

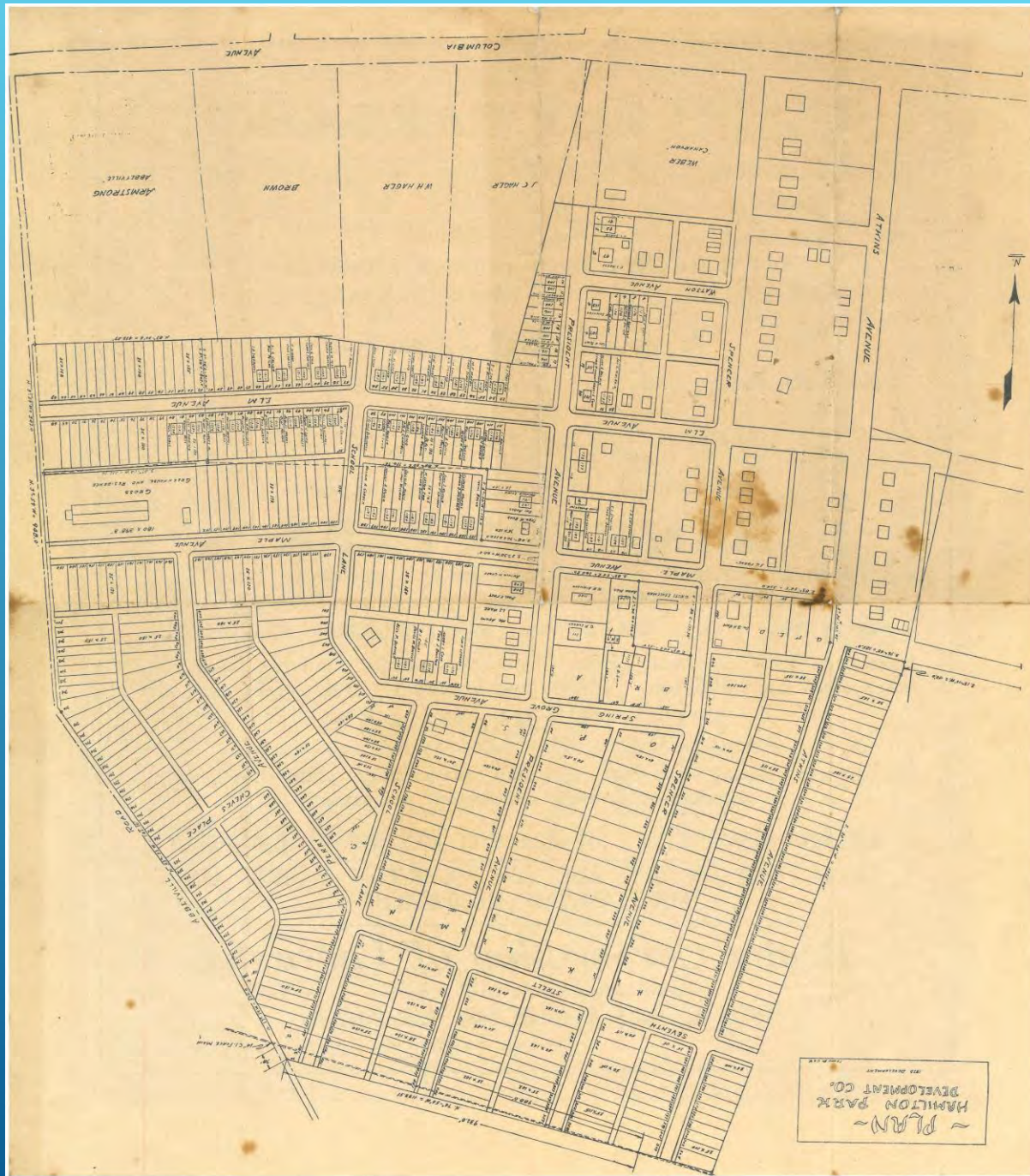
LANCASTER TOWNSHIP *RE-TELLING OUR HISTORY*

Development of Hamilton Park Neighborhood

March 9, 2020



HAMILTON WATCH COMPANY (1938)



MARCH 10, 1925 RESOLUTION OF THE STOCKHOLDERS OF HAMILTON WATCH COMPANY

“WHEREAS it is necessary and expedient that this Company should purchase land near its plant and erect buildings thereon suitable for residences for its employees and for other purposes...”

**LANCASTER'S
GREATEST . . LOT BARGAINS!**

Improved Lots in Restricted Hamilton Park at Less Than Wholesale Prices

AVAILABLE ONLY THROUGH THE UNDERSIGNED, WHO ARE EXCLUSIVE AGENTS, CO-OPERATING TO FACILITATE THE PROMPT SETTLEMENT OF AN ESTATE. THESE PRICES ARE SUBJECT TO RAISE OR WITHDRAWAL.

Did You Ever Hear of Such a Bargain?

RESTRICTED LOTS IN FINE NEIGHBORHOOD

At \$16.00 a Front Foot

Some Lots Higher and Some as Much as \$10.00 a Foot Lower.

—REMEMBER THERE ARE—

**CEMENT PAVED STREETS, WATER,
GAS, ELECTRIC, TREES.**

Well Elevated . . . Fine Country Air and View

HAMILTON PARK

has 150 homes on tract NOW—all occupied by good class, home-loving, Christian American people.

HAMILTON PARK HAS THE FINEST SCHOOL FACILITIES.

Hamilton Park is away from traffic noises and dangers. Just the place for the children, where environment and safety prevails.

FIVE YEARS TO PAY

PURCHASER PAYS NO TAXES WHILE PAYING FOR HIS LOT !!

Lot buyers during five-year payment plan, may plant low-growing vegetables, flowers, shrubbery or grass.

Act Now---Before Prices Are Raised or Lots Are All Disposed Of

**DRIVE OUT TODAY AND SEE HAMILTON PARKS' 150
SUBSTANTIAL RESIDENCES.**

Realty Corporation of Lancaster

Office on Tract at South President Avenue

P. O. Box No. 5 PHONE 9884 Lancaster, Pa.

[See Chart of Hamilton Park, on Reverse Side Hereof]

LOTS GO UP FOR SALE



HOMES ARE BEING BUILT

1127 Maple Avenue
(1927)

Photo is courtesy of the
Bragg Family

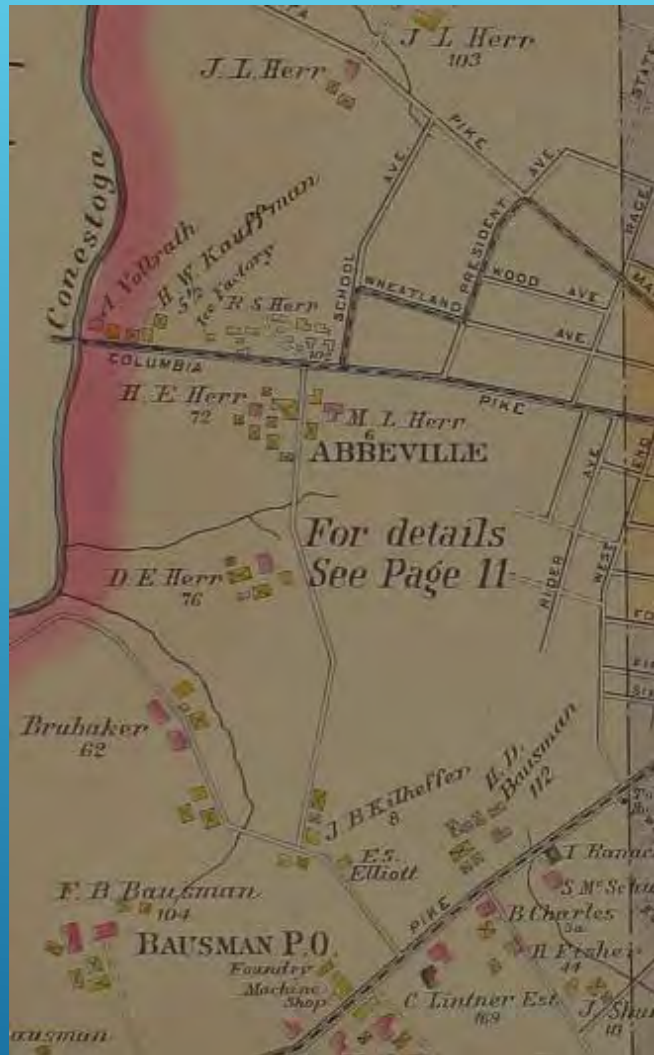
1927



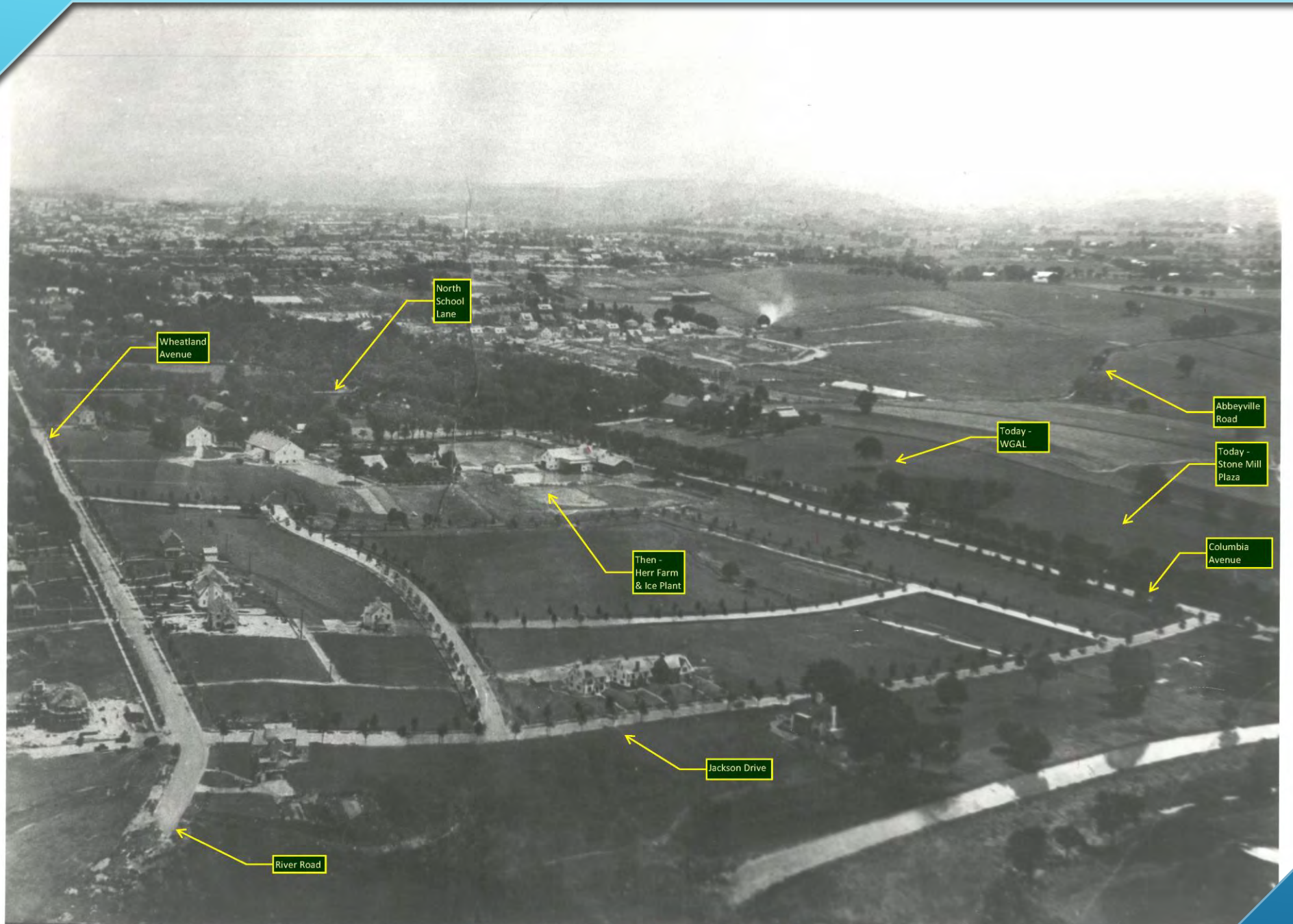
2020



1127 MAPLE AVENUE



SCHOOL LANE HILLS (1925)



Woodlawn, Herr Farm, and Herr Ice Manufacturing Plan - circa 1925

PENN
PILOT
AERIAL
(1940)



PENN
PILOT
AERIAL
(1957)



A Brief History of Hamilton Park

In 1924 Charles "Soapy" Miller, the enlightened industrialist and President of the Hamilton Watch Company, envisioned a comfortable community of sturdy individually-owned homes located conveniently near the company for its employees. A community where "members of the Hamilton family could, if they so desired, own their own homes ... available at the cost of erection." The building of this community, open to all employees, spanned approximately 25 years, from 1924 to about 1950. Hamilton Watch Company probably ceased financial support of this development in the 1930s with the onset and deepening of the Depression, the 1933 Bank Holiday, and the 1931 death of C.F. Miller but homes continued to fill in the community.

Abbeville Road borders the Hamilton Park development to the west, Elm and Elwood Avenues to the north, Atkins Avenue to the east, and Hamilton Park Drive to the south. Within these approximate boundaries, in 1926 the Hamilton Watch Company laid concrete streets and sidewalks on the farmland surrounding the old farmhouse at what is now 1121 and 1123 Spring Grove Avenue. Planted circles were laid in the intersections of President and Elm Avenues and of Maple Avenue with South School Lane. Parkland was reserved from building and, as houses were built, the homeowners joined in association to maintain the park as "Hamilton Park."

The boundaries of Hamilton Park are quite flexible, as the Hamilton Park development was envisioned by Hamilton Watch Company, not as a separate "town" but as a part of Lancaster Township. Many folks in close proximity to the Watch Company's development consider themselves to be a part of Hamilton Park. Hamilton Park is a fine example of a planned community. Miller's vision accounts for the consistency of comfortable, well-planned and maintained homes of similar age that we see today.

Taking the Walking Tour

From the basketball court in Hamilton Park, go north to Elm Avenue and walk east along it. While no homes along Elm Avenue are identified in this guide, it is important to look at these comfortable, well-kept homes to get a sense of the diverse nature of the community envisioned by Charles Miller. As you walk along Elm Avenue, at its intersection with South President Avenue, notice the circle on the road that traces the outline of a once-landscaped traffic circle that was planted in the center when Hamilton Park's concrete streets were first laid.

Continue east to the corner of Elm and Spencer Avenues. On the opposite corner is Deverter's Deli Shop, the site of a neighborhood store for decades. Behind this property is a small alley. This alley runs from Elwood Avenue to Elm Avenue and is the only remnant of the farm lane that served the farm at 1121 and 1123 Spring Grove Avenue. A tenant house that was built before the 20th century and subsequently modified is along this lane now has a Spencer Avenue address.

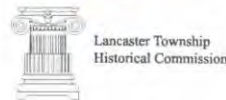
Turn right onto Spencer Avenue and begin following your guide.

Sources of this information are:

Mrs. Laura Shaida's April 24, 2006 visit with the LTHC, including observations made by members, particularly Jack Loose.

Notes about their homes by walking tour homeowners, particularly Jim Humphreville.

McAlester, Virginia and Lee, A Field Guide to American Houses. N.Y.: Alfred A Knopf, 2000.



Hamilton Park Walking Tour 2006

HAMILTON PARK WALKING TOUR 2006

LANCASTER TOWNSHIP HISTORICAL COMMISSION



1 85 Spencer Avenue is a two storey brick Colonial Revival home with many classical details like keystone headers over the windows and dentil moldings. It was one of Hamilton Park's early residences, built in 1920.



2 1044 Maple Avenue is a 1½-story brick Colonial Revival bungalow built in 1934.



3 1042 Maple Avenue is a similar home that was built a year after 1044 then renovated and altered in 1974.



4 1102 Maple Avenue sits on the southwest corner of Maple and Spencer Avenues. It is a stucco Tudor-influenced Arts and Crafts bungalow with diamond-paneled windows. It was one of the first homes, built in 1912 and before the conception of the Hamilton Park development.



5 1121 & 1123 Spring Grove Avenue is a vernacular Lancaster County Farmhouse built around 1865 and modified in the 1920s, during the early development of Hamilton Park, to look Early American; at this time it was divided into two homes. This was the farmhouse on the land that became Hamilton Park.



6 1127 Spring Grove Avenue is a modern brick Rancher built in 1963.



7 211 South President Avenue is unique for its double-poured concrete walls. It was built in 1927 for George P. Lucky, president of Hamilton Watch from 1952 to 1954.



8 210 & 212 South President Avenue is a brick duplex, built around 1929 that incorporates elements of different architectural styles.



9 310 South President Avenue is a 1940 Colonial Revival home with particularly attractive front landscaping.



10 315 South President Avenue is built on bedrock. It was built during the post-war phase of Hamilton Park in 1951.



11 339 South President Avenue was featured in a 1950s Architectural Digest for its modern design.



12 336 South President Avenue is a Colonial Revival home built in 1936.



13 405 South School Lane was built in 1941, just before US construction halted to divert all resources to the war effort.



14 350 South School Lane, at the junction with Perry Avenue, is a brick Tudor Revival home built in 1935. It was locally known as "the witch's house".



15 340 Perry Avenue is a wooden Tudor Revival home built in 1930.



16 336 Perry Avenue is a Colonial Revival home built in 1940.



17 345 Perry Avenue is brick Cape Cod home built in 1938. Note the balustrades that are common to this area of Lancaster Township.



18 316 Perry Avenue is a brick Cape Cod home with a front gabled roof that was built in 1948. The azaleas are from Rochford Azaleas in Lancaster Township.

HAMILTON PARK WALKING TOUR 2006

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GOOGLE EARTH AERIAL (2018)

