NOMINATION OF HISTORIC DISTRICT
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. NAME OF HISTORIC DISTRICT

_____Overbrook Farms_____

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2. LOCATION

Please attach a map of Philadelphia locating the historic district.

Councilmanic District(s):___4_____

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3. BOUNDARY DESCRIPTION

Please attach a map of the district and a written description of the boundary.

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4. DESCRIPTION

Please attach a description of built and natural environments in the district.

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5. INVENTORY

Please attach an inventory of the district with an entry for every property. All street addresses must coincide with official Board of Revision of Taxes addresses.

Total number of properties in district:_____497_____

Count buildings with multiple units as one.

Number of properties already on Register/percentage of total:___2____/__0.4___

Number of significant properties/percentage of total:_____13_____/_____3____

Number of contributing properties/percentage of total:___434_____/_____87___

Number of non-contributing properties/percentage of total:__50___/____10____

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6. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from __1850___ to __1929___

CRITERIA FOR DESIGNATION:

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

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

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

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

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

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

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

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

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

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

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

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7. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

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8. NOMINATOR

Organization____Overbrook Farms Club_____Date_____October 2004_____

Statement of Significance, Inventory, and various revisions by the PHC Staff

Address__6376 City Avenue_____Telephone___215-477-9250_____

City, State, and Postal Code_Philadelphia, PA 19151_____

PHC USE ONLY

Date of Receipt:_____

☐ Correct-Complete ☐ Incorrect-Incomplete Date:_____

Date of Preliminary Eligibility:_____

Date of Notice Issuance:_____

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

Date(s) Reviewed by the Historical Commission:_____

Date of Final Action:_____

☐ Designated ☐ Rejected

Boundary Description

The Overbrook Farms Historic District boundary begins southeast of the southeast corner of City Avenue and 66th Street at the rear property line of 6440 City Avenue; thence follows 66th Street southeast to the rear of the property line of 6490 Woodbine Avenue; thence follows the rear property lines along the southeast side of Woodbine Avenue northeast to 63rd Street; thence follows along North 63rd Street northwest to the southeast property line of 2037 N. 63rd Street; thence follows along the said property line and continues across the train tracks to the northwest corner of the property at 2024R Upland Way; thence follows along the northwest property line of the said property to a point of intersection with the southern corner of the property at 6012R Drexel Avenue; thence follows along the southwest property line of the said property to a point; thence follows along the northwest property line to a point; thence follows along the northeast property line and continues along the rear property lines of 2048, 2036, 2034, 2030, 2022, and 2018 Upland Way to the southeastern corner of 2018 Upland Way; thence follows along the southern property line of the said property to Upland Way; thence follows along Upland Way to the southern corner of the property at 5998 Woodbine Avenue; thence follows along the rear property lines of the properties on the southeast side of Woodbine Avenue, crossing North 59th Street, to the intersection with North 58th Street; thence follows along 58th Street to its intersection with Overbrook Avenue; thence follows along Overbrook Avenue to the southeast property line of 5841 Overbrook Avenue; thence follows along said property line to the rear property line of said property; thence follows along the rear property lines of 5841, 5849, 5859, and 5869 Overbrook Avenue and continues across North 59th Street; thence follows along the rear property lines of properties along the northwest side of Overbrook Avenue and continues along the curve to the northwest of the rear property lines to the northern corner of the property at 6037 Overbrook Avenue; thence follows along the northwest property line of the said property and continues across Overbrook Avenue to the northern corner of the property at 6038 Overbrook Avenue; thence follows along the northwest property line of the said property to its western corner; thence follows along the rear property line of 6055-63 Drexel Road to its northern corner; thence follows along the northwest property line to Drexel Road; thence follows along Drexel Road to the intersection with City Avenue; thence follows along City Avenue to the northern corner of 6440 City Avenue; thence follows along the north east property line of the said property to the rear property line; thence follows along the rear property line to the point of beginning.

The district generally follows the original boundaries of the land developed by Wendell & Smith as Overbrook Farms, with the addition of 5841 and 5849 Overbrook Avenue, which was added to Overbrook Farms, and the Wistar Morris Estate between Lancaster Avenue and 66th Street and roughly Overbrook Avenue and City Avenue, which was developed as an addition to Overbrook Farms. The boundary excludes 6100 City Avenue and several properties on the north side of Woodbine between Upland Way and the SEPTA right of way, and on the of Upland Way between Woodbine Avenue and the property at 2018 Upland Way. The property at 6100 City Avenue was excluded because it is currently occupied by two high-rise apartment towers, which do not fit the scale or design of the district. The properties on Woodbine and Upland Way were excluded because they were built in the late 1980s after the demolition in 1976 of the Overbrook Farms Steam Heat Plant, which had occupied the site since 1894, and are not characteristic of the overall Overbrook Farms District.

Description

The Overbrook Farms neighborhood in West Philadelphia is an example of a planned suburb, principally constructed between 1893 and 1929, within the city's limits. The development illustrates trends in suburban community planning in the late nineteenth and early twentieth centuries including street layout, landscaping, setbacks, amenities, and architectural lexicon.

The plan of Overbrook Farms is roughly rectangular, encompassing approximately 171 acres at the city's western edge. The former Pennsylvania Railroad, now used by Amtrak and Septa's Regional Rail Division, bisects the community as does Lancaster Avenue, which was a turnpike road until 1917 and remains a major automobile thoroughfare through the area. City Avenue (U.S. Route 1), another major arterial, forms the northwestern boundary of the district as well as the Philadelphia city boundary. Morris Park, part of the Fairmount Park system, bounds the district to the southwest adjacent to 66th Street. Rowhouse dwellings and the grounds of the Overbrook School for the Blind mark the southeastern boundary of the district. The northeastern boundary is 58th Street and the property of the Sisters of the Visitation of Holy Mary in the 2400 block of North 58th Street at City Avenue.

Streets in the district are laid out with respect to the railroad. The only railroad crossings within Overbrook Farms are the bridge carrying City Avenue over the tracks and Woodbine Avenue running under the railroad tracks. East of the tracks, Drexel Road and Overbrook Avenue curve to meet City Avenue rather than traverse the tracks. Upland Way, 58th Street, and 59th Street provide cross streets. To the west of the tracks, most streets form a rectilinear grid except for 63rd Street, Lancaster Avenue (former turnpike), and Church Road, the latter of which was the last road to be constructed in Overbrook Farms around 1912. The paved roads are generally 35-50 feet wide, with granite curbs and cement sidewalks. Roads follow the terrain of the landscape. The concrete sidewalks are separated from the curb by a grass strip except along 63rd Street where the sidewalk meets the curb. Traffic is regulated by stop signs, except along the main thoroughfares where traffic lights prevail.

Although building usage within the district is diverse, single-family detached and semi-detached dwellings are the dominant building types in the district. Religious institutions dating from the late nineteenth and early twentieth centuries are located at the corners of several of the blocks in both sections of the district. In the twentieth century, several Jewish organizations were established on the east side of the district. The train station, built c. 1858, is located on N. 63rd Street at its intersection with City Avenue. The steam plant, which was built in the 1890s and demolished in 1976, was also located on the east side of the railroad tracks along Woodbine Avenue. Modern buildings now replace this structure.

Many of the various architectural styles that were popular in the late nineteenth and early twentieth centuries are represented in the district. Although there are over twenty styles represented in the district, the majority of houses are Colonial Revival or Tudor Revival. Other styles from the late nineteenth and early twentieth centuries in the district include Arts & Crafts, Dutch Colonial Revival, Gothic Revival, Queen Anne, Prairie, Romanesque, and Shingle.

Consistent with suburban developments, approximately 90% of the buildings in Overbrook Farms are residential in nature. These include detached and semi-detached dwellings and apartment buildings. Massing and materials are consistent throughout the district, with two-and-a-half to three-story buildings being most common. Primary materials are stone (mostly Wissahickon schist), brick, and stucco. All historic houses have large front porches, many of them covered. Ornate chimneys, classical columns, projecting bays, leaded glass windows,

dormers, and decorative masonry features such as cartouches, quoins, and gargoyles are found on many residential buildings in the district.

Utilitarian structures were also built in the district to provide amenities to its residents. Commercial, religious, and educational buildings dominate the non-residential uses. Two-story commercial buildings are located on 63rd Street between the railroad and Lancaster Avenue. Originally, these commercial buildings, specifically those located along the east side of 63rd Street, included uses such as a general store, pharmacy, doctor's office, and a livery. Currently, these buildings contain restaurants, medical offices, day care centers, delicatessens, dry cleaners, and other small retail and service providers. Apartment buildings dating from the early part of the twentieth century also permeate this area and occupy the corner lots of several blocks. One and two-story intrusions, primarily modest houses constructed on the subdivided lots of lost mansions, are mostly located in the northeastern side of the district. There are also two bridges in the district. The stone bridge carrying the former Pennsylvania Railroad over Woodbine Avenue and the Art Deco concrete bridge that carries City Avenue over the railroad tracks.

Landscaping and vegetation were important features of suburban developments during the late-nineteenth and early twentieth centuries and remain important to the district today. The deed restrictions requiring set backs from streets have been respected. The front and side yards, mature trees, and plantings such as hedges define the suburban environment. While hedges often define front and side property lines, other plants including rhododendrons, mountain laurel, japonica, holly, and azaleas dot the properties. Property owners have also planted flowerbeds and other gardens to enhance their outdoor spaces. Although front yards generally remain open, the fencing of rear yards has become fairly common in the district. Fence types include wood picket, wood plank, chain link, and iron fences with stone piers. Walkways are mainly concrete, although brick and slate are present. Driveways are largely concrete; however there are some asphalt driveways present.

Many driveways in the district lead to outbuildings, which are set back significant distances from the streets, as required by the deed restrictions. Most outbuildings in the district are garages or former carriage houses. Some have been converted to other uses, such as studios and residences. There are scattered sheds, most of which are modern. Historic outbuildings tend to match their parent dwellings in material and style.

The majority of the buildings in the district, particularly the dwellings, maintain their original form and materials. In many cases, additions and alterations were made within the period of significance. More recent alterations include replacement windows, glazed porches, and wing additions. Although modern alterations and materials are present, original or otherwise historic exterior materials dominate this district. This is likely due to the predominance of masonry construction. The majority of buildings are in good to excellent condition.

Statement of Significance, Overbrook Farms Historic District

MY INDIAN POLICY

I LIVE in a most peaceful home,
Upon a quiet street;
Yet when within my door I come
I'm very apt to meet
Two savage braves in gorgeous suits,
And moccasins instead of boots.

Now who is safe from tomahawks
When such as these appear?
They utter awful yells and squawks
That pierce their victim's ear.
'Tis best to go down on my knees,
And grant them anything they please.

For these fierce chieftains will not take
My scalp, if I will give
A slice of that especial cake
On which they love to live;
And if I offer cambric tea
They'll very friendly Indians be.

Emily Sargent Lewis, "My Indian Policy," 1910 5901 Drexel Road, Lewis House

"My Indian Policy," a poem published by Emily Sargent Lewis in 1910, while she lived at 5901 Drexel Road, presents an idyllic image of suburban domesticity at turn-of-the-century Overbrook Farms, a place where most peaceful homes lined quiet streets and complex problems were solved with especial cakes and cambric tea, a mild children's drink brewed with milk and sugar.[1] However, although peaceful and quiet, Overbrook Farms was not disconnected from the modern, urban, industrial City of Philadelphia. It was, in fact, explicitly developed as an essential component of the emerging modern metropolis, engineered with great precision to provide a stable, safe, sanitary, orderly, attractive, and efficient environment for well-heeled residents of the modern city. And its inhabitants were likewise quintessentially modern. Poet Emily Sargent Lewis was also a suffragette and president of the Equal Franchise Society of Philadelphia, who authored plays advocating for women's rights.[2] Her husband, Wilfred Lewis, was an engineer, president of the Tabor Manufacturing Company, and close friend and colleague of Frederick Winslow Taylor, the world-renowned creator of scientific management, the efficiency system that revolutionized industrial production at the turn of the century.[3] Their neighbors were families headed by manufacturers, merchants, attorneys, bankers, stockbrokers, educators, artists, architects, and other professionals.

Overbrook Farms is a suburban residential development of approximately 500 properties located on the western edge of the City of Philadelphia and centered on the Main Line of the former Pennsylvania Railroad. Laid out in the early 1890s and populated with large detached and semi-detached houses designed by prominent architects in various revival styles between the 1890s and the 1920s, Overbrook Farms retains a high degree of integrity and clearly documents a critical moment in Philadelphia's evolution, when the city reached its zenith as an industrial, commercial, and financial center. Developed by bankers and designed by architects and engineers, Overbrook Farms was a complex machine intended to rationally, efficiently, and

scientifically satisfy the physical and psychological needs of its upper-middle and upper class residents, who had created the dirty, chaotic city but did not want to live in it. Like the enterprises that neighborhood's engineers, industrialists, attorneys, bankers, and stockbrokers designed, ran, represented, financed, and bought and sold, the development was a well-oiled, for-profit venture intent on producing a highly desirable commodity, the ideal domestic environment. With stylish spacious houses set on large landscaped lots, clean water, plentiful steam heat, reliable electricity, well-maintained roads and sidewalks, and sanitary sewerage and drainage, Overbrook Farms was radically disconnected from the urban, commercial, and industrial sections of the city, yet remained inextricably linked to them, most tangibly by the Pennsylvania Railroad line. As the advertisements for the development exclaimed, Overbrook Farms was "A Desirable Home Place, Suburban Living at Its Best," yet only "10 minutes, 5 miles, 10 cents from Broad Street Station." A highly legible and extremely edifying bricks-and-mortar document of a very important moment in Philadelphia's history, Overbrook Farms warrants the Philadelphia Historical Commission's designation, protection, and preservation.

The Overbrook Farms Historic District satisfies seven Criteria for Designation (a, c, d, e, f, h, and j) as delineated in Section 14-2007(5) of the Philadelphia Code, the City's historic preservation ordinance. Paraphrasing the criteria, the Overbrook Farms Historic District:

> (a) Has significant character, interest and value as part of the development, heritage and cultural characteristics of the City, Commonwealth and Nation and is associated with the lives of persons significant in the past;
> (c) Reflects the environment in an era characterized by distinctive architectural styles;
> (d) Embodies distinguishing characteristics of architectural styles and engineering specimens;
> (e) Is the work of architects, landscape architects, and engineers whose production has significantly influenced the historical, architectural, economic, social, and cultural development of the City, Commonwealth and Nation;
> (f) Contains elements of design, detail, materials and craftsmanship which represent significant innovations;
> (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City;
> (j) Exemplifies the cultural, political, economic, social and historical heritage of the community.

The period of significance of the Overbrook Farms Historic District spans from 1850, when the trains first ran through the district, to 1929, when the last of the original buildings of the development was constructed and the first of the original buildings demolished. During this period, the men and women who lived and worked in Overbrook Farms created a vibrant community that had broad-ranging and significant effects beyond the bounds of the suburban development.

Philadelphia's Early Suburbs

When its developers first imagined Overbrook Farms in 1892, Philadelphia had been the home to garden railroad suburbs for nearly 50 years. For example, during the decades after the opening of the Philadelphia, Germantown & Norristown Railroad to Germantown in 1832, the Johnson and Haines farmsteads west of Germantown Avenue, in what was then an independent township, were developed as the fashionable Tulpehocken residential neighborhood, with large Victorian houses set on green lots. However, unlike the later development that would occur at Overbrook Farms, the development at Tulpehocken was the

result of small-scale developers worked individually, erecting houses of various sizes, styles, and values in a piecemeal fashion over a long period of time without the benefits of economies of scale or a private, integrated infrastructure system. After the same railroad was extended to Chestnut Hill in 1854, Samuel Austin constructed several grand Italianate villas on large green lawns along Summit Street, the highest point in the newly-consolidated city. Others including Charles Taylor erected suburban villas for commuters on Norwood Avenue and the other streets around Summit Avenue and the railroad station in Chestnut Hill in the mid nineteenth century, creating a pleasant suburban community, but, again, these were relatively small-scale ventures. At about the same time, in the early 1850s, suburban development began in West Philadelphia, which had been linked to the city center by a growing street car system. Samuel Harrison and Nathaniel B. Browne developed a tract of farmland as Hamilton Terrace. There, architect Samuel Sloan erected picturesque Gothic Revival and Italianate villas in the romantic manner advocated by landscape theorist Andrew Jackson Downing in the 1840s. Nearby, around 40th and Pine Streets, developer Jacob Knorr platted the land and sold lots for houses on the condition that the buyers erect "substantial stone or brick buildings." To the southeast of Knorr's subdivision, real estate developer Charles M.S. Leslie constructed Woodland Terrace, a larger development of 22 Italianate twins crafted to appear as large single houses. To protect his development in this pre-zoning era, Leslie incorporated a restrictive clause into the Woodland Terrace deeds that prohibited the erection of a "slaughterhouse, skin dressing house or engine house, blacksmith shop or carpenter shop, glue, soap, candle or starch manufactory or any other offensive occupation."[4] Other picturesque suburban developments grew along the rail and street car lines in and around Philadelphia during the decades before and after the Civil War, for example at Powelton Village, Jenkintown, and Ridley Park, but none was like those established in the late nineteenth century by the Drexel Syndicate and Wendell & Smith, the developers of Overbrook Farms as well as Wayne, St. David's, and Pelham. At Overbrook Farms, fueled by the Drexel Syndicate's access to enormous amounts of capital, Wendell & Smith worked at entirely novel scales and intensities, creating a unique, suburban community that maintains its beauty and significance more than a century later.

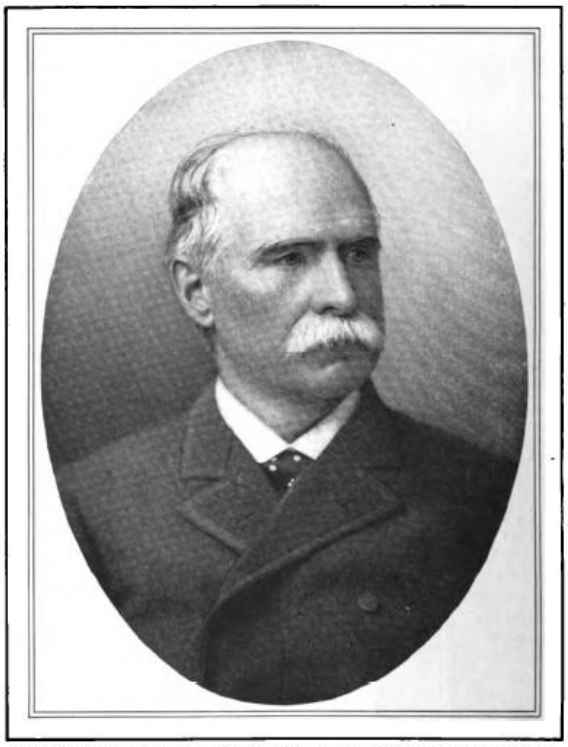
Drexel & Co.

On 28 October 1892, Anthony J. Drexel, the senior partner of Drexel & Co., one of the most powerful investment banks in the world, completed the negotiations for the purchase of the John M. George Estate, 171 acres of open land on the western edge of Philadelphia that would be developed as Overbrook Farms.[5] The proceeds of the sale would endow the George School, a Quaker boarding school in Newtown, Bucks County, Pennsylvania. A contemporary report on the purchase agreement explained that "the tract will be open for improvement by the purchaser. It is one of the highest pieces of ground within the city limits, being at its highest point, about 250 feet above city datum. The ground is covered with fine old trees, and slopes on all sides toward pretty streams."[6] An 1888 map of the area shows that the George Estate tract was largely open, undeveloped land. The Pennsylvania Railroad's Main Line bisected the tract. The Overbrook Railroad Station stood as it stands today at the intersection of the tracks with City Avenue. Two roads crossed the tract, Lancaster Pike, an ancient turnpike on its current bed, and Merion Road, which ran parallel to and northeast of the railroad line, but was later removed. A handful of buildings, all related to the George Estate, most of which were later removed, stood on the tract near City Avenue to the northeast and southwest of the railroad line. The tract was crossed by streams and dotted by ponds. Excepting a few large estates including those of David Scull and Wistar Morris, the surrounding land was likewise undeveloped. The linear village of Haddington, which stood along Haverford Avenue about one-half mile to the south, marked the edges of urban growth at the time.

The George Tract, bounded by City Avenue at the northwest and bisected by Lancaster Pike and the Pennsylvania Railroad, 1877

Drexel negotiated the purchase of the George Tract on behalf of himself and the other members of the so-called Drexel Syndicate, a group of investors associated with Drexel & Co., one of the world's most powerful banks.[7] Other members included George W. Childs, a life-long Drexel friend and the publisher of the *Public Ledger*, a major Philadelphia daily newspaper, and Edward T. Stotesbury and James W. Paul Jr., partners at Drexel & Co. Paul was Drexel's son-in-law, married to his daughter Frances Katherine Drexel, who died in 1892.[8]

Before Drexel could complete the purchase of the George Tract, he died suddenly on 30 June 1893 while in Karlsbad, Bohemia.[9] Despite Drexel's sudden death, the Drexel Syndicate, now headed by Stotesbury, completed the purchase on 5 July 1893, paying $425,000 for the land. The Drexel Syndicate did not purchase the property directly from the George Estate, but instead purchased through its agent, Wendell & Smith, which took title to the property before passing it to the Syndicate.[10] Although the Drexel Syndicate did not formally complete the sale until July 1893, preliminary work on the Overbrook Farms development had begun earlier that year, on 20 February 1893.[11] *Stone*, a building materials trade magazine, noted in March 1893 that "Messrs. Childs and Drexel, large land owners at Wayne, Pa., and other places along the lines of railways, have just started quite an operation of country homes at Overbrook near Philadelphia."[12] Wendell & Smith opened a real estate sales office, a handsome stone building designed by architect Horace Trumbauer, at 6092 Drexel Road, adjacent to the railroad station, on 6 June 1893. It appears that George H. Freedley took title to the first lot, 5918 Drexel Road, on 13 August 1893.[13] Freedley was trained as an architect and associated with his family's marble business, J.K. Freedley & Son, which had supplied marble for Childs' mansion at 22nd and Walnut Streets and the Drexel Building on Wall Street in Manhattan.[14]

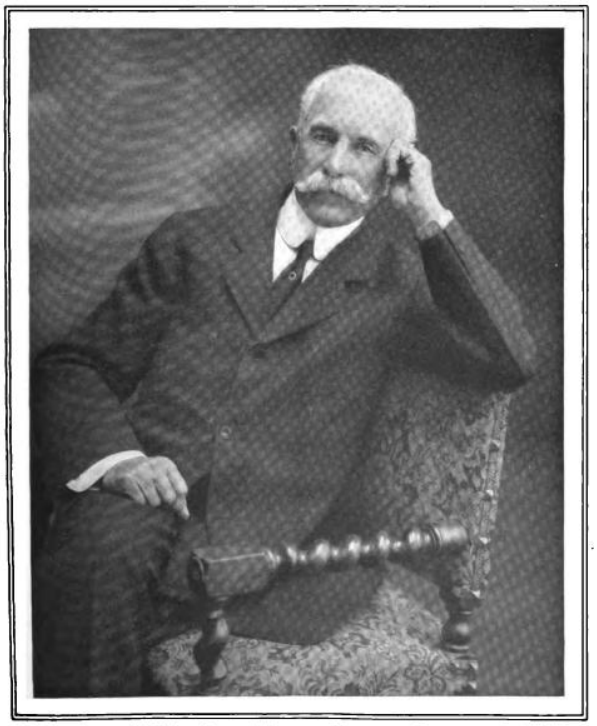


ANTHONY J. DREXEL, FOR YEARS THE LEADING PHILADELPHIA BANKER—IN 1871 MR. DREXEL TOOK J. PIERPONT MORGAN INTO PARTNERSHIP, THEREBY SETTING HIM IN THE PATH OF FINANCIAL SUPREMACY

Anthony Drexel

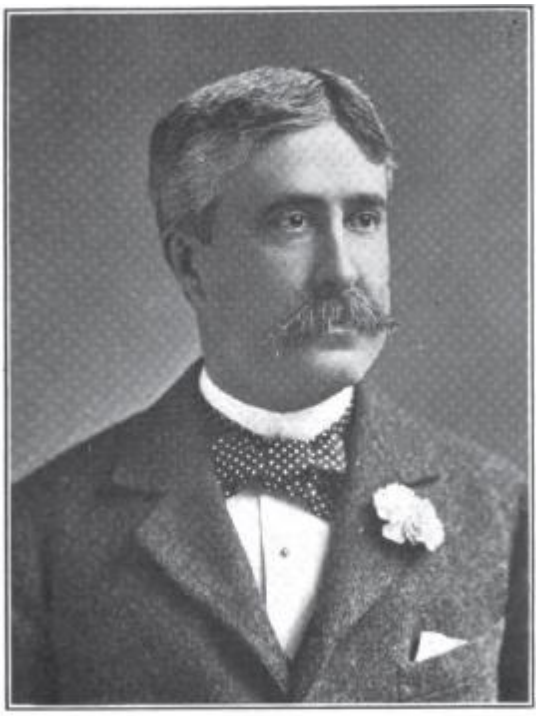
GEORGE W. CHILDS, FOR THIRTY YEARS OWNER OF THE PUBLIC LEDGER, FAMOUS BOTH AS A PUBLISHER AND AS A PHILANTHROPIST

George W. Childs



EDWARD T. STOTESBURY, WHO, BEGINNING AS A CLERK, HAS RISEN TO BE HEAD OF THE DREXEL HOUSE—HE IS PHILADELPHIA'S LEADING FINANCIER AND A GENEROUS PATRON OF THE ARTS

Edward T. Stotesbury



JAMES W. PAUL, JR.

James W. Paul Jr.

OVERBROOK FARMS,
AT OVERBROOK STATION,
34th Ward, Philadelphia.

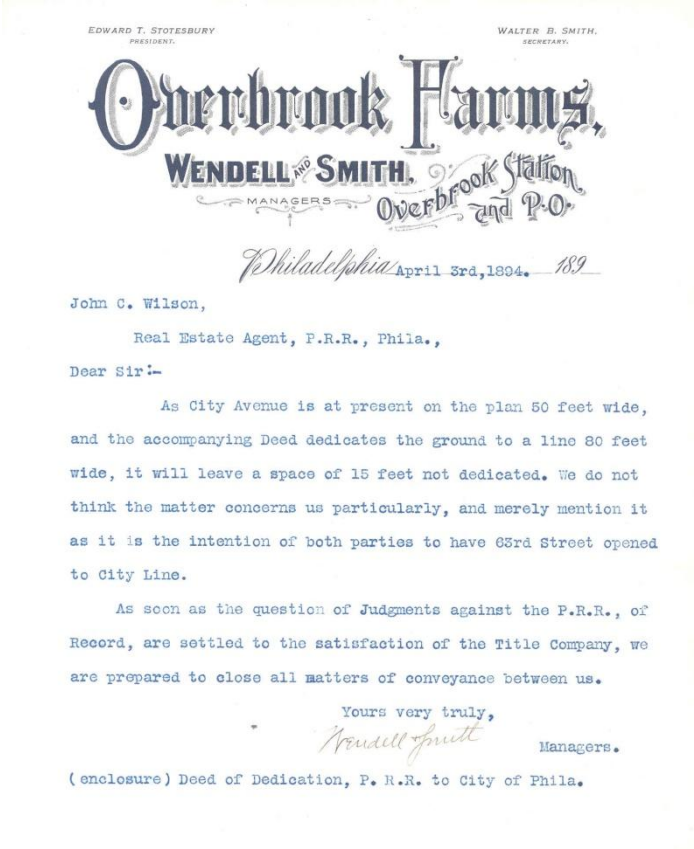
Pure Water. Complete Sewers.
Steam for Heating from a Central Plant. Electric Light by Metre.

Nearly Two Million Dollars Expended on Land and Permanent Improvements.

Over Half a Million Dollars' Worth of Land and Houses Sold.

WENDELL & SMITH, Managers,
OVERBROOK, PHILADELPHIA.

Advertisement, *Public Ledger Almanac*, 1895



EDWARD T. STOTESBURY, PRESIDENT. WALTER B. SMITH, SECRETARY.

Overbrook Farms,
WENDELL AND SMITH, MANAGERS
Overbrook Station and P.O.

Philadelphia April 3rd, 1894. 189

John C. Wilson,

Real Estate Agent, P.R.R., Phila.,

Dear Sir:-

As City Avenue is at present on the plan 50 feet wide, and the accompanying Deed dedicates the ground to a line 80 feet wide, it will leave a space of 15 feet not dedicated. We do not think the matter concerns us particularly, and merely mention it as it is the intention of both parties to have 63rd Street opened to City Line.

As soon as the question of Judgments against the P.R.R., of Record, are settled to the satisfaction of the Title Company, we are prepared to close all matters of conveyance between us.

Yours very truly,
Wendell & Smith Managers.

(enclosure) Deed of Dedication, P. R.R. to City of Phila.

Overbrook Farms letterhead, 1894

Overbrook Farms was not the first real estate development undertaken by the Drexel Syndicate. In 1880, the Syndicate, headed at the time by Drexel and Childs, had purchased 600 acres of farm land 15 miles west of Philadelphia straddling the Pennsylvania Railroad's Main Line, where it developed the suburban communities of Wayne and St. David's. There, the Syndicate established the business model that it would replicate in the 1890s at Overbrook Farms and also Pelham, a suburban subdivision in Philadelphia's West Mt. Airy neighborhood.

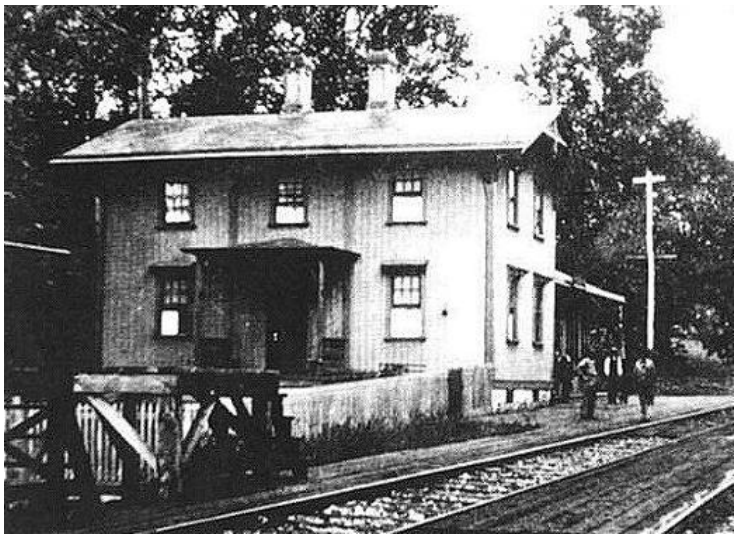
The Paoli Local

Essential to the Drexel Syndicate business model of suburban development was comfortable, convenient, and inexpensive access to Philadelphia's downtown core, not only for the businessman but also the shopper and theater-goer. "The stores and office buildings and theatres are at twelve minutes' distance" by train from Overbrook Farms, Wendell & Smith proclaimed.[15] Overbrook Farms, Wayne, and St. David's are all located within easy walking distance of passenger stations on what was Pennsylvania Railroad's Main Line. Running frequently, the Paoli Local connected suburbanites with Broad Street Station in the city's new financial, commercial, and governmental center, which had shifted westward from Old City to Broad Street with the opening of the new City Hall.[16] A newspaper advertisement for Overbrook Farms real estate observed that "the Philadelphia street cars in 1897 carried nearly 198,500,000 passengers. No wonder you were crowded in your uncomfortable and tedious home-going. When you live in Overbrook Farms, you enjoy rapid transit by frequent trains all day long… Main Line Pennsylvania R.R., 14 minutes from Board Street Station."[17] The train line allowed the residents of Overbrook Farms to enjoy the comforts of suburban living without sacrificing the economic, social, and cultural benefits of the city. "Overbrook Farms … is nearer to the heart of

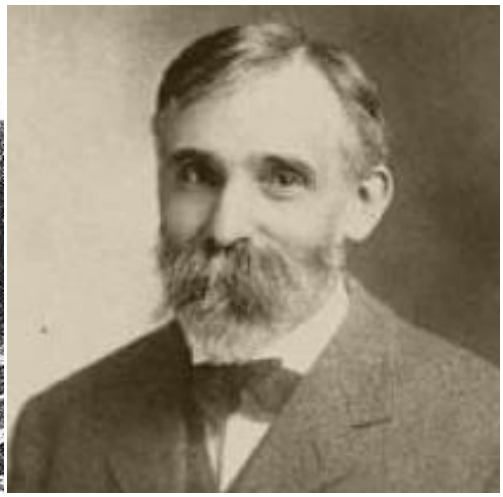
the city, in point of time, than is the city's residential section," the developers announced.[18] In 1920, famed essayist Christopher Morley waxed poetic about the Paoli Local, "an excursion into Arcadia," on which "one gets one's first glimpse of those highly civilized suburbs" at Overbrook.

> Along that green embowered track
> My heart throws off its pedlar's pack
> In memory commuting back
> Now swiftly and now slowly—
> Ah! lucky people you, in sooth
> Who ride that caravan of youth
> The Local to Paoli![19]

Trains first rolled west out of Philadelphia in 1834, but not on the current bed of the Main Line. Until 1850, the west-bound trains travelled through West Philadelphia on the Philadelphia & Columbia line, which crossed the Schuylkill north of the city center, ran up an inclined plane to the Belmont Plateau, across City Avenue about one and one-half miles northeast of Overbrook Farms, and along what is now Montgomery Avenue in Lower Merion, before connecting with the current Main Line train bed at Ardmore, then called Athensville. The West Philadelphia Railroad was chartered in 1835 to circumvent the inclined plane and provide a more direct route between Philadelphia and the West. A section was constructed along the current bed of the Main Line from 52nd Street in West Philadelphia, through what would become Overbrook Farms, across City Avenue, and on to Athensville. However, before the line was completed east of 52nd Street to the Schuylkill and linked to the city's railroad network, the West Philadelphia Railroad failed. The partially complete line sat unused for several years. Eventually, the Commonwealth of Pennsylvania took control of the failed railroad and track was laid between 52nd Street and the city center in 1850. The first trains ran on the line on 15 October 1850, rendering the inclined plane obsolete. In 1857, the Pennsylvania Railroad, which had operated in western part of the state, purchased the Main Line from the Commonwealth and began upgrading it. The following year, W.H. Wilson, the resident engineer of the Pennsylvania Railroad's Philadelphia Division, noted that: "As much inconvenience is experienced for want of passenger station houses at West Philadelphia, City Avenue, and West Chester intersection, I would recommend the construction of frame buildings at these points, at an early day."[20] Wilson's suggestion to build a station at City Avenue, now called Overbrook, was promptly heeded. The following year, in 1859, the Pennsylvania Railroad reported to its stockholders that "Small station houses for the accommodation of passengers have been erected at West Philadelphia, City Avenue, and Coatesville, and one is now in preparation for Athensville."[21] Although it has been altered and open-air passenger shelters have been added, the "small station house" built in 1858 or early 1859, where the Main Line crosses City Avenue, still stands and is probably the oldest surviving station building on the line. The Pennsylvania Railroad continued to refer to the stop as the City Avenue Station during the Civil War, but had renamed it the Overbrook Station by 1869.[22]



Overbrook Station, c. 1890



Herman Wendell, c. 1898

Wendell & Smith, the Developers

At Overbrook Farms as well as Wayne, St. David's, and Pelham, the Drexel Syndicate engaged the firm of Wendell & Smith, headed by Herman Wendell and Walter Bassett Smith, to direct all of the aspects of the development. Unlike other local suburban developers, Wendell & Smith undertook very large projects in which they controlled every aspect of the development from the platting of land and the installation and maintenance of private infrastructure systems to the financing, design, construction, sales, and rentals of lots and homes. Constructing large developments, Wendell & Smith took advantage of economies of scale, providing high quality construction at reasonable prices. Touting its clout in the building materials marketplace, Wendell & Smith challenged that it would "like to see an owner put in such floors! Extravagant? No. We buy our pine in Florida. Everything else the same way. We buy and work by wholesale."[23] Unlike smaller developers, the firm constructed "anywhere from three to a dozen or more houses at a time."[24] As many as 300 to 400 men worked on the initial construction at Overbrook Farms in 1893 and 1894.[25] In summer of 1896, as the infrastructure neared completion and house construction ramped up in Overbrook, Wendell & Smith were "reported as preparing plans for 50 houses, work on which will begin in August."[26]

About 1882, Herman Wendell and Walter Bassett Smith, who had been classmates at the Franklin Institute Drawing School, partnered to form Wendell & Smith, a real estate development company that became one of the most important and prolific in turn-of-the-century Philadelphia. That year, the new firm began developing Wayne and St. David's for the Drexel Syndicate. The company was admitted to the Roster of the Master Builders' Exchange of Philadelphia on 4 June 1887.[27] Wendell & Smith not only constructed suburban communities like Overbrook Farms and Pelham, it also undertook other development projects. For example, in the mid 1890s, it designed and constructed Willow Grove Park, a large amusement park outside Philadelphia, for the Union Traction Company, owned by the Widener-Elkins transit syndicate.[28] Wendell & Smith operated until about World War I, when the two founders would have been in their mid 60s and ready for retirement.

Herman Wendell was a direct descendent of Evert Jansen Wendell, an early Dutch settler, who immigrated to New Amsterdam in 1642 and Fort Orange (Albany) in 1651. The Wendells established themselves as one of the most prominent Dutch families in the Hudson Valley. A

branch of the family moved east to Boston in the early eighteenth century, where it produced many luminaries including Oliver Wendell Holmes. Herman Wendell's grandfather, Isaac Wendell, was a Quaker and part of the Boston branch of the family. He moved north to Dover, New Hampshire in 1806, where he established important textile mills on the Piscataqua River as well as a cut nail factory and an iron foundry. After Isaac Wendell's business failed in the panics of the late 1820s, sending several members of his prominent family into bankruptcy, he fled to Philadelphia, where he was received at the Frankford Monthly Meeting from the Dover, New Hampshire Monthly Meeting in 1833.[29] In Philadelphia, Wendell and his older son, Isaac P. Wendell, established a textile factory.[30] Evert Jansen Wendell (1827-1908), Herman's father, was born in 1827, during this tumultuous period, as the family fled New Hampshire for Philadelphia.[31] Evert, Herman's father, married Abigail Hopper Smith in 1849 and was subsequently disowned by the Philadelphia Monthly Meeting for "marriage out of unity."[32] Herman Wendell was born to Evert and Abigail in Philadelphia about 1852.[33] He attended the Franklin Institute Drawing School in the first quarter of the 1869-1870 term and then appeared in city directories in 1875 as a carpenter with a residence in the Frankford section of Philadelphia.[34] In 1877, he partnered in a carpentry business with Frank Price, brother of architects William and Walter Price. Wendell married Lilla A. Stewart on 17 May 1877 in Clay County, Florida.[35] The Wendells had two sons, both of whom were born in Frankford and later worked for their father. Robert Stewart Wendell was born on 6 October 1878, attended Haverford College, and became civil engineer. Evert Jansen Wendell II, named for his grandfather and the early settler, was born on 17 May 1884, attended Harvard College, became a landscape architect, and designed several buildings for Overbrook Farms.[36] In 1880, Herman Wendell maintained an office at 14 S. 32nd Street in West Philadelphia and was living on Powdermill Lane in Frankford.[37] Frank and William Price designed a house for Wendell on the Powdermill Lane site in 1883; the house was demolished many years ago.[38] In 1888, Wendell moved to Wayne on the Main Line, where he and his partner were overseeing suburban development for the Drexel Syndicate.[39] About this time, Wendell remarried and he and his new wife, Mary Scott Wendell, had a son, Douglas Cary Wendell, about 1895.[40] Wendell was an avid and accomplished golfer who competed nationally. In 1897, he and other local golfers established the St. David's Golf Club. Wendell supervised the construction of the club, which opened in 1898, and was its first champion.[41] Wendell went on to become a renowned golfer, winning major senior tournaments throughout the northeast.[42] Wendell was also involved in numerous ventures outside the Wendell & Smith real estate development company. He was a director of the Wayne Title & Trust Company, incorporated on 10 February 1890.[43] In 1898, while still involved with Wendell & Smith, he founded a second real estate development company with Frederick Howard Treat (1851-1917). Wendell & Treat maintained an office at 15 Cortland Street in New York City and undertook development projects in Wayne, St. David's, Devon Village, and Wynnewood around Philadelphia; Essex Falls in New Jersey; and Bradley Hills, outside Washington D.C. Frederick H. Treat alone developed Rosemont, also outside Washington D.C.[44] In 1909, Wendell was an incorporator of Brown's Creek Land & Coal Company in Welch, West Virginia.[45] In the teens, Wendell partnered with Henry Wright as Wendell & Wright to develop real estate including the Wistar Morris Estate, which is adjacent to Overbrook Farms and within the historic district. After 1917, Wendell was listed in directories as a real estate agent.[46] For example, Wendell, with an office at 120 Commercial Trust Building in Philadelphia, advertised a "gentleman's estate" for sale on Chesapeake Bay in Maryland in 1920.[47] The date and circumstances of Herman Wendell's death are unknown.

Surprisingly little is known about Herman Wendell's partner, Walter Bassett Smith. Like Wendell, Smith attended the Franklin Institute Drawing School. He married a woman named Elizabeth whose maiden name may have been Gatchel. Smith had at least one son, Walter Gordon Smith, who was born about 1880, was an amateur ornithologist, graduated with a

degree in mechanical engineering from the University of Pennsylvania in 1902, and eventually joined his father in the real estate business. In 1887, the Smith family moved to a Wendell & Smith house in Haverford. In 1894, they purchased the large property at 5870 Drexel Road in Overbrook Farms and constructed a grand Horace Trumbauer-designed house, which has subsequently been demolished (and will be discussed later).[48] After many years on Drexel Road, they sold the property in 1907 and moved to a new Trumbauer-designed house at the southeast corner of Overbrook Farms at 6490 Woodbine Avenue.[49] Walter Bassett Smith was an early and avid automobile enthusiast. He reported a Cleveland motor car stolen in 1897. In 1902, he purchased an Autocar from the Autocar Company of Ardmore. In 1903, he purchased two more Autocars, a standard and a tonneau.[50] In the early days of automobile touring, he and his wife terrorized the good people of Lancaster as they sped about the countryside in one of "those derned contraptions."[51] Like Wendell, Smith undertook real estate and development projects outside Wendell & Smith. For example, Smith developed the suburban community of Wynnewood Manor in Montgomery County, Pennsylvania in the early twentieth century.[52] In the late teens, after the demise of Wendell & Smith, Smith and his son Walter Gordon Smith maintained a real estate office at 2135 N. 63rd Street in Overbrook Farms and specialized in "fine residence properties" in Overbrook and elsewhere.[53] In 1917, Smith advertised "Main Line Houses for Sale and for Rent" in a Philadelphia newspaper.[54] In 1922, son Walter Gordon Smith was listed in a University of Pennsylvania alumni directory as a real estate broker.[55] The date and circumstances of Walter Bassett Smith's death are unknown. However, Smith was still alive in 1932, when he was listed as a subscriber to the Regional Plan of the Philadelphia Tri-State District.[56]

Wendell & Smith's link to the Drexel Syndicate is probably explained by Frank Smith, who may have been Walter Bassett Smith's brother or other close relative. Frank's father, Franklin Davenport Smith, was a contractor and builder in Woodbury, New Jersey. During the Civil War, he enlisted in the Union Army and was killed in action in June 1864. After the loss of her husband, Frank's mother, Anna Wood (Wallace) Smith, moved the family to the Southwark section of Philadelphia. She is listed in city directories as a "gentlewoman" and resided at 1621 S. Front Street in 1866 and 1641 S. Front Street in 1867. Frank apprenticed with architect John MacArthur Jr. during the 1860s. In 1867, he is listed in the city directory as "Frank Smith, Jr., architect, 1641 S. Front Street," the same address as his mother.[57] After his apprenticeship to MacArthur, Frank Smith served from 1868 to 1887 as the private secretary to George W. Childs, one of the partners of the Drexel Syndicate and the publisher of the *Public Ledger*, a leading Philadelphia daily newspaper. He was appointed as the manager of the Drexel Syndicate's Wayne development on 1 January 1887, five years after Wendell & Smith began to construct the suburban enclave.[58] Frank Smith likely provided Walter Bassett Smith and his development firm with the connection to the Drexel Syndicate.

From Pasture to Parcels

Through its absolute control of development on a grand scale at Overbrook Farms, Wendell & Smith was able to provide a stable, safe, sanitary, orderly, attractive, and efficient suburban environment for its upper middle and upper class clientele, who increasingly experienced the city as unstable, unsafe, unsanitary, disorderly, unattractive, and inefficient. The developers proclaimed that its communities "will be appreciated by all city people who suffer the ills of crowded residence and unhealthy surroundings."[59] Wendell & Smith was frank about its control of the development and the benefits that that control would bestow. Advertising the Pelham subdivision in 1898, the developers explained that "when you buy a home at Pelham, beside a charming home you get the best kind of investment. The same surroundings and conditions that make Pelham delightful to you also make it delightful to others; and those conditions must

always be maintained by the management in order to make THEIR immense investment profitable. What guarantee could you have like that of a stronger power always working for your interest in order to advance its own!"[60]

At Overbrook Farms, Wayne, St. David's, and Pelham and also at Essex Fells, New Jersey and Bradley Hills outside Washington D.C., where Herman Wendell and partner Frederick Treat created similar suburban communities, Wendell & Smith provided utilities of a quality that small developers could not offer and municipalities, even large cities like Philadelphia, could or would not provide. In a newspaper advertisement, Wendell & Smith proclaimed that "before a lot was offered [Wendell & Smith] took the place of a Board of Public Works, and did at their own expense what a city does at the public cost after long years of waiting."[61] At Overbrook Farms, Wendell & Smith built roads and sidewalks, a plant that distributed steam for heating to all houses, a system that distributed pure water, a drainage system that disposed of sewage and storm water, and a network that distributed electricity generated at the development. At Overbrook Farms, all utilities were provided directly by the developers, not the government, which many considered corrupt and incompetent.

According to an incomplete company ledger, Wendell & Smith divided the "Preliminary Work" at Overbrook Farms into several categories including "Surveys + Plans," "Land Clearing," "Genl. Grading," "Drainage," "Ave[nue]s," "[steam and electrical] Plants," "Water," "Office," "Cpt Wk [Carpentry Work]," and "Quarry."[62] The ledger lists only one full-time Wendell & Smith employee at Overbrook Farms, George W.B. Hicks, a young real estate man who later served in the state legislature and as the executive director of Philadelphia's Comprehensive Plans Committee, a predecessor to the City Planning Commission.[63]

Initial survey work was undertaken by George B. Mifflin of Wayne, who had surveyed the Wayne and St. David's subdivisions for Wendell & Smith a few years earlier. Bridge engineer H.S. Righter was retained for survey and plan work. R.H. Johnson & Company of Wayne, a construction engineering company with expertise in roads and sewers, was also retained. Although not recorded in the surviving ledger, other design work was undertaken by civil engineer Chester E. Albright of Albright & Mebus, who lived in the Pelham development and claimed "development of suburban property" as a "specialty."[64] John P.P. Lathrop, a civil engineer educated at Cornell, who lived at 6359 Woodbine Avenue in 1898, was also involved in the early design work at Overbrook Farms.[65] Wendell & Smith awarded the contract for the street work to Charles F. Stauffer of Wayne, a large municipal contracting firm, in early 1893.[66]

Significant draining, cutting, filling, and grading was undertaken to transform the pasture land for suburban development. The main and east branches of Merion Creek, where 63rd Street and Upland Way respectively were laid, and Indian Run, where 66th Street was laid, were diverted to sewers, freeing the land for construction. A swamp along the east side of Upland Way was drained. On 23 March 1893, Mayor Stuart signed an ordinance appropriating $50,000 and directing the Department of Public Works to build a sewer "along the line of Merion creek, from a point near Lancaster avenue on the westerly side of the Pennsylvania railroad to City line, also along the easterly branch of Merion creek from its intersection with the main stream west of the Pennsylvania railroad at Woodbine avenue, under the Pennsylvania railroad and across private property to City avenue."[67] On 15 October 1894, the mayor signed an ordinance approving a contract for the Merion Creek sewer with contractor B.E. Malone that set the total cost at $33,000.[68] Although that sewer was quickly constructed, the Indian Run sewer at the southwest edge of the development was not undertaken for several years. On 19 July 1902, Mayor Ashbridge signed an ordinance appropriating $50,000 and directing the Department of Public Works to build an "Indian Run sewer in Sixty-sixth street from City avenue southward to

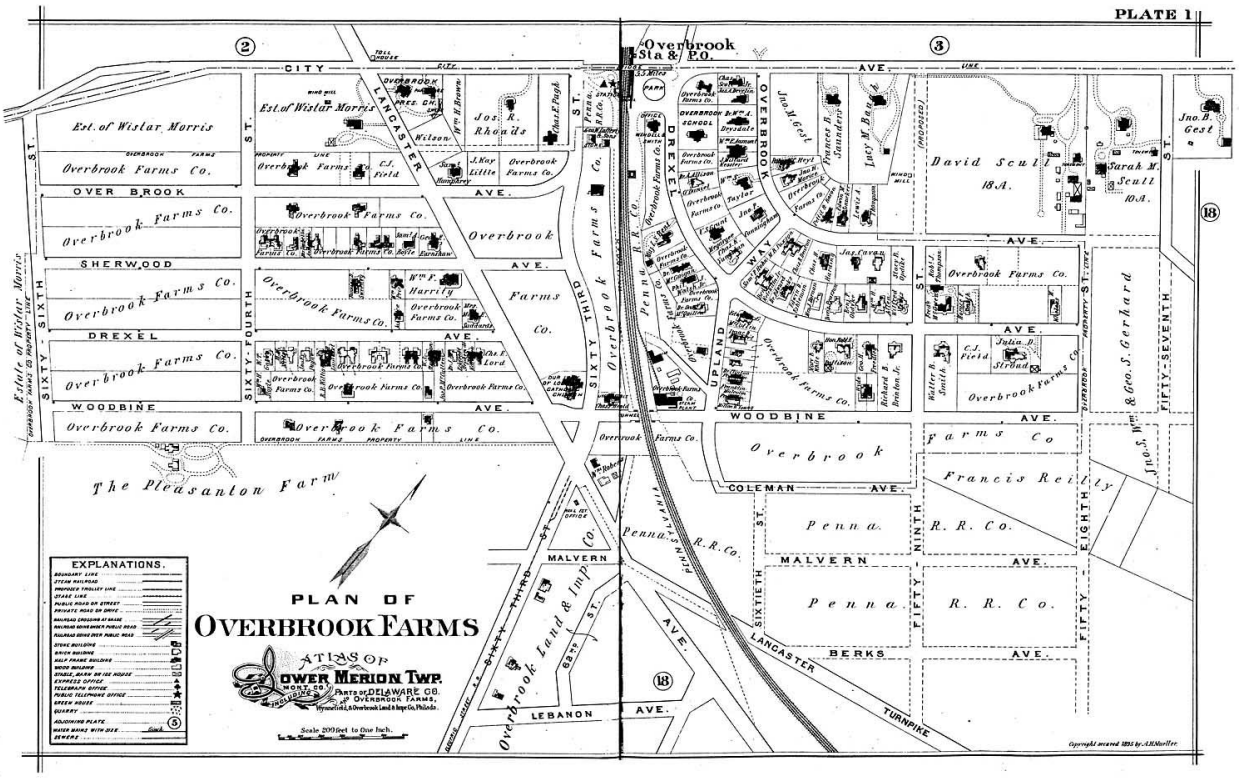
Sherwood avenue" and then beyond, outside Overbrook Farms.[69] On 12 December 1904, Mayor Weaver, a resident of Overbrook Farms, signed an ordinance approving a contract for the Indian Run sewer with contractor Robert Higgins that set the total cost at $12,000.[70]

With the creeks diverted and swamps drained, the land was graded for road beds and building lots. Four to six feet of fill was added for the bed of Upland Way, where the east branch of Merion Creek had run. Six to nine feet of fill was added for the bed of 63rd Street, where Merion Creek had run. Near Overbrook Avenue, 64th Street was filled in more than 10 feet. A small ravine at Sherwood Road and 66th Street, where Indian Run was diverted to a sewer, was filled 12 feet. Several cuts were made at high, rocky places, and quarries were opened at those spots, with the stone used both in the houses and on the roads. At Drexel Road west of 59th Street, stone was removed from an eight to 10-foot cut, while a stone ridge along Woodbine from Upland to 58th was cut down as much as 12 feet. A larger quarry, from 25 to 30 feet deep, was opened at Woodbine and 63rd. Most of the stone used in Overbook Farms came from the property itself.[71] Also, all but one of the buildings standing on the land was removed. The eighteenth-century George House, which overlooked the train station from 6099 Drexel Road, stood until the late 1950s, when it was demolished for a doctor's office.[72] The incomplete Wendell & Smith ledger includes entries for "Drainage," which records all the money going to labor, "Land Clearing," which records money spent on demolishing a house and barn and carpentry work by G.D. Liddell, and "Quarry," which records money spent on a sled and pumps furnished by Wannop & Young, railroad baggage, and other goods and services.[73]

"Macadamized Roads and Generous Sidewalks"

At the time that the Drexel Syndicate purchased the Overbrook Farms tract, only two roads crossed it, Lancaster Pike, on its current bed, and Merion Road, which ran parallel to and northeast of the Pennsylvania Railroad's Main Line. City Avenue ran to the northwest of the development, bounding the tract near the railroad station. The development of the road system was a significant accomplishment, especially owing to the varied terrain that required substantial drainage and grading. Overbrook and Woodbine Avenues and 58th and 59th Streets had been placed on the official City Plan on 16 February 1869 and confirmed on 9 April 1877, but had not been opened when the Drexel Syndicate purchased the property. In late 1892 and early 1893, Wendell & Smith's engineers, most likely Henry Birkenbine, designed the system of street for Overbrook Farms, removing Merion Road, adding Sherbrook and Drexel Roads between and parallel to Overbrook and Woodbine Avenues and redirecting 60th Street as Upland Way along the line of the east branch of Merion Creek.[74] Overbrook Avenue was realigned as it approached the railroad line from the northeast and directed northwestward to City Avenue. Drexel Road followed a similar path up to City Avenue. Only Woodbine Avenue would cross the railroad tracks. The realigned Overbrook Avenue along with Drexel Road and Upland Way were added to the City Plan by ordinance on 9 March 1893 and confirmed on 16 October 1893.[75] Officially, on the City Plan, Upland Way continued to be labeled 60th Street until 30 March 1908, when Mayor John E. Reyburn signed a bill changing its name between Malvern and Overbrook Avenues.[76] In 1893, the City of Philadelphia appropriated $25,000 and contracted with P. McManus to construct a bridge for the railroad tracks over Woodbine Avenue. The bridge was completed in 1894 or early 1895.[77] An 1895 map shows that all streets within the development with the exception of 66th Street, at the southwest corner of the tract where the Indian Run sewer would be constructed, were opened, paved, and in use. In 1899, Wendell & Smith touted the system of roadways: "Macadamized roads and generous sidewalks are on every avenue. … Wheelmen pronounce the neighborhood a paradise of good roads, while those who are fond of charming walks will find them to their heart's content."[78] Despite the near completion of the roadways, the Drexel Syndicate did not immediately turn them over to the City, which was

customary, but retained ownership of the street beds for several years. The Drexel Syndicate did not dedicate the streets north of Lancaster Avenue to the City of Philadelphia until 10 January 1899.[79] The southwestern sections of Woodbine, Sherwood, Drexel, and Overbrook as well as 64th and 66th Streets remained private for several more years. Finally, they were placed on the City Plan by ordinance on 23 November 1905 and confirmed on 4 January 1909. The Drexel Syndicate finally dedicated the streets in Overbrook Farms south of Lancaster Avenue to the City on 11 November 1907, 10 December 1908, and 1 October 1913, even though they had been in use for many years. Church Road, which is outside the area developed by Wendell & Smith but within the bounds of the Overbrook Farms Historic District, will be discussed later.



Overbrook Farms, 1896

Intersection of Drexel Road and Upland Way, c. 1894

Building Lots
With the street system designed, the developers platted the land, dividing it into lots for residential development. Wendell & Smith explained that "the plotting of the Farms is arranged according to the most advanced ideas in modern landscape gardening, and the old trees are preserved wherever possible. This takes away from the homes that aggressive air of newness that exists in so many new suburbs."[80] In general, the larger, more expensive, residential lots were located at street corners and the smaller, less expensive lots in the interiors of blocks. Wendell & Smith priced lots based on their street frontages, not overall sizes. Typical lots sold for $60 per linear foot of street frontage in the mid 1890s. Most lots in the neighborhood are narrow and deep, with the narrow façades of the houses facing the street. Wider lots were more expensive; as such, the grandest houses in the neighborhood are situated with their longer facades facing the streets. Smaller lots for less expensive houses were also located along Woodbine Avenue, to create a buffer between Overbrook Farms and the approaching urban development to the southeast, which was beyond the control of Wendell & Smith, and along 63rd Street because of the proximity to railroad tracks and the neighborhood's retail area adjacent to the railroad station. Utilitarian buildings such as the steam plant, carpentry shop, and livery stable were located on the least desirable land in the development, adjacent to the railroad bridge over Woodbine Avenue.

Wendell & Smith ensured that the buyers of houses and building lots in Overbrook Farms would utilize their properties in accordance with the developer's vision by restricting construction and usage with covenants in the deeds. To maintain openness and vistas of green lawns, Overbrook deeds required zones that would be "unbuilt upon or unobstructed except by steps cellar doors fences trees or shrubbery" of 35 feet along the main streets and 25 feet along the side streets. Forcing utilitarian buildings to the backs of lots, the covenants prohibited stables and other outbuildings near streets, usually within 115 feet of main streets and 45 feet of side streets. For typical building lots, the deeds limited construction to no more than "two dwelling houses" per lot to control density. To ensure a high standard of construction, the covenants typically required that every house be valued at $7,000 or more. "One drawback to most suburban towns," Wendell & Smith noted, "is that there is liable to be a wide diversity in the price of the houses erected—so wide, indeed, that the entire effect of a handsome mansion may be destroyed by a yellow and red structure next door. We have planned to avoid this possibility."[81] Seeking to control use before the advent of zoning, the deeds prohibited "any hotel, tavern, drinking saloon, blacksmith, carpenter, or wheelwright shop, steam mill, tannery, slaughter house, skindressing establishment, livery stable, glue, soap, candle, or starch manufactory, or other building for offensive purposes or occupation." The deeds also prohibited or regulated the construction of privies, which might foul the drinking water. Finally, the deeds authorized Wendell & Smith, after 30-days notice of any uncorrected infraction of a covenant, "with their workmen tools and implements to enter into and upon the hereby granted lot of ground and into the buildings thereon to be erected and at the cost" of the property owner, "to tear down and remove all such buildings and manufactories as may be erected or constructed or used contrary to the true intent and meaning" of the deeds. With these protections, Overbrook Farms was developed in an orderly and consistent manner, even though individual purchasers of lots, not Wendell & Smith, erected many of the houses.

Utilities
Wendell & Smith invested significant funds in the community's infrastructure, including its water and sewerage systems. In *A Little Talk with the Homeseeker*, a marketing brochure distributed by the company in 1897, Wendell & Smith explained that: "Nature made Overbrook Farms healthy, but Nature unassisted could not keep it so after a town was built upon it. It is here the

science of sanitation enters the case, and the most approved experience of sanitation experts was called upon by the managers of Overbrook Farms, to prepare a system by which Overbrook Farms should always be as healthy as in the days when it was one of the beautiful grazing farms of our suburban country."[82]

At Overbrook Farms, Wendell & Smith commissioned renowned engineer Henry Birkenbine to devise a water distribution system that was completely independent of the City's municipal water system. Birkenbine developed a system in which 200-foot deep wells were drilled and the water forced up to the mains and reservoirs with compressed air. Surface water supplies, although cheaper, were rejected because they could be "easily contaminated."[83] Clean water, in fact, was one of the primary selling points of the development. In the late nineteenth and early twentieth centuries, Philadelphia experienced numerous typhoid outbreaks that were traced to the municipal water system, which distributed unfiltered water from the city's rivers. In 1899 alone, typhoid killed 948 in Philadelphia. A disease that attacked the intestinal tract primarily through the ingestion of tainted water, typhoid did not discriminate between rich and poor. Philadelphians considered the water purity problem a scandal and denounced politicians and municipal officials for their inability to solve it.[84] Wendell & Smith played on Philadelphians' fears of typhoid in its advertising of Overbrook Farms. In 1898, it reprinted a newspaper article on the purity of Overbrook's water as an advertisement that mocked "City Bacteriologist Abbott," who insincerely claimed that the city's water from the Schuylkill was potable, and presented testimony from Professor Henry Trimble of the Philadelphia College of Pharmacy, who inspected Overbrook's wells and declared that "anything like sewage contamination is impossible."[85] A second Wendell & Smith advertisement under the headline "No Anxiety," which was published during the typhoid epidemic of 1899, was more direct. "The typhoid scare demonstrates that the residents of Overbrook Farms can congratulate themselves on having pure water to drink. Hence an immunity from the anxiety felt in other parts of Philadelphia."[86]

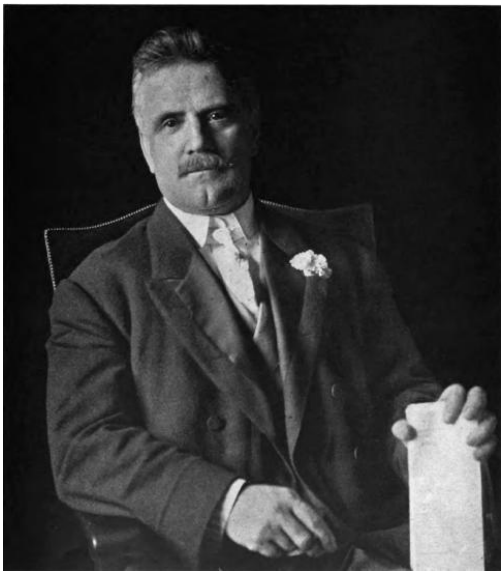
Interestingly, John Weaver, Philadelphia's mayor from 1903 to 1907, who was deeply involved in the attempts to solve Philadelphia's ongoing water purity problems, purchased a home at 5930 Drexel Road in Overbrook Farms on 5 December 1904, perhaps to escape to dirty municipal water he was charged with cleaning up. The following year, the city's water purity problems played a central role in a scandal that rocked City Hall and echoed all the way to Overbrook Farms. During the summer of 1905, thousands of citizens, led by the business community, descended on City Hall demanding that the Mayor and City Councils stop the so-called Gas Steal, a plan to transfer the City's gas works to the political machine for pennies on the dollar, ostensibly to raise money to pay for needed public improvements including a water purification system. For days, the protesters occupied City Hall, waiting for Mayor Weaver to take a position for or against the machine that had assisted his election. Ultimately, Weaver forsook the machine, vetoing the ordinance authorizing the sale of the gas works and firing several top City officials including the head of the Department of Public Works. To the thrill of reformers, he had the corrupt Chief of the Water Bureau arrested and cancelled contracts for water filtration plants that included kickbacks for the political machine. One of the subcontracts, for sand for the filtration plants, which had been let to James Caven & Son, resulted in a $75,000 kickback to James McNichol, one of the leaders of the corrupt Republican machine. James Caven, whose company provided the sand, lived in a grand Angus Wade designed house at 5914 Overbrook Avenue in Overbrook Farms. Frank H. Caven, his son and a partner in the firm, lived next door at 5926 Overbrook Avenue, also in a grand Angus Wade designed house.[87] The younger Caven was not only a businessman, but he was also the 34th Ward's representative on the Select Council, the upper house of the City's bicameral City Council. And from his seat on the Select Council, he had voted to award himself the sand contract for the water filtration plants. On 13 June 1905, Mayor Weaver, who lived at 5930 Drexel Road and

could see the Cavens' houses at 5914 and 5926 Overbrook Avenue from his front porch, personally signed out a warrant for the younger Caven's arrest on corruption charges. Caven was arrested at City Hall and his trial was filled with twists, turns, and revelations, the most shocking of which was the fact that Israel Durham, the head of the machine, was a silent partner in the filtration contracts and had personally benefitted from the sand deal. Despite the overwhelming evidence, Caven survived the firestorm, continued on the Select Council, and even served as the Director of the Department of Public Works in the early 1920s.[88]

NO ANXIETY.

The blizzard brought out the fact that all the residents of Overbrook were thoroughly comfortable. And the typhoid scare demonstrates that the residents of Overbrook Farms can congratulate themselves on having pure water to drink. Hence an immunity from the anxiety felt in other parts of Philadelphia. It's a good place to live. Convenient and comfortable, safe, and, withal, the most beautiful section of West Philadelphia. Come see the houses for sale and rent before they are all taken and you'll have to wait to get one. WENDELL & SMITH, 6092 DREXEL ROAD, OVERBROOK. Send for booklet.

Advertisement, *City and State*, 30 March 1899



Mayor John Weaver, 1905

Like the water system, Wendell & Smith invested heavily in the community's sewerage and storm water system to protect the health of the residents and the cleanliness of the water supply. Advertisements acclaimed the neighborhood's "perfect drainage," explaining that sewage and storm water drained away from Overbrook Farms, which stands on a hill above the surrounding city. "The sewerage system, a vital concern of a community's health, was so constructed that it emptied the effluent of Overbrook Farms down into the city's system, a fall of two hundred feet. In order to ensure always the perfect and continued cleanliness of the sewers, a natural stream of water was turned into the system so that the drains are continually flushed by water."[89]

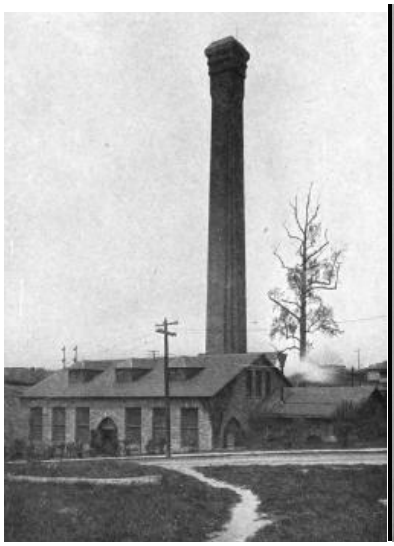
In addition to the streets and water and sewerage systems, the Drexel Syndicate supplied steam for heat and electricity to every house in Overbrook Farms and beyond. To oversee the provision of utilities, the Syndicate incorporated the Overbrook Steam Heat Company and the Overbrook Electric Company on 9 October 1893, each with $10,000 in capital. The new corporations were not limited to supplying steam and electricity to Overbrook Farms proper, but were chartered to provide utilities to the general public. The Steam Heat Company was formed "for the purpose of supplying heat by means of steam to the public in the city of Philadelphia, State of Pennsylvania, … or adjacent thereto." The Electric Company was formed "for the purpose of supplying light, heat, and power, or any of them, by means of electricity, to the public in the city of Philadelphia … or adjacent thereto."[90] Edward T. Stotesbury and John W. Paul Jr. of Drexel & Co. and Herman Wendell of Wendell & Smith served as the corporations' officers.[91]

To generate the steam and electricity, Wendell & Smith constructed a power plant on Woodbine Avenue north of the railroad line.[92] The coal-fired plant employed water-tube boilers provided by

the Edge Moor Iron Company.[93] A court case over an alleged wrongful dismissal of an employee provides some information about the installation of the steam heat system in Overbrook Farms. In *Robert Henry Gallagher vs. Wayne Steam Company*, Gallagher, who was in charge of installing the steam system at Overbrook claimed that Wendell & Smith had wrongly fired him for incorrectly installing steam fittings and sought his lost pay. Gallagher had been hired to run the steam plant in Wayne in 1890 and was at work in Overbrook in late 1893 and early 1894, installing equipment manufactured by the American District Steam Company. The court found in favor of Gallagher on a technicality; some of his written directions were on his employer's letterhead, the steam company, but others mistakenly on Wendell & Smith letterhead.[94] Despite the lawsuit, Wendell & Smith celebrated the steam system in an 1899 brochure: "The heating of a house, even in the hands of experienced servants, is seldom properly attended to. The temperature is rarely uniform in all parts of the house, and besides, the house often grows very much colder at night. One result of all this is colds, throat troubles, pneumonia and consequent suffering. … In the Overbrook Farms home this has been overcome. The steam by which the houses are heated is generated at a central plant, and conveyed to the cellar of each house by means of carefully protected pipes."[95] The steam heat system had several advantages for the homeowner. It fostered healthy environments within the homes. It sequestered the dirty, dusty, noisy equipment away from the homes. And it reduced cost while boosting efficiency by taking advantage of an economy of scale. And, most importantly, it did away with the onerous task of maintaining coal-fired furnaces in the homes, thereby reducing the number of servants needed to run the homes. As architect Albert Kelsey noted in 1901, the "electric-light and steam-heating plant" at Overbrook Farms "offers housekeepers' conveniences that go far to ameliorate the servant problem."[96] In addition to its importance as an infrastructure innovation, the steam plant and an Overbrook Farms house played an important role in a significant moment in residential heating technology. In 1918, some of the first tests of a household thermostat designed to regulate heat and increase efficiency were conducted at Overbrook Farms. The trade journal *Power* reported that the American Radiator Company ran a test over two weeks "in a residence at Overbrook, Penn., supplied by a central heating plant" and learned that "automatic control" was 31% more efficient than "hand control."[97]

Wendell & Smith likewise celebrated the electrical service, advertising that: "Electric light, the greatest refinement, perhaps, of modern life–at usable prices, is in every house." The electrical service offered by the Overbrook Electric Company had many of the same advantages as the steam service. It obviated the need for dirty, dangerous gas lights while taking advantage of an economy of scale. It also reduced the number of servants needed to run a large household. In addition to the household uses of electricity, primarily for lighting, electricity was also used to power street lamps throughout the neighborhood.

The Overbrook Electric Company was consolidated into the National Electric Company in 1899 and then into the Philadelphia Electric Company later in 1899.[98] The Overbrook Steam Heat Company remained independent much longer, until it declared bankruptcy on 10 November 1972.[99] After a proposal to convert the power plant to a facility that incinerated trash to generate power was rejected, the stone building with two tall stacks was demolished on 8 May 1976.[100] A remnant of the power system at Overbrook Farms, a large stone cistern, survives at 5860R Woodbine Avenue and is still owned by the defunct Overbrook Steam Heat Company. The company also owns 5898R Woodbine Avenue, a narrow strip of land opening onto 59th Street.[101] The cistern was in the news a few years ago, when a woman, thinking she was buying the house at 5860 Woodbine Avenue, instead purchased the cistern at 5860R Woodbine Avenue at a sheriff's sale. After discovering her mistake, the woman abandoned her deposit and the cistern remains in the hands of the defunct Overbrook Steam Heat Company.[102]



Overbrook Steam Plant, c. 1905 Wannop & Young's Carpentry Shop, c. 1895

Milton W. Young, the Builder

At Overbrook Farms, Wendell & Smith worked almost exclusively with one building contractor, Milton Walter Young. Young was born in February 1865, the son of James and Jane Young, and lived as a child in Lower Macungie, Lehigh County, Pennsylvania. By age 15, Young was a laborer on a farm in Chester County.[103] Young married Anna Reed Young in 1889. By the mid 1890s, he and carpenter William Wannop had formed Wannop & Young, a firm that advertised as carpenters, builders, general contractors, cabinet makers, and stair builders.[104] Born in 1852 and from Chester County, Wannop was 12 or 13 years Young's senior.[105] Wannop appears to have worked for Wendell & Smith at Wayne and St. David's in the 1880s because the developers oversaw the construction of a house for him in Haverford in 1888.[106] By 1896, Wannop & Young were operating a large contracting firm out of an office and carpentry shop at the end of a short street called Shop Road, off Upland, along railroad tracks near the steam plant at Overbrook Farms.[107] After 1896, Wannop's name disappeared from all records related to Overbrook Farms and Young alone is crediting with all subsequent construction.[108] Later in his career, Young moved his construction business to a property at the eastern edge of Overbrook Farms, at the intersection of Coleman Street and Upland Way.[109]

From the 1890s to the 1930s, Young ran a very large construction company that functioned as the general contractor and also did masonry, carpentry, roofing, and cabinetry work. Little is known about Young's workforce, but it must have been large. One employee, John H. Roberts, may be typical. After graduating from the Williamson Trade School in Delaware County, Pennsylvania, Roberts joined Young's company contracting as an expert carpenter and mechanical draftsman, where he worked from 1897 to 1912.[110] Another, Theodore B. Brook of Radnor, Pennsylvania, started as an apprentice at Young's company, worked his way up, and eventually left to establish himself as an independent carpenter and builder.[111] As the general contractor, Young also supervised armies of subcontractors including plumbers, electricians, plasterers, and painters. Again, little is known about them. William McClellan did demolition work for Young.[112] J.G. Pfeisching and H.L. Hurlburt did plumbing work.[113] Herbert MacKellar did electrical work. Young not only built hundreds of houses at Overbrook Farms and Pelham, he also constructed numerous residential, commercial, academic, religious, and industrial buildings throughout the Delaware Valley and beyond. For example, he constructed a $100,000

Trumbauer-designed mansion for Thomas P. Hunter, the owner of the largest retail grocery chain in the United States, in Haverford, Pennsylvania in 1909.[114] In 1915, Young built Box Hill, the Radnor, Pennsylvania estate designed by Charles Adams Platt for Anthony J. Drexel Paul, grandson of Anthony J. Drexel. Young built Charlton Hall, the sprawling Trumbauer-designed estate, for iron and steel magnate David Dows at Brookville, Long Island in 1916.[115] Young not only built mansions. In 1919, he erected a 30' x 300' addition to the Dexter Metal Manufacturing Company in Camden, New Jersey.[116] Later in his career, he constructed Mt. Pleasant School in Tredyffrin, Pennsylvania and the Montclair, New Jersey Friends Meeting House, which was designed by Overbrook collaborator architect Walter Price.[117]

Young was a prominent member of his field. In 1906, he founded the Overbrook Building & Loan Association with two other Overbrook Farms businessmen. Pharmacist Thomas Campbell, who operated the drug store at 2101 N. 63rd Street, served as the Association's treasurer and electrician Herbert MacKellar, who operated his contracting business at 2095 N. 63rd Street, served as it secretary. Young was the Association's first president.[118] In 1913, Young joined the Carpenters' Company, an elite professional association of architects, engineers, and builders founded in 1724 and housed at Carpenters' Hall in Philadelphia, the site of the First Continental Congress.

Construction on Upland Way, c. 1894

Young not only ran his business and built houses at Overbrook Farms, he also lived in the development. On 15 March 1894, Young and his wife Anna purchased the property at 2001 Upland Way, a twin house at the corner with Woodbine which Young had built, across the street from his carpentry shop. The 1900 census reveals that Young, then 35 years of age and described as a "carpenter-builder," and his wife Anna, 37 years of age, lived on Upland Way with their three sons. Young's 17 year old brother who worked as an office boy, and two Welsh servants lived with them. On 1 November 1906, Young purchased the single house at 5986 Woodbine Avenue, across the street from the twin. He moved his family into the new house, but retained ownership of the Upland Way twin. The 1910 census reveals that Young, now 45 and described as a "contractor," had five sons, but his wife Anna had died. Young's 36 year old

sister and two Irish servants lived with them. The 1920 census describes Young as 55 year old "house builder," who had remarried a woman named Rosalie from Maryland. At the time of the 1930 census, Young was 66 years old, still living at 5986 Woodbine Avenue in Overbrook Farms, and still working as a "bldg contractor." Young appears to have experienced some legal and financial trouble in the early 1930s related to his ownership of the Davis Lumber & Planing Mill, located in Christiana, Lancaster County, Pennsylvania. On 10 July 1933, his house at 5986 Woodbine was sold at sheriff sale to repay the lumber company's debts. Young lived into his 90s and died in the late 1950s or early 1960s. His grandson, Lawrence Cope, continued the construction business.

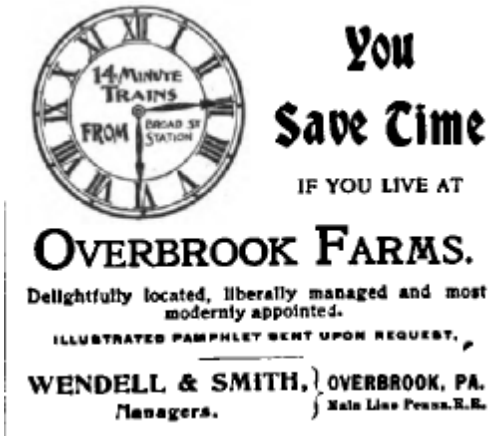
A Little Talk with the Home Seeker

Wendell & Smith not only oversaw the design and platting, the preparation of the land for construction, and the installation of the private infrastructure at Overbrook Farms, it also directed every aspect of the design, financing, construction, sales, rentals, and management of the dwellings in the subdivision.

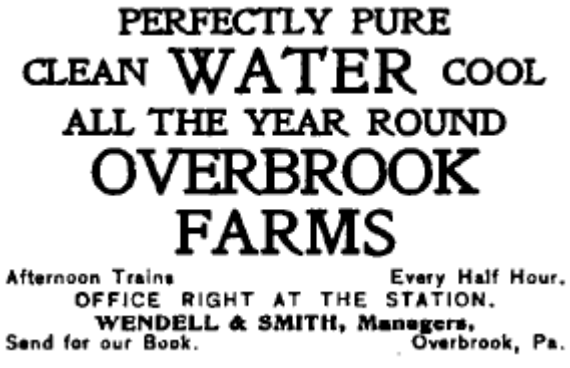
Wendell & Smith aggressively advertised Overbrook Farms and its other developments in newspapers and magazines and also published a series of books on the development, which they sent to prospective buyers free of charge. In the advertisements, the developers touted the private infrastructure and offered building lots and houses for sale and rent for residence and investment. With its sophisticated, multi-pronged, multi-media advertising campaign, Wendell & Smith pioneered new methods of marketing real estate. The developers were recognized at the time for the innovative advertising. For example, in 1897, a columnist for *The Inland Printer*, a Chicago trade journal for the print advertising industry, raved about Wendell & Smith's advertising campaign for Overbrook Farms. Musgrove, who authored a monthly column on successes and failures in print advertising, exclaimed that Wendell & Smith "advertised this venture [Overbrook Farms] by the means of booklets, pamphlets and folders. They sold a great deal of their property. They sent me the other day a little book of 16 pages, entitled 'A Little Talk with the Homeseeker.' It is one of the handsomest pieces of real estate advertising I have ever seen. It is distinctive and thoroughly representative of the sort of business I imagine Wendell & Smith do. It has about it an air of exclusive richness that is entirely divorced from ostentatious display. … From the foreword to the last line, I can find nothing that does not chime with the general air of refined yet clever advertising construction. Altogether Wendell & Smith have produced one of the cleverest real estate advertisements it has been my good luck to see in many a day."[119]

Advertisements for Overbrook Farms appeared in many of Philadelphia's major daily newspapers such as the *Philadelphia Press* and the *Public Ledger*, but also in niche newspapers such as the German-language *Philadelphia Demokrat* and a Catholic newspaper. Wendell & Smith advertisements also appeared in magazines including the progressive *City and State*, religious *Churchman* and *Church Standard*, popular *Lippincott's Monthly Magazine*, and local *Public Ledger Almanac*. The advertisements often publicized Wayne, St. David's, Pelham, and Overbrook Farms together. Wendell & Smith advertisements always heralded the convenient rail access to the city center. They also proclaimed the private infrastructure that provided clean water, good drainage, steam heat, electricity, and good roads. The advertisements also touted the attractive suburban grounds with clean air, shade trees, and pretty lawns. In the Overbrook Farms publicity materials, the convenient sales office adjacent to the railroad station was always mentioned and sometimes pictured as well. In addition to promoting the lots and houses for sale, the advertisements usually mentioned rental houses. One such 1898 advertisement for Overbrook Farms offered a 14-room Spanish House renting

for $60 monthly, a 12-room Colonial Cottage for $50, a 17-room Queen Anne stone cottage for $85, a 15-room Spanish loggia house for $70, a 13-room Old English half-timber for $75, a 13-room stone cottage for $65, and a 16-room stone Colonial for $80.[120] These rents, between $50 and $85 per month, were three to six times higher than average rents in Philadelphia at the time. For example, a typical two-story, seven-room brick rowhouse for a working-class family rented for $15 per month in 1894.[121] Most advertisements ended with the suggestion that the reader "Send for our book" or "Write for illustrated book." Wendell & Smith published three books promoting Overbrook Farms including *Suburban Houses Built by Messrs. Wendell & Smith* in 1896, a volume of large, high quality photographs of houses constructed in the four developments; *A Little Talk with the Home Seeker* in 1897, a small book about the advantages of living in Overbrook Farms; and *Overbrook Farms: A Suburb De Luxe* in 1905, a book with photographs and line drawings contrasting "the crowded, hectic, unhealthy city and the clean, pastoral, and restful suburb."[122]



Advertisement, *The Churchman*, 1899



Advertisement, *City and State*, 1899

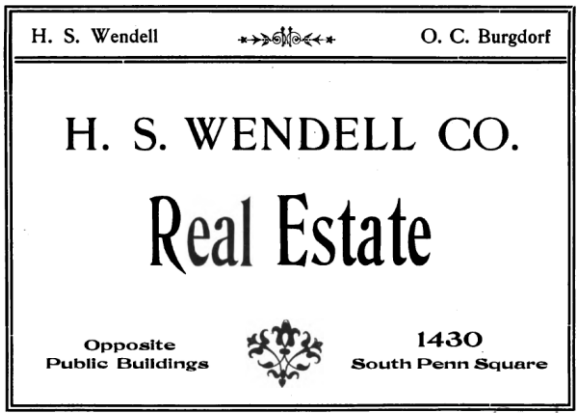
Advertisement, *The Church Standard*, 1898

Advertisement, *The Church Standard*, 1898

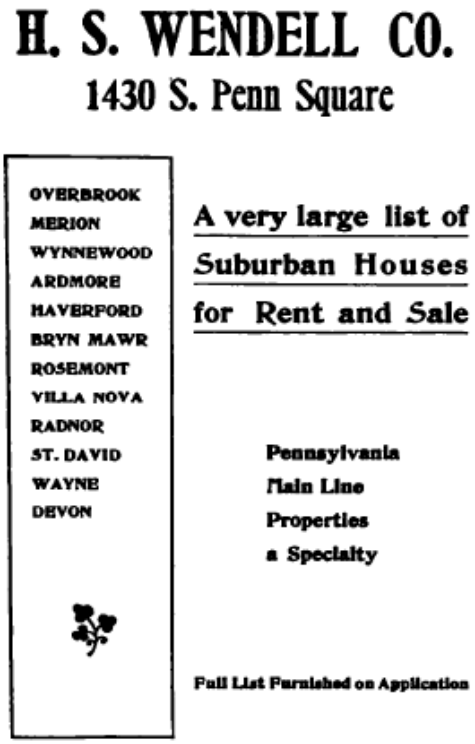
The pitch for the resale of a home in Overbrook Farms in 1904 mirrored the pitches offered by the Wendell & Smith and provides further insight into the marketing, purchase, and sale of the residential real estate in the development. In 1897, Dr. A.L. Foster announced in a medical trade journal that he was moving from 4809 Trinity Place in West Philadelphia to 6338 Woodbine Avenue, a rental house in Overbrook Farms.[123] Two years later, he announced that he was leaving the rental home and "erecting a large residence" at 6306 Woodbine Avenue, which he hoped "to occupy on or about December 1st [1899]."[124] Dr. Foster and his wife Anna closed on the house on 25 November 1899. A few years later, Foster advertised that he was selling his house in Overbrook Farms as well as his medical practice and automobile and "going to California to live … on account of my wife's health." Describing the house at 6306 Woodbine Avenue for prospective buyers, the physician portrayed it as "a nice home with every

convenience." Like Wendell & Smith, he touted its "pleasant surroundings, steam heat, electric light," and spring-fed water. An early automobile enthusiast like Walter Basset Smith, he also noted the "automobile shed" at the property.[125] Foster sold the house to Mary H.M. Saunders on 2 March 1904 and moved west. Although California may have benefitted Foster's wife's health, it did not benefit his. As an interesting aside, unrelated to Overbrook Farms, Foster was declared a fugitive from justice in Los Angeles for deserting his wife, presumably the one whose illness prompted the move, fled to Alamo, Mexico with a nurse, and was murdered by federal soldiers during the Mexican Revolution in June 1911 in retaliation for his medical treatment of a wounded rebel leader. The U.S. government protested the murder, but the Mexican government refused to investigate.[126] Perhaps Foster should have stayed in Overbrook Farms.

In addition to Wendell & Smith, independent developers and realtors promoted Overbrook Farms as they made investments, constructed houses and bought, sold, and rented properties in the neighborhood. One such realtor was Horace S. Wendell, undoubtedly a relative of Herman Wendell, who functioned as both developer and realtor at Overbrook Farms.[127] In 1902, he purchased a portion of the Scull Estate, which was bounded by 58th and 59th Streets and City and Overbrook Avenues at the northwest corner of Overbrook Farms and developed it in the manner of Overbrook Farms, using architect William L. Price and builder Milton W. Young. The piece of land, at the rear of the Scull Estate along Overbrook Avenue was subdivided into properties at 5841 and 5849 Overbrook Avenue and integrated into Overbrook Farms. Even though it was outside the control of Wendell & Smith, Horace S. Wendell incorporated the same restrictions into the deeds for the properties, ensuring that it would be indistinguishable from the adjacent Wendell & Smith development.[128]



Horace S. Wendell advertisement, 1900



Horace S. Wendell advertisement, 1901

Residents
Historian Margaret Marsh included a brief demographic analysis of Overbrook Farms, comparing it with Haddonfield, New Jersey, in her book *Suburban Lives*. Marsh examined the neighborhood's census records for 1900 and 1910, mapping the age, race, home ownership, occupation, and other characteristics of the residents and servants. A summary of Marsh's findings is elucidating.

Marsh found that Overbrook Farms was home to 168 households in 1900; not surprisingly, 154 were headed by males. Most, 51%, of the male heads of households worked as corporate officers, executives, or financiers. Another 10% were managers or other corporate salaried employees. Of the male heads of household, 7% worked as contractors, builders, or real estate developers. One quarter or 24% worked as professionals including physicians, lawyers, architects, and engineers. Finally, 8% were retired or reported no occupation to the census takers. Marsh noted differences between the areas of the development to the north and south of the railroad tracks in 1900. Most, 77%, of the households north of the tracks owned their own homes; only 41% of those to the south of the tracks owned their own homes. Throughout Overbrook Farms, a majority of households, 59%, were headed by males between the ages of 30 and 50; 15% were less than 30 years old; 14% were 50 to 60; 12% were more than 60; and the ages of 3% were unknown. Most of the few female heads of households were older than 60 years of age, probably widows. No married women living at Overbrook Farms worked. Marsh concluded that family sizes were relatively small. Married or previously married women over 45 year of age averaged 2.3 children; under 45 only 1.9 children; 18% of such women had no children. Most households, 55%, included one or two children; 12% had three children; 12% had four or more; 21% had none. Of the 38 daughters older than 18 listed in the 1900 census, 30 were simply listed as living at home, five were in school or college, and three worked as teachers. Most Overbrook residents, not including servants, had been born in the United States; 9% of were foreign born, mostly in England, but a few in Germany. Nearly all Overbrook Farms households had live-in servants in 1900 including domestics, nurses, cooks, waiters, chambermaids, gardeners, and coachmen. Nearly one third, 31%, had only one servant; 35% had two; 18% had three; and 5% had 4 or more. The servants were almost entirely African American or foreign born, with most from Ireland, England, and Germany.

Marsh reviewed the 1910 census records as well. She noted a shift in the population center toward the south. The population south of the railroad tracks grew by 60% between 1900 and 1910, while that north of the tracks, which was developed first, grew by only 25% during that period. Marsh also noted that many more mid-level managers lived south of the tracks than north, and they were more likely to rent than own. Unfortunately, Marsh did not categorize the occupations for 1910 as she had for 1900. Using a new taxonomy, she noted that 30% of heads of households in Overbrook Farms were business owners and 65% of that group were home owners; 25% were executives or managers and 38% of them were home owners; 21% were professionals and 80% of them were home owners; 13% were white-collar employees and 34% of them were home owners; and 11% were retired or had no occupation and 67% of them were home owners. The numbers of servants per household were about equal in 1910 to those from 1900. More than nine of ten, or 91%, of households had servants; 34% had one servant; 32% had two; 17% had three; and 8% had four or more servants. Households north of the railroad tracks had more servants on average; two-thirds of northern households had 2 or 3 servants; half of southern households had only one servant.

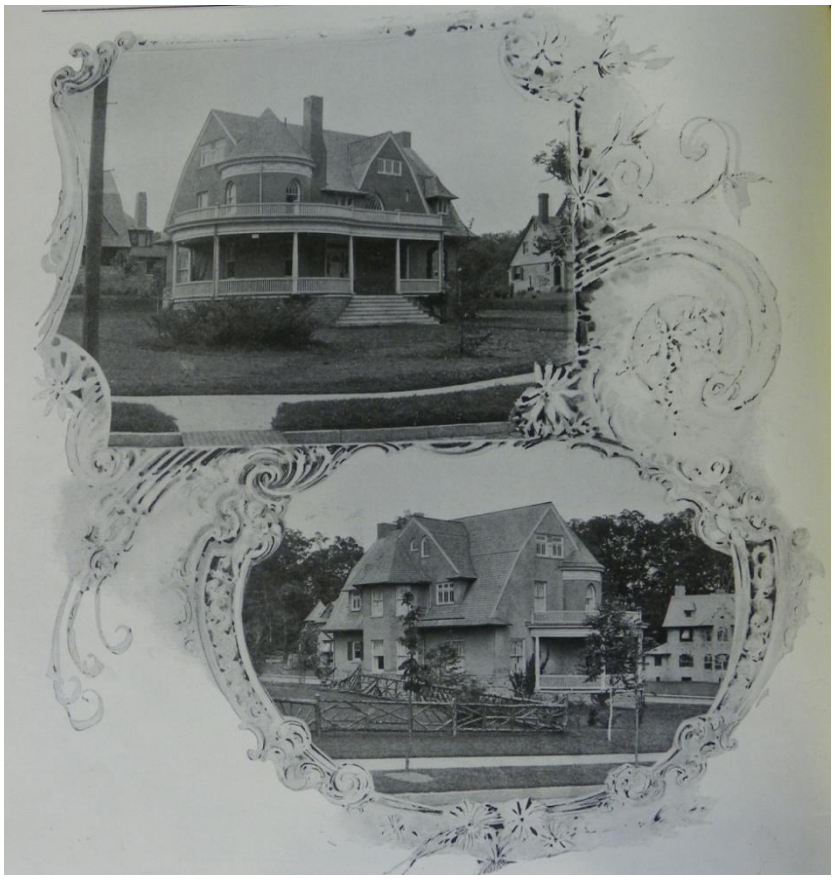
From Marsh’s analysis, a demographic picture of Overbrook Farms comes into focus. The average Overbrook Farms household was a well-to-do upper middle class to upper class family headed by a middle-aged male, who owned, managed, or provided services to a commercial or

industrial enterprise. The average family, who may have owned or rented its home, included a wife who did not work outside the home but who raised two or three children with the assistance of about two servants.

An examination of the residents of two blocks in Overbrook Farms, the exclusive 5900 block of Drexel Road and the middle-class 2000 block of 63rd Street, using the 1910 Census data, amplifies Marsh's dry numerical analysis. From the very beginning, Wendell & Smith identified the 5800 and 5900 blocks of Drexel Road as the most desirable in the neighborhood. The developers subdivided the land on these blocks with large parcels for grand houses. The gently sloping and curving bed of the 5900 block of Drexel gave it an especially picturesque quality that attracted wealthy home seekers.

Richard Bowen Brinton Jr. and his family purchased the hilltop property at 5900 Drexel Road in 1895 and still resided there when the census taker surveyed the property in 1910.[129] The Brintons' house, which was demolished decades ago, stood on one of the largest lots in the development, running from Drexel to Woodbine along 59th Street. Brinton, who was 60 years of age, did not work, but instead enjoyed a lifestyle reported in the society columns of the *New York Times*. After Brinton's father, a merchant, died, his mother, Josephine Lapsley Brinton, married George Brooke Roberts, vice president and later president of the Pennsylvania Railroad, in 1868, when Brinton was about 19 years old. With the marriage, the young man was propelled into the upper class. Brinton married Harriett "Hattie" Burbridge Wright in November 1879. She was the daughter of Joseph Albert Wright, who served in the U.S. Congress and Senate, was governor of Indiana for two terms, and was ambassador to Prussia. The Britons had four daughters. One married a du Pont; another married the son of Count Carlo Sturani of Bologna, Italy.[130] The Brintons employed two servants in 1910, both Irish women.

Across the street from the Brintons, Wilfred Lewis and his wife Emily Sargent Lewis, mentioned at the start of this essay, purchased 5901 Drexel Road in January 1895 and still owned it in 1910.[131] Their house was designed by architects Yarnall & Goforth.[132] Unlike Richard Briton, Lewis made his own fortune. As noted earlier, Lewis was an engineer, president of the Tabor Manufacturing Company, and close friend and colleague of Frederick Winslow Taylor, the world-renowned creator of scientific management, the efficiency system that revolutionized industrial production at the turn of the century.[133] His wife, Emily Sargent Lewis, was a poet and author and also a suffragette and the president of the Equal Franchise Society of Philadelphia. In addition to writing poetry, she also authored plays advocating for women’s rights.[134] In 1910, the Lewis family included three young children. The family employed three female servants, a German governess and a cook and waitress from Ireland.



5901 Drexel Road, Wilfred and Emily Sargent Lewis House, Yarnall & Goforth, architects

As noted earlier, George Freedley, who purchased 5918 Drexel Road on 13 August 1893, was probably the first to buy a lot in Overbrook Farms. Freedley was trained as an architect and associated with his family's marble business, J.K. Freedley & Son.[135] Edward S. Hyde purchased the property from Freedley in October 1909, months before the 1910 census data was collected.[136] At 54 years of age in 1910, Hyde owned and operated the Edward S. Hyde Company, a wholesale textile firm specializing in carpet yarn, which was located at 226 Chestnut Street. Hyde lived with his wife and teenage daughter and two African American servants.

Benjamin P. and Helen E. Obdyke purchased 5927 Drexel Road in April 1894 and erected a Tudor Revival house designed by architect Chester H. Kirk.[137]. Obdyke owned a prosperous firm that manufactured building supplies such as gutters and downspouts. In April 1899, the Obdykes sold the property to Francis Shunk Brown and his wife Helen and moved one block to a Trumbauer-designed house at 5939 Woodbine Avenue.[138] Brown was a very prominent attorney from a very prominent family. He served as attorney general of Pennsylvania and was an unsuccessful candidate for governor. Brown's father served in the Pennsylvania Senate and U.S. Congress. His grandfather was the governor of Pennsylvania and his great-grandfather served in the U.S. Congress and Senate, and as treasurer and governor of Pennsylvania. An advisor to Pennsylvania Republicans, Brown was John Weaver's political mentor; Weaver, Mayor of Philadelphia from 1904 to 1907, lived across the street at 5930 Drexel Road. In 1910, the Brown household included the famed attorney and his wife, their two teenage children, the wife's mother and brother, and four female servants, three English and one Irish.[139]

Benjamin P. Obdyke

Francis Shunk Brown

As noted elsewhere in this nomination, Robert E. Pattison purchased the property at 5930 Drexel Road, with its Boyd & Boyd designed Colonial Revival mansion, in November 1894, a few months before the end of his second term as Pennsylvania's governor. In December 1904, Pattison's heirs sold the house to John Weaver, Philadelphia's mayor from 1903 to 1907, after the former governor died prematurely earlier that year.[140] At the time of the 1910 census, former mayor Weaver, an attorney, lived with his wife, teenage son, and young daughter as well as two female African-American servants and an English coachman.

In July 1894, Mary B. White, a single woman, purchased the property at 5944 Drexel Road from the Drexel Syndicate. She sold it less than two years later, in June 1896, to William C. Wood. Wood and his wife resided at the property in 1898, when they were listed in *Boyd's Blue Book*, a social register. The Woods still owned the property in 1910, when the census data was collected, but they did not occupy it. The Woods were renting to Anna G. Craige, a 63-year-old woman, and Gertrude C. Roberts, her 38-year-old daughter, in 1910. The mother and daughter, neither of whom worked, were the only renters on the block of exclusive homes in 1910. They employed two 21-year-old, female, African-American servants, a cook and a chambermaid. In May 1920, Roberts, the daughter, purchased the property from the Woods.[141]

William W. Lindsay was born in Philadelphia in 1865 and educated as a mechanical engineer. From 1891 to 1898, Lindsay managed the Barr Pumping Engine Company in Philadelphia. In 1898, he relocated to Chicago to become the general manager of Deering Harvester Company, which was later renamed the International Harvester Company. For an unknown reason, Lindsay abandoned his new position almost immediately and returned to Philadelphia, where he founded W.W. Lindsay & Co., and engineering and contracting company. Upon his return to Philadelphia, he and his wife Elizabeth purchased the property at 5960 Drexel Road in May 1899.[142] Soon thereafter, their son, Billy, was born. In November 1902, William W. Lindsay, the father, died prematurely at age 37.[143] After his father's death, the young Billy Lindsay found himself at the center of a national scandal. Widowed, his mother Elizabeth found solace in a mystical religious cult known as Mazdaznan, which was founded and led by Chicago-based German immigrant Otto Hanisch, who adopted the name Otoman Zar-Adusht Ha'nish. Although Billy was a young boy, his mother allowed him to travel throughout the country with Ha'nish. Concerned about the boy's welfare, the deceased father's relatives initiated a coast-to-coast search for the boy, who was ultimately discovered in Ha'nish's suburban Chicago temple.

Charles R. Lindsay Jr., Billy's uncle, filed a petition with the Illinois courts seeking custody of the boy, contending that Elizabeth had neglected and failed to properly care for Billy and was incapable for caring for, protecting, training, and educating him. Before the court could hear the petition, Elizabeth vanished with the boy. The court went forward with the hearing without the boy or her mother. Ha'nish appeared and endeavored to clear his name. Attorneys representing the deceased father's family sought to discredit the mother by demonstrating that the Mazdaznan movement was immoral. As evidence that Ha'nish was “a man of perverted character,” the attorneys read into the record a chapter on marital relations from Hanisch's book entitled *Inner Studies*, in which pure tantric sexual intercourse was described. According to the *Chicago Daily News*, the reading caused a number of women to leave the courtroom and even Hanisch himself blushed at hearing his own words. The judge agreed with the uncle that Billy's mother was unfit to raise the boy because of her "religious fanaticism." The judge also declared that Ha'nish was "not a proper person to have control of said child." He granted custody of the boy, when he could be found, to the uncle and another relative, Ellwood C. Lindsay. The boy was not turned over to the relatives and the decision was appealed. Eventually, the Illinois Supreme Court overturned the lower court's decision, finding that the information related to Mazdaznan had been irrelevant to the case, the mother's religious convictions alone did not make her an unfit mother, and Ha'nish had never had custody of the boy. Nonetheless, law enforcement shadowed Ha'nish, who was subsequently arrested for and convicted of distributing obscene materials.[144] The Billy Lindsay case not only made national headlines, but is seen today as a major milestone in the development of the juvenile justice system.[145]

David A. and Louisa W. Hunter purchased the property at 5960 Drexel Road from Elizabeth Lindsay, the so-called “religious fanatic” and fugitive, in July 1907.[146] At the time of the 1910 census, the husband and wife were 72 and 71 years old, respectively. Hunter was a retired financier, who had funneled eastern money west for investment through the Kansas Loan & Trust Company. He headed a large household, which included his 51-year-old son Harry, a commission salesman, his 40-year-old daughter Bertha, her husband S. Wheaton Smith, the president of a gas factory, and their six-year-old daughter. The Hunters' house was run by three Irish servants, a cook, chambermaid, and waitress.

Edwin D. Eshleman purchased the property at 5961 Drexel Road from the Drexel Syndicate in February 1895.[147] Eshleman was the president of Eshleman & Craig, a shirt manufacturer located on Chestnut Street. In 1910, he was 68 years old and headed a household that included his wife, three adult daughters, and a two-year-old adopted daughter. They were served by a cook and waitress.

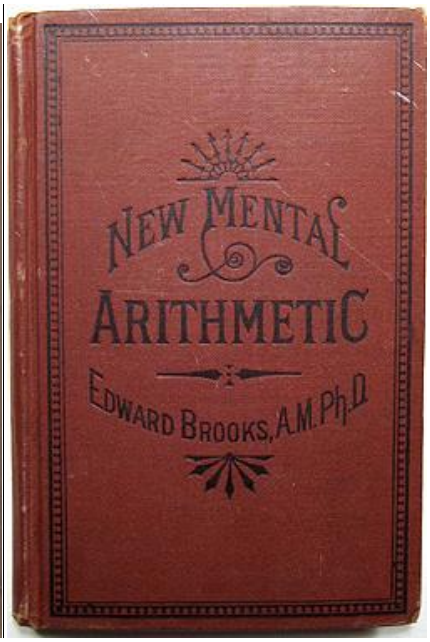
Eshleman & Craig advertisements

Katherine D. Worrall, wife of Nathan Y. Worrall, purchased the property at 5970 Drexel Road, the last house on the east side of the block, in March 1899, when they were both about 30 years old.[148] Nathan Y. Worrall was an 1889 graduate of the University of Pennsylvania. By 1906, he was the vice president, treasurer, and director of the Pennsylvania Globe Gas Light Co.; vice

president, treasurer, and director of the United Lighting & Heating Co.; and vice president, treasurer, and director of the Welsbach Street Lighting Company of America. He maintained an office in the United Gas Improvement Building at Broad and Arch Streets in Philadelphia.[149] In 1911, Worrall was the treasurer of Philadelphia's exclusive Markham Club, whose members were descendants of Pennsylvania founding heroes. At the time of the 1910 census, the Worralls had two young sons and were served by a butler, cook, chambermaid, and trained nurse.

Edward Brooks (1831-1912) purchased the property at 5971 Drexel Road in October 1894.[150] By the 1910 census, Brooks was an elderly man of 79; his wife Marie was 71. Brooks was a world-renowned educator, who pioneered compulsory education, revolutionized mathematical education, wrote more than 50 textbooks, and advocated for women's education. He served as the president of Millersburg State Normal School and the Pennsylvania Teachers' Association. He was a founder of the National Education Association and Superintendant of Philadelphia Schools. Although others first proposed it, Brooks is credited with making Flag Day a national holiday. As the Superintendant of Schools in Philadelphia, Brooks directed students to march from points around the city to the Betsy Ross House waving flags on June 14, the anniversary of the U.S. flag. The celebration garnered national attention, eventually compelling President Woodrow Wilson to declare it a national holiday. In 1910, Brooks lived at 5971 Drexel Road with his wife Marie, their son, who was a lawyer, their daughter and son-in-law, who was a dentist, two grandchildren, and two servants.[151]

Edward Brooks, c. 1889



Edward Brooks, *New Mental Arithmetic*, 1873

Advertisement for Benjamin Ketcham's lumber yard, c. 1896

Ida Ketcham, wife of Benjamin Ketcham Jr., purchased the property at 5979 Drexel Road in May 1894.[152] Ketcham was a prosperous lumber merchant, who operated a lumber yard at 229-43 N. Broad Street and who probably supplied lumber to Wendell & Smith and builder Milton W. Young for the construction of houses at Overbrook Farms. Benjamin and Ida Ketcham, who were 46 and 41 years of age in 1910, were young when they purchased their sprawling Trumbauer-designed twin in 1894. By 1910, they had three children, a teenage son and daughter and a younger son. At the time of the census, the Ketchams' friend George H. Mitchell and his wife lived at the house. The group was served by a Pennsylvania-born cook and an English waitress.[153]

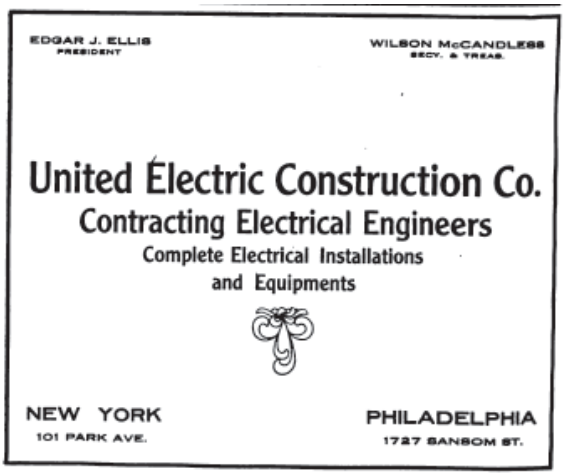
The Huhn family shared a party wall with the Ketchams in the grand Trumbauer twin. Mary Louise Bell Huhn, the wife of Samuel P. Huhn, purchased the property at 5985 Drexel Road in May 1895.[154] At that time, the Huhns were only 20 or 21 years of age. Samuel Huhn was an investment banker at the firm of George A. Huhn & Sons, which his father had founded in 1894. The firm was closely associated with the Widener-Elkins Syndicate and their Philadelphia Rapid Transit Company. Originally located at 123 S. 4th Street, the firm relocated to the Land Title Building in 1900.[155] The Huhns had three sons and a team of servants including a cook, two maids and a waitress, all from England, and a Swedish laundress.

A comparison of the residents of the north side of the 2000-block of N. 63rd Street to the very prominent and wealthy residents of the 5900-block of Drexel Road as captured in the 1910 census is elucidating. Although the houses on this stretch of 63rd Street were very nice, they were arguably located in the least desirable section of Overbrook Farms, with their proximity to the railroad tracks, steam plant, carpentry shop, and commercial establishments. As will be shown, the residents of these homes were primarily renters, not owners, they were younger, they had fewer servants, and they were more likely to be employees, rather than business owners. And the block included a higher percentage of women-run households. Nonetheless, these residents were members of the upper half of the middle class. As will be shown, even the least expensive Overbrook Farms house was expensive by Philadelphia standards.

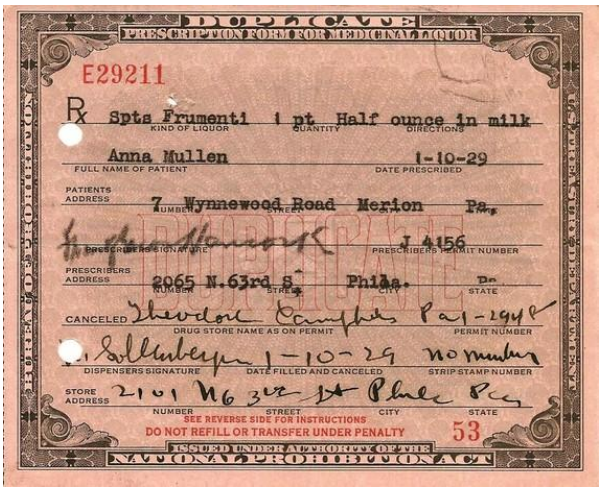
In 1910, sisters Agnes, Helen, and Meta Mencken were renting the house at 2039 N. 63rd Street, a Keen & Mead twin known by its design number, House 61, from Wendell & Smith.[156] House 61 will be discussed later in this nomination. Older sisters Agnes and Helen were not employed, but 29-year-old Meta worked as a public school teacher. They had no servants.

Tracy H. Durnell and his wife Carrie were renting the house at 2049 N. 63rd Street, a Walter F. Price twin known as House X from Wendell & Smith.[157] Durnell was a salesman for a dry goods company. The Durnells had three secondary-school-aged children and cared for Mrs. Durnell's mother, Mrs. Randolph. They were served by Sadie Waters, a 26-year-old, African-American servant.

In 1910, Wilson McCandless and his wife Lillian A., nee Conaway, were renting the Wendell & Smith twin at 2051 N. 63rd Street, designed by Horace Trumbauer and known as House 515.[158] The family included two children and employed no servants. The McCandless family moved to the rental house at some point between 1904 and 1906. In 1904, they were living nearby, at 6023 Drexel Road, in the grand Trumbauer-designed house named Redruth Manse (discussed later) with U.S. Grant Megargee and his wife Elizabeth M. Conaway Megargee, sister of Lillian. McCandless ran an electrical contracting firm. By 1911, he had achieved prominence in his field, when he was elected as president of the Philadelphia Electrical Contractors Association.[159] By 1917, he was a partner in United Electric Construction Company, with offices in New York and Philadelphia.[160]



Advertisement, 1917



Dr. Hancock, prescription for medicinal liquor, 1929

In 1906, Dr. Frank Bacon Hancock, his wife Georgina, nee Hubbard, and their two young daughters lived in the rental twin at 2065 N. 63rd Street. They purchased the property in September 1909, becoming one of the few owner-residents on the block.[161] At the time of the 1910 census, they were employing an African-American cook. Hancock graduated from the University of Pennsylvania in 1892. He served as a surgeon in the U.S. Navy during the Spanish American War. Upon returning from the war, Hancock lived at 3841 Powelton Avenue in West Philadelphia. He married Georgina Hubbard in May 1898.[162] A few years later, he accepted employment with the City of Philadelphia as the police and fire surgeon, a job he held for 27 years. Hancock still resided at 2065 N. 63rd Street in January 1929, during Prohibition, when he wrote medicinal liquor prescription for spiritus frumenti, a fancy name for whiskey. Pharmacist Theodore Campbell, who lived over his pharmacy at 2101 N. 63rd Street, a few doors to the west, filled the prescription. Hancock died in 1938.[163]

In 1910, Henry C. Esling and his wife Catherine were renting the twin at 2067 N. 63rd Street, which shared a party wall with the home of Dr. Hancock and his family at 2065.[164] The Eslings, who were Catholic, had a teenage son and two younger daughters. They employed a Scottish servant. Since 1908, Esling had been the secretary of the J.G Brill Company, the world's largest

streetcar manufacturer, which was headquartered in Southwest Philadelphia. Brill family members lived in Overbrook Farms at 5820 and 5849 Overbrook Avenue. Esling was an attorney, a director of the Beneficial Savings Fund Society, and, in 1917, an incorporator of the Springfield Aircraft Corporation, Springfield, Massachusetts, a company created to meet the demand for military aircraft for World War I.[165] Esling died in 1921.[166]

In 1910, Jackson Maloney and his wife were renting the twin, a House 310, at 2069 N. 63rd Street.[167] They were in their mid-20s and childless, but had a purebred poodle named Sport II.[168] They employed an English servant. Maloney was the Manager of Agencies at the Philadelphia Life Insurance Company, which his father founded and presided over.[169]

Lena Rothacker, who was 48 years old and the head of a household that included her 23-year-old daughter and a seven-year-old child, rented the twin, a Walter F. Price designed House 2, at 2077 N. 63rd Street from Wendell & Smith in 1910.[170] Rothacker did not work, but supported the household with her "own income."

House No. 2, Walter F. Price

Advertisement for Walter Ryan & Company, 1906

Walter Ryan and his wife Sarah were renting the twin house at 2079 N. 63rd Street from Wendell & Smith when the census taker knocked on their door in 1910.[171] The Ryans reported that they had four children at home, two adult sons and a younger son and daughter. They employed no servants. Ryan owned and operated a company that distributed safes. One son worked at the safe company as a clerk.

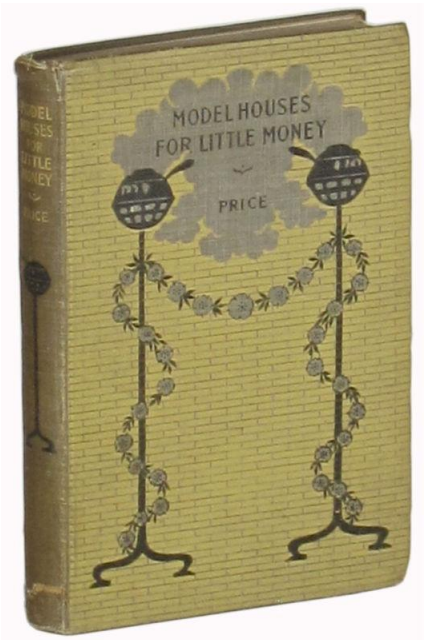
John B. Whitehead and his wife Martha were renting the twin at 2081 N. 63rd Street from Wendell & Smith in 1910.[172] They had three young daughters and two African-American servants, a cook and nurse. Whitehead was promoted to purchasing agent at the Lehigh Coal & Navigation Company, which was headquartered in Philadelphia, in 1905. Two years later, he took a job as the purchasing agent for the Lehigh & New England Railroad Company, which maintained an office at 108 S. 4th Street, in Philadelphia. He resigned that position in 1911.[173]

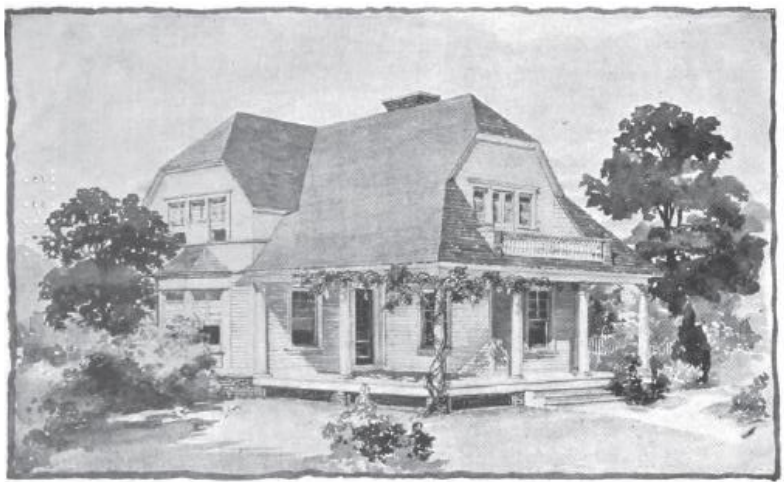
Herbert and Mabel C. MacKellar purchased the property at 2095 N. 63rd Street for their home and business in April 1905. One year later, they purchased an adjoining parcel.[174] MacKellar, who was mentioned earlier in the essay, owned an electrical contracting business and worked

on many Overbrook Farms houses as a subcontractor. Mr. and Mrs. MacKellar, who were 35 and 28 respectively in 1910, had one young son and employed no domestic help.

Home Economics

In 1894, the Trades League of Philadelphia reported that the "great bulk of Philadelphia's dwelling houses range in value, including lot, from $1000 to $3000. There are of course a large number ranging in value from $5000 to $7500, and for the latter sum a house can be bought fitted for the home of a well-to-do merchant."[175] A few years later, in 1898, architect William L. Price, who built many homes in Overbrook Farms, published a book entitled *Model Houses for Little Money* for the Ladies Home Journal Household Library. In the book, Price provides plans for a "house for a thousand dollars," a "model house for $1000 to $1250", a "$1500 house for a twenty-five-foot lot," a "$2200 house for a small square lot," a "model suburban house costing from $2000 to $2500," and a "$3500 to $4000 suburban house."[176] The most expensive of Price's model houses for little money cost about half that of the least expensive houses at Overbrook Farms. Restrictions in the deeds for typical Overbrook Farms lots required the construction of houses valued typically at no less than $7,000, sometimes more. In the mid 1890s, twin homes in Overbrook Farms sold for about $8,000, with the larger twins such as 5950 Overbrook Avenue selling for $11,500 in 1894. Single homes sold for $11,000 to $18,000, $20,000, and even $30,000. The homes at Overbrook Farms were targeted at the upper middle class and the wealthy.





William L. Price, *Model Houses for Little Money* A "model house for $1000 to $1250"

The incomplete Wendell & Smith ledger includes several interesting entries providing details of the developer's costs to build the houses, financing provided, and profits reaped. For example, in 1898 Wendell & Smith invested $7376.20 in the design and construction of a semi-detached house at 6304 Overbrook Avenue. Breaking down the development costs, the ledger indicates

that the 35-foot wide lot was valued at $2,100, or $60 per foot of frontage. Wendell & Smith compensated general contractor Young $5,162 for building the twin house. During construction, Wendell & Smith paid $17.35 for taxes and insurance. At the closing, the developers paid one-third of the closing costs, or $28.83. Apparently customizing the property for the buyer, the developers also spent $69.02 on "extra" paint, plumbing, lumber, and posts. Clara B. Todd, a widow, purchased the property from the developers for $7,900 on 21 September 1898, giving Wendell & Smith an apparent profit of $523.80.[177] To purchase the property, Todd put down $850 in cash and paid the remainder with a first mortgage for $5,500 at 5.4% interest and a second mortgage for $1,550 at 6% interest. The ledger states that the sale was a "Gillespie matter," indicating that Israel C. Gillespie had provided the financing. Although Gillespie was the conduit for financing for hundreds of Wendell & Smith sales in the 1890s and 1900s, he remains a mystery. He was identified as a "clerk" in numerous deeds, but whether he worked for himself, the Drexel Syndicate, or some other entity is unknown. Although Gillespie remains an unknown, the chain of title for Todd's property at 6304 Overbrook Avenue reveals much about Wendell & Smith's mortgaging system. On 23 June 1898, the Drexel Syndicate transferred three properties including 6304 Overbrook Avenue to Gillespie for $25,500, securing the debt to the properties.[178] That same day, Gillespie transferred the properties to Wendell & Smith for $1.00 with first mortgages of $5,500 and second mortgages of $1,550 on each of the properties.[179] Three months later, on 21 September 1898, when the house was complete, Todd took title to the property at 6304 Overbrook Avenue.

6304 Overbook Avenue Construction and Sale	
Item	Amount
Lot 35 ft of frontage @ $60 per foot	$2100.00
Taxes	$3.85
Insurance	$13.50
General Contractor Milton W. Young	$5162.00
Recorder & Notary Fee 1/3 of $35.95	$11.99
Conveyance 1/3 of $50.50	$16.84
Extra Paint	$48.98
Extra Plumbing	$13.50
Extra Lumber	$0.54
Extra Posts	$5.00
Total	$7376.20
First Mortgage @ 5.4%	$5500.00
Second Mortgage @ 6%	$1550.00
Cash Down	$850.00
Sale Price	$7900.00
Profit to Developer	$523.80

The other two properties involved in the mortgage transaction described above were 6305 and 6307 Sherwood Road. Architect Horace Trumbauer designed the twins, which were known by their design number as House 515. Wendell & Smith paid him $315 for the plans and specifications, a 3.5% commission on a house valued at $9,000.[180] Both were conveyed to home buyers in similar manners as the Todd conveyance, as the ledger indicates. The lots were 33 feet wide and cost $1,980 each. Wendell & Smith paid contractor Young $4,952.16 to construct each of the twin houses, which shared a party wall. Juliette C. L'Amoreaux purchased 6307 Sherwood Road on 1 December 1898 for $7,050 with the same first mortgage for $5,500 at 5.4% interest and second mortgage for $1,550 at 6% interest.[181] The property at 6305 Sherbrook Road was not sold for three years. On 15 May 1902, Margaret Wendell Hess, a

widow and relative of developer Herman Wendell, purchased the property for $7,750, with the same first and second mortgages, probably as an investment.[182]

6304-06 Overbrook Avenue

6305-07 Sherwood Road

The final house of the four detailed in the ledger, 6306 Overbrook Avenue, provides information about a transaction in which Wendell & Smith did not provide financing. Breaking down the development costs, the ledger indicates that the 35-foot wide lot was valued at $2,100, or $60 per foot of frontage. Wendell & Smith compensated general contractor Young $5,195.25 for building the twin house. During construction, Wendell & Smith paid $21.25 for taxes and insurance. Customizing the property for the buyer, the developers also spent $62.48 on “extra” paint and plumbing. Annie R. Smith, the wife of Erwin H. Smith, purchased the property from the developers for $8.058.25 on 4 May 1898, giving Wendell & Smith an “apparent profit” of $741.75. At the closing, the Smiths paid $6.858.25 in cash and $1,200 from a second mortgage from an unidentified source. Wendell & Smith held a lien for the extra paint and plumbing.[183]

6306 Overbrook Avenue Construction and Sale	
Item	Amount
Lot 35 ft of frontage @ $60 per foot	$2100.00
Taxes and Insurance	$21.25
General Contractor Milton W. Young	$5195.25
Total before extras	$7316.50
Extra Paint	$48.98
Extra Plumbing	$13.50
Total	$7378.98
Second Mortgage	$1200.00
Cash Down	$6858.25
Sale Price	$8058.25
Profit to Developer	$741.75

In addition to the four entries for the semi-detached houses on Overbrook Avenue and Sherwood Road, the incomplete Wendell & Smith ledger contains a fascinating entry that details payments to the architect and builder for the design and construction of a grand home at 5831 Drexel Road.[184] On 31 December 1897, Wendell & Smith entered into an agreement with Charles L. Dexter to construct the house for $13,500. Dexter, who is described as a “merchant confectioner” in the deed for the property, owned and operated C.L. Dexter & Company. He lived in Powelton Village before moving to Overbrook. The “Originator” of Dexter's White

Mountain Cake, C.L. Dexter & Company sold oysters, croquettes, salads, fancy ice creams, fine cakes, meringues, charlottes, jellies, pastries, and frozen puddings at an elegant downtown shop at 15th and Walnut Streets. Dexter's treats were extremely popular; for instance, writing in 1955, actress Ethel Barrymore remembered from her childhood "that marvelous Philadelphia epic, Dexter's White Mountain Cake!"[185]

In late June 1897, the *Philadelphia Real Estate Record and Builders' Guide* reported that Wendell & Smith had awarded a contract to architect David Knickerbacker Boyd to design the house for Dexter, the merchant confectioner.[186] D.K. Boyd and his brother, architect Laurence Visscher Boyd, had begun their careers designing suburban houses for Wendell & Smith at Wayne and St. David's and then moved on to work at Overbrook Farms and Pelham. Like architects Horace Trumbauer and William Price, who also designed houses for Wendell & Smith at Wayne and St. David's early in their careers, the Boyds would use the Wendell & Smith projects as springboards to great prominence in their field. On 4 December 1897, Wendell & Smith made its first payment, $227.50, to D.K. Boyd for the plans for the Dexter house. That same day, Wendell & Smith contracted with Young for $12,150 to construct the Boyd-designed house for the merchant confectioner. The contract with Young established a series of construction milestones at which the builder would be paid, including the installation of the second-floor joists, the installation of the roof, the completion of plastering, and the completion of the house. Dexter took title to the property on 12 January 1898.[187] Boyd, the architect, apparently worked on the design of the house in December 1897 and January 1898, finishing it late in the month. He was paid $100 on 24 December 1897 and $127 on 28 January 1898. On 31 January 1898, he was paid an additional $10.50, probably for final design revisions. That same day, Young, the builder, received his first payment, $3,000. The construction progressed quickly, with Wendell & Smith paying Young $2,000 installments on 17 February, 1 March, and 18 May. Young received a $2,500 payment on 30 June 1898, probably when the house was completed. The ledger indicates that the builder was paid another $486.26 five months later, on 1 December 1898, probably at the completion of a punch list of corrections and alterations. The Wendell & Smith ledger indicates only two other payments during the Dexter house construction, for "sundries," including $30 for insurance and $150 to "De Kosenko" for a gas fixture, which referred to the De Kosenko Manufacturing Company, a maker of elegant art metal gas and electric light fixtures in Philadelphia; parenthetically, manufacturer Stephan de Kosenko resided at 6314 Drexel Road.[188] The Wendell & Smith ledger concludes that the developer invested $12,631.26 in the design, construction, and sale of the Dexter House and received $13,500 in payment from the merchant confectioner, for a profit of $868.74.

Horace Trumbauer not only designed houses for Overbrook Farms, he also dabbled in real estate investment and development at the suburban enclave. For example, in January 1898, Trumbauer purchased a large parcel for subdivision and construction on the west side of the 5900 block of Woodbine Avenue. He paid the Drexel Syndicate $12,000 for the lot and took a $22,000 mortgage loan from the Syndicate to capitalize the project. Trumbauer agreed to 5.4% interest rate, a five-year term, and a payment plan that included installments and $11,000 payment at the end of the five years.[189] In September 1899, Trumbauer transferred the property to realtor Horace Wendell for marketing.[190] The mortgage was satisfied two months later, in November 1899. The large parcel was subdivided into three building lots, 5939, 5941, and 5957 Woodbine Avenue. William B. Montgomery purchased 5957 with a Keen & Mead-designed twin House 61 in September 1899, about one week after Trumbauer transferred the large parcel to Wendell.[191] Benjamin B.P. and Helen E. Obdyke purchased 5939 with a Trumbauer-designed single house for $17,500 in February 1901.[192] The Obdykes moved from their Chester Kirk-designed house at 5927 Drexel Road, which they purchased in 1894, to the new Trumbauer house.[193] As noted earlier, Obdyke owned a company that manufactured building products. In

May 1902, Arthur and Georgina Harrah Peterson purchased the third of the properties carved from Trumbauer's large parcel, 5941 Woodbine Avenue, with a Boyd & Boyd-designed house.[194] The Petersons lived across the street at 5924 Woodbine Avenue, an enormous house named Red Gates, now demolished, which they purchased February 1900.[195] In addition to the house on the Trumbauer tract, they bought numerous other Overbrook Farms properties as investments. Peterson began his working life as an assistant for his father, Henry Peterson, who published and edited the *Saturday Evening Post*. When his father sold the paper in the 1870s, Peterson joined the U.S. Navy, where he served in many capacities until retiring in 1902. Among his many assignments, he accompanied Admiral Dewey to Manila in 1898. Like his father, Peterson was an accomplished author, publishing many volumes of poetry including "Songs of New Sweden," 1887; "Penrhyn's Pilgrimage," 1894; "Collected Poems," 1900; "Sigurd," 1910; "Collected Poems" (Revised) and "Andvari's Ring," 1916. "Collected Poems" included a section entitled "The Recluse or Overbrook Verses." The Petersons' wealth, which they invested in real estate, came not from Arthur Peterson's associations with the newspaper or the Navy or from his writings, but from his wife, Georgina Harrah Peterson, who was the daughter of Charles J. Harrah, the president of Midvale Steel.[196] Her fortune was substantial. After Georgina Peterson died on 19 September 1911, her sister Josephine and brother-in-law Richard Hayden disputed the management of their father's, Charles J. Harrah's, bequest to Georgina, which she willed to her husband Arthur Peterson at her death. The court ultimately ruled in Peterson's favor, leaving him with 5,500 shares of Midvale Steel valued at approximately $1.1 million, an enormous sum for the time.[197]

Speculative Houses

Wendell & Smith offered building lots for sale and houses for sale and rent. Some buyers purchased lots on which they built houses, subject to Wendell & Smith's strict covenants, either for occupancy or as investments for sale or rent. Others purchased or rented houses that the developers themselves had built speculatively. Wendell & Smith worked with several architects to develop both unique designs for more expensive houses and also standard designs for less expensive houses, which could be customized to avoid the monotony of repetition. Many architects, including Keen & Mead, Horace Trumbauer, and brothers D.K. and L.V. Boyd, but especially brothers William and Walter Price, produced standard designs for Wendell & Smith, which were numbered for easy identification. Wendell & Smith constructed standardized, speculative houses of both the detached (or single) and semi-detached (or twin) types. Together, these houses, which were targeted at upper middle-class buyers, form the bulk of the structures in the district.

House 101 is an excellent example of a standardized, speculative Price dwelling. Designed by the Prices in the mid 1890s and constructed for about 10 years, House 101 can be found in several versions throughout Overbrook Farms and Pelham. House 101 could be faced with entirely with stone, with stone and brick, or with stone and stucco. It could be detailed inside and out in the Colonial Revival, Tudor Revival, or Arts & Crafts style. It could be built with a large front porch or even larger wrap-around porch. It could be built with the front door on the left or, flipped, with the front door on the right. The peaks of the gable could be pointed or clipped. The front window openings could be finished with or without quoins. It could be built with or without a second-floor front bay. Presaging a strategy that would be adopted by the automobile industry, Wendell & Smith developed a scheme to build a handful of standard models, yet customize each and every one so that buyers felt like individuals and streetscapes appeared varied.

William L. Price, Elevations of House 101B for Milton W. Young, Overbrook, Pa., 11 March 1901

Nine versions of House 101 were constructed in Overbrook Farms between 1897 and 1907. Eight of the nine houses were purchased as primary residences; one was purchased as an investment property. In general, well-to-do families whose heads of household were manufacturers, bankers, engineers, retailers, and wholesalers purchased the houses. For example, Monroe W. Megargee, a bank teller, and his wife Harriet purchased a House 101 at 5987 Woodbine Avenue for $11,000 in October 1897, but then quickly sold it to developer Walter B. Smith, in May 1898. John Howard and Madeleine D. Yardley purchased the property for $11,000 from Smith in June 1898.[198] Yardley was a manufacturer of wheels for streetcars. He founded the Philadelphia Car Wheel Company in 1892, was working as the secretary of the Keystone Car Wheel Company in 1901, and served as a vice-president of the National Car Wheel Company.[199]

George Herbert Taylor purchased a House 101 at 5940 Woodbine Avenue in August 1898 for $11,050. Taylor was about 25 years old and the son of William Shipley Taylor, a retired railroad man who purchased the grand house at 6020 Overbrook Avenue in 1894. George Taylor's brother, Dr. James G. Taylor, also lived in Overbrook Farms; he purchased 6041 Drexel Road in June 1898. George Taylor owned the House 101 for less than two years, selling it in March 1900 to Edward and H. Marie Brooks for $12,100. Brooks was a nationally-prominent, retired educator who lived at 5979 Drexel Road. He and his wife purchased the property as an investment. They owned several other investment properties in the development including the adjacent twins at 5946 and 5948 Woodbine Avenue.[200]

Civil engineer Frank Brown and his wife Edith purchased a House 101 at 6387 Drexel Road for $12,700 in November 1900.[201] Brown was educated at Princeton, worked for the Pennsylvania Railroad and other companies before cofounding H.S. Kerbaugh Incorporated, a contracting

company involved in very heavy railroad construction, in 1898. He served as the vice president, secretary, and treasurer of H.S. Kerbaugh Incorporated and also Columbia Contracting Company, Bloom Run Railroad Company, Seward Railroad Company, G.H. McAbee Powder & Oil Company, Conemough Stone Company, Cresson Supply Company, and as the treasurer of the Stewart Kerbaugh Shanley Company and Standard Powder Company.[202]

The property at 6367 Overbrook Avenue changed hands several times before a House 101 was constructed on it. The Drexel Syndicate sold a larger parcel to Charles J. Field in 1895. Field owned a hardware and tool company headquartered at 623 Market Street. Field sold it to William Kaur in 1896. Kaur subdivided the property into two parcels and sold 6367 Overbrook to Michael McCool in 1901. In February 1902, Thomas and Mary A. O'Donnell purchased the property with the House 101.[203] Mary O'Donnell died a few years later, leaving her husband to raise two young boys. Thomas O'Donnell was born in Ireland and immigrated to the United States at age 10. O'Donnell developed a prosperous retail liquor business before moving into the wholesale liquor business in 1904. Like many of his Overbrook neighbors, O'Donnell was an active member of the Democratic Party.[204]

Thomas O'Donnell, 1909

Isaac H. Clothier Jr. purchased a House 101 at 5830 Overbrook Avenue for $15,500 in November 1902, when he was only about 27 years old.[205] Clothier's House 101 was larger than the standard House 101; William Price, the architect, had enlarged it with a two-story addition along the north side. Clothier was a member of retail royalty. He was the son and successor of Isaac H. Clothier, who established the Philadelphia-based department store chain Strawbridge & Clothier with Justus C. Strawbridge. The junior Clothier moved from his House 101 in Overbrook to Wynnewood in 1906 and eventually to Sunnybrook, an estate in Radnor.

The properties at 5841 and 5849 Overbrook Avenue were not part of the George Tract purchased by the Drexel Syndicate in 1893, but they were later added to the Overbrook Farms development. In 1865, David Scull purchased a large piece of land along City Avenue from the George family for a country seat. Scull was a member of a prominent Quaker family, a wealthy wool merchant who had interests in several other businesses, and a tireless supporter of Haverford and Bryn Mawr Colleges. In 1902, Scull sold a small section of his estate along Overbrook Avenue to real estate broker Horace S. Wendell, a relative of Herman Wendell of Wendell & Smith, for integration into Overbrook Farms. The same day, Horace Wendell passed

the parcel to builder Milton W. Young, who proceeded to erect two houses on the land. Scull sold a second, smaller parcel to directly to Young in January 1904. After Young reorganized the property lines, creating 5841 and 5849 Overbrook Avenue, he sold 5849 Overbrook Avenue with a House 101 to Mary E. Brill, single woman, later in January 1904 for $16,363.75.[206] Brill was the daughter of G. Martin Brill, president of J.G. Brill Company, the Philadelphia-based, world's largest manufacturer of street cars. Brill purchased the house for herself and her new husband, Daniel H. Watts. Brill's uncle Edward Brill, also an executive at J.G. Brill, lived at 5820 Overbrook Avenue.

Joshua Lippincott Shoemaker and his wife Florence, nee Hey, purchased the House 101 at 6366 Sherwood Road for $13,750 in November 1904, using Mrs. Shoemaker's relative, Joseph Hey, as a middleman. Shoemaker (1858-1926) and his brothers owned and operated J.L. Shoemaker & Company, the country's leading manufacturer of bookbinding equipment and supplies including fine bookbinding leathers. J.L. Shoemaker & Company was headquartered at 6th and Minor Streets in Philadelphia and had a manufacturing facility in Frankford.[207]

ALBERT E. TURNER.

Mary E. and Henry E. Passavant purchased a House 101 at 6428 Overbrook Avenue for $16,300 in April 1905.[208] Mortgage broker Israel C. Gillespie provided financing. Builder Milton W. Young constructed the house. Passavant was the sales manager of the Philadelphia office of the Babcock & Wilcox Company, a manufacturer of boilers. He raised dogs and owned a cocker spaniel named Black Nit.[209]

Mortgage broker Israel C. Gillespie financed and builder Milton W. Young constructed House 101 at 6435 Woodbine Avenue, probably in 1907. Although not documented, it is likely that Young rented it from the completion of construction until Albert E. and Dora Turner purchased the house for $17,000 in April 1911.[210] Turner worked as newspaper reporter and then the financial editor of a Philadelphia daily paper before turning to banking in 1906. He worked at the banking firm of E.B. Smith & Company until 1912, when he became a member of the Philadelphia Stock Exchange and founded the firm of Harper & Turner, Bankers with Clarence Harper. Turner was active in numerous civic associations including the Municipal League, Committee of Seventy, City Parks Association, City Club, and the Home and School League.[211]

6387 Drexel Road

5830 Overbrook Avenue

6435 Woodbine Avenue

5987 Woodbine Avenue

6428 Overbrook Avenue

6367 Overbrook Avenue

6366 Sherwood Road

5940 Woodbine Avenue

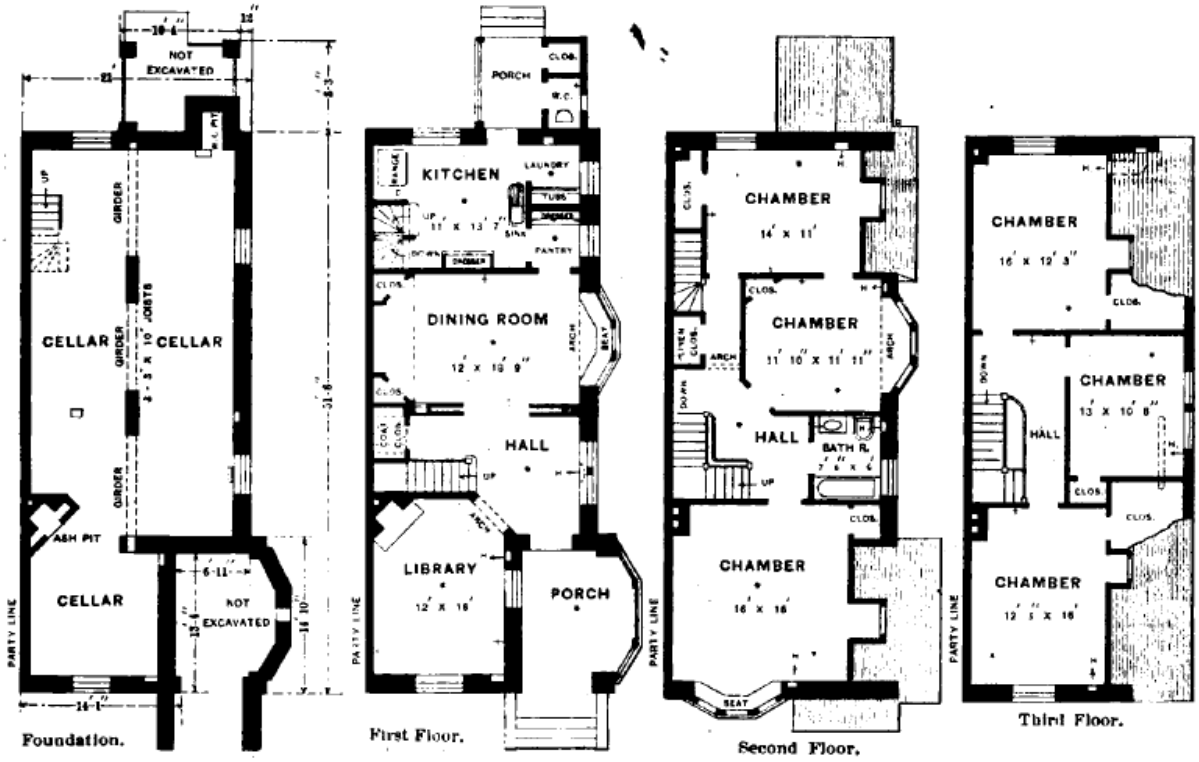
5849 Overbrook Avenue

The records of Horace Trumbauer, another young architect who achieved great prominence after working for Wendell & Smith, provide additional insights into the design and sales of speculative houses. Trumbauer executed many architectural plans for Wendell & Smith for buildings at Wayne, St. David's Pelham, and Overbrook Farms. His ledger entry for 22 August 1895, for instance, indicates that he had executed "plans, specifications, [and] details" for Wendell & Smith for three houses to be constructed on "Phil Ellena Street, Germantown," in Wendell & Smith's Pelham development. The houses were referred to by their numbers, Houses 38, 39, and 40. Trumbauer received a commission of 3.5% of the total value of the houses. House 38 was valued at $8,600, leading to a $301 commission for the architect. Houses 39 and 40 were valued at $8,400 each, for $294 commissions. Versions of Houses 38 and 39, both twins, were constructed in Overbrook Farms, 39 at 5990 and 5992 Woodbine, and 38 on the adjacent properties at 5996 and 5998 Woodbine Avenue. The two twins were completed by February 1898, when Trumbauer's plans and photographs of the dwellings were published in *Carpentry and Building*, a trade journal.[212] House 39 is nominally Colonial Revival in style, with stone facades at the first floor, brick facades at the upper floors, and a blue slate roof. House 38 combines elements of the Shingle and Tudor Revival styles, with stone facades, pebble dash and half timber side gables, and a shingle roof. Both twin houses are articulated

with large entry porches and projecting bays. Inside Houses 38 and 39, the transition from public private that began at the sidewalk and progressed across the lawn to the porch continues, with an entry foyer with stairs opening onto a parlor and dining room. The foyer, parlor, and dining room flow into one another, evidencing the evolution from discreet, separate Victorian spaces to interconnected Modern spaces. Utilities are at the rear, with a kitchen, laundry area, and, surprisingly, a water closet off the rear porch. Upstairs, there are three bedrooms and a full bath on the second floor and three additional bedrooms, typically for servants, on the third floor. A rear stairway connects the kitchen with the second floor, allowing the domestic help to move within the house beyond the gaze of visitors.

5990-92 Woodbine Avenue

5996-98 Woodbine Avenue



Floor Plans of Twin House Shown in Upper Picture of Supplemental Plate.

Plans for 5998 Woodbine Avenue, Horace Trumbauer

Although the records are incomplete, the available information about the early residents of the Trumbauer twins at 5990-5992 and 5996-5998 Woodbine Avenue is elucidating. In 1898, Mr. & Mrs. William E. Danner were renting the house at 5990 Woodbine Avenue. A graduate of the Philadelphia College of Pharmacy, Danner directed the laboratory for Henry K. Walpole & Co., a multinational pharmaceutical company headquartered in Philadelphia.[213] By 1906, Danner and his wife had moved from Overbrook Farms to 2202 Venago Street in the Tioga section of the city. In June 1907, Bertram Isaac and Rosa De Young purchased the house at 5990 Woodbine Avenue.[214] As in this case, Wendell & Smith often maintained ownership of the speculative houses and rented them for a decade or so before selling them. At the time he purchased the house, with financing from mortgage broker Ferdinand Block, De Young was in his late twenties, a graduate of the University of Pennsylvania, and an attorney at Browne, Belmont & De Young. In addition to his wife Rosa, nee Stein, he lived with his six-year-old daughter, and two German servants.[215] Contradicting historian Margaret Marsh's claim that all early Overbrook Farms residents were Protestants, De Young was Jewish.[216] Others, as will be shown, were Catholic.

B. I. DE YOUNG

Bertram Isaac De Young, c. 1902

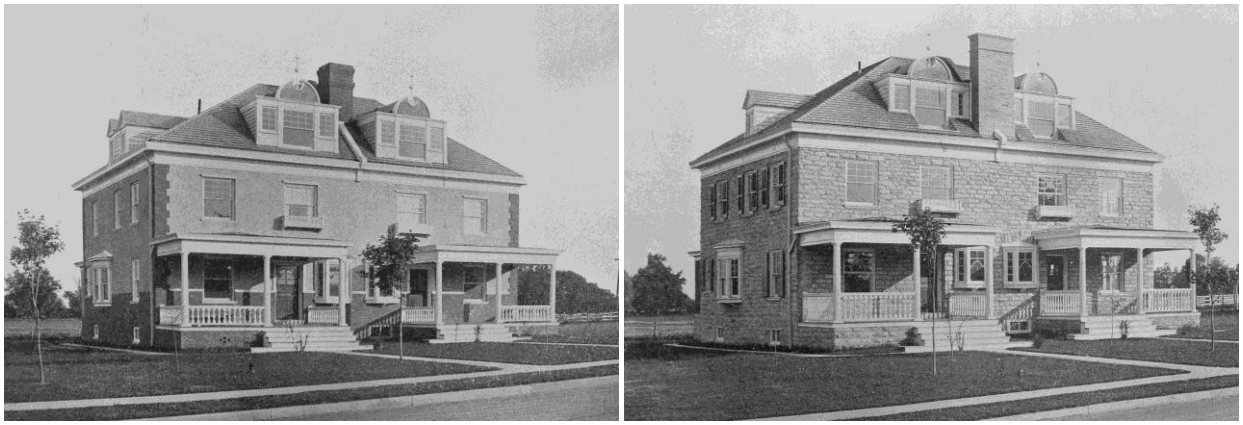
In 1898, Mr. & Mrs. James R. Rettew were renting the house at 5992 Woodbine Avenue, the Trumbauer twin that shared a party wall with 5990. Rettew was the secretary and treasurer of the Philadelphia Electric Equipment Company, a firm that provided equipment to the electric railway industry.[217] In August 1906, Charles R. Kennedy purchased the property from the Drexel Syndicate. Three years later, he sold the twin house back to the Syndicate.[218] At the time of the 1910 U.S. census, Alfred M. Roedelheim and his family were renting the house. Roedelheim, a 1896 graduate of Cornell university and a mechanical engineer, was a partner at the Roxford Knitting Company at Randolph and Jefferson Streets. Like his neighbor De Young across the party wall, Roedelheim was Jewish. He lived with his wife and two young sons as well as two English servants, a nurse and a chambermaid. Before marrying and moving to Overbrook Farms, Roedelheim had lived at Hamilton Court at 39th and Chestnut Streets, one of the most of the most fashionable apartment buildings in the city. Alfred Rodelheim's son and namesake, who was only three years old in 1910, later changed his name to Fred Rodell and became one of the most influential legal scholars of the mid twentieth century and a leading proponent of "legal realism." He taught at the Law School at Yale University for 40 years from 1933 to 1973 and authored many influential books including *Woe Unto You Lawyers!*, published in 1939. The

Rodelheims divorced in 1911 and moved from Overbrook Farms. In 1917, the Trumbauer twin was occupied by retired Rear Admiral Albert Bower Willits of the U.S. Navy.[219]

The Trumbauer-designed twin at 5996 and 5998 Woodbine Avenue, at the corner with Upland Way, House 39, which combines aspects of the Shingle and Tudor Revival styles, was constructed in 1897. By 1898, the developers rented the dwelling at 5996 Woodbine to Mr. and Mrs. Richard L. Head. Head was the chief clerk of S.M. Prevost, the vice president of Pennsylvania Railroad. He was later promoted to statistician of the railroad's freight department with an office at Broad Street Station.[220] In 1904, Arthur and Malinda W. Wendell, some of the many relatives of Herman Wendell who invested in Overbrook Farms properties, purchased 5996 Woodbine Avenue. In 1911, the Wendells sold the property to Lewis Harlow Van Dusen, who had rented the property prior to the purchase.[221] Van Dusen resided with his wife Muriel and their England-born servant Grace McDevitt. Van Dusen was an attorney and the Civil Service Commissioner for the City of Philadelphia.

The developers rented the dwelling at 5998 Woodbine to Mr. and Mrs. Joseph Page, where they resided in 1898. Page worked as a buyer of house furnishing goods for Gimbel Brothers until 1900, and then opened his own business as a manufacturer's agent with offices at 1107 Market Street.[222] The developers sold the property to Sarah Richardson in 1901.[223]

Other examples of standardized, speculative houses include Charles Barton Keen and Frank Mead's ubiquitous House 61, of which at least 17 pairs were constructed in Overbrook Farms in the late 1890s and early 1900s. Like the Prices, Boyds, and Trumbauer, Keen & Mead came of age working for Wendell & Smith and went on to achieve great fame. Versions of House 61 were also erected in Pelham and elsewhere. House 61, which was published in *Scientific American Building Edition* in January 1899, is a two-and-one-half-story twin or double house that is symmetrical about its central party wall.[224] Its distinctive features are the large front porches, which sometimes wrap around the sides, small, finely detailed bay windows at the first story, Juliet balconies at the second story, and large dormers. House 61 could be clad in stone, brick, stucco, or combinations of the materials. It could be finished in the Colonial Revival, English Cottage, and other eclectic revival styles. Inside, the plan of House 61 resembles those of other larger twins and smaller singles. The front door opens into a foyer with fireplace and open stair. A broad doorway connects the foyer to the living room. A hallway leads from the back of the foyer to the kitchen, at the rear. A large dining room with bay window is linked to the living room through a broad doorway with pocket doors and to the kitchen at the rear. The second and third floors include several bedrooms and a bath.



Keen & Mead, House 61 in brick and in stone, Pelham, 1899

House 61, Keen & Mead, 6333 and 6337 Drexel Road, 6338 and 6340 Woodbine Avenue

House 61, Keen & Mead, 6391 and 6393 Woodbine Avenue, 6363 and 6365 Woodbine Avenue

More exotic than Keen & Mead's many versions of House 61 are its numerous variants of a building referred to as the "Double Dwelling in the Spanish Style." The variants of this house type were known by their design numbers, Houses 53, 55, 57, 58, 59, and 60. Mirror images of the same design could be connected to create symmetrical ensembles. Different designs from the same family could be connected to create asymmetrical assemblies. The Double Dwellings in the Spanish Style are very large, tall twin houses with bold projecting forms including balconies and eaves, strong shadow lines, jutting turrets and towers, and unusual combinations of round and pointed arch windows and doors. In 1896, the *Scientific American Building Edition* described the Keen & Mead twins of this type as "true in style, entirely devoid of unnecessary ornamentation, being simple in treatment and reposeful in effect."[225] Although predicated on historic examples, the twins in this family were daring, almost Modern, when they were constructed at the end of the nineteenth century. At Overbrook Farms all of houses of this type were erected on the 6300 block of Drexel Road, creating a distinctive, exceptional streetscape.

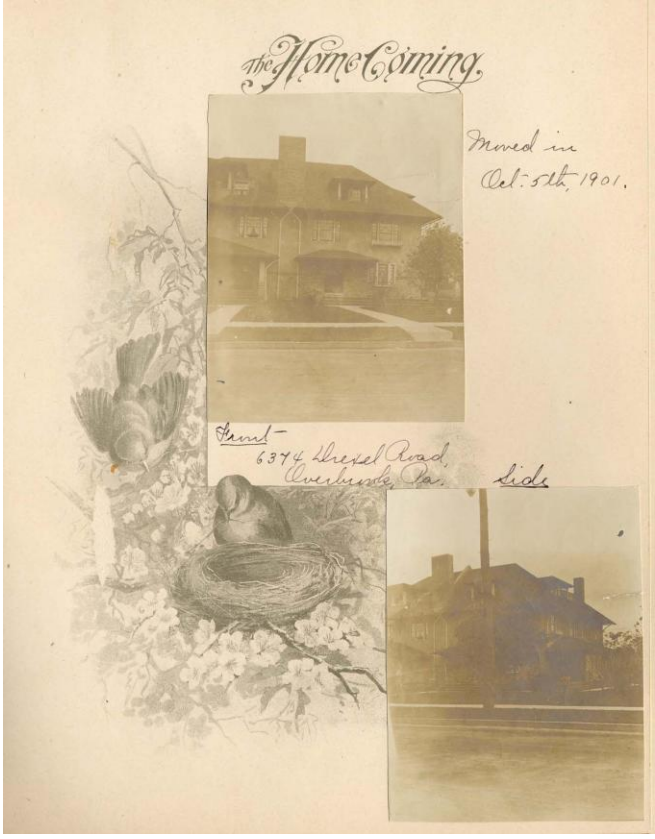
Keen & Mead, Double Dwelling in the Spanish Style, Pelham, 1896

6326 and 6332 Drexel Road, House 55

6352 (#60) and 6362 (#59) Drexel Road

Albert Barnes and his wife Laura, who married on 4 June 1901, rented the Keen & Mead designed House 57 at 6374 Drexel Road from Wendell & Smith upon returning from their European honeymoon. The newlyweds moved in to the twin on 5 October 1901. The new Mrs. Albert Barnes commemorated the event by pasting photographs of the rental house into her scrapbook, which is preserved at the Barnes Foundation. Barnes, who would make millions from the antiseptic, anti-blindness drug Argyrol and then assemble one of the world's greatest Modern art collections and establish the world-renowned Barnes Foundation, rented the house on Drexel Road until 1905, when he and his wife moved to Latch's Lane in Lower Merion.

6368 (#58) and 6374 (#57) Drexel Road



Laura Barnes Scrapbook, 1901

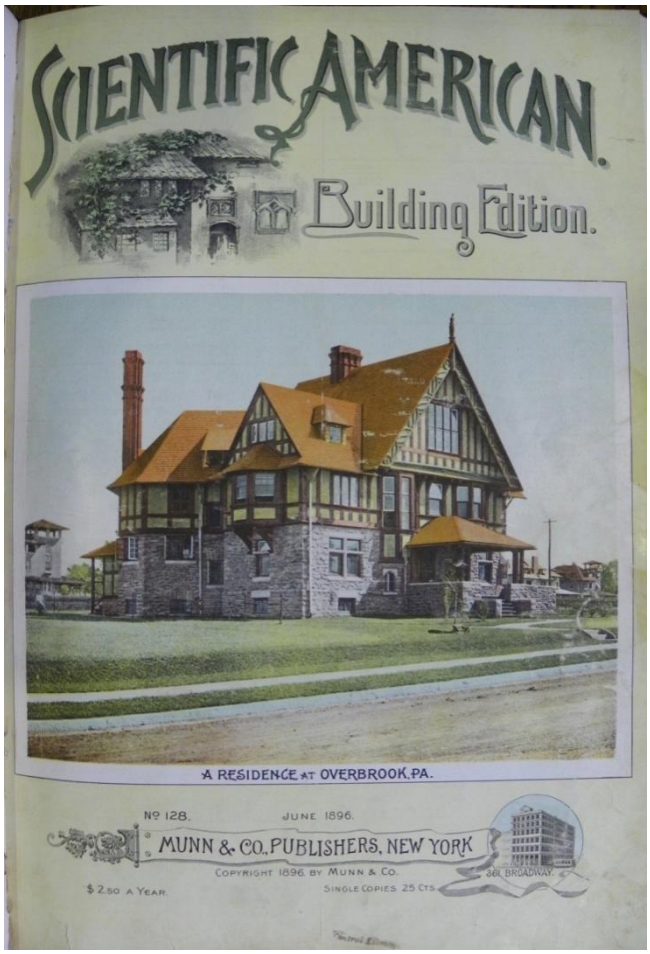
Grand Houses and their Owners

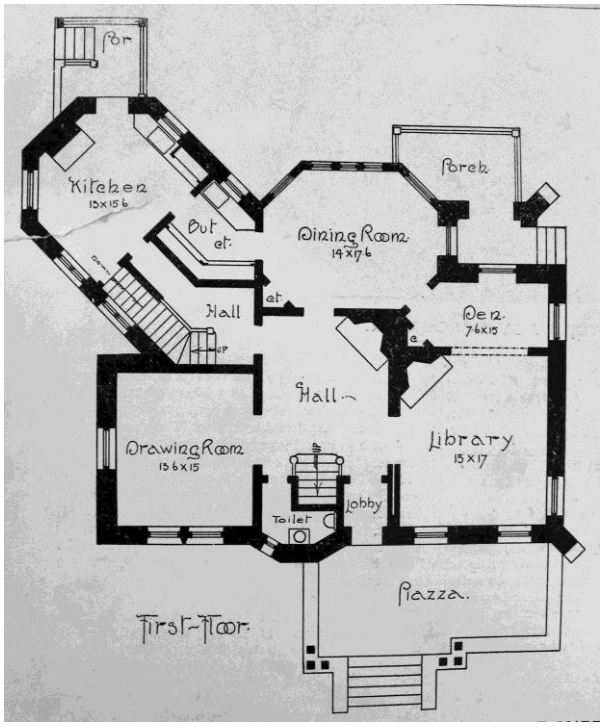
While the standardized designs for speculative houses like Price's House 101 appealed to the majority of Wendell & Smith's buyers, wealthier buyers often erected custom-designed houses on larger lots, especially corner lots. In many instances, Wendell & Smith not only sold the lot to the wealthy buyer, but also managed the design and construction of the house; in other instances, the buyer managed the construction without the developer's assistance, sometimes bringing in an architect from outside the Wendell & Smith fold.

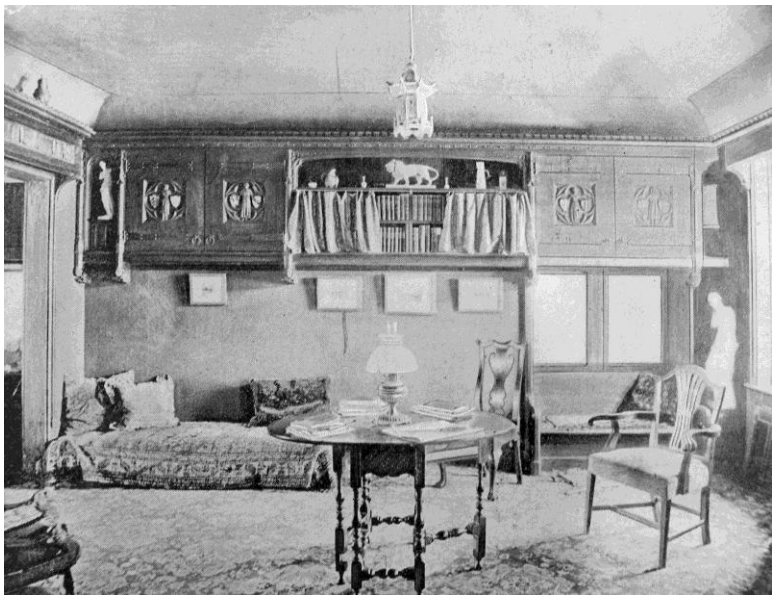
Architect William L. Price, who, with his brother Walter, produced numerous standardized house plans for Overbrook Farms as well as Wayne, St. David's, and Pelham, also designed grand, one-of-a-kind houses for Wendell & Smith's customers. Price's own house at 6334 Sherwood Road, which was called "one of the most unique and picturesque residences … at Overbrook, Pa.," is an excellent example. The design was initially conceived in 1893 or 1894 as a group of linked houses in a medieval style. The plan was later revised as a group of three linked houses in the Tudor Revival style, which is documented in Price's elevation drawing labeled "Houses 95-96-97 on Sherwood Road, Overbrook Farms, for Wendell and Smith, Mgrs." Eventually, Price extracted House 96 from the linked group of three as a single detached house, which he constructed as his own home about 1895. Featured on the cover of *Scientific American Building Edition* in June 1896, the house was described as "a pure example of its style in English architecture, not only in its design and lines, but throughout in all its details. The architect has struck a medium in designing this building, by which the detail and ornamentation are of a high order, and at the same time presenting a solid and substantial appearance, which is often left unstudied in the majority of new creations." With an enormous front gable with carved verge

boards sheltering Price's third-floor studio and performance space, the elaborate Tudor Revival house is clad in schist at the first floor and half timbering above. With massive, ornamental chimneys, intricate leaded-glass windows, and a celebratory finial at the peak of the gable, the house was a showpiece for the development.[226]

Price, his wife Margaret Lightfoot Price, and their children moved from a North Philadelphia rowhouse to the Tudor Revival house at 6334 Sherwood Road in Overbrook Farms in 1895. Price's parents, James and Sarah Price, purchased the adjacent property at 6349 Drexel Road the following year, in 1896. Walter, William's brother and architectural partner, lived with his parents. However, the family was only reunited for a short time. James, the father, died in 1899, the same year that William sold the model home at 6334 Sherwood Road and moved to a larger Tudor Revival of his design, named Kelty, across City Avenue in Lower Merion.[227]







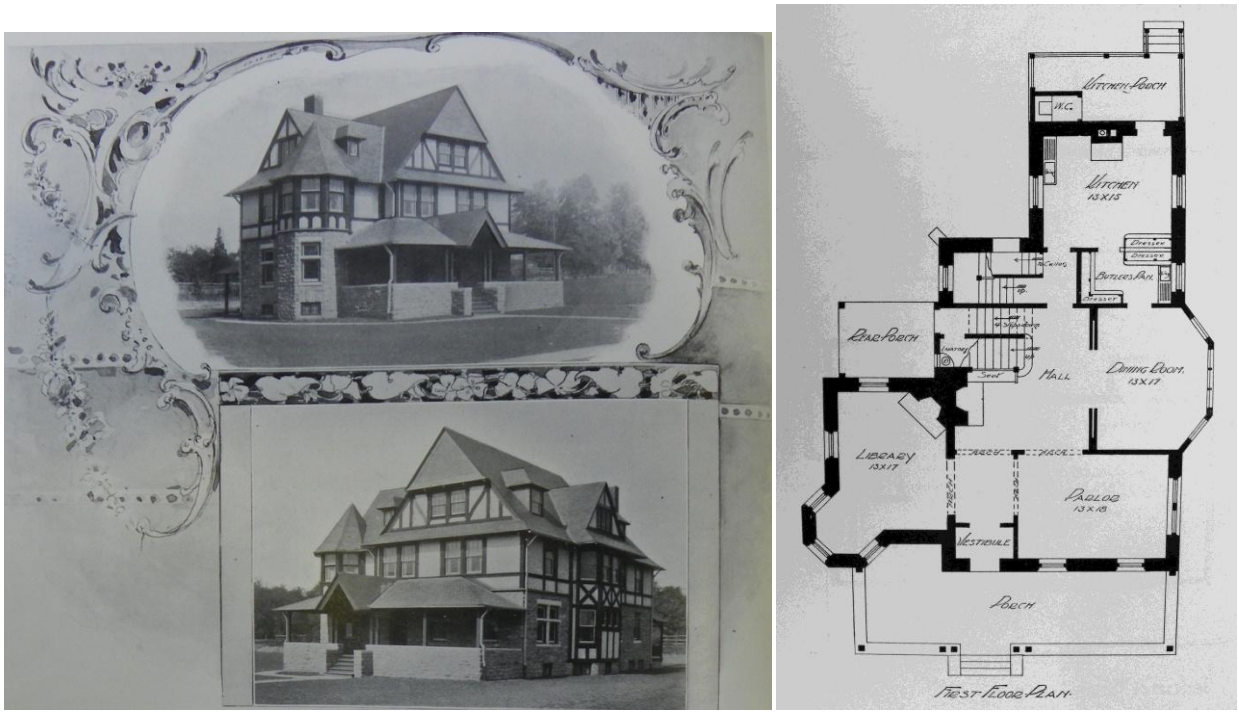
6334 Sherwood Road, William L. Price, 1894

William S. Stenger

William L. Price designed the stone and half-timber Tudor Revival house at 6391 Overbrook Avenue for Wendell & Smith, probably in 1894. The design, a cross gable enlivened by an octagonal tower at the front corner, was known as House 87 and featured in the February 1897 issue of *Scientific American Building Edition*, where it was described as "a commodious residence, carefully designed, devoid of unnecessary ornamentation, yet pleasing of outline and contrasting color."[228]

Unlike most of Price's grand houses, which were designed for specific buyers, the large house at 6391 Overbrook Avenue was constructed by Wendell & Smith as a rental property. Its first renters were William Shearer Stenger and his wife Helen Mar Reid Stenger, who moved from 3904 Chestnut Street in the mid 1890s. Stenger was a prominent politician and attorney and, like many of his Overbrook neighbors, a Democrat in an era dominated by Republicans. He was born in central Pennsylvania in 1840 and educated at Franklin & Marshall College. He served as district attorney for Franklin County and then in the U.S. House of Representatives in the 44th and 45th Congresses in the 1870s. As a congressman, he opposed federal funding of the Centennial Exhibition, claiming that it would be a wanton waste of public money and incurring the wrath of many Philadelphians. He was a close ally of Pennsylvania Governor Robert E. Pattison, also an Overbrook Farms resident, and served as Pattison's Secretary of State during his first term, from 1883 to 1887. At the time Stenger lived at Overbrook Farms, he and Pattison were partnered in a law firm. Stenger was also the director of the *Philadelphia Record*, a daily newspaper, about this time. Stenger died in 1918.[229]

The Stengers had moved from 6391 Overbrook Avenue by 1906, when *Boyd's Blue Book* recorded that Mr. and Mrs. George H. Lewars resided in the Tudor Revival house. Lewars (1855-1938), who married Celeste Belfield in 1885, was a businessman with a long resume in accounting and finance. He served as the secretary of the Conglomerate Mining Company, which was headquartered in Philadelphia and had mines in Michigan; the treasurer of the State Line & Sullivan Railroad; the treasurer of the Consolidated Electric Light Company; the auditor of the Westinghouse Electric & Manufacturing Company; and the business manager of Curtis Publishing. By the teens, he was working for the Good Roads Machinery Company, headquartered in Kennett Square, Pennsylvania with an office in Philadelphia.[230]



6391 Overbrook Avenue, William L. Price

William Price designed a Jacobethan Revival house for George E. Earnshaw for the corner lot at 6323 Sherwood Road, overlooking Lancaster Avenue. Like Price's house at 6391 Overbrook Avenue, the Sherwood house has an engaged tower at the corner. Unlike the Overbrook house, stone, not half timbering, is the dominant feature of the exterior. The half-timber beams were limited to the second story of the projecting kitchen wing at the rear. Interestingly, they were "painted bottle-green," not the usual brown.

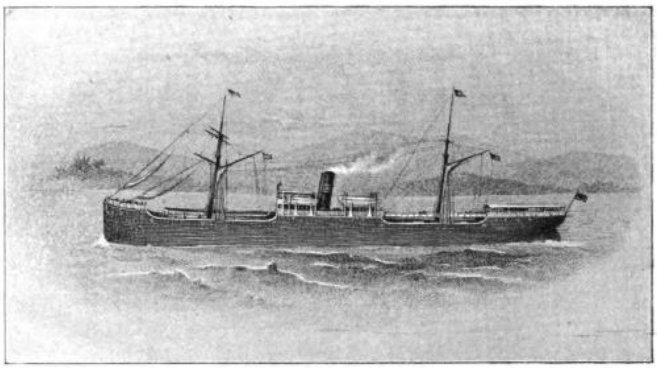
In form and ornament, the Sherwood house is extremely bold and simple. According to the *Scientific American Building Edition* in January 1898, the "design presents an excellent example of a stone residence. It is constructed and built in the most substantial manner. The lines of the building are well broken, and are ornamented in a simple but dignified manner, with projections, windows, and a spacious piazza."[231] Contemporary descriptions of Price's designs for Overbrook as well as those of Trumbauer, Boyd & Boyd, and Keen & Mead often stressed their solid, substantial, simple, dignified natures. The designs were praised for being "devoid of unnecessary ornament." The turn-of-the-century designs were implicitly contrasted with those of the earlier Queen Anne style, which were perceived as overly complicated and ornamented, slender, weak, decadent, and even feminine. A reaction to the industrialization of building, the masculine Overbrook designs, which trace their roots to the English Arts & Crafts movement and ultimately to the Philip Webb's Red House for William Morris in London of 1859, privileged the hand crafted over the machine made, the authentic over the ersatz, and the moral over profligate. Ironically, Philadelphia's corporate and industrial leaders flocked to houses that censured the very socio-economic changes that had spawned their great wealth.

George E. Earnshaw purchased the property 6323 Sherwood Road to erect the bold Price-designed stone house on 5 July 1895.[232] With its crenellated stone tower, it fit nicely with William F. Harrity's mansion, also with a crenellated stone tower, which was under construction directly across the street. Brothers Alfred and George Earnshaw, who were born in England and immigrated to the United States in 1872, established the Earn Line Steamship Company in 1885

in collaboration with the Pennsylvania Steel Company and the Bethlehem Iron Company. The Earn Line Steamship Company transported Clearfield coal from Philadelphia to the West Indies and returned with Bessemer iron ore from Santiago de Cuba and sugar from ports on the north shore of Cuba. Owing to its ability to transport coal very cheaply to the West Indies, the Earn Line seized control of the Caribbean coal business, which had been dominated by the British. George served as the secretary and treasurer of the line until the death of his brother Alfred in 1896, when he took over as president. George was also the president of the Philadelphia Maritime Exchange from 1893 to 1903.[233] In April 1897, Alfred's widow, Alice Earnshaw, nee Strange, purchased the Boyd & Boyd Colonial Revival house around the corner at 6374 Overbrook Avenue, where she resided with her daughters and Miss Strange, her sister or other female relative.[234]

6323 Sherwood Road, George E. Earnshaw House, William L. Price George E. Earnshaw

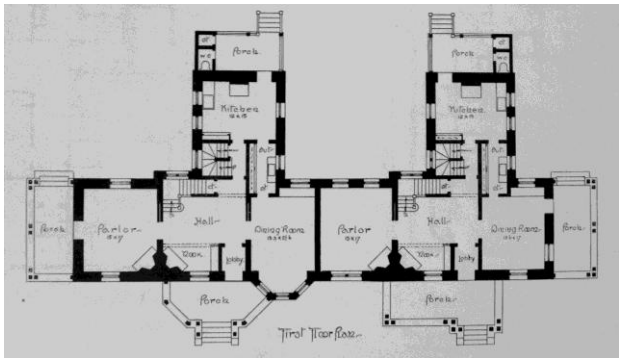
THE EARN LINE STEAMSHIP COMPANY



S. S. EARNWELL, PIONEER STEAMER OF THE EARN LINE.

In the mid 1890s, architect William L. Price designed a large twin in the Tudor Revival style for the lots at 6335 and 6339 Sherwood Road. Unlike many of the twins at Overbrook Farms, the two halves of this double house are not mirror images of one another, but each is unique,

joining to form an asymmetrical composition. Both houses have cross gables, but the front gable of one is half timbered, while the other is not. Both have large porches, but of different configurations. One has a turret like that at 6391 Overbrook Avenue; the other does not. Together, the houses at 6335 and 6339 Sherwood Road produce an impressive, picturesque edifice.[235]



6335 and 6339 Sherwood Road, William L. Price, 1897

Wendell & Smith rented the houses at 6335 and 6339 Sherwood Road for the Drexel Syndicate for the first decade after their construction. The developers sold 6335 Sherwood Road to Richard and Elizabeth Byrne in July 1906. The Byrnes were apparently unable to meet the financial obligations of the purchase and transferred the house to Walter Gordon Smith, Walter Bassett Smith's son, in July 1907. The Drexel Syndicate regained the title to the property on 13 January 1909 and rented it for the next decade. In May 1919, James A.S. MacMeekin, a Scottish-born banker and broker and member of the firm MacMeekin & Williamson, Investment Bankers, and his wife Sarah purchased the house for themselves and their four children.[236]

After a decade of renting, the developers sold 6339 Sherwood Road to Walter Horstman Thomas and his wife Natalie, nee Taylor, on 1 May 1908.[237] Thomas was born in Philadelphia in 1876, attended the Delancey School and Episcopal Academy, and graduated from the University of Pennsylvania in 1899 with a B.S. in Architecture. After graduation, he worked for architect Edgar Seeler before going to Paris in 1902 to study architecture at the Ecole des Beaux Arts. In 1905, Thomas returned to Philadelphia, where he partnered with C. Wharton Churchman in an architectural firm. In 1907, John Molitor joined the firm, which renamed itself Thomas, Churchman & Molitor. Thomas specialized in church and residential design. In the 1930s, he worked as the City Architect and then as the director of the Philadelphia Housing Authority. He died in 1948.[238]

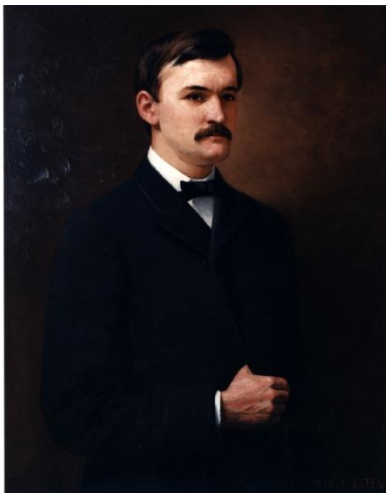
Architect Walter F. Price, brother of William L. Price, designed a palatial house for Edward Brill for the large parcel at 5820 Overbrook Avenue in 1905 and 1906. Brill had purchased the parcel from Wendell & Smith in June 1905.[239] The stone Georgian Revival house is embellished with an enormous entry portico, projecting bay windows, jack-arch sills, and gambrel roof.[240] Edward Brill was the vice president and treasurer of the J.G. Brill Company, which his father, J.G. Brill, and brother, G. Martin Brill, founded in 1868. By the late nineteenth century, the Brills had grown their company into the largest street car manufacturer in the world. In addition to his responsibilities at the J.G. Brill Company, Edward Brill was a director and treasurer of the John Stephenson Company in Elizabeth, New Jersey, and the American Car Company in St. Louis, assistant treasurer and director of the Wason Manufacturing Company in Springfield, Massachusetts, and a director of the G.C. Kuhlman Car Company in Cleveland.[241]

5820 Overbrook Avenue, Edward Brill House, Walter F. Price

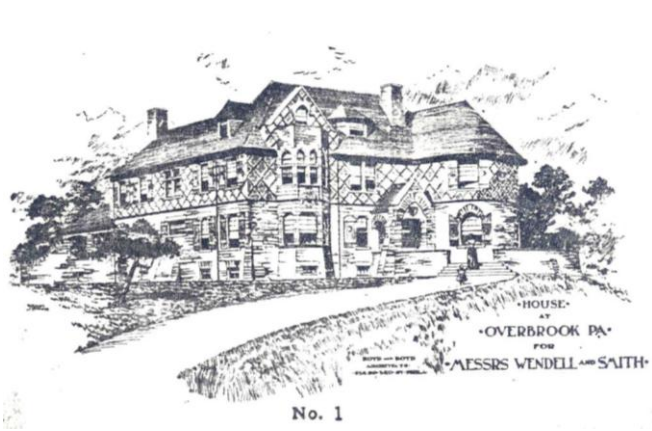
Like brothers and architects William and Walter Price, brothers and architects David Knickerbocker (D.K.) and Lawrence Vischer (L.V.) Boyd, or Boyd & Boyd, executed numerous designs for Wendell & Smith at Overbrook Farms and elsewhere. An early excellent example is the brothers' design for Robert E. Pattison (1850-1904), who moved to 5930 Drexel Road in 1895, at the end of his second term as the governor of Pennsylvania.[242] Based on McKim, Mead & White's Taylor House in Newport, Rhode Island of 1885, Boyd & Boyd's house for the former governor was one of the first houses erected in Overbrook Farms. The large house, which is Georgian Revival in style, is strictly symmetrical about its central axis, with a grand central portico flanked by gabled pavilions. Accessed by a sweeping flight of steps, the central portico flows into a balustraded terrace that stretches across front of the house and terminates at porches projecting from the ends. The portico and porches are echoed in the widow's walk at the roof. Fan lights, denticulated cornices, paneled shutters, and other features complete the Georgian composition.

Trained as an attorney, Pattison, a Democrat and anti-machine reformer, was elected governor in 1882 at the young age of 31, a feat only equaled once in modern times, by Harold Stassen, who was elected governor of Minnesota at age 31 in 1938. Pattison served as governor from 1883 to 1887 and again from 1891 to 1895. He was the unsuccessful Democratic nominee for mayor of Philadelphia in 1893, an unsuccessful candidate for the Democratic presidential nomination at the Democratic National Convention in 1896, and an unsuccessful Democratic gubernatorial nominee for a third term as governor in 1902. His *New York Times* obituary credited his premature death in 1904 at the age of 53 to the stress of his final gubernatorial campaign.

5930 Drexel Road, Gov. Robert E. Pattison, Boyd & Boyd


Governor Robert E. Pattison

Boyd & Boyd also designed Gray Arches, a large, eclectic styled house, which stood 6040 Drexel Road, but was demolished in February 1989.[243] Major Luther S. Bent and his wife Mary purchased two lots, which they consolidated, on 19 April 1895; they added four other lots to the property over the next few years, assembling one of the largest parcels in Overbrook Farms.[244] Gray Arches, which defies stylistic classification, but includes features of the Queen Anne, Shingle, and Romanesque styles, was clad in stone at the first floor and diapered brick above with a cedar shake roof and dormers. Bent was a very prominent industrialist and civil engineer. He served as a Union officer during the Civil War, rising to the rank of Lieutenant Colonel. After the war, he headed the construction of the Union Pacific Railroad. Following his tenure with the railroad, he ran a cattle ranch and then moved east, where worked his way up the executive ladder at the Pennsylvania Steel Company in the town of Steelton, south of Harrisburg. He eventually served as its president. He also served as president of the Steelton National Bank and Steelton Flour Milling Company and invested in the region's electric railway system. Bent retired to Overbrook Farms in 1895, where resided for 20 years before dying in 1915.[245]



Gray Arches, Luther S. Bent, Boyd & Boyd

Boyd & Boyd designed an enormous house for William Shipley Taylor for the large lot at 6020 Overbrook Avenue, about one block from the Bent house. Taylor and his wife, Julia Clark Kirkbride, who were married in 1871, purchased the property on 5 March 1894.[246] Like the Bent house, the Taylor house has been demolished. Boyd & Boyd designed the Taylor house in the Jacobethan style. The three-story front façade is clad in schist and is dominated by three gables

and an enormous porch, which spans the entire front of the house. Built for Taylor, a Quaker, the house is very simple despite its large size.[247] Originally from Burlington County, New Jersey, Taylor made a fortune in the west in the 1880s and 1890s with the Missouri, Kansas & Texas Trust Company, the Guardian Trust Company in Kansas City, the Kansas City, Pittsburgh & Gulf Railroad Company, the Kansas City Southern Railway, and the Texarkana & Fort Smith Railroad Company. He also served as the president of the Fentress Coal & Coke Company in Philadelphia. Taylor died on 12 March 1909.[248] On 29 June 1898, Taylor's son, Dr. James G. Taylor, a prominent physician, purchased the property at 6041 Drexel Road, which abutted Taylor's 6020 Overbrook Avenue property at the rear, and erected a large house for himself and his new bride, Mary Lippincott Richards, whom he married later that year, on 7 December 1898.[249]

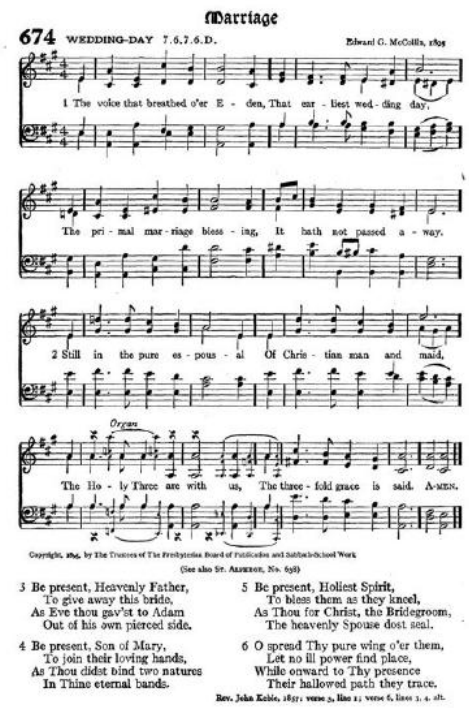
6020 Overbrook Avenue, William S. Taylor, Boyd & Boyd

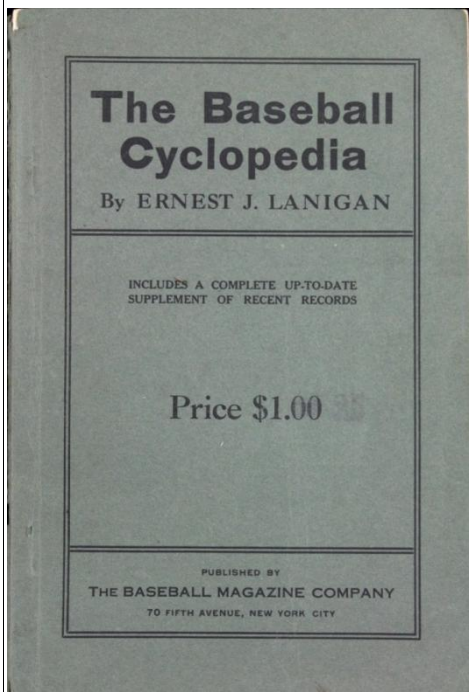
Like the William and Walter Price and D.K. and L.V. Boyd, architect Horace Trumbauer designed numerous buildings for Wendell & Smith's developments including Overbrook Farms. When designing houses for Wendell & Smith, Trumbauer often designed in a style that was emerging out of the Romanesque style, but had a bolder simplicity of the Shingle, Arts & Crafts, and Tudor Revivals houses of the era. These houses typically included two prominent design features: tall, steep gambrel roofs and engaged, cylindrical volumes with conical roofs. Trumbauer's house for Edward Garrett McCollin at 2049 Upland Way exhibits both features.

2049 Upland Way, Edward Garrett McCollin, Horace Trumbauer

Edward Garrett McCollin and his wife Alice purchased 2049 Upland Way for themselves and their two young daughters on 1 May 1894 and moved from 927 Clinton Street in downtown Philadelphia to Overbrook Farms.[250] McCollin's mother, mother-in-law, brother-in-law, and sister-in-law also moved into in the large house.[251] McCollin earned a handsome living as an attorney, but achieved real fame as a musician, composer, and music advocate. He composed many popular works under his name as well as *nom de plume* Garrett Colyn including *The Pennsylvania Girl* in 1893 and *Wedding Day* in 1895. He was a founder of the Philadelphia Orchestra in 1900 and a member of its Board of Directors from 1900 to 1908. He was the vice president of the Musical Fund Society from 1901 to 1910 and president from 1910 to his death in 1923. On his death, McCollin established a bequest at the Musical Fund Society to encourage the composition of new chamber music works. The first grant was awarded in 1925 jointly to Bela Bartok for his *String Quartet No. 3* and Alfredo Casella for his *Serenata*.[252] Frances McCollin, the daughter of Edward and Alice, who was blind from birth, became a famous composer in her own right.[253]

McCollin and his wife, Alice Graham Lanigan McCollin, lived with her mother, brother, and sister. Frances E. Lanigan, the mother, was a prolific writer and the chief associate editor of the *Ladies' Home Journal* under Edward W. Bok. In one article, "Naming a Country House," Lanigan observed that "A pretty fashion is that of adding the suffix 'over' to the direction in which the view from a residence may be. … Quite as good an effect is gained from using the 'over' as a prefix. Witness 'Overbrook,' 'Overpark,' 'Overlook,' 'Overview,' 'Oversea,' 'Overwold.'"[254] The use of the name Overbrook for the area around Overbrook Farms predates the Wendell & Smith development and is usually ascribed to the fact that City Avenue passed on a bridge over the Merion Creek. However, in light of Lanigan's explanation, it is more likely that the name derived from the fact that one of the early houses, perhaps the Wister or George house, stood on a hill, looking out over a brook. Ernest J. Lanigan, McCollin's brother-in-law, occupies an interesting niche in history. A sports writer, he is considered the most important early statistician and historian of baseball. He pioneered numerous important baseball statistics and is credited with inventing the RBI, runs batted in, and CS, caught stealing, earning him a significant spot in American sports history. He compiled and published the first baseball encyclopedia, the *Baseball Cyclopedia*, in 1922 and served as curator and historian of the National Baseball Hall of Fame and Museum.[255]



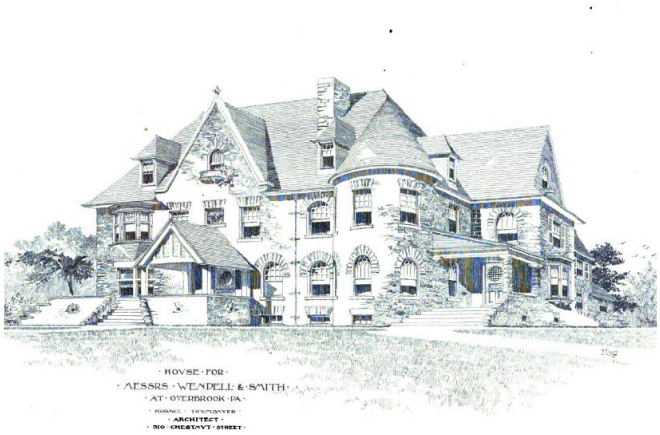


Edward G. McCollin, *Wedding Day*, 1895 Ernest J. Lanigan, *Baseball Cyclopedia*, 1922

Like the McCollin house at 2049 Upland Way, Trumbauer's house at 6023 Drexel Road was composed of a series of bold, simple, masonry forms emerging from the intersection of a steep gambrel and a cylindrical tower. Called Redruth Manse, the large house was erected by U.S. Grant Megargee and his wife Elizabeth M., nee Conaway, who purchased the property in April 1894.[256] In May 1900, the Megargees transferred ownership of the house to Elizabeth's mother, Mary E. Conaway; in October 1902, she transferred it back to her daughter and her husband. Megargee was born, not surprisingly, in 1865, at the end of the Civil War. He became a partner in his extended family's paper manufacturing firm, Irwin N. Megargee & Co., in 1887. He eventually worked his way up to become president of the firm. He also served as the president of the Paper Trade Association of Philadelphia. Megargee died in 1913.[257] His relative and one-time business partner George M. Megargee lived in Pelham in a Boyd & Boyd designed Tudor Revival.[258]

REDRUTH MANSE, RESIDENCE OF U. S. GRANT MEGARGEE. Page 26.

6023 Drexel Road, U.S Grant Megargee House, Horace Trumbauer



5950 and 5956 Overbrook Avenue, Horace Trumbauer

Trumbauer designed the massive twin house for 5950 and 5956 Overbrook Avenue in the same bold style as the houses at 2049 Upland Way and 6023 Drexel Road. A second massive Trumbauer twin of the same design was erected at 5979 and 5981 Drexel Road. Although this house does not sport a steep gambrel roof, it does include the other trademark feature: an engaged turret. In this case, the robust tower is nearly independent, almost standing free of the main building. The double house hides the fact that it is a twin, and instead appears to be a very large single house. Unlike most of the twins in the neighborhood, including many designed by Trumbauer, this twin is not symmetrical about a center party wall, but is asymmetrical to the extreme, refusing to betray the location of the firewall separating the two dwellings.

Charles R. Deacon and his wife Virginia purchased the Trumbauer-designed, semi-detached dwelling at 5950 Overbrook Avenue for $11,500 on 2 July 1894.[259] Deacon was the press agent and chief clerk to the fourth vice president of the Philadelphia & Reading Railroad. He was a veteran of the newspaper and printing businesses. Deacon had worked for the *Saturday Evening Post*, which was owned in part by his uncle Edmund Deacon, and at the *Public Ledger* newspaper, which was owned George W. Childs, a primary investor in Overbrook Farms. Deacon was the secretary of the Clover Club and was also “said to possess perhaps the most interesting collection of autographs in the Quaker City.”[260]

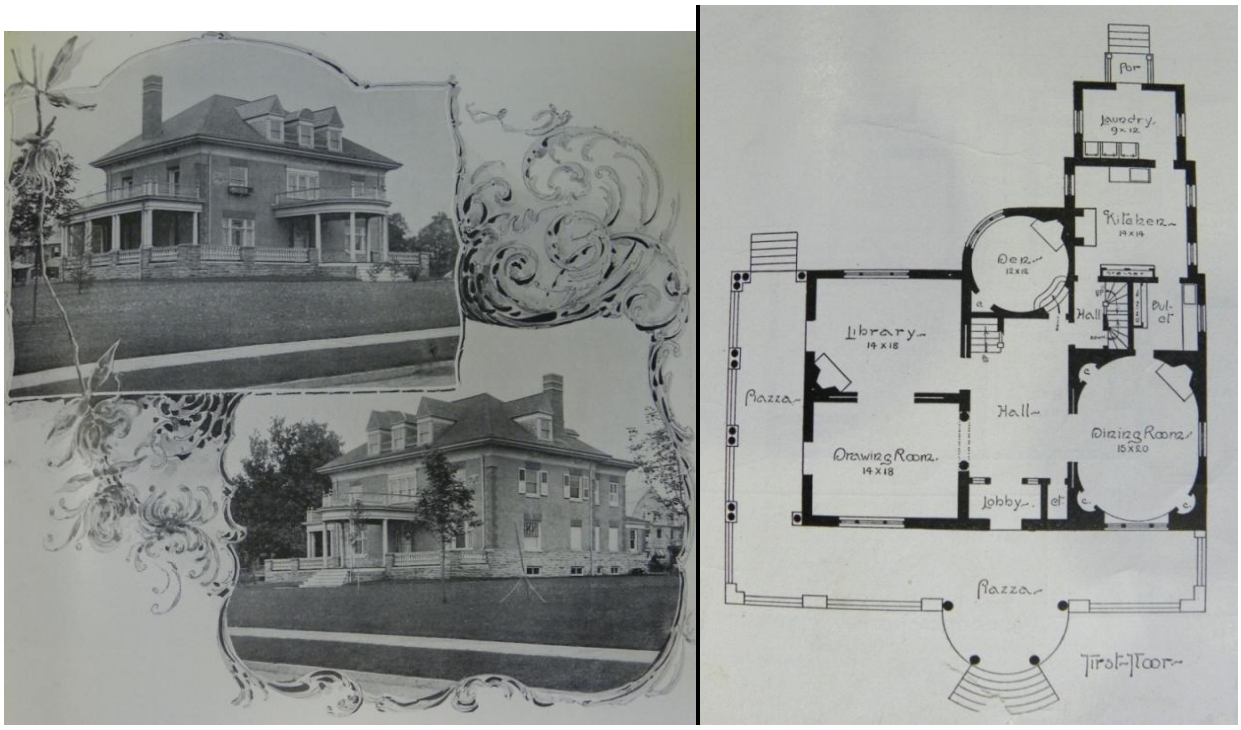
CHARLES R. DEACON

Charles R. Deacon, 5950 Overbrook Avenue

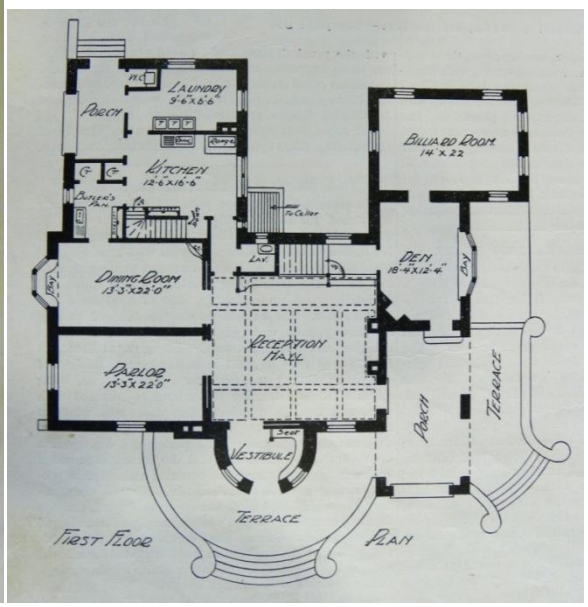
Mahlon B. Paxson and his wife Rebecca, nee Furman, purchased the second half of the massive Trumbauer twin, 5956 Overbrook Avenue, on 29 March 1895.[261] The family, which included two young daughters, Helen and Florence, moved from 1735 North 15th Street to Overbrook Farms that year.[262] Paxson was a stockbroker at Frederick Paxson & Co., a brokerage house founded by his father in 1876. The firm bought and sold stocks, bonds, petroleum, grain, and provisions on commission and carried them on margin.[263] Paxson was famous for engaging in fisticuffs with Charles T. Yerkes at the Philadelphia Stock Exchange. The *New York Times* reported that, after a dispute on the stock market floor, the two wrestled, fell down a flight of stairs, through a door and onto the street, and continued fighting until separated by other brokers. "It was first reported that Mr. Yerkes had lost his right ear and that Mr. Paxson was minus the greater portion of his chin, but this was an exaggeration of the results of the fight."[264] Yerkes, a Philadelphian who left town after serving time at Eastern State Penitentiary for fraud, is best known for seizing financial control of the transit systems in Chicago and then London. The events of his life served as a blueprint for Theodore Dreiser's trilogy of novels, *The Financier*, *The Titan*, and *The Stoic*, in which Yerkes was fictionalized as Frank Cowperwood.

6055 Drexel Road, Dr. A. Allison O'Daniel House, Horace Trumbauer

Trumbauer designed numerous other Overbrook Farms houses for Wendell & Smith, often in his trademark style with steep gambrel and engaged tower, for example the house at 6023 Drexel Road, but also in other styles such as the Colonial Revival, for example the house at 6055 Drexel Road. Trumbauer designed the house at 6055 Drexel Road for Dr. A. Allison O'Daniel, a physician who had graduated from Jefferson Medical College in 1884, married E. Blanche Miller in 1885, and purchased the property on 3 July 1894.[265] Compared to the medieval fantasies that dot Overbrook Farms, the boxy Colonial Revival house is staid on the exterior. However, in the interior, the semicircular entry porch and central dormer are echoed in the plans of the oval dining room and perfectly round den. Trumbauer's design was published as "A Colonial Residence at Overbrook, PA." in the September 1896 issue of *Scientific American Building Edition*. There, the jewel-like den is described: "Under the staircase there is a circular shaped den, 12 ft. in diameter. It is finished in oak and terra cotta, and contains an open fireplace, built of Pompeian brick and pink marble."[266]



6055 Drexel Road, O'Daniel House, Horace Trumbauer



5870 Drexel Road, Walter Bassett Smith House, Horace Trumbauer

Trumbauer's strangest creation for Overbrook Farms was the house he designed for developer Walter Bassett Smith. The enormous house stood at the corner of 59th Street and Drexel Road, at 5870 Drexel Road. It shared the engaged turret and steep medieval gambrel roof with the Trumabuer houses at 2049 Upland Way and 6023 Drexel Road, Redruth Manse, but it also included an incongruous Dutch gable made more incongruous by the insertion of a Palladian window. In 1896, the *Scientific American Building Edition* struggled to describe the house, calling it a "semi-colonial."[267] In a way, the description was accurate, as the house combined the bold forms of Trumbauer's rustic medieval houses with ornamental elements of his Colonial Revival houses. Trumbauer designed the house in 1893 and it was constructed in 1894.[268] In 1905, Trumbauer designed a “2 Sty. Automobile House,” costing $4,000, for Smith’s large property; as noted earlier, Smith was an early, avid automobile enthusiast.[269]Smith sold the house in July 1907 to George T. Richards, an executive with the Drake & Stratton Company, a construction and mining firm.[270]

The architectural firm of Keen & Mead, a collaboration of Charles Barton Keen and Frank Mead, who trained at the Pennsylvania Museum & School of Industrial Art and had worked for Frank Miles Day, designed some of the most interesting houses for Wendell & Smith and Overbrook Farms. Especially interesting are their Prairie style houses, which are stylistically the most forward-looking designs in Overbrook Farms. The Prairie style, which was pioneered by Frank Lloyd Wright outside Chicago in the early 1890s, is marked by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, and tan and brown brick and stucco. Although not common, Prairie style buildings are found throughout the upper Midwest, and especially around Chicago. They are extremely unusual in the Northeast including around Philadelphia. Keen & Mead's Prairie style houses in Overbrook Farms are located at 5939 and 6320 Drexel Road.[271] Both are brick and stucco with little ornament but strong horizontal lines, triple window groups, overhanging hipped roofs, and other features associated with the style. The Keen & Mead houses are three stories in height, while the Midwestern versions are typically shorter, reflecting the broad, flat prairie landscape. The Keen & Mead houses are surprisingly similar to the prototype of the style, Frank Lloyd Wright's W.H. Winslow House at River Forest, Illinois of 1893-94. Keen & Mead's houses at 5939 and 6320 Drexel Road date to 1894 or 1895, almost contemporary with Wright's renowned design.

5939 Drexel Road, Davis Pearson House, Keen & Mead, architects, 1894-95

Davis and Laura Pearson purchased the property at 5939 Drexel Road in November 1894 and erected the Keen & Mead Prairie style house. The Pearson family owned the property until 1935.[272] Davis Pearson (1853-1917) ran a successful real estate business with offices at 914 Chestnut Street.[273]

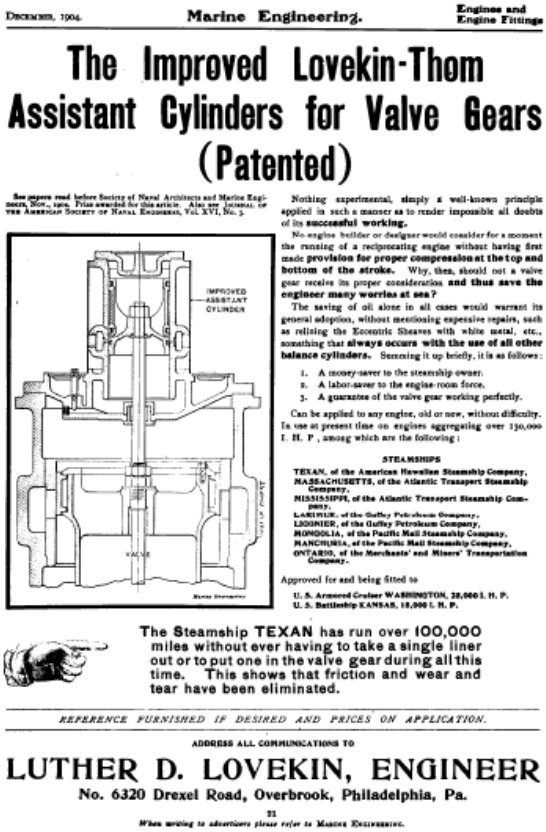
6320 Drexel Road, Keen & Mead, 1895

Winslow House, Frank Lloyd Wright,1893-94

John W. Eckfeldt purchased the property at 6320 Drexel Road from the Drexel Syndicate in June 1895. He was a practicing physician, but devoted himself to the study of entomology and botany, especially the subfield of lichenology. In 1898, he presented a large, valuable collection of lichens to the Academy of Natural Sciences, which had taken him 25 years to accumulate. It included 4,000 specimens and may have been the largest in the country.[274] Eckfeldt sold the property to Edward C. and Celestina F. Napheys in March 1898, only three years after he had purchased it. Napheys and his father ran George C Napheys & Son, a company that had revolutionized the field of lard refinement. The company was the first to export lard in tin packages.[275] Napheys dabbled in many other business ventures. At the time he lived at 6320 Drexel Road, he was also a founder and the treasurer of the Acetylene Lighting & Power Company, a corporation formed in 1895 to exclusively provide acetylene gas in City of Philadelphia and within a radius of 10 miles from the City Hall for light, heat, and power.[276] In 1900, the Drexel Syndicate repossessed the house from Napheys and eventually resold it to Luther D. and Anna V.B. Lovekin in January 1904.[277] Lovekin (1869-1937) was a prominent naval engineer. He began working at the W.M. Cramp & Sons Company, the renowned Philadelphia shipyard, as a boy. In 1886, he was promoted to the staff of the drafting office at Cramps, where he worked his way up to the chief draftsman position. In 1900, he left Cramps and joined the New York Shipbuilding Company as chief engineer. Lovekin was also an independent inventor who held 15 U.S patents and 33 foreign patents. In 1918, Lovekin was appointed as vice president of the American International Shipbuilding Corporation in Philadelphia.[278]

JOHN W. ECKFELDT.

John W. Eckfeldt



DECEMBER, 1904. Marine Engineering. Engines and Engine Fittings

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See papers read before Society of Naval Architects and Marine Engineers, Nov., 1902. Prize awarded for this article. Also see JOURNAL OF THE AMERICAN SOCIETY OF NAVAL ENGINEERS, Vol. XVI, No. 3.

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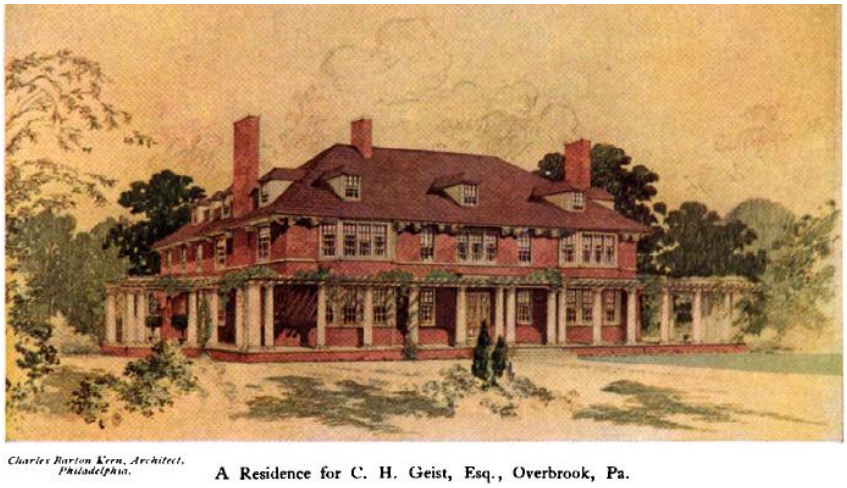
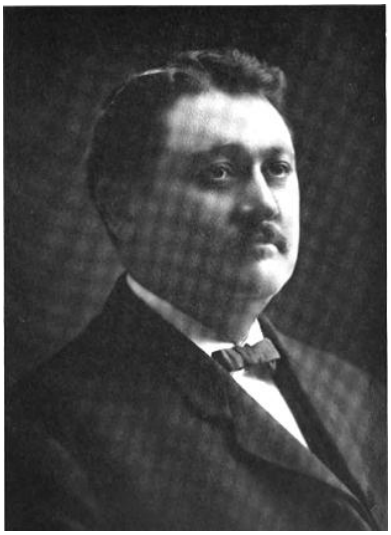
HOUSE AT OVERBROOK, PENNSYLVANIA.
CHARLES BARTON KEEN, ARCHITECT.



Clarence H. Geist House, Charles Barton Keen, 1910



Clarence H. Geist, c. 1904

In 1905, Clarence H. Geist, a Midwesterner, married Florence Hewitt of Philadelphia and relocated to the Quaker City. Geist, a very wealthy public utility magnate and financier, purchased two lots at 64th Street and Drexel Road in May 1909 and consolidated them as 6399 Drexel Road.[279] Geist commissioned architect Charles Barton Keen, who had dissolved his partnership with Frank Mead in 1901, to design a very large red brick house with a red terra cotta tile roof and a colonnaded pergola stretching around the front and side of the building. Keen's staid, elegant building, an unusual hybrid composed of Mediterranean and Colonial Revival elements, exhibits its artistry not with ornament, but through its refined proportions, scale, and rhythms.[280] While the house is cultured, its owner was not. Geist was born in LaPorte, Indiana in 1866 and spent much of his youth as a farmhand. Tiring of the farm life, he left for Clay County, Nebraska, where he worked in the livestock industry. Discovering that he could not make much money riding the range, he moved to Chicago, where he entered the real estate business. Geist quickly made large amounts of money in real estate and began to invest in utility companies. A very aggressive businessman, he seized control of various utility companies in and around Chicago including oil, gas, electrical, water, and telephone companies.[281] According to his contemporaries, Geist was crude, profane, eccentric, overbearing, and sometimes unbearable. He expanded his utility empire throughout the country, especially around Indianapolis, Philadelphia, and Atlantic City. Geist controlled dozens of businesses through the C.H. Geist Company including the United Gas Improvement Company, Philadelphia Suburban Water Company, and Public Service Corporation of New Jersey. In 1928, Geist's fortune was estimated at $54,000,000. By 1930, he was considered the largest individual holder of public utility stocks in the country. Geist loved golf and he established two of the most prominent golf clubs in the country, the Sea View Golf Club in Absecon, New Jersey and the Boca Raton Club in Florida. Geist died in 1936 and was buried at West Laurel Hill Cemetery, a few miles from Overbrook Farms.

In addition to the Prices, Boyds, Trumbauer, and Keen & Mead, numerous other architects, many of whom were prominent, designed dwellings for Overbrook Farms. Architect Chester H. Kirk designed several houses for the development including one of the most grand, the Jacobethan Revival house for William F. Harrity at 6310 Sherwood Road. Kirk graduated with a B.S. in Architecture from the University of Pennsylvania in 1891 and studied at the Pennsylvania Academy of Fine Arts in 1892. Still a young man of 26 years, Kirk was commissioned in 1895 to

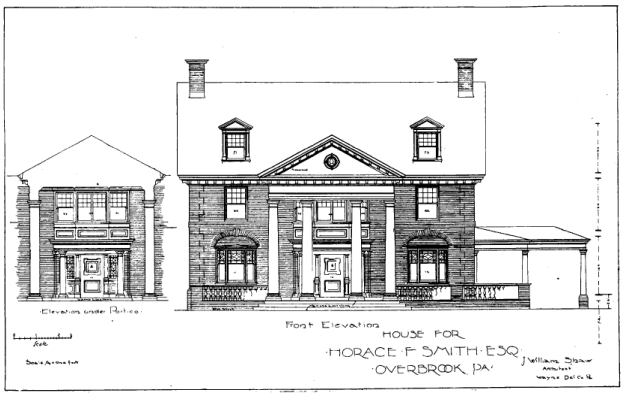
design a mansion for the corner lot overlooking Lancaster Avenue, which Harrity and his wife Ruth, nee Devlin, purchased in March of that year.[282] Like other houses in the neighborhood based on medieval English precedents, the Harrity house featured steep roofs, massive chimneys, crenellated bays, half-timbering, leaded-glass windows, large porches, and extensive stonework.[283] Known only from its rendering, the house was demolished in the late 1920s to make way for an apartment complex. Kirk also designed the nearby house at 6329 Sherwood Road for Samuel Boyle, Assistant District Attorney of Philadelphia.

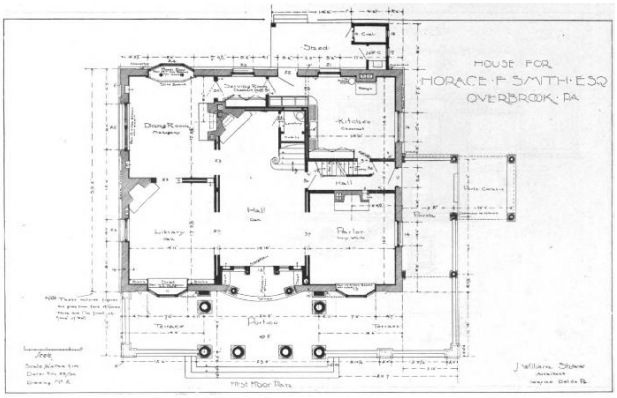
Harrity was not only very wealthy, but he was also one of the most powerful men in Philadelphia and in the country in the 1890s. A practicing attorney, Harrity was deeply involved in business management and state and national politics. He was the president of the Equitable Trust Company and a director of the Franklin National Bank, Market Street National Bank, Philadelphia Electric Company, American Railways Company, Distilling Company of America, Kansas City Southern Railway Company, Lehigh Valley Transit Company, Midland Valley Railroad Company, and the Mutual Life Insurance Company of New York. A devout Catholic, Harrity was a trustee of LaSalle College, and a member of the Catholic Club of Philadelphia and the American Catholic Historical Society. Harrity was a Democrat in an age dominated by Republicans. After throwing his support behind Grover Cleveland for president of the United States in 1884, Harrity served as Postmaster General for Philadelphia during Cleveland's first term. As campaign manager and leader of the state Democratic Party, Harrity twice helped elect his friend, fellow Democrat, and Overbrook neighbor Robert E. Pattison as Pennsylvania's governor (1883-1887 and 1891-1895). Harrity served as secretary of state under Pattison from 1891 to 1895. As chair of the Democratic National Committee, Harrity was essential in the election of Grover Cleveland to his second term as president. Harrity was offered a position in Cleveland's cabinet, but declined in order to complete his term as Pennsylvania's secretary of state. In 1896, he chaired the Pennsylvania delegation to the Democratic National Convention, at which he was considered for the vice presidential spot on the ticket, but he declined owing to his opposition to the free silver wing of the Democratic Party. After the Silverites took control of the party, Harrity moved away from politics, concentrating on his business interests. He died in 1912.[284]

6310 Sherwood Road, William F. Harrity House, Chester H. Kirk William F. Harrity, 1898

Horace Finch Smith purchased the undeveloped building lot at 5855 Drexel Road for $5,000 on 12 January 1894.[285] That year, he commissioned architect J. William Shaw of Wayne, Delaware County, Pennsylvania to design an impressive "colonial residence … built of brick, Flemish bond with black headers" for the lot. The house, which was constructed soon thereafter, appears on

the 1895 Baist map of the city. Unlike most of the grand houses in Overbrook Farms, which were based on medieval precedents and exude picturesqueness, the large Colonial Revival dwelling is staid and formal. A central, two-story portico dominates the symmetrical front façade. Only the shallow bays under arches flanking the portico and the porte-cochere projecting off the north, side façade reveal that the house was constructed in the 1890s, not the 1760s. Inside, the plan is organized around an enormous center stair hall with a parlor, dining room, library, and kitchen at the four corners.[286]





5855 Drexel Road, Horace F. Smith, J. William Shaw, architect

The Colonial Revival house at 5855 Drexel Road was not the first that Smith had commissioned from architect J. William Shaw. In 1888, Smith purchased the building lot at 234 W. Upsal Street in the W. Mount Airy section of Philadelphia for $6,666.66 and commissioned Shaw to design a stone house and carriage house in French Romanesque Revival style, costing $15,000 and $3,500 respectively. Architect D.K. Boyd collaborated on the design of the carriage house.[287] The grand house was completed about 1890. Smith resided on Upsal Street for only a few years, selling the French Romanesque Revival style house for $28,000 in 1893 and moving to Overbrook Farms.[288] Apparently restless, Smith sold the Overbrook Farms property on 22 May 1905 for $24,400 and moved into a Walter Price designed Tudor Revival house in Lower Merion.[289]

Smith was identified as a “Gentleman” in the deed for 5855 Drexel Road. It appears that he did not work, but instead lived off his wealth. He had inherited a fortune in 1887 from his father, Stephen Smith, a leather merchant, officer of numerous building associations, and director of numerous corporations, who had died on 9 October 1884.[290] The extent of Stephen Smith’s fortune, about $415,000, is know because his second wife, Caroline Reimer fought Smith’s children, none of whom were hers, over the estate all the way to the Pennsylvania Supreme Court. In the end, Reimer lost the case because she had signed a prenuptial agreement granting her the interest from $15,000 held in trust and the $1,200 annual rent from an industrial property for life in exchange for releasing any further claims to the estate. Horace F. Smith and his siblings divided bulk of the estate.[291]

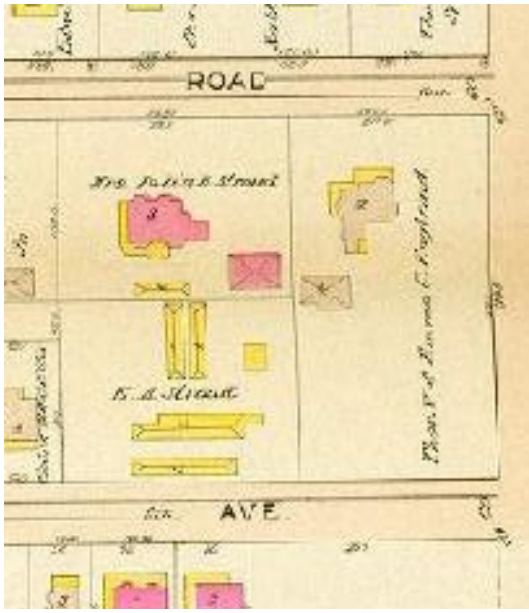
Smith and his wife Harriet Garsed Smith, the daughter of wealthy Frankford textile manufacturer Alfred W. Garsed, lived a life of leisure.[292] They were bicycling enthusiasts, joining the Cyclists’ Touring Club, a British association of bicyclists, in 1897.[293] They were also boating enthusiasts. In 1890, Smith purchased a 38-foot yacht, which he named *Loreta*.[294] A few years later, he upgraded, purchasing the 53-foot yacht *Rosalind*.[295] Smith was a trustee of the Quaker City Yacht Club.[296] The family summered in posh Jamestown, Rhode Island, across the bay from Newport, where Smith was a founder and trustee of the exclusive Conanicut Yacht Club.[297] The

arrival of Mr. and Mrs. Horace F. Smith and their son Horace F. Smith Jr. for the summer season in Jamestown even warranted mention on the society pages of the *New York Times*.[298]

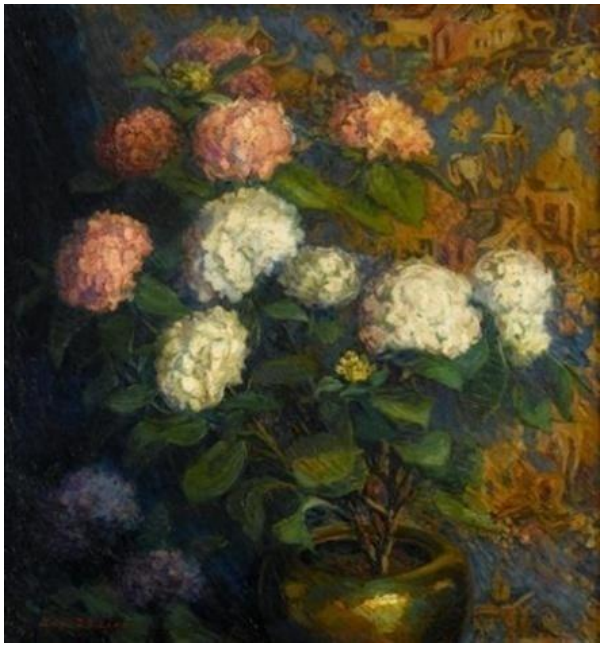
The *Rosalind*, Horace F. Smith's 53-foot yacht

In December 1893, Julia Darling Stroud, her son Edward Adams Stroud, and her daughter Laura Darling Stroud purchased the large property at 5830 Drexel Road. A few months later, in May 1894, they purchased the large property to the east on Woodbine Avenue, creating a very large parcel.[299] They hired architect Westray Ladd to design a grand house for them.[300] The trade journal *Stone* reported in March 1894 that Ladd had "completed plans for a large residence for Mrs. J.D. Stroud, at Overbrook, Pa., to be of Pompeiian brick with Indiana limestone trimmings."[301] In 1894 or 1895, they moved from Rosemont on the Main Line to Overbrook Farms. Julia Stroud was the widow of William C. Stroud, who had died in 1891. Stroud was a member of was a member of the firm of Burnham, Parry, Williams & Company, later Burnham, Williams & Company, which owned Baldwin Locomotive, the world's largest locomotive manufacturer. Stroud was made a partner in 1886. He had joined Baldwin in 1867 and worked his way up from bookkeeper to financial manager before becoming a partner. Stroud built a fortune while working at Baldwin. When he died in 1891, he left $200,000 to endow a home for the handicapped and aged to be run by the Presbyterian Hospital of Philadelphia and to be named for his mother, Eliza Cathcart Stroud. He left the remainder of his fortune to his wife and children.

Julia Stroud, who was in her early 50s when her husband died, headed a household that included her young son and older daughter. Her son, Edward, was an award-winning florist, who constructed several greenhouses on the large parcel (seen in the map on the next page). Her daughter, Laura, was a prominent artist, who typically painted flowers cultivated by her brother. She trained at the Philadelphia School of Design for Women and the Pennsylvania Academy of Fine Arts. In 1898, architect Westray Ladd married Laura Stroud and moved into the mansion he had designed for the Stroud family. He designed three other houses in Overbrook Farms.[302]



5830 Drexel Road, note greenhouses in yellow



Laura D. Stroud-Ladd, Hydrangeas

Not only has Julia Stroud's mansion at 5830 been demolished, but the adjacent mansion, which stood at 5814 Drexel Road, at the corner with 58th Street, has been demolished as well. Thomas Young England and his wife Emma Clarissa, nee Combs, purchased the property at 5814 Drexel Road in November 1901.[303] An eclectic, vaguely Colonial Revival house designed by D.K. Boyd stood on the enormous lot that stretched from Drexel Avenue to Woodbine Avenue along the south side of 58th Street. A contemporary observer portrayed it as an "attractive modern home in a beautiful section of picturesque Overbrook… Ample grounds and native forest trees add to its attractiveness."[304] England (1837-1906) took over his father's leather business in 1872 and reorganized it as England & Bryan. England and his partner Edwin H. Bryan substantially grew the firm, which was located at N. 3rd and Vine Streets, in the final decades of the nineteenth century, buying and building tanneries across the South and developing a total tanning capacity of one thousand hides daily. England held several other positions as well; for example, he was a director of the Integrity Title Insurance Trust & Safe Deposit Company. In his later years, the Englands spent much of their time in Redlands, California, where their son lived. In Redlands, England served as president of the South Mountain Water Company and the Orange Growers Association of Redlands. He created Prospect Park, a 60-acre parkland, as a gift to the residents of Redlands. He died while visiting Redlands in 1906.[305]

5814 Drexel Road, Thomas Young and Emma Clarissa England House

Thomas J. England

E Clarissa England

Architect Thomas P. Lonsdale designed the extravagant house and stable for Frederick McOwen at 5871 Drexel Road, at the corner of 59th Street. McOwen purchased the property in April 1894 and Lonsdale completed the designs for the house and stable by late June 1894.[306] Although ostensibly Colonial Revival in style, it is an imaginative reinterpretation of that style, with its colossal portico, hipped roof with cross gambrel, and other unusual features. Lonsdale, who was known for his flamboyant designs, had produced the Pennsylvania Building for the World's Columbian Exposition in Chicago in 1893. An adaptation of Independence Hall, the

Pennsylvania Building was an almost Baroque interpretation of the staid Georgian building, but set a standard for the Colonial Revival in the later 1890s.

Lonsdale and McOwen knew one another the Spring Garden Institute, a school for the industrial arts, where Lonsdale taught and then served as the director in the mid 1890s and McOwen served as treasurer, board member, and later president. Others at Overbrook Farms were also connected to the Institute. Both Anthony Drexel and George W. Childs of the Drexel Syndicate supported the Spring Garden Institute philanthropically. And Charles L. Dexter, McOwen's neighbor at 5831 Drexel Road, succeeded McOwen as the president of the Institute.

McOwen, who was very wealthy, was born in Ireland of Scottish descent and came to the United States in 1853 at the age of six. He served in the Marine Corps in the Civil War and then found his way to Philadelphia in 1869, where he entered the coal business. He worked for years as the treasurer Berwind-White Coal Mining Company and also served as a director of the Merchants National Bank and the City Trust Company. In his spare time, he took up bicycling in 1880 and was known for proclaiming: "Shall ride the wheel as long as I live, and shall live as long as I can."[307]

5871 Drexel Road, McOwen House, T.P. Lonsdale Pennsylvania Building, Chicago, 1893

Many other prominent architects designed significant houses for Overbrook Farms including Angus Wade, well known for his hotel and apartment building designs, Evert J. Wendell, son of developer Herman Wendell, Joseph W. Huston, designer of the Pennsylvania State Capitol Building, Mellor & Meigs, a firm headed by Walter Mellor and Arthur I. Meigs, Frank Seeburger, a veteran of Trumbauer's office, Bart Tourison, son of developer Ashton Tourison, who designed elegant houses for his father's developments including Sedgwick Farms in Mt. Airy, and Walter H. Thomas, who lived in Overbrook Farms. The development is a veritable museum of early twentieth-century suburban architecture.

Other Buildings
Although Overbrook Farms was predominately a residential development, the original neighborhood included a small commercial area on N. 63rd Street, near the railroad station. A United States Post Office was located at the station. As noted earlier, the Wendell & Smith office was located adjacent to the station on the north side of the tracks.

George W. Lafferty, who had been the superintendent of the Twenty-Fourth Ward Market Company at 40th and Market Streets and also had interest in Philadelphia Butchers' Abattoir Company, ran George W. Lafferty & Son, a food market and general store, at 2125 N. 63rd Street, adjacent to the railroad station.[308] Architect Horace Trumbauer contracted with Wendell & Smith on 10 December 1895 to design the Renaissance Revival store building, which cost $13,000. Trumbauer was paid 3.5% of the total cost or $455, half on 10 January 1896 and half on 16 April 1896.[309] Lafferty purchased the property from Wendell & Smith on 2 January 1896 and ran the store, a community center of sorts for Overbrook Farms, for many years.[310]

George W. Lafferty & Son, 2125 N. 63rd Street

Later in 1896, Dr. Thomas Campbell purchased the property at 2101 N. 63rd Street to establish a pharmacy, which opened in the spring of 1897. Moving to Overbrook Farms, he had sold his pharmacy at 15th and South Streets.[311] Fire destroyed the pharmacy and Campbell's house above it in 1904. Campbell, his family, and an assistant escaped the burning building, but an African American maid was killed in blaze. Reportedly, she attempted to gather together her belongings rather than fleeing the fire immediately. Campbell quickly rebuilt his home and business.[312] Campbell was prominent in the community, serving as the treasurer of the Overbrook Building & Loan and representing the 17th District in the Pennsylvania House of Representatives as of 1909.[313]

Herbert MacKellar, who had subcontracted for Milton W. Young, installing the electrical systems in most Overbrook houses, purchased the property at 2095 N. 63rd Street in April 1905 and ran his electrical contracting business from it.[314] Like Young and Campbell, the pharmacist, MacKellar founded the Overbrook Building and Loan and served on its board, as the secretary.

At the eastern end of the new commercial district, at 2001 N. 63rd Street, where 63rd intersects with Woodbine, Charles P. Herold operated a livery stable beginning in 1895. Milton W. Young erected the stable, which cost $11,000, for Herold.[315] Although a restriction in the deed for the property expressly prohibited the use of the property as a livery stable, Wendell & Smith tacitly allowed the business to operate, perhaps because it was located on the edge of the neighborhood, near the railroad tracks, steam plant, and carpentry shop.[316]

Two large building lots on Lancaster Avenue, the main thoroughfare, were reserved for churches. The Catholic Archdiocese erected Our Lady of Lourdes Catholic Church from plans prepared by architect Thomas P. Lonsdale under the direction of Rev. James A. Mullin on the prominent triangular lot at the intersection of 63rd Street and Lancaster Avenue. On 3 December 1894, Wendell & Smith sold the parcel to the Catholic Archdiocese for $1.00, provided it constructed a church of stone costing not less than $25,000 within one year.[317] Ground had already been broken for the new church on 22 October 1894. The Archbishop laid the cornerstone on 15 May 1895. The first services were held in the unfinished church on 1 October 1895. A rectory was constructed in 1896. In 1898, a bell was hung in the tower. In 1899, the interior of the church was completed. Archbishop Ryan dedicated the church on 15 October 1899.[318]

As the Catholic Church was completed, a second church, an Episcopal church, was beginning construction one block to the west. Wendell & Smith sold the large lot on Lancaster Avenue between Sherwood Road and Overbrook Avenue to the Rector, Church Wardens, and Vestrymen of the Memorial Church of St. Paul, Overbrook for $10,200 for the construction of a new church building on 22 April 1899. The deed did not stipulate a minimum cost for the new church, but did stipulate that, if the church was not erected, no more than three houses costing not less than $7,000 each could be erected on the site.[319] In 1898, architect Frederick M. Mann won a design competition for the Episcopal church, which was constructed in 1899.[320] The African Episcopal Church of St. Thomas now occupies the building.

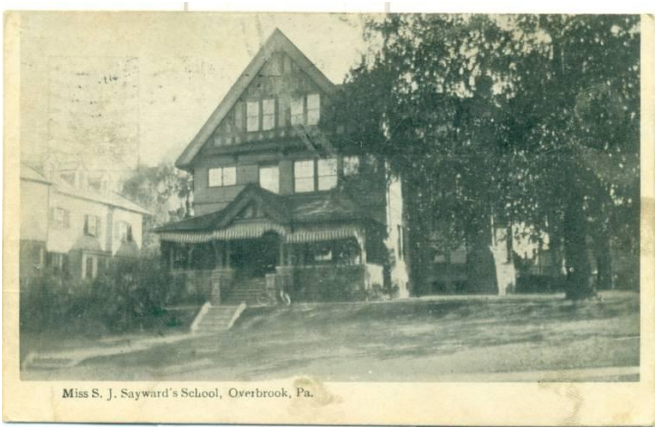
Our Lady of Lourdes

Memorial Church, Overbrook, Pa.
Frederick M. Mann, Architect.
Memorial Church of St. Paul

A third church within the historic district but not within the Drexel Syndicate development, the Overbrook Presbyterian Church, was erected in 1890, before the inception of the development, at the corner of Lancaster Pike and City Avenue on land donated by the Wistar Morris. A rectory was added in 1892. In 1901, Warren Powers Laird, the dean of the University of Pennsylvania's School of Architecture and an Overbrook Farms resident, oversaw an architectural competition

for an addition to the church. Architects William and Walter Price, who designed many of the houses in Overbrook Farms, won the competition.[321] The addition was completed in 1905, doubling the size of the church.[322]

In addition to the churches, one other institution was established during the early years of Overbrook Farms. S. Janet Sayward founded the Overbrook School, a day and boarding school for girls, on the 6000-block of Drexel Road in the mid 1890s. She changed the name to Miss Sayward's School about 1903. In 1895, architect William L. Price designed the Tudor Revival school house building, which was intended "to resemble a private residence instead of a public building."[323] Records indicate that Sayward rented from Wendell & Smith until 1912, when she purchased the properties outright.[324] In her advertisements, Sayward described the school as "located at Overbrook, five miles from Philadelphia, a beautiful, healthful and attractive suburb, with the best physical and social environments." At the school, Sayward taught the girls "under conditions calculated to develop the highest type of cultured Christian Womanhood."[325]



Miss Sayward' School, 6055 Drexel Road, c. 1905

In addition to the commercial and institutional buildings, a large apartment building was constructed in Overbrook Farms during the early years of the development. On 25 May 1909, Drexel Apartment of Overbrook, a corporate entity, was established with $20,000 capital for the purposes of building, buying, leasing, maintaining, and conducting an apartment house or houses.[326] The corporation, which appears to have been controlled by building contractor J.B. McHugh, purchased property at 6301-6315 Overbrook Avenue, across 63rd Street from the railroad station, on 19 June 1909.[327] Soon thereafter, McHugh erected the Drexel Arms, a Tudor Revival style apartment building.

Church Road

Green Hill Farm, the home of Wistar Morris, was not part of the Drexel Syndicate purchase and was not developed by Wendell & Smith. However, a section of the Morris property bounded by City, Lancaster, and Overbrook Avenues and 66th Street at the southwest corner of the neighborhood, was developed soon after and in the manner of Overbrook Farms and is now considered an integral part of the neighborhood and the historic district.

Morris was a prominent member of one of the most prominent families in Philadelphia. He amassed a great fortune as the president of Morris, Tasker & Company, the largest founder of pipe iron in the United States in the middle of the nineteenth century. He was also the president of the Locust Mountain Coal & Iron Company. Morris and a partner constructed the Bellefonte &

Snow Show Railroad to extract lumber and coal from the huge tracts of land they owned in central Pennsylvania, a venture that proved extremely profitable. Morris also served as a director of the Pennsylvania Railroad and as the president of the board of managers of both Pennsylvania Hospital and Haverford College. He died at Green Hill Farm on 23 March 1891.[328]

On 7 December 1910, Wistar's widow Mary transferred the large property to a trust managed by the Girard Trust, which hired Wendell & Wright to develop the land.[329] Wendell's partner, Henry P. Wright, was a real estate broker and had been associated with Wendell & Smith's Pelham development.[330] In a complex deal negotiated with Mayor Reyburn in 1911, Wendell & Wright dedicated a section of Green Hill Farm along Indian Run at the southwest boundary of Overbrook Farms to the City as Morris Park in exchange for street, sewer, and bridge improvements that would allow the remainder of the large tract beyond the park (and outside the historic district) to be developed.[331] At the same time in 1911, Wendell & Wright laid out Church Road from Lancaster Avenue to City Avenue, within the Overbrook Farms Historic District, and subdivided the property for suburban development in the manner of Overbrook Farms.[332] Church Road was placed on the City Plan on 21 June 1915, dedicated to the City on 2 December 1915, and confirmed on 29 December 1915.[333] Ernest L. Tustin, who resigned his position as State Senator in 1911 to become the Recorder of Deeds for the City of Philadelphia, purchased the first property, 6370 Church Road, on 28 September 1911.[334] Wendell & Wright developed the remainder of the properties in the Morris tract in the teens and 1920s with houses in the Colonial and Tudor Revival styles, which were designed by many of the same architects working in Overbrook Farms.[335]

Conclusion

The Overbrook Farms Historic District satisfies eight Criteria for Designation (a, c, d, e, f, h, and j) as delineated in Section 14-2007(5) of the Philadelphia Code, the City's historic preservation ordinance. Paraphrasing the criteria, the Overbrook Farms Historic District:

> (a) Has significant character, interest and value as part of the development, heritage and cultural characteristics of the City, Commonwealth and Nation and is associated with the lives of persons significant in the past;
> (c) Reflects the environment in an era characterized by distinctive architectural styles;
> (d) Embodies distinguishing characteristics of architectural styles and engineering specimens;
> (e) Is the work of architects, landscape architects, and engineers whose production has significantly influenced the historical, architectural, economic, social, and cultural development of the City, Commonwealth and Nation;
> (f) Contains elements of design, detail, materials and craftsmanship which represent significant innovations;
> (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City;
> (j) Exemplifies the cultural, political, economic, social and historical heritage of the community.

Overbrook Farms warrants the Philadelphia Historical Commission's designation, protection, and preservation.

[1] Emily Sargent Lewis, *The Little Singer and Other Verses* (Philadelphia and London: J.B. Lippincott Company, 1910), 67.
[2] Emily Sargent Lewis was a writer, poet, suffragette, and animal rights activist. She wrote suffrage plays including *Election Day: A Suffrage Play*, 1912 and *A Dream of Brave Women*, 1912. See "Emily Sargent Lewis" in John William Leonard, ed., *Woman's Who's Who of America* (New York: The American Commonwealth Company, 1914), 489; Bettina Friedl, ed., *On to Victory: Propaganda Plays of the Women's Suffrage Movement* (Boston: Northeastern University Press, 1990), 29-30, 231-242; Susanne Auflitsch, "Staging Separate Spheres: Theatrical Spaces as Sites of Antagonism in One-Act Plays by American Women, 1910-1930," *Regensburger Arbeiten zur Anglistik und Amerikanistik*, v. 48 (2006).
[3] Wilfred Lewis was a mechanical engineer, a proponent of scientific management, a world-renowned expert on gears, and the president and owner of Tabor Manufacturing Co. Frederick Winslow Taylor was a lifelong friend, who applied his principles of scientific management at Tabor. On Taylor's death, Lewis wrote Taylor's wife that he "loved him as a brother." See Robert Kanigel, *The One Best Way: Frederick Winslow Taylor and the Enigma of Efficiency* (New York: Viking, 1997); "Wilfred Lewis," *Mechanical Engineers in America Born Prior to 1861: A Biographical Dictionary* (New York: American Society of Mechanical Engineers, 1980), 209.
[4] On suburban development in West Philadelphia, see Roger Miller and Joseph Siry, "The Emerging Suburb: West Philadelphia, 1850-1880." *Pennsylvania History*, v. 47, n. 2, April 1980.
[5] For the date of purchase, see Wendell & Smith Account Book, p. 123, Athenaeum of Philadelphia. On Drexel & Co., see Edward Hopkinson Jr., *Drexel & Co. - Over a Century of History* (Philadelphia: The Newcomen Society, 1952).
[6] "Sale of the John M. George Estate," *Friends' Intelligencer and Journal*, November 5, 1892, 712.
[7] Dan Rottenberg, *The Man Who Made Wall Street: Anthony J. Drexel and the Rise of Modern Finance* (Philadelphia: University of Pennsylvania Press, 2006).
[8] Anthony J. Drexel's friendship with George W. Childs is evidenced by the fact that he named his son George William Childs Drexel (1868–1944). Drexel was also a co-owner of the *Public Ledger*.
[9] Childs died the following year, on the 3 February 1894, leaving Stotesbury and Paul to run the syndicate. After Paul died on 25 September 1908, his ownership interest was taken over by his cousin and the executor of his estate, attorney J. Rodman Paul.
[10] The deed from the George Estate to Wendell & Smith can be found at T.G. Book 323 Page 396. The deed from Wendell & Smith to the Drexel Syndicate can be found at T.G. Book 323 Page 439, Philadelphia Department of Records. The sale was the subject of a lawsuit. Two real estate brokers both claimed that the George Estate owed them the commission on the sale. The Estate agreed to pay one commission, but not two. See Brooke et. al. vs. Smith et al. in *The District Reports of Cases Decided in All the Judicial Districts of the State of Pennsylvania during the Year of 1893* (Philadelphia: Edward P. Allinson, 1893), v. 2, 767-768.
[11] For the dates work began and the sales office opened, see Wendell & Smith Account Book, p. 123, Athenaeum of Philadelphia. The sales office, Parcel 110N18-0043, was sold to Robert & Sara Scott for use as a dwelling on 13 February 1920, indicating the end of the development phase of Overbrook Farms.
[12] "Philadelphia Notes," *Stone: An Illustrated Magazine* v. 6, n. 4 (March 1893), 282.
[13] See Registry Plan 110N21, Philadelphia Department of Records.
[14] See "Bid of J.K. Freedley & Son," in *Report and Proceedings of the Joint Committee of Investigation Appointed by the Commissioners for the Erection of the Public Buildings to Inquire as to the Charges and Complaints Made Respecting the Materials Supplied and Manner of Construction of the Public Buildings of the City of Philadelphia* (Philadelphia: The Commissioners, 1876), 44. J.K. Freedley was headquartered at 210 S. 24th Street in Philadelphia and operated a marble quarry in E. Dorset, Vermont. George H. Freedley later became a significant artist in the Bucks County School of Impressionism.
[15] Wendell & Smith, *Overbrook Farms: A Suburb Deluxe* (Philadelphia, 1905), n.p.
[16] Located on Pennsylvania Railroad's Chestnut Hill Line, Pelham also offered easy access to the city center.
[17] *Public Ledger*, 12 March 1898.
[18] Wendell & Smith, *A Little Talk with the Homeseeker*, 1899.
[19] Christopher Morley, "The Paoli Local, in *Travels in Philadelphia* (Philadelphia: David McKay Company, 1920), 119, 121.

[20] "Report of W.H. Wilson, Resident Engineer, of the Philadelphia Division," *Eleventh Annual Report of the Board of Directors of the Pennsylvania Railroad Company to the Stockholders, February 1, 1858* (Philadelphia: Crissy & Markley, 1858), 73.
[21] *Twelfth Annual Report of the Board of Directors of the Pennsylvania Railroad Company to the Stockholders, February 7, 1859* (Philadelphia: Crissy & Markley, 1859), 47.
[22] Reporting on the watering station, the Pennsylvania Railroad reported in 1864 that a "new building and tub have been erected at City Avenue." *Seventeenth Annual Report of the Board of Directors of the Pennsylvania Railroad Company to the Stockholders, February 16, 1864* (Philadelphia: Crissy & Markley, 1864), 48. In 1869, the Railroad reported that "Repairs of ordinary character have been made at the following water-stations, viz.: Overbrook…" *Twenty-Second Annual Report of the Board of Directors of the Pennsylvania Railroad Company to the Stockholders, February 16, 1869* (Philadelphia: Crissy & Markley, 1869), 50. The City Avenue Station was subsequently referred to as the Overbrook Station.
[23] "Is Wayne a Cheap Place?," *Philadelphia Press*, 20 October 1887.
[24] "A Suburban Building Operation," *Carpentry and Building*, September 1891, 211.
[25] Tello J. d'Apery, *Overbrook Farms: Its Historical Background, Growth and Community Life* (Philadelphia: The Magee Press, 1936), 70. Written by a resident, this book is extremely unreliable.
[26] "Buildings," *Engineering News Supplement*, v. 36, n. 5, 30 July 1896, 36.
[27] Clem H. Congdon, *History of the Master Builders' Exchange of Philadelphia* (Philadelphia: Sunshine Publishing Company, 1893), 359.
[28] Wendell & Smith regulars architect Horace Trumbauer and engineers Chester E. Albright, who would later found the Philadelphia Toboggan Company, a manufacturer of carousels and roller coasters, and Charles Mebus were also involved at Willow Grove. The roles of Wendell & Smith, Albright, and Mebus at Willow Grove Park are noted in "Willow Grove Park and Electric Road," *The Electrical World*, v. 28, n. 14, 3 October 1896, 385-389; v. 28, n. 15, 10 October 1896, 417-420. See also *Ice and Refrigeration*, v. 10. n. 4, April 1896, 267.
[29] William Wade Hinshaw, *Index to Pennsylvania Meeting Records* (Kokomo, Ind.: Selby Publishing and Printing Company, 1990), v. 7, 372.
[30] Isaac Wendell married Ann Austin Whittier (1788-1847) in 1809 in Dover, New Hampshire. She was a relative of famed poet and abolitionist John Greenleaf Whittier, who was the editor of the *Pennsylvania Freeman* when Pennsylvania Hall was burned by a mob in 1838. See Richard M. Candee, "Early New England Mill Towns of the Piscataqua Valley," in *The Company Town: Architecture and Society in the Early Industrial Age* (New York: Oxford University Press, 1992), 115; William Richard Cutter, "Wendell," *Genealogical and Personal Memoirs Related to the Familes of the State of Massachusetts* (New York: Lewis Historical Publishing Company, 1910), 1148-1151; "Records of the Dover Monthly Meeting," in *The New Hampshire Genealogical Record* (Dover, NH: Charles W. Tibbetts, 1908), 88.
[31] *Lineages of Members of the National Society of the Sons and Daughters of the Pilgrims to January 1, 1929* (Baltimore: Genealogical Pub. Co., 1988), 49, 104.
[32] The marriage is noted in John W. Jordan, *Colonial Families in Philadelphia* (New York: Lewis Publishers, 1911), 1522. The disowning in William Wade Hinshaw, *Index to Pennsylvania Meeting Records* (Kokomo, Ind.: Selby Publishing and Printing Company, 1990), v. 8, 214.
[33] The scant biographical information on Herman Wendell presented in this article should be considered with skepticism. Carol Creutzburg, "Wayne Architects and Builders-Their Story," *The Bulletin of the Radnor Historical Society*, v. 5, n. 5, 1995, 20.
[34] "Herman Wendell," Philadelphia Architects and Buildings website.
[35] Marriage Book E, Page 121, Clay County Courthouse, Clay County, Florida.
[36] Allan C. Thomas, ed., *Biological Catalogue of the Matriculates of Haverford College* (Philadelphia, 1900), 264; *Harvard College, Class of 1907, Secretary's Report*, No. III, 1907-1913, p. 327.
[37] George Thomas, *William L. Price: Arts and Crafts to Modern Design* (New York: Princeton Architectural Press, 2000), 49.
[38] George Thomas, *William L. Price: Arts and Crafts to Modern Design* (New York: Princeton Architectural Press, 2000), 348.
[39] Herman Wendell lived in Wayne, Pennsylvania in 1889. See *Boyd's Blue Book* (Philadelphia: C.E. Howe Co., 1889), 534.
[40] Seth C. Cary, *John Cary, the Plymouth Pilgrim* (Boston: Seth C. Cary, 1911), 159.

[41] Historical Committee of the St. David's Golf Club, *A History of St. David's Golf Club through the Years* (March 2009).
[42] "Veterans Tie in Golf Tournament: Wendell and Fairbanks to Play Off for Gross Score," *New York Times*, 26 September 1913.
[43] See, for example, *Commonwealth of Pennsylvania, 1892, Official Documents Comprising the Department and Other Reports Made to the Governor, Senate, and House of Representatives of Pennsylvania* (Harrisburg: Edwin E. Meyers, 1893), v. 2, p. 560-562.
[44] On Wendell & Treat, see *Wool and Cotton Reporter*, v. 12, n. 38 (22 September 1898), 1167; William Richard Cutter, *New England Families: Genealogical and Memorial* (New York: Lewis Historical Publishing Company, 1913), v. 4, p. 1849; Herb Fry, "Devon Drainage Association: An Early Solution to Sewage Disposal," *Tredyffrin Easttown Historical Society History Quarterly*, v. 37 n. 3, July 1999, 87-96; *The Trow Copartnership and Corporation Directory of the Boroughs of Manhattan and the Bronx, City of New York*, March 1901, 517; *First Annual Report of the Commissioner of Health of the Commonwealth of Pennsylvania* (Harriburg: Harrisburg Publishing Company, 1908), 268. Wendell was treasurer of the Essex Fells Electric Light & Water Company, founded 1899. See *Abstracts of Reports Made by Public Utilities to the Board of Public Utility Commissioners for the Year of 1912* (Trenton: MacCrellish & Quigley, 1912), 238. Mary and Frank Byrne-Ivy built a house at Essex Falls, New Jersey about 1910. The Mary Palmer Calverley Byrne-Ivy Papers at the Albany Institute of History and Art contain correspondence with the Drexel Estate, Milton W. Young, and Wendell & Treat.
[45] *Fuel*, v. 13, n. 16, 17 August 1909, 493.
[46] Wendell may also have been involved in real estate development in Gulfport, Florida, which was originally named Disston City after the Philadelphia capitalist Hamilton Disston. See Lynne S. Brown, *Gulfport: A Definitive History* (Charleston, S.C.: The History Press, 2004).
[47] *Country Life*, v. 37, n. 6, April 1920, A13.
[48] *Boyd's Blue Book* (Philadelphia: C.E. Howe Co., 1889), 609; *Boyd's Blue Book* (Philadelphia: C.E. Howe Co., 1898), 307; *Boyd's Blue Book* (Philadelphia: C.E. Howe Co., 1906), 256.
[49] *Yearbook of the Franklin Institute*, 1914, 125.
[50] *League of American Wheelmen Bulletin and Good Roads*, v. 26, 8 October 1897, 488; *The Horseless Age*, v. 12, n. 9, 26 August 1903, 230; *The Horseless Age*, v. 9, n. 7, 12 February 1902, 218.
[51] Frederic Shriver Klein, *Lancaster County, 1841-1941* (Lancaster: Lancaster County National Bank, 1941), 119.
[52] Smith authored a sales brochure for Wynnewood Manor, which was published by Gatchel & Manning, a photoengraving house in Philadelphia. Harry A. Gatchel, the co-owner of the printer, was probably Smith's brother-in-law. See an advertisement for Wynnewood Manor in the *Public Ledger*, 28 April 1917, p. 6. See also *First Annual Report of the Commissioner of Health of the Commonwealth of Pennsylvania* (Harrisburg: Harrisburg Publishing Company, 1908), 268.
[53] *Public Ledger*, 16 March 1918.
[54] *Public Ledger*, 6 January 1917, 15.
[55] *General Alumni Catalogue of the University of Pennsylvania* (Philadelphia: Alumni Association, 1922), 127.
[56] *Regional Plan of the Philadelphia Tri-State District* (Philadelphia: Wm. F. Fell Co., 1932), 580.
[57] *McElroy's Philadelphia City Directory for 1866* (Philadelphia: A. McElroy, 1866), 677; *McElroy's Philadelphia City Directory for 1867* (Philadelphia: A. McElroy, 1867), 838 and 841.
[58] Samuel T. Wiley, "Frank Smith," in *Biographical and Historical Cyclopedia of Delaware County, Pennsylvania* (New York: Gresham Publishing Company, 1894), 358-362.
[59] *Public Ledger*, 9 April 1898.
[60] *Public Ledger*, 12 March 1898.
[61] *Public Ledger*, 2 April 1898.
[62] See "Overbrook Farms Preliminary Work," in Wendell & Smith Ledger, Athenaeum of Philadelphia, p. 123.
[63] George Washington Baker Hicks was born at Burnside Barracks in Indianapolis, Indiana on 10 September 1864. He was the son of Captain Robert Campbell Hicks and Sarah A. Hicks. His family moved to Philadelphia when Hicks was two years old. He attended the Brown Preparatory School and Philadelphia Polytechnic College. At age 22, he entered the real estate business. In the early 1890s, he worked for suburban developers Wendell & Smith. In 1895 and 1896 he served in a state legislature as a

Philadelphia's representative of the Seventeenth District. In 1907, Philadelphia Mayor John E. Reyburn appointed Hicks as the city's statistician, the first such position in the United States. Soon after his appointment, he worked as the Director General of the Founders' Week celebration, commemorating the 225th anniversary of Philadelphia, which was held in October 1908. After Hicks' success with the Founders' Week celebration, Reyburn created the Bureau of Contracts and Statistics and made Hicks its chief. Later under Reyburn, Hicks served as the Acting Director of the Bureau of Wharves, Docks, and Ferries. From its inception in 1909 until its reorganization in July 1911, Hicks served as the Secretary of the Comprehensive Plans Committee. With the reorganization of the committee as a branch of the Mayor's Office in July 1911, Hicks was promoted to the position of Executive Director of the Comprehensive Plans Committee. In December 1911, Rudolph Blankenburg, the new mayor, again reorganized the Comprehensive Plans Committee and Hicks, who had been involved in unethical, if not illegal, activity, was forced out of the directorship. In the teens, Hicks worked as the Secretary of the Bureau of Conventions and Exhibitions of the Philadelphia Chamber of Commerce. During World War I, he held the ranks of Major and Lieutenant Colonel and served as a transmissions officer in the Quartermasters' Corps in the U.S. Army in Washington, D.C. After he was discharged, he served as the Secretary of the Industrial Relations Committee of the Philadelphia Chamber of Commerce. In 1924, he was recruited as the Executive Director of Philadelphia's Sesqui-Centennial Association, a position he held until 13 November 1925. After resigning from the staff of the ill-fated exhibition, he returned to his post at the Philadelphia Chamber of Commerce. He later served as the Executive Director of two local planning organizations, the Philadelphia Better Housing Campaign and the Philadelphia Board of Trade Planning Committee. He then moved to the Edward G. Budd Manufacturing Company, where he was employed for four years, until his death on 27 September 1945, at the age of 81. See "George Washington Baker Hicks," *Smull's Legislative Handbook* (Harrisburg: Clarence M. Busch, 1895), 866-867; "George W.B. Hicks," in Sam Hudson, *Pennsylvania and Its Public Men* (Philadelphia, 1909), 100; "George W. B. Hicks," in *Philadelphia: Pictorial and Biographical* (Philadelphia: S. J. Clarke Publishing Company, 1911), 479-481; William B. Mellor Jr. "City's Dreamer Dreams in Billions," *Evening Bulletin*, 19 September 1936, n.p.; "Col. G. W. B. Hicks Is Dead at 81," *Evening Bulletin*, 28 September 1945, n.p.

[64] Albright lived at 303 Pelham Road in Pelham. He is listed as the surveyor on official City of Philadelphia plot plans for Wendell & Smith developments held by the City's Survey Bureau. On his specialty, see his advertisement in *Suburban Houses Built by Messrs. Wendell & Smith*. Engineer William Ainsworth McIntyre was likely involved in the later stages of the Overbrook Farms development. He was employed by Albright & Mebus from 1899 to 1906 to plan "land development, sewers, and electric railway construction" and then worked on "land development" with Walter Gordon Smith in 1907. See John William Leonard, ed., *Who's Who in Engineering, 1922-1923* (New York: John W. Leonard Corporation, 1923), 817.

[65] D'Apery, 67; *Cornell University: A History* (New York: The University Publishing Society, 1905), 345.

[66] *Engineering News and American Railway Journal*, v. 29, n. 10, 9 March 1893, 239.

[67] *Ordinances of the City of Philadelphia from January 1 to December 31, 1893* (Philadelphia: Dunlap Printing Company, 1894), 51-54.

[68] *Ordinances of the City of Philadelphia from January 1 to December 31, 1894* (Philadelphia: Dunlap Printing Company, 1895), 349-357.

[69] *Ordinances of the City of Philadelphia from January 1, to December 31, 1902* (Philadelphia: Dunlap Printing Company, 1903), 218-221.

[70] *Ordinances of the City of Philadelphia from January 1, to December 31, 1904* (Philadelphia: Dunlap Printing Company, 1905), 215-221.

[71] D'Apery, 67-70.

[72] A local judge nominated the George House for designation by the Philadelphia Historical Commission in 1957, but, after considering the matter at four monthly meetings (29 October 1957, 26 November 1957, 25 February 1958, and 25 March 1958), the Commission decided that "this problem is to be dropped, as it is considered that no further effort to save the house is expedient." The building was subsequently demolished for a doctor's office.

[73] See Wendell & Smith Ledger, Athenaeum of Philadelphia, p. 123.

[74] According to "Overbrook Farms Preliminary Work," in Wendell & Smith Ledger, Athenaeum of Philadelphia, p. 123, engineer Henry Bikenbine was paid $105.50 for his work on "Ave[nue]s."

[75] Plan 169, see *Ordinances of the City of Philadelphia from January 1 to December 31, 1893* (Philadelphia: Dunlap Printing Company, 1894), 23.
[76] *Ordinances of the City of Philadelphia from January 1, to December 31, 1908* (Philadelphia: Dunlap Printing Company, 1909), 62.
[77] On 22 March 1893, the City of Philadelphia appropriated $25,000 to construct a bridge for the railroad tracks over Woodbine Avenue. On 5 October 1893, Mayor Edwin Stuart, who would move to Overbrook Farms in 1911, signed a bill approving a contract with P. McManus to construct the bridge. On 1 April 1895, Mayor Stuart reported to the City Councils that the bridge had been completed. The appropriation and contract are recorded in: *Ordinances of the City of Philadelphia from January 1 to December 31, 1893* (Philadelphia: Dunlap Printing Company, 1894), 45-48, 367-368. *Railway World* announced the opening of bids for the bridge in v. 19, no. 30 (29 July 1893), 705. The Mayor's announcement of the completion of the bridge is recorded in: *Fourth Annual Message of Edwin S. Stuart, Mayor of the City of Philadelphia* (Philadelphia: Dunlap Printing Company, 1895), xix.
[78] Wendell & Smith, *A Little Talk with the Homeseeker*, 1899.
[79] See Deed J.V. Book 28, Page 235, Philadelphia Department of Records.
[80] Wendell & Smith, *A Little Talk with the Homeseeker*, 1899.
[81] Wendell & Smith, *A Little Talk with the Homeseeker*, 1899.
[82] Wendell & Smith, *A Little Talk with the Homeseeker*, 1899.
[83] Wendell & Smith, *A Little Talk with the Homeseeker*, 1899.
[84] Michael McCarthy, *Typhoid and the Politics of Public Health in Nineteenth-Century Philadelphia* (Philadelphia: American Philosophical Society, 1987). See also Clinton Rogers Woodruff, "Philadelphia's Water: A Story of Municipal Procrastination," *Forum*, v. 28, 1899, pp. 305-314.
[85] *The Church Standard*, v. 74, n. 21, 26 March 1898, 687.
[86] *City and State*, v. 6, n. 13, 30 March 1899, 222.
[87] James Caven purchased Parcel 110N21-0020 on 15 December 1894. He subdivided it into three parcels, 110N21-0033, 86, and 87. He constructed his house at 5914 Overbrook Avenue, on Parcel 110N21-0086. Frank H. Caven purchased Parcel 110N21-0033, 5926 Overbrook Avenue, from James Caven on 4 September 1896. Philadelphia Department of Records.
[88] The literature on the gas steal is voluminous. See for example, "Record of Political Events," *Political Science Quarterly*, v. 20, n. 4, 1905, 756; Isaac F. Marcosson, "The Awakening of Philadelphia," *The World's Work*, v. 10, n. 5, September 1905, 6639-6651; Rudolph Blankenburg, "Forty years in the Wilderness; Or, the Masters and Rulers of 'The Freemen' of Pennsylvania, *The Arena*, v. 34, n. 189, August 1905, 128-142.
[89] Wendell & Smith, *A Little Talk with the Homeseeker*, 1899.
[90] *Lists of Charters of Corporations Enrolled in the Office of the Secretary of the Commonwealth … Between June 1, 1893, and June 1, 1895*, p. a24. See also: Morris A. Pierce, *Urban Technological Systems before Edison: Steam Heat and Power in Philadelphia*, http://www.energy.rochester.edu/us/pa/phl/hist.htm
[91] *Electricity*, v. 5, n. 14, 18 October 1893, 172; *The Electric World*, v. 22 n. 13, 23 September 1893, 240.
[92] Alexander H. Bishop worked as a bookkeeper for the Overbrook Steam Heat Company from about 1896 to 1905. From 1905 to 1911, he worked as a manager of Walter Bassett Smith's Wynnewood Real Estate Company. See Haverford College. Alumni Association, *Biographical Catalog of the Matriculates of Haverford College, Together with Lists of the Members of the College Faculty and the Managers, Officers and Recipients of Honorary Degrees, 1833-1922*.
[93] ADD NOTE
[94] *Robert Henry Gallagher vs. Wayne Steam Company*, *Pennsylvania State Reports Containing Cases Decided by the Supreme Court of Pennsylvania at October Term, 1898* (New York: Banks Law Publishing, 1899), 95-104.
[95] Wendell & Smith, *A Little Talk with the Homeseeker*, 1899.
[96] Albert Kelsey, "Suburban Development," *Architectural Annual*, 1901, 244.
[97] "Report of the Committee on Automatic Heat Control," *Power*, v. 48, n. 17, 22 October 1918, 610-611.
[98] Ernest Minor Patterson, *A Financial History of the Philadelphia Electric Company*, 1914.
[99] See House Resolution No. 68, Session of 1973, General Assembly of Pennsylvania.

[100] On the trash incinerator, see George J. Beichl, Letter to the Editor," *Inquirer*, 27 October 1986. On the demolition, see four photographs under the title "Overbrook Steam Co. Demolition," Philadelphia Bulletin Photograph Collection, Temple University.
[101] The Drexel Syndicate sold the properties at 5860R and 5898R Woodbine Avenue, parcels 68N02-0016 and 1107, to the Overbrook Steam Heat Company on 1 July 1920.
[102] Jill Porter, "Buyer Beware, Too Late," *Philadelphia Daily News*, n.d.
[103] 1870 and 1880 Censuses.
[104] See the Wannop & Young advertisement in *Suburban Houses Built by Messrs. Wendell & Smith*, 1896.
[105] Wannop is listed in the 1880 census as a 28 year old carpenter, born in 1852, living in West Chester, Chester County, Pennsylvania. Wannop died on 15 February 1924 and is buried at St. Paul's Lutheran Cemetery in Ardmore, Pennsylvania.
[106] Wendell & Smith Ledger, Athenaeum of Philadelphia.
[107] Wannop & Young's commissions include a house on Greene Street east of Walnut Lane, $8,000, George W. Chase, owner, *The American Architect and Building News*, v. 54, n. 1084, 3 October 1896, xviii; a house at southwest corner of 59th Street and Woodbine Avenue, three-story stone dwelling, 32'x45', Wendell & Smith, owner and architect, *The American Architect and Building News*, v. 54, n. 1088, 31 October 1896, xvi; and houses at Woodbine Avenue, east of 63rd Street, 4 two-story brick and stone dwellings, 22'x80', *The American Architect and Building News*, v. 54, n. 1092, 28 November 1896, xvii.
[108] Wilbur Wannop is still listed as residing in Haverford in 1906. See, *Boyd's Blue Book* (Philadelphia: C.E. Howe Co., 1906), 909.
[109] See the map: George W. and Walter S. Bromley, *Atlas of the City of Philadelphia (West Philadelphia)*, Plate 17, 1927.
[110] John W. Jordan, *A History of Delaware County, Pennsylvania and Its People* (New York: Lewis Historical Publishing Company, 1914), v. 3, 1067.
[111] Interview with Theodore B. Brook, Oral History Collection, Radnor Memorial Library, Radnor, Pennsylvania.
[112] A widow sued Young after her husband was killed during demolition on a job site. Grazia Scarponi vs. Milton W. Young, contractor, and William McClellan, subcontractor, Pennsylvania Workmen's Compensation Board, *Department Reports of Pennsylvania*, v. 6, n. 1, 2 January 1920, 302-304.
[113] *Domestic Engineering*, v. 29, n. 7, 12 November 1904, 42; v. 30, n. 11, 18 March 1905, 47.
[114] "Contracts Let," *The Bricklayer and Mason*, v. 12. n. 5, May 1909, 114.
[115] *Engineering Record*, v. 73, 17 June 1916, 305.
[116] *Metal Industy*, v. 17, 1919, 104.
[117] Bonnie Edwards, "Mt. Pleasant Village and Carr School"; Lucy Milburn, "Founding and Early History of the Montclair Monthly Meeting of the Religious Society of Friends," 1960.
[118] *Twelfth Annual Report of the Commissioner of Banking of the Commonwealth of Pennsylvania for the Year 1906* (Harrisburg, Pa., Harrisburg Publishing Company, 1907), 506.
[119] Musgrove, "Printing and Publicity Problems," *The Inland Printer*, v. 19, n. 5, August 1897, 558-559.
[120] *Public Ledger*, 16 April 1898.
[121] Frank H. Taylor and William B. McManus, *The City of Philadelphia as It Appears in the Year 1894* (Philadelphia: George S. Harris & Sons, 1894), 81.
[122] Quotation from Margaret Marsh, *Suburban Lives* (New Brunswick and London: Rutgers University Press, 1990), 207-208.
[123] *The Hahnemannian Monthly News and Advertiser*, January 1897, 137.
[124] *The Hahnemannian Institute*, v. 7, n. 1, November 1899, 33. The parcel, 70N4-53, was purchased by Anna M. Foster, his wife, on 25 November 1899.
[125] *The Hahnemannian Monthly News and Advertiser*, October 1904, 139.
[126] *The Pacific Coast Journal of Homeopathy* (v. 22, n. 3, March 1911, 119) reported that "Dr. A.L. Foster is an American physician located in Lower California, at Alamo, Mexico, and is doing well." The same journal reported (v. 22, n. 8, August 1911, 322) reported a few months later that "Dr. A.L. Foster … was one of the Americans murdered by the Mexicans." A California newspaper article elaborated, providing the details about the infidelity as well as the execution. "American Consul on Baja California," *Imperial Valley Press*, 12 August 1911, 5.

[127] The Horace S. Wendell advertisements can be found in *The Railway International Passenger and Ticket Agents' Journal*, v. 7, n. 12, September 1900, 37; and *The University of Pennsylvania Register*, v. 5, n. 3, May 1901, i.
[128] David Scull sold Parcel 110N16-0010 to Horace S. Wendell on 10 December 1902, Deed W.S.V. Book 123, Page 184. Wendell transferred it to builder Milton W. Young the same day, 10 December 1902, Deed W.S.V. Book 124, Page 198. Scull sold an additional small piece of property to Young on 18 January 1904, Parcel 110N16-0012. Parcels 110N16-0010 and 12 were reconfigured and subdivided as Parcel 110N16-0015, 5841 Overbrook Avenue, and Parcel 110N16-0013, 5849 Overbrook Avenue. Carrie S. Bremer purchased 5841 on 2 May 1904. Mary E. Brill purchased 5849 on 25 January 1904, deed recorded at W.S.V. Boo 282, Page 92.
[129] Richard B. Brinton Jr. purchased 5900 Drexel Road, Parcel 110N21-27, on 3 June 1895.
[130] "What Is Doing in Society," *New York Times*, 9 November 1901; "Engagements and Wedding Plans," *New York Times*, 2 April 1916. Josephine Lapsley Brinton, born 18 November 1880, married Ernest du Pont on 5 February 1903. Harriett Burbridge Brinton, born 19 October 1882, married James Cushing Bayley on 15 April 1903. Helen Carson Brinton, born 25 September 1892. Alberta Wright Brinton, born 1 August 1884, married Pier Cesere Sturani in 1916.
[131] Wilfred Lewis purchased 5901 Drexel Road, Parcel 110N21-21, 11 January 1895.
[132] "A Model Residence at Overbrook Farms, PA.," *Scientific American Building Edition*, v. 22, October 1896, 56, 60.
[133] Wilfred Lewis was a mechanical engineer, a proponent of scientific management, a world-renowned expert on gears, and the president and owner of Tabor Manufacturing Co. Frederick Winslow Taylor was a lifelong friend, who applied his principles of scientific management at Tabor. On Taylor's death, Lewis wrote Taylor's wife that he "loved him as a brother." See Robert Kanigel, *The One Best Way: Frederick Winslow Taylor and the Enigma of Efficiency* (New York: Viking, 1997); "Wilfred Lewis," *Mechanical Engineers in America Born Prior to 1861: A Biographical Dictionary* (New York: American Society of Mechanical Engineers, 1980), 209.
[134] Emily Sargent Lewis was a writer, poet, suffragette, and animal rights activist. She wrote suffrage plays including *Election Day: A Suffrage Play*, 1912 and *A Dream of Brave Women*, 1912. See "Emily Sargent Lewis" in John William Leonard, ed., *Woman's Who's Who of America* (New York: The American Commonwealth Company, 1914), 489; Bettina Friedl, ed., *On to Victory: Propaganda Plays of the Women's Suffrage Movement* (Boston: Northeastern University Press, 1990), 29-30, 231-242; Susanne Auflitsch, "Staging Separate Spheres: Theatrical Spaces as Sites of Antagonism in One-Act Plays by American Women, 1910-1930," *Regensburger Arbeiten zur Anglistik und Amerikanistik*, v. 48 (2006).
[135] See "Bid of J.K. Freedley & Son," in *Report and Proceedings of the Joint Committee of Investigation Appointed by the Commissioners for the Erection of the Public Buildings to Inquire as to the Charges and Complaints Made Respecting the Materials Supplied and Manner of Construction of the Public Buildings of the City of Philadelphia* (Philadelphia: The Commissioners, 1876), 44. J.K. Freedley was headquartered at 210 S. 24th Street in Philadelphia and operated a marble quarry in E. Dorset, Vermont. George H. Freedley later became a significant artist in the Bucks County School of Impressionism.
[136] George Freedley purchased 5918 Drexel Road, Parcel 110N21-0003, on 13 August 1893. Edward S. Hyde purchased the property on 27 October 1909.
[137] *Philadelphia Real Estate Record and Builders' Guide*, v. 10, n. 26, 26 June 1895, 359.
[138] Benjamin P. Obdyke purchased 5927 Drexel Road, Parcel 110N21-0008, on 5 April 1894. Francis Shunk Brown purchased it on 25 April 1899.
[139] On Shunk, see Sam Hudson, *Pennsylvania and Its Public Men* (Philadelphia: 1909), 260-261.
[140] Robert E. Pattison purchased 5930 Drexel Road, Parcel 110N21-19, on 13 November 1894. John Weaver purchased it on 5 December 1904.
[141] Mary B. White purchased 5944 Drexel Road, Parcel 110N21-0014, on 2 July 1894; the deed recorded at T.G. Book 422, Page 462; William C. Wood purchased the property on 2 June 1896; deed recorded at W.M.G. Book 77, Page 323; Gertrude C. Roberts purchased the property on 15 May 1920.
[142] William W. Lindsay purchased 5960 Drexel Road, Parcel 110N21-0047, on 22 May 1899.
[143] "W.W. Lindsay," *Transactions of the Society of Mechanical Engineers*, v. 25. no. 1150, 1904, 1139.
[144] *The Lawyers Reports Annotated*, Book 45 (Rochester, NY: The Lawyers Co-operative Publishing Company, 1913), 908-918.

[145] David S. Tanenhaus, *Juvenile Justice in the Making* (New York:Oxford University Press, 2004), 100-105.
[146] David A. Hunter purchased the property on 20 July 1907.
[147] Edwin D. Eshleman purchased 5961 Drexel Road, Parcel 110N21-25, from the Drexel Syndicate on 26 February 1895.
[148] Katherine D. Worrall, wife of Nathan Y. Worrall, purchased the property at 5970 Drexel Road, Parcel 110N21-46, on 9 March 1899.
[149] *The Directory of Directors in the City of Philadelphia*, 1906.
[150] Edward Brooks purchased 5971 Drexel Road, Parcel 110N21-0017, on 1 October 1894.
[151] "Dr. Edward Brooks," *Journal of Education*, v. 76, n. 3, 11 July 1912, 66.
[152] Ida and Benjamin Ketcham Jr. purchased 5979 Drexel Road, Parcel 110N21-0009; renumbered 110N20-0012, on 17 May 1894.
[153] George Washington Engelhardt, *Philadelphia Pennsylvania, The Book of Its Bourse & Co-operating Bodies* (Philadelphia: Lippincott Press, 1898-99), 151.
[154] Mary Louise Bell Huhn, the wife of Samuel P. Huhn purchased 5985 Drexel Road, Parcel 110N20-0016, on 9 May 1895.
[155] Andrew Wallace Barnes, ed., *History of the Philadelphia Stock Exchange, Banks, and Banking Interests* (Philadelphia: Cornelius Baker Inc., 1911), 73.
[156] 2039 N. 63rd Street, Parcel 110N20-0103.
[157] 2049 N. 63rd Street, Parcel 110N20-0095.
[158] 2051 N. 63rd Street, Parcel 110N20-0096.
[159] *Electrical Review and Western Electrician*, v. 59, n. 3, 15 July 1911, 108.
[160] *American Catholic Quarterly Review*, v. 42, n. 168, October 1917.
[161] Anna M. Floyd purchased 2065 N. 63rd Street, Parcel 110N20-0034, from the Drexel Syndicate on 1 October 1898. Susan C. Rehill purchased it on 15 April 1905. John T. and Katharine H. Tompkins purchased it on 3 December 1906. Georgina H. Hancock purchased it on 24 September 1909.
[162] *The Delta Upsilon Decennial Catalogue* (Philadelphia: The Fraternity, 1902), 872.
[163] *Pennsylvania Medical Journal*, v. 33, 1930; *The Journal of the American Medical Association*, v. 110, 1938.
[164] 2067 N. 63rd Street, Parcel 110N20-0070.
[165] *Aircraft Year Book Issued By Manufacturers Aircraft Association Inc.* (New York: The Manufacturers Aircraft Association Inc., 1919), 219.
[166] *Metropolitan*, v. 17, 1921.
[167] 2069 N. 63rd Street, Parcel 110N20-0094.
[168] *The American Kennel Club Inc. Stud Book* (New York: The American Kennel Club Inc., January 1 to December 31 1909), v. 26, 655.
[169] *The Standard*, v. 89, n. 13, 24 September 1921, 423.
[170] 2077 N. 63rd Street, Parcel 110N20-0106.
[171] 2079 N. 63rd Street, Parcel 125N11-0043.
[172] 2081 N. 63rd Street, Parcel 125N11-0041.
[173] *Railway World*, v.49, n. 46, 17 November 1905, 924; *Railway Gazette*, v. 43, n. 20, 15 November 1907, 604; *American Engineer and Railroad Journal*, v. 85, n. 6, June 1911, 251.
[174] Mabel C. MacKellar purchased the property at 2095 N. 63rd Street, Parcel 125N11-0022, on 8 April 1905 and Parcel 125N11-0024 on 9 April 1906.
[175] Frank H. Taylor and William B. McManus, *The City of Philadelphia as It Appears in the Year 1894* (Philadelphia: George S. Harris & Sons, 1894), 86.
[176] William L. Price with Frank S. Guild, *Model Houses for Little Money*, v. 1 of the Ladies Home Journal Household Library (Philadelphia: Curtis Publishing, 1898).
[177] See the deed at W.M.G. Book 368, Page 108, Philadelphia Department of Records.
[178] See the deed at W.M.G. Book 319, Page 220, Philadelphia Department of Records.
[179] See the deed at W.M.G. Book 296, Page 427, Philadelphia Department of Records.
[180] Trumbauer Ledger, p. 22-23, Athenaeum of Philadelphia.
[181] The amount paid for the property is unknown because the deed is illegible. See the deed at J.V. Book 6, Page 93, Philadelphia Department of Records.
[182] See the deed at W.S.V. Book 115, Page 458, Philadelphia Department of Records.

[183] See the deed at W.M.G. Book 289, Page 410, Philadelphia Department of Records.
[184] See "Charles L. Dexter House," Wendell & Smith Ledger, 129, Athenaeum of Philadelphia.
[185] Ethel Barrymore, *Memories: An Autobiography* (New York: Harper & Brothers, 1955), 12.
[186] *Philadelphia Real Estate Record and Builders' Guide*, v. 12, n. 25, 23 June 1897, 385.
[187] See the deed for Parcel 110N21-0039 at W.M.G., Book 275, Page 20, Philadelphia Department of Records. Dexter purchased a second, adjacent property, Parcel 110N21-0054, from Wendell & Smith on 25 April 1901 to expand his lawn. See the deed at J.V., Book 271, Page 147, Philadelphia Department of Records. Milton W. Young constructed an addition on the house for Dexter in 1913; *Philadelphia Real Estate Record and Builders' Guide*, v. 28, n. 21, 21 June 1913, 332.
[188] De Kosenko purchased the property at 6314 Drexel Road, Parcel 70N03-0002, on 21 February 1895, Philadelphia Department of Records.
[189] Horace Trumbauer purchased Parcel 110N21-0040 from the Drexel Syndicate for $12,000 on 10 January 1898. The deed is recorded at W.M.G. Book 238, Page 386. The mortgage between the Syndicate and Trumbauer for $22,000, dated 10 January 1898, is recorded at W.M.G. Mortgage Book 308, Page 107.
[190] Horace S. Wendell paid Trumbauer $1 for the property and assumed the $11,000 mortgage debt on 11 September 1899. Deed recorded at J.V. Book 86, Page 369.
[191] William B. Montgomery purchased 5957 Woodbine Avenue, Parcel 110N21-0048, on 19 September 1899; the property was transferred to Margaret A. Montgomery, presumably his wife, on 16 November 1901.
[192] Benjamin B.P. and Helen E. Obdyke purchased 5939 Woodbine Avenue, Parcel 110N21-0052, on 16 February 1901 for $17,500; deed recorded at J.V. Book 237, Page 138.
[193] *The Philadelphia Real Estate Record and Builders' Guide* (v. 15, n. 3, 17 January 1900, 35) reported that Trumbauer was receiving estimates and bids for the Obdyke house. The project is recorded in the Trumbauer ledger at v. 1, 1900, 138. In 1904, *The Philadelphia Real Estate Record and Builders' Guide* (v. 19, n. 40, 5 October 1904, 639) reported that Trumbauer was receiving estimates and bids for a stable at the Obdyke house.
[194] Arthur and Georgia Harrah Peterson purchased 5941 Woodbine Avenue, Parcel 110N21-0059, on 19 May 1902; deed recorded at W.S.V. Book 18, Page 459. The Petersons must have mortgaged the property in 1902 because the deed was transferred to Israel C. Gillespie, the mortgage broker, on 13 September 1902 and back to Arthur Peterson the same day.
[195] The Petersons purchased 5924 Woodbine Avenue, Red Gates, Parcels 110N23-0015 and 16, on 3 February 1900.
[196] Charles F. Warwick, *Warwick's Keystone Commonwealth* (Philadelphia: 1913), 339.
[197] "In re Peterson Will, Appeal of Hayden et al," *The Atlantic Reporter* (St. Paul: West Publishing Co., 1914), 126-129.
[198] 5987 Woodbine Avenue, Parcel 110N20-0030; Monroe W. & Harriet V. Megargee purchased the property on 4 October 1897, deed recorded at W.M.G. Book 223, Page 427. Walter B. Smith purchased the property from the Megargees on 24 May 1898, deed recorded at W.M.G. Book 301, Page 306. Madeleine D. Yardley purchased the property from Smith on 17 June 1898, deed recorded at W.M.G. Book 291, Page 503.
[199] *Street Railway Journal*, v. 18, n. 16, 19 October 1901, 628; *American Machinist*, v. 74, 1931.
[200] George Herbert Taylor purchased 5940 Woodbine Avenue, Parcel 110N23-0013, on 15 August 1898 for $11,050; deed recorded at W.M.G. Book 357, Page 81. Edward and H. Marie Brooks purchased the property on 13 March 1900 for $12,100; deed recorded at J.V. Book 118, Page 471.
[201] 6387 Drexel Road, Parcel 070N02-0034; Frank Brown purchased the property on 14 November 1900, deed recorded at J.V. Book 209, Page 219.
[202] John W Leonard, ed., *Who's Who in Pennsylvania: A Biographical Dictionary of Contemporaries* (New York: L.R. Hamersly & Company, 1908), 105.
[203] Charles J. Field purchased Parcel 069N24-0002 from the Drexel Syndicate on 11 January 1895; deed recorded at J.J.C. Book 44, Page 187. William Kaur purchased the parcel from Field on 23 October 1896; deed recorded at W.M.G. Book 125, Page 28. Kaur subdivided the property and sold Parcel 069N24-0004, 6367 Overbrook Avenue, to Michael McCool on 19 November 1901; deed recorded at J.V. Book

317, Page 293. McCool sold the property to Mary A. O'Donnell on 15 February 1902; deed recorded at W.S.V. Book 28, Page 167.
[204] Sam Hudson, *Pennsylvania and Its Public Men* (Philadelphia: 1909), 318.
[205] 5830 Overbrook Avenue, Parcel 110N21-0063, Isaac H. Clothier Jr. purchased the property on 24 November 1902, deed recorded at W.S.V. Book 78, Page 550.
[206] John M. George et. Al. sold Parcel 110N16-0002 to David Scull on 11 December 1865. Scull sold Parcel 110N16-0010 to Horace S. Wendell on 10 December 1902; the deed was recorded at W.S.V. Book 123, Page 184. Wendell sold the parcel to Milton W. Young on 10 December 1902; deed recorded at W.S.V. Book 124, Page 198. David Scull sold Parcel 110N16-0012 to Young on 18 January 1904. Young reorganized Parcels 110N16-0010 and 12, subdividing them as Parcel 110N16-0013, 5849 Overbrook Avenue, and Parcel 110N16-0015, 5841 Overbrook Avenue. Young sold 5849 to Mary E. Brill on 25 January 1904; deed recorded at W.S.V. Book 282, Page 92.
[207] Joseph Hey purchased 6366 Sherwood Road, Parcel 070N02-0042, on behalf of Joshua L. and Florence Shoemaker for $13,750 on 1 November 1904; deed recorded at W.S.V. Book 361, Page 384.
[208] 6428 Overbrook Avenue, Parcel 070N01-0003; Israel C. Gillespie secured the debt to the property on 2 December 1904, deed recorded at W.S.V. Book 403, Page 312; Gillespie transferred the property to builder Milton W. Young the same day, 2 December 1904, deed recorded at W.S.V. Book 371, Page 550; Mary E. Passavant purchased the property on 25 April 1905, deed recorded at W.S.V. Book 457, Page 346.
[209] *Seventy Ninth Annual Report of the Philadelphia Board of Trade* (Philadelphia, 1912); *The American Kennel Club Stud Book*, v. 21, 1 January to 31 December 1904, 1126.
[210] 6435 Woodbine Avenue, Parcel 068N09-0009; Israel C. Gillespie secured the debt on the property on 30 January 1907, deed recorded at W.S.V. Book 824, Page 24; Gillespie transferred the property to builder Milton W. Young the same day, 30 January 1907, deed recorded at W.S.V. Boo 786, Page 310; Dora R. Turner purchased the property on 15 April 1911, deed recorded at W.S.V. Book 1452, Page 273.
[211] Charles F. Warwick, *Warwick's Keystone Commonwealth A Review of the History of the Great State of Pennsylvania and a Brief Record of the Growth of its Chief City, Philadelphia* (Philadelphia, 1913), 316.
[212] “Two Double Houses at Overbrook, Pa.,” Carpentry and Building, v. 20, n. 2, February 1898, 39-41.
[213] *Distinguished Men of Philadelphia and of Pennsylvania* (Philadelphia: The Press Company, 1913), 94.
[214] 5990 Woodbine Ave, Parcel 110N32-0032, deed to Ferdinand Block, 27 June 1907, WSV 849-313; deed to Rosa S. De Young, 27 June 1907, WSV 915-55; Philadelphia Department of Records.
[215] 1910 U.S. Census.
[216] See Margaret Marsh, *Suburban Lives* (New Brunswick: Rutgers University press, 1990), 99. On De Young, see Joshua L. Chamberlain, ed., *Universities and Their Sons: University of Pennsylvania* (Boston: R. Herndon Co., 1902), v. 2, 427-428.
[217] *The Electrical Engineer*, v. 18. n. 341, 14 November 1894, 408.
[218] 5992 Woodbine Ave, Parcel 110N23-0030, deed to Charles R. Kennedy, 1 August 1906, WSV 593-405; deed to Drexel Syndicate, 1 May 1909; Philadelphia Department of Records.
[219] *Journal of the American Society of Naval Engineers* (Washington, D.C.: R. Beresford, February 1917), xvii.
[220] *Railway World*, v. 49, n. 48, 1 December 1905, 963.
[221] 5996 Woodbine Ave, Parcel 110N23-0028, deed to Malinda W. Wendell, wife of Arthur, 26 May 1904, WSV 316-415; deed to Lewis H. Van Dusen, 11 February 1911; Philadelphia Department of Records.
[222] *The House Furnishing Review*, v. 17, n. 5, May 1900, 271.
[223] 5998 Woodbine Ave, Parcel 110N23-0036, deed to Sarah Richardson, 13 April 1901, J.V. Book 238, Page 409, Philadelphia Department of Records.
[224] "A Pair of Houses at Pelham, PA.," *Scientific American Building Edition*, v. 27, January 1899, 11, 16.
[225] "Double Dwelling in the Spanish Style at Pelham, PA.," *Scientific American Building Edition*, v. 22, July 1896, 12, 16.
[226] "A Residence at Overbrook, PA.," *Scientific American Building Edition*, v. 21, June 1896, 83, 84.
[227] William Price purchased the property at 6334 Sherwood Road on 5 July 1895 and sold it on 1 July 1899. It is Parcel 070N02-0006. James M. Price purchased the property at 6349 Drexel Road on 28 February 1896. His heirs sold it on 4 August 1905. It is Parcel 070N02-0010. See deeds at Philadelphia Department of Records.

[228] "A Residence at Philadelphia, PA.," *Scientific American Building Edition*, v. 23, February 1897, 28, 34-35.
[229] "William Shearer Stenger," in *Annual Proceedings of the Pennsylvania Society of the Sons of the Revolution, 1918-1919* (Philadelphia: The Society, 1919), 66-67.
[230] *Colonial and Revolutionary Lineages of America: A Collection of Genealogical Studies, Completely Documented, and Appropriately Illustrated, Bearing upon Notable Early American Lines and their Collateral Connections* (New York, NY: American Historical Company, 1965), v. 123, 173.
[231] "A Residence at Overbrook Farms, PA.," *Scientific American Building Edition*, v. 25, January 1898, 2, 5.
[232] Parcel 070N02-0007, Philadelphia Department of Records.
[233] Frank H. Taylor, *The Handbook of the Lower Delaware River* (Philadelphia: George S. Harris & Sons, 1895), 37-38, 93, xi; *Annual Statistical Report of the American Iron and Steel Association Containing Complete Statistics of the Iron and Steel and Related Industries of the United States for 1896 and Preceding Years, Presented to the Members, June 10, 1897, Philadelphia* (Philadelphia: The American Iron And Steel Association, 1897), 10; Ira E. Bennett, *History of the Panama Canal* (Washington, D.C.: Historical Publishing Company, 1915), 313-314; *The Weekly Northwestern Miller*, v. 56, n. 16, 14 October 1903, 846.
[234] Alice Strange Earnshaw purchased the property at 6374 Overbrook Avenue on 24 April 1897. Parcel 070N02-0016, Philadelphia Department of Records.
[235] "A Twin House," *Scientific American Building Edition*, v. 23, February 1897, 25, 34.
[236] Elizabeth B. Byrne purchased 6335 Sherwood Road, Parcel 070N02-0051, on 2 July 1906. Walter Gordon Smith purchased it on 9 July 1907. The Drexel Syndicate regained the title through a sheriff's sale from Richard A. Byrne and Elizabeth B. Byrne on 13 January 1909. James A.S. MacMeekin purchased it on 19 May 1919. John William Leonard, ed., *Who's Who in Finance and Banking: A Biographical Dictionary of Contemporaries* (New York City: Who's Who In Finance Incorporated, 1922), 432.
[237] Walter H. Thomas purchased 6339 Sherwood Road, Parcel 070N02-0057, on 1 May 1908.
[238] Biography at Philadelphia Architects and Buildings website; *Philadelphia Social Register*, 1909, 181; *General Alumni Catalogue of the University of Pennsylvania* (Philadelphia: Alumni Association of the University, 1917), 181.
[239] Edward Brill purchased 5820 Overbrook Avenue, Parcel 110N21-0069, on 16 June 1905.
[240] Architectural drawings for the house can be found in the William L. & Walter F. Price Collection, Athenaeum of Philadelphia.
[241] *Electric Railway Journal*, v. 48, n. 24, 13 June 1914, 1366.
[242] The rendering of the Boyd & Boyd design erected at 5930 Drexel Road was published in *The American Architect and Building News*, v. 16, n. 926, 23 September 1893. *Philadelphia Real Estate Record and Builders' Guide* (v. 9, n. 7, 14 February 1894, i) reported that Boyd & Boyd had been engaged to draw plans and contracts had been awarded for the Pattison house. The project was also reported in *Stone*, v. 8, n. 4, March 1894, 365.Robert E. Pattison took title to the property at 5930 Drexel Road, Parcel 110N21-19, on 13 November 1894.
[243] Gray Arches was nominated for designation to the Philadelphia Register of Historic Places in 1988, but the Philadelphia Historical Commission failed to act on the nomination before the building was demolished in February 1989.
[244] The Bents purchased Parcels 110N20-0018 and 110N18-0022 on 19 April 1895; Parcel 110N20-0019, 17 June 1895; Parcel 110N20-0026, 28 July 1896; Parcel 110N20-0029, 26 January 1897; and Parcel 110N18-0025, 24 February 1899; Philadelphia Department of Records.
[245] Obituary, *New York Times*, 20 April 1915; S.F. Hotchkin, *Rural Pennsylvania in the Vicinity of Philadelphia* (Philadelphia: George W. Jacobs & Company, 1897), 23-26.
[246] Parcel 110N18-0014, Philadelphia Department of Records.
[247] The rendering of the Boyd & Boyd design erected at 6020 Overbrook Avenue was published in *The American Architect and Building News*, v. 16, n. 926, 23 September 1893. The house is pictured in S.F. Hotchkin, *Rural Pennsylvania in the Vicinity of Philadelphia* (Philadelphia: George W. Jacobs & Company, 1897), 27.
[248] Obituary, *New York Times*, 14 March 1909.
[249] Allen C. Thomas, ed., *Biographical Catalogue of the Matriculates of Haverford College* (Philadelphia: Haverford College Alumni Association, 1900), 219-220.

[250] Parcel 110N20-0006, Philadelphia Department of Records. Daughters Frances and Katharine were born on 24 October 1892 and 5 February 1894 respectively.
[251] McCollin's mother, Asenath Lewis Bromley McCollin, died at home on 30 August 1895.
[252] *Biographical Catalogue of the Matriculates of the College, 1749-1893* (Philadelphia: Alumni Society of the University of Pennsylvania, 1894), 326; Marjorie Hassan, "Philadelphia's Musical Legacy," in *The Penn Library Collections at 250: From Franklin to the Web* (Philadelphia: University of Pennsylvania, 2000), 113. Edward G. McCollin Papers, 1877-1953, University Archives UPT 50 McC698, University of Pennsylvania. Musical Fund Society of Philadelphia Records, Ms. Coll. 90, Rare Book & Manuscript Library, University of Pennsylvania.
[253] Annette Maria DiMedio, *Frances McCollin: Her Life and Music* (Composers of North America, no. 7, 1990).
[254] Frances E. Lanigan, "Naming a Country House," *The Ladies' Home Journal*, May 1892, 4. Alice Lanigan McCollin also wrote for *The Ladies' Home Journal*.
[255] Fred Lieb, "Ernest J. Lanigan," *Baseball Research Journal*, v. 2, February 1973, Society for American Baseball Research, Washington, D.C.
[256] Parcel 110N18-0018, deed to Elizabeth M. Megargee, 7, April 1894, Philadelphia Department of Records.
[257] *American Stationer*, v. 21, n. 1, 6 January 1887, 14; S.F. Hotchkin, *Rural Pennsylvania in the Vicinity of Philadelphia* (Philadelphia: George W. Jacobs & Company, 1897), 26; *The Inland Printer*, v. 51, n. 2, May 1913, 286.
[258] "House of George M. Megargee, Esq., Pelham, PA.," *Scientific American Building Edition*, v. 37, April 1904, 77, 84.
[259] Charles R. and Virginia S. Deacon purchased 5950 Overbrook Avenue, Parcel 110N21-0015, on 2 July 1894; deed recorded at T.G. 436-227. Philadelphia Department of Records.
[260] "Charles R. Deacon," in *Philadelphia and Popular Philadelphians* (Philadelphia, The North American, 1891), 245-247; "Charles R. Deacon," *The Illustrated American*, v. 11, n. 121, 11 June 1892, 173-174; *The Collector*, v. 3, n. 4, 15 December 1891, 59.
[261] Mahlon B. and Rebecca W. F. Paxson purchased 5956 Overbrook Avenue, Parcel 110N21-0026, on 29 March 1895. Philadelphia Department of Records.
[262] William Wade Hinshaw, *Index to Pennsylvania Meeting Records* (Kokomo, Ind.: Selby Publishing and Printing Company, 1990), v. 2, 814.
[263] *New York Stock Exchange Historical Review* (New York: Historical Publishing Company, 1886), 119.
[264] "Pugilistic Brokers: A Lively Mill between Philadelphia Speculators," *New York Times*, 9 November 1886.
[265] Joseph W. England, ed., *First Century of the Philadelphia College of Pharmacy* (Philadelphia: Philadelphia College of Pharmacy and Science, 1922), 503. The property at 6055 Drexel Road was later subdivided, but was known at the time as Parcel 110N18-0019.
[266] "A Colonial Residence at Overbrook, PA.," *Scientific American Building Edition*, v. 22, September 1896, 39, 41.
[267] "Semi-Colonial Residence at Overbrook, PA.," *Scientific American Building Edition*, v. 22, December 1896, 94, 106.
[268] *Philadelphia Real Estate Record and Builders' Guide*, v. 8, n. 35, 30 August 1893, 553. Smith purchased the property, Parcel 110N21-0010 on 22 May 1894.
[269] Building Permit #5762, 17 August 1905, Philadelphia City Archives.
[270] Smith sold the property to George T. Richards on 18 July 1907. Richards sold it to Harry F. Curtis on 21 September 1914.
[271] "A Residence at Overbrook Farms, PA.," *Scientific American Building Edition*, v. 27, February 1899, 24, 35.
[272] Davis and Laura Pearson purchased 5939 Drexel Road, Parcel 110N21-0018, on 1 November 1894.
[273] *Annual Proceedings of the Pennsylvania Society of Sons of the Revolution, 1917-1918* (Philadelphia: Pennsylvania Society of Sons of the Revolution, 1918), 42.
[274] John W. Harshberger, *The Botanists of Philadelphia and Their Work* (Philadelphia, 1899), 356-358.
[275] The National Provisioner, v. 44, n. 2, 14 January 1911, 16; A. Van Doren Honeyman, *Joannes Nevius Schepen and Third Secretary of New Amsterdam under the Dutch, First Secretary of New York City under the English, and his Descendants A.D. 1627-1900 Embracing Existing Families Bearing the Surnames of*

Nevius, Nevyus, Neafie, Neafus, Neefus, Nafis, Nafie, Nafey, Naphey, Napheys, and Naphis, and Also Those of Similar Spellings Now Obsolete (Plainfield, NJ: Honeyman & Company, 1900), 177, 287, and 344.

[276] *Heating and Ventilation*, 15 September 1895, 30; *Western Electrician*, v. 18, n. 20, 16 May 1896, 1; *The Manual of Statistics: Stock Exchange Hand-Book, Revised To January 1, 1897* (New York: Charles H. Nicoll, Publisher, 1897), 273.

[277] John W. Eckfeldt purchased 6320 Drexel Road, Parcel 070N03-0007, on 22 June 1895. Edward C. and Celestina F. Napheys purchased it on 4 March 1898. The property reverted back to the Drexel Syndicate after a sheriff's sale on 12 November 1900. Luther D. and Anna V.B. Lovekin purchased it on 14 January 1904.

[278] *Marine Engineering*, v. 9, n.12, December 1904, 11, 21; Herbert B Mason, ed., *Encyclopedia of Ships and Shipping* (London: The Shipping Encyclopedia Limited, 1908), 371; *Journal of the American Society of Naval Engineers* (Washington, DC: R. Beresford, 1909), v. 20, 11; *Shipping*, v.4, n. 3, 20 July 1918, 15.

[279] Two parcels were consolidated to create the property at 6399 Drexel Road. Elizabeth B. Byrne purchased Parcel 70N02-0046 from the Drexel Syndicate on 2 January 1906. The Drexel Syndicate retook the control of the property on 2 July 1906. Rudolph H. Wolf purchased it on 1 February 1907. Clarence H. Geist purchased it on 25 May 1909. William J. Yheaulon purchased Parcel 70N02-0053 from the Drexel Syndicate on 1 February 1907. Rudolph H. Wolf purchased it on 17 November 1908. Clarence H. Geist purchased it on 25 May 1909. The parcels were consolidated and renumbered as 70N02-0071.

[280] Keen's design was published in *The Sixteenth Annual Architectural Exhibition of the T Square Club and the Philadelphia Chapter American Institute of Architects* (Philadelphia: The T Square Club, 1910), 217; and *The Brickbuilder*, v. 20, n. 7, July 1911, plates 97-98.

[281] E.D. Daniels, *A Twentieth Century History and Biographical Record of LaPorte County Indiana* (Chicago: The Lewis Publishing Company, 1904), 648-649.

[282] Harrity purchased the property, Parcel 70N02-0003, on 1 March 1895. His heirs sold it in 5 July 1928. Philadelphia Department of Records.

[283] The journal *Electricity* (v. 9. n. 17, 6 November 1895, 234) reported that architect Chester H. Kirk is preparing plans for “handsome residence” for William F. Harrity on lot he recently purchased. Bids will be requested soon. The house was also mentioned in *Philadelphia Real Estate Record and Builders' Guide*, v. 10, n. 44, 30 October 1895, 661, and *The Engineering Magazine*, v. 11, n. 3, June 1896, 533; and rendered in *Architecture and Building*, v. 24, n. 16, 18 April 1896. The rendering was exhibited at the Architectural League of New York in 1896. See *Catalogue of the Eleventh Annual Exhibition of the Architectural League of New York* (New York: George Keister, 1896), 53.

[284] John Russell Young, ed., “William F. Harrity,” *Memorial History of the City of Philadelphia* (New York: New York History Company, 1898), v. 2, 389-391; John W. Leonard, ed., *Who's Who in America, 1899-1900* (Chicago: A.N. Marquis & Company, 1900), 315; “Harrity, William F.,” in *Men and Women of America: A Biographical Dictionary of Contemporaries* (New York: L.R. Hamersley & Company, 1910), 792-793; “William F. Harrity Dead,” *New York Times*, 18 April 1912; Leonard Schlup, "William F. Harrity and National Democratic Politics in the Cleveland Era," *Pennsylvania History*, v. 59, 1992, 236-255.

[285] Parcel 11N21-0006, deed recorded in T.G., Book 375, Page 401, Philadelphia Department of Records.

[286] The front elevation and first-floor plan were published in *The Brickbuilder*, v. 3, n. 3, March 1895, 57, plates 19 and 20. *The Philadelphia Real Estate Record and Builders' Guide* (v. 9, n. 14, 4 April 1894, 157) reported that architect J. William Shaw had completed the plans for dwelling in Overbrook.

[287] The design of the house for Horace Smith on Upsal Street is documented by numerous architectural drawings and specifications in the J. William Shaw Collection, Col. 279, The Winterthur Library.

[288] Parcel 51N04-0038; deed for purchase on 6 November 1888 recorded at G.G.P., Book 441, Page 444; deed for sale on 9 March 1893 recorded at T.G., Book 285, Page 240, Philadelphia Department of Records.

[289] The deed for the sale of the Overbrook Farms house is recorded in W.S.V., Book 474, Page 276, Philadelphia Department of Records. The Price house for Horace F. Smith is documented in the William L. & Walter F. Price Collection, Athenaeum of Philadelphia.

[290] “Stephen Smith,” in Thomas Patrick Hughes and Frank Munsell, eds., *American Ancestry: Giving Name and Descent, in the Male Line, of Americans Whose Ancestors Settled in the United States Previous to the Declaration of Independence, A.D. 1776* (Albany, NY: Joel Munsell’s Sons, 1892), v. 7, 132-133.

[291] "Appeal of Caroline Smith," in Edmund H. Smith, ed., *Central Reporter, All Cases Determined in the Courts of Last Resort* (Rochester, NY: The Lawyers' Co-operative Publishing Company, 1887), 141-143.
[292] Obituary for Alfred W. Garsed, *Textile World Record*, v. 37, n. 2, May 1909, 194.
[293] Mr. and Mrs. H.F. Smith of 5855 Drexel Road, Philadelphia joined the Cyclists' Touring Club, a British association of bicyclists. *The Monthly Cyclists' Touring Club Gazette*, v. 16, n. 8, August 1897, 368.
[294] *The American Yacht List* (New York: Thomas Manning, 1896), 28.
[295] *Lloyd's Register of British and Foreign Shipping, Yacht Register* (London: Lloyd's of London, 1902), 883. Smith offered the *Rosalind* for sale in 1901 for $4,750. See *The Rudder*, v. 12, n. 3, March 1901, 146-147.
[296] Horace F. Smith elected trustee of the Quaker City Yacht Club on 5 February 1890. See *Forest and Stream*, v. 34, n. 5, 20 February 1890, 97.
[297] *The American Yacht List* (New York: Thomas Manning, 1896), 246.
[298] "Newport's Guests Coming Fast," *New York Times*, 20 June 1896.
[299] Edward Adams Stroud, Julia Darling Stroud, and Laura Darling Stroud purchased the property at 5830 Drexel Road, Parcel 110N21-0004, on 3 December 1893. They purchased the property to the east, Parcel 110N21-0013, on 25 May 1894.
[300] The *Philadelphia Real Estate Record and Builders' Guide* (v. 9, n. 7, 14 February 1894, 1) reported that architect Westray Ladd had completed plans and was soliciting bids for the construction of the Stroud dwelling. The *Philadelphia Real Estate Record and Builders' Guide* (v. 9, n. 11, 14 March 1894, 123) reported that Ladd had awarded contracts for the construction of the dwelling. The *Philadelphia Real Estate Record and Builders' Guide* (v. 9, n. 20, 16 May 1894, 228) reported that Ladd had completed plans for the stable on the property. The Ladd-designed stone and Pompeiian brick stable was noted in *The American Architect & Building News*, v. 44, n. 954, 7 April 1894, xii.
[301] *Stone*, v. 8, n. 4, March 1894, 366.
[302] Obituary of Westray Ladd, *Quarterly Bulletin of the American Institute of Architects*, v. 10, n. 3. October 1909, 225-226.
[303] Thomas Young England and his wife Emma Clarissa, nee Combs, purchased 5814 Drexel Road, Parcel 110N21-0057, on 1 November 1901.
[304] Moses King, *Philadelphia and Notable Philadelphians* (New York: Blanchard Press, Isaac H. Blanchard Co., 1901), 75.
[305] John W. Jordan, ed., Encyclopedia of Pennsylvania Biography (New York: Lewis Historical Publishing Company, 1921), 136-138.
[306] McOwen purchased the property at 5871 Drexel Road, Parcel 110N21-0007, on 9 April 1894. See *Philadelphia Real Estate Record and Builders' Guide*, v. 9, n. 24, 13 June 1894, i; and v. 9, n. 25, 20 June 1894, i.
[307] Samuel F. Hotchkin, *Rural Pennsylvania in the Vicinity of Philadelphia* (Philadelphia: Geo. W. Jacobs, 1897), 26-27; Moses King, *Philadelphia and Notable Philadelphians* (New York: Blanchard Press, Isaac H. Blanchard Co., 1901), 75; *Good Roads Magazine*, v. 2, n. 5, October 1901, 27.
[308] J.P. Crittenden and Charles B. Helffrich, *Philadelphia Securities* (Philadelphia: Burk & McFetridge, 1892), 186; *The National Provisioner*, 26 May 1900, 28.
[309] Horace Trumbauer Ledger, v. 1, p. 34-35, Athenaeum of Philadelphia.
[310] George W. Lafferty purchased 2125 N. 63rd Street (Parcel 125N11-0015) on 2 January 1896.
[311] Thomas Campbell purchased Parcel 125N11-0016 on 11 May 1896. He purchased a second adjacent parcel, 125N11-0019, on 21 December 1897. On his new pharmacy, see *American Druggist and Pharmaceutical Record*, v. 30, n. 9 (10 May 1897), 278; *The Pharmaceutical Era*, v. 17, n. 17 (6 May 1897), 550.
[312] On the fire, see *American Druggist and Pharmaceutical Record*, v. 44, n. 1 (11 January 1904), 29.
[313] *Bulletin of Pharmacy*, v. 23, n. 6 (June 1909), 230.
[314] MacKellar purchased Parcel 125N11-0022 on 8 April 1905 and Parcel 125N11-0024 on 9 April 1906.
[315] *Heating & Ventilation*, v. 5, 15 March 1895, 32.
[316] Charles P. Herold purchased the property at 2001 N. 63rd Street, Parcel 110N20-20, on 16 July 1895. The deed is recorded at J.J.C., Book 106, Page 327, Philadelphia Department of Records.
[317] See Deed JCC 19-404, Philadelphia Department of Records.

[318] *Philadelphia Real Estate Record and Builders' Guide*, v. 9, n. 44, 7 November 1894, 545; "Church of Our Lady of Lourdes," in Rev. S.F. Hotchkin, *Rural Pennsylvania in the Vicinity of Philadelphia* (Philadelphia, George W. Jacobs & Co., 1897), 29-30.
[319] See Deed JV 44-61, Philadelphia Department of Records.
[320] *AIA/T-Square Yearbook*, 1899, 66-67. Mann's design was panned for its "squatty" tower and its rough rubble stone, which "is so irregular in its surface that it rather destroys the scale of the building" in "Current Periodicals" *The Architectural Review*, v. 9, n. 12, December 1902, 302. The parish house of the Memorial Church of St. Pal was designed by architect Fred M. Mann and built by Milton W. Young for $11,000 in 1900 or 1901. *The American Architect and Building News*, v. 69, n. 1292, 29 September 1900, xi.
[321] *The American Architect and Building News*, v. 75, n. 1363, 8 February 1902, xii.
[322] Building Permit #3149, 23 May 1904, Philadelphia City Archives.
[323] The plans for the building are dated 29 May and 21 June 1895 and housed in the William L. and Walter F. Price Collection, Athenaeum of Philadelphia. Quotation from *Scientific American, Building Edition*, August 1897.
[324] S. Janet Sayward purchased Parcels 110N18-0039 and 0041 on 12 December 1912.
[325] Advertisement in John W. Leonard, ed., *Who's Who in America, 1903-1905* (Chicago: A.N. Marquis & Company, 1905), 1728.
[326] *List of Charters of Corporations Enrolled in the Office of the Secretary of the Commonwealth During the Two Years beginning June 1, 1907 and Ending May 31, 1909* (Harrisburg: C.E. Auginbaugh, 1909), 47.
[327] Parcel 125N11-0026. The deed is recorded at W.S.V., Book 1167, Page 285, Philadelphia Department of Records.
[328] On Morris, see Thomas G. Morton, *The History of Pennsylvania Hospital, 1791-1895* (Philadelphia: Times Printing House, 1897), 434-435; *American Biography: A New Cyclopedia* (New York: American Historical Society, 1922), v. 10, 117-119.
[329] See Deed of Trust, W.S.V., Book 1420, Page 170, Philadelphia Department of Records.
[330] Wright was the superintendent of the Germantown Steam Company at Pelham and was a director of the Pelham Trust Company. *Jackson's Real Estate Directory* (Kansas City: Jackson Publishing Co. Inc., 1918), 986; *Proceedings of the Seventh Annual Convention of the Nation District Heating Association*, 1915, 10; *Trust Companies of the United States* (New York: United States Mortgage & Trust Company, 1906), 243.
[331] *Journal of the Common Council of the City of Philadelphia from June 1, 1911, to November 28, 1911* (Philadelphia: Dunlap Printing Company, 1912), 179-185, 457-464.
[332] In May 1912, Philadelphia's City Councils resolved to petition the Director of the Department of Public Works to permit Wendell & Wright to lay temporary drain pipe along City Avenue and 64th Street. *Journal of the Common Council of the City of Philadelphia from December 4, 1911, to July 1, 1912* (Philadelphia: Dunlap Printing Company, 1912), 362.
[333] All information about placing the streets on the City Plan provided by the Surveys Bureau, Philadelphia Streets Department.
[334] Parcel 69N24-00014. On Tustin, see Charles F. Warwick, Warwick's Keystone Commonwealth (Philadelphia, 1913),
[335] For example, Wendell & Wright erected a 27'x21' garage worth $2,000 on south side of City Avenue, west of Lancaster in 1913. *The Automobile*, v. 28, n. 15, 10 April 1913, 829.

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