home of Margaret Doughty, a designer, and Howard N. Walker, a bookkeeper, and his wife, Emily. The original owner of 718 was Nathan Ergood, a master carpenter and foreman. His family appears in the directories at this address until 1950 when the building is the home of Thomas Turner, a water meter repairman employed by the Borough of Collingswood.

Each of these twelve houses was executed in running bond red brick with red mortar joints. The slope of the gable roof is hidden behind parapet walls featuring a decorative wreath-and-swags motif and molded tin cornices with corbelled consoles. Projecting second floor bays are sheathed in tin and punctuated by one-over-one sash windows flanked by attenuated pairs of Ionic pilasters. A transomed entry and paired one-over-one sash windows are set within segmentally-arched head openings on the first floor. The original open-air porches have replacement columns on all but the Sloan Avenue houses. There the original Ionic columns on brick piers are apparent between the glazed infill panels of later porch enclosures. A historic postcard view from 1912 of this twin clearly shows the original turned balustrade, wooden steps, and lattice panels between the piers.



Recommendations:

- ☐ Remove aluminum siding from parapet and bay of 716, restoring tin below.
- ☐ Replace porch columns with Ionic columns to match the original columns which survive on 327-329 Sloan Avenue.
- ☐ Replace porch balustrades.
- ☐ Install lattice panels to match the original latticework between the porch piers. Paint the infilled stucco behind the latticework a dark color to recreate the original open feeling.
- ☐ Relocate tree further from the front wall of the porch.



622-628 Collings Avenue

This two-story brick commercial row probably dates to circa 1920. Long-time residents of the area will remember G.W. and C.C. Fortune, Paperhangers, the original business located at 622 Collings until 1950. Fred Fischner is listed with a bakery at 624 Collings in the 1920 directory. It is most likely that this was an outlet store for his other bakery on the east side of town. Surprisingly, there are no listings for 626 or 628 Collings in the 1920 directory. It is possible that these stores were not occupied at that time as the construction of the row clearly dates from the same period.

Each building originally featured a storefront at the first floor and living quarters at the second level. The facades are topped by molded tin cornices with intermediate consoles at the party walls. Tin bays with one-over-one sash windows project from the second floor. The first floor storefronts at 622-626 originally had recessed off-center entry doors flanked by transomed plate glass windows. The original storefront still survives at 624 Collings, although it is hidden by overscaled signage and an added pent. The end building, 628, has an original double-leaf diagonal corner entry and is clad in pigmented structural glass from a later modernization. This pigmented structural glass is an example of an alteration that has gained significance over time and should not be removed.



*General Recommendations
for the row:*

- ☐ Remove aluminum siding from the cornice, consoles, and second floor bays of 626 and 628.
- ☐ Paint all second floor bays and cornices the same color to unify the row. Express individual color schemes, if desired, at the storefront level.
- ☐ Replace the signage on 624 and 626.
- ☐ Although three of the four storefronts have been substantially changed, it is not necessary to reconstruct the original storefronts to integrate the designs. Replacing the glazing pattern of 622 will help unify the row.
- ☐ Do not allow parking in front of the buildings. Create a pedestrian area with benches, planters, and outdoor seating for the restaurant.



622 Collings Avenue



Recommendations:

- ☐ Reattach edge of loose cornice console.
- ☐ Remove lighting sconces and surface-mounted conduit from the storefront cornice. If artificial lighting is necessary, install below cornice soffit.
- ☐ Replace the glazing pattern of the storefront window to pick up the line of the transom windows.
- ☐ Place new signage in signage band.



624 Collings Avenue

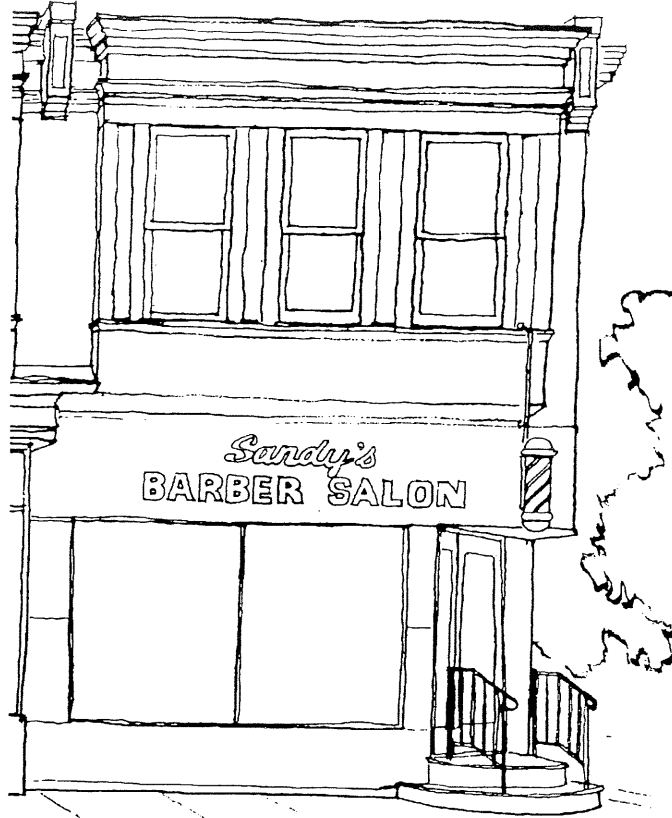


Recommendations:

- ☐ Replace signage, locating new advertizing in signage band.
- ☐ Remove added pent.
- ☐ Reopen transoms.
- ☐ Relocate lighting to storefront cornice soffit.
- ☐ If possible, relocate air conditioning units to rear elevation or remount the units within the existing openings so that the units do not project.



626 Collings Avenue



Recommendations:

- ☐ Remove aluminum siding from cornice and second floor bay.
- ☐ Replace missing top element of storefront cornice above pigmented structural glass.
- ☐ Patch pigmented structural glass where damaged with flexible caulk, colored black to match the glass.

New Construction

There are few building lots left in West Collingswood. However, those that are available will eventually be the sites of buildings with potentially tremendous impact on the streetscape. In a neighborhood where most of the buildings are older than the residents, a new structure can easily result in a loss of visual continuity and cohesiveness. New buildings must be designed to fit into the context of their site. A registered architect familiar with the intricacies of historic and infill building design should be consulted, and the following design factors considered:

- | | |
|-------------------|---|
| Massing | The three-dimensional form of a building and its roof shapes should be similar to those of other buildings in the area. |
| Siting | The new building should have the same relative placement on the lot as the older structures and the setback distance from the street should be equal. |
| Heights | The building should be within a few feet in height of the neighboring structures. The height of the neighboring cornice lines, window heads and sills, and first floor elevation above the ground should all be carried through. |
| Proportion | The building's proportions of height to width of the facade and its components should be consistent with adjacent buildings. |
| Rhythms | Buildings along a streetscape create a rhythm in their placement and the location of their entries. Furthermore, each facade has a rhythm created by solid walls punctuated with windows and doors. New construction should respect the established rhythms. |
| Materials | The appeal of older buildings is often in their use of quality materials and detailing. New construction should continue the use of established neighborhood materials. |
| Scale | The standard size and shape of most building elements are generally known: a doorway is about 3 feet wide by just under 7 feet tall; a typical brick is 8" long by 2 3/4" wide and 4" thick. A new building with a doorway 10 feet tall or bricks twice the typical size would be out of scale with the other buildings in West Collingswood. |

By responding to the design characteristics of the existing environment, new construction can further enhance the architectural integrity and diversity of West Collingswood.

Resource Compendium

Local Sources

The Collingswood Public Library

Haddon and Frazer Avenues, Collingswood, NJ 08108, (609) 858-0649

A source for local and state history, the library maintains a collection of historic photographs, maps, directories, and original architectural blueprints as well as many of the historical and preservation publications listed in the research bibliography. The library is open 9:30 am - 8:30 pm Monday through Friday, and 9 am - 1 pm Saturdays.

The Borough of Collingswood's Historic District Commission

Contact: Theodore Nickles, 771 Bettewood Avenue, Collingswood, NJ 08108, (609) 858-4410

The members of the Historic District Commission are residents knowledgeable in building preservation and local history appointed by the Mayor to review proposed work within the historic district. Although West Collingswood is not presently within the historic district, the committee also meets informally with owners of properties throughout the Borough to freely help with rehabilitation design ideas. Commission meetings are held at 7:30 p.m. on the second Thursday of each month in Boro Hall.

Borough of Collingswood Tax Assessor's Office

678 Haddon Avenue, Collingswood, N.J. 08108, (609) 854-0720.

Stored in the basement of Boro Hall are Collingswood's tax assessment records dating back to 1895. These records are very helpful in determining a building's period of construction. Limited access to these records is by appointment only during Boro Hall hours, 9 am to 4:30 pm.

Proud Neighbors of Collingswood, Inc.

Contact: Susan Yoder, President-Elect, 104 E. Linden Avenue, Collingswood, NJ 08108, (609) 854-5812.

This preservation advocacy group meets on the fourth Thursday of each month at 8 p.m. in the library. Proud Neighbors sponsors monthly seminars on historic building issues and an annual porch brunch and house tour.

The Volpe Architectural Postcard Collection

Contact: Carol Volpe, 23 Homestead Avenue, Collingswood, N.J. 08108, (609) 858-2244.

A collection of more than 125 historic views of Collingswood, these postcards are predominantly from the 1910s and 1920s. Three views of West Collingswood have been reproduced herein, one of which was instrumental in determining the original porch detailing for 716-718 Richey Avenue.

Collingswood - Newton Colony Historical Society

Contact: Doris Hand, Historian, at the library (609) 858-0649.

The local historical society sponsors monthly presentations on topics of historical interest. Meetings are usually held in the library at 8 p.m. on the first Monday of each month except January.

West Collingswood Extension Civic Association

Contact: Alfred Litwak, 1114 Newton Avenue, West Collingswood, NJ 08107, (609) 858-2115.

Although composed of people living to the west of the study area, the Civic Association has many members who are long-time residents of the West Collingswood area, and could provide reminiscences about the history of specific houses and the neighborhood in general. The Association meets on the third Thursday of each month (except July and August) at 8 p.m. in the old West Collingswood Train Station.

Collings-Knight House Committee, Inc.

Contact: Betty Harrison, 212 West Browning Road, Collingswood, NJ 08108, (609) 858-2602.

Meeting on the third Thursday of each month at 7:30 p.m. in the library, the Collings-Knight House Committee focuses primarily on the Federal structure located at 500 Collings Avenue. However, this building was the home of Edward C. Knight who was extremely involved in the development of West Collingswood, and the committee members are very knowledgeable about Borough history.

County Organizations

Camden County Historical Society

Park Boulevard and Euclid Avenue, Camden, NJ 08103, (609) 964-3333.

The CCHS sponsors lectures on historic topics and maintains an excellent research library collection with historical maps, old photographs, and area histories. The library is open Monday through Thursday, 12:30 pm -4:30 pm and Sunday, 2 pm-4:30 pm.

Camden County Cultural and Heritage Commission

Hopkins House, South Park Drive and Shady Lane, Haddon Township, NJ 08108 (609) 858-0040.

A county agency dedicated to the arts and local history; also a source of grants for non-profit organizations. The Commission is open weekdays, 9 am-4 pm.

Gloucester County Historical Society

17 Hunter Street, P.O. Box 409, Woodbury, NJ 08096 (609) 845-4771.

Maintains an excellent library collection on the history of Old Gloucester County, which included West Collingswood prior to the secession of Camden County. The library is open Monday through Friday, 1 pm-4 pm, and Friday evening, 7 pm-9:30 pm.

State Organizations

Office of New Jersey Heritage

New Jersey Department of Environmental Protection, CN 404, Trenton NJ 08625, (609) 292-2023.

Source of voluminous information on most preservation issues including National Register Nominations, Investment Tax Credits, and preservation techniques. Both advice and literature are given freely, including copies of the excellent "Preservation Briefs" and "FYI" series noted in the Research Bibliography.

Preservation New Jersey

180 Township Line Road, Belle Mead, NJ 08502, (201) 359-4557.

A non-profit advocacy organization which sponsors state-wide conferences and technical workshops, and publishes an bi-monthly newsletter.

National Organizations

The National Trust for Historic Preservation

1785 Massachusetts Avenue, NW, Washington, D.C. 20036 (202) 673-4129.

Membership, \$15 per year. The Trust prints the bi-monthly "Historic Preservation" magazine and monthly "Preservation News". The Trust's Mid-Atlantic Regional Office (6401 Germantown Avenue, Philadelphia, PA 19144, (215) 438-2866) also provides technical information.

The Association for Preservation Technology

Box 8178, Fredericksburg, VA 22404, (703) 373-1621.

Membership, \$40 per year. APT prints the quarterly "Bulletin" and bi-monthly "Communique".



*Postcard showing Sloan Avenue, North of Magill Avenue
(postmarked July 13, 1912)*

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*Postcard showing Grant Avenue,
looking east from Champion Avenue*



*Postcard of White Horse Pike at Newton Creek Bridge,
looking towards West Collingswood*