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: 4304-06 Osage Ave

Postal code: 19104 Councilmanic District: 3rd

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2. NAME OF HISTORIC RESOURCE

Historic Name: _____

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: Single-family house

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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 1871 to 1877

Date(s) of construction and/or alteration: Constructed: 1871-1877

Architect, engineer, and/or designer: Developer: Hummel & Trexler

Builder, contractor, and/or artisan: Builder: Stines & Levis

Original owner: Unknown

Other significant persons: John Meadows

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.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Name with Title Oscar Beisert, Architectural Historian Email Oscar.Beisert@gmail.com

Organization Spruce Hill Community Association Date 21 July 2015

Street Address 257 S. 45th Street Telephone 717-602-5002

City, State, and Postal Code Philadelphia, PA 19104

Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt: 21 July 2015

☒ Correct-Complete ☐ Incorrect-Incomplete Date: 13 August 2015

Date of Notice Issuance: 14 August 2015

Property Owner at Time of Notice

Name:

Address:

City: State: Postal Code:

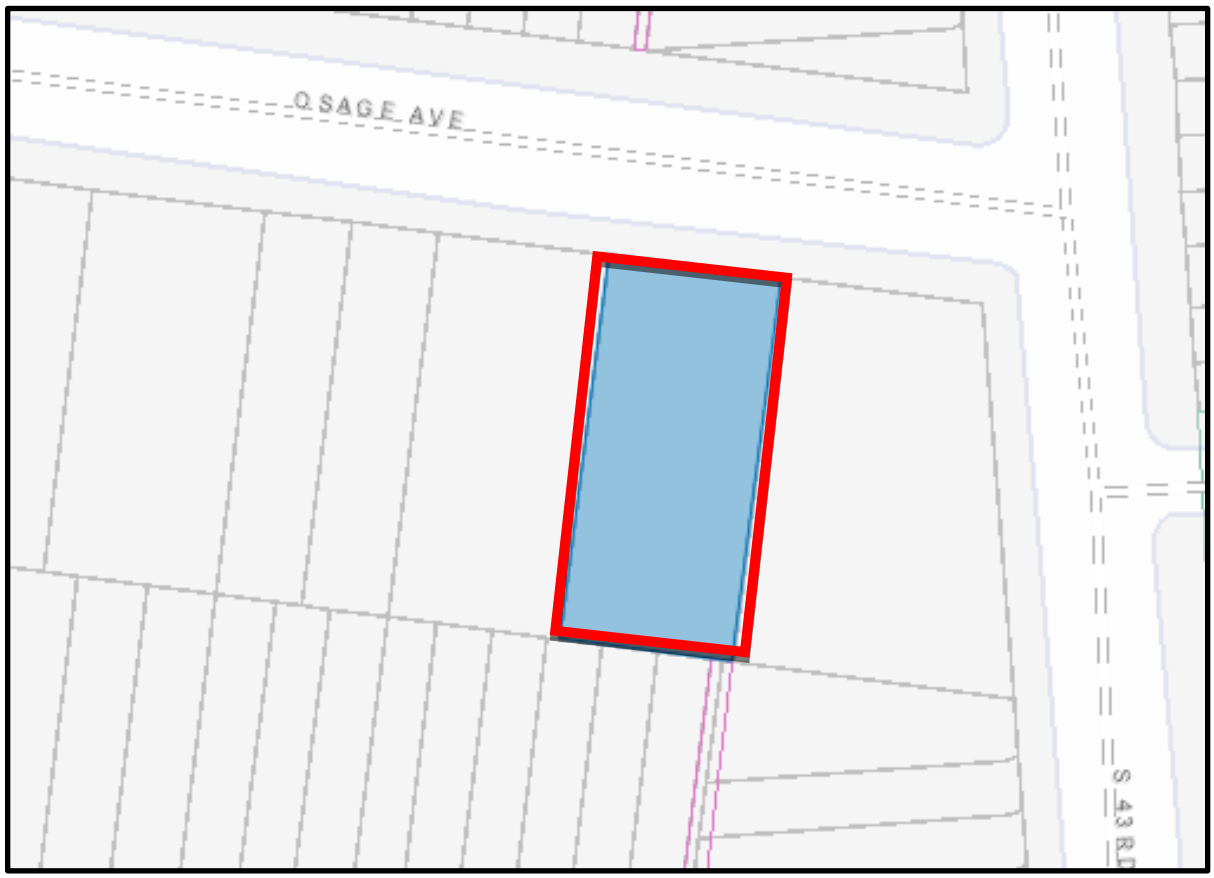
Date(s) Reviewed by the Committee on Historic Designation: 16 September 2015

Date(s) Reviewed by the Historical Commission: 9 October 2015

Date of Final Action:

☐ Designated ☐ Rejected

5. BOUNDARY DESCRIPTION



Boundary of 4304-06 Osage Avenue for Historic Designation. Courtesy Philadelphia Parcel Explorer.

The boundary of 4304-06 Osage Avenue encompasses a rectangular shaped lot located on the south side of Osage Avenue, at a distance of 300 feet eastward from the east side of 44th Street. The parcel contains in front or breadth on Osage Avenue fifty feet (50') and extends of that width in length or depth between lines parallel with 44th Street one hundred and ten feet (110'). The property is known as Parcel No. 020S16–0167, Office of Property Assessment Account No. 272060200.

6. PHYISCAL DESCRIPTION

4304-06 is a single-family masonry building situated on a large lot in the University City neighborhood of West Philadelphia. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs polygonal brownstone blocks on its façade and partially exposed brick on the remaining walls. An ornate, bracketed porch wraps around the northern third of the first story, sheltering the twins' main entrances, which are located inconspicuously on their sides. The third story is enclosed by a steep mansard roof and lit by gabled dormers.

Like other capacious twins in this block, the house at 4304-06, as well as its twin at 4300-02, are rectangular in plan, including a back building that is kept in plane with the principal sidewalls. The two halves of the structure have evolved somewhat differently. Artificial stone has been applied to the lower two stories of 4300-02 Osage. 4304-06 Osage, by contrast, retains nearly all of its Victorian features, including a hexagon-patterned slate roof (mimicked in asphalt at 4300-02) and a Colonial Revival entrance enclosure with plate- and leaded-glass windows and paneled walls (like many grand houses in the area, this one received fashionable improvements at the end of the 19th century).

The façade's brownstone blocks are dressed to approximate quoins on the first and second stories. Most of the windows retain their wood sash treatment, with one-over-one windows covered by storm windows. A vinyl replacement window is present on the west side of 4304-06. However, most of the other windows appear to be early if not original to the building. 4304-06 also retains its nearly full-length windows with the porch elevation.

The windows serve as the primary architectural feature on the front elevation, with a wide covered porch supported by chamfered posts with decorative necking. Seven columns support the covered porch across the front of the twin, and a delicate wrought iron fence separates the porch between the two properties.

A wide eave delineates the second and third stories, with paired brackets supporting the eave. Rectilinear raised panels are situated between the sets of brackets in the architrave.

The five-bay west elevation of 4304-06 exhibits a second-story bay window centered in the volume of the house, supported by a column, and an enclosed sunroom at the rear of the house. The far right side of the west façade has a first floor entry door, covered by a shed roof with decorative brackets. An open porch leads to a small single-story masonry structure that might have begun as a privy.

Front elevation of 4300-02 and 4304-06 Osage Avenue.

Detail of the wrought iron fence separating the two sides of the porch.

Detail of porch and entry vestibule for 4304-06.

Entry vestibule for 4304-06.

Porch and front windows of 4304-06.

Front porch of 4304-06 in the foreground, 4300-02 in the background.

Detail of the ashlar stone meeting the brick of the west elevation wall.

Detail of the door handle on the entry vestibule, highlighting the colonial revival detailing.

A view of the west elevation of the twin, on the 4304-06 side of the property, looking southeastward.

A view of the west elevation of the twin, on the 4304-06 side, facing north.

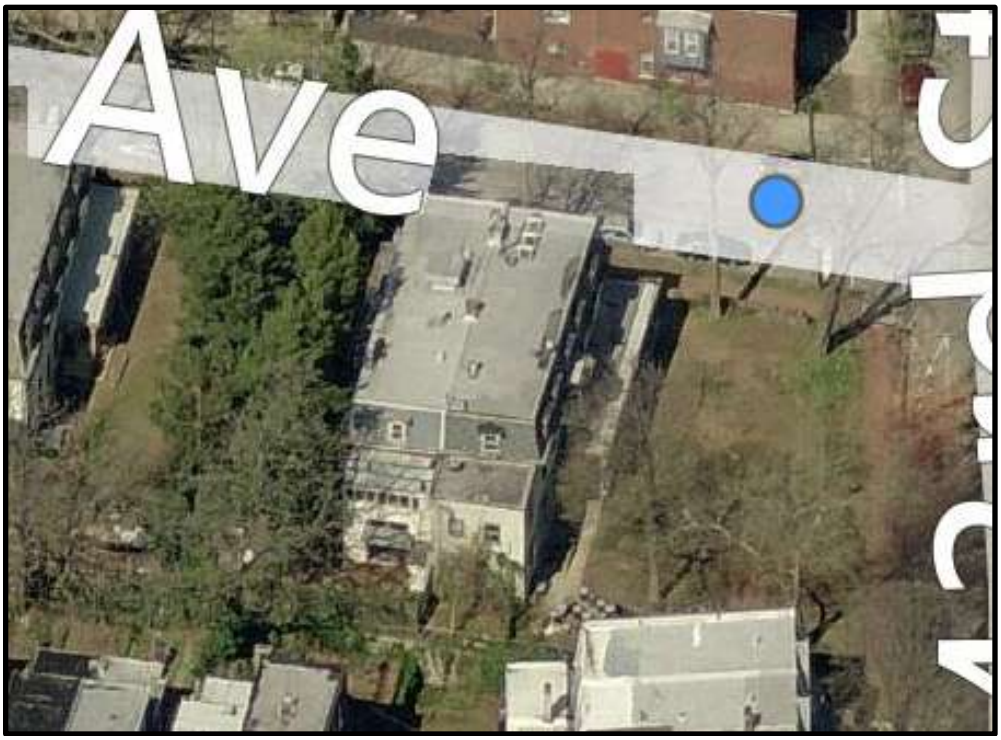
Detail of the side entry door on the west elevation of 4304-06.

View of the rear of 4304-06, facing northeast.

Looking South. Courtesy Bing Maps.

Looking South. Courtesy Bing Maps.

Looking South. Courtesy Bing Maps.



Looking South. Courtesy Bing Maps.

7. STATEMENT OF SIGNIFICANCE

4304-06 Osage Avenue is the westerly of two buildings that form the first twin in the 4300 Block of Osage Avenue. One of eight houses that comprise four twins, 4304-06 Osage Avenue is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. 4304-06 Osage Avenue satisfies Criteria for Designation a, c, h, and j as enumerated in Section 14-1004 of the Philadelphia Code. 4304-06 Osage Avenue:

(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;

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

(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.

Recessed from the dense urban context of West Philadelphia, the building is the western part of a twin at the southwest corner of Osage Avenue and 43rd Street, which was constructed between 1872 and 1889, and is significant as an integral resource representing the Satterlee Heights development in West Philadelphia and as an integral component of the development's last intact block. The statement of significance is divided into two sections. The first illustrates significance under criteria for designation a, h, and j; and the second illustrates significance under criteria for designation c and f.

(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;

(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.

Constructed between 1871 and 1889 as part of the Satterlee Heights development, 4304-06 Osage Avenue has significant character, interest, and value as part of the development as one of the first large-scale, multi-block development projects in the area. This type of development would come to define real estate progress in West Philadelphia as the primary standard and type in the post-1880 period. Using the beautifully illustrated lithograph, Hummel and Trexler choose

focus on the allure found in the periphery of grand, detached villas and impressive semi-detached houses that appear as one massive mansion. These houses and their manicured lawns are identified with the names of their prominent occupants. However, at the center of the lithograph is a subdivision with much smaller lots, built upon which were semi-detached twins featuring more subtle elements of grandeur and less extensive grounds. Nevertheless, the projected plan anticipates the kind of aforementioned density that would come in the last quarter of the nineteenth century.

Along with its seven neighbors on the south side of the 4300 Block of Osage Avenue, 4304-06 Osage Avenue is unique in the context of nineteenth century development in West Philadelphia, especially west of 40th Street, as an integral component of an intact block of eight houses, comprising four twins set upon fifty-foot-wide lots, forming a distinct visual feature in the area. Hummel and Trexler's original plans for the Satterlee Heights subdivision included fifty-foot lots for the purpose of ample side yards, which define this distinctive visual feature in the present neighborhood.

4304-06 Osage Avenue is also an integral component of the only intact, extant block of the Satterlee Heights development, exemplifying the cultural, economic, social and historical heritage of the community and its overall development. At the time of the development of Satterlee Heights, West Philadelphia was nearing the end of the early years of its suburbanization. As shown in this nomination, the development evolved from its original plan during construction, first including fifty-foot lots, later narrowed to twenty-five, and, finally, returning to its fifty-foot width. As such, the Satterlee Heights development represents cultural and economic factors that affected development in West Philadelphia in this transition period. Being built by a financing method known as "bonus building," this development is also an example of a mortgaged-backed real estate development in Philadelphia of this period.

As the home of a person who was important to Philadelphia's role as the "Workshop of the World," 4304-06 Osage Avenue also holds significance. English immigrant, John Meadows, who lived here from 1889 to 1899, established the first electro-plating shop in Philadelphia for silver plate ware. While Philadelphia did not become a center of silver plate ware, the use of electro-plating as a means for manufacture became a widely used technique. Meadows lived his final years at 4304-06 Osage Avenue and this house represents his success in the electro-plating and silver plate ware business in Philadelphia.

The Roots of Suburbanization in West Philadelphia: 1804-1849

The earliest impetus for development and/or expansion of Philadelphia west of the Schuylkill River was invoked by the construction of the first permanent bridge at Market Street in 1804-05, which enabled greater use of the Philadelphia and Lancaster Turnpike, established nearly a decade before the bridge.[1] Soon after these advancements, William Hamilton (1745-1813), grandson of the famous Philadelphia lawyer Andrew Hamilton, and heir to his great estate, became the earliest developer in West Philadelphia when he began subdividing parts of his 600-acre estate for the establishment of Hamiltonville (now Hamilton Village) between 1804 and

[1] Joseph Jackson, *Market Street, Philadelphia: The Most Historic Highway in America, Its Merchants and Its Story* (Philadelphia: John Wanamaker, 1918).

1809.[2] Hamilton's development extended the Philadelphia gridiron to his side of the Schuylkill River, and his subdivision was bound by Filbert (late Green) Street at the north to Woodland Avenue at the southeast, and from 32nd (late Mansion) Street at the west to 41st (late Till) Street. In order to promote his development, Hamilton prepared a map of the proposed development, which included lots, measuring roughly one-quarter of an acre fronting major east-west thoroughfares. The map was an early real estate development tool used to entice wealthy Philadelphians to consider moving westward.[3]

While Hamilton's subdivision did not lead to immediate dense suburbanization, development occurred as transportation modes expanded and population increased in Philadelphia. Wealthy citizens purchased large tracts of the subdivided land for use as their own private estates in the neighborhood of Chestnut and Walnut Streets between 37th and 40th Streets. Hamilton's labors may not have established the suburban movement in West Philadelphia, but, at this early date, his genteel clientele planted footings in the area, early on making it an upper class suburb of estates.[4]

West Philadelphia expanded gradually during the first decades of the nineteenth century. Commercial and industrial development huddled close to the Schuylkill River in the neighborhood of Market Street, extending nearly ten dense blocks from the riverfront. A notorious string of taverns on Market Street supported the early commerce and industry of the river-adjacent area. While the wealthy had certainly planted roots in West Philadelphia between 1804 and 1850, a decided working-class population formed a community in close proximity to the wealthy residents. A residential section in Hamilton Village in and around Market Street included streets of attached houses that existed for the working-class population. The wealthy Philadelphians were generally drawn to the area because of its high elevation and open space. The working-class presence, however, was circumstantial to the commerce and industry and only later did their desire to remain likely relate to familiarity that came with time.[5]

Northwest corner of 33rd and Chestnut Streets, West Philadelphia, November 1, 1903. Courtesy the Historical Society of Pennsylvania.

In 1844, the town of Hamiltonville, as well as the villages of Greenville, Powelton and Mantua to the north were incorporated as the Borough of West Philadelphia. The Borough became the West Philadelphia District in 1851. The decade of organizing local government west of the Schuylkill came to a head with the incorporation of all governments within Philadelphia County into one municipal body—the City

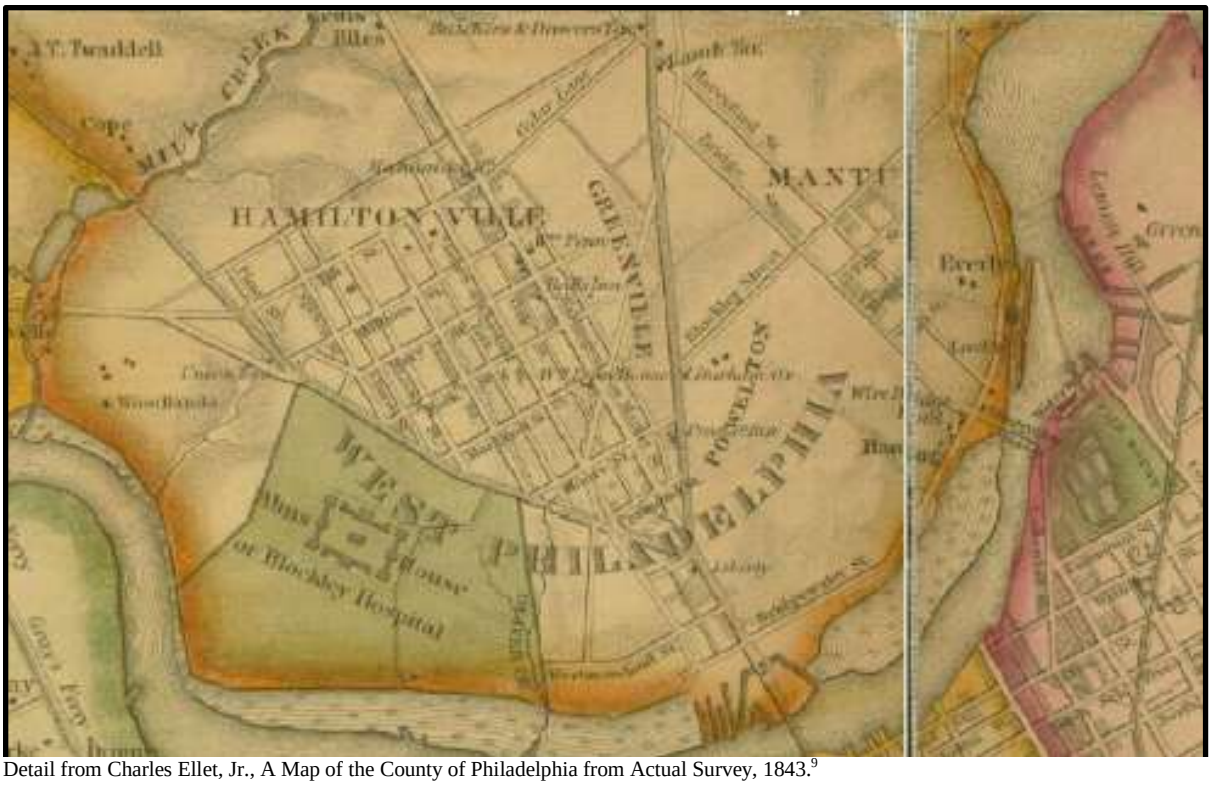
[2] Roger Miller and Joseph Siry, "The Emerging Suburb: West Philadelphia, 1850-1880," *Pennsylvania History* 47 (1980): 99-146; and "A Plan of the Village of Hamilton," 1804, Of 607 1804, Historical Society of Pennsylvania (hereafter HSP).
[3] "A Plan of the Village of Hamilton," 1804.
[4] Miller and Siry, "The Emerging Suburb."
[5] Miller and Siry, "The Emerging Suburb."

of Philadelphia. Nevertheless, the need for consolidation became evermore necessary in the second quarter of the nineteenth century, as many communities across the county underwent dramatic growth. The growing population and the subsequent development exceeded the capacities of the small municipalities to provide basic public services. Local police force was essentially non-existent in this early period of increased density. Consolidation was the only way to fix the problem as these areas physically joined due to the tremendous development that had occurred.[6]

West side of 42nd Street, North of Chestnut Street, circa 1900. Courtesy the Historical Society of Pennsylvania.

Antebellum Philadelphia experienced incredible growing pains that exhausted much of the land between the Delaware and Schuylkill Rivers by the time of the Civil War. Naturally, as the population steadily grew, this intensified development in West Philadelphia in the mid-nineteenth century. By 1850, the Market Street corridor was home to a vibrant population of working-class people who served both the transshipment center and the workshop.[7] Situated at the center of important roads, railroads, and the river, West Philadelphia was a major transshipment area. The aforementioned taverns included at least nine inns and/or hostelries within the ten dense blocks that comprised Market Street and served much of the transient shipping population as well as locals. Among these inns and hostelries was a continuation of Philadelphia's then well-established calling card in domestic architecture—the attached row house, proving housing for the blacksmiths and wheelwrights that overwhelmed the immediate population, but also including boat builders and ship chandlers in lesser quantity than the former trades. Development for this class was much like it was in Philadelphia proper—a modest, but respectable Federal style that persisted and aged to become familiar and comfortable.[8]

[6] Erica Denhoff and Kim Franklin, "West Philadelphia: The Basic History, Chapter 2: A Streetcar Suburb in the City: West Philadelphia, 1854-1907," West Philadelphia Community History Center, University Archives and Records Center, University of Pennsylvania, accessed July 6, 2015, http://www.archives.upenn.edu/histy/features/wphila/history/history2.html .
[7] Miller and Siry, "The Emerging Suburb."
[8] Jackson, *Market Street, Philadelphia*.

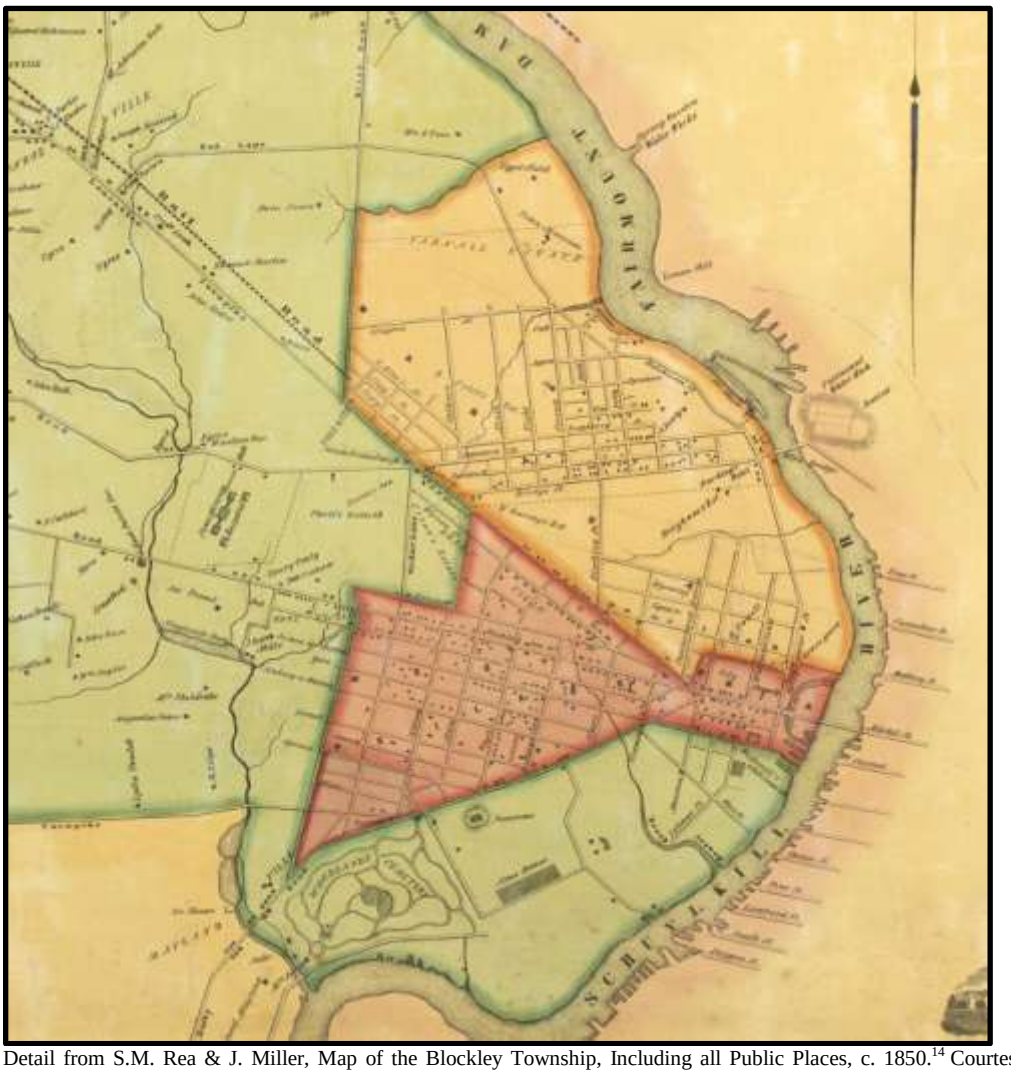


Detail from Charles Ellet, Jr., A Map of the County of Philadelphia from Actual Survey, 1843.[9]

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

[9] Charles Ellet,, Jr., *A Map of the County of Philadelphia from Actual Survey*, 1843.
[10] J.C. Sidney, *Map of the Circuit of 10 Miles Around Philadelphia*, 1847.

While Philadelphia's population had risen by nearly thirty percent between 1840 and 1850, but the gradual, pleasant incline did not prepare the municipality for the mass influx that was to come in the next decade.[11] As the century opened in 1850 so did the floodgates of immigrants and other resident folk, leaving both old country and outlying farmlands for the promise that came with the industrial age. In the decade that spanned before the Civil War, Philadelphia experienced its greatest period of growth, reaching just over a 365 percent rise—from inhabitants numbering 121,376 in 1850 to 565,529 in 1860.[12] While the permanent bridge of 1804 had been an early means of stabling estate suburbs, the density of Philadelphia's once-quaint center was perhaps the great boon to the suburbanization of West Philadelphia that would occur between 1850 and 1880.[13]



Detail from S.M. Rea & J. Miller, Map of the Blockley Township, Including all Public Places, c. 1850.[14] Courtesy the Library Company of Philadelphia.

[11] U.S. Census Population Schedule, 1850.
[12] U.S. Census Population Schedule, 1860.
[13] Miller and Siry, "The Emerging Suburb."
[14] S.M. Rea, and J. Miller, *Map of Blockley Township including all public places, property owners, etc.*, 1849, Library Company of Philadelphia.

The desire for expansion also coincided fortuitously with the development of a system of omnibuses that provided transportation to commuters who lived in West Philadelphia but needed to arrive at their place of business in Philadelphia proper. These omnibuses, eventually replaced by horse car lines, represent the coming of the street railway to West Philadelphia, which enabled the greater development of the area for more than just a wealthy class.[15]

The Early Stages of Suburbanization in West Philadelphia, 1850-1870

After much success as a lawyer, John C. Mitchell built a three-story stone Italianate mansion at 3905 Spruce Street in 1850 (extant). While Mitchell orchestrated the construction of this house for his own use, he began dabbling in real estate development in the neighborhood of his new dwelling. Another important house of this period was designed and constructed the same year. The eminent Philadelphia architect, Samuel Sloan (1815-1884) was commissioned by railroad builder, Charles Eastwick to construct his Italianate mansion—Bartram Hall, also in West Philadelphia, but no longer extant. Sloan would go on to design several other mansions for the important men of the day that desired a fashionable retreat from the city in West Philadelphia.[16]

Aside from the small-scale nature of these developments, another important factor was location. Mitchell's stone house, for example, stood on a lot in what was known as West Hamiltonville. As the working-class population rose in Hamiltonville during the second quarter of the nineteenth century, the stratification between the wealthy and the working man grew greatly, as the suburban development moved farther away from the working elements. This trend would increase towards the mid-century, as Philadelphians with means sought refuge from density. While development had crept in this direction in the 1840s, the third quarter of the nineteenth century would see the greatest stride; indeed, the true initial stride and establishment of West Philadelphia as one of the great early American suburbs. Like Mitchell and Eastwick, other wealthy Philadelphians built substantial houses and mansions in West Philadelphia or, more specifically, in this area away from density. The eminent financier, Anthony J. Drexel, also commuted to his office from his West Philadelphia mansion.

After the District of West Philadelphia was created in 1851, Samuel A. Harrison, a tile manufacturer, and Nathaniel B. Browne, a lawyer and landowner, embarked upon one of the early developments that would prove formative to the character and growth of West Philadelphia. The project included the design and construction of a series of buildings to the southwest of Hamiltonville. Having done some initial work in the area, Sloan was a desirable candidate to devise plans for a group of detached and semi-detached houses that would comprise Harrison's and Browne's development. While the use of the semi-detached house in this early period was for a wealthy to upper middle-class clientele, it represents an early employment of the twin. Sloan designed more than twenty residences for Harrison and Browne between 1851 and 1856.[17] These early designs include a row of eight attached houses in the 3900 block of Locust Street and a pair of detached houses at 3803 and 3805 Locust Street. These developments were in close proximity to the wealthier residents of Walnut and Spruce Streets. The "wealthier"

[15] Denhoff and Franklin, "West Philadelphia: The Basic History, Chapter 2."
[16] Harold N. Cooledge, Jr., *Samuel Sloan: Architect of Philadelphia, 1815-1884* (Philadelphia: University of Pennsylvania Press, 1986); Miller and Siry, "The Emerging Suburb."
[17] *Philadelphia Architects and Buildings*, s.v. "Samuel Sloan (1815-1884), Architect," by Roger W. Moss and Sandra L. Tatman, accessed 15 July 2015, https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21518

citizenry included important doctors, lawyers, judges, and businessman, largely related to industrial and/or financial investments.[18]

The advent of passenger transportation in West Philadelphia was the catalyst for the availability and plausibility of expanding the net of those interested in suburban homes. Established as early as 1833 in Philadelphia proper, the omnibus lines of West Philadelphia extended from the railroad station at the foot of Market Street across the Schuylkill into Philadelphia at fifteen minute intervals throughout the day and making its last trip of the day to West Philadelphia in the late evening. Horse cars on rails replaced these lines in 1858 and served specific streets of residential development as it expanded southwest.[19]

Through the 1850s a number of developments were completed that attributed to forms and styles seen later in the widespread development of the suburb that West Philadelphia became in later years. For example, one of the important projects of the era was the development of Hamilton Terrace, also attributed to Sloan. Extant to-date as an extension of 41st Street between Baltimore and Chester Avenues, the project included a carefully planned row of houses that made an unique and cohesive architectural expression, maintaining a variation of type, color, and massing by architectural style and whether attached, detached or semi-detached. The corner houses were fully detached, being sold as "Elizabethan cottages," while the twins were "double villas in the classical manner." European-inspired, but distinctly American in architectural style, these projects established a new suburban standard in West Philadelphia, which led to the popularization of suburban lifestyle.[20]

While slowed due to the Panic of 1857, land speculation and development continued in West Philadelphia through the 1860s. The pre-Civil War innovations of Sloan's, attached, semi-detached and detached houses alike and in concert were further adapted to make room for more houses appealing to a wider audience of Philadelphians.[21]

Charles M.S. Leslie, an enterprising conveyancer and real estate agent gone developer, proved himself during the war years. Assembling a parcel as early as 1857, Leslie began construction of Woodland Terrace in 1861.[22] Naturally, Leslie chose the name Woodland Terrace due to its immediate proximity to the popular pleasure ground that The Woodlands Cemetery had become since its establishment in 1840. The houses, also attributed to Sloan, were built between April 1861 and June 1862. The twenty houses within Woodland Terrace appeared as ten large mansions in the Italianate style with carefully hidden entrances at the side, but within the main elevation. Some of the houses were unfinished when sold to carpenters, plasterers, and stair builders, who retained title until the work was completed.[23] Leslie also sold five of the houses to individual buyers for the seemingly average price of $6,100 and later less money to manufacturers. And by 1870 only two buildings in Woodland Terrace were actually owner-occupied. This suggests that the projected clientele was not present for the quality level of

[18] Miller and Siry, "The Emerging Suburb."
[19] Denhoff and Franklin, "West Philadelphia: The Basic History, Chapter 2."
[20] Miller and Siry, "The Emerging Suburb."
[21] Miller and Siry, "The Emerging Suburb."

[22] Denhoff and Franklin, "West Philadelphia: The Basic History, Chapter 2."
[23] Property files for 501-520 Woodland Terrace, Philadelphia Historical Commission; and Miller and Siry, "The Emerging Suburb."

Woodland Terrace. However, regardless of the profit made by Leslie, the twin motif, appearing as one large mansion, is a trend that caught on like a mania within Philadelphia's world of real estate development. Similar "unified dwellings" were occupied by residents of like-backgrounds and professional endeavors, many of whom were merchants who lived in West Philadelphia and commuted to their offices in the city.[24] Subsequent projects by Leslie included a nearby street of six twins known as Fountain Terrace and a set of five attached houses across from the Hamilton Terrace.

Leslie's projects were generally developed in a very carefully executed manner; however, this was not the constant model to be found during the Civil War years. Most housing built west of 40th Street required an initial outlay of capital and control of a smaller parcel of land, which led to the early manner of plot division and house types with both detached and semi-detached buildings. These projects mimicked earlier, grander developments, using Italianate and Second Empire style details, which had come to represent fashionable sets of the period. In the 4000 block of Pine is an example of a small project of the period. The first houses in this block were 4000 and 4002 Pine Street, which were three-story, white stuccoed Italianate houses built between 1852 and 1856. Benjamin Knight and the successive generation occupied the house at 4000 Pine Street from the time it was built until 1910. At 4002 Pine Street, Edward C. Warne, a wholesale jeweler, was also a real estate investor. Both represent the type of individuals who were settling in West Philadelphia.[25] Mitchel, earlier, commissioned the design and construction of another cohesive row of buildings at 4009-4018 Pine Street, which included a design that also mimics earlier, architecturally cohesive forms. Residents included a successful contractor in one of the center houses.

The eastern section of old Hamiltonville was also under development during the 1860s. The old estate lots were subdivided and new houses, including large but like row houses and twins, were put up.

> New residents in this part of West Philadelphia were less exclusively wealthy and native born, though the new developments continued primarily to accommodate heads of house hold who worked the central city rather than those were dependent on the local economy.[26]

Another important developer emerged between 1868 and 1878. Annesley R. Govett, a lumber merchant and West Philadelphia resident, completed three major projects during this period, which included an entire square of houses between Walnut and Sansom, and 34th and 36th Streets; one block along Spruce Street between 37th and 38th; and another between Pine Street and Woodland Avenue. Govett was careful in his execution; although, in a different way than Leslie had been, as these projects involved linking the quality of the house to the most desirable of his locations. His house type also varied including middle to working-class houses, set upon small streets and alleys in some cases. In several cases, Govett would negotiate the sale of an

[24] U.S. Population Manuscript Census Schedule, 1870, City of Philadelphia, Ward 27, District 2; *McElroy's City Directory* for 1870 and 1871; U.S. Population Manuscript Census Schedule, 1880, City of Philadelphia, Ward 27, District 572; and *McElroy's City Directory* for 1880 and 1881.
[25] Miller and Siry, "The Emerging Suburb."
[26] Miller and Siry, "The Emerging Suburb."

entire row to a builder, including not only covenants on payment of the mortgage and terms of construction, but also design restrictions including set-back from the street. The builder would then either construct the buildings and then sell them to individuals or perhaps pass the project on to a second builder and sometimes a third. Partnerships were sometimes created. This was a mortgage financed building practice known in Philadelphia as bonus building. The practice is described extensively in the nomination for the Philadelphia Register of Historic Places for 3612-28 Lancaster Avenue, which was filed with the Philadelphia Historical Commission in the Spring of 2015.

By the 1870s, the housing boom included large, dense housing developments west of 42nd Street. Developments continued to emulate elements seen in earlier developments like Woodland Terrace, but were largely downsized in architectural effect, features and materials. The 1870s saw a widespread extension of the Philadelphia gridiron over vacant tracts of land. Landholders subdivided their land and in many cases their mansions were demolished for tracts of houses. It is during this period that the standardization of development really takes hold. This was shown by some of Govett's work, but in a less varied fashion and appealing to a solidly middle-class clientele. Repetition in design, plans and architectural motifs resonates with trends that suburbanization of the post-1880 period took on for the completion of large-scale development projects.

Among the larger projects of the early 1870s, several blocks of both Lombard Street (now Larchwood) and Osage Avenue, between 43rd and 45th Streets, were developed as part of a planned subdivision that included multiple blocks. Unlike earlier projects that encompassed one to two blocks or a single solid city block, these projects involved the design and plan of a neighborhood- and/or subdivision-like motifs as we know it today, rather than a single street or a terrace. Such developments required an extensive outlay of capital for procurement of land, construction, and paying debts. Large parcels near transit systems were ripe for this type of development and these early developers were seeking new ways to profit on a larger scale and make their projects feasible as the supply and demand of land of West Philadelphia saw a dramatic increase in property value. These larger developments took the chance of building beyond established neighborhoods because they were confident that the close proximity to wealth and transit would attract the type of buyer who could afford the new housing. The developers of this period profited and suffered from the great change in development that this period witnessed, as the older, smaller development project types faded away and newer, larger ones traded architectural variation for the demand that dramatic rises in population, as well as prosperity in Philadelphia at large required.

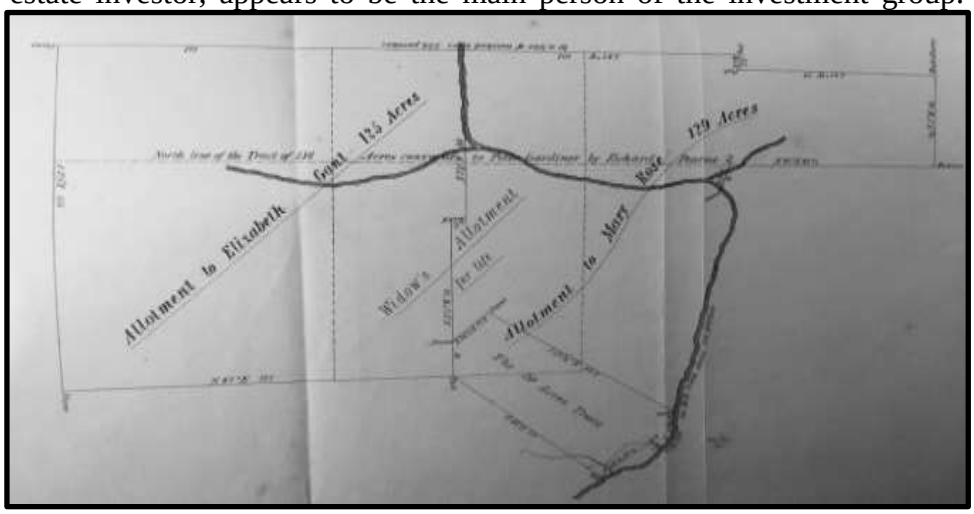
The Development of Satterlee Heights

As one of the first large scale, multi-block subdivisions in West Philadelphia to be laid out and planned with an intended neighborhood identity, the development of Satterlee Heights represents the type of real estate investment and development that would come to define suburban design and planning in West Philadelphia and beyond in the post-1880 period. Representing an important period of transition in the formation of suburban neighborhoods, However, due to the climate of the time, interesting features of both the past and future in earliest and later history of real estate development are present in the finished product, as well as evidence that illustrates the

subdivision as a "work in progress" and an adaptable form to supply and demand at the time of its design and eventual construction.

The property that would become the Satterlee Height development was comprised of a twenty-acre tract. Its origins go back to a 1683 Patent from William Penn to William Clayton for 100 acres. Clayton's ownership was brief. For the greater part of the early eighteenth century the land was owned the Benjamin Chambers and his daughter Elizabeth and her husband Stephen Jackson. Chambers, who was president of the Free Society of Traders, had acquired over 350 acres in the area and also ran the Lower (later Grey's Ferry). In 1744 Peter Gardner acquired 138 acres of the Chambers properties and portions of this property remained in the Gardner family's hands until 1831. After Peter's death, the estate was divided among his children in 1765. His daughter Mary Rose received 129 acres bordering on Mill Creek. The 20 acres of the later Satterlee development was created in 1798 when Mary Rose's children divided up her property and this lot was allotted to her son Peter Rose.[27]

Once the property passed out of the Gardner/Rose family's hands in 1831, it became an object for investment by a number of Philadelphians. The first buyer was the Quaker merchant, William Ingram, who had connections to the Underground Railroad and was also described as someone "who loved [Walt] Whitman the man and frequently visited him with gifts."[28] After only five years, Ingram sold the property to another Quaker merchant, Marmaduke C. Cope, for $5,000. After value of the property rose and the realization that West Philadelphia would soon expand, a group of investors purchased the property from Cope in 1850 for $7,500, which they funded through a purchase money mortgage from Cope of $5,500. Edward Carpenter, a conveyancer and real estate investor, appears to be the main person of the investment group. Using a person who probably acted as a straw party, Carpenter took full title to the property in April 1851 and then sold off one-third shares to his brother James Stratton Carpenter, to John Sanderson (probably James S. Carpenter's father-in-law), and to Joseph K. Eyre.[29] Two of the three



Map related to the *Brief of Title to A Tract of Land in the Twenty-Seventh Ward of the City of Philadelphia containing Twenty Acres, more or less, called SATTERLEE HEIGHTS…, West Philadelphia, Pa.* Courtesy the Historical Society of Pennsylvania.[1]

[27] *Brief of Title to A Tract of Land in the Twenty-Seventh Ward of the City of Philadelphia containing Twenty Acres, more or less, called Satterlee Heights* (Philadelphia: King & Baird, 1870). All details regarding the ownership of this property referenced in the text that follows are taken from the *Brief of Title* unless otherwise noted.
[28] Alma Calder Johnston, "Personal Memoirs of Walt Whitman," *The Bookman: An Illustrated Magazine of Literature and Life* 46 (1917): 405.
[29] For Carpenter family connections see: Edward Carpenter and Louis Henry Carpenter, *Samuel Carpenter and his Descendants* (Philadelphia: J.B. Lippincott Co., 1912), 97-99, 100-01.

shares passed through several hands before eventually being acquired by the merchant Joseph K. Eyre in 1859 and 1863. The split of shares in the property among several different investors probably curtailed any concrete development plans for the property. Since Eyre did not achieve full control of the property until 1863, any development would have to wait until after the Civil War.

The Hospital

Satterlee Hospital. Courtesy the Library Company of Philadelphia. Hospital, West Philadelphia. Philadelphia: G. Andre & Co., 1863.

"Their 'plain, unvarnished tale' needs no explanation, no embellishment, no heralding of its historic value. On 'Satterlee Heights,' as the spot was known to the surrounding country then, daily tragedies and comedies were enacted, of which the only record future generations is here."[30]

Between 1861 and 1862, the Satterlee United States Army General Hospital, as it was finally named in 1863 honoring General Richard S. Satterlee, then the oldest and most esteemed surgeon in the U.S. Army, was established on a large parcel at the juncture of 44th and Pine Streets in West Philadelphia. At the time of its first "Sketch…" in 1862, the hospital was one of the largest war hospitals in America, articulated in twenty-eight wards (167 feet in length by 24 feet in width) of wood-frame temporary construction, serving the Civil War effort of the period. Afterwards, the hospital enlarged its capacity with at least six additional wards and enumerable additions to buildings extant in 1862.[31] The site of Satterlee Hospital included other frame buildings: three kitchens, guard barracks, commissary stores, clothing stores, sutler's store, a baggage room, a knapsack room, the dairy room, the smoking room, a laundry, a carpenter shop, a printing room, a dispensary, a laboratory, and etc. While primitive compared to modern facilities, the Satterlee Hospital could serve up to forty-five hundred "sick and wounded" with clergymen to minister over the terminally ill and the dead. A chapel, capable of seating 400 persons, as well as a Chaplain's room and a reading room also occupied the site. The operation was massive, continuing from its founding in 1861-62 until after the close of the Civil War in April 1865.[32]

[30] Sara Trainer Smith, ed., "Notes on the Satterlee Military Hospital, West Philadelphia, Penna., From 1862 Until Its Close in 1865," *Records of the American Catholic Historical Society of Philadelphia* 8 (1897): 399-449.
[31] Nathaniel West, *A Sketch of the General Hospital, U.S. Army, at West Philadelphia* (Philadelphia: Ringwalt & Brown, 1862).
[32] Nathaniel West, *The History of Satterlee U.S.A. Gen. Hospital at West Philadelphia, Pa., From October 8, 1862 to October 8, 1863* (Philadelphia: By the Hospital Press, 1863); and Smith, "Notes on the Satterlee Military Hospital."

After the Civil War was brought to a close and the overwhelming smell of death and illness had passed from the area, the buildings that comprised the Satterlee Hospital were taken down and the site was "gutted" for development. It appears that a portion of the grounds that encompassed the Satterlee Hospital was reserved by the City of Philadelphia and is now the site of Clark Park. The remaining land was soon after subject to aggressive real estate development, which would come to define the remaining nineteenth century history of West Philadelphia. However, the memory of Satterlee Hospital had penetrated the minds of most Philadelphians as a patriotic place rather than a place of illness and death. For example, for years afterwards the Satterlee Polka was within the context of local music.[33]

In December 1869, Joseph K. Eyre transferred a portion of all his real estate over three trustees to sell any of the properties and invest the money for the benefit of his children. Eyre's trustees soon found a buyer for the twenty acre tract that the Satterlee Hospital once sat was sold. John Weik and L. Ney Brognard entered into an agreement of sale on April 21, 1870 to acquire the property for $106,000. Weik and Brognard had to put up $10,000 in cash ($2,000 on signing the agreement and $8,000 at settlement). The remaining money was loaned by Eyre's trustees on mortgages ($10,000 due in July 1871 and $86,000 due in 1875).[34] Once settlement was reached on July 7, 1870, Weik and Brognard transferred the property subject to the mortgages to John Matthew Hummel and James E. Trexler on the same day. Weik and Brognard were both West Philadelphia residents and related to one another through their wives who were sisters.[35] John Weik (1827-1890) was a German-born lithographer known in part for his bird's eye views and had begun to invest in real estate by this period.[36] Labedoyer Ney Brognard was a real estate agent who lived nearby.[37] Hummel and Trexler were also likely related to one another through their wives.[38] John Matthew Hummel (1824-1894) was a German-born morocco leather manufacturer.[39] Trexler (1813-1873) was a tobocannist living in Whitemarsh Township, Montgomery County by 1870.[40] It is likely that Hummel and Trexler were the real major financial backers of the operation.

Work on the development began quickly. Shortly after August 1870 a *Brief of Title to A Tract of Land in the Twenty-Seventh Ward of the City of Philadelphia containing Twenty Acres, more or less, called SATTERLEE HEIGHTS* was published by King & Baird of Philadelphia for the owners for Hummel and Trexler. Like all landowners before the advent of title insurance in the

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[33] Queen, *Satterlee Polka*.

[34] Agreement between Edward M. Hopkins and Harry G. Clay, trustees, first part, and John Weik and L.N. Brognard, 21 April 1870, Philadelphia Deed Book J.A.H., No. 61, p. 35, CAP.

[35] Thomas Maxwell Potts, *Historical Collections Relating to the Potts Family in Great Britain and America* (Canonsburg, Pa: s.n., 1901), 573.

[36] *Philadelphia on Stone Biographical Dictionary of Lithographers*, s.v. "John Weik," Library Company of Philadelphia; *Gopsill's Philadelphia City and Business Directory for 1868* (Philadelphia: James Gopsill, 1868), 1603. Weik lived at the northeast corner of N. 44th and Wallace (former Eadline) Streets.

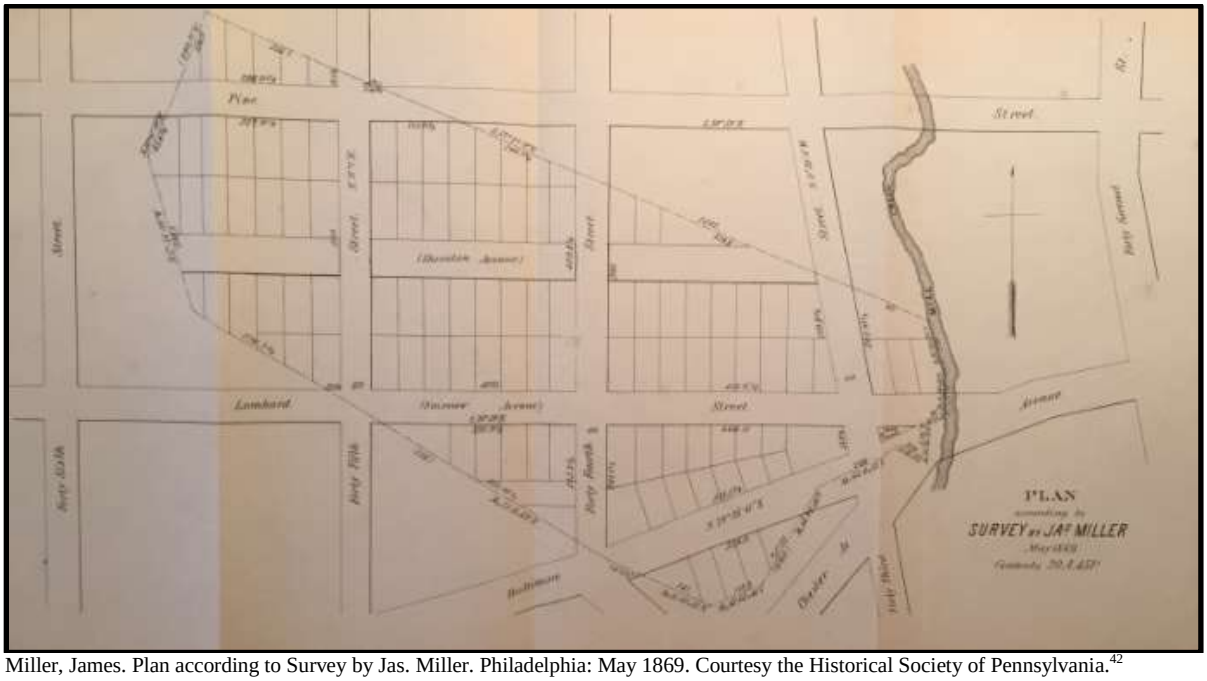
[37] *Gopsill's Philadelphia City and Business Directory for 1868* (Philadelphia: James Gopsill, 1868), 1680. The business directory section lists Brognard as a real estate agent whereas the city section lists his occupation as "dry goods." Brognard lived on at the southeast corner S. 44th and Spruce Street (no. 41 on Satterlee Heights plan).

[38] James E. Trexler married a Friedricke Hummel on March 7, 1844 („Trauungsbuch der deutschen Lutherischen Michaelis- und Zions-Gemeinde, in und bey Philadelphia, angefangen in Jahre 1834" in Ancestry.com, *Pennsylvania and New Jersey, Church and Town Records, 1708-1985* [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2011).

[39] "Mortuary: John Matthew Hummel," *Shoe and Leather Reporter* 58 (1894): 246.

[40] James Trexler; p. 441 (stamped), line 12, Whitemarsh Township, Montgomery County, Pennsylvania Census of Population; *Ninth Census of the United States, 1870* (National Archives Microfilm Publication M593, roll 1879); Records of the Bureau of the Census, Record Group 29, NARA; "Pennsylvania, Philadelphia City Death Certificates, 1803-1915," database with images, FamilySearch (https://familysearch.org/ark:/61903/1:1:JDK2-V2R : accessed 19 July 2015), James E. Trixler, 08 Feb 1873; Philadelphia City Archives, FHL microfilm 2,021,789.

late 1870s, Hummel and Trexler were required to commission a brief of title which provided the long and complex history of the landownership that comprised their twenty acres from the time of the first Proprietary land grants to the date of their proposed development. This document ensured all potential buyers of lots that Hummel and Trexler possessed clear and unencumbered title to the land. Printing the brief facilitated the sale of lots since each buyer could readily have a copy prior to purchasing land. As is seen in most similar brief of title documents, over the years the land had been part of larger parcels, which were subdivided, inherited, sold, and reunited again to form the twenty acres that encompassed the proposed Satterlee Heights subdivision in 1870. The part of the twenty acres that had been associated with the Satterlee Hospital is not clearly known but the familiarity of the place seems to have transcended its original purpose to Hummel and Trexler's development.[41]



Miller, James. Plan according to Survey by Jas. Miller. Philadelphia: May 1869. Courtesy the Historical Society of Pennsylvania.[42]

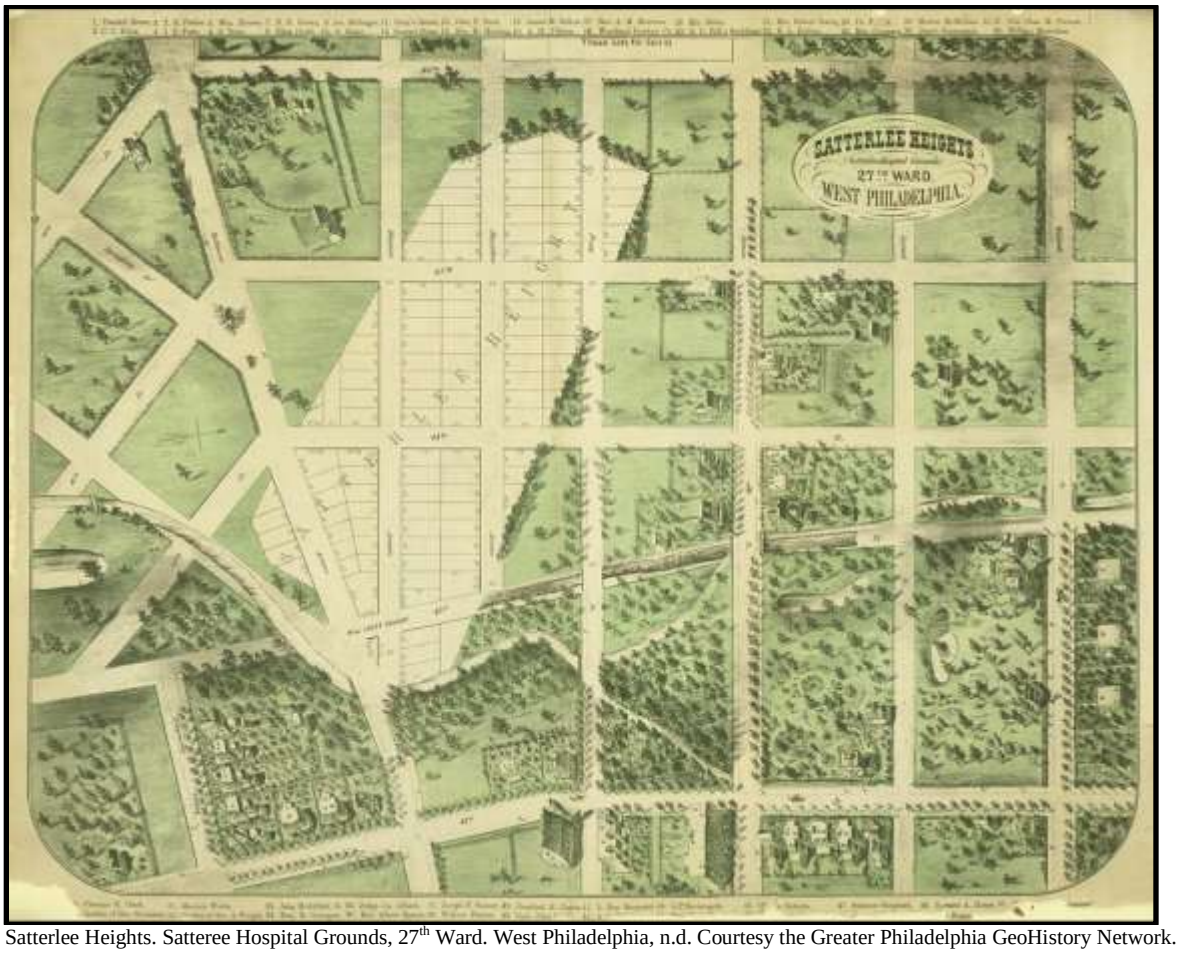
Two maps were published as part of the brief of title. The first shows the twenty acre tract in relation to the larger lots of which it once was a part. The second map was the impending development "plan" according to a survey completed in May 1869 by James Miller.[43] This survey delineated the twenty-acre site and the subdivision of that land into building lots.

Soon after the publication of the brief of title, the developers published a beautifully illustrated bird's eye view map—*Satterlee Heights (Satterlee Hospital Grounds), 27th Ward. West Philadelphia*, which was published by Herline & Co., Lith, northeast corner of 10th and Chestnut Streets.[44] This map reproduced the Miller survey and included many details of the surrounding development, which appeared to be on the periphery of Satterlee Heights. The plan of lots for

[41] *Brief of Title to … Satterlee Heights*.
[42] James Miller, "Plan according to Survey by Jas. Miller," Philadelphia: May 1869.
[43] Miller, "Plan."
[44] Miller, "Plan."

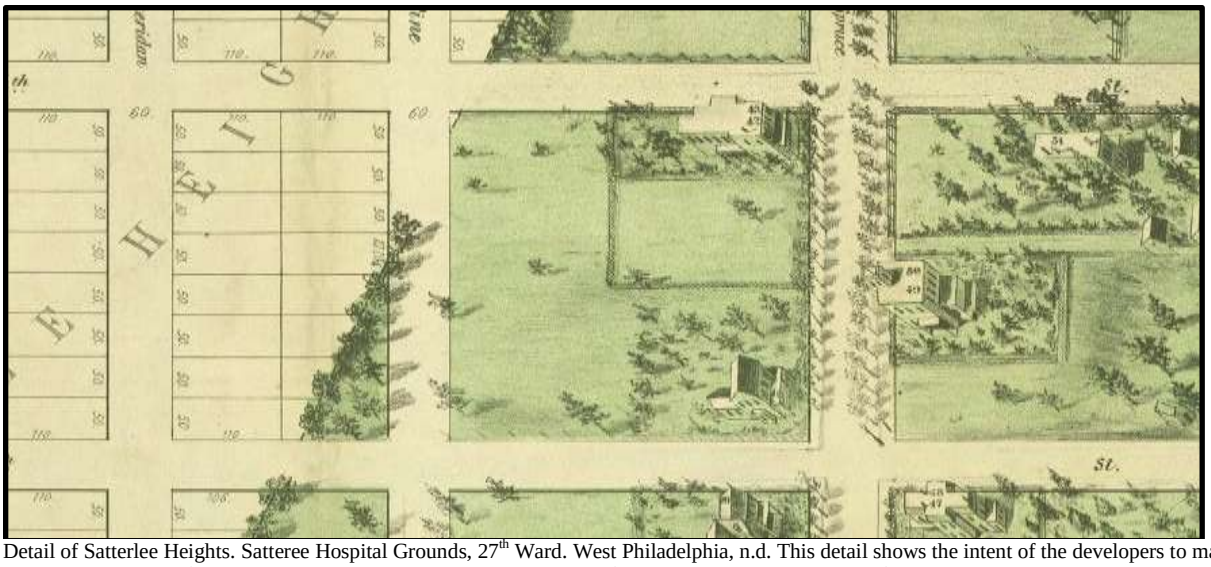
sale was at the center, detailing three full blocks of building lots, as well as eight partial blocks. Perhaps the most interesting feature of the illustration was its marketing technique. While somewhat aggressive in its underlying message, the mansions, both detached and semi-detached, were numbered and keyed to a detailed list of occupants, which included prominent Philadelphians of the day. Samuel Sloan, the architect of many of the nearby mansions, appeared on the list, as well as other old Philadelphia names and people of standing and/or professional backgrounds.[45] While the lots of Satterlee Heights were certainly ample in size, they were not as gracious as those identified in the periphery. Nevertheless, the proximity to a wealthier and more genteel sort was a seemingly attractive feature that Hummel and Trexler felt would attract the right kind of middle-class people.[46]

Interestingly enough, the illustration was likely published just as Hummel and Trexler were going under contract to construct the first two blocks of houses. Yet the developers did not show their cards, leaving the appearance of the houses to the imagination of their potential buyers.

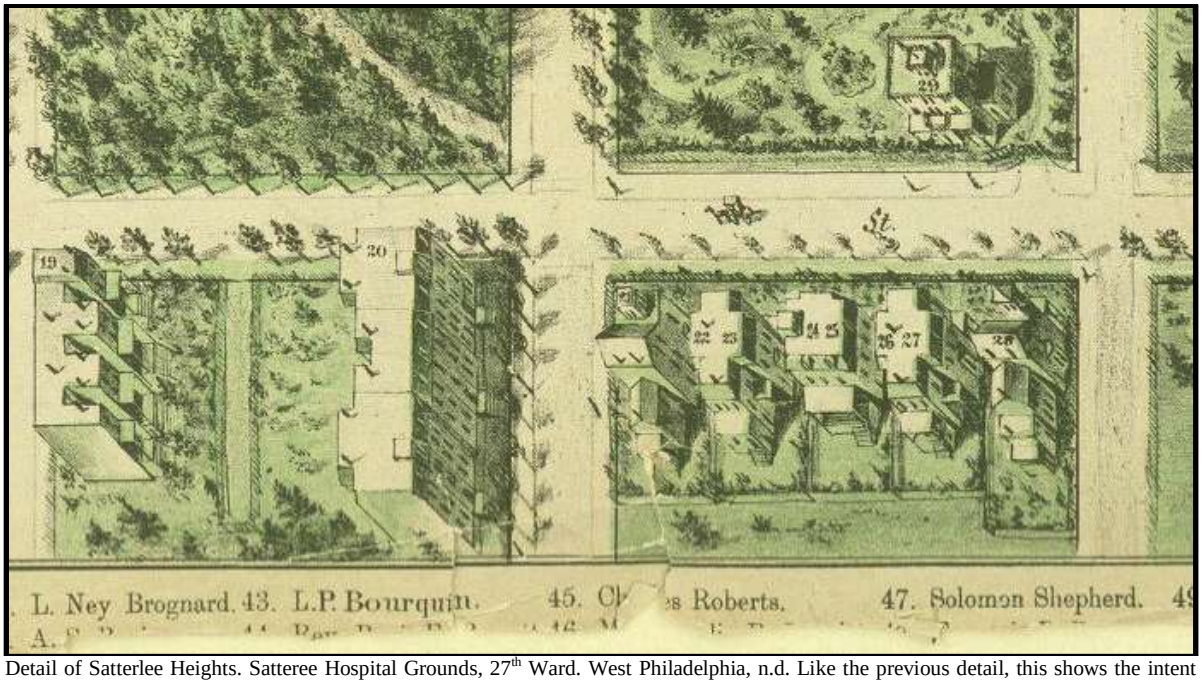


Satterlee Heights. Satteree Hospital Grounds, 27th Ward. West Philadelphia, n.d. Courtesy the Greater Philadelphia GeoHistory Network.

[45] A similar advertising strategy referring to proximity to famous people was employed a few years later in an article regarding building in the 4300 block of Walnut Street ("Westward: Building Enterprises Beyond the Schuylkill," *Evening Telegraph*, 13 May 1873).
[46] Satterlee Heights. Satteree Hospital Grounds, 27th Ward. West Philadelphia, n.d. Courtesy the Greater Philadelphia GeoHistory Network.



Detail of Satterlee Heights. Satteree Hospital Grounds, 27th Ward. West Philadelphia, n.d. This detail shows the intent of the developers to market the close proximity of Satterlee Heights to prominent Philadelphians of a wealthier class level. Note of the houses that among the houses that are labeled, prominent citizens include: 42. A.S. Buchanan; 49. Bernard A. Hoops; and Miss Evans, an heiress. Courtesy the Greater Philadelphia GeoHistory Network.



Detail of Satterlee Heights. Satteree Hospital Grounds, 27th Ward. West Philadelphia, n.d. Like the previous detail, this shows the intent of the developers to market the close proximity of Satterlee Heights to prominent Philadelphians of a wealthier class level. Note that some houses are labled and others are not, including several well-known citizens: 21. Mrs. Robert Ewing, 23. Dr. Forbes, and 27. General Charles M. Prevost (a twin). Courtesy the Greater Philadelphia GeoHistory Network.

Detail of Satterlee Heights. Satteree Hospital Grounds, 27th Ward. West Philadelphia, n.d. This detail shows the part of Satterlee Heights that is subject to this nomination. Courtesy the Greater Philadelphia GeoHistory Network.

4304-06 Osage Avenue was developed by Hummel and Trexler in a manner commonly known as Bonus Building. After the ground rent estate was outlawed for the purpose of real estate development in 1855, other forms of real estate development financing grew in Philadelphia. Bonus Building, as it came to be called was a complicated mortgage financing process.

In a city like Philadelphia, small scale development had been become so dependent on the ground rent estate that it naturally transitioned to bonus building operations. Sometime before the war of 1861, there began a great activity in what was known as "bonus building," which may be briefly described as follows:

> A, holding a tract of land of one or more acres ready for improvement, having divided it into city lots, would sell the same to an irresponsible party,–a man of straw, X, –who would give a bond and mortgage for each property, covering the supposed value of the same after the erection of the contemplated building. Under this advance-money mortgage, A was to advance to B, the builder and real purchaser, to whom an assignment of the property subject to the mortgage had been made by X, the difference between the agreed price for the land and the amount of the mortgage to be made as advances to the builder, payable, as specified, upon completion of certain steps in the building, –i.e., so much when first joists were laid, so much when the second floor was done, so much when under roof, etc. These mortgages, being a first lien, protected the mortgagee from mechanics' liens to the extent of his mortgage. For the above purposes, mortgages

> were preferred to ground rents, as they were more easily converted, sold, or placed; and, in the "flush" period after the war, the speculator would easily sell his houses for greater or less amounts over the mortgages. Sometimes, the mechanic or material men were paid; but, if the venture failed, they would often be "cut out" by the properties being sold under the mortgage, when they frequently would not bring the face value thereof. Individuals would suffer; but a net result was that the city had so many new houses, and the neighborhoods generally recovered from the effects of over-building and grew up to them, unless a mistake had been made in erecting too high a grade of house for the place or in calculating the somewhat arbitrary trend in the fashion of municipal emigration.[47]

The agreements filed with the Recorder of Deeds served as the principal document of the real estate transaction between a capitalist/financier and a tradesmen—essentially, the landowner and the builder—and, more importantly established the financier's claim to the property and any buildings on it first in law before all others. As described above, the acquiescence of the ground rent estate in 1855 led to initial bonus building in the years prior to the Civil War. This process is described in context by the author of this nomination in the nomination of 3612-28 Lancaster Avenue for the Philadelphia Register of Historic Places filed with the Philadelphia Historical Commission in the Spring of 2015.

On August 12, 1871, Hummel and Texler executed an agreement with Charles Stines, a bricklayer, and Cyrus Levis, a carpenter, which would result in a deed for seventeen lots (square Larchwood to Osage, 43rd to 44th) to Stines and Levis and required the construction of semi-detached twin dwellings on per every two lots with money advanced and secured through mortgages granted by Hummel and Trexler to Stines and Levis.

> Nos. one (1) to eight (8) inclusive situate on the south side of a certainly sixty feet wide street or avenue [now Osage Street] laid out by the said John Matthew Hummell and James E. Trexler and intended shortly to be opened and dedicated to public use running east and west midway between Pine and Lombard [now Larchwood] Streets … continuing together in front or breath on the said sixty foot said street or avenue four hundred and nine feet and one eighth of an inch. Nos. 1-2-3-4-5-6-7 each fifty feet and No. 8 fifty some feet and one eighth of an inch and extending in length or depth southward at right angles with the said sixty feet wide street or avenue one hundred and ten feet. Bounded westward by Forty-fourth street and eastward by Forth-third street.[48]

4304-06 Osage Avenue is included in lot No. 9 in this agreement. The agreement provided precise details of the construction called for by the contractors, which include a loan of roughly $3,000 per lot for the construction of a semi-detached house, as one half of a twin, which was to be paid back upon completion. It outlined when money would be advanced to Stines and Levis

[47] Edward Pease Allinson and Boies Penrose, *Ground Rents in Philadelphia*, University of Pennsylvania Series on Political Economy and Public Law, vol. [1], no. 3 (Philadelphia: University of Pennsylvania, 1888).
[48] Agreement between John Matthew Hummell and James E. Trexler, first part, and Charles Stines and Cyrus Levis, second part, 12 August 1871, Philadelphia Deed Book J.A.H., No. 174, p. 66, City Archives of Philadelphia (hereafter CAP).

as they completed different stages of the construction. With every detail of the construction requirements spelled out, the agreement effectively served as the building specifications for development. Any disputes were to be mediated by John Weik.

With the specifications, Hummel and Trexler prescribed the design and materials that should be used with the façade, as well as information regarding the variation of such as per the row of buildings.

> The said Charles Stines and Cyrus Lewis hereby agree to erect and construct on each of the said seventeen lots of ground a two story brick and stone messuage or tenement with French roof, main building to be eighteen feet in width by not less than twenty eight feet deep with a two story back building. Also with French roof not less than fourteenth feet in width by not less than thirty two feet in depth to be set back from the street twenty five feet to have an elevation of two steps and a platform…
>
> …the front of the buildings to be built of stone either hammered or rubble work and *each pair of houses to be different from the other either in color in the combination of color niche stone used in order that said houses when finished may present a variegated and more pleasing appearance* [emphasized added]…[49]

While these houses were in a more simplistic manner as compared to the work of Sloan, the buildings were also carefully contrived to be attractive in a quieter manner.

After the agreement was signed, Hummel and Trexler deeded the lots to Stines and Levis on the same day and mortgages were executed on the each of the lots.[50] It would appear that this undertaking proved to be too ambitious for Stines and Levis because a later a year later they were in court and the property seized by the sheriff.[51] Hummel and Trexler took Stines and Levis to court in October 1872 for non-payment of the mortgage money and all seventeen lots and the unfinished houses were sold at sheriff sale on November 4, 1872. To protect their investment, Hummel and Trexler bought back the properties at the sale and were given a deed five days later.[52]

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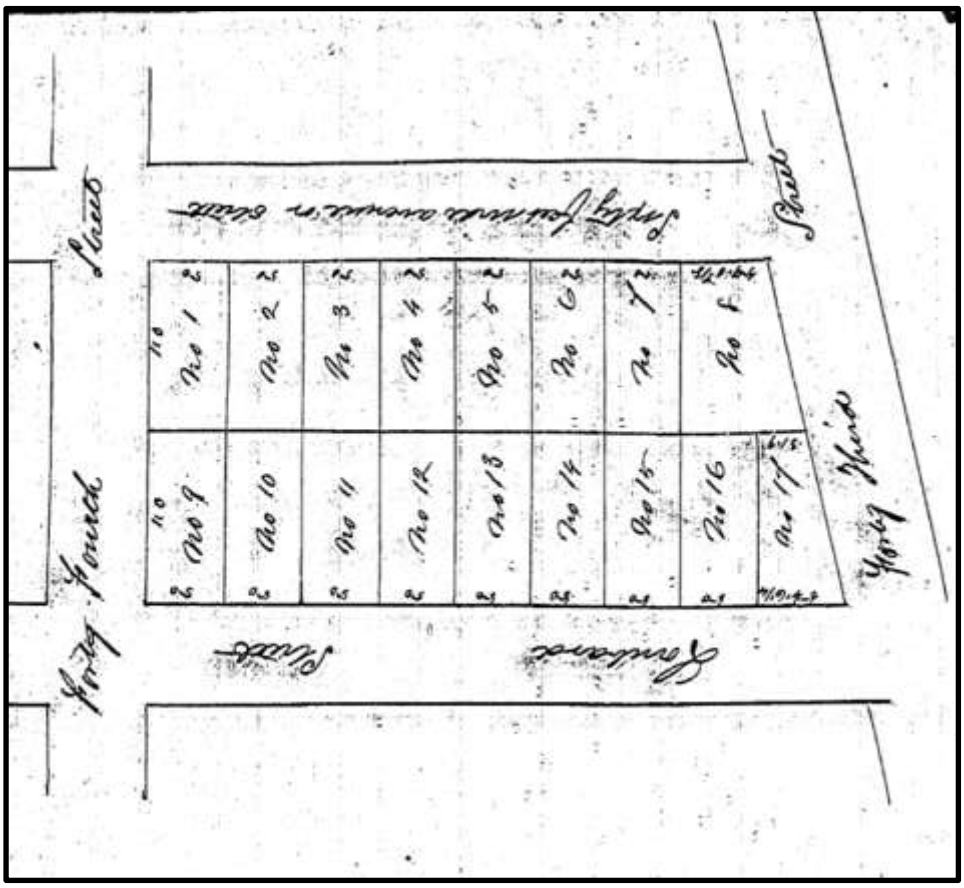
[49] Agreement between John Matthew Hummell and James E. Trexler, first part, and Charles Stines and Cyrus Levis, second part, 12 August 1871, Philadelphia Deed Book J.A.H., No. 174, p. 66, City Archives of Philadelphia (hereafter CAP).

[50] Deed: John Matthew Hummell and James E. Trexler to Charles Stines and Cyrus Levis, 12 August 1871, Philadelphia Deed Book J.A.H., No. 174, p. 37, CAP.

[51] For example, Stine and Levis had claims against other properties they were building on at 42nd and Haverford and 44th and Huron (Case Nos. 88, 89, 211, March Term 1872, Mechanic Liens Docket, District Court Records, CAP).

[52] Deed Poll: Sheriff to JMH and JET, 9 November 1872, Sheriff Deed Book No. 77, p. 427, District Court Records, CAP. The deed provides details on the unfinished state of each of buildings on each of the lots.

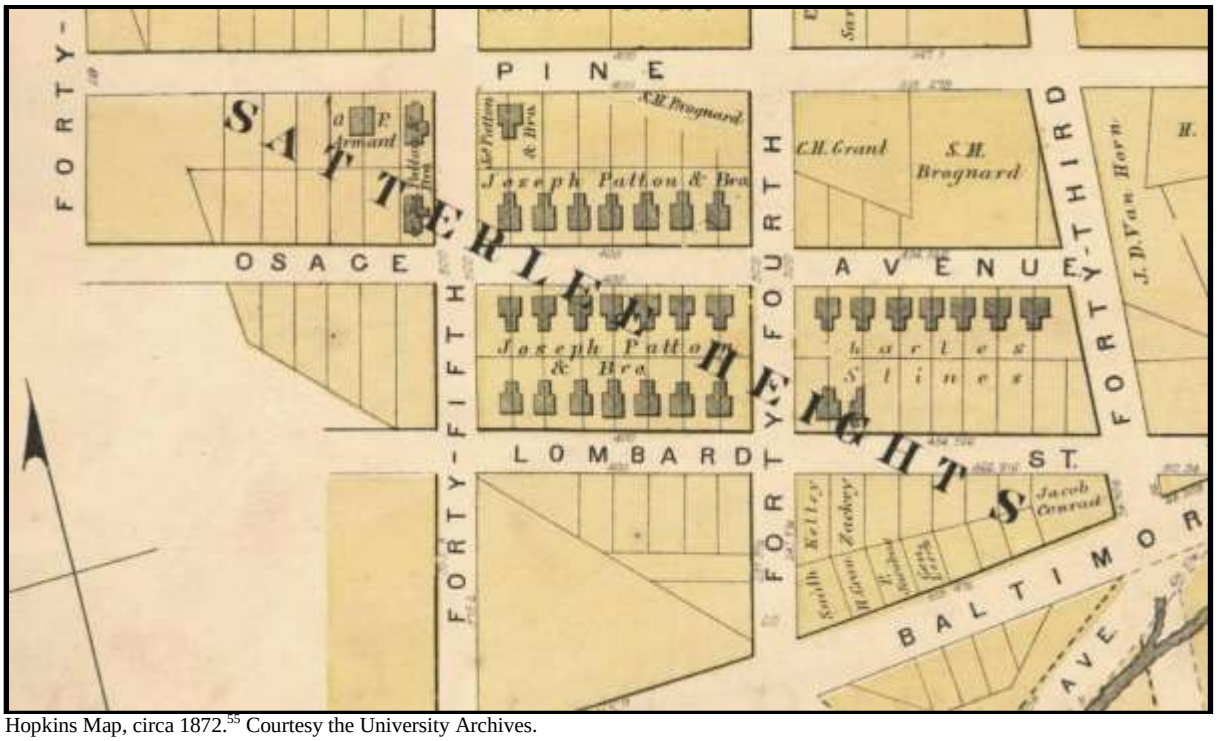


Lots shown on last page of Deed.[53]

By 1872, it appears that the Satterlee Heights subdivision boasted the completion of fourteen houses in the 4300 Block of Osage Avenue, eight of which were under construction and owned by Charles Stines; three houses in the 4300 Block of Lombard Street, also owned by Charles Stines; fourteen houses in the 4400 Block of Osage Avenue, owned by Joseph Patton & Bro.; twenty-eight houses in the 4400 Block of Lombard Street, also owned by Joseph Patton & Bro.; one house in the 4500 Block of Osage Avenue, also owned by Joseph Patton & Bro; two houses in the 4400 Block of Pine Street, also owned by Joseph Patton & Bro.; one house in the 4500 Block of Pine Street, also owned by Joseph Patton & Bro.; and two houses in the 4500 Block of Pine Street owed by Oliver P. Arment.[54]

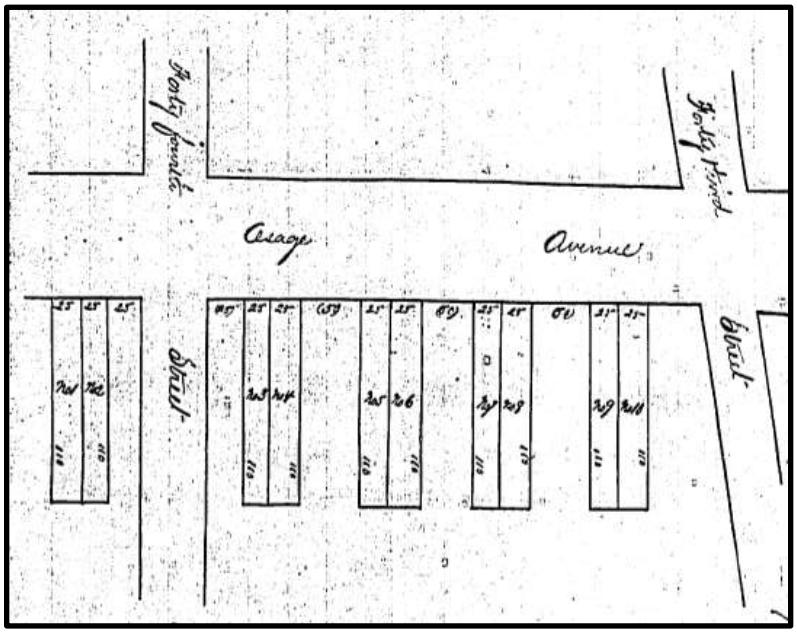
[53] Agreement between John Weik, gentleman, and John Chappell, carpenter, 19 November 1872, Philadelphia Deed Book J.A.H., No. 290, p. 162.

[54] Joseph and Samuel C. Patton, builders, entered into building contracts with Hummel and Trexler in April 1871 (Philadelphia Deed Book J.A.H., No. 136, p. 511; J.A.H., No. 167, p. 67); Oliver P. Arment, carpenter, entered into a contract with Hummel and Trexler in October 1870 (Philadelphia Deed Book J.A.H., No. 91, p. 119).



Hopkins Map, circa 1872.[55] Courtesy the University Archives.

On November 18, 1872, Hummel and Trexler went for round two of the scheme. They used an intermediary party or strawman, named Edward Shields, a morocco dresser, to turn the ownership of the lots to fellow investor and John Weik. Six lots in the 4300 Block of Osage Avenue as well as one lot in the 4400 Block were involved in the transaction. Shields mortgaged the properties back to Hummel and Trexler and then deeded them to John Weik all on the same day. [56] The next day, November 19, 1872, Weik executed an agreement with John Chappell, a carpenter, to



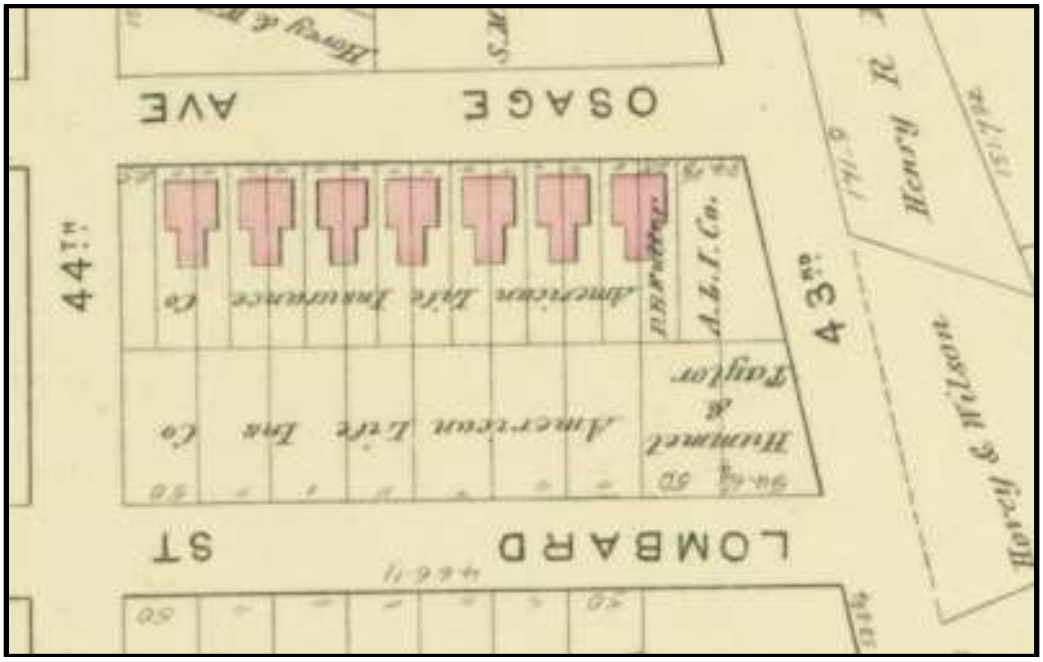
Plan for Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.[1] Courtesy the Philadelphia City Archives.

[55] G.M. Hopkins, *Atlas of West Philadelphia including the 24th & 27th Wards of the City of Philadelphia from actual surveys & official records* (Philadelphia: G.M. Hopkins, 1872).

[56] Deed: John Matthew Hummel and James E. Trexler to Edward Shields, morocco dresser, 18 November 1872, Philadelphia Deed Book J.A.H., No. 285, p. 333; Deed: Edward Shields to John Weik, 18 November 1872, Philadelphia Deed Book J.A.H., No. 285, p. 331, CAP.

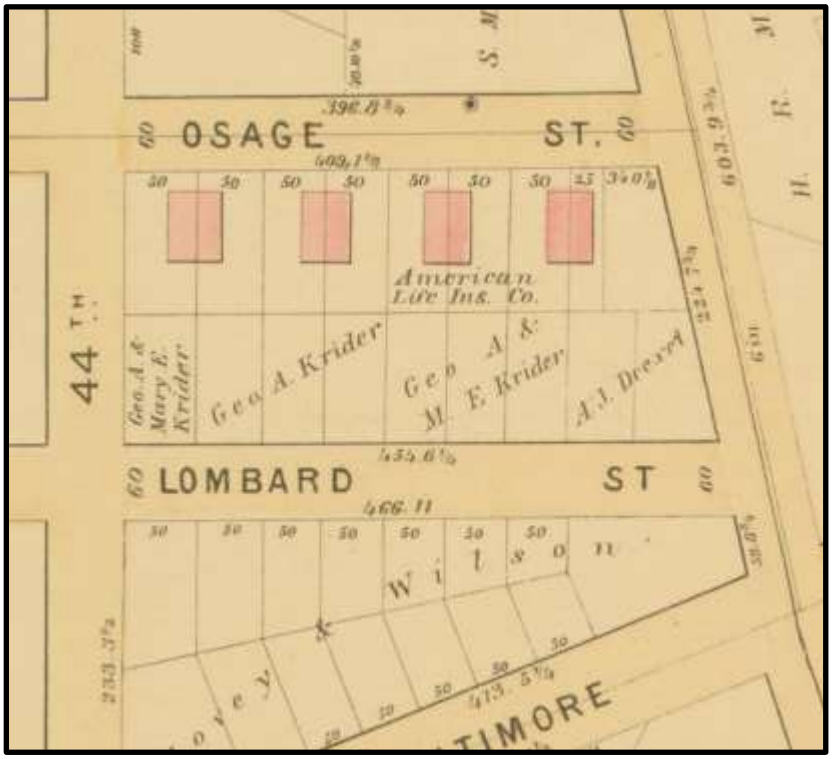
complete construction of the houses on Osage Avenue.[57]

The agreement between John Weik and John Chappell specifically outlines the construction project and all of its terms. Weik's calls out the eight houses on Osage Avenue, as well as two on the south side of the 4400 Block. Nos. 1 and 2 were within the 4400 Block of Osage Avenue and were subject to mortgage of $5,500, as no construction whatsoever had occurred up until that time. Nos. 3 through 10 were subject to a mortgage debt of $6,500 each, as the buildings were partially constructed. No. 9 represents 4304-06 Osage Avenue. Hummel and Trexler held ten mortgages, one per house.[58] Chappell eventually foreclosed as well in 1876, and it even appears that Weik may have gone under. By this time only one house in Osage Avenue had been completed and sold to a Pliny Britt Fuller and this was 4304-06 Osage Avenue. The large lot that graces the eastern elevation of the parcel was owned by the American Life Insurance Company by 1878, as were the unfinished houses that encompassed the remainder of the block. Scott's Atlas of 1878 shows the fourteen dwellings; however, the level of completion of each dwelling is unknown. However, it is likely from both the 1872 and the 1878 Atlases shown in this nomination that the original plan for fifty foot lots had been abandoned in the second phase of the project. However, once the houses came under the ownership of the American Life Insurance Company the plan again changed and only the eight original houses were completed. Likely the basements for these houses had been dug, as members of the University City Historical Society mentioned that the side yards were filled in the 1880s.[59]

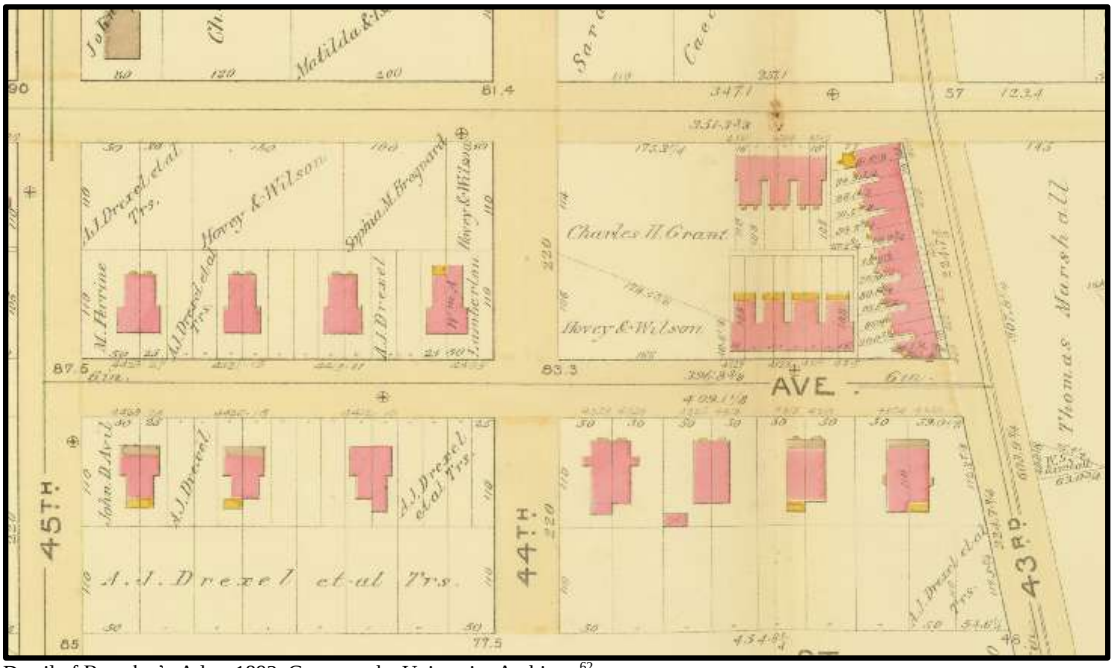


[57] Agreement between John Weik, gentleman, and John Chappell, carpenter, 19 November 1872, Philadelphia Deed Book J.A.H., No. 290, p. 162, CAP.
[58] Agreement between Weik and Chappell, 1872.
[59] Hardy, Mike, Historian. Personal Interview. 10 July 2015.

Scott's 1878 Atlas.[60] Detail of the 4300 Block of Osage Avenue.



Detail of Baist's 1886 Atlas of Philadelphia. Courtesy the University Archives.[61]



Detail of Bromley's Atlas, 1892, Courtesy the University Archives.[62]

[60] J.D. Scott, *Atlas of the 24th and 27th Wards, West Philadelphia* (Philadelphia: J.D. Scott, 1878).
[61] William G. Baist, *Atlas of West Philadelphia, 24th and 27th Wards* (Philadelphia: J.L. Smith, 1886).

Suburbanization of West Philadelphia, Post-1880

Developments like Satterlee Heights were merely the beginning of the large-scale, comprehensive suburban development that would ensue in West Philadelphia. As seen on the Satterlee Heights illustration from the early 1870s, there was very little development beyond the smaller, high-end projects that included Samuel Sloan as the designer. Whereas, after the development of Satterlee Heights realized in its final form, the pace of development increased dramatically. For example, in the map below, it is clear that while the twin as a house form was in popular use, the density of each had finally taken hold. This is important to understand because it meant that these houses were available to a wider range of Philadelphians.

Both the row house and the semi-detached house were types that represent the built environment of West Philadelphia post-1880. The original large side yards of Osage Avenue and the larger Satterlee Heights development almost didn't survive the first phase of construction. Later and larger developments provide narrow side yards and limited architectural detail to the primary elevations of the houses. For example, the images on the next two pages show photographs of twin houses in West Philadelphia, as well as an advertisement for "side yard houses" regardless of the fact that there is no room for a side yard.

In row house development this was not an issue and it appears that for many decades to come Philadelphians saw the row house as a familiar and respectable dwelling type. In regards to the semi-detached house, the fact that the side yards became virtually non-existent was unimportant, as the cache of a semi-detached house in a familiar and respectable row made the house desirable to a wider range of people. These development were articulated in two and three story forms that obviously served either the conservative and/or liberal in spending; or the working to middle-classes in social and economic rank. The post-1880 development in West Philadelphia shows the importance of early projects like Satterlee Heights in the formative years of suburbanization on a local level and as a larger national trend.

Detail of the neighborhood of Satterlee Heights, which portrays the type of development that occurred south and to the west in the post-1880 period. Elvino V. Smith's 1909 Atlas of the 27th & 46th wards.[63] Courtesy the University Archives.

[62] G.W. Bromley, *Atlas of the City of Philadelphia*, vol. 11, *27th Ward* (Philadelphia: G.W. Bromley, 1892).
[63] Elvino V. Smith, *Atlas of the 27th & 46th Wards, West Philadelphia* (Philadelphia; E.V. Smith, 1909).

The Early Domestic History of 4304-06 Osage Avenue

The 1870s appears to have been somewhat uncertain decade for the opening of Osage Avenue. With construction beginning in 1871 in the 4300 Block, it appears that only 4300-02 Osage Avenue was complete by 1877. After that, the list of completion seems to include Nos. 4310-12, 4314-16, 4324-26, and 4328-30 Osage Avenue by the close of 1880. The finished houses were then home to an interesting array of seemingly middle-class Philadelphians. For example, Pliny Britt Fuller was a "real estate man," who appears to have been the first occupant of the house in 1877, living there during the last years of his life. 4310-12 Osage Avenue was occupied by Bertha Souder, a widow, and her eight children; however, how exactly the family afforded the house unclear. Another house, 4314-16 was occupied by George Koenig, a Professor of M & C, his wife, their three children, and one domestic servant. Hiram Torrey was "Editor of Paper," living with his wife, daughter, and one domestic servant, living at 4224-26 Osage Avenue. William H. Boyer, a Commission Merchant, his wife, and their three children were in residence at 4328-30 Osage Avenue that same year. Cecelia J. Smith, a widow and artist, and her three children were also living in Osage Avenue although the precise address is unclear.[64]

The first mention of Osage Avenue in the Philadelphia Blue Book began in 1888 with the 4400 Block with only two families listed.[65] In 1889, the Blue Book mentioned four families in the same block. However, by 1892, both the 4300 and the 4400 Blocks of Osage Avenue were represented in the social registry, including Mr. & Mrs. W. B. Goddard, as well as W. B. Goddard, Jr., at 4312 [4310-12] Osage Avenue, as well as E. Palmer Goddard.[66]

John Meadows (1831-1899)

The residential history of 4304-06 Osage Avenue between 1880 and 1888 is unclear. However, by 1889, John Meadows appears to have crowned his life's work with the purchase and/or rental of a fairly new, semi-detached house at 4304-06 Osage Avenue.[67] Born in England on January 10, 1831, John Meadows established what was likely the Philadelphia's first electro-plating shop for job work in 1852 at 310 Chestnut Street. It is said that Benjamin Franklin ranks as the owner of the first electro-plating plant in Philadelphia and, some sources say, in the world. However, this is basically an embellishment of Franklin's other works, as he certainly never operated a commercial practice. Nevertheless, Franklin's cat Electra is said to have licked his shoe, and the rest is history.[68]

According to the Society of Electro, Philadelphia is said to have been home to some of the oldest electro-plating plants in America, which included a number of "old established" silversmith and jewelry houses using the electro-plating method. For example, one old first extant in the early twentieth century was the J.E. Caldwell Company, being one of the earliest businesses of its kind in Philadelphia to use the technique.

However, John Meadows is specifically called out by the Society for owning the first shop to use electro-plating in the manufacture of silver plate. After roughly eight years in Chestnut Street,

[64] U.S. Census Population Schedule, 1880.
[65] *Boyd's Clue Book: A Directory from Selected Streets of Philadelphia and Surroundings. C.E. Howe Company, 1888.*
[66] *Boyd's Clue Book: A Directory from Selected Streets of Philadelphia and Surroundings. C.E. Howe Company, 1892.*
[67] *Philadelphia City Directory*, 1889.
[68] "American Electro-Platers' Society Convention," *The Metal Industry (Electro-Platers Review)*. New York, June 1919.

Meadows moved to 108 South Eighth Street, where he operated his shop until about 1870. After this time, Meadows appears to have transcended a number of shops, including 810 Sansom Street, 1203 Sansom Street, and 214 South 12th Street. [69]

At a late age, Meadows married the widow of Henry Martin Tschudy—originally Mary R. Lilly, the daughter of William Lilly and Rebecca Radcliff, a union which occurred at some point after the death Mr. Tschudy in 1863. In uniting with Mary, Meadows also gained two stepsons—Henry Martin and Richard Barrington Tschudy. According to *Seeger and Guernsey's Cyclopaedia of the Manufactues and Products of the United States*, Meadows was one of two manufacturers of "Plated Silver Ware" between 1890 and 1899 in Philadelphia. Meadows' business appears to have operated at 1203 Sansom Street. The other manufacturer identified was the Ledig Company of 248 North 8th Street.[70] According to the U.S. Population Census of 1880, Meadows and his wife, the Tschundy boys, and Rebecca Radcliff Lilly were all living at 3271 Samson Street in a somewhat fashionable section of West Philadelphia. Roughly nine years later, the Meadows would move in at 4304-06 Osage Avenue.

Roughly ten years after the arriving at 3404-06 Osage Avenue, John Meadows succumbed to Diabetes on February 17, 1899, under the care of his physician Dr. Reynolds. After his body was removed from 4304-06 Osage Avenue, he was placed into a pine casket, dressed in his suit with a silk handkerchief, and interned in The Woodlands Cemetery next to his wife.[71]

Other Residents of the 4300 Block of Osage Avenue

The residents of Osage Avenue include successful real estate brokers from upper middle-class backgrounds from the time the houses were new through the 1910s. By the turn of the twentieth century, Boyd's Blue Book, a social register of sorts in Philadelphia, listed the following individuals in the 4300 Block of Osage Avenue:

4302 Charles O. Groome
4302 Dangerfield M. Groome
4310 Mr. & Mrs. Harry Russell
4320 Mr. & Mrs. John M. MacFarland[72]

Boyd's Blue Book represented the higher echelon of Philadelphia and its upper classes. While Osage Avenue appears to have been home to middle to upper middle-class people, it was clearly a place where the most respectable sort of people lived by the turn of the twentieth century.

Constructed between 1871 and 1889 as part of the Satterlee Heights development, 4304-06 Osage Avenue has significant character, interest, and value as part of the development as one of the first large-scale, multi-block development projects in the area. This type of development would come to define real estate progress in West Philadelphia as the primary standard and type in the post-1880 period. Using the beautifully illustrated lithograph, Hummel and Trexler choose

[69] American Electro-Platers' Society Convention," 1919.
[70] **Seeger and Guernsey's Cyclopaedia of the Manufactures and Products of the United States. The United States Industrial Publishing Company, 1899.**
[71] Oliver Bair Funeral Director, June 1892-April 1901.
[72] *Boyd's Blue Book: A Directory from Selected Streets of Philadelphia and Surroundings.* C.E. Howe Company, 1906.

focus on the allure found in the periphery of grand, detached villas and impressive semi-detached houses that appear as one massive mansion. These houses and their manicured lawns are identified with the names of their prominent occupants. However, at the center of the lithograph is a subdivision with much smaller lots, built upon which were semi-detached twins featuring more subtle elements of grandeur and less extensive grounds. Nevertheless, the projected plan anticipates the kind of aforementioned density that would come in the last quarter of the nineteenth century.

Along with its seven neighbors on the south side of the 4300 Block of Osage Avenue, 4304-06 Osage Avenue is unique in the context of nineteenth century development in West Philadelphia, especially west of 40th Street, as an integral component of an intact block of eight houses, comprising four twins set upon fifty-foot-wide lots, forming a distinct visual feature in the area. Hummel and Trexler's original plans for the Satterlee Heights subdivision included fifty-foot lots for the purpose of ample side yards, which define this distinctive visual feature in the present neighborhood.

4304-06 Osage Avenue is also an integral component of the only intact, extant block of the Satterlee Heights development, exemplifying the cultural, economic, social and historical heritage of the community and its overall development. At the time of the development of Satterlee Heights, West Philadelphia was nearing the end of the early years of its suburbanization. As shown in this nomination, the development evolved from its original plan during construction, first including fifty-foot lots, later narrowed to twenty-five, and, finally, returning to its fifty-foot width. As such, the Satterlee Heights development represents cultural and economic factors that affected development in West Philadelphia in this transition period. Being built by a financing method known as "bonus building," this development is also an example of a mortgaged-backed real estate development in Philadelphia of this period.

As the home of a person who was important to Philadelphia's role as the "Workshop of the World" 4304-06 Osage Avenue also holds significance. English immigrant, John Meadows, who lived here from 1889 to 1899, established the first electro-plating shop in Philadelphia for silver plate ware. While Philadelphia did not become a center of silver plate ware, the use of electro-plating as a means for manufacture became a widely used technique. Meadows lived his final years at 4304-06 Osage Avenue and this house represents his success in the electro-plating and silver plate ware business in Philadelphia.

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

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

4304-06 Osage Avenue is one of two semi-detached houses that comprise the first of four twins that form the distinctive, intact microcosm within the south side of the 4300 Block of Osage Avenue. In concert with its attached neighbor, 4304-06, 4304-06 Osage Avenue is an great example of the Second Empire style of architecture and reflects the environment in an era characterized by this distinctive architectural style. As one of most prevalent architectural styles

in Philadelphia in the second half of the nineteenth century, 4304-06 Osage Avenue embodies this style, featuring a mansard roof that is articulated at its primary and east elevations. Furthermore, the house includes a stone façade and stylistic details indicative of the Second Empire style in Philadelphia. Many buildings of this size and scale were built and/or remodeled in the Second Empire style and this house represents that trend in a good quality, high style middle-class format.

Furthermore, 4304-06 Osage Avenue contains elements of a design and associated details and materials that were part of the Satterlee Heights development. As part of a larger development, houses such as 4304-06 Osage Avenue were more simplistic; however, they were not devoid of style, quality, and/or grandeur. These elements were simply restrained to form a beautifully picturesque block of that embodies this part of Osage Avenue. In part of the planning of Satterlee Heights, the twin dwelling type was chosen. For Philadelphians, a semi-detached house was familiar in that it represented both the attached house of their past and/or of Philadelphia's past, but also an important ideal of suburbanization, being detached. Furthermore, the design for these houses incorporated architectural and planning elements that represent the elements of design more typical of later, large-scale designs for suburban development, which is further represented in the details and materials employed.

For these reasons, 4304-06 Osage Avenue exemplifies and contains the element of design that made possible and popularized the idea of suburban living for a wide range of middle-class Philadelphians.

Conclusion

Few parts of Philadelphia, or any American city, provide a better cross-section of early, elite suburban house types than the University City area of West Philadelphia. Here may be seen the pre-Civil War "cottages and villas" of merchants large and small. An intact block of Italianate twins by architect Samuel Sloan stands near lesser-known works by the likes of Addison Hutton, George Hewitt, and John D. Jones. By the early twentieth century, electric streetcars had helped bring row after row of speculative infill to the area but freestanding mansions by the likes of Horace Trumbauer continued to appear near the University of Pennsylvania. Easily lost between the grand, bespoke projects are undertakings like Satterlee Heights. Built in the neighborhood of the Satterlee Military Hospital, this 1870s suburban development consisted of a planned development of Second Empire twins arranged on generous lots. Drawing on the prestige of the adjacent antebellum villa district, the developers of Satterlee Heights offered more modest, but still ample accommodations to middle to upper middle-class buyers. Faced in brownstone or Wissahickon schist, these houses have been largely obscured by subsequent development. However, it is these early large-scale, multi-block developments like Satterlee Heights that represent the period in which the at-large development of the post-1880 period took its roots.

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Contributors.

Sponsored by the Spruce Hill Community Association, this nomination was a collaborative effort that was principally written by Oscar Beisert with assistance from Jennifer Robinson, Architectural Historian and Historic Preservationist. There were also substantial contributions from the following members of the history and historic preservation community in Philadelphia, including Aaron Wunsch, Ph.D., Architectural Historian, Historic Preservationist, and Professor and J.M. Duffin, Archivist and Historian. Please also note that several members of the Spruce Hill Community Association were important players in completing this nomination; however, they wish to remain unnamed.

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