Appendix D:
Holy Rosary Church (N01217)
DOE Form

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

1. Name of Property

Historic name Holy Rosary Church Complex

Other names/site number

2. Location

street & number 3110-3210 Philadelphia Pike ☐ not for publication

city of town Brandywine Hundred ☐ vicinity

State Delaware code DE county New Castle code 003 zip code 19703

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___local

Signature of certifying official Date

Title State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is: Signature of the Keeper Date of Action

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

X	private
	public - Local
	public - State
	public - Federal
	private

Category of Property
(Check only **one** box)

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

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

Contributing	Noncontributing	
5		buildings
		sites
		structures
		Objects
		buildings
		Total

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Religion-Religious Facility/Church
Religion-Church School
Religion-Church-Related Residence/Rectory
Religion-Church-Related Residence/Convent
Domestic-Secondary Structure/Carriage House

Current Functions
(Enter categories from instructions)

Religion-Religious Facility/Church
Education-School
Religion-Church-Related Residence/Rectory
Religion-Church-Related Residence/Retreat House
Domestic-Secondary Structure/Storage

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th- and 20th- Century Revivals: Late Gothic Revival

Materials
(Enter categories from instructions)

foundation: Stone
walls: Stone, Brick
roof: Slate, Asphalt, Synthetics
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Holy Rosary Church at 3110-3210 Philadelphia Pike is located on the southeast side of Philadelphia Pike between Princeton and Stockdale streets in Claymont, Brandywine Hundred, New Castle County, Delaware. The 17.74-acre property includes a convent consisting of a 1783 main block and a large, 1919 addition; a 1958-1960 church building; a rectory building consisting of a 1936 main block and a *circa*-1960 addition; and a 1949-1950 school. The primary buildings are situated close to and facing Philadelphia Pike. Secondary architectural features of the property include the Garden of Remembrance, located southwest of the convent; a stone, four-bay, *circa*-1919 carriage house located east of the convent; a playground and associated modern, pre-fabricated office trailer located southwest of the school; and a modern sculpture of the Virgin Mary surrounded by a low stone wall, located immediately north of the church. Additional religious statues are located in the Garden of Remembrance, which consists of a sunken, rectangular terrace delineated by a stone retaining wall. The garden was dedicated in 1996 for the seventy-fifth anniversary of the church, although the wall surrounding the garden appears to be of earlier construction and the garden appears on aerial photographs as early as 1937. Asphalt-paved parking lots are located adjacent to the church and school, and vehicular access to all of the primary buildings is provided by asphalt-paved driveways. An early-twentieth-century stone wall is located along the northwest boundary of the property in front of the section containing the convent and in front of the school and rectory; the wall is broken for driveway and walkway access. A modern iron fence connects two sections of the stone wall and separates the parking area to the southwest of the school from the public sidewalk. Walkways connect the parking areas and buildings to each other. The majority of the property is planted with mature trees. Small lawns immediately surround the convent, church, and rectory, as well as the northwest and northeast elevations of the school. The Holy Rosary Church Complex has sustained few alterations since ca. 1960 and retains integrity of location, setting, association, feeling, design, materials, and workmanship. Alterations when made were sympathetic to the original design and character of the buildings within the complex and do not detract significantly from the integrity of the complex.

Narrative Description

See Continuation Pages 7.1-7.7

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- [x] A owed by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Settlement Patterns and Demographic Change

Architecture

Period of Significance

1930 - ca. 1960

Significant Dates

1930, 1936, 1949, 1952, 1959

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Thomas Donahue

Period of Significance (justification)

The Period of Significance for the Holy Rosary Church begins in 1930 when the parish purchased the land on the southeast side of Philadelphia Pike and extends to ca. 1960, which is 50 years from the present and also represents the completion of the church building and the end of signfiicant construction activities on the property.

Criteria Consideratons (explanation, if necessary)

Under Criterion Consideration A for religious properties, the church complex must be significant primarily from architectural distinction or historical importance. The Holy Rosary Church meets this requirement as it is eligible for its association with the patterns of settlement and demographic changes in Claymont and also as a notable example of Late Gothic Revival architecture.

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of signficance and applicable criteria)

Holy Rosary Church Complex is signficant under Criterion A for its association with settlement and development patterns as well as under Criterion C as a notable example of Late Gothic Revival architecture. Consistent with Criterion Consideration A for religious properties, the church complex is significant primarily for its historical importance and architectural distinction. The development of Holy Rosary Church Complex occurred over several years, with construction occurring between 1936 and ca. 1960. Though it is one of several church complexes under the Diocese of Wilmington, Holy Rosary parish's expansion followed closely with that of the local community. The church is not significant for its association with the Catholic church as no significant events in the diocese are noted to have occurred on the property. Based on the background research conducted for this project, the property does not appear to be associated with an individual of historic importance; therefore, the property is not eligible under Criterion B. The Holy Rosary Church includes four primary buildings constructed between 1783 and ca. 1960. The buildings are primarily stone with Late Gothic Revival details, which visually tie together the complex, and represent notable examples of architecture that are eligible under Criterion C. The architect of the church, Thomas Donahue, was researched but not identified as a notable local architect. Background research did not reveal the architect of the Worth house (convent). The property does not appear to possess the potential to yield information on building practices or methods of construction; therefore, the property does not appear to be eligible for listing under Criterion D.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

See Continuation Pages 8.2-8.3

Developmental history/additional historic context information (if appropriate)

See Continuation Pages 8.1-8.2

9. Major Bibliographical References

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

See Continuation Pages 9.1-9.3

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested

Primary location of additional data:

____State Historic Preservation Office
____Other State agency

Holy Rosary Church Complex
Name of Property

New Castle County, Delaware
County and State

____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____

____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 17.74
(do not include previously listed resource acreage)

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	460442	4405557	3	18	460335	4405160
2	18	460249	4405337	4	18	460584	4405436

Verbal Boundary Description (describe the boundaries of the property)

The National Register boundary for Holy Rosary Church Complex includes the entire 17.74-acre tax parcel on the southeast side of Philadelphia Pike.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the contributing buildings as well as features of the setting that contribute to the significance of the property, such as the stone wall along the front boundary and the surrounding forested land that buffers the church from nearby modern development.

11. Form Prepared By

name/title Shauna J. Haas
organization A.D. Marble & Company date June 25, 2010
street & number 375 E. Elm Street, Suite 200 telephone 484-533-2500
city or town Conshohocken state PA zip code 19428
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: **Holy Rosary Church Complex**

City or Vicinity: **Brandywine Hundred**

County: **New Castle** **State:** **Delaware**

Photographer: Shauna J. Haas

Date Photographed: **June 15, 2010**

Description of Photograph(s) and number: **See attached photograph pages.**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

General Description

Overview

The Holy Rosary Church Complex at 3110-3210 Philadelphia Pike is located on the southeast side of Philadelphia Pike between Princeton and Stockdale streets in Claymont, Brandywine Hundred, New Castle County, Delaware. The 17.74-acre property includes the following primary buildings (listed in order of location, from southwest to northeast): a convent consisting of a 1783 main block (former A.A. Grubb and Edward H. Worth dwelling) and a large, 1919 addition; a 1958-1960 church building; a rectory building consisting of a 1936 main block and a *circa*-1960 addition; and a 1949-1950 school. The primary buildings are situated close to and facing Philadelphia Pike. Secondary architectural features of the property include the Garden of Remembrance, located southwest of the convent; a stone, four-bay, *circa*-1919 carriage house located east of the convent; a playground and associated modern, prefabricated office trailer located southwest of the school; and a modern sculpture of the Virgin Mary surrounded by a low stone wall, located immediately north of the church. Additional religious statues are located in the Garden of Remembrance, which consists of a sunken, rectangular terrace delineated by a stone retaining wall. The garden was dedicated in 1996 for the seventy-fifth anniversary of the church, although the wall surrounding the garden appears to be of earlier construction and appears on aerial photographs as early as 1937. Asphalt-paved parking lots are located adjacent to the church and school, and vehicular access to all of the primary buildings is provided by asphalt-paved driveways. An early-twentieth-century stone wall is located along the northwest boundary of the property in front of the section containing the convent and in front of the school and rectory; the wall is broken for driveway and walkway access. A modern iron fence connects two sections of the stone wall and separates the parking area to the southwest of the school from the public sidewalk. Walkways connect the parking areas and buildings to each other. The majority of the property is planted with mature trees. Small lawns immediately surround the convent, church, and rectory, as well as the northwest and northeast elevations of the school.

Convent

The stone convent consists of two primary blocks: an original, two-and-one-half-story, side-gable block constructed in 1783; and a slightly taller, linear, two-and-one-half-story addition constructed in 1919. Originally constructed by A.A. Grubb and later added to by Edward H. Worth of the Worth Steel empire, the house served as the convent for the church complex beginning in 1952 and is therefore referred to as such in this document.

The 1783 block rests on a stone foundation. The exterior walls are stone, and the side gable roof is clad with slate. Pent eaves extend across the façade (northwest elevation) and the rear (southeast) elevation. A two-story wood porch is attached to the side (northeast) elevation, and a small, one-story, stone addition is attached to the southwest end of the façade. Three gable dormers are present in both the northwest and southeast roof slopes. Most window openings in the original block, unless otherwise noted, feature wood trim and contain single, six-over-six light, double-hung sash windows. The first-story windows have wood sashes, while the upper level windows typically have vinyl sashes. An interior stone chimney projects from the northeast end of the roof ridge. The eaves are raked and feature cornice returns.

The 1919 block rests on a stone foundation. The exterior walls are stone, and the side-gable roof is clad with slate. A small, central entry porch with a pediment marks the main entrance in the façade (northwest elevation).

A large cross gable projects from the rear (southeast) elevation, and a single-story, open, full-width porch with thin aluminum-wrapped wood posts wraps around the southwest and a portion of the southeast elevations. Five gable dormers are present in the northwest roof slope and three gable dormers are present in the southeast slope. Most window openings in the 1919 block, unless otherwise noted, feature wood trim and contain six-over-six light, double-hung sash windows. As seen in the 1783 block, the first floor windows retain the original wood sashes, while the upper level windows have typically been replaced with vinyl sashes. Three interior stone chimneys project from the roof ridge.

The façade (northwest elevation) of the original 1783 block features irregular fenestration, with five bays in the first story and four bays in the second story. The central entrance in the first story features a wood, six-panel door topped by a transom. A small, two-light wood-sash casement window is located immediately southwest of the entrance and a four-light wood-sash casement window is located immediately northeast of the entrance. The northeast bay in the first story contains an eight-over-eight light, double-hung wood-sash window, while six-over-six light, double-hung vinyl-sash windows are found in all four bays in the second story and in all three gable dormers. Two wood, multi-light doors are located in the one-story stone addition. The symmetrical façade (northwest elevation) of the 1919 block features regular fenestration, with five bays in each story. The central entrance contains a wood six-panel door flanked by sidelights and is accentuated by a small entry porch with a pediment and thin wood columns.

The fenestration in the side (northeast) elevation of the 1783 block is irregular, with an entrance and two windows in the first story, one entrance and one window in the second story, and three attic windows. A vinyl-clad frame enclosure at the northwest corner of the first floor of the porch contains an entrance with a four-light-over-two-panel door facing southeast. The entrance to the southeast of the enclosure has a one-light-over-two-panel wood door, and the second story entrance has a four-light-over-two-panel wood door. The first- and second-story windows at the southeast end of the elevation are wood, six-over-six light, double-hung wood sash, and the window at the northwest end of the elevation is a wood, six-light casement window. The two-story porch, which features a stone foundation, wood floor, thin wood posts, wood second-story balustrade, and hipped roof, dominates the elevation. Two small, wood, six-over-six light, double-hung windows, above which is centered a small wood fanlight, are present in the attic level. A small date stone at the northwest end of the elevation is inscribed with the date 1783 and the initials AAG (A.A. Grubb).

The rear (southeast elevation) of the 1783 block features irregular fenestration, with three bays in the first story and five bays in the second story. A window opening at the northeast end of the first story contains a ribbon of three six-over-six light, double-hung wood sash windows. The central bay in the first story contains an eight-over-eight light, double-hung wood sash window. Vinyl, six-over-six, double-hung sash windows are found in the five openings in the second story and the three gable dormers. A paired entrance at the southwest end of the first story contains two sets of wood multi-light double-leaf doors. The rear elevation of the 1919 block is dominated by a large projecting cross gable, which features a tripartite window opening in the first story comprised of a six-over-six light, double-hung wood sash window flanked by four-over-four light, double-hung wood sash windows. Two single window openings occupy the second story, each containing a six-over-six, double-hung, vinyl sash. An arched window opening with a fanlight is in the attic level. Three bays of the 1919 block are located southwest of the cross gable. A porch extends from the cross gable along the southeast

elevation, wrapping around to the southwest elevation. The entrance in the southwest wall of the cross gable has been boarded up with plywood. Six-over-six, double-hung wood sash windows are found in the southwest two bays of the first story, and similar windows with vinyl sashes are found in each of the three bays of the second story. A pair of multi-light wood doors with sidelights is located in the northeast bay of the first story.

The fenestration in the southwest elevation of the 1919 block is regular, with two bays each in the first, second, and attic stories. A set of two, double-leaf multi-light wood doors with wood screens are located in each bay of the first story. The two windows in the second story and two windows in the attic level contain six-over-six light, double-hung vinyl sash windows. A small louvered vent is present at the apex of the gable.

To the southwest of the convent, steps lead down into the sunken Garden of Remembrance. The garden is encircled with a stone wall on the northeast and northwest sides, and a modern pergola is found at the southwest end. Benches and religious statues are found scattered along the edges of the garden and in the yard surrounding the convent.

The associated carriage house is located immediately northeast of the convent, at the end of a paved driveway. A paved parking area is located to the southwest of the carriage house, encircled by a low stone retaining wall. The five-bay, stone, side-gabled carriage house is one-and-one-half stories high on a full basement, which is exposed at the southeast side. The slate-clad roof has cornice returns and three gabled dormers on each side. A stone chimney extends through the ridge between the entrance and the vehicle bays. The entrance is recessed from the rest of the building and accessed up a stone staircase from the parking lot. A four-light over panel door opens at the northwest end of the southwest elevation. Four vehicular bays open from the southwest elevation. Stone stairs lead down from the parking lot at the southwest end of the building, providing access to the basement level on the southeast elevation. A pair of one-light-over panel stable doors leads into the basement from the southeast elevation. Modern replacement windows open into the first and attic levels. The northeast, or rear, elevation is partially hidden by dense foliage but contains three bays of windows covered with original wood shutters. A circular window opens into the attic level of the entrance block on the northeast elevation.

Church

The vernacular, Gothic-inspired church, designed by architect Thomas Donahue, was constructed between 1958 and 1960. The one-and-one-half-story, stone, cruciform building rests on a stone foundation and features a full basement. A concrete water table is visible above the basement level on all elevations, and all windows and doors have concrete surrounds. The exterior walls are constructed of stone, and the cross-gable roof is sheathed with asphalt shingles. The cruciform plan is a result of the intersecting nave and transept. A spire extends from the center of the church, with a cross at its peak.

The symmetrical façade (northwest elevation) is five bays wide. The main entrance is centered at the northwest end of the nave and is sheltered by a partially enclosed, projecting entry porch with a gable roof. The main entrance contains two sets of double-leaf wood doors. A stepped concrete walkway and an adjacent concrete handicap ramp provide access to the entrance. A rosette window containing stained glass is centered above the entrance at the top of the northwest elevation. Two sets of rectangular, stained glass windows are present in the northwest elevation of the recessed transept, one set on each side of the projecting nave: two wall dormers at the

far ends of the elevation each contain a set of paired, tall, Gothic-inspired, stained glass windows; and the northwest elevations of two small entry porches at the intersections of the nave and transept each feature a ribbon of five windows containing leaded glass in a diamond pattern. The stained glass windows throughout depict religious figures in a simplified geometric manner; the designer of the stained glass windows is not known.

The northeast and southwest (side) elevations are nearly identical. Each consists of eight bays, including six window bays and two entrances. Starting from the northwest end of the building, the fenestration pattern is as follows: window, window, window, window, door, window, door, window. In each elevation, the first four windows are located in the side walls of the nave, and consist of two sets of paired, rectangular, leaded glass windows; and two sets of paired, tall, Gothic-inspired, stained glass windows situated in wall dormers. The first entrance is located in the small entry porch at the intersections of the nave and transept and contains a pair of double-leaf metal doors topped by a pointed-arch faux transom. The northwest and southwest elevations of the transept each consist of a central entrance flanked by lancet stained glass windows. Each transept entrance contains a pair of double-leaf metal doors and is accessed from the adjacent parking lot by a bank of stone and concrete steps. Narrow, Gothic-inspired, stained glass windows flank each entrance, and a rosette window containing stained glass is centered above each entrance.

The southeast (rear) elevation has limited access due to a steep slope behind the church, extensive vegetation, and a chain link fence. The elevation is divided by a central one-story gabled wing. The fenestration of the southeast elevation is irregular, with three window openings in the first and second stories to the northeast of the central gabled vestibule, three windows and one door opening in the first floor in the southwest half, and two window openings in the second floor of the southwest half of the elevation. The second floor openings are all boarded up and the first floor openings of the northeast half are also boarded with metal vent inserts. Two-light metal sliding windows are found in the outer bays of the first floor of the southwest half, and the third window contains metal louvers. The entrance, located in the second bay from the southwest, consists of a pair of one-light metal doors.

The building appears to have undergone few alterations since its construction.

Rectory

The vernacular rectory building, which contains Gothic Revival detailing, consists of two primary blocks: the original (1936), two-and-one-half-story, stone, cross-gable block at the southwest end; and the *circa*-1960, two-and-one-half-story, frame, side gable addition at the northeast end. The entire building is situated on a hill, resulting in the exposure of the basement level in the northeast, northwest, and southeast elevations.

The original block rests on a stone foundation, the exterior walls are stone, and the cross-gable roof is clad with slate. The cross gable is located at the northeast end of the 1936 block and projects slightly from the façade (northwest elevation) and rear (southeast) elevation. An interior stone chimney is located at the intersection of the main roof and cross gable. A small, original gable dormer is located near the center of the northeast roof slope of the cross gable. A one-story garage enclosed in stone is attached to the basement level of the rear (southeast) elevation, and a two-story enclosed porch with a shed roof is located directly above the garage. The

porch appears to be an original feature, but was enclosed with vinyl siding likely in the mid- to late twentieth century. A large, non-original shed dormer is attached to the southeast roof slope of the 1936 block, and a one-story frame garage addition is attached to the southeast elevation of the attached garage/porch. A small, modern, prefabricated shed is situated immediately southeast of the garage addition. Most window openings in the 1936 block, unless otherwise noted, feature wood surrounds and contain single, paired, or ribbons of wood, four-over-four light, double-hung sash windows.

The *circa*-1960 block rests on a brick foundation, the exterior walls are clad with brick (all elevations) and stone veneer (first story of the northwest elevation), and the side-gable roof is clad with slate. An interior brick chimney protrudes from the center of the roof ridge. Three evenly spaced wall dormers dominate the northwest and southeast elevations. A pent eave separates the first and second stories of the façade (northwest elevation). Most window openings in the *circa*-1960 block, unless otherwise noted, contain wood or vinyl, six-over-six, double-hung sash windows.

The façade (northwest elevation) of the 1936 block features irregular fenestration, with three bays in the first story and two bays in the second story. The central entrance in the first story, located near the intersection with the cross gable, features a pointed-arch opening, a flush wood door, and a concrete surround. A concrete stoop provides access from the adjacent asphalt-paved driveway. Paired windows flank the entrance. Another paired window is located in the second story of the projecting cross gable, and a ribbon of four windows is located directly above the entrance and the southwestern bay. A narrow, four-light, wood window is located in the apex of the cross gable. The façade (northwest elevation) of the *circa*-1960 block features regular fenestration, with three bays in each story. A recessed entrance containing a wood panel door is located at the far southwest end of the first story. Two poured concrete steps with a metal railing provide access to the entrance. The remaining openings in the façade contain windows.

The side (northeast) elevation of the building is comprised of an entrance in the first story of the rear porch of the 1936 block and seven window openings in the *circa*-1960 block. There are two small window openings (one covered with plywood and one containing a two-light metal sash window) in the basement level, three window openings in the first story, and two window openings in the third story. A small louvered vent is located in the apex of the gable.

The rear (southeast) elevation of the 1936 block is dominated by the enclosed porch and the first-story garage addition, which obscure the southwest half of the elevation. Three window openings are present in the projecting cross gable at the northeast end of the elevation: two paired units in the first and second stories, and a single unit in the attic level. An additional ribbon of three windows is located in the shed dormer. The rear elevation of the *circa*-1960 block features eight windows: three two-light metal-sash, sliding windows in the basement level; one tripartite window in the first story; one typical window in the first story; and three typical windows in the second story.

The side (southwest) elevation of the building is comprised of two garage entrances (in the 1936 block and the garage addition) containing modern garage doors; a pedestrian entrance in the southeast bay of the basement level containing a wood panel door; two single window openings in the basement level containing typical

windows covered with metal grilles; a total of six paired windows in the first and second stories containing typical windows; and one single window opening in the attic level containing a typical window.

School
The stone, two-story, rectilinear school building was constructed in 1949 to 1950. A two-story rear (southeast) addition was built ca. 1965 and a one-story addition was built ca. 1975 along the southwest wall of the building, northwest of the *circa*-1965 addition. The building rests on a stone foundation. The original block is clad in stone and the *circa*-1965 block is clad in brick on the northeast and southwest elevations, and stone on the southwest and northwest elevations. Bands of concrete demark the tops of the first and second stories in all elevations of the 1950 block. The main entrance, centered in the façade (northwest elevation), is accentuated by a slight projection, a gabled parapet, and a concrete surround. Large paired and tripled windows light the majority of the building's interior, though smaller single windows are present in the first story of the façade. The building is surrounded by a grassy lawn and an asphalt-paved parking lot. A large concrete walkway provides access to the main entrance. A small playground is located south of the building, adjacent to a modern prefabricated shed.

The façade (northwest elevation) of the building is symmetrical. The central pointed-arch entry bay projects slightly from the face of the elevation. On each side of the central entrance are four single vinyl, one-over-one light, double-hung sash windows in the first story and two sets of ribbons of three vinyl, one-over-one light, double-hung sash windows in the second story.

The 11-bay side (northeast) elevation features regular fenestration, with ten window openings and one entrance in the first story and nine window openings in the second story. All but four window openings in the 1950 block contain ribbons of three vinyl, one-over-one, double-hung sash windows. One window at the southeast end of the first story is paired, and the two windows in the northwest bay and the one window at the southeast end of the second story are single. The entrance, located at the southeast end of the 1950 block, contains a double-leaf metal door. Two window openings in the *circa*-1965 block contain ribbons of three aluminum windows with large fixed lights at the top and small awning sashes at the bottom.

The rear (southeast) elevation of the *circa*-1965 block consists of two regular (stacked) window bays, each containing ribbons of three aluminum windows with large fixed lights at the top and small awning sashes at the bottom.

The ten-bay side (southwest) elevation is similar to the northeast (side) elevation, except that small ells project toward the adjacent parking lot at the far northwest and southeast ends of the elevation and a small, *circa*-1975, one-story addition is attached to the southeast end of the elevation. Most bays in the southwest elevation contain ribbons of three vinyl, one-over-one, double-hung sash windows. An entrance containing a set of double-leaf metal doors is present in the ell at the far southeast end.

Alterations
The Holy Rosary Church Complex has been relatively unaltered since the completion of the church in 1960. A side elevation was added to the rectory ca. 1965; it was designed in character with the original building, with

details such as wood windows, stone veneer, and a slate roof. A rear addition was constructed to the school ca. 1965 and was also designed sympathetically and does not detract from the integrity of the school building. Two modern prefabricated buildings were added to the complex in the late twentieth century, one as an addition to the school building and the other as an outbuilding next to the playground. While not in character with the surrounding complex, the two buildings are small in size and located where they do not interrupt the associations of buildings or significantly alter the setting. Where windows have been replaced in the school, rectory, and convent, the original fenestration patterns and window types have been retained.

Historical Narrative

The Holy Rosary Catholic parish formed in 1920. Mass was initially held in a nearby Worthland home; the first parish mass was held in the Overlook Community Center. Worthland and Overlook Colony were industrial communities constructed by local corporations for their employees. The demand for workers in the World War I era quickly developed the Claymont area through these self-contained communities as well as the extension of the streetcar line from Wilmington and the resulting streetcar subdivisions. The Catholic residents of Claymont were generally members of St. Patrick's parish, which was located outside of Wilmington. As the congregation grew, they soon realized the need for their own Catholic parish and began to hold their own mass.[1] Quickly outgrowing the community center, the newly established Holy Rosary congregation constructed a small frame chapel near the intersection of Seminole Road and Philadelphia Pike in 1921 (located northeast of current complex, no longer extant). The property also included a two-story bungalow that was used as the rectory.[2]

In 1930, the parish acquired 6.6 acres of land from Josiah and Elizabeth Bacon that was across Philadelphia Pike and adjacent to Overlook Colony.[3] The property included a three-story stone house directly across from Commonwealth Avenue as well as a filling station near the roadway.[4] In 1936, the current rectory, which may have originally been used as a school as well, was constructed on the new church property.[5] By 1948, the parish had grown to include 250 families, and the Bishop authorized the construction of a school.[6] In 1949 to 1950, the parish constructed the current school, demolishing the three-story house near the intersection of Philadelphia Pike and Commonwealth Avenue. Eight rooms of the school were used for grades one through four, while the remaining interior was used for worship. The Sisters of St. Joseph taught classes at the Holy Rosary School, and in 1952 the parish purchased the adjacent Grubb/Worth House for use as a convent. Prior to moving into the Grubb/Worth House, the nuns resided in a house on Cathedral Street in the adjacent Stockdale subdivision. The former Worth property was comprised of approximately 25 acres of land, predominantly wooded and open, that included the Grubb/Worth House, carriage house, sunken garden, and the house built for Edward H. Worth's daughter (currently located southwest on adjacent property). The portion of the lot with the main house and an associated carriage house were consolidated into the church property, and the remaining lands were sold to private interests for development.[7]

Growth in Claymont continued into the 1950s and 1960s due to a resurgence in suburban development after World War II. Mid-twentieth-century aerial photographs illustrate the increase in development surrounding the church property. The parish grew from approximately 350 to 900 families, almost tripling within a decade. The school's enrollment skyrocked from 80 students to over 500.[8] The majority of the students resided in the

[1] Center for Historic Architecture and Design (CHAD), University of Delaware (UDel). "Historic Properties of Claymont, DE." (*Scenic and Historic Highway Application for Philadelphia Pike, Brandywine Hundred*, CHAD UDel, Newark, Delaware, 2007.)
[2] Unknown Author. "Holy Rosary Church Soon to be Opened," *Delmarvia Star*, 6 November 1921. Wilmington, Delaware.
[3] New Castle County Recorder of Deeds. Property records accessed at the New Castle County Recorder of Deeds Office, Wilmington, Delaware, 1930.
[4] Sanborn Map Company. *Claymont, Delaware.* (Sanborn Map Company, New York, New York, 1936).
[5] Martha Schiek and Ray Hester. *Claymont.* (Arcadia Publishing, Charleston, South Carolina, 2000.)
[6] Claymont Renaissance Development Corporation (CRDC). "Saving Holy Rosary Elementary School: A Claymont Institution Since 1950," (*Renaissance News.* November-December 2006.)
[7] Unknown Author. "Catholics Buy Worth Home," (*Every Evening Journal*, 7 August 1952. Wilmington, Delaware.)
[8] CRDC 2006b.

abundant new subdivisions of Claymont, such as Brookview Townhomes, where Vice President Joe Biden lived when he attended Holy Rosary School in the 1950s.[9] Between 1958 and 1965, the school was expanded, the addition to the rectory was constructed, and the present Holy Rosary Church was built on the property.[10] The church, dedicated in May 1960, was designed by Wilmington architect Thomas Donahue, built in a cruciform plan, and included the chapel, a basement, and meeting rooms. Once the church opened, the former worship areas in the school building were converted into additional classroom space.[11] By 1980, the school expanded to include kindergarden through eighth grade and added additional classrooms through a one-story addition at the southwest corner. A preschool program was also established in 2006.[12]

In 2008, facing decreasing enrollment, Holy Rosary School consolidated with St. Helena's School in Bellefonte to form the Pope Jon Paul II Catholic Elementary School. According to local reports, the decreasing enrollment follows the nationwide trend of low birth rates as well as the regional shift in demographics as Catholic populations move downstate; however, other social, economic, and political factors may have also contributed to lower enrollment numbers.[13] The former Holy Rosary School continues in education use as it is being leased by the local school district for use as a charter school. The convent currently serves as a retreat house as the school is no longer taught by the nuns. The Holy Rosary Church complex today includes the school, rectory, church, and convent.

Statement of Significance

The property at 3110-3210 Philadelphia Pike was evaluated as a twentieth-century religious property built in the Late Gothic Revival style. The Holy Rosary Church Complex is located along the southeast side of Philadelphia Pike, surrounded by commercial properties along the highway and predominantly twentieth-century residential development. Under Criterion Consideration A for religious properties, the church complex must be significant primarily from architectural distinction or historical importance. The development of Holy Rosary Church Complex occurred over several years, with construction occurring between 1936 and ca. 1960. While one of several church complexes under the Diocese of Wilmington, Holy Rosary parish's expansion followed closely that of the local community, and is therefore significant under Criterion A for association with settlement and development patterns. The church is not significant for its association with the Catholic church as no significant events in the diocese are noted to have occurred here. Holy Rosary parish was established in 1920, following the influx of population in Claymont responding to the increase in industry and new housing developments in the 1910s. The majority of the Diocese's Delaware parishes are within the City of Wilmington; however, between 1925 and 1960, most of the expansion of the diocese occurred outside of the city in the rapidly expanding suburban areas. All but one of the 17 new parishes and eight new missions during this period

[9] CRDC."Senator Joe Biden's Hometown of Claymont, Celebrates Vice Presidential Nomination," (*Renaissance News.* October 2006.)
[10] Schiek and Hester 2000.
[11] Paul L. McConomy. "Holy Rosary Catholic Church to be Dedicated Sunday, May 8," (*Morning News.* 30 April 1960, Wilmington, Delaware.)
[12] CRDC 2006b.
[13] Antonio Prado. "The Two Become One: Pope John Paul II School Born from St. Helena and Holy Rosary," (*The Community News*, 28 August 2008, Bellefonte, Delaware.)

were located outside of the city.[14] The Holy Rosary parish quickly expanded as a result of being the only Catholic parish amidst the significant amount of suburban development occuring in the Claymont vicinity in the early to mid-twentieth century. The quick expansion necessitated the acquisition of the large lot across from Overlook Colony in 1930, providing adequate room for the expansion of the church complex from the 1930s into the 1960s. Claymont continued to expand in the 1920s and 1930s, with Philadelphia Pike growing into a commercial strip and residential developments continuing to fill in former estates and farms through the mid-twentieth century. Expansions in local populations and a threefold increase in church membership between 1950 and 1960 resulted in the construction of the new church in 1960. From 1936 to ca. 1960 (50 years from the present), Holy Rosary was a significant local institution in Claymont, providing a meeting place, recreation area, and a parochial school for the increasing local Catholic population and for the community as a whole.

Based on the background research conducted for this project, the Holy Rosary Church Complex does not appear to be associated with an individual of historic importance; therefore, the property is not eligible under Criterion B.

The Holy Rosary Church Complex includes four primary buildings constructed between 1783 and ca. 1960. The buildings are primarily stone with Late Gothic Revival details, which visually tie together the complex and represent notable examples of architecture that are eligible under Criterion C. The Late Gothic Revival style is visible in the church, school, and rectory of Holy Rosary Church through the use of steeply pitched gable roofs, cross gables, Gothic and Tudor arches at windows and doors, rose windows, stained or leaded glass windows, and stone construction with bands of contrasting stone trim. This style was commonly executed on churches and school campuses in the first four decades of the twentieth century, and the Holy Rosary Church Complex includes three well-preserved examples of the style. The church, not constructed until 1960, continued the stonework and stylistic detailing of the school and rectory. The late-eighteenth-century stone dwelling (convent) with an early-twentieth-century addition complements the stone architectural features of the Late Gothic Revival buildings. The similarity of massing, design, and detailing of the buildings and the interconnected series of pedestrian and vehicular circulation paths all contribute to the complex's significance under Criterion C as a distinguishable unified entity. The complex includes interrelated residential, educational, and religious buildings, the majority of which have persevered and contribute to the overall campus-like feel of the property. The use of stone in the buildings, as well as landscape features (such as the wall along the front property line and the sunken garden) further unify the complex. Few changes have occurred to the Holy Rosary Complex since 1960, and all additions were completed either on rear elevations or in character with the design of the buildings and the complex. Sensitive alterations include the use of wood windows on the *circa*-1965 addition to the rectory and the retention of the fenestration patterns and window types in the vinyl replacement

[14] Catholic Diocese of Wilmington. "A Brief History of the Diocese of Wilmington," Available online at http://www.cdow.org/cdowhistory.html. Accessed 22 June 2010.

windows of the convent. The architect of the church, Thomas Donahue, was researched but not identified as a notable local architect. Background research did not reveal the architect of the Grubb/Worth House (convent).

The property does not appear to possess the potential to yield information on building practices or methods of construction; therefore, the property does not appear to be eligible for listing under Criterion D.

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