NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT
PHILADELPHIA REGISTER OF HISTORIC PLACES
PHILADELPHIA HISTORICAL COMMISSION

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

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1. ADDRESS OF HISTORIC RESOURCE (must comply with an Office of Property Assessment address)

Street address:_3600-30 Lancaster Avenue_____

Postal code:__19104_____ Councilmanic District:_____3_____

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2. NAME OF HISTORIC RESOURCE

Historic Name:_William Fennell Development_____

Common Name:_____

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3. TYPE OF HISTORIC RESOURCE

☒ Building ☐ Structure ☐ Site ☐ Object

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4. PROPERTY INFORMATION

Condition: ☒ excellent ☐ good ☐ fair ☐ poor ☐ ruins

Occupancy: ☒ occupied ☐ vacant ☐ under construction ☐ unknown

Current use:__Mixed Use, Residential and Retail_____

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5. BOUNDARY DESCRIPTION

Please attach a plot plan and written description of the boundary.

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6. DESCRIPTION

Please attach a description of the historic resource and supplement with current photographs.

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7. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from _1817____ to _1924____

Date(s) of construction and/or alteration:_c. 1870 to 1880_____

Architect, engineer, and/or designer:__James A.L. Wilson_____

Builder, contractor, and/or artisan:__William Mitchell, John McHugh, and others_____

Original owner:__William Fennell_____

Other significant persons:___James C. Magee_____

CRITERIA FOR DESIGNATION:

The historic resource satisfies the following criteria for designation (check all that apply):

☒ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,

☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,

☒ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,

☐ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,

☐ (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,

☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,

☐ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,

☒ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,

☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or

☒ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

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8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

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9. NOMINATOR

Name with Title__Historical Commission staff_____ Email__jon.farnham@phila.gov_____

Organization_Historical Commission_____Date__April 29, 2015_____

Street Address__Room 576, City Hall_____Telephone__215-686-7660_____

City, State, and Postal Code___Philadelphia, PA 19107_____

Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt:___April 29, 2015_____

☒ Correct-Complete ☐ Incorrect-Incomplete Date:___April 29, 2015_____

Date of Notice Issuance:___April 29, 2015_____

Property Owner at Time of Notice

Name:___Lancaster Mews Partners LP_____

Address:___One Crescent Drive, Suite 104_____

_____

City:__Philadelphia_____ State:_PA_ Postal Code:_19112___

Date(s) Reviewed by the Committee on Historic Designation:_____

Date(s) Reviewed by the Historical Commission:_____

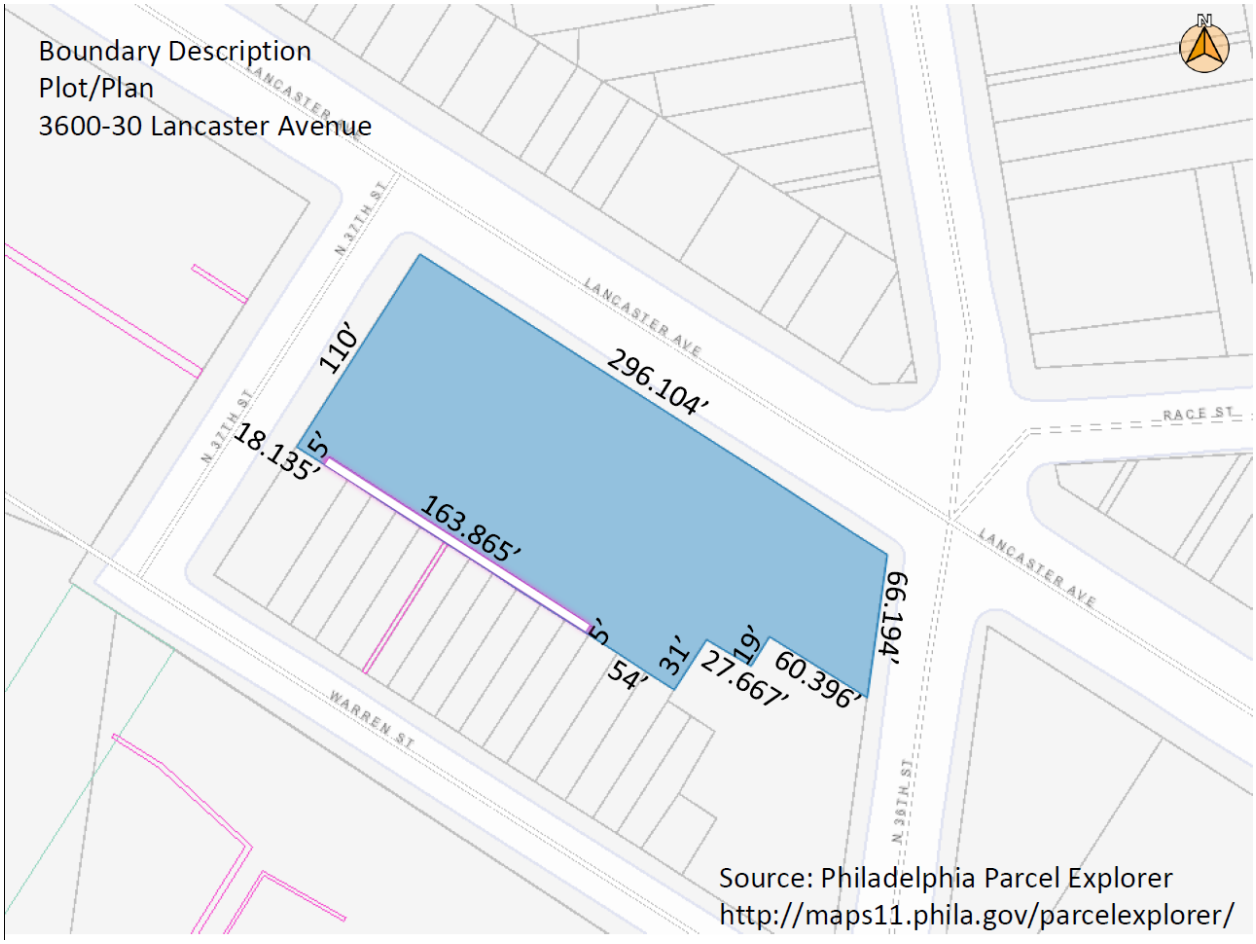
Date of Final Action:_____

☐ Designated ☐ Rejected

5. BOUNDARY

The parcel is located at 3600-30 Lancaster Avenue, on the south side of Lancaster Avenue between N. 36th and N. 37th Streets in the Greenville section of West Philadelphia.

Beginning at a point formed by the intersection of the Southeasterly side of N. 37th Street with the Southwesterly side of Lancaster Avenue; thence extending along the Southwesterly side of Lancaster Avenue the distance of 296.104 feet to a point on the Northwesterly side of N. 36th Street; thence extending south along the Northwesterly side of N. 36th Street the distance of 66.194 feet to a point; thence extending West parallel to Lancaster Avenue the distance 60.396 feet to a point; thence extending South perpendicular to Lancaster Avenue the distance of 19 feet to a point; thence extending West parallel to Lancaster Avenue the distance of 27.667 to a point; thence extending South perpendicular to Lancaster Avenue the distance of 31 feet to a point; thence extending west parallel to Lancaster Avenue the distance of 54 feet to a point on the head of a 5 feet wide alley; thence extending North crossing the head of the alley a distance of 5 feet to a point on the Northeasterly side of the alley; thence extending along the Northeasterly side of the alley the distance of 163.865 feet to a point; thence South crossing the bed of the alley the distance of 5 feet to a point; thence extending West parallel to Lancaster Avenue the distance of 18.135 to a point on the Southeasterly side of N. 37th Street; thence extending North along the Southeasterly side of N. 37th Street the distance of 110 feet to the point of beginning. Being known as Parcel No. 056N03-0149, Office of Property Assessment Account No. 881111200.



6. DESCRIPTION

This row of primarily three-story red brick rowhouses with first floor storefronts and rear ells was constructed between the late 1860s and the early 1880s in the Italianate style.

Aerial view of 3600 to 3630 Lancaster Avenue looking south, 2014.

Aerial view of 3600 to 3630 Lancaster Avenue looking north, 2014.

3600 Lancaster Avenue

Three-story, three-register red brick building with first floor storefront. Two over two double hung segmental arch windows at second and third stories, with plywood infill at several locations. First floor refaced with tan brick, circa 1955. Original bracketed wood cornice at roof. East façade: Recent one story tented addition. Wood projecting bay at second story. Circa 1875.

3600 Lancaster Avenue, April 2015

3602-04 Lancaster Avenue

Pair of three-story brick buildings, commercial first floor with two paired doors to each building. Original bracketed wood cornices above first floor and at roof. Bay windows at second and third floor with one over one double hung segmental arch windows and decorative wood paneling below. Circa 1875.

3602-04 Lancaster Avenue, April 2015

3602-04 Lancaster Avenue storefronts, April 2015

3606 Lancaster Avenue

Three-story red brick rowhouse with commercial first floor front which was altered and refaced with yellow brick circa 1940. Two over two double hung segmental arch windows at second and third stories. Cornice retains original brackets, decorative soffit and fascia. Constructed prior to 1872.

3606 Lancaster Avenue, April 2015

3608 Lancaster Avenue

Three-story brick rowhouse with first floor commercial front. Original wood cornice and frame of storefront intact. Two over two double hung square-head windows with prominent stone lintels at second and third stories. Double bracketed cornice. Later construction, circa 1885.

3608 Lancaster Avenue, April 2015

3610 Lancaster Avenue

Three-story brick rowhouse with first floor commercial front which was refaced with yellow brick circa 1930. Two over two double hung segmental arch windows at second stories. Third story sash replaced with one over one vinyl windows in historic frame. Original wood modillioned cornice with decorative soffit and fascia intact. Constructed prior to 1872.

3610 Lancaster Avenue, April 2015

3612-28 Lancaster Avenue

Development of three-story brick rowhouses with commercial first floor fronts; shared single incised wood cornice; two over two double hung segmental arch windows with stone lintels at second and third stories. 3618, 3620, 3626, 3628 have original wood commercial first floor cornice intact. Other storefronts refaced circa 1930s – 1940s. Constructed 1877.

3616-22 Lancaster Avenue, April 2015

3612 (partial red awning) – 3626 Lancaster Avenue, April 2015

3624-28 Lancaster Avenue, April 2015

3630 Lancaster Avenue

Four-story version of 3612-28 brick row. Corner entrance storefront with shop window on each façade, cast iron column and bracketed cornice above entrance. Two over two double hung segmental arch windows with stone lintels at second story. Third and fourth story windows replaced with one over one vinyl. Original modillioned cornice intact. West façade: Six panel door with transom entrance. Wood projecting bay at second story. Windows are of various pane configurations, rectangular frames with stone lintels. Constructed 1877.

3630 Lancaster Avenue, April 2015

3630 Lancaster Avenue, April 2015

7. STATEMENT OF SIGNIFICANCE

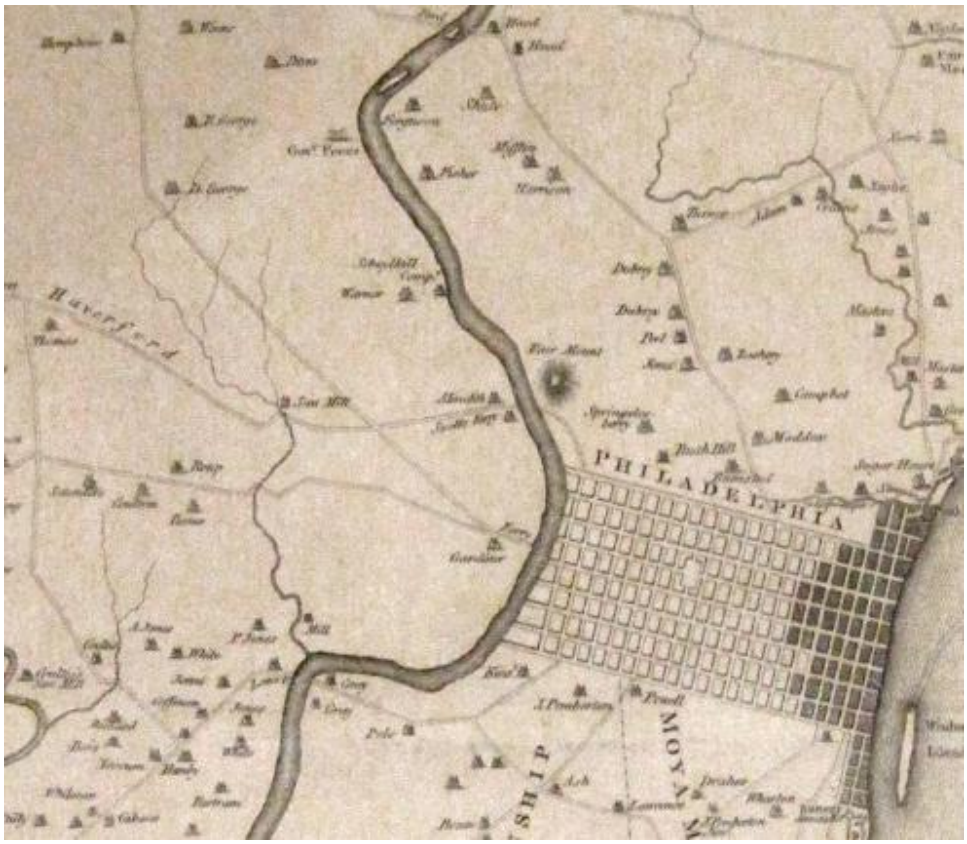
The row of buildings at 3600-30 Lancaster Avenue is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The row of buildings satisfies Criteria for Designation a, c, h, and j as enumerated in Section 14-1004 of the Philadelphia Code. The row:

> (a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation or is associated with the life of a person significant in the past;
> (c) Reflects the environment in an era characterized by a distinctive architectural style;
> (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City; and,
> (j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.

The row of three and four-story, brick, mixed-use, commercial and residential buildings on the south side of the 3600-block of Lancaster Avenue was constructed in 1870s and 1880s, as the City of Philadelphia was expanding from its urban core outward at a frenetic pace. The significant structure at 3600-30 Lancaster Avenue is one of West Philadelphia's best surviving examples of the basic building block, the brick row, with which the nineteenth-century industrial metropolis was constructed. Retaining an extremely high level of integrity, the intact row typifies and exemplifies the expansion of the city after the Civil War and tells us much about the development of the city's built environment. The brick row, which is currently consolidated into one tax parcel, is comprised of 16 individual row buildings. Although the buildings were constructed individually and in groups over more than a decade, they all share the Italianate architectural style and reflect the environment in an era characterized by that style. The brick buildings join together to create a larger whole that is an established and familiar visual feature of the neighborhood, community, and city. The development of the row over a relatively short period of time at a significant point in the city's history permits the row to aptly represent the economic and architectural heritage of the community. Also, buildings in the row are associated with the lives of persons significant in the past, including a prominent painter and a notorious fugitive criminal. Owing to its multi-faceted historical and architectural significance, the row warrants listing on the Philadelphia Register of Historic Places and the protection of the Philadelphia Historical Commission.

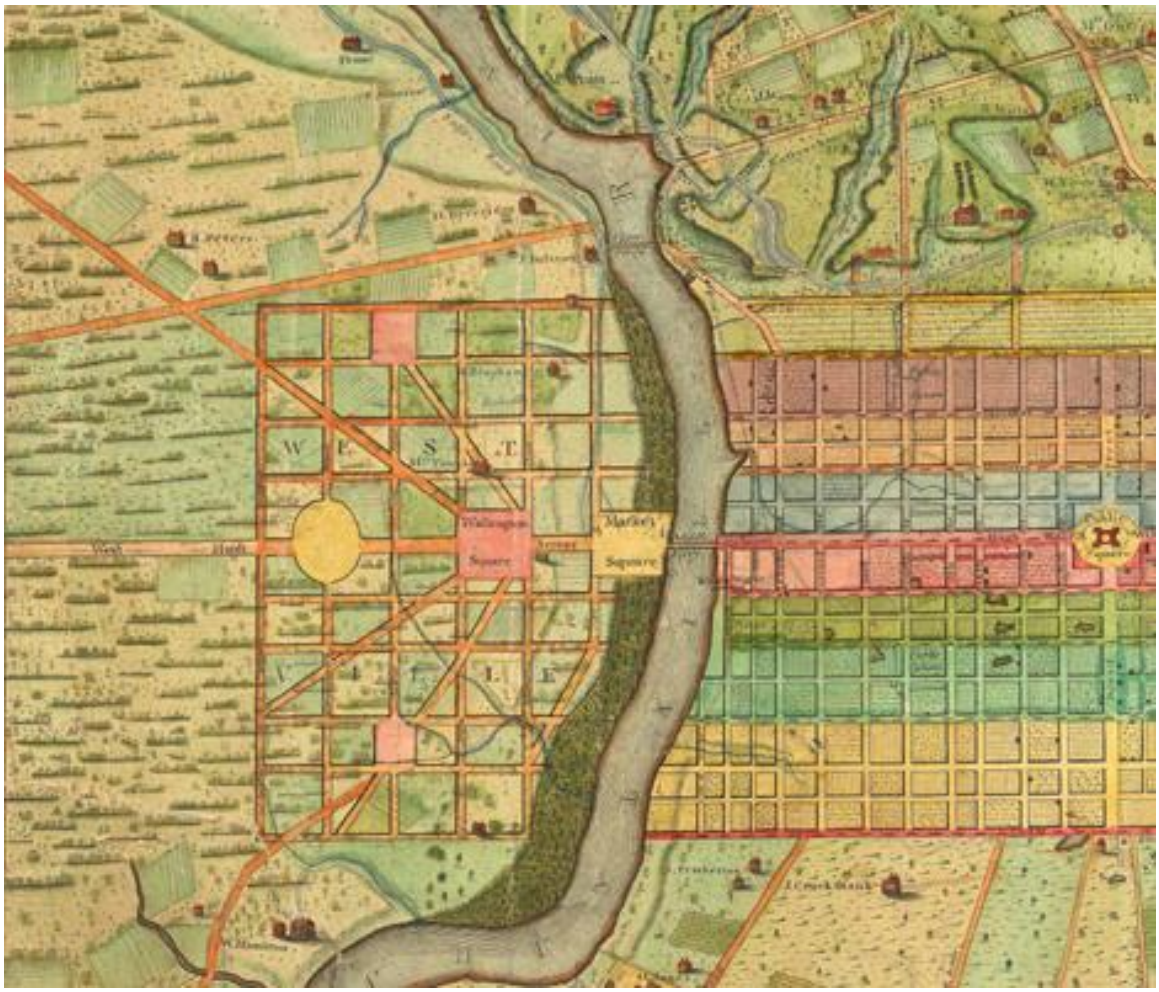
ANTEBELLUM WEST PHILADELPHIA

Detail from Thomas Holme, Map of improved part of Pensilvania in America, divided into counties, townships and lotts., 1681.



Detail from N. Scull and G. Heap, A Map of Philadelphia and Parts Adjacent, c. 1750.

When William Penn and his Surveyor General Thomas Holme laid out Philadelphia in the late seventeenth century, they designated the area where the row of brick buildings now stands in West Philadelphia as Liberty Lands. Penn distributed the Liberty Lands, 16,000 acres to the north and west of the city, to the First Purchasers of city plots. The section of the Liberty Lands where the brick row would be constructed became known as Blockley Township as early as 1705. In the eighteenth century, Blockley Township, which was separated from Philadelphia by the Schuylkill River, was thinly populated. A handful of private ferries linked the countryside to the city to the east. The area was crossed by country roads leading west and south and dotted by occasional farms. In the eighteenth and early nineteenth centuries, wealthy Philadelphians led by John Bartram and Andrew Hamilton established large estates on the west bank of the Schuylkill River. Samuel Powel purchased his estate in what is now called Powelton Village in 1775. William Bingham, a member of the Continental Congress and a US Senator, established an estate to the north of Powell. John Penn resided at Solitude, which still stands at the Philadelphia Zoo. The George and Peters families resided in grand houses on generous tracts of land to the north and west, overlooking the Schuylkill.

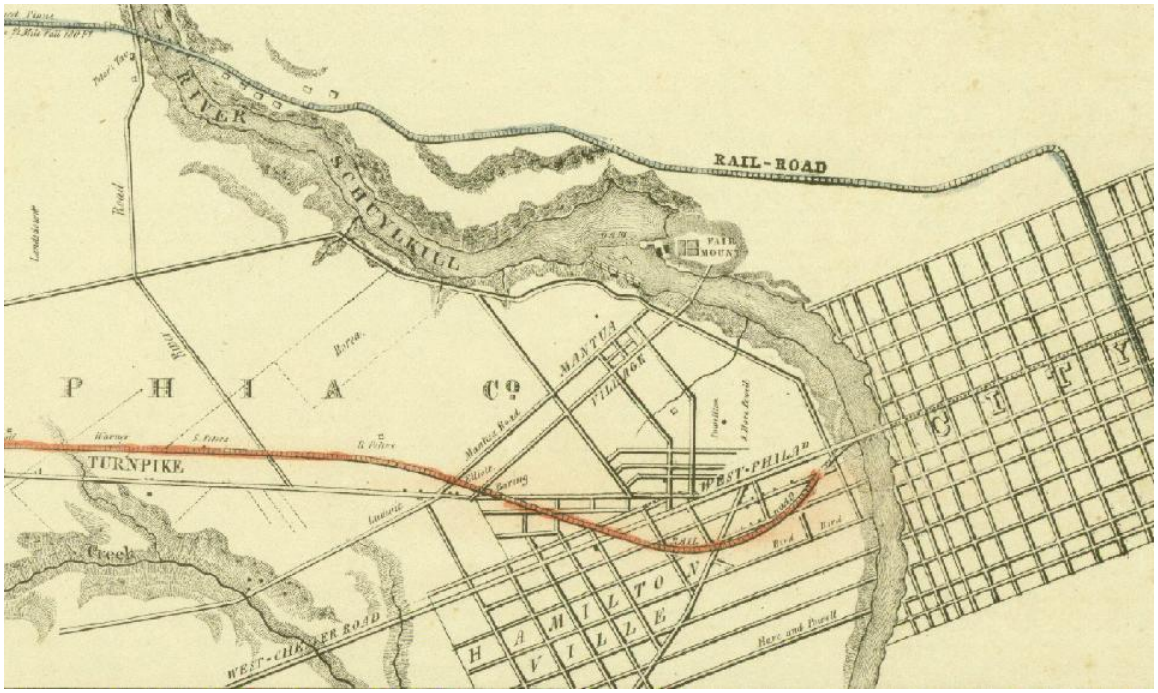


Detail from Charles P. Varle, New Plan of the City and its Environs, 1802.

Detail from John Hills, Plan of the City of Philadelphia and Environs, 1808.

At the very end of the eighteenth century and into the nineteenth century, investments in infrastructure opened West Philadelphia for development. In 1791, the Commonwealth of Pennsylvania incorporated the Philadelphia & Lancaster Turnpike Company. In 1795, the turnpike company, led by Blockley resident William Bingham, opened the first modern highway in America, linking the west bank of the Schuylkill at Market Street with the agricultural heartland of Pennsylvania and beyond. Paved with crushed stone, the road on the line of what is now known as Lancaster Avenue was a primary component in the city's commercial engine in the days before canals and railroads. In 1802, geographer and engineer Charles P. Varle published a map of Philadelphia titled "New Plan of the City and its Environs." The map accurately depicted the city east of the Schuylkill, but projected an idealized plan for the development of West Philadelphia, indicating that Philadelphians were already looking westward and imagining the expansion of their city beyond the Schuylkill. In 1805, a bridge, known as the Permanent Bridge or Middle Ferry Bridge, was constructed across the Schuylkill at Market Street, eliminating a ferry and making travel to West Philadelphia much easier and more reliable. A few years later, in 1812, a second bridge was constructed across the Schuylkill. Designed by engineer Lewis Wernwag, the wooden bridge at Spring Garden Street was the longest single-span bridge in the world. Real estate development quickly followed the improvements in transportation. In 1808, William Hamilton began subdividing part of his family's estate south of Market Street as Hamilton Village, which developed into Philadelphia’s first suburb. To the north of Market Street, Judge Richard Peters, who owned large tracts of land around his estate,

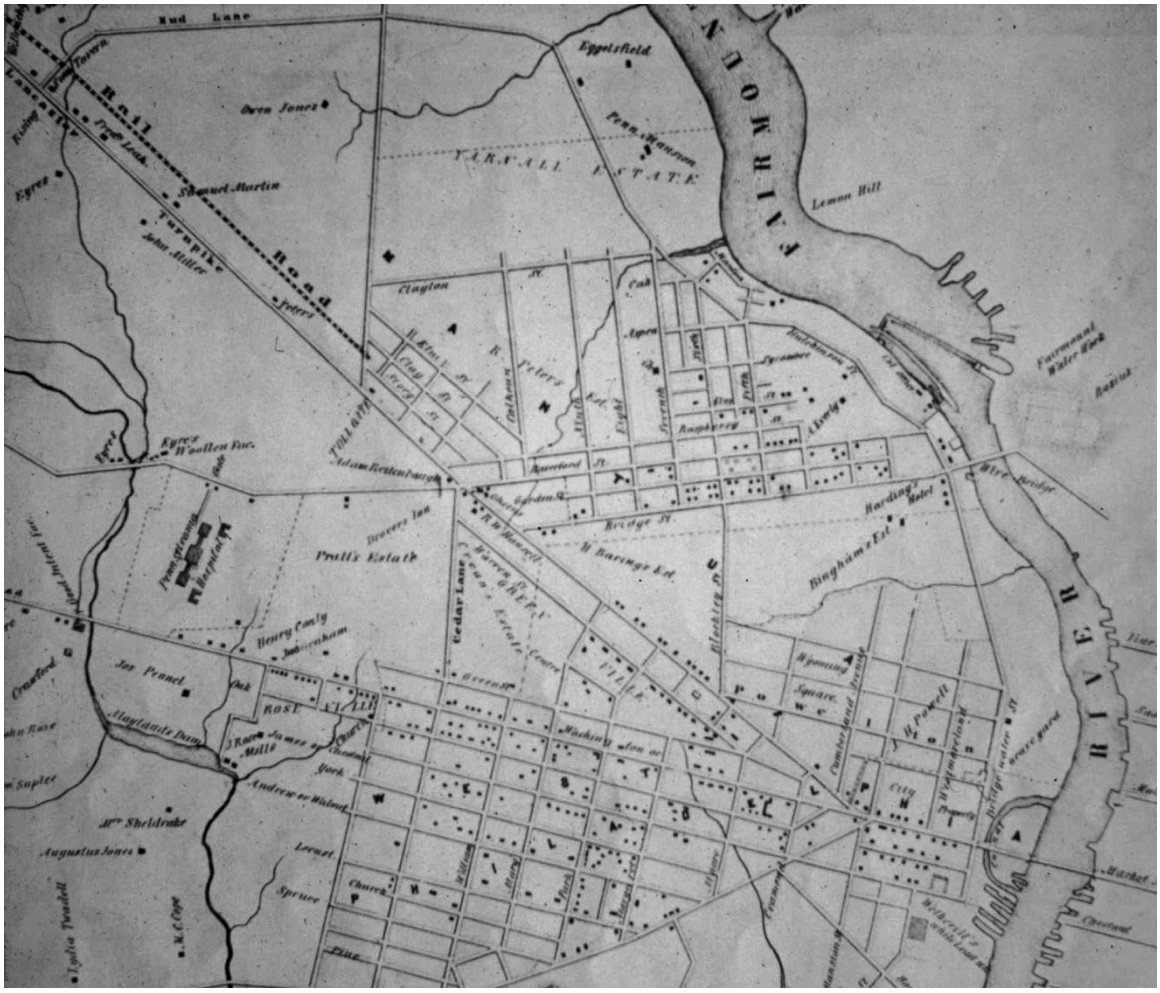
Belmont, advertised plans to subdivide parts of his estate and build houses in 1809. And developer John Britton Jr. announced that he would sell lots in Mantua for suburban home building in 1813. Although the suburban development of West Philadelphia launched slowly, Hamiltonville south of Market and Mantua Village north of Market had emerged as fledgling suburban communities by the 1830s.



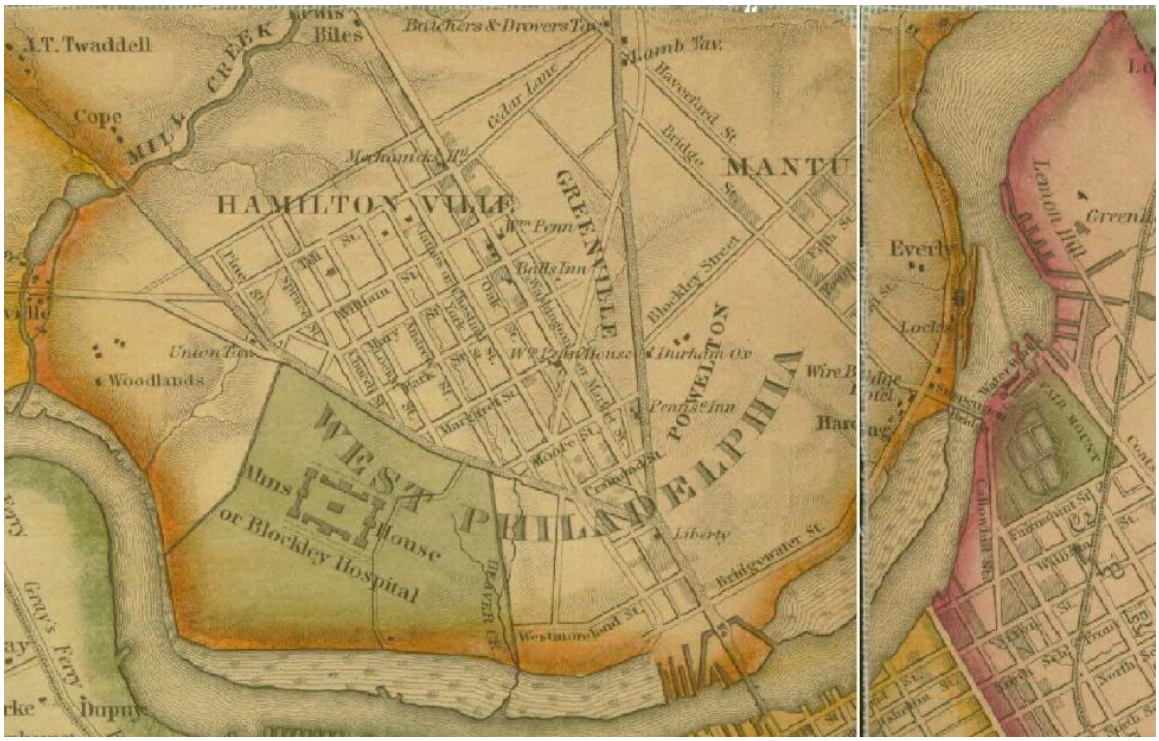
Detail from H.R. Campbell, engraver; Lehman and Duval, Plan of the West Philadelphia Railroad, 1835.

In the 1830s, the first railroad tracks were laid in West Philadelphia, beginning a century-long period when railroads would have an enormous influence on the area's development. By 1834, the Philadelphia & Columbia Railroad ran from its terminus in the city at Broad and Vine Streets, crossed the Schuylkill at the Columbia Bridge, and ran up an inclined plane at the Belmont Plateau, and then out of Philadelphia County west to Columbia, Pennsylvania on the Susquehanna River. A spur was planned in 1835 to run along the Lancaster Turnpike in West Philadelphia between the Middle Ferry Bridge over the Schuylkill at Market Street and the Montgomery County line, but was only constructed from the county line east to 52nd Street before the project collapsed. The rail line proposed in 1835 would have run very close to the property in question and the uncertainty surrounding the incomplete rail line between 1835 and 1850 may have stunted the development of the property. The S.M. Rea & J. Miller Map of the Blockley Township, dating to about 1850, shows the railroad spur terminating at 52nd Street. Interestingly, it also shows several buildings on the north side of Lancaster Avenue and the south side of Warren Street east of 52nd Street, but few in the area between Lancaster and Warren. In 1850, the Philadelphia & Columbia Railroad abandoned the inclined plane when the Commonwealth of Pennsylvania constructed new tracks into the city from the west along what is now known as the Main Line. The relocation of the rail right-of-way from the area around Lancaster Avenue to its current location to the north in 1850 removed one stumbling block to the development of the property in question. The Pennsylvania Railroad purchased the railroad line from the Commonwealth in 1857 and opened its first station at 30th Street in 1864. Over the next seven decades, the Pennsylvania Railroad would greatly expand its facilities in West

Philadelphia, creating one of the country's largest terminals and yards and influencing development throughout West Philadelphia.



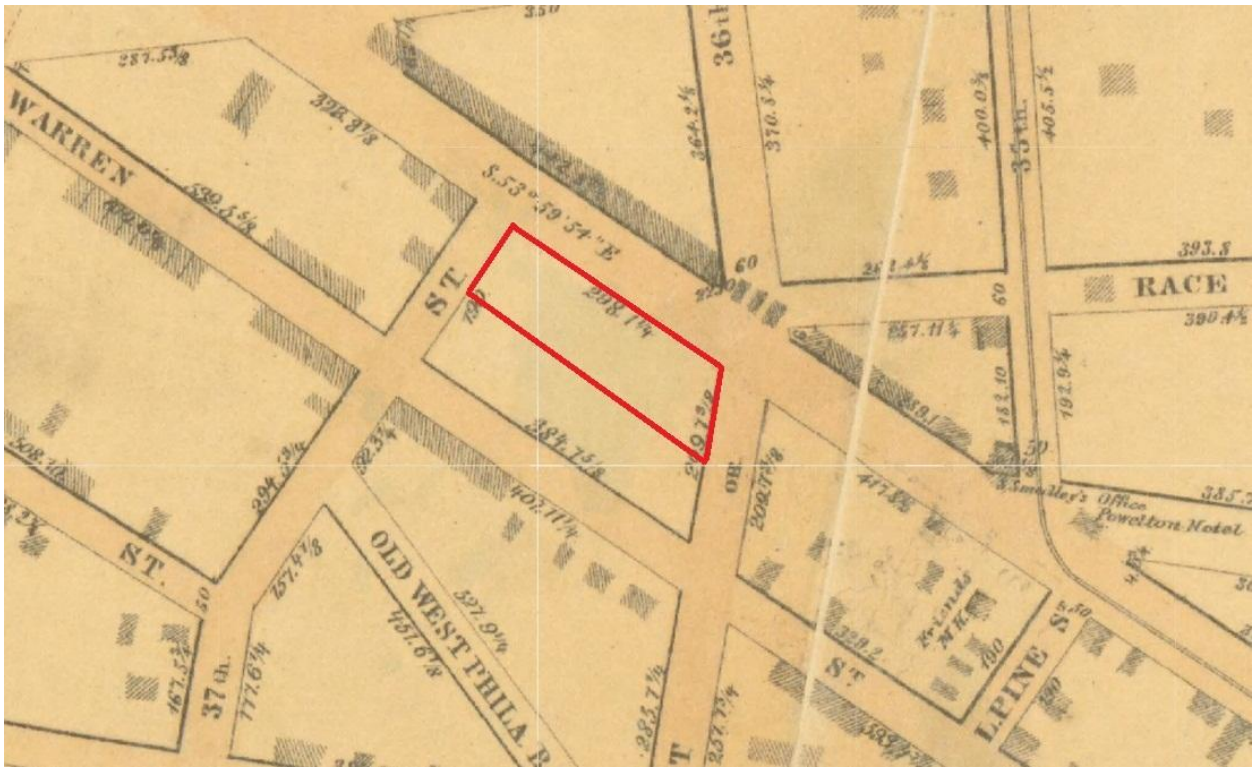
Detail from S.M. Rea & J. Miller, Map of the Blockley Township, Including all Public Places, c. 1850.



Detail from Charles Ellet, Jr., A Map of the County of Philadelphia from Actual Survey, 1843.

Detail from J.C Sidney, Map of the Circuit of 10 Miles Around Philadelphia, 1847.

As the city's population swelled and improvements in transportation linked the east and west banks of the Schuylkill, West Philadelphia witnessed tremendous growth in the first half of the nineteenth century. The population grew from 1,424 in 1790 to 7,553 in 1840 to 13,265 in 1850, but most of the construction occurred to the south of the property in question at Hamiltonville and to the north at Mantua and later Powelton, which was being carved out of the Powel family estate. By 1843, the area around the triangle of land formed by Lancaster Turnpike and Market Street (known as Washington Street at the time) out west to about the line of 39th Street was known as Greenville. Just east of the last tollgate on the turnpike, Greenville was infamous as a rowdy section, where cattle drovers coming into Philadelphia along Lancaster Pike from agricultural communities in central Pennsylvania and beyond, even as far as Ohio, rested and watered their cattle before taking them to slaughterhouses along the west bank of the Schuylkill. Watering holes for the drovers included the Butchers & Drovers Tavern, Lamb Tavern, Ludwick's, and Durham Ox on Lancaster Pike. The taverns provided drove yards for the cattle. Owing to the need for open land for the cattle and to the noxious nature of the activities in the taverns and drove yards, suburban development occurred more slowly in Greenville than in the surrounding areas.[1]



Detail from Samuel L. Smedley, Atlas of the City of Philadelphia, 1862 (site outlined).

In 1844, West Philadelphia Borough, which included the site at 3600-30 Lancaster Avenue, was erected out of Blockley Township. In 1850, evidencing growth, West Philadelphia Borough was enlarged and divided into three wards; the land on which the row would be constructed was located in the 1st Ward. In 1851 and 1852, West Philadelphia was created and then incorporated as a District. In 1854, West Philadelphia District was consolidated into the City of Philadelphia. The property in question has been located in the 24th Ward since 1854, even though numerous new wards were carved out of sections of the 24th Ward as the population grew. In the summer of 1858, the West Philadelphia Passenger Railroad opened for business, with tracks for horse-drawn omnibuses running along Market Street from 3rd Street in Old City to 41st Street in West

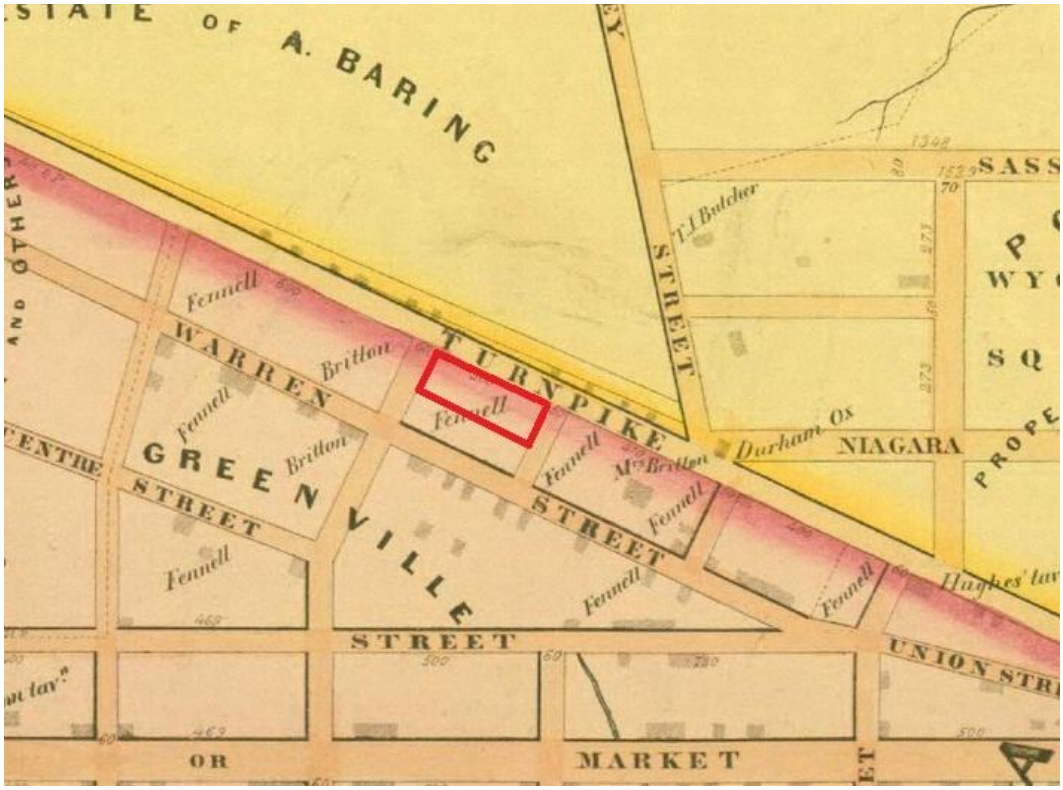
Philadelphia, then north to a depot at Haverford Avenue, and then along Haverford to the city's western boundary. Later that year, the Philadelphia & Darby Railroad Company began running along Darby Road (now Woodland Avenue) and the Hestonville, Mantua & Fairmount Passenger Railway began running across the bridge at Spring Garden Street and then along Lancaster Pike. In 1866, a bridge was constructed across the Schuylkill at Chestnut Street with tracks for the Philadelphia City Passenger Railway. A bridge was constructed across the Schuylkill at Girard Avenue in the mid 1870s. With easy access to the ever expanding city, West Philadelphia's population grew tremendously after the Civil War, from 23,738 in 1860 to 44,317 in 1870, to 69,404 in 1880, to 99,182 in 1890, to 148,548 in 1900.

EARLY OWNERSHIP OF THE PROPERTY AT 3600-30 LANCASTER AVENUE

The land upon which the brick row stands was part of a 50-¼ acre, 15 perch parcel sold by Caesar Roach to Tench Francis and Thomas Willing on 6 June 1765.[2] The deed passing the property from Roach to Francis and Willing charted the exchange of the property "on the West side of the Schuylkill and within the Liberties of Philadelphia" from the Proprietor William Penn on 17 June 1693 to George Wilcox and a series of subsequent owners leading to Roach, a slave trader from the island of Antigua.[3] Willing was a merchant and partner of Robert Morris, a delegate to the Continental Congress, president of the Bank of North America, and the first president of the First National Bank of the United States. He was elected Mayor of Philadelphia in 1763 and appointed to the Pennsylvania Supreme Court in 1767. His daughters married prominent men including William Bingham and Richard Peters, both of whom owned estates in Blockley. Francis, who was married to Willing's sister Ann, was a merchant, lawyer, and agent for the family of William Penn and the first cashier of the Bank of North America. On 4 October 1794, Willing passed his share of the property to Thomas Willing Francis. On 1 January 1799, Tench Francis and Thomas Willing Francis sold the 50-¼ acre, 15 perch parcel to Samuel Blodget the Younger for £1,500.[4]

Blodget was a real estate speculator as well as a founding partner of the Insurance Company of North America and an amateur architect, best known for the design of the Bank of the United States building on S. 3rd Street in Philadelphia. By 1792, Blodget was involved in the development of the new Federal City, Washington D.C., where he began speculating in real estate and promoting a national university, schemes that ultimately led him into bankruptcy, imprisonment, and an obscure death. Blodget was married to Rebecca Smith, the second daughter of the Reverend William Smith, the first provost of the College of Philadelphia, which became the University of Pennsylvania. Smith, like his son-in-law, was an avid real estate speculator and is best known in that regard for establishing the town of Huntingdon in western Pennsylvania, where he acquired about 70,000 acres. Smith overextended himself with the project and eventually went bankrupt from the speculation.[5] Blodget quickly conveyed the 50-¼ acre, 15 perch parcel to Thomas McEwen, Thomas Hale, and William Davidson of the banking house of McEwen, Hale & Davidson, nominally for $10,000, on 22 July 1799.[6] The property was conveyed to the banking house to cover debts Blodget owed the bankers and others. McEwen, Hale & Davidson held the property in trust for Blodget, managing it and paying the taxes until 1814, by which time they had sold off portions to cover the debts and their costs. During the period of trusteeship, Blodget and his family lived on the property in a "mansionhouse with out-buildings," which he had begun to construct but had not completed at his death in 1814. In 1830, Blodget's heirs filed a federal lawsuit against the banking house, claiming that it had mismanaged the trust. Document filed in the lawsuit describe "Blodjet's" mansion as "uninclosed, wholly unproductive, [and] unsaleable" in 1799, but completed by the trust, "partly in his lifetime, and partly after his death" according to "plans of improvements" provided by

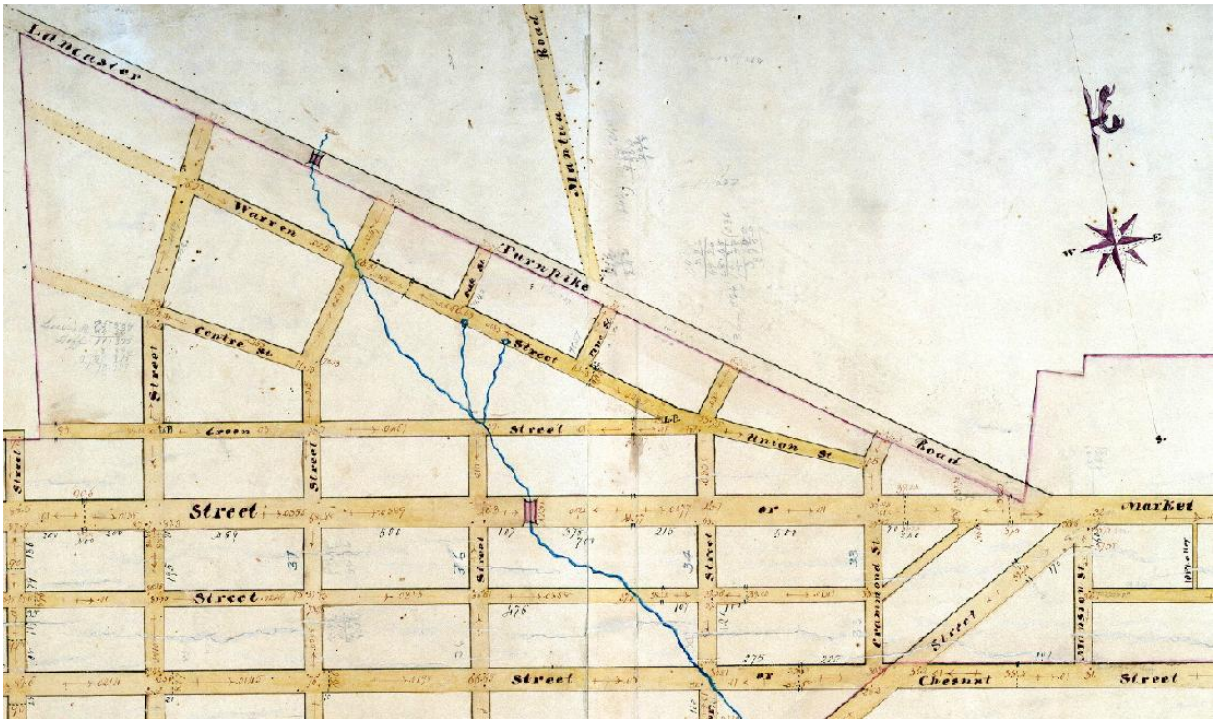
“Blodjet.”[7] Blodget’s “mansionhouse” has not survived and its location on the 50-¼ acre, 15 perch parcel that was later named Greenville is unknown.



Detail from J.C. Sidney, Map of the City of Philadelphia together with all the surrounding Districts, 1849.

In 1817, Rebecca Blodget, Samuel Blodget's widow, entered into an agreement with William Fennell to purchase the property in question at sheriff’s sale and transfer it to a trust managed by John Britton and James H. Dundas to cover some of her deceased husband’s and father’s debts.[8] Fennell was born in Ireland about 1761.[9] Fennell’s wife Mary, who was born on 20 July 1771, was the sister of wealthy merchant Henry Pratt, who owned the Lemon Hill estate overlooking the Schuylkill. Dundas was the son of Pratt’s second wife, Elizabeth Dundas, making him Fennell’s nephew by marriage. After Fennell’s death, the property passed from a trust managed by James Dundas and Andrew D. Cash to Mary Fennel, Fennell’s wife, in 1841. The deed not only conveyed title of the property to Mary Fennell, it also confirmed the platting of the area known as Greenville into a subdivision known as Greenville Estate.[10] Unfortunately, many sections of the deed are illegible, obscuring the details of the platting for suburban development, but an 1839 map drawn by surveyor Nathan Suplee, titled "A Plan of Greenville Situate on the west side of the River Schuylkill in the Borough of West Philadelphia," provides some details.[11] The property passed from Mary Fennell to her eight children upon her death; and then from the eight children to one sibling, William Fennell, for $16,000 in 1850.[12] The younger William Fennell had purchased other parcels at Greenville Estate for $1,200 from Mary Roberts in 1845.[13] Despite some early construction at Greenville Estate, the parcel bounded by Lancaster Avenue and 36th, 37th, and Warren Streets, the site in question, remained undeveloped. It sat in the hands of the Fennells, father, mother, then son, and their trustees for 50 years, waiting for the right moment for development. Artist D.J. Kennedy's “Northeast Corner of 35th Street and Lancaster Avenue in 1853,” a watercolor painting, shows that the land around

the site in question was still largely open and undeveloped at the midpoint of the nineteenth century.

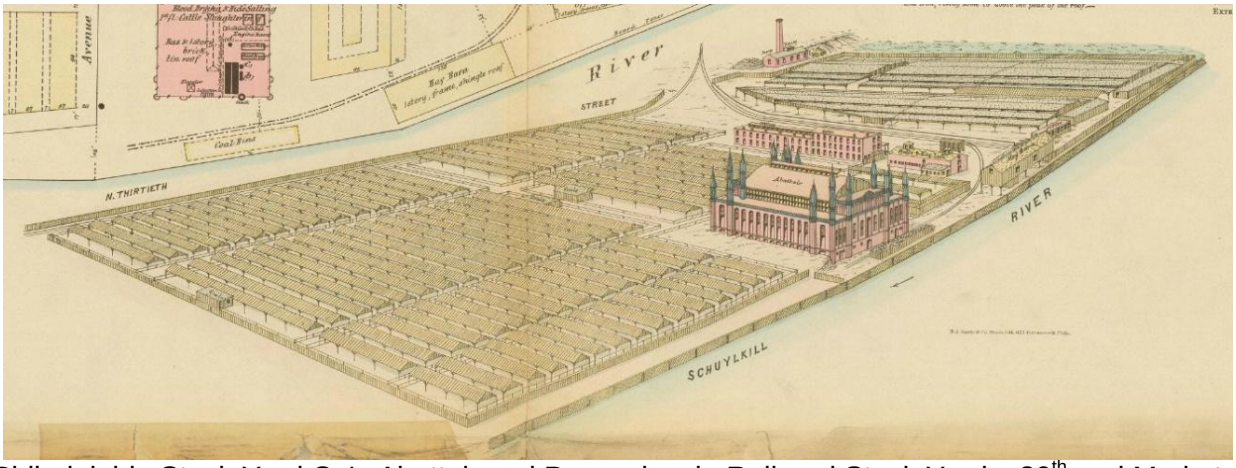


Detail from Nathan Suplee, Plan of the Streets in the Borough of West Philadelphia, 1847.

D.J. Kennedy, “Northeast Corner of 35th Street and Lancaster Avenue in 1853.”

THE DEVELOPMENT OF 3600-30 LANCASTER AVENUE

By the end of the Civil War, the Philadelphia & Lancaster Turnpike had been rendered obsolete by the railroads. The section of the turnpike within the City of Philadelphia was sold to the Hestonville, Mantua & Fairmount Passenger Railway for $10,000 in 1867 and then turned over to the City. The days of cattle drives on the turnpike were over as well. The drovers' taverns and yards along Lancaster Turnpike closed as livestock was now primarily transported by rail. The Pennsylvania Railroad and the Philadelphia Stock Yard Company opened an enormous meat packing plant with yards along the Schuylkill River north of Market Street. No longer filled with cows and their rowdy drovers, but instead surrounded by new suburban neighborhoods, the Greenville section of West Philadelphia was ripe for redevelopment.



Philadelphia Stock Yard Co's Abattoir and Pennsylvania Railroad Stock Yards, 30th and Market Streets at the Schuylkill River, constructed in 1875, depicted in 1877.

On 10 February 1865, William Fennell, a prominent businessman, retired from his decades-long position as the Registrar of the Philadelphia Gas Works. About that time, he and colleague John Murta, also an executive at the Gas Works, formed Fennell & Murta, a brick manufactory at 47th and Lombard Streets in West Philadelphia.[14] Like so many businessmen of his era, Fennell also speculated on real estate on the side. In 1867, Fennell, whose father had acquired the property at 3600-30 Lancaster Avenue 50 years earlier to settle debts, began to develop the parcel.

Fennell sold his first lot for development on the south side of the 3600-block of the former turnpike, 3610 Lancaster Avenue, to Thomas Coleman on 1 July 1867 for $1. Coleman agreed to pay an annual rent of $108 to Fennell and to erect a "good and substantial brick or stone dwelling of sufficient value to secure the said yearly rent." Fennell agreed to let Coleman buy out his interest in the property at any time for $1,800.[15] Coleman constructed the required building before 1872, when it appeared on the Hopkins Atlas of West Philadelphia.[16] The building is a three-story row building with a storefront at the ground floor and brick façade with arched two-over-two windows above. Although it has lost its original storefront, it retains its handsome Italianate façade including the cornice with brackets and plaques. Thomas Coleman, the original owner of the building, was an engineer living nearby at 3709 Warren Street in 1867. He was an engineer with the Pennsylvania Railroad living at 3610 Lancaster with his wife, five daughters, and several boarders in 1870. Coleman was unemployed, formerly an engineer with the Pennsylvania Railroad, in 1880, living with his wife, two daughters, and their husbands. Coleman was operating a liquor store out of his home at 3610 Lancaster in 1887. In 1887, his

son, Thomas Coleman Jr., was a conductor for the Pennsylvania Railroad living at 3610 Lancaster. By 1890, Coleman was widowed, living with his widowed daughter, her children, and a boarder.

William Fennell sold two lots, 3606 and 3608 Lancaster Avenue, to John F. Miller on 26 April 1869, two years after the Coleman deal. Unfortunately, the original deed for the property is unavailable.[17] Miller erected a house at 3606 that appears on the 1872 map. The building at 3606 is very similar to the building at 3610, erected by Thomas Coleman at about the same time. It is a three-story row building with a storefront at the ground floor and brick façade with arched two-over-two windows above. Although it has lost its original storefront, it retains its handsome Italianate façade including the cornice with brackets and rosettes. The lot at 3608 appears vacant in J.D. Scott's West Philadelphia Atlas of 1878, but appears developed in William G. Baist's West Philadelphia Atlas of 1886. The building at 3608 is a three-story row building with a storefront at the ground floor and brick façade with square-head two-over-two windows above. It has a simple, bracketed Italianate cornice. The lots at 3606 and 3608 were subdivided from one another in the years after World War I.[18] Little is known about John F. Miller, the original owner of 3606 and 3608 Lancaster Avenue, but he was a member of the Twenty-fourth section Board of Directors of the Board of Public Education in 1871.[19] By 1900, painter J. Harry Saylor and his wife and daughter lived at 3606 Lancaster. That year, plumber James Webster and his sons, a plumber and a brick layer, and his daughters, a bookkeeper and a salesgirl, lived at 3608 Lancaster.

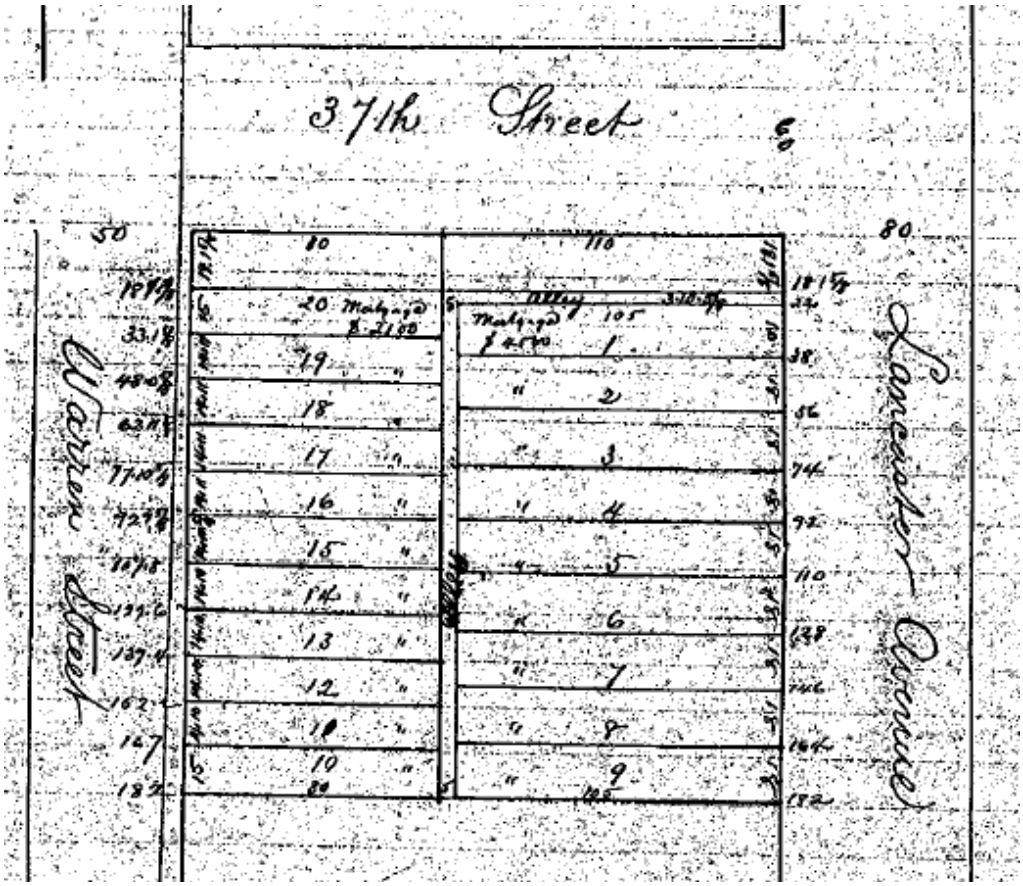
Detail from G.M. Hopkins, Atlas of the 24th and 27th Wards, West Philadelphia, 1872 (site outlined).

William Fennell sold three lots from his holdings on the block for development, 3600, 3602, and 3604, to Alban B. Thomas for $6,000 on 24 November 1874.[20] Thomas constructed three buildings in keeping with the earlier development of the block by 1878, when they appeared on Scott's Atlas of West Philadelphia. The three are three-story, Italianate, brick buildings with ornate ground-floor storefronts. The building at 3600 has arched two-over-two windows at the

upper floors. The buildings at 3602 and 3604 have projecting bays at the upper floors. All three have ornate bracketed cornices. Thomas resided at 3920 Chestnut Street, not on Lancaster Avenue, and must have rented the investment buildings to tenants. He started life as a coachman, then became a blacksmith, and ran a feed and flour company later in life. Like John F. Miller, he was a member of the Board of Directors of the Board of Public Education. Grocer Aaron M. Neil, his wife and father, as well as his brother, a grocery clerk, lived at 3600 Lancaster in 1880. John McCartney, an oil dealer, and his wife, children, and stepchildren lived two doors down, at 3604 Lancaster. By 1900, Frank Festermaeker, a cigar and tobacco dealer, his wife, three children, and three boarders lived at 3604.

3602 Lancaster Avenue, J.K. Lee Smith Real Estate Office, 1926. Courtesy of the Historical Society of Pennsylvania.

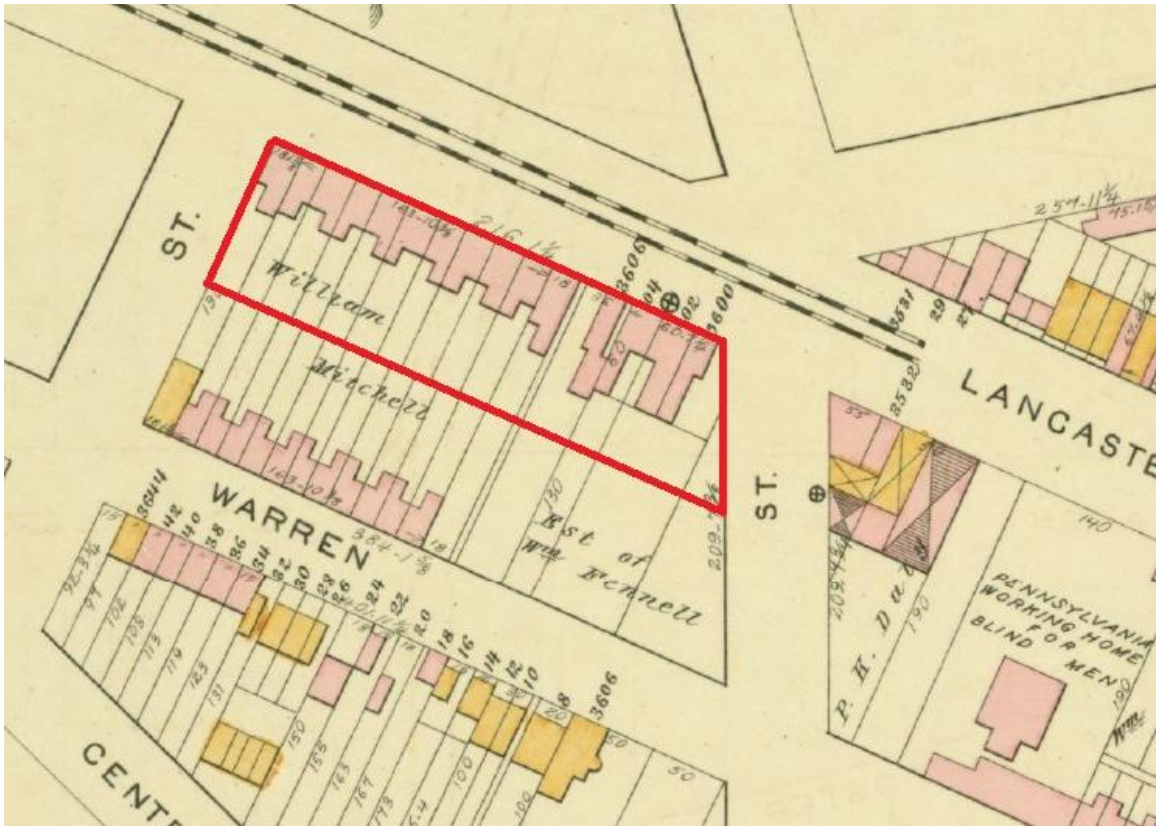
Real estate speculator William Fennell died on 17 August 1876 before he could commit the entirety of the block between Lancaster and Warren and 36th and 37th for development. On 19 October 1877, the executors of Fennell's estate transferred a large parcel comprising 3612 to 3628 Lancaster Avenue to real estate developer and speculator James A.L. Wilson for $24,000, who would develop the parcel on behalf of the estate.[21] The next day, 20 October 1877, Wilson transferred the property to carpenter William Mitchell and builder John McHugh with $37,950 in five-year mortgages and explicit instructions to erect nine houses on Lancaster Avenue and 11 houses on Warren Street (as shown in the plan below).[22]



James A.L. Wilson, Plan for Lancaster Avenue and Warren Street Houses, 1878.

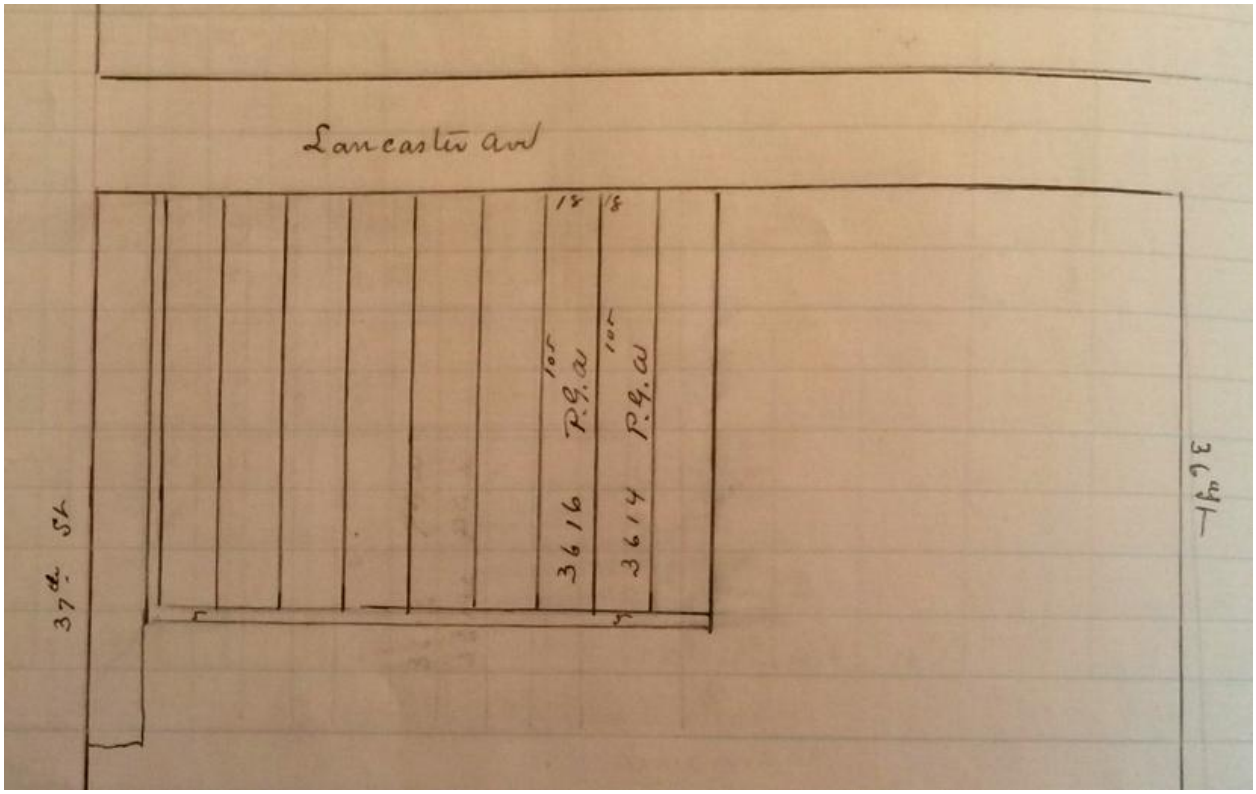
The deed transferring the property from Wilson to Mitchell and McHugh included an extremely detailed agreement included specifications for the new construction (see appendix). The agreement stipulated that each of the nine buildings on Lancaster Avenue would be a “good and substantial three story brick store and dwelling house to contain eleven rooms … all to be erected on or before April 1, 1878.” The houses on Lancaster were to have front facades of “dark cherry dressed brick of uniform color laid in white mortar," and marble steps and door and window trim. The front windows were to have “four lights to a window” and “three light basement windows.” All other facades were to be "good dark stretcher bricks laid in bar sand mortar." “All rear windows to have plank frames and show sills.” The roofs were to be painted tin. The sidewalks were to be brick herringbone pattern on gravel. The agreement specified every aspect of the construction from the structural design to the details about the interior finishing including flooring, plastering, and ornaments. It also required that the builders insure the structures for their full value. The agreement included the following payment schedule:

When the first floor of joists is laid and walls squared up	$260
When the second floor of joists is laid and walls squared up	$225
When the third floor of joists is laid and the walls squared up	$230
When roofed in and enclosed	$240
When ready for plastering	$240
When plastered	$225
When entirely finished with fences up, alleys graded and paved, and front pavements laid, and ready for occupancy	$330
Total	$1750



Detail from J.D. Scott, Atlas of the 24th and 27th Wards, West Philadelphia, 1878 (site outlined).

The three-story brick buildings with ground-floor storefronts must have been substantially completed in 1878 because they were depicted in J.D. Scott's 1878 Atlas of West Philadelphia. On 4 May 1878, McHugh insured the eight store and dwelling buildings at 3612 to 3628 Lancaster Avenue with the Franklin Fire Insurance Company.[23] Wilson's development project with Mitchell and McHugh apparently encountered financial troubles. Eventually, the buildings were "seized taken in execution and sold" from contractors Mitchell and McHugh by the Court of Common Pleas at various points in 1878 and 1879.[24] The properties were sold at sheriff's sale to William Lambson, Randolph E. Bender, and Samuel Welsh with the mortgages to the failed contractors attached to the properties. Lambson was a carpenter and Bender was a plumber and gas fitter; they may have held mechanics liens on the properties or may have been retained to complete the construction. Welsh was a wealthy merchant and likely an investor. The Welsh family retained ownership of 3612 Lancaster Avenue until 1908. Soon after Lambson and Bender, the mechanics, obtained their properties at sheriff's sale, they transferred them to the Penn Guarantee Association, which was established for the purchase, sale, and improvement of real estate and the purchase, sale, and exchange of securities related to real estate on 23 September 1878 by the original developer of the properties, James A.L. Wilson, and his cousin Henry V. Lesley. Wilson served as President and Lesley as Secretary of the Penn Guarantee Association.[25] The Association sought to regain control of the Lancaster Avenue properties. On 27 January 1879, the Penn Guarantee Association resolved to purchase the outstanding mortgages for 3624, 3626, and 3628 Lancaster from Emma C. Grant.[26]



Penn Guarantee Association, Plot Plan for 3612 to 3630 Lancaster Avenue, c. 1880. Courtesy of the Historical Society of Pennsylvania.

As noted earlier, the Welsh family owned and rented 3612 Lancaster until 1908. In 1880, wallpaper hanger James Irwin, his wife, and several boarders lived at 3612. In 1900, Edwin Mobley, his wife, and five children, and two boarders resided at 3612.

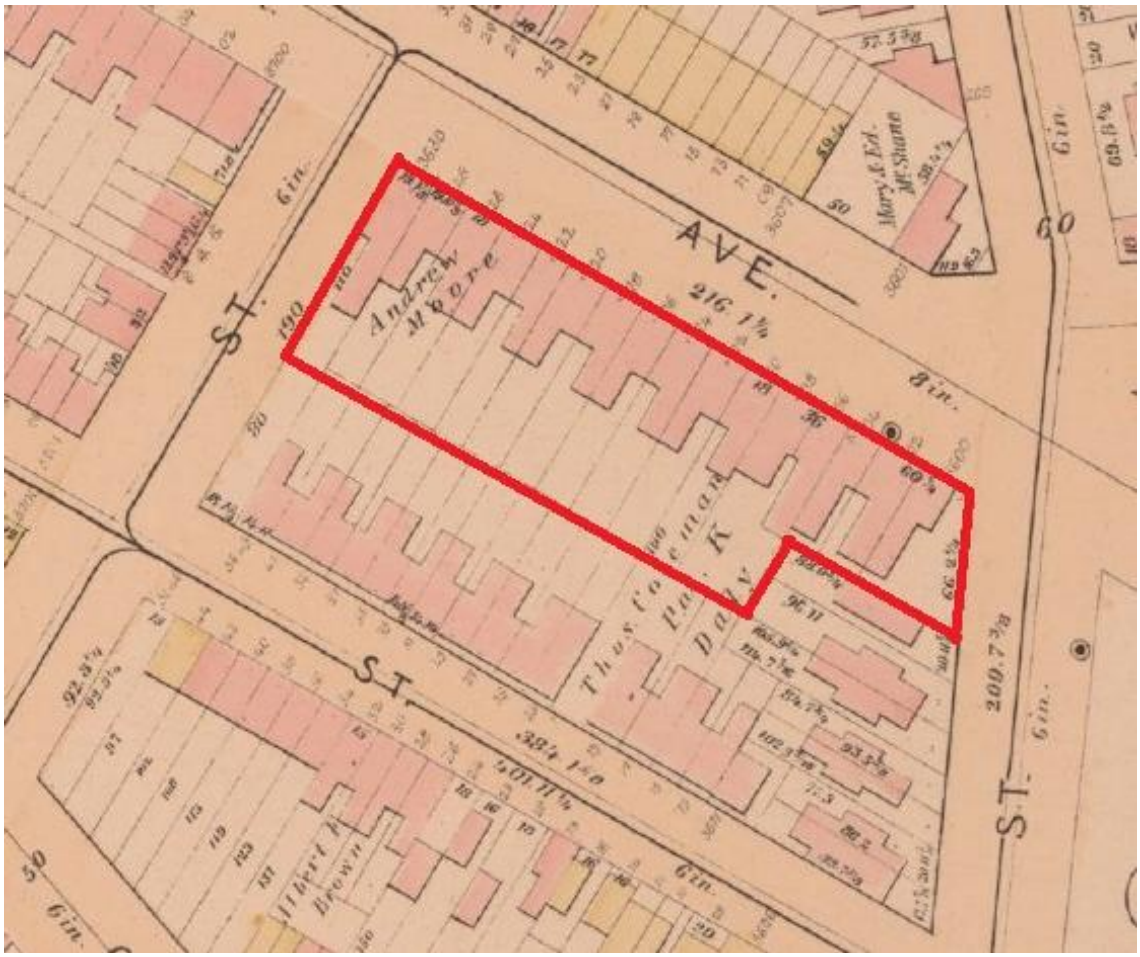
The Penn Guarantee Association began to sell off its holdings on the 3600-block of Lancaster Avenue in the early 1880s. On 10 October 1885, Association president James A.L. Wilson offered to purchase 3614 and 3616 Lancaster from the Association to convert them to the Western Hotel, but the deal never transpired.[27] Clarence P. Tiers, an industrialist from Pittsburgh and a relative of the Fennell family, purchased several properties from the Association on 26 June 1886 including 3614 and 3616 Lancaster Avenue and held them as investments.[28] Music teacher Samuel Scull and his family and oysterman William Faulkner and his wife lived at 3616 Lancaster in 1880.

On 21 April 1883, the Association resolved to sell 3618 Lancaster Avenue for $2000 to James A.L. Wilson, the Association's president, so that he could trade the property for a property in Bucks County to give to his daughter Anna.[29] However, the sale to Wilson must not have occurred. A few weeks later, on 8 May 1883, Levy Goldsmith purchased 3618 Lancaster Avenue from the Association.[30] Goldsmith owned a wholesale clothing business as well as retail clothing outlets; presumably the storefront was occupied by one of Goldsmith's clothing stores. Later, Henry C. Gormely sold milk from the storefront at 3618.[31]

Upholsterer Clarence C. Converse purchased the property at 3620 Lancaster Avenue from the Association on 13 January 1883.[32] At the time of the 1880 Census, Converse was already residing at 3620 and operating an upholstery shop in the storefront.[33]

Charles T. Hansell, the manager of the Block & Tile Paving Company in Norristown, purchased 3622 and 3624 Lancaster Avenue from the Association through conveyancer Henry C. Thompson on 31 December 1880, presumably as an investment.[34] The households of cattle dealer Joseph Chasin and grocer Edgar Whittaker resided at 3622 and 3624 respectfully in 1880. Cummings & Forgy, boot and shoe dealers, was operating out of the commercial space in 3624 by 1885.[35] At the end of the century, John J. Stewart sold books at 3622 Lancaster Avenue.[36]

On 20 November 1883, the Penn Guarantee Association resolved to exchange 3626 and 3628 Lancaster Avenue for a 111-acre farm in Kirkwood, Camden County, New Jersey. Soon thereafter, on 30 November 1883, the Association sold the properties at 3626 and 3628 Lancaster Avenue to Samuel S. Kohn, a tobacconist from Norristown.[37] After working through some legal questions about a Pennsylvania corporate entity owning property in New Jersey, the Association resolved in November 1885 to ornament the Kirkwood farm with trees and subdivide it into lots for sale for suburban development; the area eventually became the town of Lindenwold, New Jersey.[38] Frank W. Meade and his son James manufactured and sold stoves and heaters at 3626 Lancaster Avenue and lived with their family above in the early 1880s.[39] Aptly named butcher Thomas Shank, his wife, three children, and a boarder lived at 3628 in 1880.



Wm. G Baist, Atlas of West Philadelphia, 24th and 27th Wards, 1886 (site outlined).

James A.L. Wilson and Henry V. Lesley, who managed the Penn Guarantee Association and developed the properties at 3612 to 3630 Lancaster Avenue, were also executives with the Delaware & Chesapeake Canal Company. In 1886, just as they were selling off the last of the properties at the Lancaster Avenue development, Wilson and Lesley became embroiled in one of the most prominent and notorious financial scandals in late nineteenth-century America. In late June 1886, Wilson left a letter for the president of the canal company explaining that he and Lesley, his cousin, had embezzled more than $600,000 by fraudulently selling bonds in the company's name and then pocketing the proceeds. The same day, Wilson and Lesley skipped town, making their way to Canada with satchels of cash. The *New York Times* ran a lengthy article on 1 July 1886 titled "Startling Defalcation: Two More Additions to Canadian Colony of Thieves."[40] The *Chicago Tribune* reported the story the same day on the front page under the headline "Stole Half A Million."[41] The trade journal *Railway World* called it a case of "scoundrelism."[42] Wilson and Lesley were front-page news around the country. *The Banker's Magazine* reported that the Guarantee Company of North America, which insured the canal company, "has sent out a hand bill with photograph and description offering $500 reward for the delivery to the police authorities of Philadelphia of James Alexander Lesley Wilson, the absconding Treasurer and Secretary of the Chesapeake & Delaware Canal Company.[43]

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PARNELL ON THE STUMP.

THE IRISH LEADER ADDRESSES A MEETING AT WREXHAM.

CLEVELAND AS A CLOWN.

DEMOCRATIC OPINIONS OF HIS RECENT PENSION VETOES.

STOLE OVER HALF A MILLION.

REBUKED BY THE SENATE.

THE TARDY DEMOCRATIC HOUSE HAULED OVER THE COALS.

VERY FINE SPORT TODAY.

WHAT IS PROMISED AT THE WASHINGTON PARK RACE-TRACK.

"Stole Over Half A Million," *The Chicago Tribune*, 1 July 1886.

The minute book of the Penn Guarantee Association indicates that the Association was implicated in the scandal. On or about 12 August 1886 (the date in the minute book was altered), after Wilson and Lesley had escaped to Canada, the remaining Board members of the Association resolved to sell numerous of its properties to the Delaware & Chesapeake Canal Company with the $12,000 in proceeds to go to Wilson, the fugitive; the deal was likely fraudulent. Later that day, in its last entry in its minute book, the Association transferred all of its remaining properties to Cornelia Bedford, wife of Board member Homer Bedford, perhaps to safeguard them from seizure.[44] Wilson was captured one year later and handed over to Philadelphia authorities at the border between the United States and Canada, on the suspension bridge over the Niagara River.[45] After he was returned to Philadelphia, Wilson explained that real estate speculating had been his downfall. He told the authorities that he began stealing money from the canal company in 1869 to invest in a "building scheme" with a

real estate speculator. He stated that he continued to steal from the company to speculate on real estate until 1872, when he confided in his cousin Lesley, also an executive at the canal company. Together, the two developed the bond scheme to embezzle huge amounts of money from the company. They stole hundreds of thousands of dollars until they could no longer afford to pay the interest on their bogus bonds, at which time they fled the country. While in Toronto, Wilson partnered under an assumed name in a hardware company and lived a life of luxury in an expensive home.[46] On 21 November 1887, Wilson and Lesley pleaded guilty in the Court of Quarter Sessions to an indictment to defraud the canal company and were sentenced respectively to six and eight years imprisonment. In 1896, a federal court entered a judgment against Wilson and Lesley in favor of the Delaware & Chesapeake Canal Company in the amount of $1,296,390.54.[47]

3630 Lancaster Avenue, James C. Magee Saloon, 1911. Courtesy of the Historical Society of Pennsylvania.

The property at 3630 Lancaster was developed separately from those at 3612 to 3628, but appears to have been constructed at about the same time, about 1878, when it was depicted in J.D. Scott's 1878 Atlas of West Philadelphia. Like the properties to the east, it was developed by James A.L. Wilson; in this case, he served as an administrator on behalf of the Estate of William Fennell. The building, which was described as a “four story brick store and dwelling with back

buildings," is one story taller than its neighbors to the east, but exhibits the same Italianate style with brick facades, bracketed cornices at the storefront and roofline, and arched two-over-two windows. It appears that its real ell was significantly extended between 1878 and 1886, when it was depicted in William G. Baist's Atlas of West Philadelphia. The Estate of William Fennell retained ownership of the property until 10 March 1886, when Wilson, the administrator of the estate, sold it to John C. Magee.[48] In 1886, the Philadelphia Contributorship issued a $4,000 insurance policy to Magee for his dwelling and tavern at 3630 Lancaster Avenue.[49] According to *Boyd's Co-partnership and Residence Business Directory of Philadelphia City* for 1900, a James C. Magee operated a liquor store at 3630 Lancaster Avenue. The U.S. Census of that year described him as a saloon keeper. Interestingly, not only a purveyor of liquor, Magee was a relatively famous Impressionist painter. Magee was born Brooklyn in 1846, studied at Pennsylvania Academy of Fine Arts (PAFA) as well as in New York and Paris, and exhibited his paintings at galleries and museums throughout the country. He won the Gold medal from PAFA in 1907. His paintings are still shown in galleries and museums and acquired by collectors more than one century later.[50]

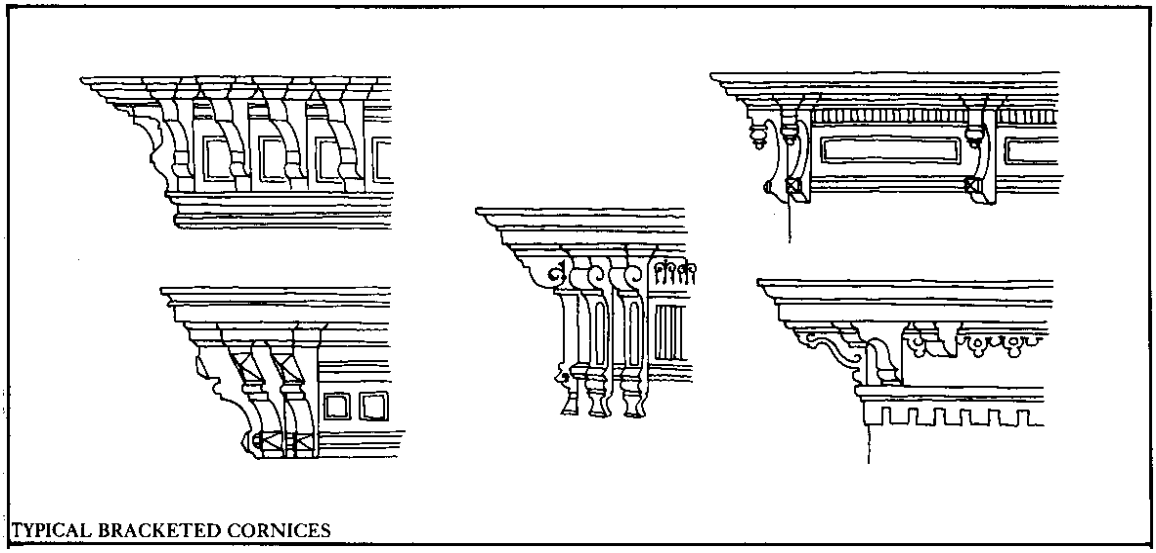
James C. Magee, *Boat Afire*, c.1900

The properties on the 3600-block of Lancaster Avenue will always be associated with James A.L. Wilson, real estate speculator and embezzler, and artist James C. Magee. But, more importantly, they will be associated with the evolution from Lancaster Turnpike, a conduit for agricultural products, to Lancaster Avenue, a lively commercial corridor, and the redevelopment of Greenville from a rowdy cattle drovers' area to a burgeoning suburban neighborhood.

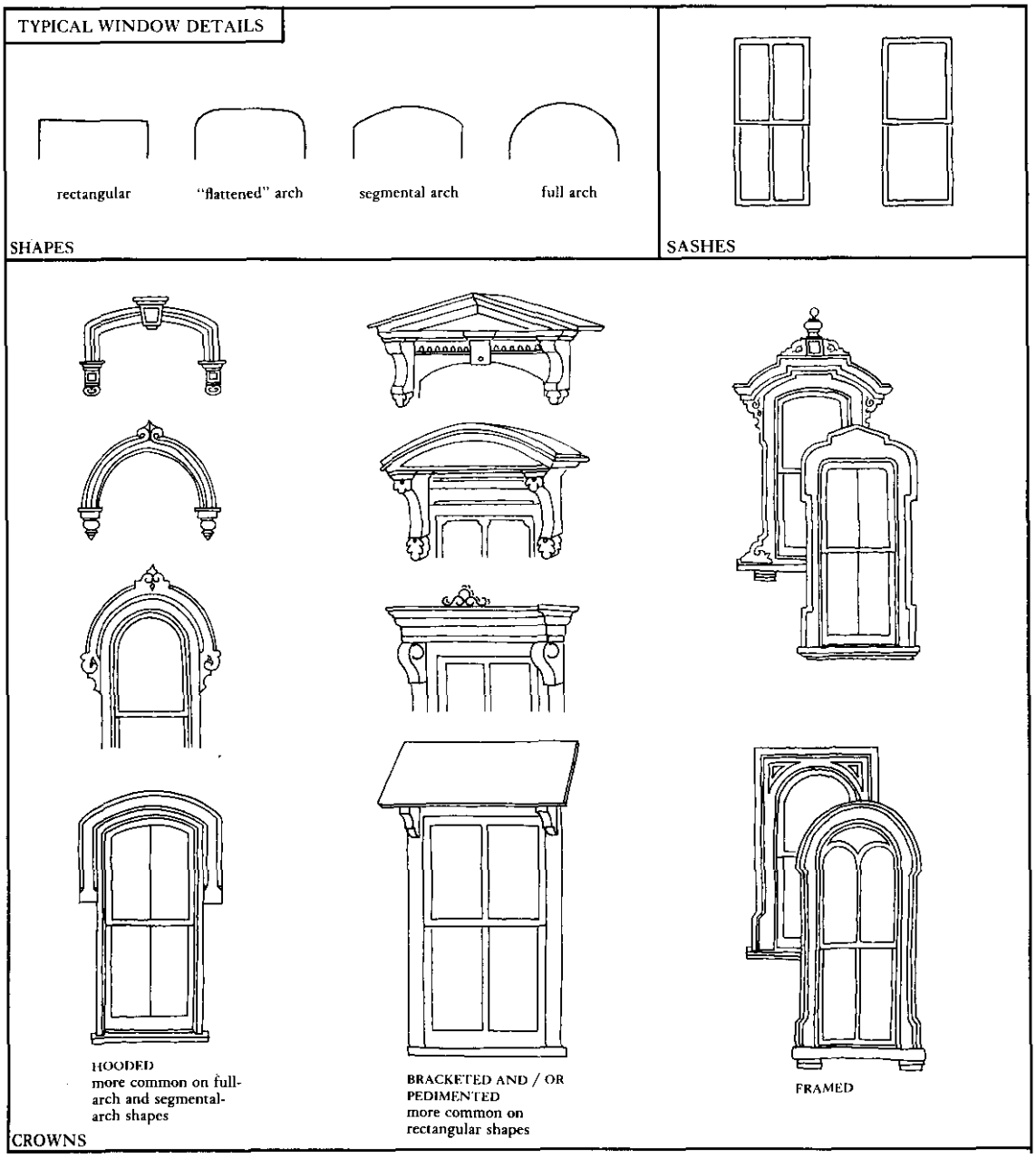
THE STYLISTIC AND VISUAL SIGNIFICANCE OF 3600 TO 3630 LANCASTER AVENUE

The buildings at 3600 to 3630 Lancaster Avenue are excellent examples of the Italianate style of architecture and reflect the environment in an era characterized by the distinctive architectural style. The buildings have very high integrity, retaining most aspects of their historic designs. Moreover, owing to the consistent architectural style, scale, and features, the brick buildings join together to create a larger whole that, extending for an entire block on the south side of Lancaster Avenue, is an established and familiar visual feature of the neighborhood, community, and city.

The Italianate style of architecture was prevalent in Philadelphia and throughout the United States from the 1850s to the 1880s. It grew out of the Picturesque movement in art and architecture in the early nineteenth century, which was a reaction to the formal classical ideals. The first Italianate buildings in the United States were constructed in the late 1830s and early 1840s. John Notman's Athenaeum building of 1845, at 219 S. 6th Street in Philadelphia, the first Renaissance Revival building in the United States, served as model for urban Italianate buildings. From the 1850s to the 1870s, the decades bracketing the Civil War, the Italianate style was the prevalent architectural style in Philadelphia. Vernacular commercial Italianate buildings such as those at 3600 to 3630 Lancaster Avenue are typified by their brick facades with marble trim, storefronts, segmentally-arched two-over-two windows with hoods or lintels, and bracketed cornices. Several in the row also have projecting bays, a typical feature of the style. The buildings at 3600 to 3630 Lancaster Avenue are exceptional examples of the Italianate style and, owing to their number and integrity, a full block of well-preserved mid nineteenth-century buildings, they effectively reflect the environment of a commercial corridor of that era. Creating a consistent street wall for an entire block and standing at a five-points intersection, the row is an established and familiar visual feature of the neighborhood, community, and city. Perhaps better than any other mixed-use, residential and commercial row in West Philadelphia, this row is evocative of the burgeoning industrial city after the Civil War.



Typical Italianate Cornices



Typical Italianate Windows

EPILOGUE

The row of buildings at 3600-30 Lancaster Avenue underwent significant rehabilitation in the 1980s after Lancaster Mews Associates purchased the parcel from the Redevelopment Authority. Consultants involved in the project included Cecil Baker & Associates, architects; Thomas & Newswanger, historical architects; and Clio Group, historical consultants.[51] A February 1987 letter from law firm Ballard Spahr Andrews & Ingersoll to the Zoning Board of Adjustment explained that Lancaster Mews Associates applied for variances to permit the rehabilitation of the buildings along Lancaster Avenue. The letter notes that the rehabilitation will involve interior alterations, but the exterior facades "will not be materially changed."[52] A variance

was granted on 25 February 1987 for "relocating of lot lines to create one lot and for 12 buildings (17 Retail stores and 52 apartments and acc. parking) when no building will have its own individual lot lines…"[53] That same year, the Redevelopment Authority demolished the rear portions of 3616, 3624, and 3626, citing unsafe conditions created by a lack of maintenance and long-term vacancy.[54] The rear ells were reconstructed with plans by Cecil Baker & Associates.[55]

In February 1988, when the rehabilitation was recently completed, Lancaster Mews was highlighted as giving new meaning to the saying, "You can't tell a book by its cover." Developer Canus Corp. restored all sixteen buildings to allow for 51 rehabilitated rental apartments and fifteen ground-floor commercial spaces, while maintaining the 1870 "Victorian townhouse" appearance on the exterior. The original window openings were maintained, and new double-glazed wood windows were installed. The new residential rental units were targeting nearby university students as tenants, while new commercial tenants included a florist, deli, print shop, dry cleaner, and clothing stores.[56]

Lancaster Mews apartments continue to be marketed to university students, with the leasing office located at 3622 Lancaster Avenue.[57]

CONCLUSION

The row of three and four-story, brick, mixed-use, commercial and residential buildings on the south side of the 3600-block of Lancaster Avenue was constructed in 1870s and 1880s, as the City of Philadelphia was expanding from its urban core outward at a frenetic pace. The significant structure at 3600-30 Lancaster Avenue is one of West Philadelphia's best surviving examples of the basic building block, the brick row, with which the nineteenth-century industrial metropolis was constructed. Retaining an extremely high level of integrity, the intact row typifies and exemplifies the expansion of the city after the Civil War and tells us much about the development of the city's built environment. Although the buildings were constructed individually and in groups over about two decades, they all share the Italianate architectural style and reflect the environment in an era characterized by that style. The brick buildings join together to create a larger whole that is an established and familiar visual feature of the neighborhood, community, and city. The development of the row over a relatively short period of time at a significant point in the city's history represents the economic and architectural heritage of the community. Also, buildings in the row are associated with the lives of persons significant in the past, including James C. Magee, a prominent painter, and James A.L. Wilson, a notorious criminal and fugitive. Owing to its multi-faceted historical and architectural significance, the row warrants listing on the Philadelphia Register of Historic Places and the protection of the Philadelphia Historical Commission.

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[3] Charles Rappleye, *Sons of Providence: The Brown Brothers, the Slave Trade, and the American Revolution* (New York: Simon and Schuster, 2007), 72.
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[7] Burr v. McEwen, U.S. Circuit Court, District of Pennsylvania, April Term, 1830, Case No. 2193.
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[12] Deed Book GWC, Vol. 48, Page 9.
[13] Deed Book RLL, Vol. 51, Page 457.
[14] *Thirty-First Annual Report of the Trustees of the Philadelphia Gas Works, January 1866* (Philadelphia: Printed for the Trustees, 1866), 2.

[15] Deed Book JTO, Vol. 269, Page 536. The property at 3610 was known as parcel 056N03-0020. The southern section along Warren Street was subdivided off as 056N03-0114.
[16] *Atlas of West Philadelphia including the 24th & 27th Wards of the City of Philadelphia from actual surveys & official records* (Philadelphia: G. [Griffith] M. [Morgan] Hopkins & Co., compiler and publisher), 1872.
[17] Deed Book JTO, Vol. 250, Page 235. Parcel 056N03-0036.
[18] 3608 Lancaster Avenue was assigned parcel number 056N03-126.
[19] *Annual Report of the Board Of Public Education of the First School District Of Pennsylvania, Comprising The City of Philadelphia for the Year Ending December 31, 1871, With Their Accounts* (Philadelphia, 1872), 224.
[20] Deed Book FTW, Vol. 214, Page 312. Parcel Number 056N03-0038. The parcel was later subdivided into Parcel Numbers 056N03-0106, 0107, and 0109 and sold to Martha A. Holland on 25 February 1897.
[21] Deed Book DHL. vol. 124, Page 225. Parcel Number 056N03-0049.
[22] Deed Book DHL, vol. 124, Page 259. Wilson transferred half of the debt to McHugh on 22 October 1877 through the deed recorded at Deed Book DHL, Vol. 124, Page 209. See also Deed Book DHL, Vol. 130, Page 387, and Deed Book DHL, Vol. 133, Page 447.
[23] Franklin Fire Insurance Company, Policy No(s): 56483-56490.
[24] See Sheriff Deed Book No. 65, Page 520, Sheriff Deed Book No. 73, Page 531, Sheriff Deed Book No. 91, Page 231, and Sheriff's Deed Book 116, Page 367.
[25] See, for example, Deed Book DHL, Vol. 200, Page 420.
[26] Minute Book of the Penn Guarantee Association, 27 January 1879.
[27] Minute Book of the Penn Guarantee Association, 10 October 1885. Wilson offered $2000 plus a $2000 mortgage, provided the Association spent $500 or $600 to put the buildings in proper repair. It was also noted that the buildings would have to be moved back 12 feet to account for the widening of Lancaster Avenue. On the widening, see *The Second Annual Message of William B. Smith, Mayor of Philadelphia, for the Year 1885* (Philadelphia: Dunlap & Clark, 1886), 935-937.
[28] Deed Book GGP, Vol. 128, Page 355 and Deed Book GGP, Vol. 169, Page 37.
[29] Minute Book of the Penn Guarantee Association, 21 April 1883, for resolution to sell to Wilson to trade on behalf of his daughter.
[30] Deed Book JOD, Vol. 96, Page 466. See also Minute Book of the Penn Guarantee Association, May 1883, for resolution to sell to Goldsmith.
[31] *Boyd's Co-partnership and Residence Business Directory of Philadelphia City* (Philadelphia, 1900), 291.
[32] Deed Book JOD, Vol. 79, Page 453. See also Minute Book of the Penn Guarantee Association, 11 January 1883, for resolution to sell to Converse.
[33] See *Boyd's Co-Partnership and Residence Business Directory* (Philadelphia, 1900), 169.
[34] Deeds not recorded. See Minute Book of the Penn Guarantee Association, 1 October 1880, for resolution to sell to Thompson; Charles T. Hansell to Moses A. Johnson, 1 June 1885, Deed Book GGP, Vol. 687, Page 364; and Charles T. Hansell to Mary McGonigle, by sheriff, 20 December 1890. On Hansell, see Ellwood Roberts, ed., "Charles T. Hansell," *Biographical Annals of Montgomery County Pennsylvania Containing Genealogical Records of Representative Families Including Many of the Early Settlers and Biographical Sketches of Prominent Citizens* (New York and Chicago: T.S. Benham & Company and the Lewis Publishing Company, 1904), 136-137.
[35] *Kelly's Anglo American Directory Leather Trades* (London Kelly Tnt Co, 1885), 863.
[36] *Boyd's Co-partnership and Residence Business Directory of Philadelphia City* (Philadelphia, 1899), 677.
[37] Deed Book JOD, Vol. 164, Page 269.
[38] Minute Book of the Penn Guarantee Association, 20 November 1883 and 10 November 1885.
[39] Lorin Blodget, *A Census of Industrial Establishments and of Persons of Each Class Employed Therein in the City of Philadelphia for the Year 1882* (Philadelphia: Dickson & Gillino Printers and Publishers), 144.
[40] "Startling Defalcation: Two More Additions to Canadian Colony of Thieves," *The New York Times*, 1 July 1886.
[41] "Stole Over Half A Million," *The Chicago Tribune*, 1 July 1886.
[42] *Railway World*, "Fraudulent Issue of Canal Bonds," vol. 12, no. 27 (July 3, 1886), p. 626.
[43] The Banker's Magazine, vol. 41, no. 4, October 1886, p. 310.
[44] Minute Book of the Penn Guarantee Association, 12 August 1886.
[45] "Forgerer Wilson Surrendered," *The New York Times*, 2 July 1887.

[46] "Ex-Treasurer Wilson, *The New York Times*, June 23, 1887; "Defaulter Wilson in Jail," *The New York Times*, 2 July 1887.
[47] "Judgment for Over a Million," *The New York Times*, February 27, 1896.
[48] Deed Book GGP, Vol. 103, Page 436. Parcel Number 056N03-0098.
[49] Policy No. 13103, Philadelphia Contributorship, 1886.
[50] Florence N Levy, Ed., *American Art Annual 1900-1901* (Boston: Noyes Platt & Company, 1900), 41.
[51] Lancaster Mews site plans, prepared by Edward Boyer, Landscape Architect, revised 25 November 1986 (available through Philadelphia Zoning Archive online).
[52] Letter from Ballard, Spahr, Andrews & Ingersoll, to Zoning Board of Adjustment, 20 February 1987 (available through Philadelphia Zoning Archive online).
[53] Letter from East Powelton Concerned Residents, to Mr. Harry Shugar, Zoning Board of Adjustment Administrator, 25 July 1989 (available through Philadelphia Zoning Archive online).
[54] Memo from Redevelopment Authority of the City of Philadelphia, to Mr. Frank Antico, Zoning Examiner for the City Planning Commission, 26 May 1987 (available through Philadelphia Zoning Archive online).
[55] City of Philadelphia Department of Licenses & Inspections Application for Zoning Permit and/or Use Registration Permit, application no. 123864, 2 June 1987 (available through Philadelphia Zoning Archive online).
[56] "Apartments Within Victorian Houses," *The Philadelphia Inquirer*, 26 February 1988.
[57] http://www.lancastermewsapts.com/

APPENDIX

DEED FOR 3612 TO 3628 LANCASTER AVENUE WITH BUILDING SPECIFICATIONS
DEED BOOK DHL, VOL. 124, PAGE 259

On the Eighth day of September Anno Domini Eighteen hundred and Seventy Seven before me Magistrate of Court No 16 in and for the City and County of Philadelphia personally appeared the within named Edwin Walton and in due form of law acknowledged the within or aforegoing Indenture to be his act and deed and desired the same might be recorded accordingly.

Witness my hand and Official Seal the day and year aforesaid.

Stuart Field (L.S.)

Recorded Oct. 24 1877 Magistrate Court No. 16.

James A. L. Wilson to William Mitchell (177.152) 45th St. } This Indenture made the Twentieth day of October in the year of our Lord one thousand eight hundred and Seventy Seven Between James A. L. Wilson of the City of Philadelphia Gentleman and Margaret V. his wife of the one part and William Mitchell of the same place Carpenter of the other part Witnesseth that the said James A. L. Wilson and Margaret V. his wife for and in consideration of the sum of Thirty Seven Thousand nine hundred and fifty Dollars lawful money of the United States of America unto them well and truly paid by the said William Mitchell at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said William Mitchell his heirs and assigns All that certain lot or piece of ground situate on the Southwest side of Lancaster Avenue at the distance of eighteen feet one and five eighths inches Southeastwardly from the Eastwardly side of Thirty Seventh Street in the Twenty Fourth Ward of the City of Philadelphia containing in front or breadth on said Lancaster Avenue one Hundred and sixty three feet ten and three eighths inches and extending in length or depth of that breadth Southwestwardly between the

parallel with said Thirty Seventh Street one hundred and ninety feet to the North Eastwardly side of Warren Street C being the same premises which Henry M. Phillips Maria Fennell and Susan T. Fennell Executors of the last Will and Testament of William Fennell deceased by Indenture bearing date the Nineteenth day of October A.D. 1877 and intended to be recorded granted and conveyed unto the said James A. L. Wilson (et Ux) Together with all and singular the ways waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof and all the estate right title interest property claim and demand whatsoever of them the said James A. L. Wilson and Margaret V. his wife in law equity or otherwise howsoever of in and to the same and every part thereof. To have and to hold the said lot or piece of ground above described hereditaments and premises hereby granted or mentioned and intended to be with the appurtenances unto the said William Mitchell his heirs and assigns to and for the only proper use and behoof of the said William Mitchell his heirs and assigns forever. And the said James A. L. Wilson for himself his heirs executors and administrators doth by these presents covenant grant and agree to and with the said William Mitchell his heirs and assigns that he the said James A. L. Wilson and his heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be with the appurtenances unto the said William Mitchell heirs and assigns against him the said James A. L. Wilson and his heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof by from or under him them or any of them shall and will warrant and forever defend. In Witness

Whereof the said Parties to these Presents have hereunto interchangeably set their hands and seals. Dated the day and year first above written

Sealed and Delivered in the Presence of us
Harold Mann
Jno A. Griffin

J. A. L. Wilson (Seal)
Margaret V. Wilson (Seal)

Received the day of the date of the above Indenture of the above named William Mitchell the sum of Thirty Seven Thousand nine hundred and fifty Dollars being the full Consideration Money above mentioned

Witnesses at Signing
Harold Mann
Jno A. Griffin

J. A. L. Wilson

On the Twentieth day of October Anno Domini 1877 before me the Subscriber a Notary Public of the State of Pennsylvania residing in the City of Philadelphia personally appeared the above named James A. L. Wilson and Margaret V. his wife and in due form of law acknowledged the above Indenture to be their and each of their act and deed and desired the same might be recorded as such. And the said Margaret V. being of full age and separate and apart from her said husband by me therein privately examined and the full contents of the above deed being by me first made known unto her she thereupon declared and say that she did voluntarily and of her own free will and accord sign seal and as her act and deed deliver the above written Indenture Deed or Conveyance without any coercion or compulsion of her said husband

Witness my hand and Notarial Seal the day and year aforesaid

Jno A. Griffin (Seal)
Notary Public

Recorded Oct 24 1877

James A. L. Wilson et al
to
Agreement

This Agreement made the Twentieth day of October in the year of our Lord one thousand eight hundred and seventy seven. Between James A. L. Wilson of the City of Philadelphia Gentleman of the first part and William Mitchell of the said City Carpenter and John T. McHugh of the said City Builder of the second part Witnesseth that the said parties hereto do hereby each for himself his heirs executors and administrators mutually covenant and agree with each other as follows to wit. First the said James A. L. Wilson hereby agrees to sell to the said William Mitchell and John T. McHugh their heirs and assigns clear of all encumbrances All that certain lot or piece of ground situate on the South west side of Lancaster Avenue in the Twenty fourth Ward of the City of Philadelphia and described as follows Commencing at a point on the South west side of Lancaster Avenue eighteen feet one and five eighths inches South Eastwardly from the South east side of Thirty Seventh Street and extending thence South Eastwardly along the South west line of said Lancaster Avenue one hundred and sixty three feet ten and three eighths inches to a point thence Southwestwardly on a line at right angles with said Lancaster Avenue one hundred and ninety feet to a point in the North east side of Warren Street thence Northwestwardly along the North East side of said Warren Street one hundred and sixty three feet ten and three eighths inches to a point on the said side of the said Warren Street situate at the distance of eighteen feet one and five eighths inches South east from Thirty Seventh Street thence North Eastwardly one hundred and ninety feet to the place of beginning Second the said lot of ground above described is to be subdivided into twenty building lots and an alley five feet wide for the convenience of the same as shown and numbered from one to twenty on the plan annexed hereto and intended to be recorded

herewith as part of this Agreement. Third The price for said large lot of ground is Thirty Seven Thousand nine hundred and fifty (37,950) Dollars. The lots marked and numbered one to nine inclusive on said plan being valued at Twenty Seven hundred and fifty (2750) Dollars each and the lots marked and numbered ten to twenty inclusive being valued at Twelve hundred Dollars (1200) each. Fourth The said William Mitchell and John T. McHugh agree to erect and build on each of the lots marked and numbered on said plan one to nine inclusive a good and substantial three story brick store and dwelling house to contain eleven rooms on each of the lots of ground marked and numbered ten to twenty inclusive a good and substantial three story brick dwelling house to contain nine rooms. All of said houses to be entirely finished and ready for occupancy within five months from the date of this Agreement. The Eleven houses to be erected on lots numbered ten to twenty inclusive to be roofed in and white coated on or before the first day of January A.D. 1875. The said houses to be built in accordance with the specifications and plans hereto annexed marked "Exhibit A" signed by the said James A. L. Wilson William Mitchell and John T. McHugh and intended as part hereof. Fifth In order to assist the said William Mitchell and John T. McHugh in the erection of the said houses the said James A. L. Wilson agrees to advance in the course of building the sum of Twenty Six thousand six hundred and fifty (26,650) Dollars that is to say On each of the houses to be erected on lots numbered one to nine inclusive on said plan the said James A. L. Wilson will advance the sum of One thousand seven hundred and fifty (1750) Dollars as follows

When the first floor of joists is laid and walls squared up	$ 260
" Second " "	225
" Third " "	230
" Roofed in and enclosed	240
" Ready for Plastering	240
" Plastered	250

When entirely finished with fences up alleys graded and paved and front pavements laid and ready for occupancy } 330

$ 1750

On each of the houses to be erected on lots numbered ten to twenty inclusive in said plan the said James A. L. Wilson will advance the sum of Nine hundred (900) Dollars as follows When the first floor of joists is laid and walls squared up $ 130

" second " " " 120

" third " " " 120

" Roofed in and enclosed " 130

" Ready for Plastering " 130

" Plastered " 125

" Entirely finished with fences up alleys graded and paved and front pavements laid and ready for occupancy } 145

$ 900

Sixth It is hereby expressly understood and agreed by and between the said James A. L. Wilson William Mitchell and John T. McHugh that he the said James A. L. Wilson shall and will by Indenture bearing even date herewith grant and convey the large lot of ground above described for the consideration of Thirty seven thousand nine hundred and fifty (37,950) Dollars to the said William Mitchell one of the parties of the second part his heirs and assigns clear of encumbrances. Seventh In order to secure the aforesaid consideration money of said lot of ground and the advances to be made thereon as above mentioned the said William Mitchell shall give and execute to said James A. L. Wilson twenty Indentures of Mortgage bearing even date with the above mentioned intended conveyance with the Bonds and Warrants of Attorney in the subdivisions numbered as above Each of the Mortgages on lots numbered one to nine inclusive on said plan to be given to secure the payment of the principal sum of Four thousand five hundred Dollars Each of the Mortgages on lots numbered ten to twenty inclusive on said plan to be given to secure the payment of the principal sum of Two thousand one hundred Dollars the said principal sums to be

payable at the expiration of five years from the date hereof the interest on the purchase money of Thirty seven thousand nine hundred and fifty (37,950) Dollars to commence running from the first day of December A.D. 1877 and as respects the interest due upon the sums agreed hereby to be advanced and constituting part of the said Mortgage debts an account shall be taken from time to time as the instalments of interest shall become due according to the terms of the Bond and Mortgages and a proportionate abatement made as respects the sums not yet advanced all of the above mentioned Mortgages and Bonds shall contain the usual thirty days grace Tacks Tax and five per cent Attorneys Commission Clauses and a waiver of all stay and exemption laws now made or to be made Eighth Upon and immediately after the execution and delivery of the said Twenty Mortgages and Bonds the said William Mitchell shall and will convey one undivided one half interest in said Twenty lots of ground to the said John T. McHugh his heirs and assigns under and subject to the aforesaid Mortgage debts Ninth During the construction and erection of said twenty houses so as aforesaid to be erected the said William Mitchell and John T. McHugh shall and will at their own expense keep the same insured for an amount sufficient to cover any loss in case of accident by fire to and when said houses are under roof and enclosed the said William Mitchell and John T. McHugh shall and will at their own expense insure the same perpetually all of the above mentioned insurance to be effected in some good insurance Company in the City of Philadelphia the selection of the Company to be approved of by the said James A. L. Wilson each house to be insured for the full amount of the Mortgage upon it when the said insurances are made the said William Mitchell and John T. McHugh shall and will immediately assign the policies to the said James A. L. Wilson as collateral security to the said Mortgages Tenth The said William Mitchell and John T. McHugh agree that they will at any time at the request of the said James A. L. Wilson

execute and deliver Whereon a declaration or declarations of no offset for the amount of purchase money and advances then actually secured by the said Mortgages or any of them and in case of refusal to furnish said declarations of no offset then the said James A. L. Wilson shall be at liberty to decline to make any further advances until such declarations of no offset shall be furnished and such declining or omitting to make advances shall not be taken to be any breach of the covenant herein contained on the part of the said James A. L. Wilson Eleventh The said James A. L. Wilson may at his option at any time anticipate the payment of all or any part of the said advances. Twelfth It is further covenanted and agreed between the parties hereto that in case at any time the said William Mitchell and John T. McHugh without any default on the part of the said James A. L. Wilson in the performance of his covenants shall fail to continue without delay or interruption the erection of the said buildings for the space of thirty days it shall be lawful for the said James A. L. Wilson to require the said William Mitchell and John T. McHugh by written notice to proceed to perform their covenants in that behalf and then in case the said William Mitchell and John T. McHugh shall thereafter fail to continue as aforesaid the erection of the said buildings for the space of thirty days or without such previous notice shall fail or omit to complete them entirely at the expiration of the time mentioned hereinbefore then the whole purchase money and so much of the advances as shall have been actually made up to that time shall become forthwith due and repayable and recoverable in the manner herein provided by proceedings on said Bond and Warrant of Attorney provided no more shall be recovered thereon than the purchase money and actual advances made up to that time without interest until after December First A.D. 1877 on the purchase money and such interest on the advances from the time made. And in order

to secure the performance of this special covenant and agreement the said William Mitchell agrees to execute to said James A. L. Wilson a Bond and Warrant of Attorney for the sum of One hundred and twenty seven thousand two hundred (127,200) Dollars conditional for the payment of Sixty three thousand six hundred (63,600) Dollars at the expiration of three months from the date thereof But it is hereby agreed that no writ of execution shall issue on said Bond and Warrant at the expiration of said three months as aforesaid unless there shall have been previously a breach of this particular covenant evidenced by the certificate of Wiman Bedford Esqr. It is further agreed that if any dispute shall arise between the parties hereto as to the proper performance of the covenants to proceed continuously and without delay or interruption and to complete within the time hereinbefore named the erection of the said buildings then the certificate of said Wiman Bedford or any other person to be employed therefor by the said James A. L. Wilson that the said covenants are not duly performed or that the said William Mitchell and John J. McHugh have failed to proceed continuously and without delay or interruption with the erection of the said buildings in the manner aforesaid or have failed to complete the same within the time agreed upon or that the buildings are not erected or constructed of proper materials in accordance with the specifications and plans and in a good and workmanlike manner shall be conclusive evidence of the fact in any suit upon the said Bond and no action shall be brought by either party hereto for any breach of the covenants herein contained until the certificate of such person shall have been first obtained so far as the same may be material. And it is further agreed that if such certificate shall be filed with the Warrant of Attorney in entering any judgment on said Bond of Sixty three thousand six hundred (63,600) Dollars no further evidence shall be allowed as to the right to issue execution upon said judgment upon the said Warrant of Attorney And as a further security

For the faithful performance of this Agreement on the part of said William Mitchell and John T. McHugh they agree to give to the said James A. L. Wilson their Bond with at least two sureties to be approved by the said James A. L. Wilson in the sum of Twy Thousand (20.000) Dollars And it is further agreed that in case judgment shall be lawfully entered on the said Bond and Warrant that then it shall be lawful to sell the said lots of ground with all the buildings thereon as a whole without subdividing the same into separate lots any rule or practice to the contrary notwithstanding and it is further agreed that in case it shall be necessary to sell said large lots of ground as aforesaid that no judicial sale thereof shall affect the liens of the first above mentioned twenty Mortgage debts unless made by process thereon respectively with bonds thereby secured And it is further agreed that when said buildings are entirely and completely finished the said James A. L. Wilson shall and will immediately thereafter satisfy said judgment of record And it is further agreed that all of the said Bonds and Mortgages herein mentioned and set forth shall be taken to be prior liens in all respects to the claims of Mechanics and Material Men engaged in the erection and construction of said buildings. Thirteenth It is mutually understood and agreed that as respects any assignee of any of the Bonds and Mortgages upon any of the said lots of ground interest shall be payable thereon according to the tenor and effect of the Bond but that the said James A. L. Wilson shall pay over to the said William Mitchell and John T. McHugh the amount of such interest on the purchase money accruing prior to the first day of December A.D. 1877 and the amount of such interest on the advances prior to the time the same were respectively actually made if demanded by such assignee. Fourteenth The losses for the year A.D. 1877 shall be adjusted in the usual way between the said James A. L. Wilson and

William Mitchell and John T. McHugh. Seventh The expenses of Conveyancing acknowledging Recording &c shall be paid by the said James A. L. Wilson and William Mitchell share and share alike Eighth It is further agreed that the said William Mitchell and John T. McHugh shall and will not assign all or any part of their interests in this agreements without the consent of said James A. L. Wilson first had in writing. In Witness whereof the said parties to these presents have hereunto set their hands and seals dated the day and year first above written.

Sealed and Delivered
in the presence of us
the word in the Seventh line of sixth page hereof and the word in the eleventh line of the eighth page hereof being first interlined therein, the word Seal in the Seventh from the eighth page hereof and the words "unless made by process of law" in the Bond twenty second in the eleventh line from the foot of eighth page hereof being first interlined therein, the word twenty in twenty first line and the figure 1 in twenty second line and the word until in the twenty sixth line from the foot of sixth page being first written over an erasure.

B. Russell Price
Jno A. Griffin

J. A. L. Wilson (Seal)
William Mitchell (Seal)
John T. McHugh (Seal)

On the Seventeenth day of October A.D. 1877 before me the Subscriber a Notary Public for the Commonwealth of Pennsylvania residing at Philadelphia personally appeared the above named James A. L. Wilson William Mitchell and John T. McHugh and in due form of law acknowledged the above and foregoing Agreement with the plans and specifications thereto annexed to be their and each of their act and deed

Jno A. Griffin
Notary Public (Seal)

City and County of Philadelphia ss

On the Twenty fourth day of October Anno Domini 1877 before me the subscriber a Notary Public of the State of Pennsylvania residing in the City of Philadelphia personally appeared George W. Hancock Surveyor of the Eleventh District Philadelphia who being duly affirmed according to law did depose and say

that he erected the lot of ground situate on the South West side of Lancaster Avenue at the distance of eighteen feet one and five eighths inches South Eastwardly from the easterly side of Thirty Seventh Street in the Twenty Fourth Ward of the City of Philadelphia containing in front or breadth on said Lancaster Avenue one hundred and twenty three feet ten and three eighths inches and extending in length or depth of that width South Westwardly between lines parallel with said Thirty Seventh Street one hundred and ninety feet to the North Easterly side of Warren Street on the twenty fourth day of October AD 1877 and that at that time the ground was undrawn no building operations had been commenced and no building materials of any nature or kind whatsoever were placed upon ground or near it

Affirmed and subscribed before me
the day and year aforesaid
the word fourth in 16th line first written
over an erasure

Jno A. Griffin
Mary Parlie

Geo W Hancock
Com Reg 11th Dist

Exhibit "A"

Specifications for building Nine Stores on the South west side of Lancaster Avenue South East of Thirty Seventh Street and Eleven dwelling houses on the North East side of Warren Street South East of Thirty Seventh Street in the Twenty Fourth Ward of the City of Philadelphia to be built according to accompanying plans and specifications. Excavations Cellars to be dug to leave the cellars seven feet in the clear when finished Yards to be graded to levels as directed and given by the Surveyor All cellar floors to be Mortar floors. Masonry Cellar walls all to be twelve inches thick excepting front walls on Lancaster Avenue the latter to be eighteen inches thick of good sound Quarry stone of Flatted and laid in good lime and sharp gravel Mortar in

good bond all through. Inside of all cellar walls to be dashed and brooms. White marble steps, base, ashlar and water table at least forty eight inches above the curb. On Warren Street four steps, platforms and sill and white marble platforms and sill to stores on Lancaster Avenue. Brick Work. The fronts of all houses to be of dark cherry pressed brick of uniform color laid in white mortar (with marble trimmings to door and window openings) and enameled brick similar to houses on the north side of Dauphin Street west of Carlisle. All other outside walls are to be of good dark stretcher bricks laid with bar sand mortar. Inside faces of walls to be of good quality Salmon bricks all laid in good lime and sand mortar. Carry up heat and smoke flues well parged inside with bar sand mortar and cap smoke flues above roof with pressed brick caps in the usual way. Slating. French roof on Warren Street houses to be covered with Peach Bottom roofing slate nailed with galvanized iron nails. Roofing felt to be put under all slating before it is put on. Lath down to roof. Tinning. all roofs to be covered with best I. C. Charcoal roofing tin painted one coat on under side before it is put on and two coats on top and tightly secured with suitable concealed nailings. Three and one half inch down spouts on houses to be erected on Lancaster Avenue and three inch down spouts on houses on Warren Street are to connect for every two houses. All to be strongly fastened to the walls. The curved corner beads in the French roof to be made of pine fastened to the roof boarding before the slate is nailed. Flashings around chimneys and over face walls to be all covered with tin same as roof. Plastering to be three coats on lathe and two coats on all brick work (Bar sand mortar and long sun hair). The last coat to be good white hard finish. Gauged Plaster Paris. Lathe to be good white pine lath nailed with three penny blued nails four to lathe. The down coat to be duly straightened and "out of wind" before the hard finish is put on with suitable corners in Parlours, Halls and Vestibules and Sitting and Dining rooms and centre pieces in Parlours, Halls, Sitting rooms

and vestibules. All other rooms to be plain square cornered work. The whole to done with Mortar made of best white lime and clean sharp bar sand and long sound hair. Carpenters and Joiners Work. Joists. All the first tier of joists of houses on Lancaster Avenue to be three by ten inches. All first tier of joists in houses on Warren Street to be three by nine inches. All other floor joists to be three by nine inches. All first and second floor joists to be well bridged. Ceiling joists and rafters to be three by eight inches. All door posts for inside doors to be three by four inches. Scantling for studs partitions to be two by three inches. All to be good Hemlock timber. All joists and all studding to be spaced sixteen inches between centers. All cellar windows to be cased and have sash and screens put in. Lintels over openings to be not less than three inches. Floors. all floors to be laid with number two well seasoned Yellow Pine one inch thick flooring to be well clamped up to tight joints and nailed with eight penny flooring nails in the most substantial manner. All heading joists in the floors to be made on the bearings. Doors. Front vestibule and folding doors all to be one and three quarter inches thick. Cock moulding and double beveled weathering inside of front doors which will be plain molded. All other doors to be O.G. molded on panel and style. All to be made of seasoned clear pine timber door jambs all to be put in to form plastering grounds in the usual way. Cellar doors under all bulks on Lancaster Avenue with steps leading to cellar. Windows. All to have two frames and sash one and one half inches thick of clear pine lumber. Four lights to a window. All rear windows to have plank front frames and chow sills over the brick work. Front windows to have three inch margin inside for two joint and inside shutters. Bay windows to be made of wood. Bulkhead bulks to be put in all stores. Cellar Windows to be all finished with one inch thick pine upright jambs one and one quarter

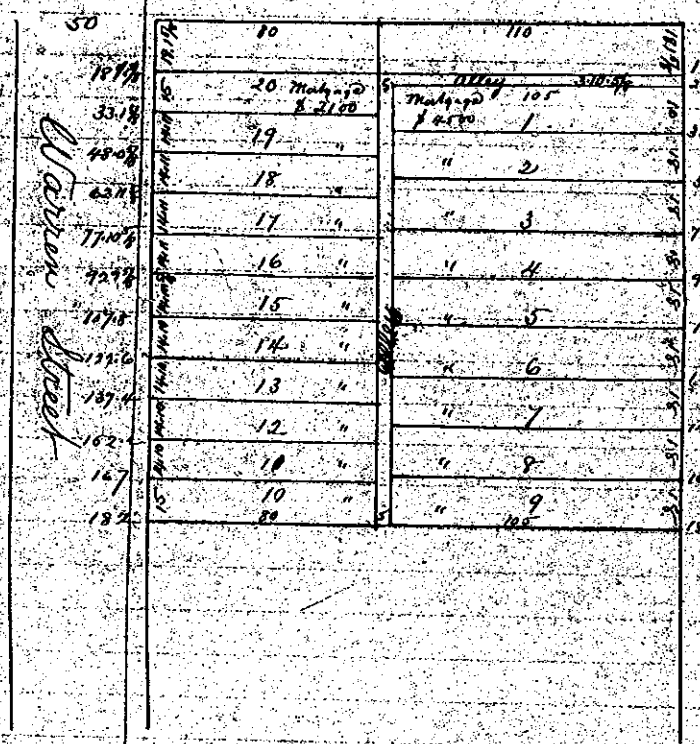
inch three light sash inside to each glazed with second quality single glass wire netting screens of two lights each stretched on one inch thick wood frames and fastened with two good wrought hasps to each screen to be put on all back cellar windows All front cellar windows on Warren Street to have iron guards The cellar sash to be all hinged with two by two inch butts two to each sash to swing upward and fasten with good japanned iron buttons at bottom. Shutters Front windows of all the houses and all bay windows on rear to be finished with inside first blinds made from boards each two sections height of seat clear pine lumber one inch thick All other first floor windows to have outside paneled windows one and one half inches thick And all other windows on upper stories to have outside blinds one and one half inches thick. Cornice Work to be of good sound pine lumber made and finished complete in the best manner inside finish in all Parlors and Halls to be three and one half inch mouldings in first floors three inch mouldings in second stories and two and one half inch mouldings in third stories with band All to be made of seasoned first common pine lumber and nailed up in the strongest manner All windows of Parlors Dining rooms and sitting rooms to finish with panel back and elbows below All other windows to have style and apron finish Wash boards to be eight inches with one and three quarter inch moulding on first floors and five inches with one and one half inch mouldings on second and third stories. Mantels Marble or slate mantels to be in all parlors and sitting rooms and marble or slate shelves in all Dining rooms Closets to be put in all rooms where shown on plans made in the usual manner of inch boards with shelves in each good inch shelving to be put in all pantries and china closets and clothes strips with cloak hooks in all bed rooms closets Dressers in all Kitchens. Stairs In all houses on Lancaster Avenue and on Warren Street to be hand rail stairs with eight inch newell posts three inch rail and cap balusters

Red eye maple & Walnut and back stairs in Lancaster Avenue houses to be up stairs and Hardware as follows All locks on first and second floors to be mortice locks with white trimmings on all front doors Brass trimmings Rear outside doors to be fastened with five inch lower bolt in addition to latches All closet doors to finish with good closet spring catches All hinges to be Steel butts. All bay windows to have one good strong Copal hinged fastener to each pair of sash Sash fastenings to go on all windows on first and second floors. Plumbing and Gas fitting three quarter inch galvanized iron main pipes through cellars and underground five eighths inch lead pipe ties and one half pounds to the foot to boilers and bath rooms by boilers Iron beat long and Excelsior Range single in Warren Street houses and double in houses on Lancaster Avenue one good portable heater in each cellar Zinc lined bath tubs in all bathrooms One hydrant in each yard wash bowl in front hall houses one good water closet in each bathroom with proper white china bowls separate attachment from street main to each house proper waste pipes and stop cocks to pipe from main to bathroom in each kitchen and also to each main in the cellars Gas outlets in entries and each room in the usual places to be approved by Inspectors of the Gas Company. Drainage all houses to be properly underdrained with Terra Cotta pipe leading to street sewers to be seven or eight inches in diameter to carry off all waste water. Fencing All the yards to be enclosed with good second quality double face fencing six feet high nailed to dressed chestnut posts nine feet long each. Sheds All the houses to have a shed roof on rear projecting at least five feet made of first quality beaded fencing and strongly fastened to the rear walls of kitchens. Privies All to be built of brick double four by seven feet divided by lath and plaster partition in the centre to give one

Prong to each house. All to be plastered and white coated throughout and standing back on line of alley. Painting and Glazing. All the wood work usually painted to have three good coats of best White Lead (or Zinc) and oil paint in colors to be named by Mr Uriah Bedford. All urnams on first lots glazed with American Plate glass and all back windows to be glazed with good single strength glass all to be well beaded and puttied in the neatest manner. All fences and shed work to be painted two coats of tinted fence paint. Paving. All the footways to be paved with good paving brick herring bone pattern on four inches of gravel. All yards to be paved with paving brick on four inches of gravel five feet back from rear walls and a three feet walk to rear gate and paving curbed with brick set edgewise with gullies to carry off waters from shed roofs to outlets under the hydrants. All yards excepting walks to be sodded on good earth. All of the eleven houses to be erected on Warren Street to be set back from the line of said street twelve feet with a neat iron fence surrounding each front yard and to have Mansard or French Roofs over the second stories covered with good heavy bottom roofing slate. The heights of stories in houses to be erected on Lancaster Avenue to be First stories eleven feet Second Stories nine and one half feet and Third Stories eight and one half feet. In Warren Street houses First stories ten feet Second Stories nine feet Third Stories eight and one half feet. Finally the whole work to be executed and finished in a substantial and workmanlike manner and if any omission occurs which is evidently an omission of work to be done or material furnished or trimmings to be provided then the same is to be furnished and done to the fullest extent of all that is necessary to complete the buildings the same as fully detailed in this specification. All to be completely finished in and all accounts and bad weather detentions alone excepted on or before the

First day of April A.D. 1878.
Witnesses at signing
B. Russell Price
Jno. A. Guthrie
J. A. L. Wilson
William Mitchell
John T. McHugh

Recorded Oct. 24th 1877



APPENDIX

HISTORIC PHOTOGRAPHS OF 3600-30 LANCASTER AVENUE

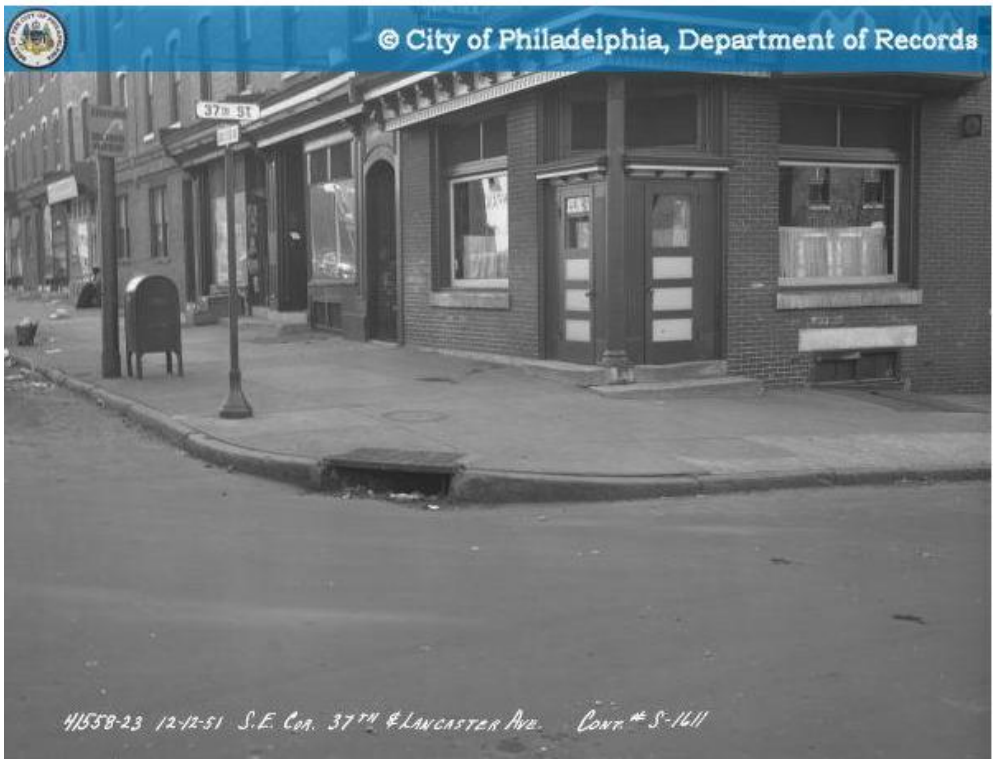


Figure 1. 3630 Lancaster Avenue in 1951. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

Figure 2. Looking east from 3630 Lancaster Avenue in 1951. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

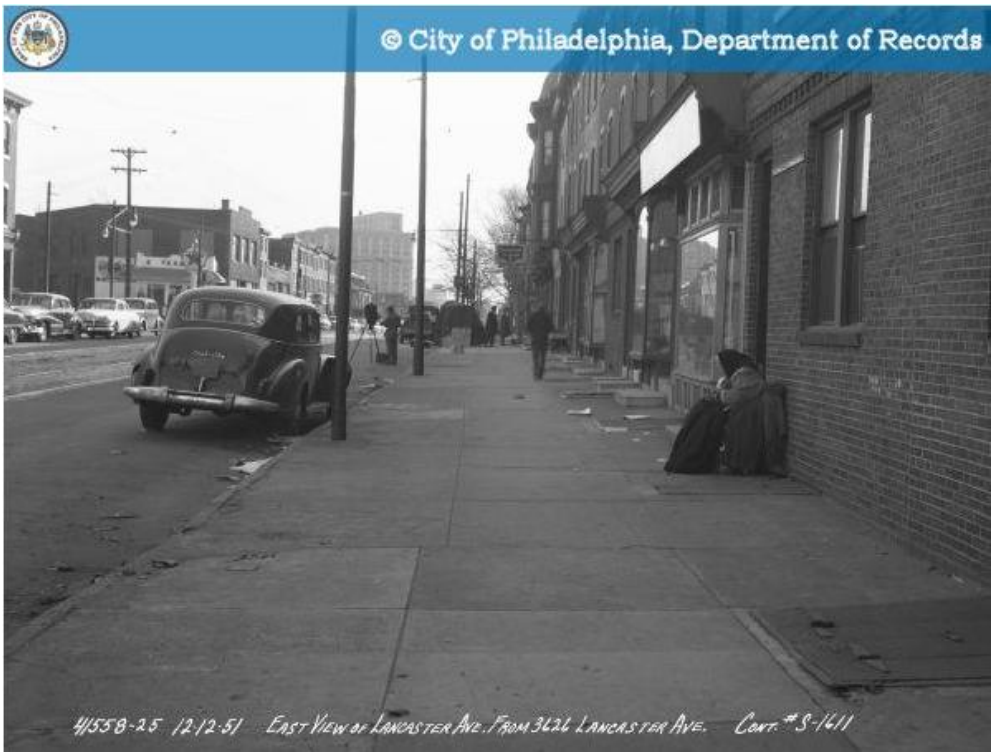


Figure 3. Looking east from 3626 Lancaster Avenue in 1951. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

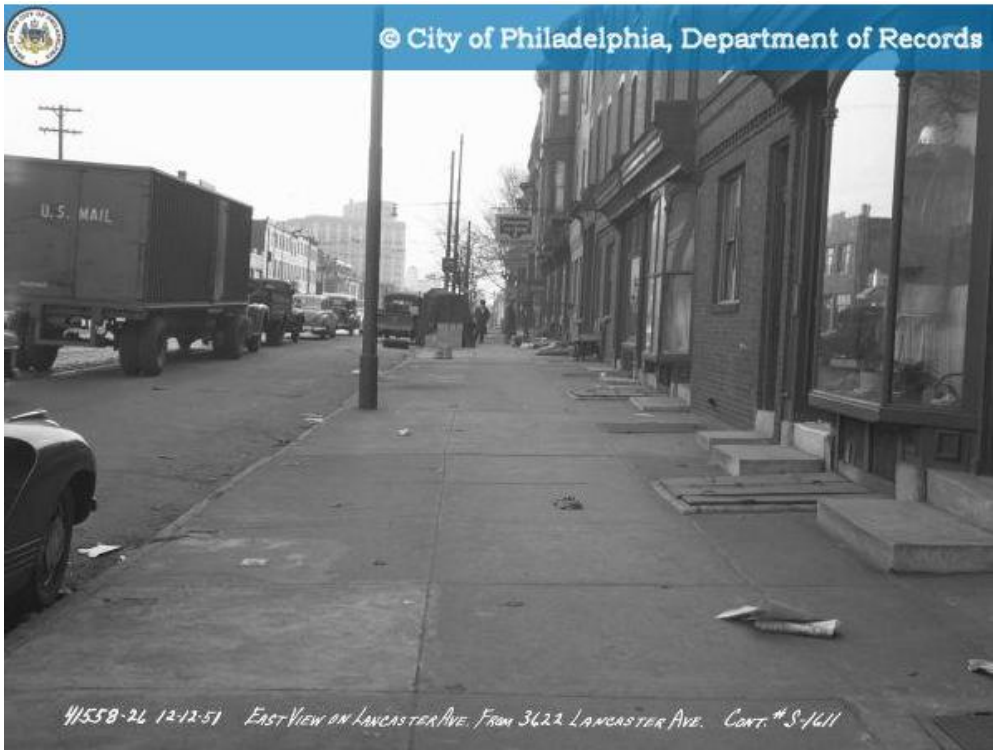


Figure 4. Looking east from 3622 Lancaster Avenue in 1951. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

Figure 5. Looking east from 3616 Lancaster Avenue in 1951. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

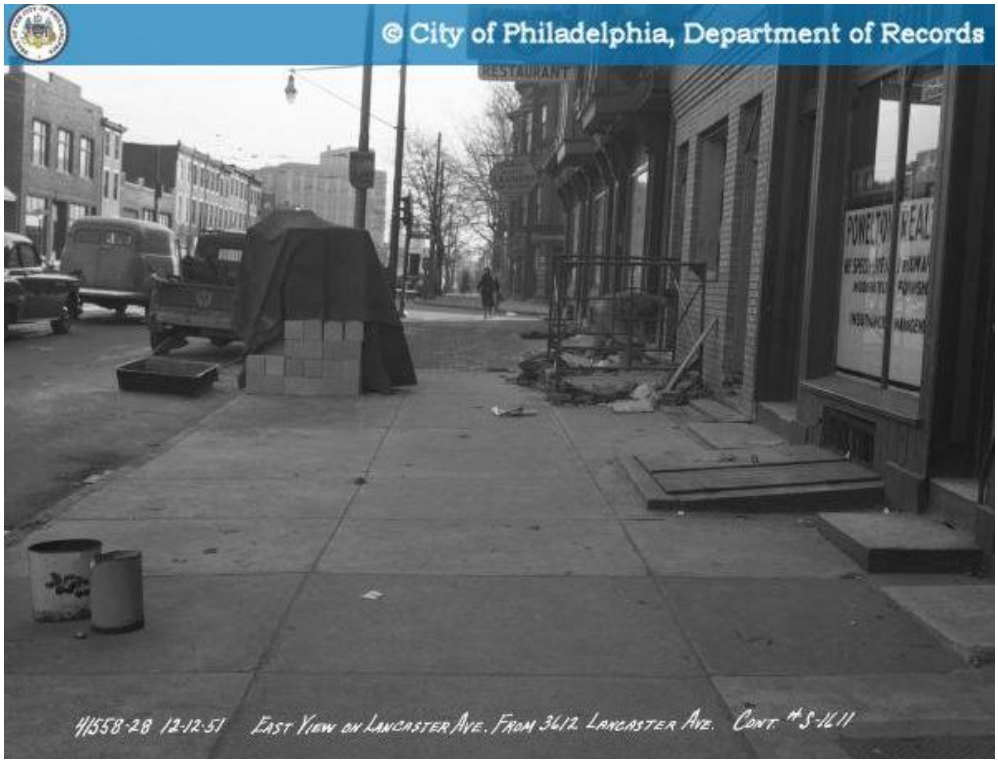


Figure 6. Looking east from 3612 Lancaster Avenue in 1951. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

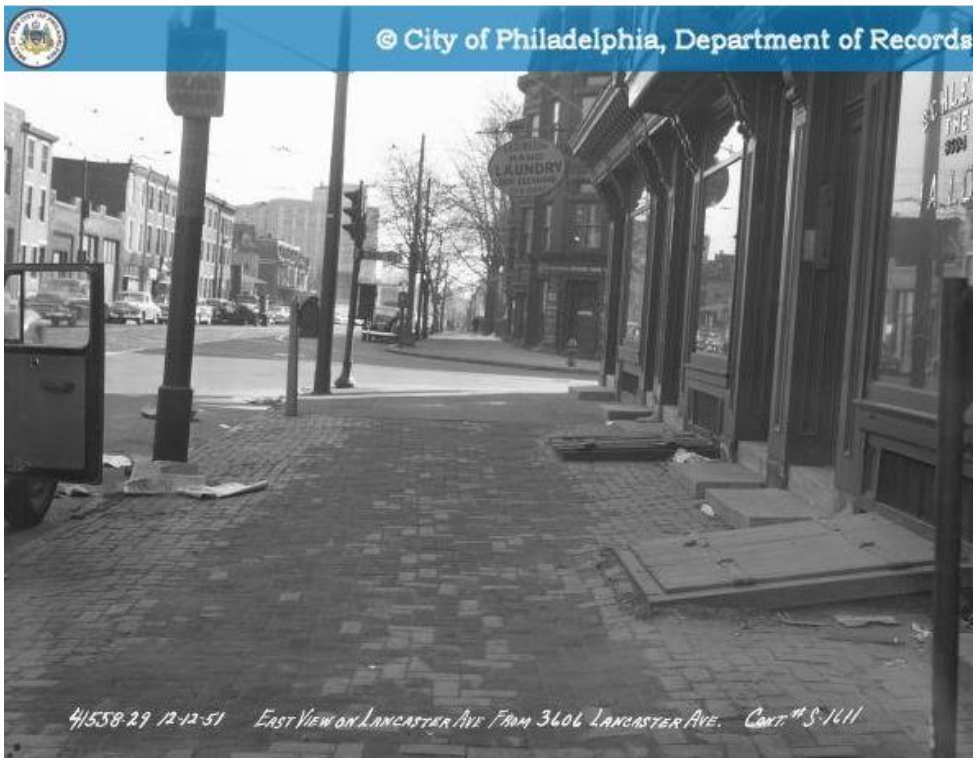


Figure 7. Looking east from 3606 Lancaster Avenue in 1951. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

Figure 8. 3600 Lancaster Avenue in 1951. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

Figure 9. 3600-04 Lancaster Avenue in 1947. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

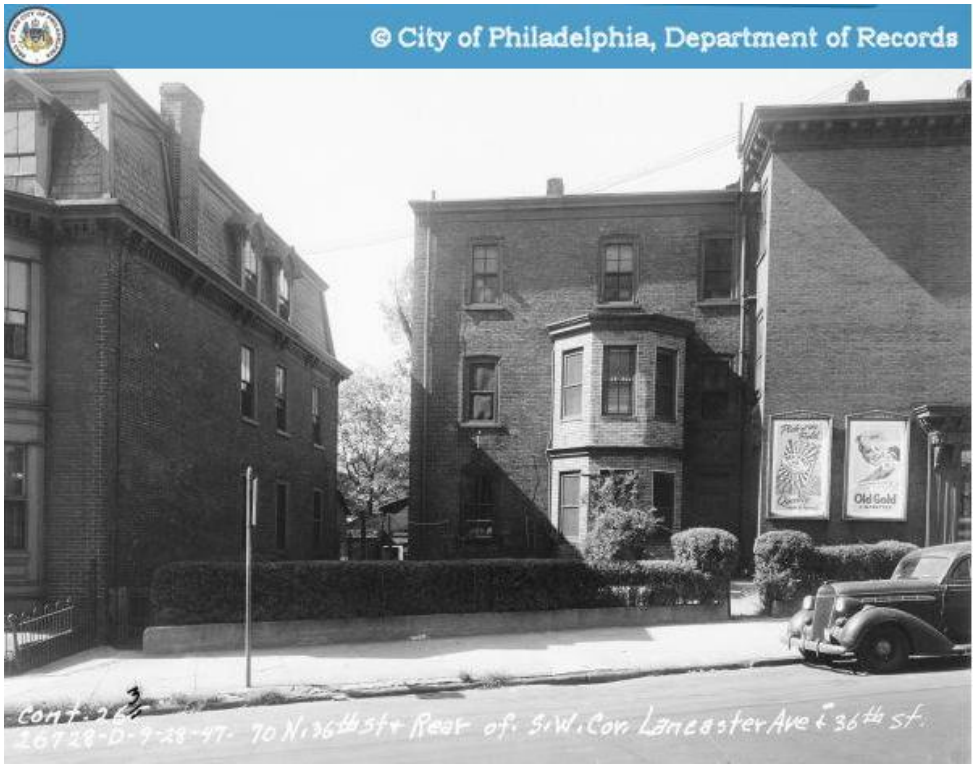


Figure 10. Side of 3600 Lancaster Avenue in 1947. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org

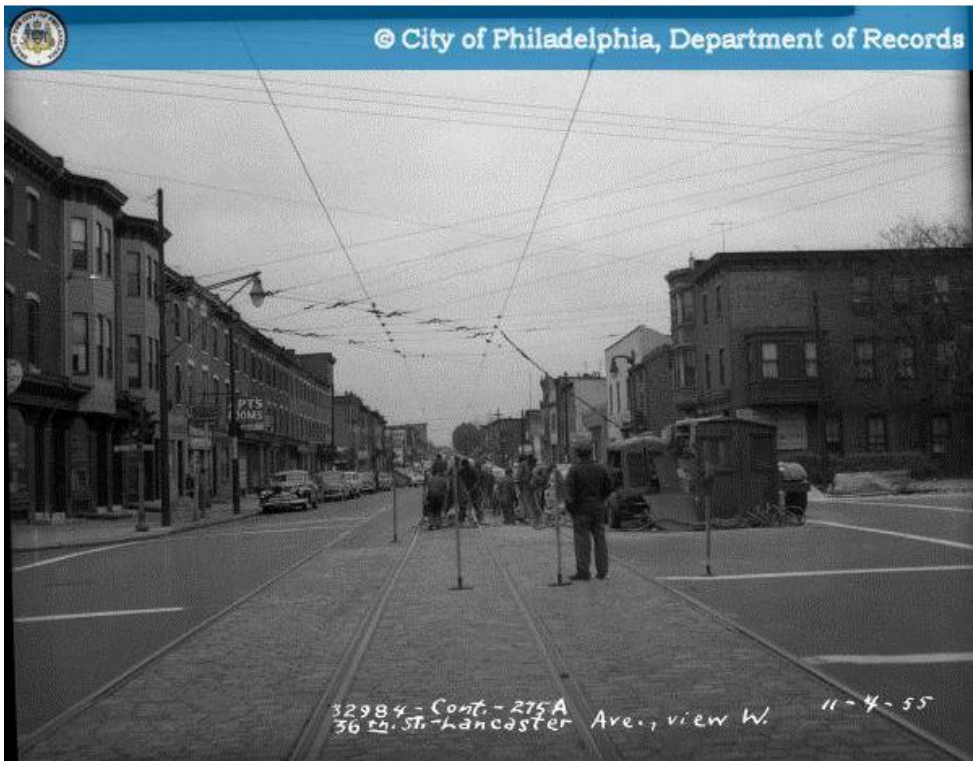


Figure 11. Looking west from 3600 Lancaster Avenue in 1955. Source: City of Philadelphia, Department of Records, accessed via phillyhistory.org