



Wawaset Park records 2638

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Wilmington, Delaware 19807

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Summary Information

Repository:	Manuscripts and Archives
Creator:	Wawaset Park Maintenance Corporation
Title:	Wawaset Park records
ID:	2638
Date [inclusive]:	1658-2011
Physical Description:	27.15 Linear Feet
Language of the Material:	English .
Abstract:	Wawaset Park was a planned community, commissioned by the DuPont Company for its company executives. The records describe the park, its residents, and history through corporate records, maps and deeds of the property, lists of corporate officers and residents, as well as histories of the park, the City of Wilmington, and the state of Delaware.

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Historical Note

Wawaset Park was a planned residential community built by E. I. Du Pont de Nemours & Co. in 1918 and located in the city of Wilmington, Delaware. Bounded by Greenhill Avenue, Woodlawn Avenue, Pennsylvania Avenue, and 7th Street on Wilmington's western edge, the original property was on three trolley lines and included a horse track, and later a fair grounds and an auto park. When purchased by the DuPont Company in 1917, the company began construction on a wide array of "Period" housing to accommodate its expanding workforce following a dramatic increase in business during the First World War. The company planned to offer the houses for sale to the general public, but only on a secondary basis, as DuPont Company employees were experiencing a severe housing shortage. The homes were built for DuPont executive staff and scientists.

Wawaset Park was designed by Baltimore architect Edward L. Palmer (1877-1952) in the tradition of famed landscape architect Frederick Law Olmstead (1822-1903), thus encompassing a park-like setting with curving streets. DuPont Company hired Palmer to initially design and construct 100 homes on the property, including the street arrangement and the landscaping. Many of the homes are Tudor cottages, while others are brick Georgian mansions. Some of the smaller houses were built in the Gothic and the then out-of-vogue "Picturesque" style. Many of the homes initially sold for about \$6,000 plus an additional \$1,500 for the lots. The larger semi-detached and detached houses sold for \$9,000 to \$20,000.

Most did not include garages, but they could be built later with the extra cost added to the existing payments.

Palmer's attention to natural contours contrasted with that of Wilmington's other developments in the early twentieth century. Palmer's previous work in Baltimore, particularly at Roland Park, encompassed similar designs and styles. There, he designed several neighborhoods using a typical Olmstead influence, paying close attention to aesthetics and curvilinear streets that wound around hills. At Wawaset Park, Palmer paid special attention to planting various elm and oak trees, most of which provided shaded walkways. By 1930, the majority of new home construction had finished. Fulfilling Palmer's vision, Wawaset Park offered residents the convenience of suburban living within the city, with the privacy of the countryside.

Wawaset Park has maintained its distinct style and character under the care of the Wawaset Park Maintenance Corporation, formed to approve any such additions, alterations, and plans for new structures, staying true to the original deed restrictions that established set backs, building codes, and limitations on street alterations to maintain Palmer's original design. Any additions or alterations were decided by the Maintenance Corporation through a vote by its members. In 1986, the historic district of Wawaset Park and its 321 buildings were added to the National Register of Historic Places.

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Scope and Content

The records document the founding of Wawaset Park and includes certificates of incorporation, bylaws, deeds to the properties within the park, lists of officers and trustees, board minutes, as well as lists of residents, maps and drawings of homes, services provided to residents by the corporation, and information about the inclusion of the park on the National Register of Historic Places. Most of the records were gathered by officers of the Wawaset Park Maintenance Corporation, especially Harry J. Haon III, park resident and President in the mid-1980s.

Documents - some original, some copies - are dated between 1658 and 2011, reflecting the work of officers who searched the historical background of the property, both prior to the founding of the community and long after its establishment. The deeds to properties of the first occupants in 1919 to 1920 contained property restrictions, challenges to which are well documented in the collection, including restrictions and regulations for existing and future homes, as well as for alterations. Every twenty years the deed and restrictions were subjected to a referendum for renewal. There is evidence that the restrictions were challenged from time to time; one challenge in particular led to litigation. Along with copies of deeds from then-current owners, there are also copies of deeds for changes of ownership prior to the formation of the park. Material documenting Wawaset Park's nomination to the National Register of Historic Places includes correspondence regarding the nomination process, newspaper articles, statements of significance, and guidelines for application.

The collection also includes several histories of Wawaset, the city of Wilmington, the county of New Castle, and the state of Delaware, as well as descriptions and promotional materials of other similarly-

planned communities in Maryland and neighboring states that reflected the influence of Frederick Law Olmstead. The latter comprise information on Roland Park in Baltimore, Fenwick, Alapocas Woods, and Cranehook, as well as biographical information on Olmstead himself. Also included are maps of twelve districts of the park, one of which depicts the placement of every tree in the community. Other drawings include various alterations to home interiors, as well as additions, elevations, sections, and floor plans.

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Arrangement

Series I: Wawaset Park Maintenance Corporation - Arrangement is chronological within each subseries and by first date of a multipart grouping, except for quarterly maintenance taxes reported in subseries D, Finances.

Series II: Real estate - Arrangement is chronological within each subseries.

Series III: National Register of Historic Places - Arrangement is chronological.

Series IV: Residents of Wawaset Park - Arrangement is chronological.

Series V: Other planned communities and highrises - Arrangement is alphabetical by name of community.

Series VI: History of Wilmington, New Castle County, Delaware - Arrangement is chronological within subseries.

Series VII: Rolled drawings and maps - Arrangement is chronological.

Series VIII: Oversize maps, drawings, and financial ledger sheets - Arrangement is chronological.

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Administrative Information

Publication Statement

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askhagley@hagley.org

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Revision Description

Updated content. 2018 February 15

Access Restrictions

Portions of the Wawaset Park records are subject to a 25 year time seal.

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Controlled Access Headings

- Company towns
- Housing development
- Planned communities
- Architect-designed houses
- Maps
- Dwellings
- Wilmington (Del.)
- Historic preservation
- Technical drawings

Collection Inventory

Wawaset Park Maintenance Corporation, 1658-2009

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National Register of Historic Places, 1811-1986

Title/Description	Instances	
Showcasing Wawaset Park - newspaper articles, history of the park, sample deeds, 1811-1969	box 11	folder 1
Historic places in New Castle County Delaware, 1967	box 11	folder 2
Background of the historic places program, undated	box 11	folder 3
Process and guidelines of application, 1970-1984	box 11	folder 4
Ad hoc committee for guiding the process toward recognition as a historic place, qualification process, 1984	box 11	folder 5
Statement of significance for inclusion in the application, 1984	box 11	folder 6
Introduction to residents of the concept of historic places, and response from residents about proceeding with application, 1984-1985	box 11	folder 7
Correspondence regarding registration for consideration, 1984-1985	box 11	folder 8
Inventory of houses (part of nomination process), 1985 May	box 11	folder 9
Award and impact of the award, 1985-1986	box 11	folder 10
Preservation law update, 1987 June	box 11	folder 11

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Residents of Wawaset Park, 1945-2011

Title/Description	Instances	
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Referendum to fund storm cleanup and guard service, 1945-1946	box 11	folder 12
Horace Daniel, 1953	box 11	folder 13
Corporation tax increased by 20%, 1959September	box 11	folder 14
Lists of officers and newsletters for new residents, 1961-1969	box 11	folder 15
Reports on cable television and elm trees, 1970-1972	box 11	folder 16
Discussions about elm trees, by laws amendment, and welcome new residents, 1973-1974	box 11	folder 17
Trees, assessments for delinquents paying maintenance tax, rezoning Bancroft Parkway, 1975-1977	box 11	folder 18
Guidelines for alterations to homes and property, the McDonough entrance to Wawaset, the Haon residence, 1978-1982	box 11	folder 19
Lists of officers and trustees for residents, 1983-1984	box 11	folder 20
Residents' proxies for trustees meetings, 1983-1984	box 11	folder 21
Lists of residents, 1985	box 11	folder 22
Lists of residents, new trustees and officers, 1985November-December	box 11	folder 23
Lists of residents and former presidents of the corporation, 1986April-July	box 12	folder 1
Regulations for new residents, lists of residents, 1986 August-October	box 12	folder 2
New residents and lists of presidents, 1987 August-November	box 11	folder 3
Lists of residents and procedures for new presidents, 1988-1989	box 12	folder 4
Drawings of elevations of houses, lists of residents, 1990-1999	box 12	folder 5
Sample letter to new residents, newsletters, list of new residents, 2000-2008	box 12	folder 6
Property of M.L. and J.S. Steiner, 2009-2011	box 12	folder 7
Unidentified and undated notes about Wawaset properties - part 1, undated	box 12	folder 8
Unidentified and undated notes about properties in Wawaset - part 2, undated	box 12	folder 9

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Additional planned communities, 1913-2009

Title/Description	Instances	
Alapocas Woods - Cityside New Jersey, 1965-2007	box 12	folder 10
Columbus Inn - 1 of 3, 1998-2007	box 12	folder 11

Columbus Inn - 2 of 3, 2007 February	box 12	folder 12
Columbus Inn - 3 of 3, 2007 March-June	box 12	folder 13
Crane Hook - Edenridge, 1958-1988	box 12	folder 14
Fenwick - Green Hill Towers, 1975-2009	box 12	folder 15
<i>New Towns for Old</i> - Philadelphia urban renewal, 2005 April	box 12	folder 16
Frederick Law Olmstead - his life and work 1822-1903, 1966-1979	box 12	folder 17
Edward Palmer in Baltimore, Palmer's obituary, 1913-1984	box 12	folder 18
Quaker Hill Apartments - Rodney Place, 1974-1984	box 12	folder 19
Roland Park, Maryland, 1891-1992	box 12	folder 20
Roland Park and Guilford MD, 1972-1978	box 12	folder 21
Roland Park and Guilford MD, 1982-1991	box 12	folder 22
William D. Lamdin, 1891-1945	box 12	folder 23
Stafford School, 1982	box 12	folder 24
Literature on landscape architecture, 1912-1984	box 12	folder 25
Seventh Street highrise - Woodlawn Village Apartments, 1881-1984	box 13	folder 1

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History of Wilmington, New Castle County, and Delaware, 1800-2001

Wilmington, 1800-1989

Title/Description	Instances	
Copies of early book covers, and histories of New Sweden, 1800-1897	box 13	folder 2
Copies of maps of Wilmington and New Castle County, 1812-1936	box 13	folder 3
Historic towns in middle states, 217th anniversary of Old Swedes Church, 1918 influenza deaths, 1901-1918	box 13	folder 4
Builders reports, news article attributing the Finns , not the Swedes, with the founding of Wilmington, 1924-1929	box 13	folder 5
Copies of histories of Wilmington, 1930-1938	box 13	folder 6
Stalcop family in Delaware, F. Scott Fitzgerald in Delaware, Finns or Swedes?, 1946-1967	box 13	folder 7
Histories of Wilmington, German contributions, Queen Christina, criminal department of justice plan, 1970-1982	box 13	folder 8

Finns' landing in Wilmington; Schoonover's art studio; mayor's report to the people of Wilmington, 1983-1989	box 13	folder 9
New Castle County, 1904-1989		
Title/Description	Instances	
Court of New Castle, Delaware Finns, Brandywine and Christina rivers,, 1904-1947	box 13	folder 10
Charles Springer of Christiana, Richardsons of Delaware,first log cabin in America, grist mills, 1949-1978	box 13	folder 11
William Penn, Evans's first U.S. automobile, Fell, Arden, Woodlawn Trustees, 1962-1989	box 13	folder 12
Delaware, 1891-1997		
Title/Description	Instances	
Delaware flag, state song and insigniae, undated	box 13	folder 13
Industries in Delaware; Swedish settlements, 1891-1911	box 13	folder 14
News articles by Bill Frank, pamphlets about Delaware, 1932-1986	box 13	folder 14 A
Unprotected coast, Delaware state portraits, 1939-1941	box 13	folder 15
Agricultural society in Delaware, 1941-1969	box 13	folder 16
Native American land sales, plain people of Delaware, great cypress swamp, first log cabin in Delaware, 1941-1969	box 13	folder 17
Directory of DuPont retired employees, 1955	box 13	folder 18
Carson's/Buck Tavern, the first state, Rodney's ride, historic preservation plan, 1970-1976	box 13	folder 19
"A Topical History of Delaware" by the Delaware Department of State; "Three Centuries of Delaware Agriculture" by Joanne Passmore, 1976-1978	box 13	folder 20
"Hob House" by Tom Bostelle, 1983	box 13	folder 21
Desegregation, Sussex conditional permits, Barrett's Chapel, DE Memorial Bridge, 1983-1997	box 13	folder 22
Handwritten notes about unidentified undated topics, undated	box 13	folder 23

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Rolled drawings and maps, 1919-2001

Title/Description	Instances	
Brownprint of Wawaset Park lot plan "65" x 52" designed by Edward Palmer, 1919	item A-1	

Negative copy of Palmer's 1919 lot plan for Wawaset Park, 1919	item A-2
Kress house: blueprints of first floor, second floor, exterior details, and basement plans, 1926	item A-3
Geological survey maps for Selbyville, Frankford, Bethany Beach, Newark East, Wilmington north, and Wilmington south, 1970-1992	item A-4
Ehret house in Wawaset Park - rear elevation, cross section, and first floor plan, 1972 June	item A-5
Map of 32 elms and 17 oak trees in Wawaset Park, undated	item A-6
Map of the City of Wlmington, including Wawaset and surrounding neighborhoods - sheets 2,13, 19, 20, of 73, 1975	item A-7
Proposed site and zoning for Bancroft Village, 1977 April	item A-8
City of Wilmington Zone map, 1977 May	item A-9
General note	
In conservation.	
Wilmington building zone map, 1977 May	item A-10
General note	
In conservation.	
Building zone map and ordinance with revisions, 1978 October	item B-11
One half sheet of plot plans in Wawaset Park, undated	item B-12
Supinski house - storm sewer plan, left side and front elevations, 2nd floor plans and basement plans, 1981 April	item B-13
Haons' house plans in Wawaset, 1981	item B-14
Wawaset Park plat plans, undated	item B-15
Proposed street light conversion in Wawaset Park, 1986 February	item B-16
State of Delaware wetlands in Sussex County Delaware, 1988 March	item B-17
Drawings of Fenwick Island: from Atlantic Ocean to Lagoon Street; from Lagoon Street to Maryland state line; from Assowoman Bay to Atlantic Ocean; from Dagsboro Street to Logoon Street; all of Fenwick Island streets, 1990 October	item C-18
Wawaset plat plan, undated	item C-19
Fenwick Island water service plan, 1999 September	item C-20
Drawing of Harry Miller estate in Wawaset Park, lot 9A - lines and grade plan and minor subdivision plan, 2001 August	item C-21
Haons' house on Fenwick Island - house addition, 2001 November	item C-22

Drawing of Wawaset model house 9A - elevations, sections, floor plans garage, and foundation plans, 2001 November item C-23

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Oversize maps, drawings, and financial ledger sheets, 1929-2001

Title/Description	Instances	
Hand drawings of Wawaset numbered plots, undated	box OS-A	folder 1
Financial ledger sheets - receipts and disbursements, 1929-1948 1959	box OS-A	folder 2
Blueprint, Wawaset plot plan of trees, 1932 January	box OS-A	folder 3
Topographic map: Northeast River (west) to Delaware River (east); from Elk Creek, MD and St. Georges (south) to West Sadsbury and West Chester (north), 1936	box OS-A	folder 3A
Wawaset plot plan - 7th Street to Pennsylvania Avenue, 1942 January	box OS-A	folder 4
Plot plan of Wawaset Park with numbered lots, undated	box OS-A	folder 5
Brownprint - early Wawaset development, undated	box OS-A	folder 6
Wawaset tree plot plan, with legend, 1956 December	box OS-A	folder 7
Building zone map - City of Wilmington, 1959 November	box OS-A	folder 8
Building zone map - City of Wilmington, 1959 November	drawer MD-97	folder 1
Building zone map - City of Wilmington, 1961 July	box OS-A	folder 8A
Building zone map - City of Wilmington, 1978 October 10	drawer MD-97	folder 1
Cablevision agreements, 1964	box OS-A	folder 9
News Journal article - "45 Years of Wawaset Trees" , 1965 September 11	box OS-A	folder 10
Wawaset tree replacement map, 1971 March	box OS-A	folder 11
Two hand drawn maps: the first showing number of trees in each district; the second showing position of trees on each street, undated	box OS-A	folder 11A
Drawing of the measurements of Bedford Court, 1972 October	box OS-A	folder 12
Map of Wawaset lots between Woodlawn Avenue and Nottingham Road, undated	box OS-A	folder 13
Drawings for an addition of a den to the Stein house, 1978 July	box OS-A	folder 14
News Journal addition devoted to a newcomers guide, 1983 July 24	box OS-A	folder 14A

Framed certificate for Wawaset Park as a designated member of the National Register of Historic Places, 1986 January 3	box OS-A	folder 15
Drawings for alterations to the kitchen and an addition to the Pleasants' house at 721 Nottingham Road, 1986 JULY	box OS-A	folder 16
Drawings of proposed alterations to the Haon house on 707-709 Coverdale Road, 1988June	box OS-A	folder 17
Drawings for Model 9A in Wawaset Park, 2001November	box OS-A	folder 18
Drawing of the Columbus Inn property, undated	box OS-A	folder 19
Plot plan, oak and elm trees, undated	drawer MD-97	folder 1
Plot plan, trees in each zone, undated	drawer MD-97	folder 1
Columbus Inn property, undated	drawer MD-97	folder 1
Geological survey, 1900	drawer MD-97	folder 1
Scope and Content encompassing northern Delaware, northeastern Maryland, and Chester County, Pa. Reprinted in 1939		
House blueprints and plans, 1918	drawer MD-97	folder 2

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