Nomination of the **Maurice Wilhere House**, 147 Sumac Street, Wissahickon for listing on the Philadelphia Register of Historic Places

January 26, 2015

Nominated by: **Jeffrey Allegretti**

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 a Board of Revision of Taxes address)

Street address: 147 Sumac Street

Postal code: 19128 Councilmanic District: Fourth

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2. NAME OF HISTORIC RESOURCE

Historic Name: Maurice Wilhere House

Common Name: Eastlake Twin(s)

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3. TYPE OF HISTORIC RESOURCE

[X] Building [ ] Structure [ ] Site [ ] Object

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4. PROPERTY INFORMATION

Condition: [ ] excellent [X] good [ ] fair [ ] poor [ ] ruins

Occupancy: [X] occupied [ ] vacant [ ] under construction [ ] unknown

Current use: In continuous use as a single family home. The twin at 145 Sumac (also nominated), is under agreement for redevelopment. Developers offered the owners of 147 a substantial sum to sell, to permit the demolition of both houses for dense use development. The offer was turned down, but 147 remains at risk of losing its twin. 147's owners do not support this nomination for fear of future PHC restrictions.

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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.

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7. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1882 to 1910 (period of development of Wissahickon)

Date(s) of construction and/or alteration: 1882

Architect, engineer, and/or designer: Unknown

Builder, contractor, and/or artisan: Unknown

Original owner: Thomas N. Allison

Other significant persons: Dr. William Camac sold a consolidated parcel with 145 and 147 a land conveyancer, Thomas N. Allison. Allison subdivided the parcel, kept 147 Sumac for his home, and sold 145. Wilhere bought this house in 1892 from Allison's brother, after Allison fled to Mexico to avoid mortgage fraud charges.

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 Jeffrey Allegretti Email jallegretti@innovaservices.com

Organization _____ Date January 27, 2015

Street Address 112 Rochelle Avenue Telephone 215 446-9940

City, State, and Postal Code 19128

Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt: _____

☐ Correct-Complete ☐ Incorrect-Incomplete Date: _____

Date of Notice Issuance: _____

Property Owner at Time of Notice

Name: _____

Address: _____

_____

City: _____ State: ____ Postal Code: _____

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

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

☐ Designated ☐ Rejected

Plot Plan and Written Description: 147 Sumac Street

Plot Plan: 147 Sumac Street

Written Description: 147 Sumac Street

Deed Description:

ALL THAT CERTAIN lot or piece of ground with the brick messuage or tenement and improvements thereon erected SITUATE in the Twenty first ward of the City of Philadelphia bounded and described as follows to wit -

BEGINNING at a point in the northwestwardly side of Sumac Street (fifty feet wide) at the distance of One hundred and sixty one feet nine inches Northeasterly from the Northeasterly side of Manayunk Avenue (fifty feet wide) and thence extending Northwesterly by ground now or formerly of John W. Gilton and in a line at sight angles to said Sumac Street ninety six feet to a corner thence Northeasterly still by said ground and on a line parallel with said Sumac Street two feet seven inches to another corner thence North Westerly still by said ground on a line at sight angles to said Sumac Street eighty four fee to the Southeasterly side of Woodvale now Kalos Street fifty feet wide thence Northeasterly along the said side of said Woodvale Street sixty four feet to a corner thence Southeasterly by ground now or late of William F. Camac on a line of sight angles to said Woodvale Street eighty-four feet to a corner thence Southeasterly still by said ground eight feet four inches to a corner and on a line of right angles to a said Sumac Street ninety six feet to the point of intersection of the said North Westerly side of Sumac Street with the Westerly side of Righter Street fifty feet wide and thence extending Southwesterly along said side of said Sumac Street fifty eight feet three and five eighths inches to the place of beginning

[41 Righter Street] AND ALSO ALL THAT CERTAIN lot a piece of ground situate in the Ward and City bounded and described as follows to wit –

BEGINNING at a corner formed by the intersection of the North Westerly side of said Sumac Street with the Westerly side of said Righter Street thence extending North Westerly an a lone of right angles to said Sumac Street ninety six fee to a corner then North Westerly on al in a parallel with said Sumac Street eighty nine feet eleven and one-quarter inches to said Westerly side of said Righter Street and then Southwardly along said side of said Righter Street one hundred and thirty one feet six and five eighths inched to the place of beginning.

BEING this same premises which Thomas N. Allison and Bertha C. his wife by Indenture bearing date the Second day of January A.D. 1892 and recorded at Philadelphia in deed book T.G. No 121 page 256 granted and conveyed unto the said Joseph Allison inter alia in fee.

Physical Description: 147 Sumac Street

Physical Description: 147 Sumac Street

Prepared by: Jeffrey Allegretti

6. Description

Figure a

Figure b

Figure c

Figure d

The Wilhere House (a) is a red brick Queen Anne twin house located at 147 Sumac Street, Philadelphia, Pennsylvania, with characteristic Eastlake styling. The house is a fine example of the Queen Anne style with a "Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; …[ornamental] devises used to avoid a smooth-walled appearance; asymmetrical facade with partial or full-width porch which is usually one story high and extending along one or both side walls."[1] The three-story building is three bays wide and five bays deep (b). The gabled roof is connected to an identical twin house at the west (145 Sumac Street, which has been nominated separately). The house was built in 1882.

The asymmetrical, south-facing facade is comprised of hard-fired red brick thinly mortared "butter" joints, and steep sloped roof elements, extending from the ridge above the third floor to the porch roof at the first floor with a hip roof structure on a projecting wing at the rear on the east side of the house. The front facade is adorned with an ornate bracketed cornice typical of the Queen Anne style, with decorative eave returns just below the gabled third facade. The gable contains decorative wood elements below and along the eave. A wrap around porch, also typical of the Queen Anne style, extends from the front steps to the front entry at the projected south wing. The double wood doors carved in the Eastlake geometric style are painted. The windows are combination of white vinyl replacement windows with painted wood trim and original wood windows, with classic Queen Anne upper sashes comprised of "multi-pane colored glass large pane surrounded by smaller panes"(McAlester), (c).

Basement and First Story

The basement and first floors are faced in red brick, with a schist foundation and stone water table at the first floor line. A corbelled brick (now stuccoed) chimney projects from the roof just below the main ridge. The double hung windows are set into the brick field with stone lintels and sills framed with painted wood molding. The main front facade windows are paired with the first floor and align with the basement windows below.

The east side of the facade's basement and first stories is composed entirely of a porch beneath a broad, shallow sloped roof that completes the gable roof line. The outer edge of the porch roof is supported by carved wood double post elements, bearing on brick columns. The porch area itself is L-shaped with the western end serving as the main entry to the house, and eastern end leading northward to a windowed wall (d). Directly above the doors is a large transom composed in a multi-pane Queen Anne style.

[1] McAlester, Virginia and Lee, *Field Guide to American Houses,* New York: Knopf, 1984. Cited in *Illustrated Survey Manual and Guide to Architectural Styles*, A Publication of the Preservation Alliance for Greater Philadelphia, Prepared by the Preservation Design Partnership, http://www.preservationalliance.com/files/Archstyles.pdf, (hereafter cited as "McAlester")

Figure e

Second and Third Stories – Front Elevation

The main facade at the second and third floor is two bays wide on the second floor with the third floor window centered in the main gable wall. The facade is faced in thinly mortared brick, in a running-bond pattern. The eaves along the main south-facing facade are embellished with vertical geometric wood decorative trim boards with ornately carved eave returns, originally supported by wood brackets, now missing but evident on 145 (e).

The facade is extended by a projection in the east elevation that continues the gable roof line and maintains the plane of the recessed front door creating the facade's third bay, which is maintained above in the second floor; the center east wall projection, two bays wide by two stories high, with one window on each of the first and second floor of south (front facing walls) in vertical alignment. (f)

The windows of the second floor of the front elevation follow a similar pattern as on the floors below, while the third floor window is a white vinyl replacement window. The front window on the third story is shorter than those on the second story, which are slightly shorter than those on the first story. All of the windows have stone sills and lintels.

East Elevation

The East elevation (f) exposes the building's full north-south axis; it is four bays wide by two stories high, with a single third floor dormer window. The elements of this elevation are the single bay return wall from the main facade - comprised of a brick first floor and steep sloped roof forming the second and third floor with a solitary dormer window on third floor - and three separate building projections: 1. The main entrance and stair hall are capped by a steep roofline with a singular window at the third floor dormer; 2. A two bay by two story hipped roof center core element, and 3. A two-bay, two story rear section.

Figure f

The east elevation projections and the narrow front facade create an L-shaped interior plan, with large, three-sided rooms at the center core. And a broader rear facade than is at the front. The east elevation is composed of the same red brick facing as is the front façade, but has been clad in cementious stucco, with the same double hung window elements with stone sills and lintels and painted wood moldings.

Figure g

North Elevation

The North elevation is the rear elevation. It is comprised of a stuccoed brick mass wall, hipped-roof projection two bays wide by two stories high, creating an asymmetrical "symmetry" with the west gable extension projection (g). It contains a bay window, added in 1916 (see building permit in appendix). The windows in the rear addition are vinyl replacement windows.

Interior

An Interior inspection was not possible.

Statement of Significance: 147 Sumac Street

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Prepared by: Jeffrey Allegretti

7. Significance

The Maurice Wilhere House at 147 Sumac Street is significant as an historic building in Philadelphia and should be listed individually on the Philadelphia Register of Historic Places, classifying significant historic buildings and structures of the Philadelphia Historic Preservation Ordinance, Section 14-1004(1) of the Philadelphia Code, by Criteria D and H.

For Criterion D, the Wilhere House reflects an extraordinary example of Eastlake Victorian styling, with trim ornaments, spindles and door carvings with geometric patterns and incised lines. It is only one of a few of this particular type remaining examples in Wissahickon, a neighborhood developed when Queen Anne style was in vogue, with no other example of the particular steep slope roof styling exhibited by the Wilhere House.

For Criterion H, the Wilhere House is an established visual feature in the neighborhood and for the community, not only for its architectural character, but for the dominant streetscape offered by its ample grounds, especially when combined with its adjoining twin at 145 Sumac Street, together occupying nearly three-quarters of an acre of ground in this otherwise densely developed urban neighborhood.

Although Criterion A was not selected, it is nevertheless important to note that from 1882 until his death in 1908, 147 Sumac Street was the home of Maurice Wilhere, a Magistrate, a Postmaster appointed by Grover Cleveland, and a prominent figure in the local Democratic Committee in Philadelphia.[2]

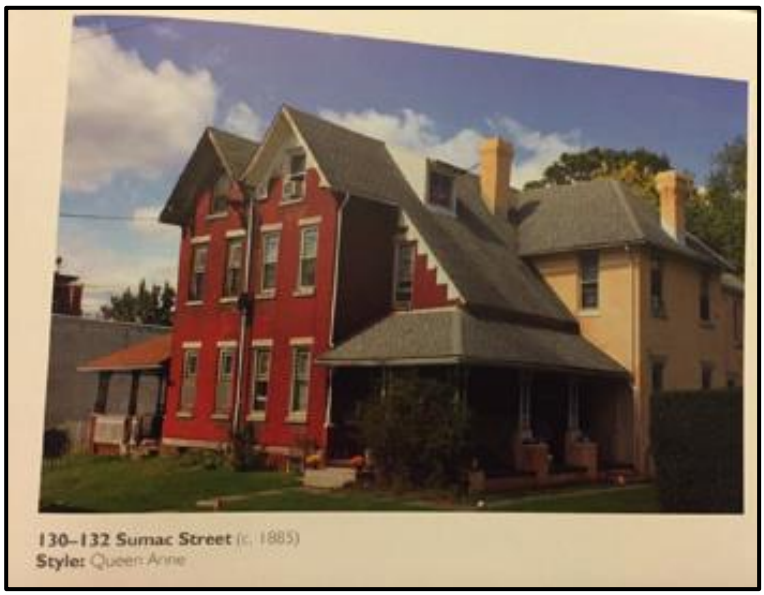
[2] See Maurice Wilhere Obituary in Appendix.

Criterion D: The Wilhere House is a high style masonry Queen Anne home, with Eastlake elements in its exterior detailing and casements and doors. It is the one of last of its kind in Wissahickon, a neighborhood developed at the height of the popularity of this style.

The Wilhere House, with its prominent front gable, steep sloped rooflines, bracketing and ornate eaves, well-illustrates the Queen Anne style of architecture in America. Indeed, it is a textbook example of the type as described by Virginia and Lee McAlester in their *Field Guide to American Houses* with:

1. "Irregular shaped …steeply pitched roof,"
2. "Dominant front-facing gable"
3. The existing and evident remnants of the ornamental "devises used to avoid a smooth-walled appearance";
4. "Asymmetrical facade with partial or full-width porch which is usually one story high and extending along one or both side walls."

According to preservationist, Mark P. Flood, "The Queen Anne style enjoyed popularity in this country for a relatively short period of time. Introduced in 1874, it dominated American domestic architecture from roughly 1880 to 1900, and was fully supplanted by 1910."[3] Other than the Wilhere House and its twin, none of this particular styling remain in Wissahickon.



The Wilhere House is identified in Joseph Minardi's *Historical Architecture in Philadelphia: East Falls, Manayunk, and Roxborough*[4] (Note: The address provided by Minardi for the Wilhere house and its adjoined twin is incorrect).

With the unchecked demolition of large Wissahickon homes in the latter part of the 20th century and in the first decades of the 21st century, for repurposing as development sites for multiple attached homes, the Wilhere House is a rare vestige of Wissahickon's formation as a high Victorian development for Manayunk's wealthy families.

Beyond the Wilhere House's significance for its Queen Anne style, it is uniquely of the place in which it was built – Wissahickon.

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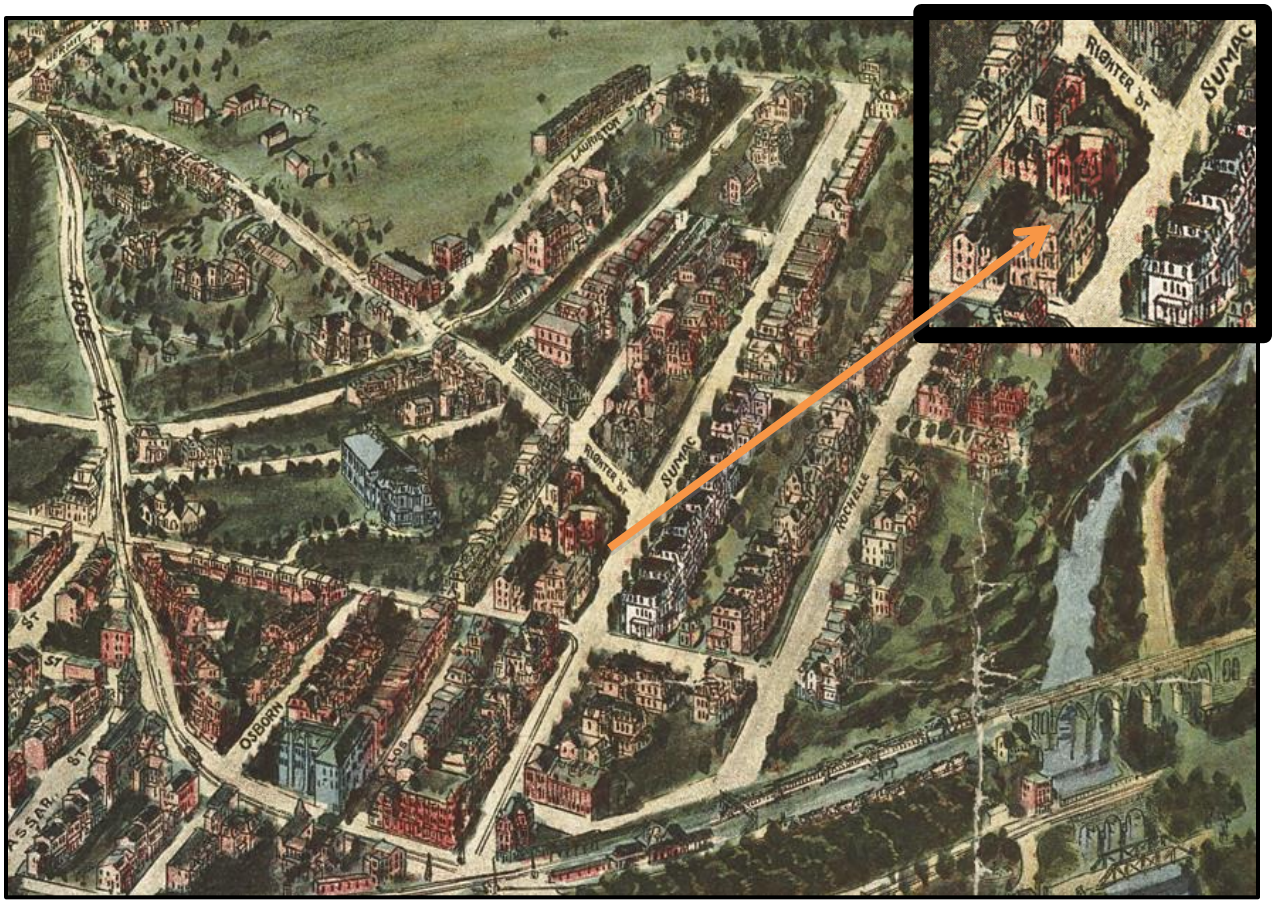
[3] Flood, Mark P., *How to Nominate an Individual Building, Structure, Site or Object to the Philadelphia Register of Historic Places,* A Publication of the Preservation Alliance for Greater Philadelphia, 2007, p. 31

[4] Minardi, Joseph*, Historical Architecture in Philadelphia: East Falls, Manayunk, and Roxborough,* Schiffer Publishing, Ltd., 2014

Criterion H, the Wilhere House is an established visual feature in the neighborhood and for the community.

147 Sumac Street and its twin at 145 Sumac have been an impressive and dominant feature of the architectural and historical milieu of Wissahickon for more than 130 years. Their unique architectural styling combined with their unusually large rear and side yards, situated at a central "Y" intersection with historic Righter Street, provide them an extraordinarily prominent neighborhood context. One can get an immediate sense of their streetscape prominence by looking at the Bird's Eye" image of Wissahickon in 1907[5] below; almost without knowing where these properties are, the eye is drawn to them, so central is their feature.

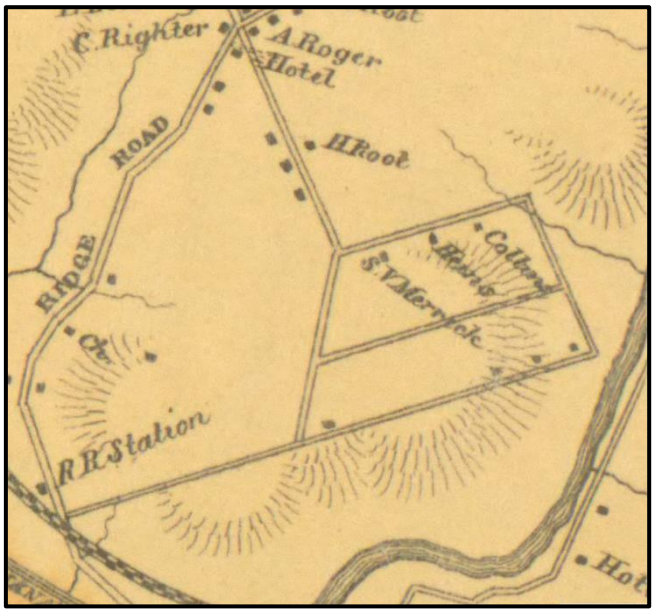


Wissahickon was a creation of housing market forces of the latter part of the 19th century in Manayunk, akin to suburban developments of present day. As Manayunk mill expansion proceeded apace in the second half of the 19th century, workforce housing was being developed along the streets rising from the river valley to the ridge, and along newly created terraced streets perpendicular to the up-down streets. A few notable mansions for the Manayunk mill owners and other wealthy Manayunk business owners were created on perched openings in Manayunk proper, but the new generation of wealthy mill owners created more of a demand for elegant homes on ample lots than the built environment could provide. Beginning in the late 1870s, land owned by prominent families, notably Camac, Dobson, Salaignac and Wetherill, along the Wissahickon Creek at Manayunk's southern tip, began to be subdivided into generously-sized building lots to accommodate the demand for grand single detached and semi-detached homes with ample side and rear yards. This area was called by the

[5] *Birds eye view of Manayunk, Wissahickon=Roxborough from West Laurel Hill Cemetery, Philadelphia, Pennsylvania 1907*. Drawn by T. M. Fowler. Library of Congress, http://www.loc.gov/item/76693090/

real estate marketers of the time "Wissahickon Heights," today's Wissahickon neighborhood.

The maps below illustrate this rapid transformation of Wissahickon from 1862, when it was virtually undeveloped, to 1895, when nearly all of the largest parcels had been built on, creating a unique park side Victorian wonderland.



1862[6]

1895[7]

By the time the 1907 "Bird's Eye" image on the previous page was created, development was nearly completed.

Wissahickon was especially attractive to the younger set of mill owners. In 1891, Brothers John and Thomas Wilde, who had just opened their new mill on Cresson Street directly adjacent to Wissahickon, built new residences "just north of the railroad on Sumac Street, at 127 and 129 Sumac respectively" (NPS, Wilde Mill Registration). Five years earlier, in April and May of 1886, Mill owner James Z. Holt and his wife Mary purchased two parcels on which the house at 145 Sumac Street and its adjacent side yard are located.

The parcel on which the Wilhere House sits was sold by Dr. William Camac, "a prominent Philadelphia physician, the [Philadelphia] Zoo's founding father,"[8] to mortgage financier and real estate broker Thomas N. Allison[9] as a combined parcel with 145 Sumac – the original 1892 deed indicates 97 feet of Sumac Street frontage (also encompassing the frontage for 145) and that there were already "improvements thereon erected" on the parcel. Two days after making this purchase, Allison subdivided the parcel, leaving 58 feet for 147 Sumac, where he was to live, and 38 feet for 145, selling the smaller parcel to John W. Geton, who, in 1885, sold it to Charles W. Klauder, a director, with James Holt, of the Manayunk Trust Company, who then sold it to Mary Holt in April of 1886. The Plan Registry Page showing these transactions is provided with an explanatory narrative in the Appendix.

We can be sure that the Wilhere House was already built at the time of Allison's purchases. While we were not able to locate specific construction documents for this parcel, we were able to establish the

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[6] 1862 Philadelphia Atlas, Samuel L. Smedley, , http://www.philageohistory.org/tiles/viewer/

[7] 1895 Philadelphia Atlas, G. W. Bromley, http://www.philageohistory.org/tiles/viewer/

[8] http://www.philadelphiazoo.org/About-the-Zoo.aspx

[9] Thomas Allison abruptly fled for Mexico in 1892 after it was discovered that his firm, Thomas N. Allison & Bro., Manayunk conveyancers had defrauded mortgage borrowers by pocketing the principal from their payments to the lender. He was living at 147 Sumac at the time. *Philadelphia Times*, 1/16/1882, p 1; *Philadelphia Times*, 5/17/1893, p 1.

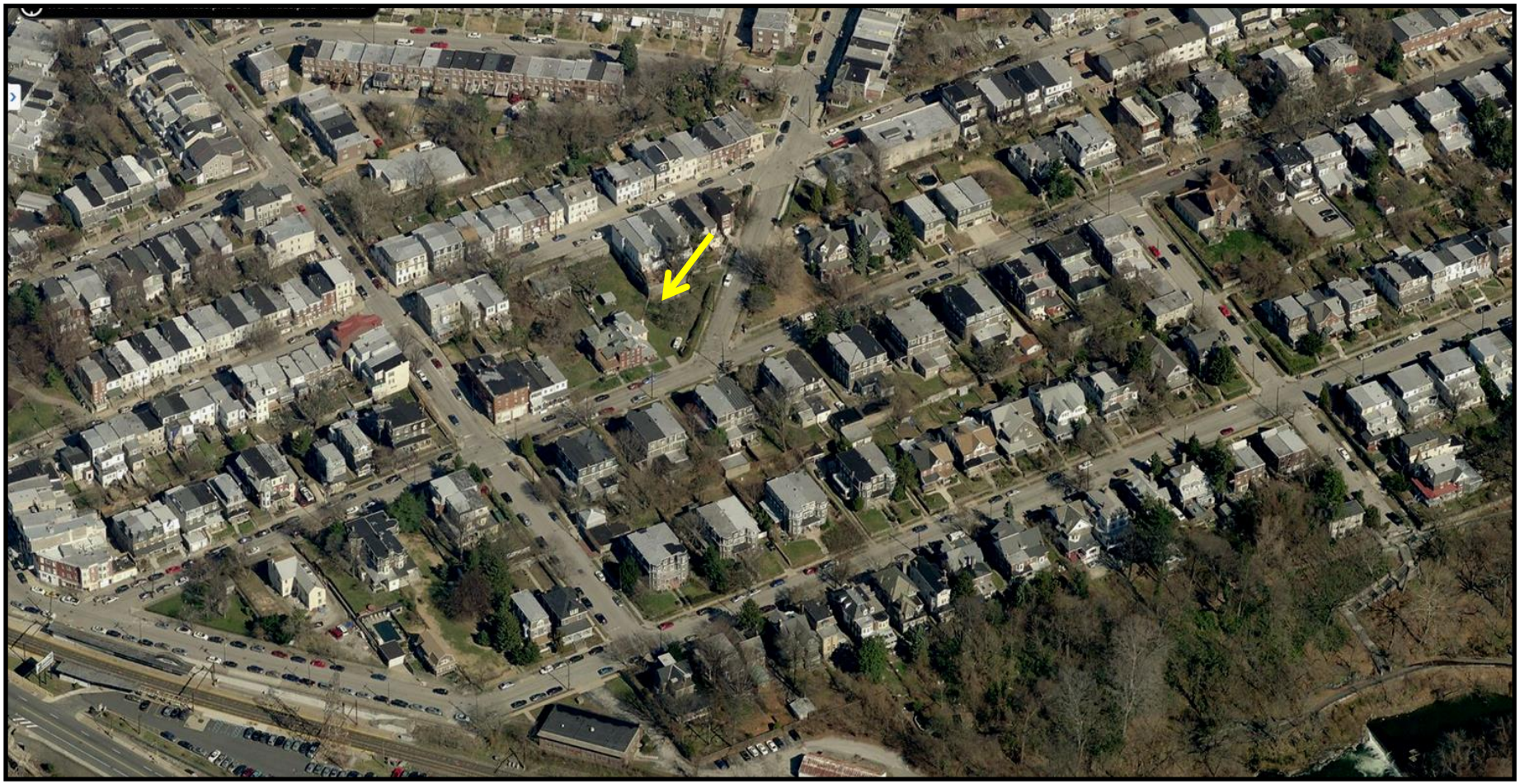
following: The Wilhere House, and the essentially identical adjoining home at 145, are shown on G.M. Hopkins 1884 Atlas of the 21st Ward (provided in Appendix). The deed between Dr. William Camac and Thomas N. Allison for 147 Sumac Street, dated November 1882, indicates that there were improvements on the parcel (provided in the Appendix). Again, this deed appears to be for both parcels, which would later be called 145 and 147 Sumac Street. Therefore, it would be reasonable to conclude that the home was built at around 1882.

The Wilhere House was among the first wave of new development in Wissahickon, as the 1884 Hopkins Atlas shows. However, in two short decades, Wissahickon would become nearly fully developed as it was seen to be a highly desirable place to live, with proximity to the Wissahickon Valley, tree-lined streets, new sewers and water services, and grand homes in high Victorian styling. Both the Holts and the Wilheres remained for their entire lives in these homes.

In the modern era, their prominence is perhaps even more impressive. The uniqueness of their setting and their placement within the fabric of this now densely developed neighborhood -- where many of the grand Victorians of the Wilhere House era have been converted to multifamily dwellings, with all of the deferred maintenance and inattention to architectural character that such a use sadly evokes -- is evident from the following aerials. These homes always were and continue to this day to be the iconic representations of what is called to mind when one says, "I live in Wissahickon."

Aerial of Wissahickon in the Modern Era

145-47 Sumac in the context of the core location of Wissahickon's Grand Victorian Era Homes



Block Context

Bibliography: 147 Sumac Street

Bibliography

Bromley, G. W., 1895 Philadelphia Atlas, http://www.philageohistory.org/tiles/viewer/

Fowler, T. M., *Birds eye view of Manayunk, Wissahickon=Roxborough from West Laurel Hill Cemetery, Philadelphia, Pennsylvania 1907*. Library of Congress. http://www.loc.gov/item/76693090/

Hopkins G.M. 1884 Atlas of the 21st Ward

McAlester, Virginia and Lee, *Field Guide to American Houses,* New York: Knopf, 1984. Cited in *Illustrated Survey Manual and Guide to Architectural Styles*, A Publication of the Preservation Alliance for Greater Philadelphia, Prepared by the Preservation Design Partnership, http://www.preservationalliance.com/files/Archstyles.pdf

National Register of Historic Places Nomination, John Wilde & Brother, Inc.

The Philadelphia Inquirer, August 5, 1908

Philadelphia Zoo website, "About" page: http://www.philadelphiazoo.org/About-the-Zoo.aspx

Smedley, Samuel L. 1862 Philadelphia Atlas, http://www.philageohistory.org/tiles/viewer/

Appendix: 147 Sumac Street

DEED
AND
DEVELOPMENT
INFORMATION

Deed History – 147 Sumac/41 Righter:

147 Sumac is comprised of two parcels: One with Sumac Street frontage, and one with Righter Street frontage. The following represents the transactions from the first transfers of both parcels by the original owner, Dr. William Camac to a "conveyancer," Thomas N. Allison, in November of 1882, and ultimately to Maurice Wilhere in August of 1892.

The Registry Plan on the next page shows these parcels as Lots 31 and 41. Lot 31 was originally part of Lot 4, which was subdivided by Allison two days after he purchased it from Camac. It contained both houses at 145 Sumac (Lot 5) and 147 Sumac (Lot 31). Allison kept and lived in 147, until his untimely expatriation to Mexico in 1892, and he sold the other to John W. Geton in November of 1882, on the same day he subdivided it (two days after buying it from Dr. Camac). Geton then sold it to Charles W. Klauder, James Holt's co-director at the Manayunk Trust Company, in October of 1885, who then sold it to James's wife, Mary Holt in April of 1886.

Registry Plan 95-N5 page below contains the history of these transaction: Lot 3 (to become the side yard for 145), Lot 4 (containing both 145 and 147 house lots), Lot 5 (subdivided from Lot 4 to become 145), 31 (subdivided from lot 4 to become 147), Lot 41 (to be come 41 Righter), plus the 5 Kalos Street parcels (to become 150 Kalos) purchased by James Holt from Dr. Camac for the rear yard of 145.

The full names of the Owners and the dates for each of the transactions in the sequence of their occurrence:

Lot 4: Former Owner: William Camac (see subdivision note, referencing Lots 5 and 31)

Owner: Thomas N. Allison; Date of Deed November 2, 1882

<u>147 Sumac:</u>

Lot 31 (a.k.a 147 Sumac):

Former Owner: Thomas Allison; Date of Deed November 2, 1882

Owner: Joseph Allison; Date of Deed November 14, 1884

Owner: Thomas N. Allison; Date of Deed march 23, 1885

Owner: Joseph Allison, Date of Deed January 2, 1892

Owner: Maurice F. Wilhere, Date of Deed, August 5, 1892

Lot 41 (a.k.a. 41 Righter Street) Former Owner: William Camac

Owner: Thomas N. Allison, Date of Deed July 25 1887

Owner: Joseph Allison, Date of Deed January 2, 1892

Owner: Maurice F. Wilhere, Date of Deed, August 5, 1892

<u>145 Sumac:</u>

Lot 3 (side yard for 145)

Former Owner: William Camac

Owner: Charles L. Young, Date of Deed, October 13, 1882

Owner: Charles W. Klauder, Date of Deed, July 23, 1885

Owner: Mary A. Holt, Date of Deed May 11, 1886

Lot 5 (a.k.a. 145 Sumac):

Former Owner: Thomas N. Allison; Date of Deed November 2, 1882 (as part of Lot 4)

Owner: John W. Getson; Date of Deed: November 4, 1882

Owner: Charles W. Klauder; Date of Deed: October 15, 1884

Owner: Mary A. Holt; Date of Deed: April 17, 1886

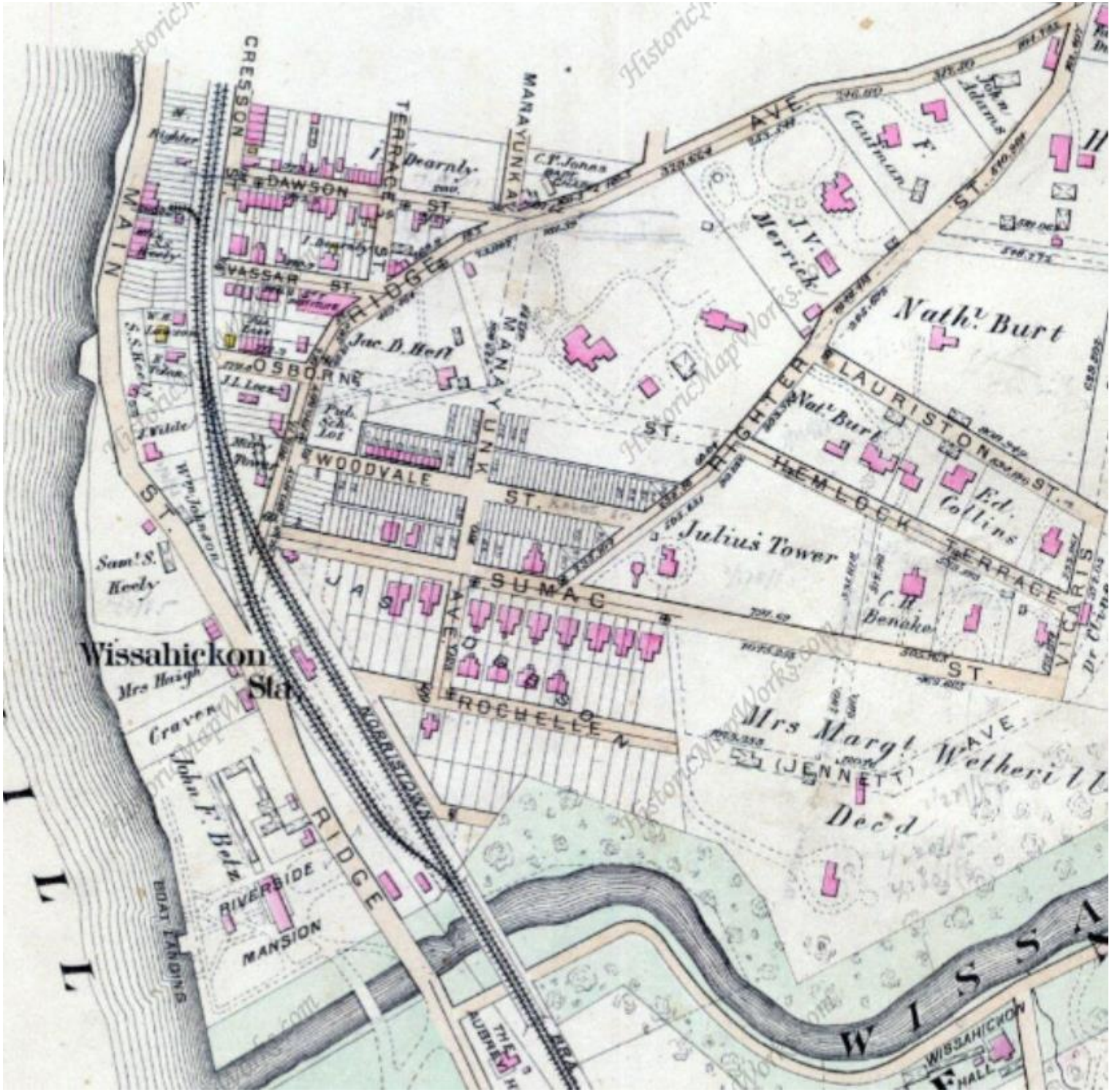
Lots 34, 36-39 (a.k.a. 150 Kalos):

Former Owner: William Camac

Owner: James Z Holt; Date of Deed April 28, 1986

	ORIGINAL ENTRY.							TRANSFERS.					
No.	ENTERED	OWNER	DATE OF DEED	No. of House	STREET	Feet Front	FORMER OWNER	OWNER	DATE OF DEED	OWNER	DATE OF DEED		
1	July 11. 1866	William Camac	July 7. 1866		Manayunk Ave	180	R. Rodney	King	Subd Dee nos 3 x 18 x 19 x 20 x 21 x 22 x 23 x 24 x 25 x 30 x 34 x 36 x 39 inc. 40 x 41. 74. 75. 76.				
2	July 11. 1866	William Camac	July 7 1866		Manayunk Ave	85½	R. Rodney	King	Subd Dee nos 6 x 7 x 8 x 9 x 10 x 11 x 12 x 13 x 14 x 15 x 16 x 17 x 27 x 28 x 29 x 32 x 42 x 61. 68.				
3	Oct 13. 1882	Charles L. Spring	Oct 6. 1882		Dumac	38.10	William Camac	Charles H. Klauder	July 23. 1885	Mary A. Holt	May 11. 1886		
4	Nov. 3. 1882	Thomas N. Allison	Nov. 2. 1882		Dumac	47.7½	William Camac	Subd Dee nos 5 x 31					
5	Nov. 4. 1882	John H. Geton	Nov. 4. 1882		Dumac	38.11	Thomas N. Allison	Chas. H. Klauder	Oct. 15. 1884	Mary A. Holt	Apl. 17. 1886		
6	Apl. 18. 1883	Ralph Walch Jr	Apl. 13. 1883		Woodvale	16	William Camac	Hartley Shoosmith	Oct 9. 1885	Covered by 73.			
7	Apl. 18. 1883	Ralph Walch Jr	Apl. 13. 1883		Woodvale	16	William Camac	James Stopford	July 5. 1888	James Stopford (Confirm)	Mch. 5. 1889		
8	Apl. 18. 1883	Ralph Walch Jr	Apl. 13. 1883		Woodvale	16	William Camac	Hartley Shoosmith	Oct 9. 1885	Covered by 73			
9	Apl. 18. 1883	Thomas Stone	Apl. 13. 1883		Woodvale	16	William Camac	Frank H. Allison Trus.	Mch. 30 1887	Wm. H. Williamson	May 11. 1887		
10	Apl. 18. 1883	George Fothergill	Apl. 13 1883		Woodvale	16	William Camac	Hartley Shoosmith	Oct. 9. 1885	Sub per 71. 73.			
11	Apl. 25. 1883	Hartley Shoosmith	Apl. 24. 1883		Woodvale	16	William Camac	Covered by 71.					
12	Apl. 25, 1883	Hartley Shoosmith	Apl. 24. 1883		Woodvale	20	William Camac	Sub. per 71. Sub Dee no. 77.					
13	May 24. 1883	Thomas J. Mowry	May 17. 1883	13	Woodvale	16	William Camac	James D. Spears Exr. Elizabeth Exr.	Aug 3. 1921	Elizabeth Spears	By Deed		
14	May 24. 1883	Thomas J. Mowry	May 17. 1883		Woodvale	16	William Camac	Martha C. Cartwell	Oct 11. 1921				
15	May 24. 1883	Thomas J. Mowry	May 17. 1883		Woodvale	16	William Camac	John Boyle & Laura Exr.	Apl 3. 1928	John Boyle	Survivor		
16	May 24. 1883	Thomas J. Mowry	May 17. 1883		Woodvale	16	William Camac	Henry J. Schneider Executrix	Sept. 22. 1942	Veronica Schneider	By Deed		
17	May 24. 1883	Thomas J. Mowry	May 17. 1883		Woodvale	16	William Camac	Isabella Clayborne	May 19. 1884	Edward A. Makem	Jan 27. 1911.		
18	July 18. 1883	James Dibbald	Oct 6. 1882		Dumac	42	William Camac	Abraham Graeff	Aug. 25. 1888	Subd Dee nos 52, 53. 69.			
19	Aug. 6. 1884	Thomas N. Allison	June 20. 1884		Woodvale	16	William Camac	Joseph Allison	Nov. 15. 1884	Thomas N. Allison	Mch. 23. 1885.		
20	Aug. 6. 1884	Thomas N. Allison	June 20. 1884		Woodvale	16	William Camac	Joseph Allison	Nov. 15. 1884	Thomas N. Allison	Mch. 23. 1885		
21	Aug. 6. 1884	Thomas N. Allison	June 20. 1884		Woodvale	16	William Camac	Joseph Allison	Nov. 15. 1884	Thomas N. Allison	Mch. 23. 1885		
22	Aug. 6. 1884	Thomas N. Allison	June 20. 1884		Woodvale	16	William Camac	Joseph Allison	Nov. 15. 1884	Thomas N. Allison	Mch 23. 1885		
23	Oct 28. 1884	Archibald M. Lawson	Oct. 14. 1884		Dumac	21	William Camac	John Highlands	Nov. 1. 1892	John H. Deonley	Jan. 18. 1898		
24	Oct 28. 1884	Archibald M. Lawson	Oct. 14. 1884		Dumac	21	William Camac	John Highlands	Nov. 1. 1892	John H. Deonley	Jan. 18. 1899		
25	Oct 28. 1884	Archibald M. Lawson	Oct. 14. 1884		Woodvale	20	William Camac	John Highlands	Nov. 1. 1892	Harriet Waterfield	Apl. 17. 1906		
26	Oct 28. 1884	Archibald M. Lawson	Oct. 14. 1884		Woodvale	16	William Camac	John Highlands	Nov. 1. 1892	Harriet Waterfield	Apl. 17. 1906		
27	Oct 9. 1884	Benjamin Fawley	Oct. 4. 1884		Woodvale	16	William Camac	Covered by no. 30					
28	Oct 9. 1884	Benjamin Fawley	Oct. 4. 1884		Woodvale	16	William Camac	Subd Dee nos 30 x 35					
29	Oct. 1884	Benjamin Fawley	Oct. 4. 1884		Woodvale	16	William Camac	Covered by no 35					
30	Oct. 1884	Sarah A. Wilde	Oct. 10. 1884		Woodvale	24	Benjamin Fawley	Daniel Taylor	Feb 24. 1888	William B. Taylor	June 13. 1896		
31	Nov. 21. 1884	Joseph Allison	Nov. 14. 1884	31	Dumac	58.3½	Thomas N. Allison	Thomas N. Allison	Mch. 23. 1885	Joseph Allison	Jan. 2. 1892.		
32	Jan 6. 1885	James Whitaker Trustee	May 26. 1885		Woodvale	146 3/8	William Camac	Subd Dee nos 149. 65.					
33	Dec 7. 1885	John McNeill	Nov. 10. 1885		Kalos	16	William Camac	Austin Culp	Oct. 20. 1887	Covered by no 43			
34	May 3. 1886	James Z. Holt	Apl. 28. 1886		Woodvale	16½	William Camac	Edward Z. Holt	Oct 26. 1938	Joseph A. Kalinoski	Oct 1. 1941		
35	Dec. 1886	Mary Newton	Nov. 26. 1886		Kalos	24	Benjamin Fawley	Annie E. Jones	Apl 25. 1918	J. Morris Thomas	War		
36	May 3. 1886	James Z. Holt	Apl. 28. 1886		Kalos	16½	William Camac	Edward Z. Holt	Oct 26. 1938	Joseph A. Kalinoski	Oct 1. 1941		
37	May 3. 1886	James Z. Holt	Apl. 28. 1886		Kalos	16	William Camac	Edward Z. Holt	Oct 26. 1938	Joseph A. Kalinoski	Oct 1. 1941		
38	May 3. 1886	James Z. Holt	Apl. 28. 1886		Kalos	16	William Camac	Edward Z. Holt	Oct 26. 1938	Joseph A. Kalinoski	Oct 1. 1941		
39	May 3. 1886	James Z. Holt	Apl. 28. 1886		Kalos	16	William Camac	Edward Z. Holt	Oct 26. 1938	Joseph A. Kalinoski	Oct 1. 1941		
40	Dec 28. 1887	Austin Culp	Nov. 28. 1887	40	Kalos	65.8	William Camac	Subdivided Dee nos 43 + 44 + inc 48		Maurice F. Hilbere			
41	Jan 4. 1888	Thomas N. Allison	July 25. 1887		Righter	191.4 3/8	William Camac	Joseph Allison	Jan. 2. 1892	Maurice F. Hilbere	Aug 5. 1892.		
42	Jan 4. 1888	Austin Culp	Nov. 28. 1887		Kalos	112	William Camac	A. Ellwood Jones	Dec 22. 1887	Subd Dee nos 51 x 55 x 56 x 57			
										Ellen H. Pace	On Will		

31	Maurice F. Hilbere	Aug 5. 1892	



G.M. Hopkins 1884 Atlas of the 21st Ward

Showing the Wilhere House and its twin …among the first buildings in Wissahickon

The deed between Dr. William Camac and Thomas N. Allison for 147 Sumac Street, dated November 1882, indicating that there were improvements on the parcel, with southwest coordinates consistent with modern deed for 145 Sumac. JOD: 54; 373. Researched by John Charles Manton, B.S. in Ed.; M.S., 2015;

William Camac et ux
to
Thomas N. Allison

This Indenture made the Second day of November in the year of our Lord one thousand eight hundred and eighty two (1882) Between William Camac of the Twenty first Ward of the City of Philadelphia and Ellen M. his wife of the one part and Thomas N. Allison of the said Ward and City Conveyancer of the other part Witnesseth that the said William Camac and Ellen M. his wife for and in consideration of the sum of One thousand five hundred and fifty dollars lawful money of the United States of America unto them well and truly paid by the said Thomas N. Allison 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 Thomas N. Allison his heirs and assigns All that certain lot or piece of ground with the improvements thereon erected situate in the Twenty first Ward of the City of Philadelphia aforesaid and described according to a survey thereof made on October 4. 1882 (last past) by John H. Severing Esq. Surveyor of the Eighth Survey District of Philadelphia as follows to wit Beginning at a point in the Northwesterly side of Sumac street (fifty feet wide) at the distance of one hundred and twenty two feet ten inches Northeasterly from the Northeasterly side of Manayunk Avenue (fifty feet wide) and thence extending Northwesterly by other ground of said William Camac and on a line at right angles to said Sumac street ninety six feet to a point a corner thence Northeasterly by other ground of said William Camac and on a line parallel with said Sumac street ninety seven feet two and five eighths inches to another corner thence Southeasterly on a line at right angles to said Sumac street and still by other ground of said William Camac ninety six feet to the point of intersection of the said Northwesterly side of Sumac street with the Westerly side of Righter street (fifty feet wide) and thence extending Southwesterly along the said side of said Sumac street ninety seven feet two and five eighths inches to the place of beginning Which lot of ground is part of a certain large tract which Daniel Rodney King and wife by Indenture dated the Seventh day of

July A D 1866 and recorded at Philadelphia in Deed Book L R B. No 196 page 31 &c granted and conveyed unto the said William Camac in fee Subject nevertheless to the payment of three several yearly ground rents of Four hundred and eighty dollars one hundred and fifteen dollars and fifty cents and one hundred and ninety eight dollars respectively Which said ground rents were released and extinguished unto the said William Camac his heirs and assigns by Deed dated the thirty first day of May A D 1871 and recorded at Philadelphia in Deed Book J C H No 167 page 29 &c by Deed dated September 29. 1869 and recorded at Philadelphia in Deed Book J J O. No 281 page 63 &c and by Deed dated the Twenty ninth day of September A D 1869 and recorded at Philadelphia in Deed Book J J O. No 281 page 103 &c respectively Together with all and singular the improvements streets alleys passages ways waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in anywise 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 William Camac and Ellen M 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 so to be with the appurtenances unto the said Thomas N. Allison his heirs and assigns to and for the only proper use and behoof of the said Thomas N. Allison his heirs and assigns forever <u>Yonder and Subject</u> nevertheless to the following conditions and restrictions to wit First that no building shall ever be erected on said lot within sixteen feet of the present line of the curbstone on said Sumac street Second that there shall not at any time be erected on said premises or any part thereof any Glue Factory Bone boiling Lamp Black or Printers Ink Factory Varnish Turpentine Camphene or Burning Fluid Factory Chemical Laboratory Slaughter House Soap or Tallow Chandlery Distillery of

Spirituous or Malt Liquors or make or deposit thereon any kind of offensive offal matter Third that no building erected thereon shall ever be used as a place for the sale of Spirituous or Malt Liquors And the said William Camac for himself his heirs executors and administrators doth by these presents covenant grant and agree to and with the said Thomas N. Allison his heirs and assigns that he the said William Camac 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 Thomas N. Allison his heirs and assigns against him the said William Camac 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 subject as aforesaid 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
H. E. Garsed
C. Dubree

W. Camac (S)

Ellen M. Camac (S)

Received the day of the date of the above Indenture of the above named William Camac the sum of one thousand five hundred and fifty dollars being the full consideration money above mentioned

Witnesses at signing
H. E. Garsed
C. Dubree

W. Camac

On the second day of November Anno Domini 1882 before me Henry E. Garsed a Notary Public of the Commonwealth of Pennsylvania in and for the City of Philadelphia personally appeared the above named William Camac and Ellen M. 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 Ellen M. being of full age and separate and apart from her said husband by me thereon privately examined and the full contents of

the above Deed being by me first made Known unto her did thereupon declare 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

H. E. Garsed
Notary Public

Recorded Nov 3/82 2.10

The deed between Joseph Allison (who bought it from his brother Thomas, presumably in absentia) and Maurice Wilhere, including the Righter Street parcel, dated August 5, 1892

Researched by John Charles Manton, B.S. in Ed.; M.S., 2015;

35212 Joseph Allison to Maurice F. Wilhere

This Indenture made the Fifth day of August in the year of our Lord One thousand eight hundred and ninety two (1892) Between Joseph Allison of the Tenth Ward of the City of Philadelphia Gentleman of the one part and Maurice F. Wilhere of the said City Magistrate of the other part Witnesseth that the said Joseph Allison for and in consideration of the sum of Six thousand dollars lawful money of the United States of America unto him well and truly paid by the said Maurice F. Wilhere at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged hath granted bargained sold aliened enfeoffed released and confirmed and by these presents doth grant bargain sell alien enfeoff release and confirm unto the said Maurice F. Wilhere his heirs and assigns, All that Certain lot or piece of ground with the brick messuage or tenement and improvements thereon erected situate in the Twenty first ward of the City of Philadelphia aforesaid and described as follows to wit — Beginning at a point in the Northwestwardly side of Sumac Street (fifty feet wide) at the distance of One hundred and sixty-one feet nine inches Northeasterly from the Northeasterly side of Germantown Avenue (fifty feet wide) and thence by lines Northeasterly by ground now or formerly of John W. Glilton and on a line at right angles to said Sumac Street ninety six feet to a corner thence Northeasterly still by said ground and on a line parallel with said Sumac Street two feet seven inches to another corner thence North Westerly still by said ground on a line at right angles to said Sumac Street eighty four feet to the Southeasterly side of Woodvale now Kale Street fifty feet wide thence Northeasterly along the said side of said Woodvale Street sixty four feet to a corner thence Southeasterly by ground now late of William F. Tamac on a line at right angles to said Woodvale Street eighty four feet to a corner thence Southwestwardly still by said ground eight feet four inches to a corner thence Southeasterly still by said ground and on a

1892 Deed — TG: 184, 471

line at right angles to said Sumac Street ninety six feet to the point of intersection of the said North Westerly side of Sumac Street with the Westerly side of Rightler Street fifty feet wide and thence extending Southwesterly along said side of said Sumac Street fifty eight feet three and five eighths inches to the place of beginning And Also All that Certain lot or piece of ground situate in the Ward and City aforesaid and described as follows to wit Beginning at a corner formed by the intersection of the North Westerly side of said Sumac Street with the Westerly side of said Rightler Street thence extending North Westerly on a line at right angles to said Sumac Street ninety six feet to a corner thence Northeasterly on a line parallel with said Sumac Street eighty nine feet eleven and one quarter inches to said Westerly side of said Rightler Street and thence Southwardly along said side of said Rightler Street One hundred and thirty one feet six and five eighths inches to the place of beginning Being the same premises which Thomas R. Allison and Bertha E. his wife by Indenture bearing date the second day of January A.D. 1892 and recorded at Philadelphia in deed Book T.G. No 121 page 256 &c. granted and conveyed unto the said Joseph Allison inter alia in fee. Together with all and singular the Buildings and improvements streets alleys roads passages ways water 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 Joseph Allison in law equity or otherwise howsoever of in and to the same and every part thereof To Have and to Hold the said hereby described lots or pieces of ground with the first messuage tenement and improvements thereon erected hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Maurice F. Wilbur his heirs and

assigns to and for the only proper use and behoof of the said Maurice F. Wilkins his heirs and assigns forever. Under and subject nevertheless to the following conditions and restrictions to wit First that no building shall ever be erected on said premises within sixteen feet of the present line of the curb-stone on said Lemac street Second that there shall not at any time be erected on said premises or any part thereof any glue factory bone-boiling lamp black or printers ink factory varnish turpentine camphene or burning fluid factory chemical laboratory slaughter house or tallow chandlery or distillery of spirituous or malt liquors or make or deposit thereon any kind of offensive offal matter. Third that no building erected thereon shall ever be used as a place for the sale of spirituous or malt liquors. And the said Joseph Allison for himself his heirs executors and administrators doth by these presents covenant grant and agree to and with the said Maurice F. Wilkins his heirs and assigns that he the said Joseph Allison and his heirs all and singular the hereditaments and premises hereinbefore described and granted or mentioned and intended so to be with the appurtenances unto the said Maurice F. Wilkins his heirs and assigns against him the said Joseph Allison and his heirs and against all and any other person or persons whomsoever lawfully claiming or claiming the same or any part thereof By from or under him them or any of them shall and will fully justify 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 hereinbefore written

Sealed and Delivered in the presence of us
Ocis Egan
Geo F. Powell

Joseph Allison (Seal)

Received the day of the date of the above indenture of the above named Maurice F. Wilkins the sum of Six thousand dollars being the full consideration money within mentioned

Witness at signing
Ocis Egan
Geo F. Powell

Joseph Allison.

On the Fifth day of August Anno Domini 1892 before me a Notary Public for the Commonwealth of Pennsylvania residing in Philadelphia personally appeared the above named Joseph Allison and in due form of law acknowledged the above Indenture to be his act and deed and desired the same might be recorded as such. Witness my hand and Notarial Seal the day and year aforesaid

Otis Egan
Notary Public

Recorded August 5/92 in 2440

Henry H. Barton et al | This Indenture made the

MAURICE WILHERE

Obituary – Maurice Milhere – Philadelphia Inquirer, August 5 1908, p.2
Researched by John C, Manton, B.S. in Ed. M.S.

MAURICE WILHERE, LONG ILL, DIES

Former Magistrate Succumbs to Heart Trouble in Atlantic City

Long Actively Identified With Democratic Party Politics in City and State

After a prolonged illness, former Magistrate Maurice F. Wilhere, who for years was a prominent factor in local Democratic politics, died yesterday morning in Atlantic City, at the age of 54 years.

He had been a sufferer from heart trouble for many months, and had gone to the shore for the benefit of his health. He had grown steadily worse since last April and had been hovering between life and death for many days. For weeks his physicians had given up all hope of a recovery, and his family and friends had awaited the fatal result day by day.

The body of Mr. Wilhere was brought from Atlantic City yesterday and taken to his late home, 147 Sumac street, Wissahickon. The funeral arrangements will be announced today.

Maurice F. Wilhere was born in Philadelphia, October 30, 1854, and had lived for the past thirty-seven years in Wissahickon. He early took an active part in Democratic politics in his ward, serving as school director from 1886 to 1888; as chairman of the Twenty-first Ward Democratic Committee from 1877 to 1885, and as member of the State Committee from 1885 to 1887.

Had Postoffice Appointment

When William F. Harrity was appointed Postmaster of Philadelphia by President Cleveland, Mr. Wilhere was made the chief of the retail stamp department. The Democratic party nominated him for Magistrate in 1887. A bitter fight was made against him, but he was elected. He was renominated in 1891 and again elected. He was a lifelong member of the Ancient Order of Hibernians, its chief for eight years, and afterwards chairman of its governing and advisory boards.

In business he was at one time a member of the firm of Hannings & Wilhere, undertakers, 26 North Sixth street, and at the time of his death he was president of the American Brewing Company.

He was prominent in the parish of St. John the Baptist, in Manayunk, at which church the funeral services will be held.

Maurice Wilhere – Portrait

Researched by John C, Manton, B.S. in Ed. M.S.

Source: http://victoriancollections.net.au/items/52983d572162ef15fc3f5214

BUILDING PERMIT

May 22, 1916 Building permit for the addition of rear bay window. Researched by John Charles Manton, B.S. in Ed.; M.S., 2015

L & I FORM 14

"A"

DEPARTMENT MEMORANDUM

NEW BUILDING—CLASS 3 MATERIAL Brick

ALTERS OR ADD.—CLASS MATERIAL All

PERMIT No. 3300

FEE, $ 2.00

PLAN No.

Application for Permit for Additions, Alterations, Repairs, One-Story Structures, Frame Buildings, Bay Windows, Heaters, Boiler and Engine Foundations, etc.

Philadelphia, May 22 1916

To the BUREAU OF BUILDING INSPECTION.

The undersigned applies for a permit to construct the following described work:

At the exact location 147 Sumack St

21 Ward

What is the present building used for? Dwelling

What will the new building or addition be used for? Bay Window

Give definite particulars as to work proposed and materials used build frame bay 2nd story room 10' wide 4' deep 2nd story - tin roof - 2-6" clear of party line

SUBJECT TO APPROVAL OF THE DISTRICT INSPECTOR.

Provisions of the building laws and City Ordinances will be complied with, whether specified herein or not.

Dwelling or tenement, give size of open yard space remaining Over 1440 sq ft

Date of Commencing May 23/16

Estimated Cost 250.00

Owner Mr Albert Hood Address 147 Sumack St

Architect " "

Contractor Elmer L Cuthbertson " 334 Rockborough

Applicant " " " " "

State of PENNSYLVANIA, City of PHILADELPHIA, } ss.

Personally appeared before me the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia Elmer L Cuthbertson