

PHILADELPHIA REGISTER OF
HISTORIC PLACES

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DATE ENTERED

TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1. NAME

HISTORIC

RITTENHOUSE/FITLER RESIDENTIAL DISTRICT

AND/OR COMMON

2. LOCATION

STREET AND NUMBER

Various

3. CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE			<input type="checkbox"/> ENTERTAINMENT	<input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT			<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED		
		<input type="checkbox"/> NO		

4. OWNER OF PROPERTY

NAME

Various

STREET AND NUMBER

CITY, TOWN

STATE

ZIPCODE

5. GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

See attached boundary description and map

6. REPRESENTATION IN EXISTING SURVEYS

TITLE

On National Register of Historic Places

DATE

FEDERAL STATE LOCAL

DEPOSITORY FOR SURVEY RECORDS

Keeper of the Register

CITY, TOWN

Washington D.C.

STATE

7. DESCRIPTION

• CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input checked="" type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Rittenhouse/Fitler Residential district consists of a series of residential communities representing the historical development of the region surrounding the southwest square of Penn's original planned city. Like the ancient palimpsests, overwritten by different hands in different ages, the Rittenhouse/Fitler Residential district brings together the varying land uses characteristic of Philadelphia - rural farm, pre-industrial hand brick making, commercial and maritime trades along the river front, suburban residence inland, and, for the past century, a fashionable place or urban residence. While the first two uses may now exist only as archaeological resources, all of the other uses are still very much in evidence, both as urban form and as represented by changing architectural examples that span the decades from the late 18th century to the present, encompassing the full range of buildings and styles from two-story rowhouses to multi-story steel frame apartment houses, and from shops and offices to churches and schools. While houses and institutions are generally evenly dispersed across the community, Rittenhouse Square itself was the focus for the district's most intensive development, first for mansions, and later for skyscraper apartments. The unifying factors are the early and continuously residential character of the neighborhood, and the high quality of architectural design that pervades the entire area.

The boundaries of the Rittenhouse/Fitler Residential district demonstrate its varied history and encompass the small houses of the industrial and river trades community along the Schuylkill, the mansions of 21st and Spruce, and the tall 20th-century apartment houses of Rittenhouse Square. These communities have intermingled and coexisted for a century and a half, creating a complex urban mix that distinguishes this from other neighborhoods in the city. Its variety, moreover, is not found merely at the periphery, but is scattered throughout. Tongues of elite houses extend to 24th Street along Delancey; fingers of workingmen's rows line the narrow mid-block streets along other parts of Delancey, Van Pelt, Waverly and Chancellor streets. Finally, there is added richness in the wide range of scale and use of the other building types that support this community. Schools, churches, shops and restaurants add spice to this urbane, generally red brick neighborhood. The apparent variety of the Rittenhouse district, supported by the historical differentiation of material, scale, style, social class and building function, must not conceal the essential unities that make this a cohesive and complete district. Those unities formed the basis for the description of the district, and included:

1. The spatial cohesion of the region around Holme's southwest square, with the entire district within six blocks of the square.

2. The functional unity of the region, which for a century and a half has been primarily residential.
3. The architectural unity of the region is fostered both by the residential use and scale, apparent in the typical three- and four-story flat facaded brick houses, and by the high quality of architectural design of the neighborhood.
4. Finally, the social unity of the district, fostered by a century of expansion, as the only continuously successful fashionable urban neighborhood in the city's history.

The resulting district generally includes the blocks from Walnut to Pine and from 15th to 24th Streets, with extensions to the north to include the institutional center of the Swedenborgian, Lutheran and Unitarian churches. Excluded from the district is the zone near City Hall and the railroad station which became commercial, and runs essentially on a diagonal from 18th and Walnut southeast to 15th and Pine.

Spatial Organization

Though united, as noted above, the Rittenhouse/Fitler Residential district can be further described as an hierarchically and chronologically organized neighborhood. Because it merely continued the path of development of elite housing that extended west along Walnut, Locust and Spruce Streets, the earliest houses are generally grouped along the eastern border. On 15th Street, below Locust, gable-roofed, three and one-half-story brick houses with marble bases are an extension of the still active Greek Revival designers who had worked east of Broad Street. The bracketed Italianate styles of mid-century are common west of 17th Street; the asymmetrical, polychromed, frequently gothic detailed high Victorian designs are most often found west of 20th Street. The same westward progress also marks the position of the principal ecclesiastical and institutional buildings. St. Mark's Protestant Episcopal church on the 1600 block of Locust Street preceded Holy Trinity on Rittenhouse Square (1856), which in turn sponsored Holy Trinity Chapel at 22nd and Spruce (1874).

Simultaneously, eastward movement was occurring from the Schuylkill River. In the 1830s the banks became unloading areas for the lumber, brick, stone and coal trades. Storage yards a block or two inland provided the raw materials for the construction of the Rittenhouse neighborhood, and by the 1870s became the sites for further development. Between the river and the yards were the houses of the dock workers, typically two and one-half-story, flemish bond brick houses, some of which form the edge of the Rittenhouse/Fitler Residential district. They recall, but simplify, the detail of the earliest houses on the

east side of the district. Similarly scaled houses extended eastward along Pine and Locust to 24th Street, and along Cypress and Panama Streets to 19th Street, significantly penetrating into the Rittenhouse neighborhood, and providing housing for the population that supported the wealthy households.

Overlaying the two principal lines of development was the hierarchical organization of space, which reflected the value of real estate in Philadelphia. That hierarchy generally runs from the south edge of the district, where typically smaller houses occur, towards the middle, where the larger houses are found, with the most important in the immediate vicinity of Rittenhouse Square, or other smaller development nodes, including the vicinity of St. Mark's Protestant Episcopal Church, on the 1600 block of Locust Street, and the blocks immediately adjacent to St. James' Protestant Episcopal Church at 22nd and Walnut. Another center near the Unitarian and Swedenborgian churches remains largely intact at the northwest corner of the district.

Ecclesiastical centers reflect a survival of older organizing patterns of the city, but were also caused by the connection between church donations and real estate speculation in the nineteenth century. For instance, among the organizers of Trinity Protestant Episcopal Church were Lemuel Coffin, John D. Jones, John Rice and Charles Harbart. They were all involved in the building trades, as developer, architect, builder and lumberyard operator, respectively. And it was not a coincidence that the developer, Coffin, led the way, first on the building committee, and ultimately as church warden, for his nearby property holdings undoubtedly benefitted by the new church's proximity. Nor was it chance, a decade later, that Coffin helped found Holy Trinity Chapel, at 22nd and Spruce, near other property holdings of the Coffin family.

These larger patterns of development adhered to the original organizational principles of the old city in one more area: the principal houses tended to be erected on the major east-west streets, i.e. Walnut, Spruce, Locust and Pine, while the secondary east-west streets, with the notable exception of certain blocks of Delancey Street, tended to be the site of workingmen's housing, stables, and the rear buildings of the mansions. The transitional scale occurred on the north-south numbered streets, from 15th to 21st, with one notable exception, 22nd Street, where houses tend toward the scale and prominence of those on Spruce Street.

Architectural Development

Though development of the Rittenhouse/Fitler neighborhood springs from two sources, the river-based industry and the extension of the city from the east, it was the latter force which provided the principal impetus. And, because the new residents tended to

be the elite families of old Philadelphia, it could be anticipated that they would bring their architects and their social institutions with them. The consequence was the establishment and perpetuation of social and architectural continuities in the Rittenhouse neighborhood that visually set it apart from other regions of the city.

The earliest important designers include John Haviland on Rittenhouse Square and on Chestnut Street between 15th and 16th Streets; Thomas U. Walter on the south side of the 1500 block of Pine Street; at mid-century John MacArthur, Jr. built the Reoplier house on the west side of the square, and shortly thereafter provided plans for the West Spruce Street Presbyterian Church at 17th and Spruce; Samuel Sloan's Italianate mansion for Joseph Harrison (demolished) on the east side of the square, and Harrison Row (also demolished) to the east along Locust Street toward 17th mark the level of architectural sophistication of the early clients. That middle-brow group was quickly superseded by John Notman, who with his pupils and their successors shaped the district until the early twentieth century. Notman's work began with the imposing brownstone Gothic Revival St. Mark's Episcopal Church (1847) on Locust Street. Four years later, the Calvary Presbyterian congregation retained him to design a church a block to the east on the 1500 block of Locust Street. That was shortly followed by the brownstone Romanesque facade of Holy Trinity on Rittenhouse Square (1856-59), remembered, as well, as the charge of the Reverend Phillips Brooks before his departure for another Trinity Church, by Richardson, in Boston. Houses on Walnut and Locust in the Renaissance style further added the Notman stamp to the community, pushing it in the direction of the refined, upper class taste which Notman learned from his training in Scotland in the 1820s.

The same anglophilic taste continued in the work of his successor firms', headed by George W. Hewitt, who later merged with John Fraser and Frank Furness (Fraser, Furness and Hewitt, 1867-71; Furness and Hewitt, 1871-76), before striking out on his own. Both Furness and Hewitt demonstrated an awareness of current English fashion, especially the so-called Ruskinian gothic which they adapted to the typical large city house plans, for Henry McKean, Richard Ellis, Thomas Hockley, Travis Cochran, John C. Bullitt and others. Working simultaneously was the equally well-connected Theophilus Chandler, who, though from Boston, married Sophie DuPont, and designed the houses for Dr. Hutchinson on 22nd Street, and the mansion for James Scott (son of the President of the Pennsylvania Railroad) at 21st and Walnut. In turn, their pupils, Walter Cope and John Stewardson, adopted the turn-of-the-century revival styles to the taste of Philadelphia's elite, in particular, Thomas McKean.

Paralleling the commissions to important architects, whose work set the tone for the community, are the developers' rows that

filled out the bulk of the region. These were the investment projects of John McCrea and family, Lemuel Coffin, trading as Coffin and Altemus, among others. It was their bold initiative that created the handsome red brick unified block fronts that characterize the district. Especially noteworthy are the McCrea developments lining both sides of the 1800 and 2000 block of Delancey. Varying house widths, some deeper and two registers wide, others shallower and three registers across the front, reflect different plans, and relatively higher costs.

Coffin and Altemus, and builder Isaac Budd, both working on the 2000 block of Spruce Street, produced monumental stone facaded houses, whose incised ornament betrays their debt to contemporary fashion -- particularly Christopher Dresser's *The Art of Decorative Design* (1862). These larger stone houses, while occurring with less frequency, form the coloristic counterpart to the red brick houses, and mark more costly buildings that reflect the developing consumer culture which replaced the old communal values of the eighteenth century city.

The parallel courses of architect and developer designed houses that typified the Rittenhouse/Fitler district before the Centennial gradually shifted in the 1880s and 90s and to solely architect designed houses on scattered sites. Few large blocks became available, save for those at the western edge of the neighborhood, at the 2400 block of Spruce Street and at 23rd and Locust. They not only represented the triumph of a new value system, but also represented the loss of work opportunities for the old river community. In the 1890s, the mansions, scattered from one side to the other of the district, were universally architect designed by the generation of post-Victorian architects. Cope and Stewardson have been mentioned earlier. Wilson Eyre Jr.'s, Neill and Mauren double houses, the Harrison and the Bradbury houses are important essays in the transition from brick gothic toward a freely created style based on materials, expression of function, and the remembrance of historical detail. Similar designs by Frank Miles Day (Yarnall House, 17th and Locust; Wood House, 245-47 S. 17th Street, and a small development on the 1900 block of Pine Street) and important houses by out-of-towners, Peabody and Stearns, for Mrs. Fell/Van Renssalaer, among others, continue the more traditional mode of academic historic revivals.

The post-World War I era is represented by a significant group of apartment buildings that replaced many of the first generation mansions, especially around Rittenhouse Square. Ralph Bencker's Art Deco Rittenhouse Plaza (1926, on the site of Haviland's Roberts mansion); Horace Trumbauer's Lombard Romanesque Chateau Crillon (1928, on the site of MacArthur's Repplier house); Zantzinger, Borie and Medary's Art Deco Penn Athletic Club (1929, on the site of Joseph Harrison's house), and others significantly changed the scale of the heart of the district. Where only the

spires of Holy Trinity, St. Mark's and the West Spruce Street Presbyterian Church had towered above the trees, now they in turn were dwarfed by the changed technology of steel framed skyscrapers.

The 1920s saw another important shift which had further impact on the Rittenhouse/Fitler area. Instead of replacing the tiny, older houses on the back streets, families of the post-war years found charm in the narrow streets, small windows, and traditional forms. Rather than building new rows, they renovated old houses with tall-tale casement windows and Spanish stucco detail on Panama, Rittenhouse and the western blocks of Pine Street. Architect William Koelle specialized in such adaptations for the cream of old Philadelphia society.

The failure of International Modernism to receive the affection of any but the most aesthetically inclined, and the parallel trend toward suburban residence in the 1930s left few buildings of modern design in the neighborhood. George Howe's alteration to the Speiser house on the 2000 block of Delancey (1933) is the principal low-rise landmark.

The fact that Rittenhouse remained continuously fashionable has meant that its buildings have suffered few of the indignities of other neighborhoods. No large tracts have been emptied and reconstructed within the boundaries of the district, because no great fires have occurred, and because the houses have remained within the general confines of elite taste. The consequence is a continuous urban fabric.

It is just this urban fabric that can be investigated archaeologically as well as architecturally. Residences that represent first generation buildings, existing on original property lot lines with minimal disturbance, are predicted to provide the most information. This information consists of architectural style and function, use of space, and other material culture evidence that, taken together, contribute to the study of Rittenhouse's past residents. Examination of a sample of these past residents is a prerequisite for comparative studies vital to a better understanding of urban history in Philadelphia.

Rittenhouse Square itself has a key role within the urban landscape. In the eighteenth and early nineteenth centuries, the Square was used as a depository for night soil and other unwanted refuse. This refuse represents a comparative archaeological sample of the early city. Additionally, while early accounts state that Rittenhouse Square was not used as a cemetery, the other three city squares were used in this manner. Thus the Square may contain human remains; only archaeological investigation can answer this question. Finally, the changing role of open space within the Rittenhouse/Fitler Residential district can be examined through changes in the treatment of the

Square. From early resident's demands for refuse clean up and enclosure to an 1840's proposal for an observatory, Rittenhouse Square is a reflection of changing views on the use of urban open space. Archaeological investigation can explore the historical record of change, by examining how stated goals were achieved in the actual treatment of the Square.

It is the preservation of all the resources of the Rittenhouse/Fitler Residential district that contribute to its significance as a whole. The continuing residential character of the district, with its various landscape elements, presents the visage of half a century ago and makes the Rittenhouse district a distinctive component of Philadelphia's past.

8. SIGNIFICANCE

PERIOD

- PREHISTORIC
- 1601-1700
- 1701-1800
- 1801-1850
- 1851-1900
- 1901-1950
- 1951-

- ARCHEOLOGY-PREHISTORIC
- ARCHEOLOGY-HISTORIC
- AGRICULTURE
- ARCHITECTURE
- ART
- COMMERCE
- COMMUNICATIONS

AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW

- COMMUNITY PLANNING
- CONSERVATION
- ECONOMICS
- EDUCATION
- ENGINEERING
- EXPLORATION/SETTLEMENT
- INDUSTRY
- INVENTION
- LANDSCAPE ARCHITECTURE
- LAW
- LITERATURE
- MILITARY
- MUSIC
- PHILOSOPHY
- POLITICS/GOVERNMENT
- RELIGION
- SCIENCE
- SCULPTURE
- SOCIAL/HUMANITARIAN
- THEATER
- TRANSPORTATION
- OTHER (Specify) _____

SPECIFIC DATES Various

BUILDER/ARCHITECT Various

STATEMENT OF SIGNIFICANCE

The Rittenhouse/Fitler Residential district is a cohesive and essentially intact Victorian and twentieth century neighborhood reflecting the architectural and social history of Philadelphia. Within its confines are the unified red brick blocks of houses along Pine, Delancey and Spruce Streets that are the stereotype of the Quaker City. However, those rows are spiced with the architectural landmarks of a century of Philadelphia's most important designers: Thomas U. Walter, John Notman, John MacArthur, Frank Furness, George Hewitt, T. P. Chandler, Cope and Stewardson, Wilson Eyre and George Howe among others. Their principal urban institutional and residential commissions are scattered through the district, providing a record of the architectural heritage of one of America's principal architectural centers. Obviously too, the buildings have been the homes of the leaders of the Quaker City, from architects (Chandler, Notman), religious leaders (Phillips Brooks, William Henry Furness), artists (Rudolph Serkin, Leopold Stowkowski), as well as the social and commercial elite. Other buildings have housed Philadelphia's important social, cultural, ecclesiastical and educational institutions and associations. It is that extraordinary concentration of landmarks, institutions and unaltered streetscapes, spanning the past century and a half and continuing until the present, that makes the Rittenhouse/Fitler Residential District unique.

The Rittenhouse/Fitler Residential neighborhood marks the survival of a major portion of the Penn Holmes plan for Philadelphia into the 20th century. The original city squares have become strongly differentiated, reflecting the growth and urban structure of Philadelphia, with the Washington Square neighborhood developing as a commercial zone; the Franklin Square region principally oriented toward industry and transportation; the Logan Square zone ultimately containing a mix of civic and institutional uses, while Rittenhouse Square has been residential for most of its history. Though it has been primarily residential, the Rittenhouse/Fitler Residential district should not be stereotyped as merely another elite neighborhood. Instead, this community was the joint creation of working class and elite groups that collided and intermingled east and west of 20th Street, creating pockets of wealth in working neighborhoods and pockets of workmen's housing as far east as 16th and Rittenhouse Streets. Moreover, it is apparent from building records that these communities shared more than their proximity:

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

See attached sheets

10. FORM PREPARED BY

NAME/TITLE

George E. Thomas/Center City Foundation/edited and submitted by the P.H.C.

ORGANIZATION

Philadelphia Historical Commission

DATE

9 Feb. 1987 for P.H.C.

STREET AND NUMBER

1313 City Hall Annex

TELEPHONE

(215) 686-4543

CITY OR TOWN

Philadelphia

STATE

PA

they even share builders, developer teams and architectural styles. Evidence of this can be seen in the 1700 blocks of Pine and Addison Streets, which were among the early projects of builder John McDrea. The Rittenhouse/Fitler area thus continues the 18th century community forms of work near residence into the 19th century, even as it represents the new urban form of work separated from residence, but joined to the old business district by the early mass transit system of horsecar lines.

The Rittenhouse/Fitler Residential district also possesses importance as the setting for the works of Philadelphia's most sophisticated and talented architects from the 1830s to the present. Though many of the city's architects worked in the neighborhood, the principal designers were those associated with elite families and institutions. From the 1850s, Rittenhouse showed an exceptional concentration of Episcopal churches; however, Presbyterians, Unitarians, Swedenborgians and others erected houses of worship that remain as community landmarks. Architect and congregation typically reflected similar social standing; Chandler and Notman lived in Rittenhouse, and Eyre, Furness and Day resided in the older elite neighborhood to the east. Here, they worked comfortably within the various architectural vocabularies of the day, but unlike the architects of North Philadelphia, they followed the formal and theoretically disciplined notions of John Ruskin, producing an architecture of structured realism and material honesty. It is this which limited the frequent excesses of 19th century architectural taste, and ultimately contributed to the long term survival of Rittenhouse; for unlike North Philadelphia, which built at the outer limits of contemporary taste, this clientele demanded sufficient conservatism so that the region ultimately attained a continuity and unity rare in 19th century American cities. As such it provides important lessons for modern city planners.

This is not to say that The Rittenhouse/Fitler Area is dull or boring. Any community that has houses by Furness, Hewitt and Chandler on the same block (100 block S. 22nd) and whose institutions were designed by Chandler, Furness, Henry Sims and James P. Sims, as well as Cope and Stewardson, could not fail to be architecturally interesting. Indeed, as testimony to the social variety mentioned earlier, many major architects of the 19th and 20th centuries have worked in the Rittenhouse/Fitler area, including those principally associated with the nouveau riche North Philadelphia, (Stephen D. Button, Willis Hale, Horace Trumbauer and William B. Powell).

The buildings of the proposed Rittenhouse Fitler Residential district possess significance, however, not just as a grouping of individual landmarks, but rather as a series of streetscapes that give the area a unique sense of time and place. These streetscapes vary from the two story rowhouses of backstreets such as Addison and Smedley, through the four story rowhouses of

Pine and Spruce Streets to the mixed scale of rowhouses and apartment towers on Rittenhouse Square and Walnut Street. These streetscapes consist of vintage buildings and modern buildings. The modern buildings that blend with the scale, material and details of the particular block on which they stand contribute to the significant architectural ensemble of the district. Other significant elements of the district include the development pattern of large grid plan blocks divided up with smaller side streets and alleys and the detailed fabric of the streets including granite curbs, brick and slate sidewalks, granite block and glazed stone pavers as well as iron fencing and historical landscapes.

No less interesting has been the record that the Rittenhouse/Fitler area provides of the continuity of the great Philadelphia families. The McKeanes built two generations of mansions on the same sites at the west end of the 1900 block of Walnut Street, (the first by Frank Furness and Hewitt, the second by Cope and Stewardson), while generations of Biddles, Cadwaladers, Newbolds and Whartons have lived on Spruce, Delancey and Locust Streets.

Rittenhouse Square itself and the preponderance of residences associated with initial development of the districts' streets provide a resource with significant research potential for historic and urban archeology. The general absence of later development and accompanying disturbance in the district make it highly likely that subsurface data remain to address a variety of current scholarly archeological questions. These include differences and similarities within the district in land use, consumer behavior, diet and material culture. Moreover, in view of previous studies conducted elsewhere in the city, The Rittenhouse/Fitler Residential district affords an opportunity for comparative analysis across ethnic, class, age and geographical lines.

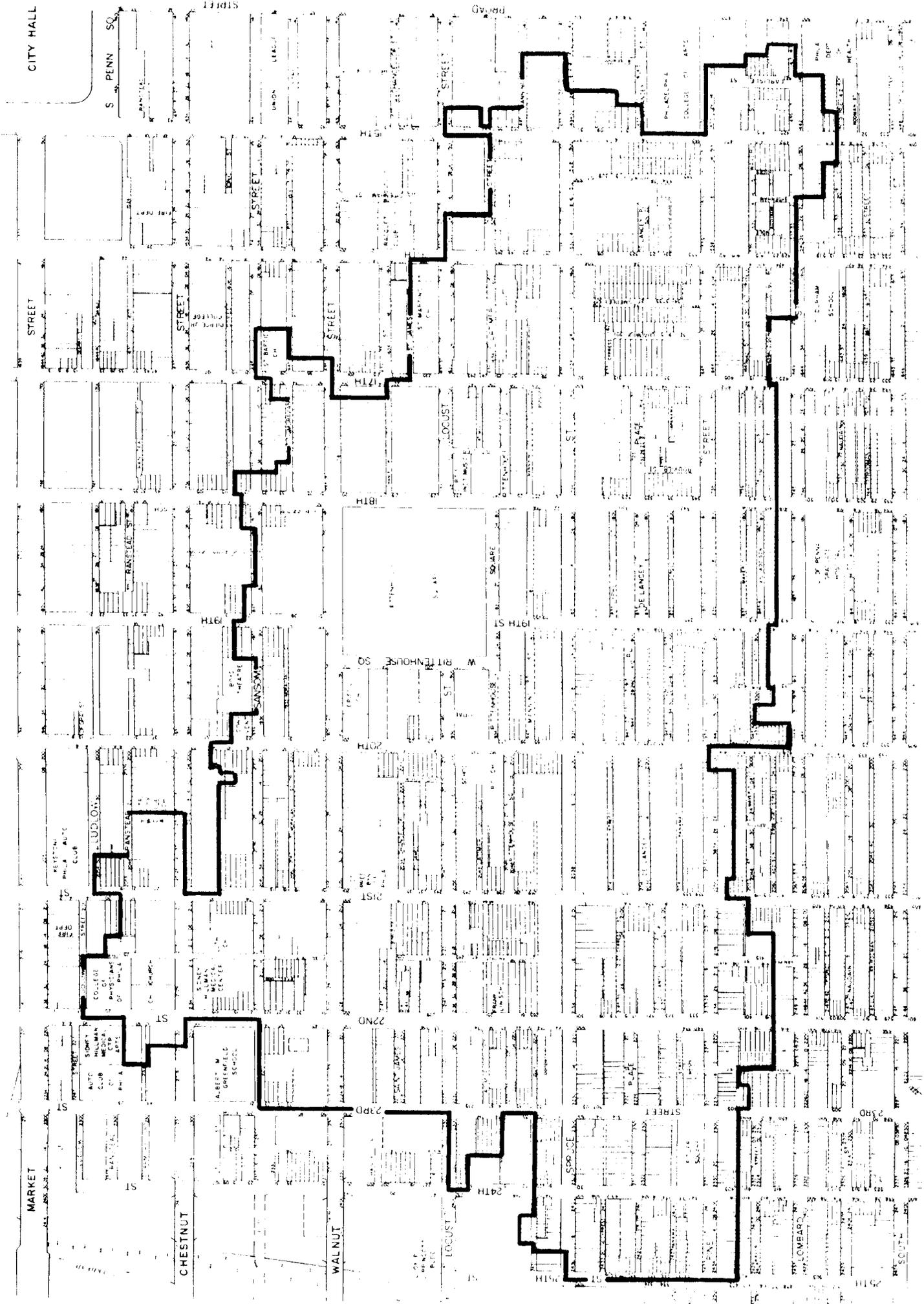
Finally, because of the continuity of families, the conservatism of architectural taste, and the proximity of the neighborhood to work, Rittenhouse/Fitler Residential district has suffered none of the great redevelopments of land use characteristic of American urban history. With few, notable exceptions, there are no major streetfronts which have been built on more than once. Though a facade may have been altered or a new house or two inserted, still the original decisions of the 1840s, 50s and 60s are clearly apparent. Only on the Rittenhouse Square edges have market pressures and the scale of open space created by the park caused multiple generations of building, (typically, two 1850s houses replaced by sympathetically designed 1920s-80s tall buildings). Even there, however, the major landmarks, from Holy Trinity Church and the Rittenhouse Club to small houses survive, and with the Art Deco apartment houses provide evidence of the entire development of the square. The result is the rare

8. CONCLUSIONS - continued - 104

permitted by the unmet need of the continuing fabric of residential development, encompassing all social strata over nearly the entire of the city's area.

RITTENHOUSE FITLER RESIDENTIAL HISTORIC DISTRICT

5/20/88



All that property encompassed by a boundary line starting at a point at the southeast corner of Ludlow and 22nd Streets, then south 152 feet along 22nd Street to a point, then west 196 feet parallel to Ludlow Street, then south 68 feet to the north side of Armory Street, then east along Armory Street 68 feet to a point, then south 134 feet along the eastern property line of 2201-05 Chestnut Street, then east 69 feet along Chestnut Street to the corner of 22nd Street, then along the east side of 22nd Street 325 feet to Sansom Street, then proceeding west along the south side of Sansom Street to the southeast corner of 23rd and Sansom Streets, then proceeding south along the east side of 23rd Street to Locust Street, then proceeding west along Locust Street to the corner of 24th and Locust Streets, then south 34 feet along 24th Street to a point, then east 107 feet along the south property line of 231-233 S. 24th Street and the rear property lines of 2316-2322 Locust Street to a point, then south 133 feet along the western property line of 2314 Locust Street and the rear property lines of 246-254 S. 23rd Street, then east 133 feet along the south property line of 254 S. 23rd Street, then south along 23rd Street to the north side of Manning Street, then west 336 feet along the north side of Manning Street to a point, then north 40 feet along the east property line of 2409 Manning Street, then west 127 feet 6 inches along the rear property lines of 2409-2423 Manning Street, then south 40 feet along the west property line of 2423 Manning Street, then west 26 feet along the north side of Manning Street, then south 116 feet along the west property line of 2421 Spruce Street to the north side of Spruce Street, then west 95 feet along Spruce Street to the middle of 25th Street, then south along the middle of 25th Street to a point 70 feet south of the southeast corner of Pine and 25th Streets, then east 285 feet along the rear property lines of the buildings on the south side of Pine Street to 23rd Street, then south 40 feet to a point, then east 70 feet along the south property line of 407 S. 23rd Street then north 40 feet along the rear property lines of 405-407 S. 23rd Street to a point, then east 62 feet 6 inches to Croskey Street, then south along the middle of Croskey Street 125 feet, then east 502 feet 6 inches along the southern property lines of 417 Croskey Street, 412 and 409 S. 22nd Street, and 420 and 415 S. Van Pelt Street, then north 102 feet along the rear property line of 415 S. Van Pelt Street to a point, then east 125 feet along the rear property lines of the buildings on the south side of Pine Street to 21st Street, then north 58 feet along the middle of 21st Street to a point, then east 447 feet along the rear property lines of buildings on the south side of Pine Street to a point, then north 100 feet along the eastern property line of 2004 Pine Street, to the center of Pine Street, then east 73 feet to the center of 20th Street then south 209 feet to a point, then 53 feet east along the southern property line of 429 S. 20th Street, then north 123 feet along the western property line of 1935 Lombard Street to the center of Waverly Street, then east 81 feet along the center of Waverly Street to a point, then south 45 feet along the western property line of 1930 Waverly Street, then east 283 feet along the rear property lines of the buildings on the south side of Waverly Street to the center of 19th Street, then south 50 feet to a point, then east 892 feet along the rear property line of properties fronting on the south side of 1700 and 1800 blocks of Addison Street to the center of 17th Street, then north 40 feet to a point, then east 255 feet along the center of Addison Street to a point, then south 108 feet along the western property line of 1618 Addison Street and 1619 Lombard Street to the center of Lombard Street, then east 429 feet to a point, then south 98 feet along the western property line of 1516 Lombard Street, then east 114 feet along the rear property lines of 1516-1506 Lombard Street, then south 46 feet along the western property line of 1500 Lombard Street to the center of Naudain

5. Geographical Data

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Street, then east 60 feet to a point, then north 48 feet along the rear property line of 509-513 S. 15th Street to a point, then east 136 feet along the rear property lines of 1438 to 1422 Lombard Street, then north 100 feet along the eastern property line of 1422 Lombard Street to a point, then east 115 feet along the center of Lombard Street then north 106 feet along the eastern property line of 1409 Lombard Street, then west 46 feet along the rear property line of 1409-1413 Lombard Street, then north 80 feet along the rear property lines of 411-427 Carlisle Street, then west 31 feet along the northern property line of 411 Carlisle Street, then north 145 feet along the eastern property line of 1412 Pine Street to the middle of Pine Street, then west 261 feet to the center of 15th Street, then north 246 feet to the center of Delancey Street, then east 107 feet to a point, then north 95 feet along the rear property lines of 315-319 S. 15th Street, then east 44 feet along the rear property lines of 1424-1426 Spruce Street, then north 186 feet 6 inches along the eastern property line of 1424 Spruce Street to a point at the center of Spruce Street, then 216 feet east to a point, then north 135 feet along the eastern property line of 1417 Spruce Street to a point in the center of Manning Street, then west 263 feet to a point, then north 80 feet along the rear property lines of 263-255 S. 15th Street, then west 56 feet to the east side of 15th Street, then north 64 feet along the western property line of 251 S. 15th Street, then east 57 feet along the northern boundary of 251 S. 15th Street, then north 106 feet to the southern edge of Locust Street, then west 107 feet along Locust Street and then south 140 feet down the west side of 15th Street to a point, then west 254 feet down the center of Latimer Street to a point, then north 145 feet along the eastern property line of 1522 Locust Street to the center of Locust Street, then west 167 feet to 16th Street, then north 135 feet up the center of 16th Street to a point, then west 446 feet along the center of St. James Street to the middle of 17th Street, then north 80 feet up the middle of 17th Street to a point, then west 65 feet along the center of Chancellor Street, then north 205 feet along the western property line of 1700 Walnut Street to a point on Walnut Street, then east 160 feet along the center of Walnut Street to a point, then north 130 feet along the eastern property line of 1631-1635 Walnut Street, then east 95 feet along the center of Moravian Street, then north 120 along the eastern property line of 123-129 S. 17th Street, then west 173 feet along the northern property line of 123-129 S. 17th Street, then south 74 feet down the middle of 17th Street to a point, then west 102 feet along the northern property line of 130 S. 17th Street, then south 46 feet along the rear property lines of 130-132 S. 17th Street to a point in the center of Moravian Street, then west 241 feet along Moravian Street to a point, then north 179 feet along the rear property lines of 119-133 S. 18th Street, then west 117 feet along the northern property line of 119 S. 18th Street, then south 18 feet down the center of 18th Street, then west 90 feet along the northern property line of 122 S. 18th Street to a point, then south 56 feet to a point in the center of Sanson Street, then west 209 feet along the center of Sanson Street to a point, then north 39 feet along the eastern property line of 121 S. 19th Street, then west 122 feet along the northern property line, of 121 S. 19th Street, then north 17 feet up the center of 19th Street to a point, then west 135 feet along the northern property line of 118 S. 19th Street, then south 56 along the rear property

5. Geographical Data

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lines of 113-120 S. 19th Street to a point in the middle of Sansom Street, then west 201 feet along the middle of Sansom Street to a point, then north 128 feet along the eastern property line of 1939 Sansom Street, then west 110 feet along the northern property line of 1939 Sansom Street to a point in the center of S. 20th Street, then north 55 feet to a point, then west 85 feet along the rear property lines of 2000-2004 Chestnut Street to a point, then 43 feet 6 inches south to a point in the center of Ionic Street, then west 20 feet along Ionic Street, then south 47 feet 6 inches along the eastern boundary of 2008 Ionic Street, then west 33 feet 4 inches along the rear property lines of 2008-10 Ionic Street, then north 55 feet to a point, then west 406 feet to the middle of 21st Street, then north 145 feet up the middle of 21st Street to Chestnut Street, then east 202 feet along the center of Chestnut Street to a point, then north 204 feet along the eastern property line of 2027 Chestnut Street to Ranstead Street, then west 194 feet along the center of Ranstead Street to a point, then north 125 feet along the rear property lines of 11-19 S. 21st Street to Ludlow Street, then west 123 feet along the center of Ludlow Street to 21st Street, then south 94 feet down the center of 21st Street to a point, then west 149 feet along the northern property line of 26 S. 21st Street, then north 38 feet along the rear property lines of 25 S. Van Pelt Street then west 74 feet along the northern property line of 25 S. Van Pelt Street to the center of S. Van Pelt Street, then north 66 feet along Van Pelt Street to Ludlow Street, then west 184 feet along the south side of Ludlow Street to the point of beginning.

9. Major Bibliographical References (Page 1)

Primary Documents

Deeds of the City of Philadelphia: available from 1682 to the present; recent deed synopses available on microfiche.

Atlases of the City of Philadelphia: various publications from the 1850s to the 1940s provide evidence of building activity, size, material and in some instances, ownership.

Building Permits of the City of Philadelphia: available after 1886, when city code required permits for significant construction projects, often incomplete and willfully distorted to limit tax liabilities. Partially indexed.

Philadelphia Real Estate Record and Builder's Guide: weekly report of building activity in Philadelphia from 1886-1940. More complete than permits and usually cites architects, builders and owner. Numerous misspellings.

Newspapers of Philadelphia: irregular coverage of building activity until 1888 when Inquirer began reporting building activity on a daily basis.

City Directories: Mc Elroys, Gopsills, Pinkertons, ownership and occupancy from late 18th century until 1920s. The equivalent of modern white pages and yellow pages (of which few of the latter survive.)

Social Registers; Blue Book; Social Register from 1880s to present, listing of residences of social elite of the city.

Institutional Histories: Numerous histories of churches, schools, etc., e.g. Marguerite Aspenwall, A Hundred Years in His House, the story of Holy Trinity Parish, 1857-1957. Among the most useful is Charles Cohen, Faires Classical Institute, 1927.

Philadelphia Social History Project

Clio Index of Buildings of Philadelphia

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1700 block of Addison Street



2000 block of Locust Street
South Side



2100 Block of Chancellor Street
South Side



2000 Block of Delancey Street
North Side



1600 Block of Locust Street
South Side



2400 block of Panama Street
North Side



1500 block of Pine Street
South Side



1900 block of Rittenhouse Square Street
South Side



2100 block of Saint James Place
North Side



1600 block of Spruce Street
South Side



300 block of Smedley Street
East Side



1900 block of Walnut Street
North Side



Ringgold Place
1900 Block of Waverly Street
North Side



300 block of 16th Street
East Side



300 block of 17th Street
East Side



100 block of 22nd Street
East Side