

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

## PHILADELPHIA HISTORICAL COMMISSION

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

### 1. NAME OF HISTORIC DISTRICT

"1416-32 West Girard Avenue"

### 2. LOCATION

Please attach a map of Philadelphia location the historic district.

Councilmanic District(s): 5

### 3. BOUNDARY DESCRIPTION

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

### 4. DESCRIPTION

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

### 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.

Total number of properties in district: 9

Count buildings with multiple units as one.

Number of properties already on Register: 0

Number of significant properties/percentage of total: 9/100%

Number of contributing properties/percentage of total: 0

Number of non-contributing properties/percentage of total: 0

### 6. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): 1882 to 1917

**CRITERIA FOR DESIGNATION:**

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

- (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

**7. MAJOR BIBLIOGRAPHICAL REFERENCES**

See attached.

**8. NOMINATOR**

Name with Title Donna J. Rilling, Associate Prof., History, & friends of 1416-32 West Girard Ave. Email Donna.rilling@stonybrook.edu  
Organization none Date Sept. 28, 2017  
Street Address 77 Lower Sheep Pasture Road Telephone 631.751.8309  
City, State, and Postal Code Setauket, NY 11733  
Nominator  is  is not the property owner.

**PHC USE ONLY**

Date of Receipt: 10/4/2017; revisions received 1/30/2018  
 Correct-Complete  Incorrect-Incomplete Date: 2/7/2018  
Date of Notice Issuance: 2/9/2018  
Property Owner at Time of Notice  
Name: See Attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Date(s) Reviewed by the Committee on Historic Designation: 4/18/2018  
Date(s) Reviewed by the Historical Commission: 5/11/2018  
Date of Final Action: 5/11/2018  
 Designated  Rejected

**1416-1432 W GIRARD AVENUE HISTORIC DISTRICT  
PROPERTY OWNERS AT TIME OF NOTICE (2/9/2018)**

**1416 W Girard Avenue  
Philadelphia, PA 19130**

LONDIN LLC  
290 ANDREWS RD  
FEASTERVILLE-TREVOSE, PA 19053

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**1418 W Girard Avenue  
Philadelphia, PA 19130**

YUNG KING LAU  
DING JUN CHEN  
1418 W GIRARD AVE  
PHILADELPHIA, PA 19130-1626

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**1420 W Girard Avenue  
Philadelphia, PA 19130**

LONDIN LLC  
290 ANDREWS RD  
FEASTERVILLE-TREVOSE, PA 19053

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**1422 W Girard Avenue  
Philadelphia, PA 19130**

LONDIN LLC  
290 ANDREWS RD  
FEASTERVILLE-TREVOSE, PA 19053

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**1424 W Girard Avenue  
Philadelphia, PA 19130**

LONDIN LLC  
290 ANDREWS RD  
FEASTERVILLE-TREVOSE, PA 19053

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**1426 W Girard Avenue  
Philadelphia, PA 19130**

MAHMUD ANSARI  
ANSAR ALI  
516 N LANSDOWNE AVE  
DREXEL HILL, PA 19026

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**1428 W Girard Avenue  
Philadelphia, PA 19130**

PYRAMID TEMPLE #1  
ANCIENT EGYPTIAN ARABIC ORDER NOBLES  
1521 W GIRARD AVE  
PHILADELPHIA, PA 19130-1612

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**1430 W Girard Avenue  
Philadelphia, PA 19130**

TIMOTHY J SPAIN  
1007 WHITBY AVE  
YEADON. PA 19050-3329

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**1432 W Girard Avenue  
Philadelphia, PA 19130**

FAMILY MORTGAGE CORP NO 1  
1007 WHITBY ST  
YEADON. PA 19050-3329

**NOMINATION FOR THE PHILADELPHIA REGISTER OF HISTORIC PLACES**



**Figure 1: 1416-32 West Girard Avenue, July 2017.**

**1416-32 West Girard Avenue  
Philadelphia, Pennsylvania, 19130  
February 2018**

## 2. Location

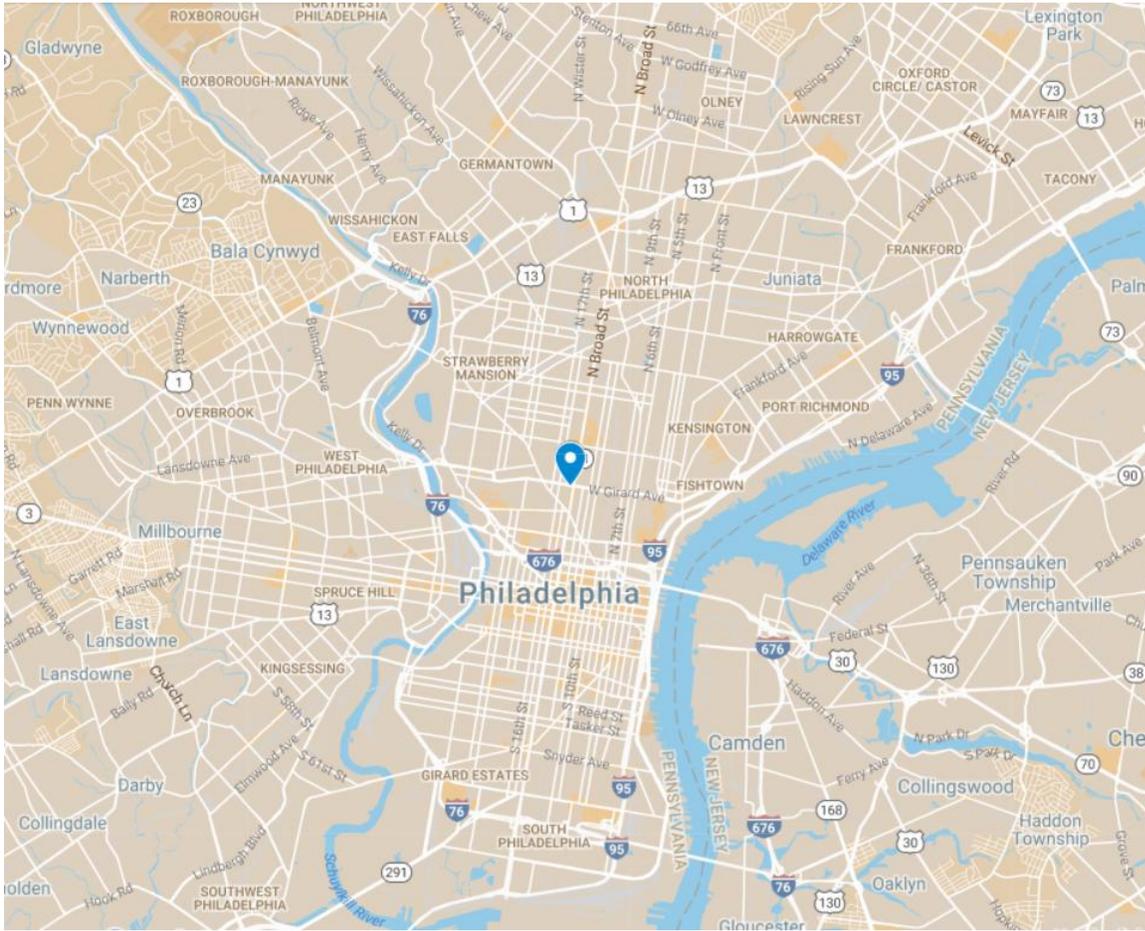


Figure 2: Map of Philadelphia locating the historic district. Base Map Source: Google Maps.

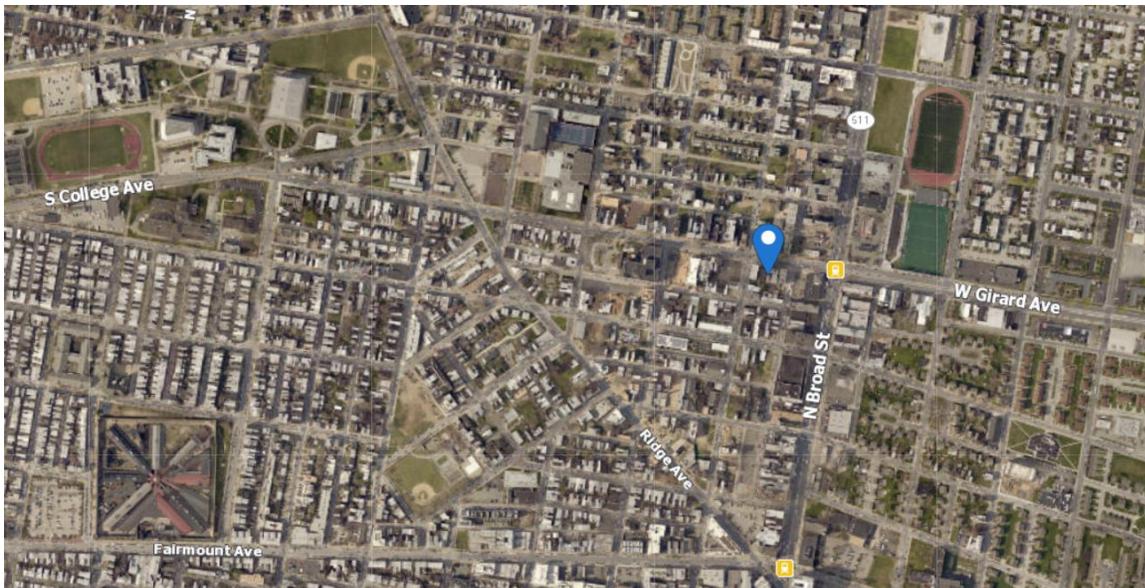


Figure 3: Satellite image showing the location of the Girard Row and the surrounding neighborhood. Image Source: Cyclomedia.

### 3. BOUNDARY DESCRIPTION

The proposed 1416-32 W Girard Avenue historic district is located in the Francisville section of North Philadelphia, just west of N Broad Street. The district is bounded by W Girard Avenue to the north, N Carlisle Street to the east, N 15th Street to the west, and the lot lines of the adjacent properties to the south as shown on Figure 4. The district occupies approximately 195 feet along W Girard Avenue, and 114 feet along N Carlisle and N 15<sup>th</sup> Streets.



Figure 4: The proposed district boundary for 1416 through 1432 W Girard Avenue is highlighted in red. The district is bounded by N 15<sup>th</sup> Street to the west, W Girard Avenue to the north, and N Carlisle Street to the east. Image Source: Cyclomedia.

#### 4. PHYSICAL DESCRIPTION

1416-1432 West Girard Avenue is a row of semi-detached, Victorian Eclectic urban mansions constructed in 1882 and designed to be read as unified composition. Three to four stories in height, with elevated basements, the initial impression is one of solidity and mass, leavened by polychrome brickwork and other forms of ornamentation. The block is composed of a central set of five attached buildings, with flanking twins. The buildings follow a  $AA^2(\text{alt}) AB^2CBA^2 AA^2$  pattern, the buildings to each side of the central “C” building mirroring one another. The height of the row increases towards the center “C” house (1424), with the mansards of the “B” (1422, 1426) houses exceeded in height by the “C” house’s peaked roof. Despite the emphasis on symmetry, the row is not perfect – the “C” house has an off-center entryway. With the exception of 1418 W Girard Avenue, all of the houses retain their elevated two-story metal bay windows with stone bases. The alleys between the twins and the central buildings are enclosed with metal gates. All of the houses retain their original three+ story rear ells with three-sided ends, which are visible from N 15<sup>th</sup> and N Carlisle Streets.



Figure 5: 1416-32 W Girard Ave, showing  $AA^2(\text{alt}) AB^2CBA^2 AA^2$  pattern. Source: Cyclomedia, August 2017.



Figure 6: Satellite image of the block. Source: Pictometry, 2017.



**Figure 7: 1416-32 West Girard Avenue, 1993. Photograph taken from the intersection of West Girard and 15<sup>th</sup> Streets. Source: Philadelphia Historical Commission.**



**Figure 8: 1416-32 West Girard Avenue, August 2017. Photograph taken from the intersection of West Girard and 15<sup>th</sup> Streets. Source: Cyclomedia.**



**Figure 9: 1416-1432 W Girard Avenue from the intersection of W Girard Avenue and N Carlisle Street. Photography by Joe Elliott, Summer 2000. Photograph taken for the Historic Architecture and Building Survey. Survey number: HABS PA-6674.**



**Figure 10: 1416-32 W Girard Avenue from the intersection of W Girard Avenue and N Carlisle Street, August 2017. Note the changes to the first and second floors of 1418 W Girard Avenue. Source: Cyclomedia.**



Figure 11: View from N 15<sup>th</sup> Street, showing the visibility of the rear bays. Source: Cyclomedia, August 2017.



Figure 12: The south elevations of 1416-32 West Girard Avenue are publicly visible from both Cambridge and 15<sup>th</sup> Streets. Only 1418 West Girard Avenue has seen any major alterations, with the application of stucco and covering of window bays. Source: Cyclomedia, August 2017.

**Style A (1416, 1420, 1430):** Two-bay wide, three-story (plus raised basement), semi-detached rowhouse. The lefthand (east) side of the façade is dominated by an intricate, two+ story, three-sided metal bay window with one-over-one double-hung wood window on all sides. The bay, which is adorned with Neo-Grec foliate and geometric designs, sits atop a raised smooth stone base that forms the watertable of the building. A single double-hung window accented by a keystone is set into the base. At the third floor, a single, one-over-one, double-hung window aligns with the center windows of the bay, shifting the overall fenestration of the building to the party wall side. A single one-over-one, double-hung wood window is located at both the second and third floors, aligning with a set of full-lite double doors and transom at the first floor level. The entrance is accessed by a tall set of stone steps with iron railings. A thick entablature incised with Neo-Grec detailing tops the door opening and is shared with the neighboring building. A series of glazed brick belt courses accent each floor. A multi-staged corbelled brick and metal crown cornice and end piers top the building. For corner buildings, the corbelled cornice extends along the side street frontage, stepping down slightly at the rear ell. For interior units, the corbelled cornice turns the corner, but then transitions to a simple bargeboard. A prominent corbelled chimney rises from the flat roof of the main block on the non-party wall side of the building. The flat roof of the rear ell features a shared chimney along the party wall.

**Style A<sup>2</sup> (1418, 1428, 1430):** The A2 houses perfectly mirror the A houses, with the bay window set on the righthand (west) side of the front façade, and the overall fenestration shifted towards the partywall on the left (east).

**Example: Style A (style A<sup>2</sup> is a mirror image):**



**Figure 13: Example of Style A (1420 W Girard Avenue), which retains nearly all of its character-defining features.**

**Style B (1426):** Two-bay wide, four-story (plus raised basement), semi-detached rowhouse. The first three stories of the building are identical to the A style buildings. Style B differs from Style A in that two pointed-arch windows interrupt the corbelled brick and metal cornice, forming pseudo-dormer windows in the grey, clipped-edge, slate mansard roof that rises above. The westernmost fourth-floor window is offset from the windows below. A multi-stage corbelled brick cornice is shared with the neighboring buildings, along with brick piers that rise above the cornice height and which are capped in ornamental metalwork. Basement access from the front façade via steps leading to a door beneath the main stairs. Mansard roof at front and back of main block. Two dormer windows in rear mansard. Flat roof on rear ell.

**Style B<sup>2</sup> (1422):** The mirror image of Style B, with the bay window set on the righthand (west) side of the front façade, and the overall fenestration shifted towards the partywall on the left (east).

**Example of Style B<sup>2</sup> (Style B is a mirror image):**



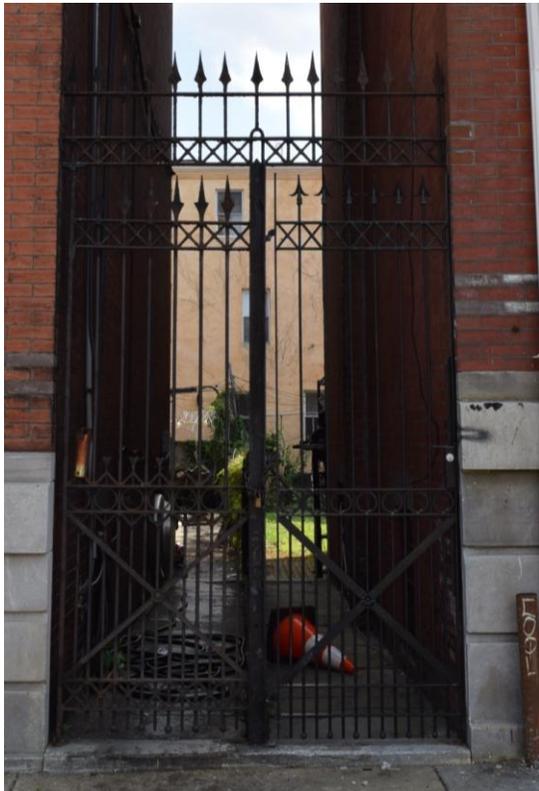
**Figure 14: Example of Style B<sup>2</sup> (1422 W Girard Avenue), which retains nearly all of its character-defining features.**

**Style C (1424):** Two-bay wide four story (plus raised basement) attached rowhouse. The first three stories are identical to the Style A and B buildings, with the exception of the entablature over the door, which is not shared with a neighboring building. A multi-stage corbelled brick cornice is shared with its flanking neighbors, along with brick piers that rise above the cornice line and that are capped in ornamental metalwork. A gable front that pierces the fourth story is a combination of a gable front and mansard roof. Set in the gable-front are three adjacent centered windows with decorative incised lintels. The peak of the gable has a checkerboard pattern and other decorative elements created through the use of polychrome brick. The main block of the building has a mansard roof, which is interrupted at the front and across the top with a gable that extends approximately 20 feet from the front of the building. The rear ell has a flat roof.

**Example of Style C:**



**Figure 15: 1424 W Girard Avenue, the block's crowning jewel, is the only Style C building on the block.**



**Figure 16: Original details found along the block. Top: Bay windows and original doors and transoms with Neo-Grec incising. Bottom Left: Gate between 1428-1430 West Girard Avenue, the gate between 1418-1420 has been replaced with a similar but non-historic gate. Middle Right: Detail of windows along the block, showing decorative lintels, brick detailing, and glazed beltcourses. Bottom Right: Original basement grille. Photographs July 2017.**

## 5. INVENTORY

### **1416 W Girard Avenue**

Situate on the Southwest corner of Girard Avenue and Carlisle Street in the 47<sup>th</sup> Ward of the City of Philadelphia. Containing in front or breadth on the said Girard Avenue 20 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Girard Avenue the East line along the West side of said Carlisle Street 114 feet, 8 inches.

Built 1882. Style "A." **Significant.**

**Alterations:** painted masonry; all vinyl replacement windows; replacement railing; replacement side door; capping of wood window trim at rear.



**Figure 17: 1416 West Girard Avenue. North elevation (left); south and east elevations (right). Photographs July 2017.**

**1418 W Girard Ave**

Situate on the South side of Girard Avenue at the distance of 20 feet Westward from the West side of Carlisle Street in the 47<sup>th</sup> Ward of the City of Philadelphia. Containing in front or breadth on the said Girard Avenue 22 feet, 8 inches and extending of that width in length or depth Southward between parallel lines at right angles to the said Girard Avenue 114 feet, 8 inches.

Built 1882. Style “A<sup>2</sup>.” **Significant.**

**Alterations:** extensive ground and first-floor alterations, including removal of historic steps, bay window and entrance; second-floor of bay window moved to east side of the façade; vinyl replacement windows; installation of storefront and large awning sign; stuccoing of first and rear facades; infill of windows at rear.



Figure 18: 1418 West Girard Avenue. North elevation (left); south elevation (right). Photographs July 2017.

**1420 W Girard Ave**

Situate on the South side of Girard Avenue at the distance of 42 feet 8 inches Westward from the Westerly side of Carlisle Street in the 47<sup>th</sup> Ward of the City of Philadelphia. Containing in front or breadth on the said Girard Avenue 22 feet 8 inches and extending of that width in length or depth Southward between parallel lines at right angles to the said Girard Avenue 114 feet 8 inches.

Built 1882. Style "A." **Significant.**

**Alterations:** replacement railing; replacement windows at rear.



**Figure 19: 1420 West Girard Avenue. North elevation (left); south and east elevations (right) Photographs July 2017.**

**1422 W Girard Ave**

Situate on the South side of Girard Avenue at the distance of 65 feet 4 inches Westward from the West side of Carlisle Street in the 47<sup>th</sup> Ward of the City of Philadelphia. Containing in front or breadth on the said Girard Avenue 21 feet 8 inches and extending of that width in length or depth Southwardly between parallel lines at right angles to the said Girard Avenue 114 feet 8 inches.

Built 1882. Style “B<sup>2</sup>.” **Significant.**

**Alterations:** replacement railing; replacement windows at rear.



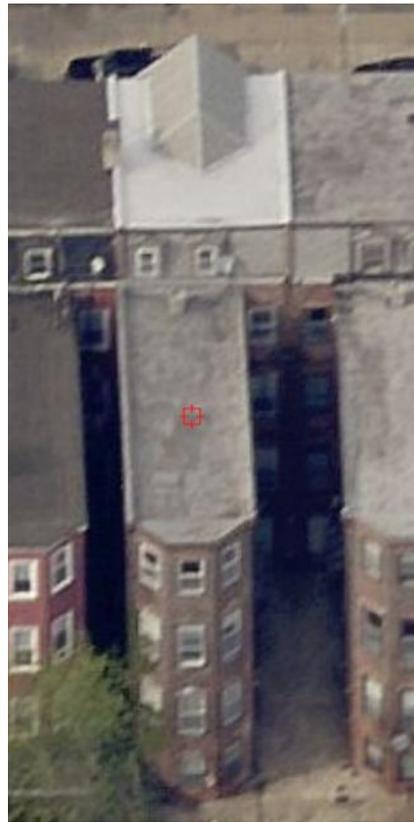
**Figure 20: 1422 West Girard Avenue. North elevation (left); south elevation (right). Photograph July 2017.**

**1424 W Girard Ave**

Situate on the Southerly side of Girard Avenue at the distance of 87 feet Westwardly from the Westerly side of Carlisle Street in the 47<sup>th</sup> Ward of the City of Philadelphia. Containing in front or breadth on the said Girard Avenue 21 feet 8 inches and extending of that width in length or depth Southwardly between parallel lines at right angles to the said Girard Avenue 114 feet 8 inches.

Built 1882. Style "C." **Significant.**

**Alterations:** replacement railing; replacement windows at rear.



**Figure 21: 1424 West Girard Avenue. Photographs July 2017.**

**1426 W Girard Ave**

Situate on the South side of Girard Avenue at the distance of 108 feet 8 inches Westwardly from the West side of Carlisle Street in the 47th Ward of the City of Philadelphia. Containing in front or breadth on said Girard Avenue 21 feet, 8 inches and extending of that width in length or depth Southward between parallel lines at right angles to the said Girard Avenue 114 feet, 8 inches.

Built 1882. Style “B.” **Significant.**

**Alterations:** replacement windows at front and rear; replacement railing; painted masonry rear ell.



**Figure 22: 1426 West Girard Avenue. Photograph July 2017.**

**1428 W Girard Ave**

Situate on the South side of Girard Avenue at the distance of 130 feet 4 inches Westwardly from the West side of Carlisle Street in the 47th Ward of the City of Philadelphia. Containing in front or breadth on the said Girard Avenue 22 feet 8 inches and extending in length or depth Southward of that width between parallel lines at right angles with the said Girard Avenue 114 feet 8 inches.

Built 1882. Style “A<sup>2</sup>.” **Significant.**

**Alterations:** replacement windows at front and rear; glass block infill at first floor in bay window; infill of front entry; replacement railing.



Figure 23: 1428 West Girard Avenue. Photograph July 2017.

**1430 W Girard Ave**

Situate on the Southerly side of Girard Avenue at the distance of 153 feet Westwardly from the West side of Carlisle Street. Containing in front or breadth on the said Girard Avenue 22 feet, 8 inches and extending of that width in length or depth Southward between parallel lines at right angles to said Girard Avenue 114 feet, 8 inches.

Built 1882. Style "A." **Significant.**

**Alterations:** replacement windows at front and rear.



**Figure 24: 1430 West Girard Avenue. Photograph July 2017.**

**1432 W Girard Ave**

Situate at the point of intersection of the southerly side of Girard Avenue and the Easterly side of 15<sup>th</sup> Street. Containing in front or breadth on the said Girard Avenue 20 feet and extending of that width in length or depth Southward between parallel lines at right angles to the said Girard Avenue along the Easterly side of said 15<sup>th</sup> Street 114 feet, 8 inches.

Built 1882. Style “A<sup>2</sup>.” **Significant.**

**Alterations:** replacement windows at front, side, and rear.



**Figure 25: 1432 West Girard Avenue. Photograph July 2017.**

## 6. SIGNIFICANCE

The row of buildings at 1416-32 West Girard Avenue meets multiple Criteria for Designation as enumerated in Section 14-1004(1) of the Philadelphia Code, and should be listed on the Philadelphia Register of Historic Places. The row was developed in 1882 by William Weightman, one of Philadelphia's wealthiest men, and one of the nation's largest landholders (Criterion A). Attributed to architect Willis G. Hale, the designer of some of Philadelphia's most beloved (and hated) buildings, the row reflects the popularity of the Victorian Eclectic, with the architect's liberal borrowing from a variety of popular ornamental features to create a composition uniquely his own (Criteria D and E). Finally, the buildings represent some of the grandest remaining examples of speculative housing in Gilded Age North Philadelphia. Weightman's choice of location for the row, just west of the intersection of Broad and Girard, was at the beating heart of Philadelphia's Gilded Age. The intersection would, in just a few years, become the most valuable address in the city with the construction of the Widener and Elkins mansions. Collectively, the row illustrates the brief heyday, long decline, and eventual recovery of the built environment in North Philadelphia (Criteria J).

This nomination is the latest in a long line of recognitions for the row. It was singled out for discussion in the Girard Avenue National Register Historic District (1985), was documented by the Historic Architecture and Building Survey (2000), and identified in the Philadelphia City Planning Commission's Lower North Philadelphia Comprehensive Plan (2014) as a priority for listing on the Philadelphia Register of Historic Places.

The proposed historic district does not include several adjacent or nearby streets that Weightman also developed, and which Hale probably designed, circa 1882 and 1886. These include properties on the north side of the 1400 and 1500 blocks of Cambridge Street, those on the 900 block of N. 15<sup>th</sup> street, and likely the houses on the 900 block of N. 16<sup>th</sup> Street. The row at 1416-32 West Girard is an impressive example of Victorian Eclectic, unmatched by those rows nearby.



Figure 26: 1420-28 W Girard Avenue. Source: Cyclomedia, August 2017.

**J) Exemplifies the cultural, political, economic, social or historical heritage of the community.**

Constructed in 1882 for chemical manufacturer-turned-speculative developer William Weightman, the Girard Avenue Row exemplifies the development of North Philadelphia in the 1870s and 1880s. Following the Civil War, Philadelphia witnessed a population boom brought on by a rapid influx of immigrants, the migration of freed slaves northward, and the general movement in the country from an agrarian to an industrial economy.<sup>1</sup>

*The following history of North Philadelphia was written for the 2000 North Philadelphia Historic American Buildings Survey by James A. Jacobs. It is excerpted directly from the cited HABS report.<sup>2</sup>*

Historically, wealthy and many middling Philadelphians largely remained quartered in center city. Some higher density row-type housing did go up north of Penn's city. Until early in the 1870s, however, most of this construction west of Broad terminated with Girard Avenue. In the 1870s, horsecar ("streetcar") extensions and road surface improvements made blocks north of Girard Avenue attractive to upper-class Philadelphians. From that location, the city's political and economic powerbrokers resided within easy reach, by horsecar or private coach, of the center city commercial district.

Commodious row and single-family houses intended for upper-class owners and tenants rapidly lined the streets of North Philadelphia, particularly along Broad Street. The men who made ostentatious statements of their wealth through the houses they constructed failed to penetrate the social and power circles of Philadelphia's old and established blue-blood families. The wealthy of the North Broad Street area were the nouveaux riches who made their fortunes in ways that differed from the practices of Philadelphia's staid gentry. In the 1870s and 1880s, Philadelphia's patrician families maintained their residences in Rittenhouse Square or in suburban Chestnut Hill.

After 1880, the pace of expansion became frantic. Row housing for all tiers of the social hierarchy were going up on first-rate, second-rate, and tertiary streets. The move from horsecars to cable and electric streetcar lines made the journey to the central district an option affordable to middle-class professionals; a variety of lower-status work possibilities in the area, including some industry, brought an influx of solidly working-class residents as well. An 1883 article highlighting a prominent North Philadelphia educational institution, the Wa[g]ner Free Institute of Science constructed between 1859 and 1865, noted the changes in the area.

Gradually the old landmarks began to disappear as the population and enterprise of Philadelphia increased... There are thousands of... houses now being built by persons in this neighborhood. The convenience offered by the street cars, the

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<sup>1</sup> E. Digby Baltzell, *Philadelphia Gentlemen: The Making of a National Upper Class* (Glencoe, IL: Free Press, 1958).

<sup>2</sup> James A. Jacobs, "1400 Block West Girard Avenue (Houses) HABS PA-6674," Historic American Buildings Survey, 2000. <https://cdn.loc.gov/master/pnp/habshaer/pa/pa3800/pa3869/data/pa3869data.pdf>.

healthy atmosphere and the general neatness of the new houses combine to make the neighborhood agreeable and pleasant.<sup>3</sup>

The William Weightman development at 1416-32 West Girard Avenue in 1882 was part of this changing landscape, replacing an earlier landmark, Col. William B. Mann's Three Oaks estate. While the surrounding area to the south had succumbed to dense rowhouse development as early as 1860, the premier blocks of Girard Avenue and Broad Street were home to larger mansions and institutional development than the neighboring secondary and tertiary blocks (Figure 27).



Figure 27: 1858-1860 Hexamer & Locher Philadelphia Atlas. Source: PhilaGeoHistory Network.

The parcel of land between Carlisle Street, 15<sup>th</sup> Street, Girard Avenue, and Cambridge Street, was, prior to Weightman's ownership, the site of Three Oaks, a "magnificent residence" owned by Col. William B. Mann (Figure 28).<sup>4</sup> Mann was Philadelphia's district attorney from 1856-1874, excepting from 1868-71, and was deeply entrenched in corrupt municipal politics.<sup>5</sup> After serving as district attorney, he landed the plumb position of Prothonotary, drawing a salary of \$10,000 as a public servant.<sup>6</sup> Despite his salaried positions, however, by 1881 Mann had become entangled in disastrous investments. As one of the directors of the People's Passenger Railway Company, Mann worked alongside another well-connected Philadelphian, George F. Work. The two gained complete control of the company through questionable methods.<sup>7</sup> Work then bought stock in the company on credit, though it was alleged, with insufficient collateral.<sup>8</sup> Likely to cover their fraudulent actions and raise funds quickly, Mann sold Three Oaks in July 1881 to George F. Work who, in turn, sold it to William Weightman in late December 1881.<sup>9</sup> The quick sequence of sales and purchase by Weightman--a known purveyor of distressed properties--

<sup>3</sup>"Improvements...", 18 Aug. 1883, quoted in Jacobs.

<sup>4</sup>"Girard Avenue Property," *The Philadelphia Inquirer*, Jan. 2, 1881, p. 3.

<sup>5</sup>Peter McCaffrey, *When Bosses Ruled Philadelphia: The Emergence of the Republican Machine 1867-1933*, (Pennsylvania State University, 1993), 15-16.

<sup>6</sup>"Philadelphia Pairs," *The National Police Gazette*, Sept. 20, 1879.

<sup>7</sup>"Queer Financing," *The Philadelphia Inquirer*, April 17, 1883, p. 2.

<sup>8</sup>*Id.*

<sup>9</sup>"Girard Avenue Property," *supra*.

suggests that the sale of Three Oaks may have been a short sale in an attempt to cover the debts of the People's Passenger Railway. The company, nevertheless, collapsed a few months later.<sup>10</sup>



**Figure 28: “Three Oaks, Residence of Wm. B. Mann,” B.R. Evans, 1881. Image Source: the Historical Society of Pennsylvania. Call No. BC 16 M281.**

Weightman moved quickly to develop the property. The first building permit issued in early May was for the properties on Cambridge and 15<sup>th</sup> Streets, but by May 27<sup>th</sup> 1882, *The American Architect and Building News* announced that B. Ketcham & Sons received a building permit for the construction of nine three-story buildings.<sup>11</sup> By the summer of 1882, the buildings at 1416-32 Girard Avenue were already under construction.<sup>12</sup> By February 1883, the row appears to have been complete, if partially vacant.<sup>13</sup> Their rise must have made an impression; even a century later they remain, as a collective, unmatched on Girard Avenue for color, ornament, and architectural hubris in comparison to many of their residential peers. Architectural historian George Thomas describes the construction of 1416-32 West Girard Avenue as the “introduc[tion] of conspicuous consumption in the middle class row.”<sup>14</sup> Weightman’s millions helped establish Girard Avenue as a place for flash, but it would take two of his peers among the nouveau riche to make it one of the most moneyed addresses of the 1890s.

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<sup>10</sup> A quick search of the Deed Tree Index for the 1880s and 1890s shows that many of Weightman’s real estate purchases were made at sheriff’s sale.

<sup>11</sup> “Building Intelligence,” *The American Architect and Building News* (1876-1908); May 6, 1882; 11, 332; American Periodicals; Building Intelligence,” *The American Architect and Building News*, Vol. XI, No. 335 (May 27, 1882), 252.

<sup>12</sup> “Fine Improvements,” *The Philadelphia Inquirer*, June 12, 1882, p. 2.

<sup>13</sup> “Notes About Town,” *North American*, Feb. 15, 1883.

<sup>14</sup> George E. Thomas, “Girard Avenue Historic District,” National Register of Historic Places Inventory – Nomination Form, 1984. [http://www.dot7.state.pa.us/CRGIS\\_Attachments/SiteResource/H079129\\_01H.pdf](http://www.dot7.state.pa.us/CRGIS_Attachments/SiteResource/H079129_01H.pdf)



**Figure 29: Baist 1885 Atlas. The Weightman parcel including the Girard Avenue row is highlighted in green. Diagonally opposite the Girard Row (towards Broad Street) is the P.A.B. Widener mansion and opposite that is the William L. Elkins Mansion, both built 1887 (despite the date of the atlas).<sup>15</sup> 1885 Baist Philadelphia Atlas, Philadelphia Geo History.**

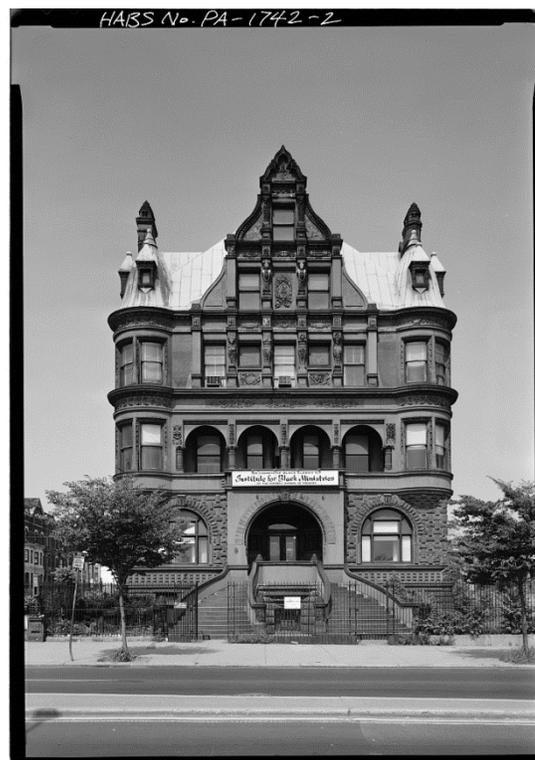
By the late 1880s P.A.B. Widener and William L. Elkins were streetcar tycoons, notable Hale clients, and among the wealthiest men in Philadelphia. In 1887, they would also cement Girard Avenue as a place for more than “middle class” consumption as both men began construction on their mansions on opposite sides of the intersection of the north side of Girard Avenue and Broad Streets. Their mansions were ostentatious displays of financial excess. Even before the plans were finished, the newspapers breathlessly reported that the cost to build Elkins’ mansion was estimated at over \$500,000.<sup>16</sup> Widener’s mansion was no less grand, also boasting murals by the painter for the nouveau riche, George Herzog, and incredibly elaborate stonework.<sup>17</sup>

<sup>15</sup> The Baist 1885 Atlas, available through Philadelphia Geo History, appears to show properties from 1886 and even 1887. The outline of the William Elkins Mansion which was not built until at least 1887 (see “Real Estate Matters,” *The Times (Philadelphia)*, July 28, 1887, p. 3 discusses Elkins’ purchase of the lot on North Broad and states that the “working plans are unfinished.”) A map from 1885 clearly could not have the outline of a mansion that was still in the planning stages in 1887. <https://www.philageohistory.org/rdic-images/view-image.cfm/BST1895.Phila.024.Plan22>

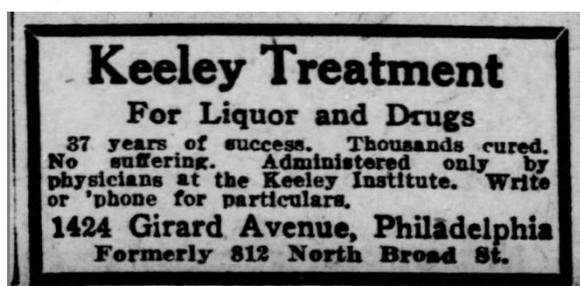
<sup>16</sup> “Real Estate Matters,” *The Times (Philadelphia)*, July 28, 1887, p. 3

<sup>17</sup> “Widener Residence,” *Philadelphia Architects and Buildings*, [https://www.philadelphiabuildings.org/pab/app/pj\\_display.cfm/11237](https://www.philadelphiabuildings.org/pab/app/pj_display.cfm/11237)

Despite spending enormous fortunes on some of the city's grandest residences, Broad and Girard would soon lose its luster for Elkins and Widener. The men and their families would move to the suburbs by the end of the 1890s, abandoning their mansions to other purposes.<sup>18</sup> The neighborhood surrounding 1416-32 West Girard Avenue would suffer similarly declining fortunes, first back to middle-class respectability, and then into abject decline. By the nineteen-teens, 1424 was serving as a rehab clinic (Figure 32).<sup>19</sup> In 1920, Nos. 1426 and 1432 were boarding houses, each with twelve lodgers in addition to the heads of household. Likewise No. 1416 housed eight lodgers. Residents were a mix of blue- and white-collar men and women.<sup>20</sup> The Free Library, which operated since 1900 out of the Widener Mansion, left in 1946.<sup>21</sup> The Hotel Majestic, built to encase the Elkins Mansion, began struggling in the 1930s, limped through four more decades, and was finally demolished in 1971.<sup>22</sup> The Widener Mansion, after abandonment, was destroyed by arson in 1980.<sup>23</sup> Several buildings in the 1416-32 West Girard Row suffered from vacancy, but all managed to survive the changing economic, political, and cultural forces that destroyed much of the surrounding neighborhood.<sup>24</sup>



**Figure 30: P.A.B. Widener House, 1200 N Broad Street, Willis G. Hale, architect. Source: Historic American Buildings Survey, Creator. Peter A. B. Widener House, 1200 North Broad Street, Philadelphia, Philadelphia County, PA. Documentation Compiled After 1933. Retrieved from the Library of Congress, <<https://www.loc.gov/item/pa1358/>>.**



**Figure 31: Keeley rehabilitation center operated an in-patient treatment for substance abuse in 1917 out of the West Girard row. Source: Keeley Treatment," *The Philadelphia Inquirer*, Jan. 23, 1917, p. 3.**

<sup>18</sup> Kris Catherine, "Inside the Empty, Gilded Halls of Elkins Estate," *Hidden City Philadelphia*, February 16, 2017.

<sup>19</sup> Reference Register for 1918-19 (White & Orr Company), <https://books.google.com/books?id=S6hRAAAAYAAJ>

<sup>20</sup> U.S. Census of Population, 1920, Philadelphia, Pennsylvania, Enumeration District 1791.

<sup>21</sup> "Widener Branch," *The Free Library*, <https://libwww.freelibrary.org/digital/item/52825>

<sup>22</sup> Rowland T. Moriarty, "Caruso, Hornsby, Babe Ruth Stayed at Doomed Majestic Hotel," *The Evening Bulletin*, November 12, 1963. <http://digital.library.temple.edu/cdm/singleitem/collection/p15037coll7/id/1723/rec/3>; Steven Ujifusa, "The Lost World of North Broad Street," *The PhillyHistory Blog*, June 8, 2010.

<https://www.phillyhistory.org/blog/index.php/2010/06/the-lost-world-of-north-broad-street/>

<sup>23</sup> Widener Residence, *supra*.

<sup>24</sup> "1400 Block West Girard Avenue (Houses) South side," *Historical Architecture and Building Survey*, FN 2, *supra*.



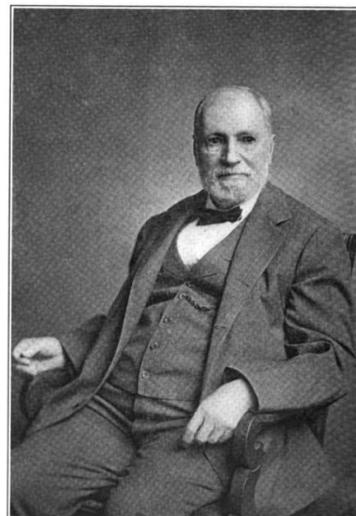
**Figure 32: 1416, 1418, and 1420 West Girard Avenue are visible to the right. The Widener Mansion on the northwest corner of Broad and Girard is visible at the far left. Across the street from the Widener Mansion is the Hotel Majestic, an adaptive reuse of the Elkins Mansion. Photograph dated August 1, 1927. From the Temple University Libraries, Special Collections Research Center.<sup>25</sup>**

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<sup>25</sup> "Front Stairs Along Girard Avenue," August 1, 1927. Temple University Libraries, Special Collections Research Center. <http://digital.library.temple.edu/cdm/singleitem/collection/p15037coll5/id/1139/rec/14>

**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.**

When he died on August 26, 1904, the obituary for the developer of 1416-32 West Girard Avenue, William Weightman made the front page of the *New York Times*.<sup>26</sup> The paper estimated his fortune at \$50,000,000 (“thought to be one of the largest acquired by a Philadelphian”), gave his nickname as the “Quinine King,” and listed his daughter Mrs. Anne M. Walker as his sole surviving heir.<sup>27</sup> The too-brief obituary failed to fully explain how a 16-year old English immigrant became one of the most successful and most enigmatic of Philadelphia’s Gilded Age titans.



WILLIAM WEIGHTMAN,  
1813-1904.

**Figure 33: William Weightman as memorialized in the *American Journal of Pharmacy*.**

William Weightman was born in 1813 in Waltham, Lincolnshire, England.<sup>28</sup> At the age of sixteen and at the urging of his uncle, John Farr, he came to Philadelphia to work for Farr & Kunzi, a chemical manufacturing firm. Farr had also emigrated from England in the early 19<sup>th</sup> century and was the first man in the United States to manufacture sulfate of quinine, one of the first effective artificial anti-malarial agents. Weightman worked at Farr and Kunzi until Kunzi’s retirement in 1836, when he was taken in as a principal to the newly named firm of Farr, Powers & Weightman. After Farr’s death in 1847 the firm became Powers & Weightman, a name retained after Powers’ death in 1878. As the last surviving name partner, Weightman kept his scientific responsibilities but also took control of the business of the company, a role he enjoyed for the remainder of his long life.

Powers & Weightman enjoyed an excellent reputation and was an innovator in chemicals. The firm received the Franklin Medal for its research related to citric acids and artificial quinine; quinine in an artificial form made the anti-malarial available through a great reduction in cost. The firm’s exhibit at the 1893 World’s Fair exemplifies its wide reputation (and corresponding lack of humility):

The [Powers & Weightman] exhibit made at the Columbian Exposition is not entered for competition, but is simply a transfer from its storeroom of some of the leading productions of the house without any special selection, and just as they are being shipped daily. No effort has been made at display or elaboration, but purity and excellence is the standard upon which their claims to merit are based.<sup>29</sup>

<sup>26</sup> “William Weightman Dead,” *The New York Times*, August 26, 1904, p. 1.

<sup>27</sup> *Ibid.*

<sup>28</sup> Unless stated otherwise, background information on Weightman is from Howard B. French, “William Weightman,” *The American Journal of Pharmacy* (April 1905), 151-153. <https://books.google.com/books?id=HekAAAAAYAAJ> and “Wm. Weightman Dead.” *Alumni Report*, Vol. 40 (September 1904), 213-218. <https://books.google.com/books?id=7scAAAAAYAAJ>

<sup>29</sup> French, 153.

Weightman had a reputation for routine and dedication to business. He was known for working twelve-hour days from 6:30AM to 6:30PM, and did so until struck by illness at age 79. He was known for visiting the customs house to pay import taxes on shipments in person, an unnecessary effort for a man who employed hundreds. Only in 1904, the year of his death and after a period punctuated by illness, did he finally stop daily visits to his office.

Weightman was also a war profiteer. In the 1860s, Powers & Weightman was one of only two American firms capable of manufacturing quinine. (The Philadelphia firm Rosengarten & Sons was the other.) When the Civil War broke out, the United States Government assessed a hefty import duty on the raw materials necessary to make quinine. While the Union government could buy quinine abroad without having to pay imposts, the Confederacy could not. Both Powers & Weightman and Rosengarten & Sons professed to be ardent Unionists. Nonetheless, the firms—and Weightman personally—benefitted immensely from sales of quinine to the Confederacy. Profits from the trade filled Weightman’s coffers, and enabled him to invest millions in real estate after the close of the war.

Weightman quickly poured wartime profits into developing properties, and thereafter the profits of chemical manufacture and landlord holdings into further urban projects. Weightman made it a practice to rarely sell what he had acquired. Deed indices show dozens of purchases, many of individual properties at sheriff’s sale. While no complete inventory of his holdings at the time of his death exists, Weightman was “certainly one of the largest real estate owners in the country,” according to the *New York Times*.<sup>30</sup> The *Philadelphia Inquirer*’s obituary similarly described him as “unquestionably the largest individual real estate owner and taxpayer of the city... erect[ing] office buildings and hundreds of residences.... Three years ago Mr. Weightman paid taxes on more than \$10,000,000 worth of property.”<sup>31</sup>

He was also a quiet donor to charity, most of which went unrecorded. His donation of \$100,000 allowed the Pennsylvania School of Industrial Art (now University of the Arts) to buy their campus at Broad and Pine, and he granted the Philadelphia College of Pharmacy a greatly reduced rate at the Hadleigh Apartments.<sup>32</sup>

Because his will prohibited a thorough accounting and because his descendants took their time selling off their inheritance, a complete inventory of his holdings is well beyond the scope of this nomination. However, it is clear from newspaper lists and deed records that at his death he had significant holdings in commercial and residential property, including:

- Most of the 3900 Block of Sansom (south side) and Walnut (north side)
- 1400 Block of Girard Avenue bound by Cambridge, Carlisle and 15<sup>th</sup>
- 1500 Block of Girard (south side) and 1500 block of Cambridge (north side)
- 2229-2239 Cecil B. Moore Avenue
- 1024-26 Chestnut Street (Weightman Building)

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<sup>30</sup> “William Weightman Dead,” *The New York Times*.

<sup>31</sup> “Wm. Weightman Dies on Evening of 91<sup>st</sup> Birthday,” *Philadelphia Inquirer*, August 26, 1904, p. 1, 14.

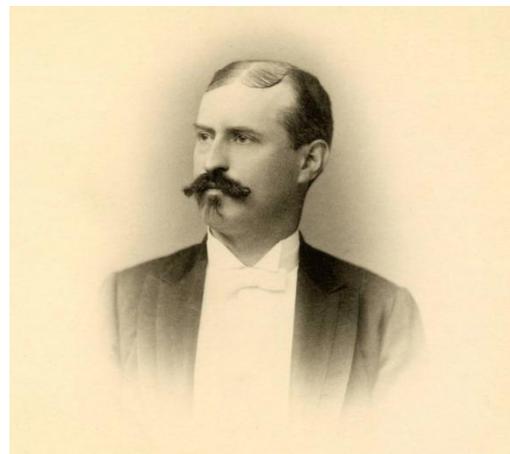
<sup>32</sup> Weightman Hall at the University of Pennsylvania, one of the few modern reminders of the Weightman legacy is not, however, the result of Weightman’s largesse, and is instead that of his son who predeceased him in 1899. George E. Thomas, *University of Pennsylvania: An Architectural Tour* (Princeton, N.J.: Princeton Architectural Press, 2002), 93.

- Hale Building (1326-28 Chestnut Street)
- 1130-36 Chestnut Street
- Garrick Theater (Juniper & Chestnut)
- J.G. Darlington & Co. (1126-28 Chestnut Street)
- George Kelly Store (624-628 Market Street)
- Hotel Hanover (12<sup>th</sup> and Arch)
- 931-937 Market Street
- Heywood Building (1010-1014 Race Street)
- The buildings at the Powers & Weightman factory at 9<sup>th</sup> and Brown Streets as well as those in East Falls
- Ravenhill, 3480 W. School House Lane.

The subject of this nomination is a section of one of the few remaining almost entirely intact Weightman rowhouse developments. In all, three such Weightman developments are known. The other two are at 2200 Delancey Place (listed on the PRHP) and the block bounded by 23<sup>rd</sup>, Montgomery, Cecil B. Moore, and Croskey. Others, like that on the 1800 block of Girard (listed), have had portions of their blocks modified by insensitive alterations.

**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.**

No source contemporary to Willis G. Hale identifies him as the architect of the development at 1416-32 West Girard Avenue. Recent studies, however, including George E. Thomas' Girard Avenue Historic District Nomination Form, attribute the Weightman development to Hale.<sup>33</sup> Strong circumstantial evidence supports that assertion. First is a familial connection between Hale and Weightman, who owned the property. This connection could also have been Hale's entrée to Weightman's circle of prominent and wealthy Philadelphians, among them fellow industrialists Widener and Elkins, and newspaper publisher Singery. Second, the detail strongly resembles Hale's other work. Third, Hale was closely associated with the contractor on the project. Finally, the only other known architect who (stylistically) might have designed the row had retired from practice by the time Weightman bought the property.



**Figure 34: Portrait of Willis G. Hale by Frederick Gutekunst (cropped). Courtesy of the photograph collection at the Athenaeum of Philadelphia.**

<sup>33</sup> George E. Thomas, "National Register of Historic Places Nomination Form, Girard Avenue Historic District."

## Willis G. Hale

Willis Gaylord Hale (Figure 33) is best known today as the architect of the Divine Lorraine and the long-lost and much-lamented Widener mansion, and as the mad genius behind the grotesque and recently resurrected Hale Building. But before he designed the short-lived buildings of Philadelphia's Gilded Age, he was the architect for hundreds of rowhouse buildings across North Philadelphia. Many survive in anonymity, ornamented teeth in gap-filled smiles. Others, while identified as Hale's progeny, suffer the ignominy of stucco over "Peerless" bricks or wholesale erasure of the detail that made Hale the sought-after architect of Philadelphia's nouveau-riche developer class.

Hale began his professional career in the office of John McArthur Jr., the architect of Philadelphia's City Hall and holder of the position of Superintendent of Federal Buildings.<sup>34</sup> While nothing is known of Hale's work in McArthur's office, it is probable he contributed to projects like 4019-45 Locust Street. That development was undertaken by McArthur's longtime client, Clarence Clark. The corbelling, four-centered arches, and repetition of façade types bear similarity to Hale's work a decade later. Hale actually lived at 4031 Locust (Figure 35) from c. 1882-1885.<sup>35</sup>



**Figure 35: North side of 4000 Block of Locust Street. Circa 1872-73, Clarence Clark, Owner; John McCloskey, Builder.<sup>36</sup> Not listed on the PRHP. Image Source: Cyclomedia, 2017.**

In 1872 or 1873, Hale left the competitive Philadelphia market for Wilkes-Barre, Pennsylvania. In Wilkes-Barre, he entered private practice under his own name, earning several major commissions. His Conyngham School building (Figure 36) won praise, and he earned enough prominence to be mentioned in the newspapers on a visit to Philadelphia in 1874.<sup>37</sup> Despite his success in Wilkes-Barre, his passion remained outside the architectural profession. In mid-August 1875, Hale announced he would "give up architecture and apply himself to the study of Italian Opera."<sup>38</sup> While his debut performance was greeted with anticipation, or at least the promise of cheap seats ("every one who enjoys a first class concert can afford to be present to-

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<sup>34</sup> "Sandra L. Tatman, "Hale, Willis Gaylord (1848-1907),"

[https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/24990](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/24990); Roger W. Moss, McArthur, John, Jr. (1823-1890) [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/27058](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/27058)

<sup>35</sup> Philadelphia City Directories available through *Ancestry.com*

<sup>36</sup> "National Register District Inventory for Locust Street," <http://uchs.net/HistoricDistricts/inventories-html/locust.html>

<sup>37</sup> "The Washington," *The Philadelphia Inquirer*, 07 Dec 1874, Mon, Page 7;

[https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/24990](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/24990)

<sup>38</sup> *Daily Record of the Times*, Aug. 11, 1875, p. 3; *Daily Record of the Times*, Aug. 26, 1875, p. 3.

night”), the performance ended Hale’s dreams of becoming a professional musician.<sup>39</sup> Not only did the reviewer fail to single out Hale for praise, but the entire performance was generically described as a “very enjoyable affair” and attendance was deemed “somewhat embarrassing.”<sup>40</sup>



**Figure 36: Conyngham School.** Described as “the most perfect in the state” by the State Superintendent in 1882. Source: *Wilkes-Barre Architecture: 1860-1960*, Vito J. Sgromo and Michael J. Lewis, (Wilkes-Barre: Wyoming Historical and Geological Society, 1983).

While Hale’s personal humiliation in Wilkes-Barre likely hastened his 1876 return to Philadelphia, his marriage that year to Augusta M. Cannon, a member of the incredibly wealthy and socially prominent Weightman family, likely provided personal and financial solace.<sup>41</sup> Weightman was already a major landowner and developer in Philadelphia. The spectacularly intact 1500 block of North Gratz Street (Figure 37) is just one example of Weightman’s real estate developments before Hale.



**Figure 37: 1500 N. Gratz Street.** William Weightman, owner. Not listed on the PRHP. Architect unknown.<sup>42</sup> Source: Cyclomedia, 2017.

Though Weightman was already a major developer, and Hale an architect in need of clients, the first documented evidence of a project between the two men was for Weightman’s personal mansion, Ravenhill, in 1887. In light of Hale’s and Weightman’s familial relationship, as well as the manufacturer’s record as a developer, it is highly unlikely that Ravenhill would have been Hale’s first project for him. All earlier associations between the two men, nonetheless, are based on circumstantial evidence--often substantial but not definitive. A visual comparison of Weightman’s rowhouse projects after 1876 to Hale’s work for other developers provides the strongest circumstantial evidence of a relationship prior to 1886-87 (discussed at length in Appendix 1). Given the lack of information on early Hale-Weightman connections, it is

<sup>39</sup> *Daily Record of the Times*, Aug. 26, 1875, p. 3.

<sup>40</sup> *Ibid.*

<sup>41</sup> 1900 U.S. Census for Willis G. Hale; “Willis Hale, 1848-1907,” Logan McClintic-Smith and Sabra Smith, “Willis Hale, Architect: 1848-1907,” <http://www.brynmawr.edu/cities/archx/04-600/wgh/index.html>; *Architecture and Building: A Journal of Investment and Construction*, Vol. VII, No. 15, October 8, 1887, p. 119.

<sup>42</sup> These houses bear a very strong resemblance to those built for William Weightman’s business partner, Thomas Powers, at 4042-60 Chestnut. Alas, several of them have been recently demolished. While well outside the scope of this nomination, it is intriguing to note that Powers’ developments changed radically after Hale’s return to Philadelphia. Note particularly the Queen Anne rowhouses at 4401-45 Sansom Street, several of which bear Hale-esque architectural ornamentation.

interesting that, toward the end of Hale's life, "his connection with the Weightman estate absorbed his attention and he practically withdrew from the competitive struggles of the day."<sup>43</sup>

By the early 1880s, Hale was engaged in high-profile Philadelphia commissions, including the Pennsylvania Home for Incurables (1880), the Morris Fleisher Residence (c. 1880), and the Mechanics Insurance Company Building (1881) at 5<sup>th</sup> and Walnut Streets. These substantial commissions, won in Philadelphia's competitive architectural environment, suggest that he had already gained a reputation from other, unattributed projects. No historical document directly confirms Hale's work between the time he returned to Philadelphia in 1876 and his first known commission (the Frost warehouse) in 1879; nonetheless, the logical assumption is that he carried out the kind of rowhouse design work that attracted the attention of wealthy clients.<sup>44</sup>

While Hale likely had rowhouse design experience in the 1870s, the written record is incomplete. The first documented Hale designed rowhouse series is in 1880, five years after the architect's return to Philadelphia. (Hale designed the houses for J.L. Caven; see Figure 42 below.)<sup>45</sup> By 1882, when specialized real estate publications began to document the progress of Philadelphia's construction scene, an article stated that Elkins and Widener had built 254 houses in the preceding five years.<sup>46</sup> At least some of these houses were by Hale (Figure 43, Figure 51, Figure 62). The January 1882 issue of *The Record of Growth*, which took a keen interest in all things Hale and Weightman, noted that "[m]any structures all over the city have come from the designs of Mr. Hale. It is known that twenty-nine houses for W.M. Singerly [publisher] of *The Record*, thirty-one houses on 12<sup>th</sup> Street for Harry Schlack [*sic*, Shoch], and forty houses on 16<sup>th</sup> Street above Columbia avenue have gone up the past year from plans featured at [Hale's office at] 518 Walnut Street."<sup>47</sup> Even the avid *Record*, however, failed to identify the full extent of Hale's productivity.

Perhaps as impressive as his fecundity was the variety in Hale's architectural practice. He designed relatively standard High Victorian Gothic rows (Figure 43) for Widener and Elkins, and gabled oddities for the same clients (Figure 52) and William Singerly (Figure 55). Identifying the common elements in Hale's work is not easy; in the span of five years he liberally played with form and materials, and disregarded architectural conventions. Still, certain identifiable architectural motifs reappear in his work, highlighted in the descriptions in the Appendix.

Hale's work, of course, extends far beyond his rowhouse designs and he is better known for other, mostly demolished, buildings. In addition to the rowhouses discussed below, Hale designed the Boys Central High School (demolished), the P.A.B. Widener Mansion (destroyed), the Record Building (demolished), the Bingham Hotel (a redesign of an existing building, but

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<sup>43</sup> Tatman, "Willis G. Hale," quoting the *Philadelphia Real Estate Record and Builders Guide*.

<sup>44</sup> "1879, 50-54 North Delaware Street, Philadelphia, PA. *Biographical Dictionary of Philadelphia Architects: 1700-1930*. Sandra L. Tatman and Roger W. Moss (Boston: GK Hall and Co., 1985); 1870-79."

<sup>45</sup> *American Architect and Building News*, Vol. 8 (March 13, 1880), p. 112. This, and many of the other buildings were found through Logan McClintic-Smith and Sabra Smith, "Willis Gaylord Hale, Architect: 1848-1907" <http://www.brynmawr.edu/cities/archx/04-600/wgh/intro.html>, itself a compilation of research from earlier sources.

<sup>46</sup> "Attractive Building Improvements," Westcott Scrapbook, Vol. 5, p. 251. Available at the Historical Society of Pennsylvania; "Westcott Scrapbooks," <http://www.brynmawr.edu/cities/archx/04-600/wgh/thompson.html>

<sup>47</sup> A.H. Wintersteen, ed., *The Record of Growth*, Jan. 1882, p. 22.h

<https://babel.hathitrust.org/cgi/pt?id=njp.32101072336132;view=1up;seq=26>

now demolished), the tripartite bank building at 713-721 Chestnut Street (substantially altered, but partially listed on the PRHP), the Divine Lorraine (listed on the PRHP), the Heywood Chair Factory (listed on the PRHP), the Rittenhouse Hotel (demolished), and many other buildings that are either beyond the limited scope of this document or unattributed.

Architectural conceits (the second category of evidence) also point to Hale as the designer of the row at 1416-32 West Girard. Hale was known for delivering architectural variety. For a full discussion, see the Appendix. Evaluating his work on a large-scale development in the vicinity of 18<sup>th</sup> and Berks, the *Philadelphia Times* declared that “Willis G. Hale... has given to each row a style of its own, thus relieving any sameness of appearance.”<sup>48</sup> In that regard, the Girard development also bears a marked similarity to Hale’s other full-block developments at 19<sup>th</sup> and Thompson (Figure 52, Figure 53, Figure 54); 39<sup>th</sup>, Sansom, and Walnut (Figure 58, Figure 59); 18<sup>th</sup>, Girard, and Ginnodo (Figure 60); and 23<sup>rd</sup> and Cecil B. Moore (Figure 44, Figure 45). All but Cecil B. Moore contained three variations on the rowhouse design: a high-end richly ornamented main development; a secondary elevation with reduced decoration; and a simpler, working-class row on the less prominent street.



**Figure 38: The North 15<sup>th</sup> Street row, built on the same parcel as 1416-132 Girard Avenue. In their relative plainness, the dwellings recall the 19<sup>th</sup> Street row designed by Hale for Elkins and Widener (Figure 53).**

Other details, while not exclusive to Hale, strongly indicate that 1416-32 West Girard is his work. Gables are a relative rarity in North Philadelphia, and many of those from the 1880s are connected with Hale. (See Appendix 1 for examples.) Hale was also one of the few, if not the only, architect to design rows of semi-detached housing in North Philadelphia in the 1880s (Figure 55, Figure 62, Figure 63), a feature also seen at 1416-32 West Girard. The checkerboard pattern in the gable of 1424 (Figures 15 and 21), a rarity in Philadelphia residential buildings, also appears in two other Hale buildings: his gable designs for Widener and Elkins at 19<sup>th</sup> and Thompson (Figure 52) and, though much faded, in 2229 Cecil B. Moore Avenue, also a Weightman development (Figure 39; Figure 45). The finials between the party walls on the Weightman development at 23<sup>rd</sup> and Cecil B. Moore and Weightman development 1416-32 West Girard Avenue are also nearly identical, suggesting a common source and common architect.

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<sup>48</sup> Hale’s client was John L. Kates. “Twenty-Eight Ward. Splendid Improvements Around Eighteenth and Berks,” *The Times (Philadelphia)*, May 27, 1887, p. 2.



**Figure 39: Though they have faded significantly, the bricks at the apex of the gable in 2229 Cecil B. Moore Avenue have a checkerboard pattern. Photograph July 2017.**

The third evidentiary link concerns Weightman’s contractor for 1416-32 West Girard. Benjamin Ketcham & Sons was a known and frequent collaborator with Weightman and Hale. Ketcham worked for Weightman on the Bingham Hotel in 1882 (the same year that the industrialist bought the West Girard property).<sup>49</sup> Hale designed the Ketchams’ residences at 1708 and 1736 Green Street in 1891.<sup>50</sup> The three (Ketcham, Hale, and Weightman) were associated with the Hale Building (alterations, 1900), the Heywood Chair Company Factory at 10<sup>th</sup> and Race Street (at construction, 1892), and the Weightman Building (at construction, 1896-97).<sup>51</sup> Weightman’s use of Ketcham for major projects (from at least 1882 to at least 1900) indicates a loyalty to business associates who proved themselves. Repeated projects with the contractor suggest Weightman would have been similarly loyal to Hale.

Finally, to what other architect, if not Hale, might the Girard Avenue row be attributed? At least one of Weightman’s projects in the late 1870s was associated with Hale’s former co-worker in McArthur’s office, William S. Andrews. But Andrews does not appear to have been an active architect after 1878, and he no longer had a professional address.<sup>52</sup> Between Andrews affiliation in 1878 and the construction of Ravenhill in 1887, no evidence directly links any architect to Weightman.<sup>53</sup> It should be noted, that the row along the 3900 block of Sansom (Figure 59) which bears remarkable similarities to the Cecil B. Moore Row and the row at 122-132 S. 39<sup>th</sup> (Figure 58), are attributed to Hale by George E. Thomas and David B. Brownlee and were built not later

<sup>49</sup> *The Philadelphia Inquirer*, Aug. 18, 1992, p. 3. Hale would design additions and alterations seven years later. Unfortunately, there is no known record of the building’s appearance between 1882 and 1889 to determine whether the changes in 1882 bear the imprint of Hale. “Bingham House Hotel Chronology,” *Philadelphia Architects and Buildings*, [https://www.philadelphiabuildings.org/pab/app/pj\\_display\\_alldates.cfm/15411](https://www.philadelphiabuildings.org/pab/app/pj_display_alldates.cfm/15411)

<sup>50</sup> “Hale, Willis Gaylord, (1848-1907) Projects,” *Philadelphia Architects and Buildings*, [https://www.philadelphiabuildings.org/pab/app/ar\\_display\\_projects.cfm/24990](https://www.philadelphiabuildings.org/pab/app/ar_display_projects.cfm/24990)

<sup>51</sup> “Benjamin Ketcham’s Sons,” *Philadelphia Architects and Buildings*, [https://www.philadelphiabuildings.org/pab/app/ar\\_display\\_projects.cfm/1130336](https://www.philadelphiabuildings.org/pab/app/ar_display_projects.cfm/1130336); “Real Estate,” *The Times* (Philadelphia), Feb. 5, 1892, p. 2.

<sup>52</sup> Roger W. Moss, “Andrews, William S.,” [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/24092](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/24092)

<sup>53</sup> The information on Andrews is thanks to the efforts of Michael J. Lewis. The two projects are the Darlington, Runk & Co., building at 1126 - 1128 Chestnut Street. *The Times* (Philadelphia), Sept. 10, 1878 and *The Times* (Philadelphia) on Nov. 9, 1877 which identifies Andrews as responsible for the design of 2224-30 Spruce Street, which are stylistically quite like the 2200 block of Delancey Place, a Weightman project.

than 1886.<sup>54</sup> The attribution by Thomas and Brownlee thus underscores the likelihood that Hale was designing for Weightman by the mid 1880s, if not the 1882-83 construction date of the Girard Row. Thus before Weightman entrusted Hale with the design of his grand mansion in Falls of Schuylkill, he would have gained confidence in the young architect through years of a professional relationship.

All four categories of evidence point to Willis G. Hale as the architect of the row at 1416-32 West Girard Avenue. It was designed for one of Hale's longstanding patrons and a close relative, William Weightman. It bears unusual architectural features typically seen only in other documented Hale-designed buildings. The contractor for the building was Benjamin Ketcham & Sons, Weightman's longtime contractor and close Hale collaborator. An architect Weightman had employed in the decade previous to construction of the Girard row had dropped from notice. The evidence supports the attribution to Hale and fulfills Criterion E.

#### **D) Embodies distinguishing characteristics of an architectural style or engineering specimen.**

The buildings at 1416-32 West Girard Avenue are, like many buildings designed by, or attributed to, Willis G. Hale, examples of the Victorian Eclectic style. Hale's architectural eccentricity led him rarely to work within any style, though he would briefly dabble with an almost conventional Queen Anne in the 1890s. The Girard Row displays influence of the High Victorian Gothic and the Neo-Grec with contrasting marble bases, lintels and sills, incised botanical motifs, and unifying polychrome brick courses.<sup>55</sup> It also, in typical Hale fashion, borrows architectural details from elsewhere, including the Richardsonian Romanesque checkerboard in the apex of the gable on 1424, the imitation stone-bays and the classically influenced trim on the bay windows (also, interestingly, seen across the street at 1421 West Girard Avenue). George E. Thomas wrote of Hale's work at the Widener mansion that Hale "could invent a thousand motifs in the development of a design and use most of them, and the evidence here suggests that he could and did."<sup>56</sup> Although a thousand may be an overstatement, Hale's genius for ornamentation and eclecticism was already on full display in his work for Weightman at 1416-1432 West Girard in 1882/83.

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<sup>54</sup> George E. Thomas & David B. Brownlee, *Building America's First University: an historical and architectural guide to the University of Pennsylvania*, (Philadelphia, University of Pennsylvania Press, 1885) 282; Baist's Property Atlas of the City and County of Philadelphia, 1885 <https://www.philageohistory.org/rdic-images/view-image.cfm/BST1885.Phila.053.ReplacementMapIndex> but see FN 109).

<sup>55</sup> George E. Thomas, "National Register of Historic Places Nomination Form, Girard Avenue Historic District," Philadelphia, Pennsylvania, May 13, 1985, p. 3.  
[http://www.dot7.state.pa.us/CRGIS\\_Attachments/SiteResource/H079129\\_01H.pdf](http://www.dot7.state.pa.us/CRGIS_Attachments/SiteResource/H079129_01H.pdf)

<sup>56</sup> George E. Thomas, "Architectural Patronage and Social Stratification in Philadelphia between 1840 and 1920," in *The Divided Metropolis: Social and Spatial Dimensions of Philadelphia, 1800-1975*, eds. William W. Cutler and Howard Gillette (Westport, CT: Greenwood Press, 1980) 85-123, quotation at 114.

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## Acknowledgements

This nomination, like so many submitted in the last few years, is the cumulative work of a handful of dedicated volunteers who have contributed selflessly to preserving Philadelphia's architectural history. I particularly want to acknowledge the dedication, time, enthusiasm, and Hale instincts of H.R. Haas, who contributed unstintingly to the nomination and without whom it would not have been completed.

## **APPENDIX 1 – Examples of Hale Rowhouse Architecture of the 1870s and 1880s**

The following appendix was prepared as an extensive, but non-exhaustive examination of Hale's rowhouse architecture in the late 1870s through the mid 1880s. It is included to serve as a comparative basis for the identification of 1416-32 West Girard as a work by Hale, for the benefit of future Hale scholars and nominators, and to show the sheer breadth of Hale's architectural range and influence on Philadelphia's built-environment.



Figure 40. 1700 block of N. 21<sup>st</sup> Street. Source: Cyclomedia, 2017.

Location: East side of the 1700 block of N. 21<sup>st</sup> Street (1703 -53 N 21<sup>st</sup>, some demolished)

Date: c. 1877-80.<sup>57</sup>

Client: Henry R. Shoch<sup>58</sup>

Architect: Willis G. Hale (Suspected).

Architectural Description: A row with mixed building types. The first, represented by the red-painted building in the center above has a gable in front of a mansard with hexagonal shingling, thinly-bracketed cornice, oversized lintels with polychrome brick, and piers that extend to the first-floor ceiling height. The gable and mansard are recurring features in Hale rowhouse designs, for example, Figure 41, Figure 55, Figure 57, Figure 61, and Figure 62. The second building type, represented by the building to its left has different fenestration patterns and a flat roof, but otherwise makes use of the same polychrome brickwork, oversized polychrome lintels, and elongated piers.

Other Notes: This block is not listed on the Philadelphia Register of Historic Places (PRHP).

This block is not positively identified as a work by Hale, but its owner (Shoch, responsible for Figure 49) and architectural detailing make this a near-certain case of an early work by Hale.

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<sup>57</sup> Deed Abstracts available at the City Archives. Transferred to Shoch from Joseph Carter Powell on September 10, 1877. Deed Abstract available in the City Archives.

<sup>58</sup> *Ibid.*



**Figure 41. Flood development, N. 21<sup>st</sup> Street. Photograph July 2017.**

Location: East side of the 1800 block of N. 21<sup>st</sup> Street (1839-61 N 21<sup>st</sup> St, some demolished).

Date: c. late 1870s.<sup>59</sup>

Client: E.H. Flood<sup>60</sup>

Architect: Willis G. Hale (Suspected).

Architectural Description: Finials extending into corbelled brick piers extending past the first-floor ceiling height, mansard roof with hexagonal shingling and projecting gable. Compare to Figure 40 a block south, as well as Figure 57.

Other Notes: The block is not listed on the PRHP. This block is not positively identified as a work by Hale, but its owner was E.H. Flood. E.H. Flood, was a major client of Hale throughout the 1880s including the development featured in Figure 48 and Figure 50, Hale's work in the Diamond Street Historic District, and on North Uber and 20<sup>th</sup> Streets. The architectural detailing also makes this a near-certain case of an early Hale design.

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<sup>59</sup> Deed Abstracts available at the City Archives.

<sup>60</sup> *Ibid.*



**Figure 42. 2300 block of W Thompson Street houses. Photograph July 2017.**

Location: North side of Thompson St between 23<sup>rd</sup> and 24<sup>th</sup> Streets (2317-2349 W Thompson St)

Date: 1881

Client: J.L. Caven.<sup>61</sup>

Architect: Willis G. Hale.<sup>62</sup>

Brief architectural description: These relatively conventional rowhouses still show Hale's influence. While later examples (Figure 43; 1535-1545 Page Street, not pictured) show evidence of High Victorian Gothic polychromy, these are distinguished only by their ornamented finials, corbeled piers extending to the height of the first-floor ceiling, and shingled awning supported by thin brackets.

Other notes: This block is not listed on the PRHP. These, along with the houses in Figure 43, below, constitute the first *documented* rowhouse work by Hale in Philadelphia.

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<sup>61</sup> *American Architect and Building News*, Vol. 8, March 13, 1880, p. 112.

<sup>62</sup> *Ibid.*



**Figure 43. Master Street houses. Source: Cyclomedia, June 2017.**

Location: North side of Master Street between 18<sup>th</sup> and 19<sup>th</sup> Streets (1823-1843 Master St)

Date: 1881<sup>63</sup>

Client: Peter Widener and William L. Elkins.<sup>64</sup>

Architect: Willis G. Hale (confirmed).<sup>65</sup>

Brief architectural description: These are relatively conventional (albeit simplified) High Victorian Gothic in their ornamentation including tile coursing, polychrome brick coursing, and decorative brick lintels with brick keystones.

Other notes: Likely some of Hale's earliest work for Widener and Elkins, the houses show almost none of the architectural fancy that would be evident in his later work, e.g. Figure 52, Figure 53, Figure 54, Figure 62, or for Widener's mansion at Broad and Girard.

Other notes: This block is not listed on the PRHP.

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<sup>63</sup> *The American Architect and Building News*, Vol. 10 (Boston March 12, 1881).

<sup>64</sup> *Ibid.*

<sup>65</sup> *Ibid.*



**Figure 44. 23<sup>rd</sup> and Cecil B. Moore Development. Photograph July 2017.**

Location: 1700 block of N. 23<sup>rd</sup> Street (1711-1753 N 23<sup>rd</sup> St)

Date: 1882<sup>66</sup>

Client: William Weightman.<sup>67</sup>

Architect: Willis G. Hale (Suspected).

Architectural Description: A mixed row with various building types, all with flat roofs. While lacking some of previously seen Hale detail, it is very similar to his later work on the Heywood Building at 1010 Race Street, not pictured). The flat roof, thinly-bracketed cornice with botanical garlands, slim keystone with a decorative brick lintel, arched window, and rounded bay projecting at angle off the building. Includes part of the same development as Figure 45.

Other Notes: This block is not listed on the PRHP and several of these buildings were demolished after this picture was taken. While Hale is not listed as the architect, he would have been a natural choice given his relationship to Weightman. The announcement of this block's construction was listed between work by Hale for Spencer Janney at Chestnut Hill and work by Hale for William Singerly at 7<sup>th</sup> and Diamond Streets (Figure 48, Figure 50) with only one potentially unrelated project in between.<sup>68</sup> The skinny keystones and curved lintels are similar in appearance to Hale's work at the Heywood Factory, 1010 Race Street and at 2020 Locust Street.

<sup>66</sup> *Record of Growth*, Feb. 1882, p. 48. <https://babel.hathitrust.org/cgi/pt?id=njp.32101072336132;view=1up;seq=52>

<sup>67</sup> *Ibid.*

<sup>68</sup> That listing was for work by William Machette a builder-developer in South Philadelphia, centered around the intersection of Broad and Dickinson. While Machette mostly mass produced his buildings without architects, there are several potential links between Hale and Machette well beyond the scope of this nomination. They include the use of identical bays on the east side of the 1400 block of South Broad and 1416-32 West Girard Avenue and rows nearly identical to Figure 42 and Figure 50 at the intersection of Tasker and Juniper that, while built by an unidentified developer, are surrounded by Machette built houses. Machette also partnered with the same nouveau-riche as Hale, for example, the 1400 block of South Broad was financed by members of the Drexel family.



**Figure 45. 23<sup>rd</sup> and Cecil B. Moore Development.**

Location: 2229-2239 W. Cecil B. Moore.

Date: 1881-82<sup>69</sup>

Client: William Weightman.

Architect: Willis G. Hale (Suspected).

Architectural Description: Part of the same development as Figure 44, this intact row was built to take advantage of the intersection of Ridge Avenue, 23<sup>rd</sup>, and Cecil B. Moore Streets. The gables contain significant decorative detail, a corbelled brick cornice with finials that, observed in detail, are nearly identical to the cornice at 1416-32 West Girard Avenue (Figure 45). The metal trim on the angled decorative detail between 2233 and 2235 Cecil B. Moore, calls to mind the design of the trim on Hale's work on Sansom Street, built approximately four years later (Figure 59). The extensive, technically demanding brickwork visible in the gable would be put on full display approximately five years later in Hale's work for Flood on North Uber and North 20<sup>th</sup> Streets (Figure 63).

Other Notes: This block is not listed on the PRHP.

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<sup>69</sup> Deed Book D.H.L., No. 165, p. 372 et. seq., May 14, 1878., as well as the date on the finial between 2233-35 which states "1881."



**Figure 46. 16<sup>th</sup> Street houses. Source: Cyclomedia, June 2017.**

Location: 1700 block of N 16<sup>th</sup> Street, north of Cecil B. Moore (1701-1721 N 16<sup>th</sup> St)

Date: 1882.<sup>70</sup>

Client: Joseph S. Albright.<sup>71</sup>

Architect: Willis G. Hale (confirmed).<sup>72</sup>

Brief architectural description: The southern part of a block composed almost entirely of Hale buildings is relatively conventional for Hale. Built with standard high Victorian gothic flourishes including decorative and polychrome brick. Like many of Hale's works the corbeled brick piers extend from the cornice line to the roof-height of the first floor.

Other notes: This block is not listed on the PRHP. Part of a forty-unit development for Hale, much of which still stands.

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<sup>70</sup> *Record of Growth*, Feb. 1882, p. 22. <https://babel.hathitrust.org/cgi/pt?id=njp.32101072336132;view=1up;seq=26>

<sup>71</sup> *Ibid.*

<sup>72</sup> *Ibid.*



**Figure 47. N 16<sup>th</sup> Street houses. Source: Cyclomedia, June 2017.**

Location: 1700 block of N 16<sup>th</sup> Street, north of Cecil B. Moore (1725-47 and 1726-46 N 16<sup>th</sup>)

Date: 1882.<sup>73</sup>

Client: Joseph S. Albright.<sup>74</sup>

Architect: Willis G. Hale (confirmed).<sup>75</sup>

Brief architectural description: The northern part of the same development as Figure 46 is more in keeping with other Hale rows, particularly Figure 48 and Figure 49. The tiled courses, seen in Figure 43, reappear here. The finial capped, thinly bracketed cornice sloping into brick corbelling, corbelled brickwork around the windows, and brick piers terminating at the first-floor roof-height are standard Hale features.

Other notes: This block is not listed on the PRHP. Part of a forty-unit development for Hale, much of which still stands.

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<sup>73</sup> *Record of Growth*, Feb. 1882, p. 22. <https://babel.hathitrust.org/cgi/pt?id=njp.32101072336132;view=1up;seq=26>

<sup>74</sup> *Ibid.*

<sup>75</sup> *Ibid.*



**Figure 48. 600 block of Diamond Street houses. Photograph August 2017.**

Location: South side of the 600 block of Diamond Street (~610-642 Diamond St)

Date: 1882.<sup>76</sup>

Client: E.H. Flood and William Singerly.<sup>77</sup>

Architect: Willis G. Hale (confirmed).<sup>78</sup>

Brief architectural description: Cornice with finials descending into brick corbels, corbeled piers reaching the height of the first-floor ceiling, corbelling around the windows, polychrome brick coursing, and extensive use of polychrome decorative brick.

Other notes: This block is not listed on the PRHP. Part of a four-block development on the site of the Old Germantown Horse Railway Development.<sup>79</sup> The development also included the buildings described in Figure 50. The whole development was built at a cost of \$65,000 and used Perth Amboy buff brick and blue marble finish.<sup>80</sup>

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<sup>76</sup> *Record of Growth*, Feb. 1882, p. 48. <https://babel.hathitrust.org/cgi/pt?id=njp.32101072336132;view=1up;seq=26>

<sup>77</sup> William Singerly is listed as the builder, though deeds for the property show that ownership also passed through E.H. Flood a longstanding Hale client.

<sup>78</sup> *Ibid.*

<sup>79</sup> *Ibid.*

<sup>80</sup> *The American Architect and Building News*, Vol. 10 (Boston March 12, 1881). 96.

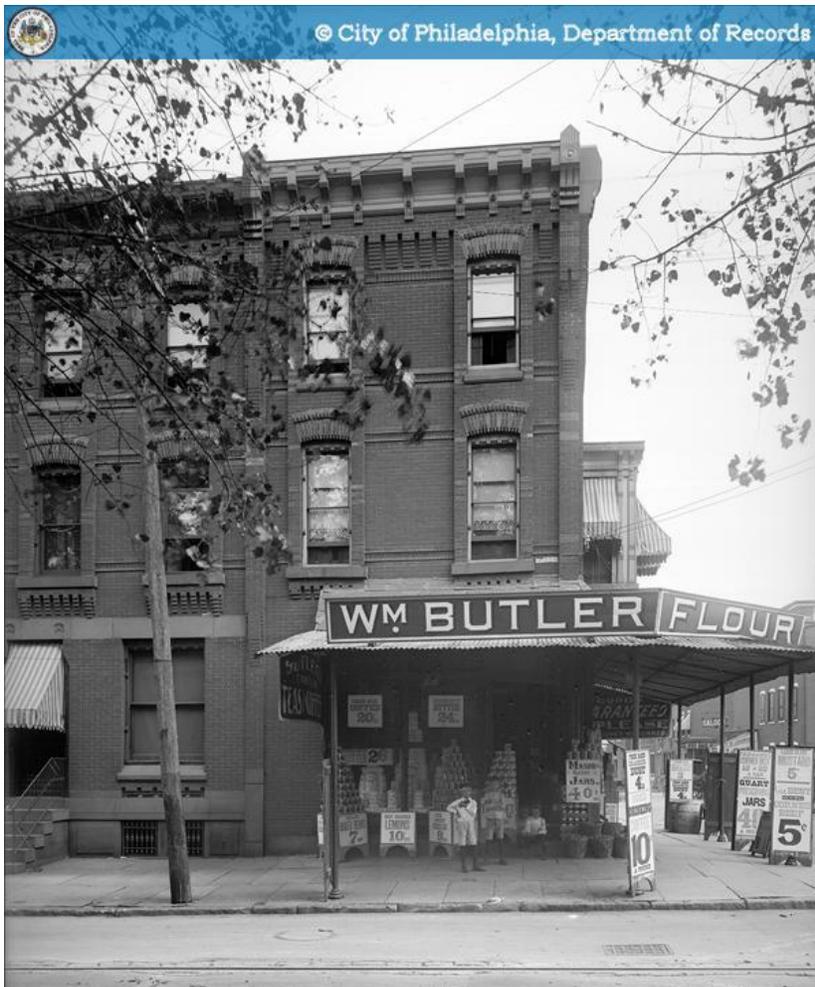


Figure 49. 12<sup>th</sup> Street houses (demolished). Image from Phillyhistory.org<sup>81</sup>

Location: 12<sup>th</sup> Street, north of Diamond St (demolished).

Date: 1882.<sup>82</sup>

Client: (Henry) P. Shoch

Architect: Willis G. Hale (confirmed).<sup>83</sup>

Brief architectural description: Cornice with finials descending into brick piers reaching the first-floor ceiling height, corbelling around the windows, and extensive use of polychrome decorative brick.

Other notes: Built as a part of a 33-unit development using Peerless brick caps, a common feature on Hale buildings, and Wyoming Valley stone at a cost of \$132,000.<sup>84</sup> All demolished. Visually similar to Figure 48, above.

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<sup>81</sup> “Northeast Corner – 12<sup>th</sup> and Diamond Streets – Butler’s Grocery Store,” *Phillyhistory.org*, <https://www.phillyhistory.org/PhotoArchive/Detail.aspx?assetId=5473>

<sup>82</sup> *Record of Growth*, 48.

<sup>83</sup> *Ibid.*

<sup>84</sup> *The American Architect and Building News*, Vol. 10 (Boston March 12, 1881), 96.



**Figure 50. 2052-58 N Marshall St. Photograph August 2017.**

Location: N Marshall Street, south of Diamond St (2052-58 N Marshall St).

Date: 1882.<sup>85</sup>

Client: William Singerly and E.H. Flood.<sup>86</sup>

Architect: Willis G. Hale (confirmed).<sup>87</sup>

Brief architectural description: An awning supported by thin brackets, extensive corbelling emphasizing windows, polychrome brick courses, and brick piers extending to first-floor height.

Other notes: This block is not listed in the PRHP. Part of a four-block development on the site of the Old Germantown Horse Railway development.<sup>88</sup> Part of the same development as Figure 48. The whole development was built at a cost of \$65,000 and used Perth Amboy buff brick and blue marble finish.<sup>89</sup> Visually similar to Figure 42, above.

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<sup>85</sup> *Record of Growth*, 48.

<sup>86</sup> Deed Abstracts available at the City Archives.

<sup>87</sup> *Record of Growth*, 48.

<sup>88</sup> *Ibid.*

<sup>89</sup> *The American Architect and Building News*, Vol. 10 (Boston March 12, 1881), 96.



**Figure 51. 400 block of Napa Street houses. Source: Cyclomedia, July 2017.**

Location: East side of Napa Street between Hamilton and Spring Garden (417-39 N Napa St).  
Date: c. 1882

Client: Peter Widener and William Elkins.

Architect: Willis G. Hale (confirmed).<sup>90</sup>

Brief architectural description: A combination of features seen in Figure 42, Figure 47, Figure 48, Figure 49, and Figure 50, it the row combines finialed cornices with oversized corbelled piers, corbelling around the upper-story window, and an awning supported by brackets.

Other notes: This block is not listed on the PRHP. Elkins and Widener owned the entire parcel on the east side of 32<sup>nd</sup> Street to Napa Street, from Hamilton to Spring Garden, making the houses on 32<sup>nd</sup> Street likely Hale designs.

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<sup>90</sup> 417-439 N Napa Street, *Philadelphia Architects and Buildings*,  
[https://www.philadelphiabuildings.org/pab/app/pj\\_display.cfm/278934](https://www.philadelphiabuildings.org/pab/app/pj_display.cfm/278934)



**Figure 52. (Left) 1800 block of Thompson St, Elkins & Widener development. Photograph July 2017. (Right) Trenton houses.**

Location: North side of Thompson Street between 18<sup>th</sup> and 19<sup>th</sup> (1821-37 W Thompson St). Date: 1882.<sup>91</sup>

Client: Peter Widener and William Elkins.<sup>92</sup>

Architect: Willis G. Hale (confirmed).<sup>93</sup>

Brief architectural description: Gable with decorative detail placed in front of a mansard roof, decorative finials above the cornice line, windows emphasized through corbelling, polychrome brick courses, and corbelled brick piers that terminate just above the first-floor ceiling height. Also includes, an unusual Richardsonian Romanesque checkerboard pattern in the gable.

Other notes: This block is not listed in the PRHP. Built as part of a development for Widener and Elkins that also includes buildings with their facades on 19<sup>th</sup> and Seybert (formerly Graham) streets (Figure 53, Figure 54).<sup>94</sup> This block was replicated (Figure 52, right) on Hanover Street (between N. Willow and Camden St.) in Trenton, NJ circa 1885.<sup>95</sup> The block was built for Ogden Wilkinson, the owner of one of the Thompson street houses.<sup>96</sup>

<sup>91</sup> "Attractive Building Improvements," Westcott Scrapbook, Vol. 5, p. 251. Available at the Historical Society of Pennsylvania; "Westcott Scrapbooks," <http://www.brynmawr.edu/cities/archx/04-600/wgh/thompson.html>

<sup>92</sup> *Ibid.*

<sup>93</sup> *Ibid.*

<sup>94</sup> *Ibid.*

<sup>95</sup> Lafayette Shandling to Ogden D. Wilkinson, Vol. 143, p. 159, February 17, 1885. Deed available at the County Archives in Trenton, NJ.

<sup>96</sup> "Real Estate Transfers, February 11, 1884," *The Philadelphia Inquirer*, Feb. 12, 1884, p. 7.



**Figure 53. 19<sup>th</sup> and Thompson Elkins & Widener development. Photograph July 2017.**

Location: 19<sup>th</sup> Street between Thompson and Seybert (1305-11 N 19<sup>th</sup> St)

Date: 1882.<sup>97</sup>

Client: Peter Widener and William Elkins.<sup>98</sup>

Architect: Willis G. Hale (confirmed).<sup>99</sup>

Brief architectural description: Finials with cornice, decorative (described as “pressed”) brickwork, polychrome coursing, corbelled brick piers that extend past the cornice line.

Other notes: This block is not listed on the PRHP. Built as part of a development for Widener and Elkins that also includes buildings with their facades on 19<sup>th</sup> and Seybert (formerly Graham) streets.

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<sup>97</sup> “Attractive Building Improvements,” Westcott Scrapbook, Vol. 5, p. 251. Available at the Historical Society of Pennsylvania; “Westcott Scrapbooks,” <http://www.brynmawr.edu/cities/archx/04-600/wgh/thompson.html>

<sup>98</sup> *Ibid.*

<sup>99</sup> *Ibid.*



**Figure 54. Seybert St properties, Elkins & Widener development. Photograph July 2017.**

Location: Seybert Street between 18<sup>th</sup> and 19<sup>th</sup> (1824-42 Seybert St).

Date: 1882<sup>100</sup>

Client: Peter Widener and William Elkins<sup>101</sup>

Architect: Willis G. Hale (confirmed).<sup>102</sup>

Architectural Description: Finials with corbelled cornice and corbelled brick piers that extend to the height of the first floor ceiling, polychrome brick coursing.

Other notes: This block is not listed on the PRHP. Built as part of a development for Widener and Elkins that also includes buildings with their facades on 19<sup>th</sup> and Seybert (formerly Graham) streets.<sup>103</sup>

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<sup>100</sup> “Attractive Building Improvements,” Westcott Scrapbook, Vol. 5, p. 251. Available at the Historical Society of Pennsylvania; “Westcott Scrapbooks,” <http://www.brynmawr.edu/cities/archx/04-600/wgh/thompson.html>

<sup>101</sup> *Ibid.*

<sup>102</sup> *Ibid.*

<sup>103</sup> *Ibid.*



**Figure 55. 1929-35 of N. Judson Street. Photo from Google Street View.**

Location: 1900 Block of N. Judson Street.

Date: 1882<sup>104</sup>

Client: William Singerly.<sup>105</sup>

Architect: Willis G. Hale (confirmed).<sup>106</sup>

Architectural Description: A row with mixed building types. The first, represented by the two to the left has a double-gable in front of a mansard with hexagonal slate shingles, finials, windows outlined by brick corbelling, and corbelled brick piers extending to the first-floor ceiling height. The second set of twins has a flat roof with a more traditional cornice, finials and corbelled brick piers extending to the first-floor ceiling height. The second, represented by the building to its left has different fenestration patterns and a flat roof, but otherwise makes use of the same polychrome brickwork and elongated piers.

Other Notes: This block is not listed on the PRHP.

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<sup>104</sup> *Record of Growth*, April 1882, p. 95.

<sup>105</sup> *Ibid.*

<sup>106</sup> *Ibid.*



**Figure 56. 1416-32 (1420-28 pictured) West Girard. Photograph July 2017.**

Location: 1416032 W Girard Avenue

Client: William Weightman<sup>107</sup>

Architect: Willis G. Hale (Suspected)

Architectural Description: Though 1416-32 West Girard is in appearance unlike nearly all Hale works before it, common elements do appear in the façade of 1416-32 West Girard Avenue. They include the corbelled brick cornice, with its similarities to the 23<sup>rd</sup> and Cecil B. Moore development (Figure 45) including near exact copies of the finials. The unusual checkerboard pattern in the gable of 1424 is nearly identical to Hale’s work for Widener and Elkins at 19<sup>th</sup> and Thompson (Figure 52), built that same summer as well as the remnants of that same pattern in the gable of 2229 Cecil B. Moore in (Figure 45). The mansards and accompanying dormers are, of course, a common feature in Hale’s rowhouse developments. Perhaps the most unusual feature are the metal bays which appear to have been designed by a manufacturer who later sold identical models to William Machette in 1885 for the 1400 block of South Broad Street (See Footnote 68).

Other notes: A nine-building development for William Weightman, these were built as high-class rentals which perhaps explains the extraordinary scale and expense put into their construction. Roughly five years later Hale would build his grand residence for Widener half a block at Broad and Girard. The contractor of 1416-32 was Benjamin Ketcham.<sup>108</sup> Ketcham was a frequent collaborator with Hale and Weightman, working on the latter’s Bingham hotel, and on Hale building for the former.<sup>109</sup> Hale also designed the Ketchams’ personal residences at 1708 and 1736 Green Street.<sup>110</sup>

<sup>107</sup> “Girard Avenue Property,” *The Philadelphia Inquirer*, January 2, 1882, p. 3.

<sup>108</sup> *The American Architect and Building News*, Vol. 11, May 27 1882, (Boston), p. 251.

<sup>109</sup> “Willis G. Hale,” *Philadelphia Architects and Buildings*,

[https://www.philadelphiabuildings.org/pab/app/ar\\_display\\_projects.cfm/24990](https://www.philadelphiabuildings.org/pab/app/ar_display_projects.cfm/24990)

<sup>110</sup> *Ibid.*



Figure 57. 1400 block of Cambridge Street. Source: Cyclomedia, June 2017.

Location: North side of the 1400 and 1500 blocks of Cambridge Street (1421-35 and 1509-23 Cambridge St)

Date: 1882<sup>111</sup>

Client: William Weightman.<sup>112</sup>

Architect: Willis G. Hale (Suspected).

Architectural Description: The polychromy and dormers (with their shrunken gable) strongly recall Hale’s work for Flood and Shoch as do the mansards with hexagonal shingling (Figure 52, Figure 40, Figure 41, Figure 55). The polychromy and corbelling are, of course, Hale standard.

Other notes: This block is not listed on the PRHP. The contractor for this project was Samuel Hart, identified in his obituary as the president of the Peerless Brick Company.<sup>113</sup> Hale also used “Peerless” bricks for his work with Shoch (Figure 49), and likely used them for the visually similar blocks for Flood and Singerly (Figure 47), offering yet another link between Hale and Weightman developments in this period. The permit listed this as a 28-unit development, which likely referenced the blocks facing 15<sup>th</sup> and 16<sup>th</sup> streets above Cambridge.

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<sup>111</sup> William Weightman, Policy No. 12591, *Pennsylvania Fire Insurance Company*, February 24, 1883. Available at the Historical Society of Pennsylvania.

<sup>112</sup> *Ibid.*

<sup>113</sup> “Building Intelligence,” *The American Architect and Building News* (1876-1908); May 6, 1882; 11, 332; American Periodicals Series.

pg. IX ; “The Late Samuel Hart,” *The Philadelphia Times*, June 4, 1885, p. 4.



Figure 58. 39<sup>th</sup> and Sansom Development. Photograph July 2017.

Location: West side of 39<sup>th</sup> Street south of Sansom Street (122-132 S 39<sup>th</sup> Street).

Date: 1885-6.<sup>114</sup>

Client: William Weightman.

Architect: Willis G. Hale.<sup>115</sup>

Architectural Description: Visually similar to Hale's work for Widener and Elkins (Figure 62), the design includes finials, gables projecting from a mansard roof, decorative brickwork and corbelling, and corbelled brick piers that extend roughly to the height of the first-floor ceiling height.

Other Notes: This block is not listed on the PRHP.

<sup>114</sup> The deed transfer to Weightman is dated that year, and the Baist 1885 atlas shows both the 39<sup>th</sup> Street block and the Sansom block (Figure 59 below). However, the Baist 1885 Atlas available through Philadelphia Geo History appears to show properties from 1886 and even 1887 (e.g. the outline William Elkins Mansion which was not built until at least 1887 (see "Real Estate Matters," *The Times (Philadelphia)*, July 28, 1887, p. 3 discussing Elkins' purchase of the lot on North Broad and stating that the "working plans are unfinished.") However, *The Times* states that the lot was sold nearly a year ago (from May 7, 1887) and that the houses along 39<sup>th</sup> Street were occupied long before they were entirely finished. It seems safe to assume therefore that the houses were built in 1886. "City Real Estate," *The Times*, May 7, 1887, p. 3.

<sup>115</sup> *Building America's First University*, 282.



**Figure 59. 39<sup>th</sup> and Sansom Development. Source: Cyclomedia, July 2017.**

Location: South side of Sansom Street, west of 39<sup>th</sup> Street (3914-3934 Sansom St).

Date: 1885-6.<sup>116</sup>

Client: William Weightman.

Architect: Willis G. Hale (Confirmed)<sup>117</sup>

Architectural Description: Alternating building types, with the first having a gable with cross-hatched detail with metal detailing around the gables points, extensive corbelled cornice, polychromy, decorative bricks and a corbelled pier extending of the first-floor ceiling height. The second building type is substantially same, but with a flat instead of a pitched roof.

Other Notes: This block is not listed on the PRHP. The cornice on the second building type is very similar to Hale's work at Woodstock, Page, Fontain, and Van Pelt streets. The pointed trim recalls the ornamentation between 2233-2235 Cecil B. Moore Avenue seen in Figure 45.

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<sup>116</sup> While there was no newspaper or trade publication announcement of their date of construction, they were almost certainly built in 1885. The deed transfer to Weightman is dated that year, and the Baist 1885 atlas shows both the 39<sup>th</sup> Street block and the Sansom block.

<sup>117</sup> *Building America's First University*, 282.



**Figure 60. North side of the 1800 block of Ginnodo Street. Photograph July 2017.**

Location: North side of the 1800 block of Ginnodo Street.

Date: 1886<sup>118</sup>

Client: William Weightman.<sup>119</sup>

Architect: Willis G. Hale (Suspected).

Architectural Description: Finials similar in appearance to Figure 45 and Figure 56, a corbelled cornice and finials that bears substantial similarity to those at 23<sup>rd</sup> and Cecil B. Moore (Figure 45) and 1416-32 West Girard Avenue. While the finials are different, the piers contain the exact same design and brick as the piers on the 1500 block of West Girard Avenue, described below (Figure 61).

Other notes: This block is not listed on the PRHP. Weightman owned and developed the entire parcel bounded by Ridge, Ginnodo, Girard, and 19<sup>th</sup> Streets.<sup>120</sup> The Otto Wolf designed Northwestern National Bank is the sole property not associated with Weightman. Hale is also responsible for the Moorish-revival listed buildings on the 1800 block of West Girard, and is the attributed architect to a row of buildings on Ridge Avenue, only one of which (1826 Ridge Avenue) now remains.<sup>121</sup> The surviving townhouses on the 19<sup>th</sup> Street side also feature similar corbelling, piers, and decorative brick.

<sup>118</sup> Jacob Peters to William Weightman, July 19, 1984. Deed Abstracts available at the City Archives. Built on land purchased in 1884 and appears in the 1885 Baist Philadelphia Property Atlas. <https://www.philageohistory.org/rdic-images/view-image.cfm/BST1885.Phila.024.Plan22>

<sup>119</sup> *The Philadelphia Inquirer*, Nov. 14, 1915, p. 35.

<sup>120</sup> Jacob Peters to William Weightman, *supra*.

<sup>121</sup> The attribution is warranted as it bears corbelled brick cornice seen in other Hale buildings, as well as corbelled windows and corbelled piers that were Hale's trademark ornamentation.



**Figure 61. Houses along the 1500 block of West Girard Avenue. Source: Cyclomedia, August 2017.**

Location: 1512-16 W Girard Avenue, south side of the 1500 Block of West Girard Ave.

Date: 1886<sup>122</sup>

Client: William Weightman.

Architect: Willis G. Hale (Suspected).

Architectural Description: Strongly reminiscent of Figure 41, above, with its gable, mansard roof, and oversized lintels. Also has the Hale trademarks of a corbelled brick cornice, decorative finials, decorative brick, and corbelled brick piers that extend to the ceiling height of the first-floor which are nearly identical in design to those in Figure 60.

Other Notes: What remains of this block is not listed on the PRHP. While Hale is not listed as the architect, he would have been a natural choice given his relationship with Weightman; construction on Ravenhill began a year later in 1887.

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<sup>122</sup> The *Philadelphia Real Estate Record and Builders' Guide* noted in its April 12, 1886 issue that real estate developer William Weightman was responsible for the construction of six three-story brick dwellings on Girard Avenue one block west of the 1400 block. The Baist 1885 map of the city shows that there were originally six houses on this block.



**Figure 62. North 17<sup>th</sup> Street Houses. Source: Cyclomedia, June 2017.**

Location: 1500-1522 N 17<sup>th</sup> Street, west side of the 1500 block of north 17<sup>th</sup> Street.

Date: 1886<sup>123</sup>

Client: Peter Widener and William Elkins

Architect: Willis G. Hale (confirmed).<sup>124</sup>

Architectural Description: While seemingly a new direction for Hale with its copious use of brownstone, the rowhouses share architectural features with his other buildings, including brick corbelling to the first floor ceiling height, and the same stepped roof that was repeated in his work on Page, Van Pelt, Woodstock, and Fontain streets in North Philadelphia<sup>125</sup>. The stepped roof was also used by G.W. & W.D. Hewitt in their work in West Philadelphia, and can be seen in their work on the west side of 32<sup>nd</sup> between Hamilton and Spring Garden. Hale was responsible for the east side of that same block.

Other Notes: Listed on the PRHP (3/3/1983). These houses are part of a forty-unit development for Hale, much of which still stands.

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<sup>123</sup> Christopher Mote, "Divine Lorraine Architect's Forgotten North Philly Rowhouses at Crossroads," May 24, 2012. <http://hiddencityphila.org/2012/05/divine-lorraine-architects-forgotten-north-philly-rowhouses-at-a-crossroads/>

<sup>124</sup> *Ibid.*

<sup>125</sup> Some of the most architecturally impressive working-class housing in all of Philadelphia. See e.g. 2212 Woodstock Street. Most of these blocks remain almost wholly intact.



**Figure 63: Uber Street houses, north of the Diamond Street Historic District. Source: Cyclomedia, June 2017.**

Location: 2100 Block of Uber Street, & east side of 2100 block of 20<sup>th</sup> Street.

Date: 1886.<sup>126</sup>

Client: E.H. Flood.<sup>127</sup>

Architect: Willis G. Hale (confirmed)<sup>128</sup>

Architectural description: Perhaps the apex of Hale's work with decorative brick, the north Uber Street houses are a feat of skilled masonry. The flat roofed twins to the right are an update of Hale's work for Singerly, Shoch and Albright of only four years earlier (Figure 47, Figure 48, Figure 49). Excepting the gable, the twins are identical. The corbelled piers extend to the first floor ceiling height, but the polychrome courses have been replaced by decorative bricks with angled soldier bricks substituted where the band meets the window corbelling.

Other notes: These blocks are not listed on the PRHP. These twins bear a strong resemblance to Hale designs used by John Sharp, seen on the north side of the 1500 block of Poplar as well as in the Diamond Street Historic District.<sup>129</sup> Flood reused the plans as well; greatly simplified variations survive at 2831, 2835, and 2837 Frankford Avenue and on the west side of the 2000 block of Auburn Street.

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<sup>126</sup> *Philadelphia Real Estate Record and Builders' Guide*, vol. 1, n. 34, p. 401, August 30, 1886.

<sup>127</sup> *Ibid.*

<sup>128</sup> *Ibid.*

<sup>129</sup> "City Real Estate," *The Philadelphia Inquirer*, Jun. 29, 1887, p. 2.



**1416-32 West Girard Avenue Historic District Boundary**