

NOMINATION OF HISTORIC DISTRICT PHILADELPHIA REGISTER OF HISTORIC PLACES

PHILADELPHIA HISTORICAL COMMISSION

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

1. NAME OF HISTORIC DISTRICT

The Lutheran Theological Seminary Historic District

2. LOCATION

Please attach a map of Philadelphia locating the historic district.

Councilmanic District(s): District 8

3. BOUNDARY DESCRIPTION

See attached

4. DESCRIPTION

See attached

5. INVENTORY

Please attach an inventory of the district with an entry for every property. All street addresses must coincide with official Office of Property Assessment addresses.

Total number of buildings in district: 21

Count buildings with multiple units as one.

Number of buildings already on Register/percentage of total: 2 / 9.5%

Number of significant buildings/percentage of total: 0 / 0

Number of contributing buildings/percentage of total: 19 / 90.5%

Number of non-contributing buildings/percentage of total: 2 / 9.5%

6. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1889 to 1972

CRITERIA FOR DESIGNATION:

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

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

7. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

SEE ATTACHED

8. NOMINATOR

Name with Title Oscar Beiser, Architectural Historian and the staff of the Philadelphia Historical Commission Email keeper@keepingphiladelphia.org
Organization Keeping Society of Philadelphia Date 10/31/2017
Street Address 1315 Walnut Street, Suite 320 Telephone (717) 602-5002
City, State, and Postal Code Philadelphia, PA 19107

PHC USE ONLY

Date of Receipt: 10/31/2017

☒ Correct-Complete

☐ Incorrect-Incomplete

Date: 4/20/2018

Date of Preliminary Eligibility: N/A

Date of Notice Issuance: 4/20/2018

Date(s) Reviewed by the Committee on Historic Designation: 6/20/18; 9/12/18; 10/17/2018

Date(s) Reviewed by the Historical Commission: 7/13/18; 10/12/18; 11/9/2018

Date of Final Action: 11/9/2018

☒ Designated

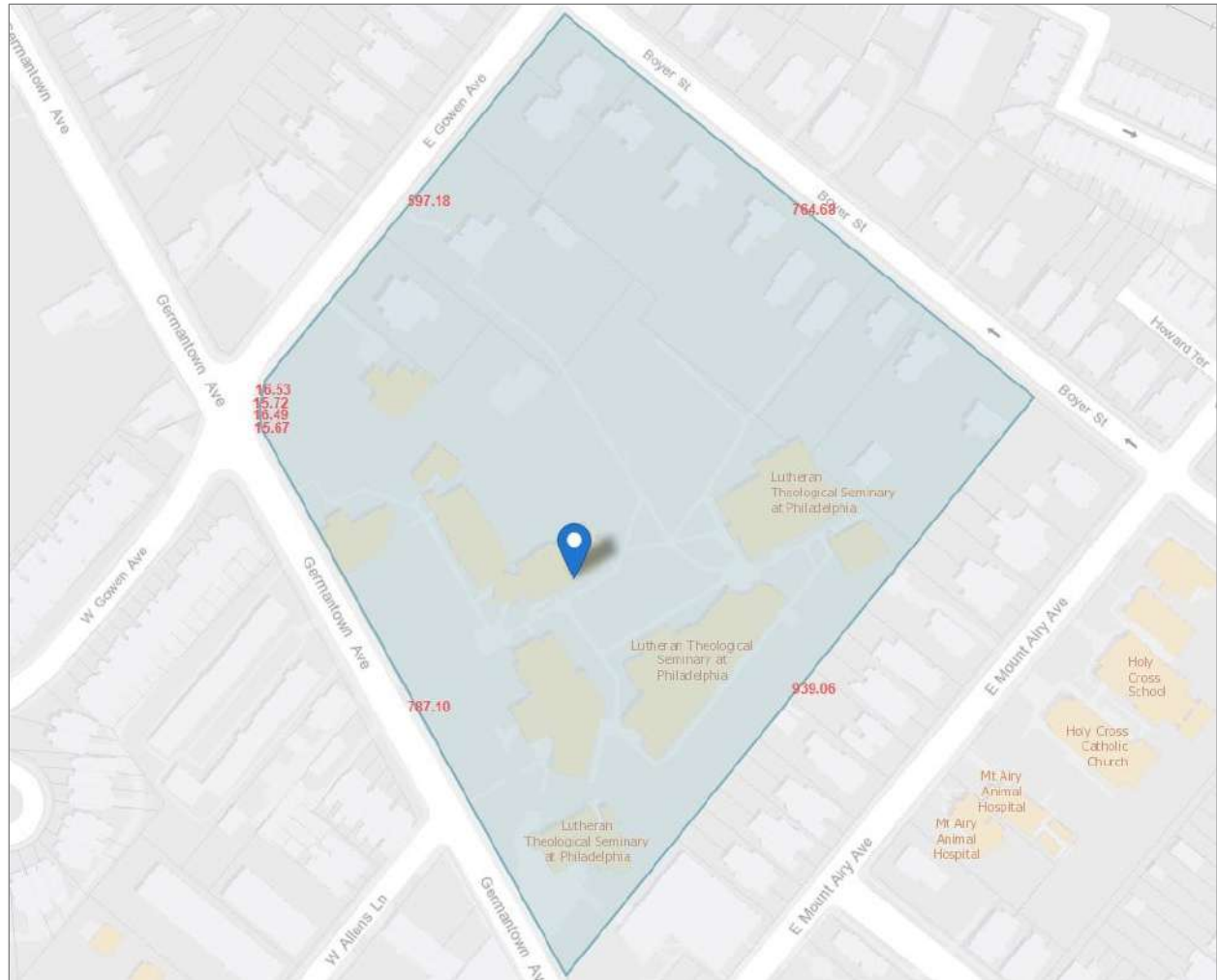
☐ Rejected

11/16/16

3. BOUNDARY DESCRIPTION

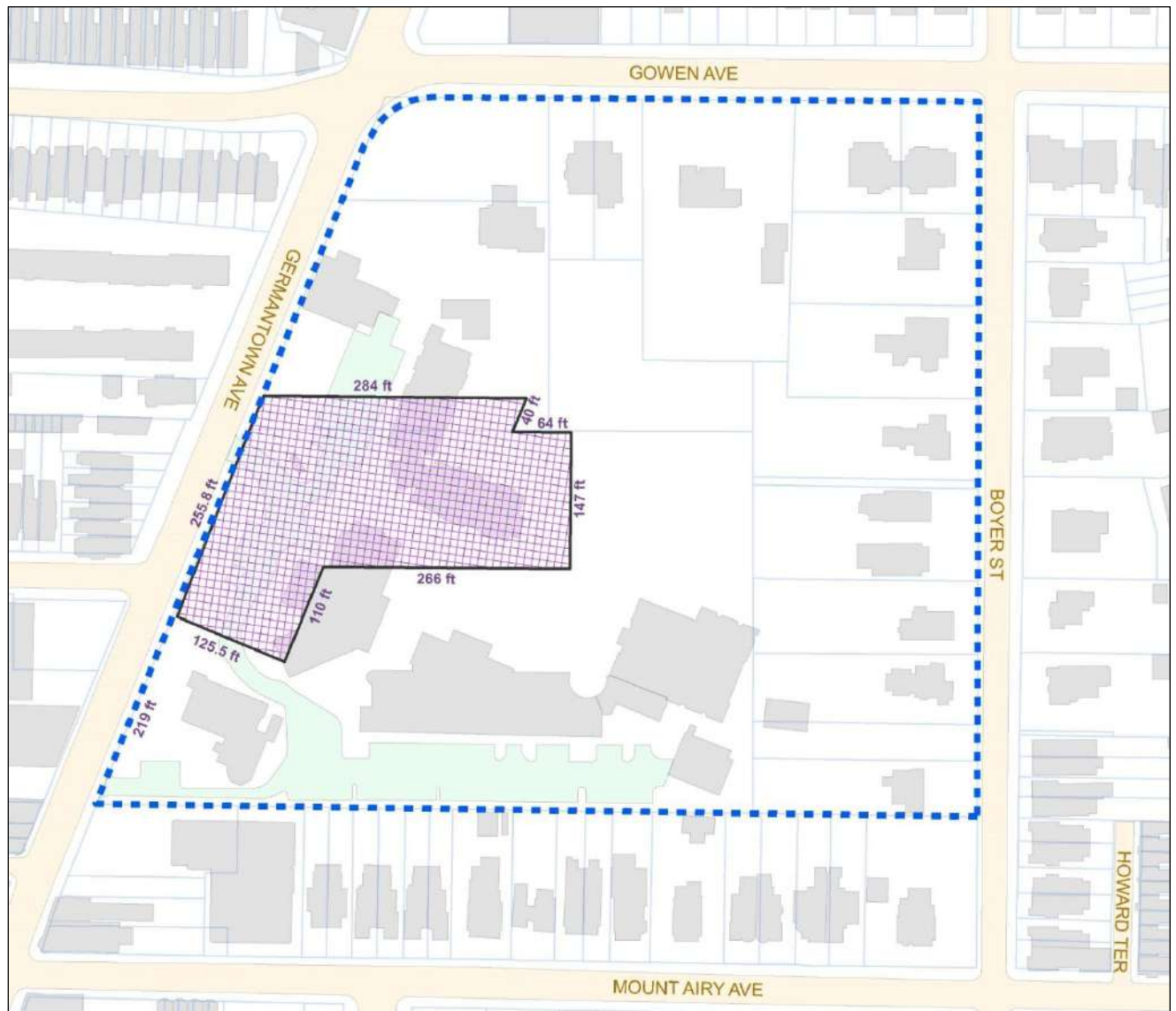
The proposed Lutheran Theological Seminary Historic District is located in the Mount Airy neighborhood and is bounded by E Gowen Avenue to the northwest, Boyer Street to the northeast, Germantown Avenue to the southwest, and the rear lot lines of adjacent properties along E Mount Airy Avenue to the southeast.

The boundary for the proposed historic district is shown in blue below. The site measurements are approximate.



Area of archaeological potential

A portion of the historic district has been identified as an “area of archaeological potential” under Criterion I. This area is focused on the earliest structures and gardens of William Allen’s “Mount Airy” estate. The purple hatch notes the identified area under Criterion I. The blue dashed line indicates the overall boundary of the Lutheran Theological Seminary Historic District.



4. DESCRIPTION

The Lutheran Theological Seminary at Philadelphia (Seminary) is a complex of buildings located at 7301 Germantown Avenue in the Mt. Airy neighborhood of the larger, former German Township of Philadelphia. The Seminary's suburban campus is comprised of roughly twenty-five buildings within the block bound by Germantown Avenue at the west; E. Gowen Avenue at the north; Boyer Street at the east; and the rear property lines of residential and commercial properties on E. Mt. Airy Avenue at the south.

The campus' buildings are situated around open lawns with tall, mature trees and green space connected by paths that weave their way across the landscape. The residential buildings along Gowen Avenue and Boyer Street sit on large lots that back up to the main campus.

The Seminary site contains institutional and residential buildings that are primarily pre-World War II with some later infill and development.



A birds-eye view of The Lutheran Theological Seminary campus.
The proposed historic district's boundary is indicated by the yellow line.



Looking east from Germantown Avenue entrance. The Muhlenberg Memorial, on the left, and the Hagan Center/Magnolia Villa, on the right. Photo: Oscar Beisert.



Looking east at the entrance to the Seminary's campus at the east corner of Germantown and E. Gowen Avenues. Photo: Oscar Beisert.



Looking southwest at the landscape of E. Gowen Avenue.
Photo: Oscar Beisert.



Looking southwest at the landscape of E. Gowen Avenue.
Photo: Oscar Beisert.



Looking northeast at the rear of the Boyer Street properties.
Source: Oscar Beisert.



Looking northwest on Boyer Street.
Photo: Oscar Beisert.

5. INVENTORY

- 7241 Germantown Avenue (9 buildings: 7 contributing, 2 non-contributing)
 - Magnolia Villa/Gowen Building/Hagan Center, 1846: contributing (individual PRHP designation: 12/31/1984); 1974 additions, non-contributing.
 - Dormitory/Brossman Center, 1888: contributing (2004-2005 addition, non-contributing)
 - Schaeffer-Ashmead Memorial Chapel, 1902: contributing
 - Krauth Memorial Library, 1906: contributing (1973 addition, non-contributing)
 - Power Plant, 1907: contributing
 - Miller-Gowen House/the Refectory, 1792: contributing (individual PRHP designation: 12/31/1984).
 - President's House, 1913: contributing
 - Staff House, 1958: non-contributing
 - Wiedmann Center and Bookstore, 1998: non-contributing
- 20-22 E Gowen Avenue, 1897: contributing
- 30 E Gowen Avenue, 1884: contributing (rear garage, non-contributing)
- 42 E Gowen Avenue, 1888: contributing
- 46 E Gowen Avenue, 1888: contributing
- 7204 Boyer Street (aka 7204-06 Boyer Street), 1920: contributing
- 7206 Boyer Street (aka 7204-06 Boyer Street), 1885-86: contributing
- 7238 Boyer Street, 1886: contributing
- 7300 Boyer Street (aka 7300-18 Boyer Street), 1894: contributing
- 7304 Boyer Street (aka 7300-18 Boyer Street), 1890: contributing
- 7314 Boyer Street (aka 7300-18 Boyer Street), 1885: contributing
- 7318 Boyer Street (aka 7300-18 Boyer Street), 1885: contributing
- 7322 Boyer Street (aka 7300-18 Boyer Street), 1886: contributing

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address:**OPA Number:**

775515000

Individually Listed:

12/31/1984

Base Reg. Number:

097N180021

Historical Data**Historic Name:**

Magnolia Villa; Gowen Building

Year Built:

c. 1847; 1947 alts; 1974 add.

Current Name:

Hagan Center

Associated Individual:

James Gowen

Hist. Resource Type:

Detached Dwelling

Architect:

John Riddle; Herman A. Hassinger (1974 add.)

Historic Function:

Private Residence

Builder:**Social History:**

Built c. 1846 by the Gowen family, and originally known as Magnolia Villa. It was purchased in 1886 by the Seminary, which renamed it the Gowen Building. In the early years of the Seminary, it served as their primary administrative and educational building. By the 1939–40 academic year, the building was used as a lecture hall, auditorium, library, classroom and meeting space.

References:

Deed: Franklin B. Gowen, trustee under the will of James Gowen, to the Evangelical Lutheran Ministerium of Pennsylvania and Adjacent States, 28 September 1886, Philadelphia Deed Book G.G.P., No. 196, p. 23, CAP.

Physical Description**Style:**

Italian Villa

Resource Type:

Detached Dwelling

Stories: 3**Bays:** 5**Current Function:**

Church/Religious

Foundation:

Stucco

Subfunction:

Education

Exterior Walls:

Stucco

Additions/Alterations:

Extensive alterations in 1947; 1974 additions (non-contributing)

Roof:

Hipped; asphalt shingles

Ancillary:**Windows:**

Historic- wood

Sidewalk Material:

Concrete

Doors:

Historic- wood

Site Features:

Stone Wall

Other Materials:

Stone

Notes:

3-story stone Georgian-turned-Italianate mansion house, five bays wide at the primary elevation. Roughcast finish, elevated on a raised basement. Larger window openings on the 1st and 2nd floors, the third floor containing smaller versions. The first floor is centered on a double door opening with a Georgian Revival surround accessed by flight of stairs. A simple cornice projects from the façade. Extensive exterior alterations in 1946 to remove porches and gingerbread trimming. Two major additions were added to the building in 1974 which provided additional office space as well as an auditorium. These additions are non-contributing to the resource or the historic district.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7241 Germantown Ave

Building Name: Magnolia Villa/Gowen Building/Hagan Center

Current Photograph (February 2018):



Historic Images:



Upper Left: Circa 1890. Source: Germantown Historical Society.

Upper Right: Drawing of the proposed renovations to give it a more Colonial appearance. Source: "Improvements," *Philadelphia Seminary Bulletin*. February 1947, 2. Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

Left: During renovations, 1947. Source: same as above.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address: 7301 Germantown Avenue**OPA Number:**

775515000

Individually Listed:**Base Reg. Number:**

097N180021

Historical Data**Historic Name:** Dormitory**Year Built:**

1888

Current Name: Brossman Center**Associated Individual:****Hist. Resource Type:** Institutional**Architect:**

Geissinger & Hales; GYA Architects (2004-05 add.)

Historic Function: Seminary Dormitory**Builder:**

E. Thompson (hist. bld)

Social History:

The Dormitory was the first building constructed by the Seminary on its Mt. Airy campus. It was originally U-shaped in plan, with seven sections grouped around a rectangular inner court. The sections of the building each contained six two-room suites with study and sleeping chamber. Interior and exterior renovations of the building in 1947 were led by the Women's Auxiliary. In 2004, substantial portions of the building were demolished and a large addition constructed on a design by GYA Architects. Now the Brossman Center.

References:

Building permit: "E. Thompson, 1609 N. 8th St., 3-sty Seminary, Gtn Ave., opposite Allen's lane, 40x96, May 1st." (PRERBG, 7 May 1888).

Physical Description**Style:** Gothic Revival**Resource Type:**

Institutional

Stories: 3 1/2**Bays:** 3**Current Function:**

Church/Religious

Foundation: Stone**Subfunction:**

Education

Exterior Walls: Schist**Additions/Alterations:**

1951 (porch removed); 2004-2005 (wings demoed; large addition, non-contributing)

Roof: Multiple hipped; asphalt shingles**Windows:** Non-historic- metal**Ancillary:****Doors:** Non-historic- metal**Sidewalk Material:**

Concrete

Other Materials:**Site Features:****Notes:**

The former Dormitory building is composed of a portion of the original dormitory, with a large rear addition constructed in 2005 (to be considered non-contributing). The historic portion of the building is a large 3 1/2 story building constructed of Wissahickon schist with a rusticated façade treatment. The central section is three bays wide with a central shaft that penetrates the roofline at center to form a gable front. The shaft features a round-arch aperture originally serving as the central entrance, while the other windows on the first and second floors feature apertures with segmental arch lintels. The window openings within the third floor feature Gothic arches, as does the large opening at the center of gable-front tower. This section of the building features a hipped roof that is penetrated at each side with impressive stone chimney stacks. The central section is flanked by two wings, also of stone, and being two bays in width with two window openings per floor. The first floor features segmental arch lintels, while the second and third floors feature Gothic arch openings.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7241 Germantown Ave (aka 7301 Germantown Avenue)

Building Name: Dormitory/Brossman Center

Current Photographs (February 2018):



Historic Photographs:



Left: c. 1890. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, GHS. Right: 2003 birds-eye imagery showing the dormitory wings prior to demolition.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address:

7301 Germantown Avenue

OPA Number:

775515000

Individually Listed:**Base Reg. Number:**

097N180021

Historical Data**Historic Name:**

Schaeffer-Ashmead Memorial Chapel

Year Built:

1902

Current Name:**Associated Individual:**

Rev. Wm. Ashmead-Shaeffer

Hist. Resource Type:

Church

Architect:

T. Frank Miller

Historic Function:

Church; Sunday School

Builder:

Martin Hetzel

Social History:

Erected in 1902-03 by the Rev. Wm. Schaeffer-Ashmead as a memorial for his parents, Rev. Charles Wm. Schaeffer, D.D., LL.D., Seminary prof. from 1864-1896 and Elizabeth Fry Ashmead-Shaeffer. Designed with both a church and chapel for the primary use of the Seminary and secondary use of a mission congregation. Served as home of the Mount Airy Lutheran congregation of the Church of the Ascension, and was used early on by the Seminary for daily chapel service. The students conducted the services as part of their education in the building under the leadership of a Chaplain. Also used for faculty and other presentations.

References:

Philadelphia Building Permit No. 4411 of 1902, CAP.

Physical Description**Style:**

Gothic Revival

Resource Type:

Church

Stories: 1 1/2**Bays:** 3**Current Function:**

Church/Religious

Foundation:

Not visible

Subfunction:**Exterior Walls:**

Schist

Additions/Alterations:

Plaza added 2009

Roof:

Gable; slate

Ancillary:

Detached Garage

Windows:

Historic- wood

Sidewalk Material:

Brick and Concrete

Doors:

Historic- wood

Site Features:

Stone Wall

Other Materials:

Limestone, Stained Glass

Notes:

Late Gothic Revival style house of worship built of "...Chestnut Hill stone, trimmed in limestone..." The primary elevation of the rectangular-plan church consists of a square bell tower and a gable-front. An attached wing extends rear of the nave, creating an L-plan. Pointed arched window and door openings are outlined by dressed limestone laid in a quoin pattern. Gabled dormers with trefoil cusping pierce the nave roof. In the 1950s, exterior and interior renovations were completed within the Chapel. Mid-1950s, masonry repairs and redecoration of the interior. The chapel underwent extensive renovations for Synod offices and the creation of the William Allen Plaza in 2009, which involved excavation of portions of the site.

**Classification:**

Contributing

Survey Date:

2/10/2018

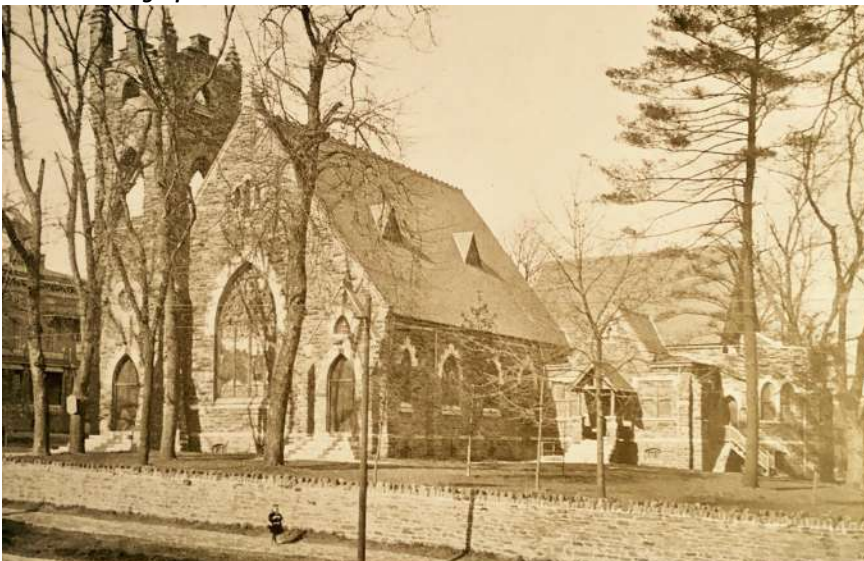
Address: 7241 Germantown Ave (aka 7301 Germantown Avenue)

Building Name: Shaeffer-Ashmead Memorial Chapel

Current Photographs (2016-2018):



Historic Photographs:



Left: Circa 1910. Right: 1947. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address: 7301 Germantown Avenue**OPA Number:**

775515000

Individually Listed:**Base Reg. Number:**

097N180021

Historical Data**Historic Name:** Krauth Memorial Library**Year Built:** 1906**Current Name:****Associated Individual:****Hist. Resource Type:** Library**Architect:**

Frank R. Watson

Historic Function: Library**Builder:**

J.E. & A.L. Pennock

Social History:

Plans for the Krauth Memorial Library began long before the building was actually constructed. The designs were completed by Watson & Huckle of Philadelphia, specifically Frank R. Watson. After a donation by B. Frank Weyman (1842–1919), the cornerstone was laid on Sep. 27, 1906. The Library was dedicated on June 3, 1908. The building was named after Charles Porterfield Krauth, D.D., LL.D., (1823–1883) a professor at the Seminary for 1864 to 1883.

References:

"Dedication of the Krauth Memorial Library," The Lutheran Theological Seminary. (Philadelphia: 1908).

"Death of Mr. B. Frank Weyman," The Philadelphia Seminary Bulletin. June 1919, 2.

Physical Description**Style:** Gothic Revival**Resource Type:**

Institutional

Stories: 2 1/2**Bays:** 3**Current Function:**

Church/Religious

Foundation: Stone**Subfunction:****Exterior Walls:** Stone**Additions/Alterations:**

1973 addition (non-contributing)

Roof: Gable; asphalt shingles**Windows:** Historic and non-historic**Doors:** Historic and non-historic**Other Materials:****Ancillary:****Sidewalk Material:**

Concrete

Site Features:**Notes:**

"Standing at the end of the north quadrangle...", the Charles Porterfield Krauth Memorial Library "...is a handsome specimen of collegiate Gothic architecture," constructed of "...Chestnut Hill stone, light-bluish gray in color, with Indiana limestone trimmings throughout...The building is, roughly speaking, in the form of a great cross, one-hundred and thirty-two feet in length and ninety-two feet in width; with a massive central [clock] tower, sixty-one feet in height, two side wings and a rear extension for the 'stack room.'" In 1955, renovations to the Library were undertaken as a project of the Women's Auxiliary. The scope of work included "...the renovation, equipping, and furnishing of the Library rotunda." Major additions that expanded the library's capacity and created new space were done in 1973. The addition (which is non-contributing) encapsulates a rear portion of the historic building, leaving the original rear wall exposed.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7241 Germantown Ave (aka 7301 Germantown Avenue)

Building Name: Charles P. Krauth Memorial Library

Current Photographs (February 2018):



A 1973 addition encapsulates the historic rear extension of the library building.

Historic Photographs:



Left: Circa 1910. Right: 1947. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address: 7301 Germantown Avenue**OPA Number:**

775515000

Individually Listed:**Base Reg. Number:**

097N180021

Historical Data**Historic Name:** Power Plant**Year Built:**

1907

Current Name:**Associated Individual:****Hist. Resource Type:** Industrial**Architect:**

Watson & Huckel

Historic Function: Steam Heating Plant**Builder:**

Fred H. Havens & Co.

Erected in 1907, the Power Plant was constructed as a steam heating plant to provide heat to all of the buildings on the campus. It was designed to accommodate expansions. In 1947, the Steam Heating Plant underwent renovations and upgrades, including new boilers in the power house and the installation of pumps in various buildings for circulation.

References:

Philadelphia Building Permit No. 3877 of 1907, CAP.

"Power Plant Project Begins," The Philadelphia Seminary Bulletin. August 1947, 1.

Physical Description**Style:** Vernacular**Resource Type:**

Industrial

Stories: 1**Bays:** 3**Current Function:**

Unknown

Foundation: Not visible**Subfunction:**

Mechanical

Exterior Walls: Schist**Additions/Alterations:****Roof:** Monitor; other**Windows:** Historic and non-historic**Ancillary:**

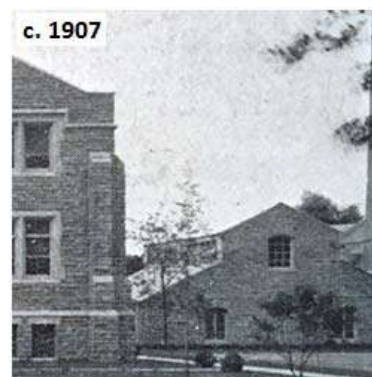
Detached Garage

Doors: Historic- wood**Sidewalk Material:**

Concrete

Other Materials: Brick, Metal**Site Features:****Notes:**

Vernacular coursed-ashlar industrial building with monitor roof running the length of the building, and a large brick smoke stack to one side. The pitched roofs are clad in corrugated metal, as are the long sides of the monitor, which either obscures or replaces the original clerestory windows. The short ends of the monitor are an extension of the stone walls below, with each end featuring a large arched, divided-lite window (presumably metal). The first floor of northeast end features a corrugated metal shed roof over a below-grade entry with arched divided-lite double doors in one opening, and two single arch window openings with replacement windows. Four evenly-spaced arched window openings with light stone sills and vinyl replacement windows line the long, northwest elevation. Two infilled arched openings are located on the first floor of the southwest elevation. It appears these openings historically had pairs of divided-lite casement windows. On the east side of the structure is a brick smokestack, faceted in plan, rising from a corbeled plinth on a brick base; the smokestack serves as a cell tower.

**Classification:**

Contributing

Survey Date:

2/10/2018

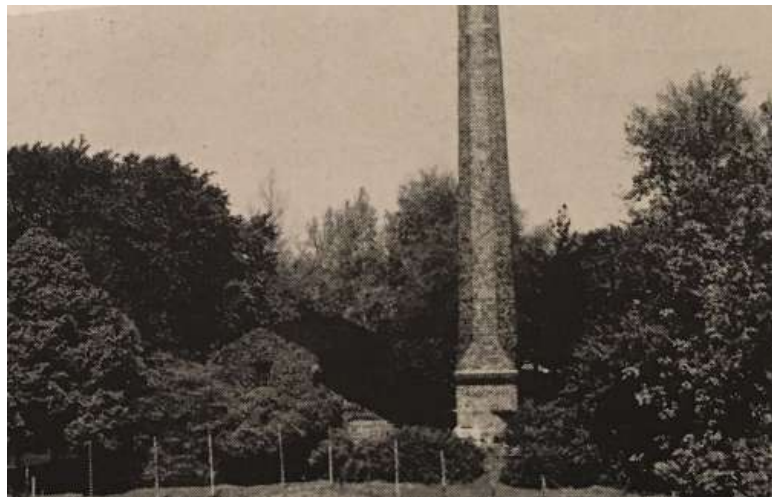
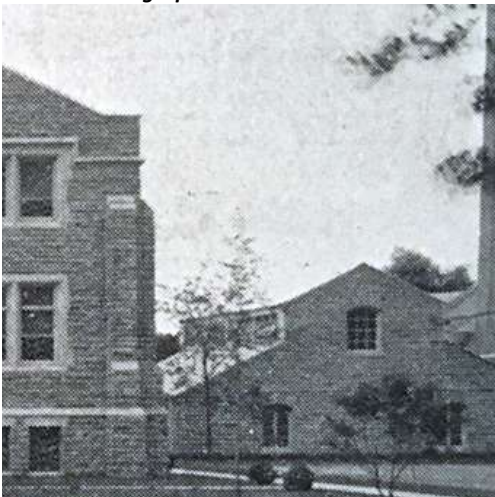
Address: 7241 Germantown Ave (aka 7301 Germantown Avenue)

Building Name: Power Plant

Current Photographs (2017- 2018):



Historic Photographs:



Left: Just after construction in 1907. Right: June 1951. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address: 7331 Germantown Avenue**OPA Number:**

775515000

Individually Listed: 12/31/1984**Base Reg. Number:**

097N180047

Historical Data**Historic Name:** Miller-Gowen house/the Refectory**Year Built:**

1792

Current Name:**Associated Individual:****Hist. Resource Type:** Detached Dwelling**Architect:****Historic Function:** Private Residence**Builder:****Social History:**

Built in 1792 by Joseph Miller, and later owned by the prominent Gowen family (Joseph Miller's daughter married James Gowen), this property-- which originally included a house, stable, and grounds-- was acquired by the Seminary in 1912 for use as a refectory, a dining hall for religious institutions.

References:

S.F. Hotchkin, Ancient and Modern Germantown, Mount Airy and Chestnut Hill (Philadelphia: P.W. Ziegler & Co., 1889), 90.

Physical Description**Style:** Federal**Resource Type:**

Detached Dwelling

Stories: 2 1/2**Bays:** 5**Current Function:**

Church/Religious

Foundation: Wissahickon schist**Subfunction:****Exterior Walls:** Wissahickon schist; stucco**Additions/Alterations:**

Early/mid-20th century one-story additions

Roof: Gable; asphalt shingles**Windows:** Historic- wood**Doors:** Historic- wood**Ancillary:****Other Materials:****Sidewalk Material:**

Concrete

Site Features:

Stone Wall

Notes:

2.5 story Federal-style building with a gable roof, set back minimally from the Germantown Avenue. Its main elevation is built of dressed stone and is five bays wide, while the side elevations are stuccoed. Two gable windows pierce the roof and a Corinthian ordered porch surrounds the grand central entrance. The dormers are adorned with fan-light sash. Six-over-six double-hung sash are found on the second story, while two-over-two sash-- clearly a later alteration-- exist on the ground floor. The building retains its original central 2.5-story rear ell, and features a series of later one-story additions constructed after the Seminary purchased the building.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7241 Germantown Ave (aka 7331 Germantown Avenue)

Building Name: Gowen-Miller House/the Refectory

Current Photographs (2017- 2018):



Historic Photographs:



Left: Undated early photograph. Source: Germantown Historical Society. Right: Just after the house was converted to the Refectory in 1912. Note the changes to the porch. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address: 7333 Germantown Avenue**OPA Number:**

775515000

Individually Listed:**Base Reg. Number:**

097N180047; 097N180033

Historical Data**Historic Name:** President's House**Year Built:**

1913

Current Name:**Associated Individual:****Hist. Resource Type:** Detached Dwelling**Architect:**

Carl P. Berger

Historic Function: Private Residence**Builder:**

Frederick Elvidge

After purchasing what would become the Refectory and the vacant lot at the southeast corner of Germantown and Gowen Avenues, the Seminary almost immediately commissioned architect Carl P. Berger to supervise the construction of "a stone Colonial professor's house, 43 by 41 feet." Fred Elvidge and Sons were awarded the contract for construction of the house. An old stone stable or barn was demolished to make way for the new house and the stone reused.

References:

Phila. Bld. Permit #3877 of 1907, CAP; "Building News," Phila. Inquirer. 6/29/1913, 38; M. Lewis. "Lutheran Theological Seminary, 7241-7331 Germantown Ave." PHMC Historic Resource Survey Form, Clio Group, 1983.

Physical Description**Style:** Colonial Revival**Resource Type:**

Detached Dwelling

Stories: 2 1/2**Bays:** 3**Current Function:**

Private Residence

Foundation: Wissahickon schist**Subfunction:****Exterior Walls:** Wissahickon schist**Additions/Alterations:**

1991, rear addition

Roof: Hipped; asphalt shingles**Windows:** Historic- wood**Doors:** Historic- wood**Other Materials:****Ancillary:****Sidewalk Material:**

Concrete

Site Features:**Notes:**

2.5-story house topped by a hipped roof edged by a simple molded cornice. The attic is lit by several sets of dormer windows. Below, the main volume is constructed of randomly coursed local stone pierced by three openings across the front façade. The windows are flat headed, with 6/1 double-hung wood sash. A raised porch, on a local stone base, supporting wood columns and a shed roof shelters the first story. The entrance is through a side-lit door in the center of the façade. Bay windows on the side elevations and densely planted trees are amenities of the generous lot. A non-historic one-story frame addition appends the rear of the building.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7241 Germantown Ave (aka 7333 Germantown Avenue)

Building Name: President's House

Current Photographs (2017- 2018):



Historic Photographs:



Left: "Pro. Tappert's Residence," 1947. Right: 1954. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address: 7333 Germantown Avenue (rear)**OPA Number:**

775515000

Individually Listed:**Base Reg. Number:**

097N180047

Historical Data**Historic Name:** The Staff House**Year Built:** 1958**Current Name:****Associated Individual:****Hist. Resource Type:** Apartment Building**Architect:**

T. Norman Mansell

Historic Function: Dormitory**Builder:**

Sunset Corporation

In 1957, the Women's Auxiliary began planning for the erection of a "staff residence," to be located "...between the North Dormitory and the Tappert's residence and to the rear of the Refectory." An architect, T. Norman Mansell, was selected and plans were drawn up that summer. However, construction was slowed until mid-1958. On June 6, 1958, the project broke ground, beginning the erection of the new staff residence that would be known as the "Registrar's Residence."

References:

Phila. Bld. Permit #4869 of 1958, CAP. "Architect Chosen, House to be Erected," The Philadelphia Seminary Bulletin. June 1957, 3.
 "Progress Being Made on Plans for New Residence," The Philadelphia Seminary Bulletin. October 1957, 3.

Physical Description**Style:** Minimal Traditional**Resource Type:**

Apartment Building

Stories: 2**Bays:** 4**Current Function:**

Church/Religious

Foundation: Not visible**Subfunction:****Exterior Walls:** Stucco**Additions/Alterations:****Roof:** Gable; asphalt shingles**Windows:** Historic-metal**Doors:** Historic- metal**Ancillary:****Other Materials:** Stone**Sidewalk Material:**

Concrete

Site Features:**Notes:**

2-story, low-slope gabled roof house with a one story section in front, creating an L-plan building footprint. The entire house is clad in smooth face stucco with asphalt shingles at the roofs; there a stone veneer wainscot at the addition and at the rear elevation of the main block. A large chimney is at the end gable of the addition. The addition has two window openings at the north elevation, and a Chicago window at the south elevation. The single entry door is centered in the main block, at the intersection of the addition. Next to the door is an opening with five windows with a high sill; at the second level are three double hung windows. Each side elevation of the main block has one window opening at each level. The rear, or east, elevation has three bays; two doors each flank a center bay of double hung windows. There are openings at the second level that match in width those at the first. While of a later period than the surrounding houses, the Staff House matches adjacent houses in its suburban character.

**Classification:** Non-contributing**Survey Date:**

2/10/2018

Address: 7241 Germantown Ave (aka 7333 Germantown Avenue, rear)

Building Name: Staff House

Current Photographs (2017- 2018):



Historic Photograph:



"New staff residence," April 1959. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7241 Germantown Avenue

Alternate Address:**OPA Number:**

775515000

Individually Listed:**Base Reg. Number:*****Historical Data*****Historic Name:****Year Built:**

1998

Current Name:

Wiedmann Center and Bookstore

Associated Individual:**Hist. Resource Type:****Architect:****Historic Function:****Builder:****Social History:**

Constructed in 1998 to provide housing for seminary students and their families.

References:***Physical Description*****Style:**

Contemporary

Resource Type:

Institutional

Stories: 4**Bays:****Current Function:**

Multi-unit Residential

Foundation:

Stone

Subfunction:**Exterior Walls:**

Stucco; Stone veneer

Additions/Alterations:**Roof:**

Multiple hipped; asphalt shingles

Ancillary:**Windows:**

Non-historic- metal

Sidewalk Material:**Doors:**

Non-historic- metal

Site Features:**Other Materials:****Notes:**

Constructed in the 1990s, the Wiedemann Center is a large institutional building with two large wings that form an L-shape, with a central entrance at the intersection of the wings. The building features three main floors set on an elevated basement, which is distinguished by a stone watertable. The upper floors are clad in a grey stucco or stucco-like material.

**Classification:**

Non-contributing

Survey Date:

2/10/2018

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

20-22 E Gowen Avenue

Alternate Address:**OPA Number:**

881450910

Individually Listed:**Base Reg. Number:**

097N180050; 097N180039

Historical Data**Historic Name:**

Landenberger Residence

Year Built:

1897

Current Name:**Associated Individual:****Hist. Resource Type:**

Multi-Family Residential

Architect:**Historic Function:**

Residence

Builder:

Thomas W. Wright & Son

Social History:

The twin dwelling at 20 & 22 E. Gowen Avenue was constructed in 1897 by Thomas W. Wright and Sons for Charles Henry Landenberger. The houses served as a home for the Landenberger family for close to twenty years. The Seminary acquired the property in 1972 for use as student residences. 22 E. Gowen Avenue was converted into apartments by the early 1950s, and was acquired by the Seminary in 1969.

References:

Phila. Bld Permit #6929 of 1897, 22 October 1897; Deed: Gladys Y. Trainer to LSTP, 1 June 1972, Philadelphia Deed Book D.C.C., No. 107, p. 515. Deed: Wm. S. Parker and Barbara M., his wife, to LSTP, 2 July 1969, Phila. Deed Book J.R.S., No. 451, p. 478, CAP

Physical Description**Style:**

Colonial Revival

Resource Type:

Semi-detached Dwelling

Stories: 2 1/2**Bays:** 2**Current Function:**

Multi-unit Residential

Foundation:

Stone

Subfunction:

Church/Religious

Exterior Walls:

Stone

Additions/Alterations:**Roof:**

Gambrel; asphalt shingles

Ancillary:**Windows:**

Historic and non-historic

Sidewalk Material:

Cement

Doors:

Non-historic- other

Site Features:**Other Materials:****Notes:**

Large, cross-gambrel pair of twins clad entirely in Wissahickon schist. Exposed gambrel ends on front and sides, each 2 bays wide. Hipped roof at rear w/ series of hipped and shed dormers. Other defining features include: symmetrical front facade (except for single off-center door-- poss. later alt). 1st fl., paired double-hung windows on each side of front facade, w/ cant bays above. At 3rd fl, 6/1 wood windows on each side, w/decorative wood surrounds that act as spring points for stone arch articulated with a keystone. Side elevations: entrances set back from the street-- semi-elliptical openings with replacement doors and original fanlight transoms and sidelites. 1st fl side windows include single double-hung w/gothick muntin patterns in upper sash; tripartite double-hungs. Two and three-sided bay windows.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 20-22 E Gowen Avenue

Current Photographs (2018):



LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

30 E Gowen Avenue

Alternate Address:**OPA Number:**

881450915; 091035805 (new)

Individually Listed:**Base Reg. Number:**

097N180062

Historical Data**Historic Name:**

Gowen Residence; Graduate Hall

Year Built:

1884

Current Name:**Associated Individual:**

Francis I. Gowen

Hist. Resource Type:

Detached Dwelling

Architect:

Furness & Evans, attrib.

Historic Function:

Residence

Builder:

Tourison Brothers

This house was built by James E. Gowen as a wedding present for his son Francis I. Gowen in 1884. Francis I. Gowen sold the property to Esther B. Gowen, widow of Reading Railroad president Franklin B. Gowen, in 1895 and she lived in this house for several years. The Seminary purchased the property in 1923 from Thomas Bockius Hammer and it was immediately renovated and repurposed to become Graduate Hall.

References:

Germantown Guide, "Building Permits Recently Issued," 6/27/1884; Phila. Bld. Permit, #1668 of 1893, 13 May 1893; Interview with Ellen Gowen Hood, 20 May 1954, J88.2/1, Lutheran Archives Center at Philadelphia.

Physical Description**Style:**

Queen Anne

Resource Type:

Detached Dwelling

Stories: 2 1/2**Bays:** 3**Current Function:**

Multi-unit Residential

Foundation:

Stone

Subfunction:**Exterior Walls:**

Stone

Additions/Alterations:

1893: one-story vestibule addition and balcony added

Roof:

multiple gable; hipped; asphalt shi

Windows:

Historic and non-historic

Ancillary:

Detached Garage

Doors:**Other Materials:**

Shake

Sidewalk Material:**Site Features:*****Notes:***

2.5- story detached house with complex, steeply-pitched roofline and asymmetrical facades. Character-defining features include: shingled roof with multiple slopes, jerkinhead gable end, variously-shaped dormers, and deep eaves with exposed rafter tails and brackets; corbelled brick chimneys; fishscale shingle cladding at the upper two floors and schist at the lower level; multiple porches; square plan turret with a second-story open porch with turned post corners and railing with a steep hip roof; wood, multi-lite/2 windows (some replacement windows throughout).

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 30 E Gowen Avenue

Building Name: Gowen Residence; the Graduate School

Current Photographs (2017- 2018):



Historic Photographs:



1924 photographs of the "New Graduate School." Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

30 E Gowen Avenue (rear)

Alternate Address:**OPA Number:**

881450915; 091035805 (new)

Individually Listed:**Base Reg. Number:**

097N180062

Historical Data**Historic Name:****Year Built:**

1913; 1937

Current Name:**Associated Individual:****Hist. Resource Type:**

Garage

Architect:**Historic Function:****Builder:**

Frederick Elvidge & Son; W.H.

Social History:

The front part of the garage was built in 1913 for Thomas Bockius Hammer by Frederick Elvidge & Son. The Seminary added garages to the rear of the building in 1937.

References:

Philadelphia Building Permit No. 9149 of 1913 (November 3, 1913) and No. 8602 of 1937 (December 1, 1937), CAP.

Physical Description**Style:**

Vernacular

Stories: 1**Bays:****Foundation:****Exterior Walls:**

Stone

Roof:

Multiple hipped; asphalt shingles

Windows:

Historic and non-historic

Doors:

Historic and non-historic

Other Materials:

Stucco

Notes:

At the rear of 30 E. Gowen Avenue is a one-story stone garage and addition. This structure is composed of an earlier garage from 1913 with a hipped roof, clad in stone with a north facing garage opening and wood doors with lites in the upper portion. To the southeast is a later (1937) contiguous addition, also with a hipped roof with asphalt shingles and four openings with contemporary overhead metal doors. There is a small wooden garbage surround at the intersection of the two buildings in front of three divided lite windows in the older structure.

Resource Type:

Garage

Current Function:

Parking

Subfunction:**Additions/Alterations:**

1937

Ancillary:**Sidewalk Material:****Site Features:****Classification:**

Non-contributing

Survey Date:

2/10/2018

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:** 42 E Gowen Avenue**Alternate Address:****OPA Number:**

775523000; 091035905 (new)

Individually Listed:**Base Reg. Number:**

097N180049

Historical Data**Historic Name:****Year Built:**

1888

Current Name:**Associated Individual:**

Francis I. Gowen

Hist. Resource Type:

Semi-detached Dwelling

Architect:

Furness & Evans

Historic Function:

Residence

Builder:

L.H. Froch

This twin house was built by Francis Innes Gowen in 1888 and designed by the Furness and Evans firm. It was primarily a rental property for the Gowen Estate until the 1920s. The Seminary acquired the property in 1957 for additional faculty housing.

References:

Real Estate Record and Builder's Guide, 9 July 1888. "Seminary to Purchase Two Adjoining Properties," The Philadelphia Seminary Bulletin. October 1957, 3. "Property Matters Fill Summer Months," The Philadelphia Seminary Bulletin. 26 October 1958, 3.

Physical Description**Style:** American Foursquare; Queen Anne**Resource Type:**

Semi-detached Dwelling

Stories: 2 1/2**Bays:** 2**Current Function:**

Multi-unit Residential

Foundation:

Schist

Subfunction:

Church/Religious

Exterior Walls:

Schist; stucco

Additions/Alterations:**Roof:**

Hipped; asphalt shingles

Windows:

Historic- wood

Doors:

Historic- wood

Ancillary:**Other Materials:**

Brick, Leaded Glass, Shake

Sidewalk Material:

Slate

Site Features:

Slate walkway

Notes:

Twin 2 ½ story American Foursquare-shaped main block with hipped roof with dormers, connected to neighboring property by a lower gable-roofed hyphen to the north. The Gowen Street elevation is dominated by a hip-roofed front porch, supported by turned posts. Double dormer windows with jerkinhead roofs are centered on the front, side, and rear roofs. A large brick chimney penetrates the roof at the southern dormer window. The first level of the main block is clad in Wissahickon schist, above which is a band of red brick that reaches up to the roof eave at the corners and along the jambs of the second floor windows. The field of the second-floor walls is textured stucco. The hyphen has shed dormer windows in the roof over a wall of schist that has two double window openings and diamond comes in upper sashes. Though partially obscured by storm windows, the property retains most of its original windows, which feature diamond-camed upper sash, over double-lite lower sash. Historic roof: tile with Yankee/pole gutter. Sides of dormers historically clad in scalloped tile or shingles.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 42 E Gowen Avenue

Current Photographs (February 2018):



Historic Photograph:



Early photograph. Source: J.M. Duffin, personal collection.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

46 E Gowen Avenue

Alternate Address:**OPA Number:**

775524000

Individually Listed:**Base Reg. Number:**

097N180051

Historical Data**Historic Name:****Year Built:**

1888

Current Name:**Associated Individual:**

Francis I. Gowen

Hist. Resource Type:

Semi-detached Dwelling

Architect:

Furness & Evans

Historic Function:

Residence

Builder:

L.H. Froch

This twin house was built by Francis Innes Gowen in 1888 and designed by the Furness and Evans firm. It was primarily a rental property for the Gowen Estate until the 1920s. The Seminary acquired the property in 1957 for additional faculty housing. The well regarded Old Testament professor and Seminary choir director Rev. Dr. Robert E. Bornemann and his family lived in this house from 1957 until his retirement in 1990s, after which the house was converted into student apartments.

References:

Real Estate Record and Builder's Guide, 9 July 1888. "Seminary to Purchase Two Adjoining Properties," The Philadelphia Seminary Bulletin. October 1957, 3. "Property Matters Fill Summer Months," The Philadelphia Seminary Bulletin. 26 October 1958, 3.

Physical Description**Style:**

American Foursquare; Queen Anne

Resource Type:

Semi-detached Dwelling

Stories: 2 1/2**Bays:** 2**Current Function:**

Multi-unit Residential

Foundation:

Schist

Subfunction:

Church/Religious

Exterior Walls:

Schist; stucco

Additions/Alterations:**Roof:**

Hipped; asphalt shingles

Windows:

Historic and non-historic

Ancillary:**Doors:**

Historic and non-historic

Sidewalk Material:

Slate

Other Materials:

Brick, Leaded Glass, Shake

Site Features:

Slate walkway

Notes:

Twin, 2 ½ story American Foursquare-shaped main block with hipped roof with dormers, connected by a lower, gable-roofed hyphen to its neighbor to the south. Gowen elevation features a small porch covering just the door and a window. Large porch across Boyer Street elevation, accessed by two sets of French doors. Jerkinhead roofed dormers in the front, side, and rear roofs. Large brick chimney penetrates the roof at the northern dormer window. First level of the main block is clad in Wissahickon schist, above which is a band of red brick that reaches up to the roof eave at the corners and along the jambs of the second floor windows. The field of the second-floor walls is textured stucco. The hyphen has shed dormer windows in the roof over a wall of schist that has two double window openings and diamond came in upper sashes. Though partially obscured by storm windows, the property retains most of its original windows, which feature diamond-camed upper sash, over double-lite lower sash. Historic roof: tile with Yankee/pole gutter. Sides of dormers historically clad in scalloped tile or shingles.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 42 E Gowen Avenue

Current Photographs (2017- 2018):



Historic Photographs:



Left: Circa 1915 photograph of the rears of 42 and 46 E Gowen Avenue. Source: J.M. Duffin, personal collection. Right: "New Properties Under Consideration," October 1957. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7204 Boyer Street

Alternate Address: 7204-06 Boyer Street**OPA Number:**

775507000; 091162705 (new)

Individually Listed:**Base Reg. Number:****Historical Data****Historic Name:****Year Built:**

1920

Current Name:**Associated Individual:**

Carl Hassold; Dr. Luther Reed

Hist. Resource Type:

Detached Dwelling

Architect:

W.H. Megargee

Historic Function:

Residence

Builder:**Social History:**

Built for Carl Frederick Rudolph Hassold, an investment broker and Lutheran, at the time of his marriage. It served as his home for six years. Hassold's father served on the Board of Directors the Seminary and was a founder of Ascension Lutheran Church in Mount Airy. This house was also the long-time residence of Rev. Dr. Luther Dotterer Reed (1873–1972) who served as president of the Seminary from 1939 to 1945 and also director of the Krauth Memorial Library from 1906 to 1950. After his retirement he continued to live in this house and served as president emeritus of the Seminary.

References:

"Carl Hassold, 52, Broker, Is Dead," Philadelphia Inquirer, 29 January 1950, p. 38; "Frederick C. Hassold," Philadelphia Inquirer, 20 October 1936, p. 4; The Philadelphia Seminary Biographical Record, 31; Phila. Bd. Permit, No. 5757 of 1920.

Physical Description**Style:**

Craftsman/Arts & Crafts

Resource Type:

Detached Dwelling

Stories: 1 1/2**Bays:****Current Function:**

Residential

Foundation:

Stone

Subfunction:**Exterior Walls:**

Stucco; siding

Additions/Alterations:**Roof:**

Hipped; asphalt shingles

Windows:

Non-historic

Ancillary:

Detached Garage

Doors:

Unknown

Sidewalk Material:

Concrete

Other Materials:**Site Features:****Notes:**

Low-slung, 1.5 story house that is defined by its complex hipped roof with a cross-gable section at the north corner, making the house appear L-shaped. The majority of the house is dominated by the hipped porch roof, which makes room for a livable half-story lighted by a central shed dormer wide enough for a centered mullion windows containing three units. This opening is defined by simple wood architraves. The hipped roof also features generous eaves that shade a large L-shaped porch that extends from the projecting cross gable at the primary elevation and around the building to the east façade. Immediately at center is a central doorway with a single wooden door. A large picture window is beyond this opening to the southeast. The gable-front near the north corner features a three-part mullion window on the first floor and single window at center within the gable. Historically, the home featured 6/1 wood windows. The property features a non-contributing detached garage.

**Classification:**

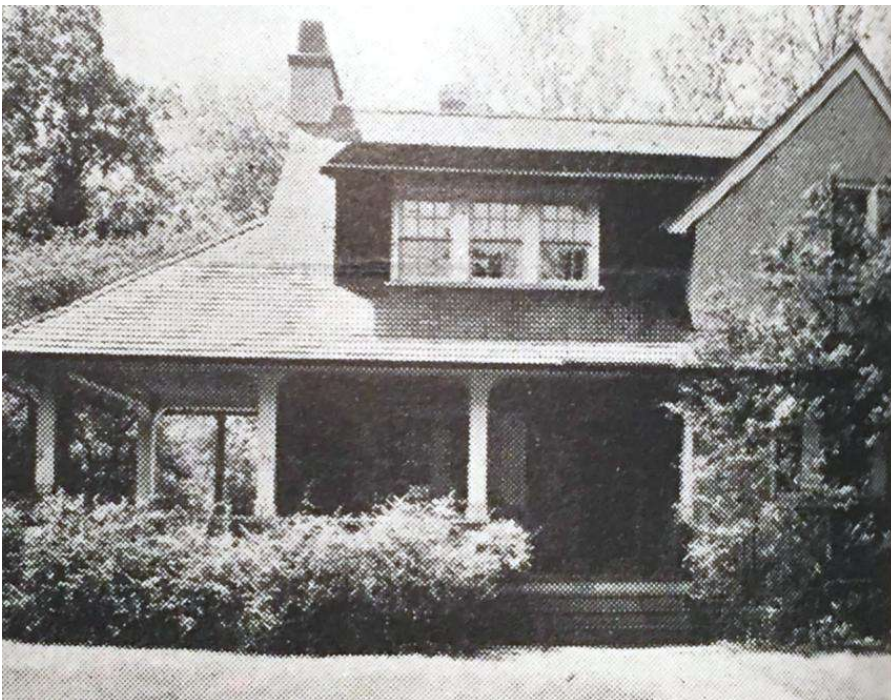
Contributing

Survey Date:

2/10/2018

Address: 7204 Boyer Street

Current Photographs (2017-2018):



Historic Image:

April 1947 photograph, captioned "Dr. Reed's Residence." Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7206 Boyer Street

Alternate Address:

7204-06 Boyer Street

OPA Number:

775507000; 091162710 (new)

Individually Listed:**Base Reg. Number:*****Historical Data*****Historic Name:****Year Built:**

1885-86

Current Name:**Associated Individual:****Hist. Resource Type:**

Detached Dwelling

Architect:

Frank R. Watson

Historic Function:

Residence

Builder:

W. Flanigan

Social History:

Built in 1885-86 by Sarah E. Haffelfinger, widow of Charles C., who remained here until 1890. Haffelfinger sold the house to Sen. Benjamin F. Hughes (1844–1913) who served in the Pennsylvania Assembly from 1882 to 1887. The Seminary acquired the property in 1906. The longest faculty resident of this house was Rev. Dr. Henry F. Offermann (1866–1953), who was a professor of New Testament. In 1959, 7206 Boyer was home to the Rev. Dr. Martin J. Heineken and his wife Vera.

References:

American Architect and Builder's News, Philadelphia Building Permits, 19 December 1885.
Philadelphia Real Estate Record and Builder's Guide, 1 February 1886.

Physical Description**Style:**

Victorian Eclectic

Resource Type:

Detached Dwelling

Stories: 2 1/2**Bays:** 2**Current Function:**

Residential

Foundation:

Stone

Subfunction:**Exterior Walls:**

Stone; shingled; siding

Additions/Alterations:**Roof:**

Gambrel; gable; asphalt shingle

Windows:

Historic- wood

Ancillary:**Doors:**

Historic- wood

Sidewalk Material:**Other Materials:**

Shake

Site Features:

Stone Wall

Notes:

Complex, single, detached house that reads as a twin owing to its pair of closely placed gambrel ends at the street elevation. Character-defining features include: schist first-floor; pitched roof side porch with schist columns; decorative wood siding including fishscale shingles at the 2nd floor, above which is a frieze of shingles laid as a meander pattern; multi-lite over 1 or 2 sash windows; small, square-paned multi-lite windows; half-lite door with 3 by 3 divided lites, narrow sidelites, and transom; rear one-story wing rear shed dormers on pitched roof; tapered brick chimney at rear.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7206 Boyer Street

Current Photographs (February 2018):



Historic Image:



August 1946 photograph, captioned "Professor Heinecken's Residence." Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7238 Boyer Street

Alternate Address:**OPA Number:**

775508000; 091162805 (new)

Individually Listed:**Base Reg. Number:*****Historical Data*****Historic Name:****Year Built:**

1886

Current Name:**Associated Individual:****Hist. Resource Type:**

Detached Dwelling

Architect:

Unknown

Historic Function:

Residence

Builder:

C.R. Roebel & Sons

Social History:

The house was built for Wilson H. Ebert in 1886. In the spring of 1952 the Seminary purchased 7238 Boyer Street, which became "Professor Steimle's Residence," as it was called and labeled on the campus map. Renovations immediately took place in the summer of 1952 so that the professor could take up residence in the newly acquired dwelling.

References:

Real Estate Record, 7 June 1886; Deed: Edward J. Burns and Mary R., his wife, to LTSP, 25 June 1952, Philadelphia Deed Book M.L.S., No. 140, p. 461, CAP.

Physical Description**Style:**

Queen Anne

Resource Type:

Detached Dwelling

Stories: 2 1/2**Bays:** 4**Current Function:****Foundation:**

Schist

Subfunction:**Exterior Walls:**

Wissahickon schist

Additions/Alterations:

porch railing altered

Roof:

Hipped; asphalt shingles

Windows:

Historic and non-historic

Doors:**Ancillary:****Other Materials:****Sidewalk Material:****Site Features:****Notes:**

2.5-story, 4 bay wide dwelling clad in Wissahickon schist. Asymmetrical, asphalt-shingled hipped roof with intersecting gable ends clad in lap siding featuring an 8/8 double-hung window. Full-width pitch-roofed porch with decorative wood corner brackets, and replacement railings. Gable-roofed dormers with multi-lite/2 windows. Replacement 1/1 windows in lower floors. 1-story rear frame addition.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7238 Boyer Street

Current Photographs (2017-2018):



Historic Photograph:



October 1952 photograph, captioned "The Residence of Professor Steimle." Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7300 Boyer Street

Alternate Address:

7300-18 Boyer Street

OPA Number:

881042555; 091162905 (new)

Individually Listed:**Base Reg. Number:*****Historical Data*****Historic Name:**

Faculty Residence

Year Built:

1894

Current Name:**Associated Individual:**

Adolph Spaeth

Hist. Resource Type:

Detached Dwelling

Architect:

Oscar Frotscher

Historic Function:

Residence

Builder:

Martin Hetzel

Social History:

This house was built by the Seminary for faculty member Rev. Dr. Philip Friedrich Adolph Theodor Spaeth (1839–1910) who served on the faculty from 1873 to 1910. The property was purchased from the Gowen Estate by the Ministerium in 1887 and turned over to the Seminary in 1894.

References:

Deed: Franklin B. Gowen to the Evang. Luth. Ministerium..., 1 June 1887, Book G.G.P. 283, p. 222, CAP; Phila. Bld. Permit, No. 3647 of 1894, 14 September 1894; Deed: Evang. Luth. Ministerium..., 22 July 1894, Book T.G., 447, p. 177s, CAP. Permit #3647

Physical Description**Style:**

Victorian Eclectic

Resource Type:

Detached Dwelling

Stories: 2 1/2**Bays:** 2**Current Function:****Foundation:**

Stone

Subfunction:**Exterior Walls:**

Stone

Additions/Alterations:**Roof:**

Mansard; asphalt shingles

Ancillary:**Windows:****Doors:****Other Materials:****Sidewalk Material:****Site Features:**

Stone wall

Notes:

3-story stone house with mansard roof, 2 bays wide by 7 bays deep. Pitched roof front porch with turned posts, intricate brackets, and arched lattice detailing. Wide gable-roofed dormers in front w/pierced wood gable decoration and overhanging eaves. Pairs of original diamond-centered top sash over one double-hung windows in both front dormers. Simple cornice broken at side by steep gable, into which is set a two-story, shallow shingle-sided bay window with overhanging roof. Shed dormers with diamond-centered windows along side elevations. Tall, stuccoed, corbelled chimney. 2nd-floor porches at rear. Mixture of original and replacement windows throughout. Original stone wall along street.

**Classification:**

Contributing

Survey Date:

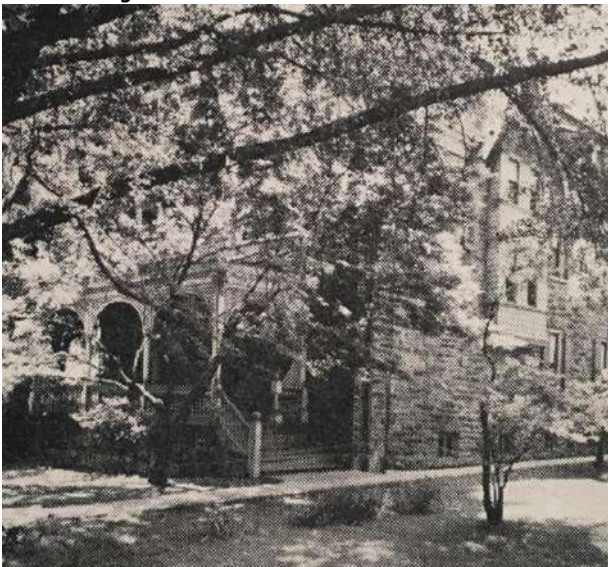
2/10/2018

Address: 7300 Boyer Street

Current Photographs (2017-2018:



Historic Image:



February 1948 photograph, captioned "Prof. Seltzer's Residence." Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7304 Boyer Street

Alternate Address:

7300-18 Boyer Street

OPA Number:

881042555; 091162910 (new)

Individually Listed:**Base Reg. Number:*****Historical Data*****Historic Name:****Year Built:**

1890

Current Name:**Associated Individual:****Hist. Resource Type:**

Detached Dwelling

Architect:

Oscar Frotscher

Historic Function:

Residence

Builder:

Martin Hetzel

Social History:

This house was the first faculty residence built by the Seminary. The property was purchased from the Gowen Estate by the Ministerium in 1887 and turned over to the Seminary in 1894. The house was occupied over the years by Rev. Dr. George Frederick Spieker (1844–1913); Rev. Dr. C. Theodore Benze (1865–1936); and Rev. Dr. Russell Dewey Snyder.

References:

Permit #3396

Physical Description**Style:**

Victorian Eclectic

Resource Type:

Detached Dwelling

Stories: 2 1/2**Bays:** 2**Current Function:****Foundation:**

Stone

Subfunction:**Exterior Walls:**

Stone

Additions/Alterations:**Roof:**

Mansard; asphalt shingles (origina

Ancillary:**Windows:**

Historic- wood

Sidewalk Material:**Doors:**

Historic- wood

Site Features:

Stone Wall

Other Materials:**Notes:**

3-story, stone house, asymmetrical in plan and elevation. Prominent faceted projecting bay with tapered wall dormer, decorative fascia, and pyramidal roof topped in a finial. Full-width porch with ornate posts, brackets, and posts. Hipped/mansard roof atop a simple cornice with widely-spaced dentils. Gable and shed dormers. Slate-colored asphalt shingles. Front dormer with double-diamond muntin pattern opens onto shallow enclosure with decorative iron railing. Flared brick chimney. Restored windows throughout. Mixture of 1/1, 2/2, and unusual diamond-centered/1 windows. 1.5-story wing at rear with hipped roof and side porch and shed addition.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7304 Boyer Street

Current Photographs (2017-2018)



Historic Photograph:



February 1947 photograph, captioned "Prof. Snyder's Residence." Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7314 Boyer Street

Alternate Address:

7300-18 Boyer Street

OPA Number:

881042555; 091162915 (new)

Individually Listed:**Base Reg. Number:*****Historical Data*****Historic Name:****Year Built:**

1885

Current Name:**Associated Individual:****Hist. Resource Type:**

Detached Dwelling

Architect:

Frank Furness, attributed

Historic Function:

Residence

Builder:

Tourison Brothers

This house was one of three houses the executors of the James Gowen Estate built on the 7300 block of Boyer Street as part of their efforts to spur development on the estate. The design of the house is attributed to Frank Furness because of his association with Reading Railroad and Franklin B. Gowen, one of the trustees of the Estate. The Seminary purchased building for faculty housing in 1921 but appears to have rented out for the first ten years.

References:

Germantown Independent Weekly, 4 July 1885; Thomas, Lewis, Cohen, "Frank Furness" (1996), cat. 287A; Deed: Frank M. Riter to LTSP, 5 August 1921, Philadelphia Deed Book J.M.H., No. 1079, p. 526, CAP.

Physical Description**Style:**

Queen Anne

Resource Type:

Detached Dwelling

Stories: 1 1/2**Bays:** 3**Current Function:****Foundation:**

Stone

Subfunction:**Exterior Walls:**

Stone; siding

Additions/Alterations:

1951 alts to porch, decorative eaves; late-20th c. shingles replaced with siding

Roof:

Multiple: gable, hipped; asphalt s

Ancillary:**Windows:**

Historic- wood

Sidewalk Material:**Doors:**

Not visible

Site Features:**Other Materials:**

Brick

Notes:

Large 1.5-story stone cottage with an irregular plan and rooflines. Dominated by a gabled 2-story elevation with two 2/2 double-hung windows. Horizontal siding replaces historic shingles on gable end. Historic overhanging eaves and decorative bargeboard have been removed. Semi-recessed porch with turned posts and schist columns wraps lefthand side of front elevation. Replacement porch railing. Shed and wall dormers on front and side elevations. Two large brick chimneys in main portion of building. 2/2 windows throughout. Long rear extension clad in siding, with hipped roof and dormers, and a central brick chimney.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7314 Boyer Street

Current Photographs (2017-2018)



Historic Photographs:



Left: Circa 1950 photograph. Source: J.M. Duffin, personal collection. Right: June 1951, "Professor Cooper's Home – After CHEY." Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7318 Boyer Street

Alternate Address:

7300-18 Boyer Street

OPA Number:

881042555; 091162920 (new)

Individually Listed:**Base Reg. Number:****Historical Data****Historic Name:****Year Built:**

1885

Current Name:**Associated Individual:****Hist. Resource Type:**

Detached Dwelling

Architect:

Frank Furness, attributed

Historic Function:

Residence

Builder:

Tourison Brothers

Land purchased by Francis I. Gowen on April 29, 1885 for \$1,650. House built in 1885 by Tourison Brothers. Rented. The largest of the three houses built on the Gowen estate by its trustees, it shares similarities in design to 30 E. Gowen Avenue, which is also attributed to Furness. The Seminary purchased building for faculty housing in 1945 from Rev. Paul Zeller Strodach who was the head of the United Lutheran Church Publication House and had purchased the house in 1939.

References:

"Building Permits Recently Issued," Germantown Guide, 27 June 1885; Deed: Paul Zeller Strodach and Bertha L., his wife, to LTSP, 20 June 1945, Philadelphia Deed Book C.J.P., No. 922, p. 44, CAP; Thomas, Lewis, Cohen, Frank Furness (1996), cat. 288A.

Physical Description**Style:**

Queen Anne

Resource Type:

Detached Dwelling

Stories: 2 1/2**Bays:** 3**Current Function:****Foundation:**

Stone

Subfunction:**Exterior Walls:**

Stone; shingle

Additions/Alterations:

porch enclosed post-1946

Roof:

Cross-gable; asphalt shingles

Ancillary:**Windows:**

Historic- wood

Sidewalk Material:

Slate

Doors:

Historic- wood

Site Features:

Iron fence

Other Materials:

Brick

Notes:

2.5 story stone and shingle main block with cross-gable roof and asymmetrical facade. 2-story side wing with side gable roof and large. Enclosed porch at side. 1-story addition with hipped roof at rear. Character-defining features include: coursed ashlar base; painted shake siding, flared at base; dentiled cornice; deep, bracketed eaves with exposed rafter tails; bracketed pent eave over entry and bay window with 16/2 center window and 8/2 side windows; corbelled brick chimneys. Building retains most/all original multi-lite/2 windows on elevations visible from Boyer St.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7318 Boyer Street

Current Photographs (February 2018):



Historic Image:



1946 photograph. Source: J.M. Duffin, personal collection.

LUTHERAN THEOLOGICAL SEMINARY HISTORIC DISTRICT INVENTORY**Address:**

7322 Boyer Street

Alternate Address:

7300-18 Boyer Street

OPA Number:

881042555; 091162925 (new)

Individually Listed:**Base Reg. Number:*****Historical Data*****Historic Name:****Year Built:**

1886

Current Name:**Associated Individual:**

Rev. Dr. Emil E. Fischer

Hist. Resource Type:

Detached Dwelling

Architect:

Frank Furness, attributed

Historic Function:

Residence

Builder:

Isaac K. Pierson

Social History:

Built in 1886 for Robert E. Gowen, it was one of three houses the executors of the James Gowen estate built on the 7300 block of Boyer Street as part of their efforts to spur development on the estate. The design is attributed to Frank Furness, who designed several homes near Sedgwick Station on the Gowen estate. Furness was also associated with Franklin Gowen, President of the Reading Railroad, and one of the trustees of the estate. In 1930, the Seminary purchased the house for use as a professor's house. Rev. Dr. Emil E. Fischer and Dr. Doberstein both resided in the house at various times.

References:

Thomas, Lewis, Cohen, "Frank Furness" (1996), cat. 287A; PRERBG, 2 April 1886.

Physical Description**Style:**

Queen Anne

Resource Type:

Detached Dwelling

Stories: 2 1/2**Bays:** 2**Current Function:****Foundation:**

Stone

Subfunction:**Exterior Walls:**

Stone; Shingle; Half-timbered

Additions/Alterations:**Roof:**

Multiple gable; asphalt shingles

Ancillary:**Windows:**

Historic- wood

Sidewalk Material:

Slate

Doors:

Historic- wood

Site Features:

Slate walkway

Other Materials:**Notes:**

2.5 story stone and shingle house with unusual roof shape. Prominent porch w/ turned columns, above which sits a half-timbered 2nd-story bay terminating under an attic gable. The wall surface from which the bay projects carries a rich variety of forms: above a cellar window headed by a stone lintel is a segmentally headed double-hung window with an unusual 35/2 lite arrangement. The shingled second story contains a similar 28/2 lited window and is capped by the overhanging eaves and roof of an attic dormer whose eaves project over those of the main roof. Other unusual features include the conical dormer head of the gable end and a large flared chimney.

**Classification:**

Contributing

Survey Date:

2/10/2018

Address: 7322 Boyer Street

Current Photographs (February 2018):



Historic Image:



C. 1950 photograph. Source: J.M. Duffin, personal collection.

6. STATEMENT OF SIGNIFICANCE

The Lutheran Theological Seminary at Philadelphia, located in the Mount Airy neighborhood of the former German Township of Philadelphia, is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The site is eligible for listing under the following Criteria for Designation, as per Section 14–1004 of the Philadelphia Code:

- (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;
- (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;
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; and
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

Founded on Franklin Square in 1864, the Lutheran Theological Seminary in Philadelphia first settled in the more populated, city center but within two decades sought to move to an environment that was more conducive to its spiritual and educational mission. In 1886, the Seminary purchased the Mount Airy estate of the late James Gowen, with plans to use the existing mansion and expand through new construction. The Seminary completed its move to the site in 1889 and constructed a new dormitory building the same year. In the years from 1889 through 1972, the Seminary evolved in Mount Airy from a school based within a single building to a campus with over two dozen buildings.

Today, the Seminary is a verdant, picturesque campus composed of nineteenth and twentieth century buildings. The architecture of the complex includes Gothic institutional and domestic residential buildings that contribute to the pastoral character of the Seminary's grounds. The evolution of the campus includes buildings designed for the Seminary as well as private residences acquired and incorporated over time. In developing the campus, the Seminary capitalized on Mount Airy's leafy, suburban setting to create a private, collegiate environment.

The Seminary's history and evolution in Philadelphia represents, and is associated with, the larger historical development of suburban institutional campuses in the City. The buildings, landscape, physical features, and other resources that comprise the Seminary were acquired, repurposed and/or constructed, and developed as part of the establishment and enlargement of the Seminary's campus in Mount Airy after its early years in central Philadelphia. During the latter part of the nineteenth century this became a more common pattern of development in Philadelphia. Institutions founded initially in older, denser areas of the Philadelphia began migrating to suburban locations in the late nineteenth and early twentieth centuries (*Criterion A*).

As the Seminary grew in the late nineteenth century, it purchased existing residential buildings on adjoining and nearby lots as part of its development in Mount Airy. Six of these buildings were designed by architect Frank Furness or his firm Furness & Evans. These buildings represent work of an eminent Philadelphia architect whose work greatly influenced the architectural history of the city (*Criterion E*).

The site where the Seminary currently stands was historically occupied by the Mount Airy Estate and is significant for its archaeological potential. It was here in 1750 that William Allen, then Justice of the Provincial and later Chief Justice of the Supreme Court of the Province of Pennsylvania, established his country house, “Mount Airy,” on Germantown Avenue just north of the intersection of what is now Allen’s Lane.¹ This site is the namesake of the Mt. Airy community (*Criterion I*).

In addition, the Seminary represents the historical heritage of religious and theological education and training in the United Lutheran Church. The Seminary also characterizes the larger realm of Protestant Americans, on a national, state, and local level. In the late nineteenth and early twentieth centuries, Lutherans were among the leading Protestant denominations to prioritize religious and theological education for their ministers.² Since its founding in 1864 through the 1960s, the Lutheran Theological Seminary was a local and regional center of theological and religious education and training, exemplifying the cultural, political, economic, social and historical heritage of Lutheran Philadelphia and the larger United Lutheran Church (*Criterion J*).

¹ Allen purchased his first property here with a house already on it in 1750 when he purchased the property 1750 (Deed: John Rudolph, of Germantown, mason, and Ann, his wife, to William Allen, Philadelphia Deed Book E.F, No. 7, p. 84, City Archives of Philadelphia [hereafter CAP]). A 1748 newspaper ad for the property described the buildings as: “stone house, two story high, and a stone kitchen adjoining, with a well near the same, with a lot of land, of near 11 acres, thereto belonging; the house has four fireplaces besides the kitchen” (*Pennsylvania Gazette*, March 29, 1748).

² Frank Kayley Shuttleworth, William Adams Brown, and Mark Arthur May, *The Education of American Ministers* (New York: Institute of Social and Religious Research, 1934), 2: 11. The 1926 *United States Census of Religious Bodies* (1926 Census) showed that the United Lutheran Church possessed the highest percentage of educated ministers among Protestants in the United States. Reportedly 81.9% of its ministers were graduates of both college and seminary, while the larger Protestant average among white ministers was 35.1%.

CRITERION A

The Lutheran Theological Seminary's history and evolution in Philadelphia represents, and is associated with, the larger historical development of suburban institutional campuses in the City. The buildings, landscape, physical features, and other resources that comprise the Seminary were acquired, repurposed and/or constructed, and developed as part of the establishment and enlargement of the Seminary's campus in Mount Airy after its early years in central Philadelphia. During the latter part of the 19th century this became a more common pattern of development in Philadelphia. Institutions founded initially in older, denser areas of the Philadelphia, began migrating to suburban locations in the late 19th and early 20th centuries.

Early years in Philadelphia

In 1864 the Seminary was founded by the Ministerium of Pennsylvania, the oldest Lutheran synod in America. The founding of the school was related to theology instruction at the Lutheran Theological Seminary in Gettysburg. Many believed that the Gettysburg Seminary was “too committed to American cultural accommodation rather than confessional Evangelical Lutheran orthodoxy.”³ Prior to finding a permanent location for their students, the Seminary's lectures were held at 42 N. 9th Street. In March 1865, a building located at 216 Franklin Street (Figure 1) on the west side of Franklin Square, was purchased and occupied. The Seminary flourished at Franklin Square and in the 1870s, 216 Franklin Street was rehabilitated and expanded to hold their growing student body. As the Seminary approached their 20th anniversary at Franklin Street, the Ministerium of Pennsylvania began exploring options for more “spacious quarters.”⁴



Figure 1: 1875 historic map showing the Lutheran Theological Seminary's location at 216 Franklin Street. G.M. Hopkins 1875 Philadelphia Atlas.

³ Sue Ann Ryback. Chestnut Hill Local. 25 March 2014. Accessed 19 April 2018

<<http://www.chestnuthilllocal.com/2014/03/25/lutheran-theological-seminary-celebrates-150th-anniversary/>>.

⁴ *Catalogue of the Officers Alumni, and Students and Statement of Present Condition of the Lutheran Theological Seminary at Philadelphia.* 1895, 14. Accessed 19 April 2018 via Google Books.

Contemplating a move within the city

In 1883, the Seminary began to seek out potential sites away from the city center. They had determined that 216 Franklin Street was insufficient for the increasing number of students that wished to study at the Seminary.⁵ In 1884, the committee of the Board of Directors of the Lutheran Theological Seminary considered a six-acre site at Lancaster and Columbia Avenues in West Philadelphia (Figure 2).⁶ The Seminary continues to focus on this location until 1885, when they abandon plans for this location.⁷

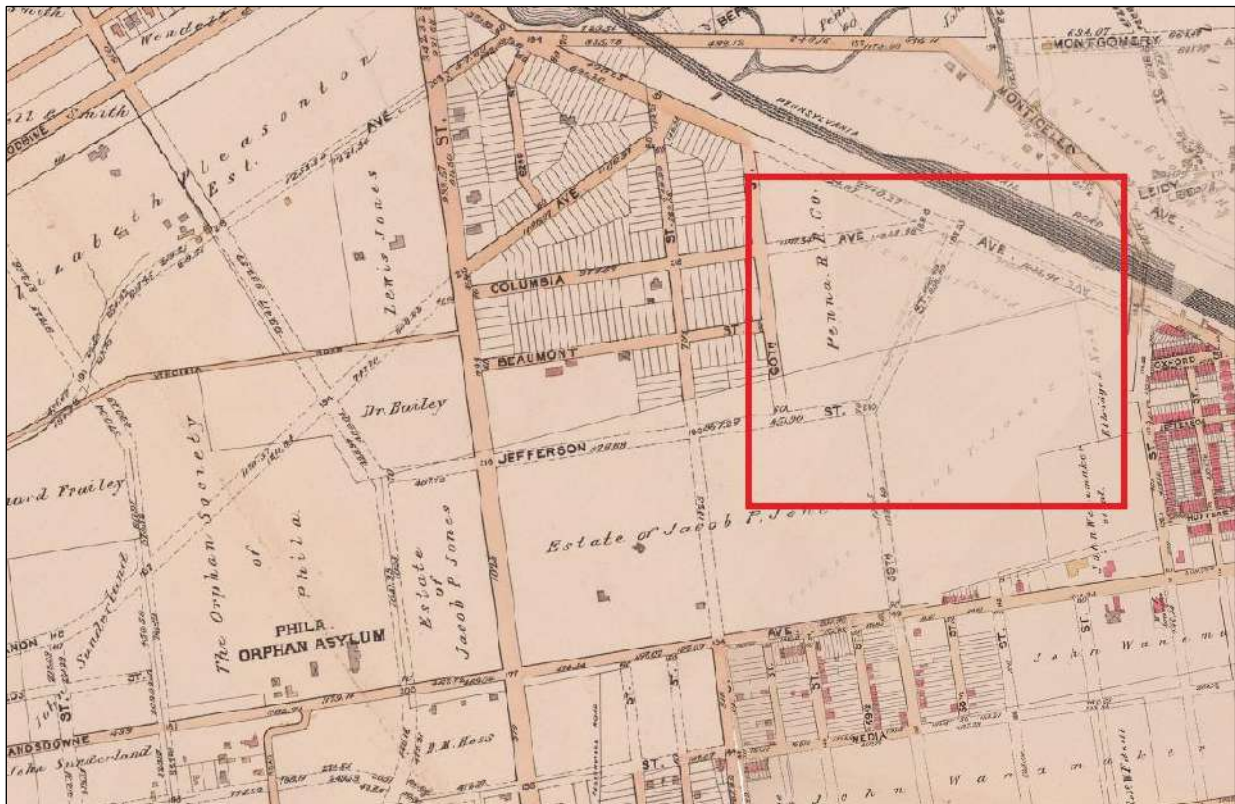


Figure 2: 1895 historic map showing their new potential location in West Philadelphia (Overbrook in present day). The Seminary considered this location from 1884-1885. G.W. Bromley 1895 Philadelphia Atlas.

A year later in October 1886, the Seminary purchased a property in Mount Airy. Described as the estate of the late James Gowen, it notes that the school will occupy the “old mansion” and that new buildings are already planned.⁸ It is not clear what changed their plans although it is possible that the Seminary was aware of the availability of the Gowen Estate even while they entertained moving to West Philadelphia.

⁵ Ibid.

⁶ *The Times* (Philadelphia, PA). 9 July 1884, 4. Accessed through Newspapers.com on 11 April 2018.

⁷ *Philadelphia Inquirer*. 14 December 1887, 3. Accessed through Newspapers.com on 11 April 2018.

The last mention of the Lutheran Seminary planning for work at this location is in an article on 14 December 1885.

⁸ *The Times* (Philadelphia, PA). 9 October 1886, 1. Accessed through Newspapers.com on 11 April 2018.

The estate of James Gowen first goes up for sale in 1883. At the time it becomes available for sale, one local account notes:

The late James Gowen property, now offered for sale at Mt. Airy, possesses historic interest. It was a portion of the estate of Chief Justice William Allen, who gave his property, then comprising forty-seven acres, the name “Mt. Airy,” as appears by his will, dated 1769. Afterward a military college was built on site, while still later the buildings of the Pennsylvania Agricultural College were erected on an adjoining section of the same estate. The present mansion was put up by Mr. Gowen about 1850.⁹

By 1887, plans for a new building are publicized and construction commences.¹⁰ On September 26, 1889, the Seminary completes its move from Franklin Street to their new home in Mount Airy. On October 4, 1889 their new home is consecrated, marking and celebrating the 25th Anniversary of the institution.¹¹

Growth of the suburban institutional campus

As an institution, the Lutheran Theological Seminary was not alone in deciding to move outside the Philadelphia’s downtown area. In their case, they sought a better learning environment for their students and the opportunity for the Seminary to expand. Philadelphia’s rapid population growth in the 18th century and ever-evolving urban landscape, lead numerous institutions to contemplate moving from denser areas to locations outside the urban core.

One of the earliest examples of the move of an institution from the crowded city to a greener and more open environment was the Philadelphia Almshouse, a charity hospital and poorhouse, which originally opened in the early 1730s within the block bound by 3rd, 4th, Spruce, and Pine Streets in Center City. In 1767, the Philadelphia Almshouse moved this location to the block between 10th, 11th, Spruce, and Pine Streets, where it was known as the Philadelphia Bettering House. In 1835, overcrowded conditions of both the site and the growing city inspired yet another move to West Philadelphia, where “Old Blockley” was built. During the latter part of the 19th century this became a more common pattern of development in Philadelphia. Institutions founded initially in older, denser areas of the Philadelphia, began migrating to suburban locations in the late nineteenth and early twentieth centuries.

The following are examples of institutions that were founded in Center City and moved to more desirable, suburban environs:

- **St. John’s Male Orphan Asylum (1832):** Founded in 1797 in response to the yellow fever epidemic, the organization administered orphaned children. St. John’s Male Orphan Asylum was officially incorporated in 1834. The first official “Boys’ Home” was located on Locust Street east of Sixth and later removed to a “Gothic Mansion” on Chestnut Street below Thirteenth. Between 1832 and 1834

⁹ *The Times* (Philadelphia, PA). 10 February 1883, 2. Accessed through Newspapers.com on 11 April 2018.

¹⁰ *Philadelphia Inquirer*. 12 May 1887, 3. Accessed through Newspapers.com on 11 April 2018.

¹¹ *Catalogue of the Officers Alumni, and Students and Statement of Present Condition of the Lutheran Theological Seminary at Philadelphia*. 1895, 14.

the asylum was established at Forty-ninth Street and Wyalusing Avenue, where a purpose built institutional building was constructed.¹²

- **St. Charles Borromeo Seminary (1871):** St. Charles Borromeo Seminary moved from 18th and Race Streets to Overbrook in 1871.¹³
- **University of Pennsylvania (1872):** The University moved from 9th and Chestnut Streets to West Philadelphia in 1872.¹⁴
- **The Pennsylvania Institution for the Instruction of the Blind (1890s):** Founded in 1835, the first campus was located at 20th and Race Streets. In the 1890s, a larger and more suburban site was required, which led to the school's move to the Overbrook section of the city in the 1890s. The new campus was designed by Cope & Stewardson, Architects.¹⁵
- **The Pennsylvania School for the Deaf and Dumb (1892):** The school, now known as the Pennsylvania School for the Deaf, moved from its early building at Broad and Pine Streets to a large site on Germantown Avenue below Cresheim Valley Drive in Mt. Airy in 1892-93.¹⁶
- **Joseph's Female Orphan Asylum and Gonzaga Memorial (1899):** An offshoot of earlier Catholic charities, St. Joseph's Female Orphan Asylum and Gonzaga Memorial removed from St. Joseph Asylum at Seventh and Spruce Streets to 862 Church Lane in Germantown. The new building was dedicated at the Germantown site, "a more rural quarter," in 1899.¹⁷
- **Jewish Foster Home (1901):** Founded by a handful of socially-conscious Jewish women in 1855, their first building stood at 799 N. 11th Street. By 1901, the Jewish Foster Home removed to Church Lane in Germantown, where it occupied a former suburban residence. Here the organization changed its name to the Jewish Foster Home and Orphan Asylum of Philadelphia. The mansion house soon became too small and a massive institutional building was constructed on the site. At the rear of the building the original house was preserved as part of the new building. A small campus of buildings grew up in the rear to include: a dispensary, a gymnasium, a library, etc.,¹⁸
- **La Salle College (1886 and 1930):** While a later example, La Salle College was founded in 1863 and first located at St. Michael's Parish on N. 2nd Street in Kensington, but soon after moved to 1234 Filbert Street in Center City. The college moved to the Michael Bouvier Mansion at 1240 N. Broad Street in 1886. Finally, in 1930, La Salle moved to its present location in Germantown.¹⁹

¹² Priscilla Ferguson Clement. *Welfare and the Poor in the Nineteenth Century City: Philadelphia, 1800-1854*. (Fairleigh Dickinson University Press, 1985), p. 206.

¹³ The Philadelphia Theological Seminary of St. Charles Borromeo. (Philadelphia: 1917), p. 109.

¹⁴ Francis Thorpe. "The University of Pennsylvania," *Harpers Magazine*. July 1895. Accessed on 12 August 2017. <<http://www.archives.upenn.edu/primdocs/harpers1895/harpers1895.pdf>>

¹⁵ Photograph: Pennsylvania Institution for the Instruction of the Blind. Taken in the early 1900s. Source: The Free Library of Philadelphia. Accessed on 12 August 2018.

< <https://libwww.freelibrary.org/digital/item/pdccc00851> >

¹⁶ Photograph: Pennsylvania School for the Deaf and Dumb. Taken in 1921. Source: the Library Company of Philadelphia. Accessed on 1 August 2017. <<https://digital.librarycompany.org/islandora/object/digito0l%3A61588>>

¹⁷ Finding Aide: "St. Joseph's Home/Gonzaga Home, Philadelphia, PA," Archives of the Daughters of Charity, Province of St. Louise. Accessed on 1 August 2017.

< <http://www.catholicresearch.net/data/ead/html/doc-NEP-SJPL.html> >

¹⁸ Finding Aide: "Association for Jewish Children Records," University Libraries, Temple University. Accessed on 1 August 2017.

¹⁹ "Timeline," University Archives, La Salle History. Accessed in August 2017. <<http://library.lasalle.edu/university-archives/la-salle-history>>

The Seminary in Mount Airy

The decision to move to Mount Airy was motivated by the desire to expand the school but also offer an environment that was more conducive to its spiritual and educational mission. Mount Airy, located in northwest Philadelphia, positioned the school in a greener, more suburban setting that still allowed access to a major city. An 1895 Seminary publication aptly describes the campus' physical environs:

Elevated 360 feet above tide-water, and adorned with handsome trees and lawns of many years growth, there are few sites within, or near, the city of Philadelphia that are more attractive...The extensive lawns are open to the use of the students in recreation hours for such exercise as may give them greater physical strength for the arduous work of their calling...Picturesque walks abound in the neighborhood being at only a short distance.²⁰

The same publication also offers another possible factor in the Seminary's decision to move to Mount Airy:

The beginnings of the Lutheran Church in America in its German and Anglo German form, it is claimed, are to be traced to its immediate vicinity.²¹

At the time the Seminary acquired the property in 1886, it contained a mansion, gatehouse, barn, and grounds. As was the custom with these types of acquisitions, the Seminary renovated the Gowen's mansion, Magnolia Villa, for use as their main building (Figure 4).²²

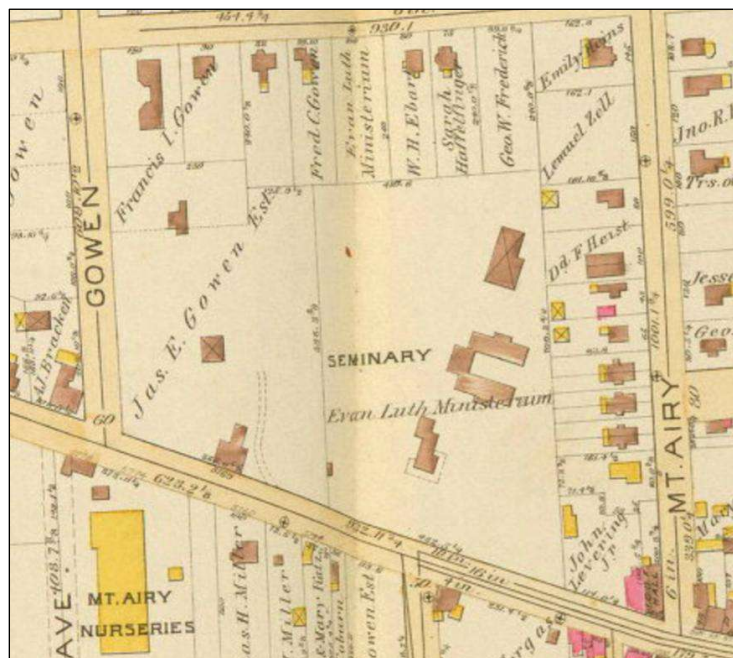


Figure 3: Atlas of the City of Philadelphia, Volume 7, 22nd Ward, 1889. Source: Greater Philadelphia GeoHistory Network. The map shows the Seminary's buildings and the existing residential properties that bordered the property.

²⁰ *Catalogue of the Officers Alumni, and Students and Statement of Present Condition of the Lutheran Theological Seminary at Philadelphia*. 1895. 15.

²¹ Ibid.

²² Annual Catalogue, The Lutheran Theological Seminary at Philadelphia (1914-15), p. 16.



Figure 4: The Gowen mansion, known as Magnolia Villa. This image appears to pre-date the 1889 construction of the dormitory building. Source: Germantown Historical Society.

Over the years the use of the mansion changed as the Seminary evolved, but originally all the primary educational functions of the institution were confined to this building, including the chapel and library.²³ It continues to be actively used by the Seminary today and is presently known as the Hagan Center.

Although the Seminary utilized existing buildings, in 1887 they begin construction on an impressive and thoughtfully designed dormitory building (Figure 5). The new and modern institutional building was constructed to the southeast of the mansion in 1889. The dormitory was designed by Geissinger & Hales, Architects, and constructed by E. Thompson.²⁴

²³ "Improvements," *Philadelphia Seminary Bulletin*. February 1947, 2. Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

²⁴ *Philadelphia Real Estate Record and Builder's Guide*, 7 May 1888; "The Lutheran Theological Seminary Philadelphia," Alucobond.



Figure 5: The dormitory building just after construction in 1889. An old barn from the Gowen estate can be seen in the left side of the picture. Source: Germantown Historical Society.

Even in its early days at Mount Airy, the Seminary occupied the largest single parcel associated with the 7300 block of Germantown Avenue (Figure 3), which includes the unit block of E. Gowen Avenue at the north, Boyer Street at the east, and the unit block of Mount Airy Avenue at the south. The Germantown Avenue frontage included commercial buildings at the northeast corner of Germantown and Mount Airy Avenues, while the remaining land was dedicated to countryseats dominated by large residences.

The land that is now home to the present-day Seminary already featured several medium-to-large, private, suburban residences by the late 1880s. The Seminary, for much of its history, would evolve and grow by acquiring and constructing buildings, structures, and physical features, as well as landscaping that were in keeping with the suburban nature of the area. New construction was harmonious in scale and style to the natural environment of Mount Airy. Architectural historian Michael Lewis stated the following in 1983:

The Lutheran Theological Seminary used Germantown's pastoral suburban qualities to create an appropriately private and quite collegiate environment. Its campus is composed of both large Gothic buildings and picturesque residences constructed of local stone, which contribute to the pastoral character of the Seminary.²⁵

²⁵ M. Lewis. "Lutheran Theological Seminary, 7241-7331 Germantown Avenue, Philadelphia, PA 19119." Pennsylvania Historic Resource Survey Form, Office of Historic Preservation, PA Historical & Museum Commission. (Philadelphia: Clio Group, 1983).; and Deed: Franklin B. Gowen to the Evangelical Lutheran Ministerium of Pennsylvania and Adjacent States, 1 June 1887, Philadelphia Deed Book G.G.P., No. 283, p. 222, CAP.

The Pennsylvania Ministerium and the Seminary contributed greatly to the construction and maintenance of the surrounding neighborhood. The property located at 7304-7306 Boyer Street (Figure 6) was purchased as a vacant lot from the Gowen Estate by the Pennsylvania Ministerium in 1887, after which time a faculty residence was built in 1890.²⁶ The property was turned over to the Seminary in 1894.²⁷



Figure 6: 7304-7306 Boyer Street. *The Philadelphia Seminary Bulletin* in February 1947. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

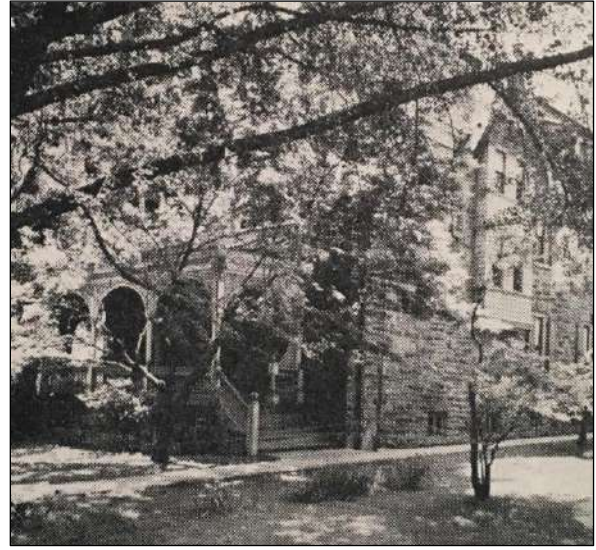


Figure 7: 7300 Boyer Street. *The Philadelphia Seminary Bulletin* in February 1947. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

This type of development occurred again with the construction of 7300 Boyer Street (Figure 7) in 1894, which served as a faculty residence.²⁸ The house was designed by Harriett R. Spaeth, and constructed by Martin Hetzel.

That same year, the Seminary commissioned two Second Empire style dwellings that were built in the central portion of the campus to the northwest and across a large lawn from the Dormitory.²⁹ These buildings have since been demolished.

²⁶ Building permit: "E. Thompson, 1609 N. Eighth st., 3-sty Seminary, Gtn Ave., opposite Allen's lane, 40x96, May 1st." (*Philadelphia Real Estate Record and Builder's Guide*, 7 May 1888); "The Lutheran Theological Seminary Philadelphia," Alucobond: The Name Says It All, access October 7, 2017, www.alucobondusa.com/blog/the-lutheran-theological-seminary-philadelphia/#.Wdkv6ltSxhE

²⁷ Deed: Evangelical Lutheran Ministerium of Pennsylvania and Adjacent States to LTSP, 22 July 1894, Philadelphia Deed Book T.G., No. 447, p. 177s, CAP.

²⁸ Deed: Evangelical Lutheran Ministerium of Pennsylvania and Adjacent States to LTSP, 22 July 1894, Philadelphia Deed Book T.G., No. 447, p. 177s, CAP.

²⁹ Harriett R. Spaeth, *Life of Adolph Spaeth, D.D., LL.D.* (Philadelphia: General Council Publication House, 1916), 126.

From 1889 to 1903, the campus contained just one large building, the dormitory (Figure 4), which was of a “modern” institutional scale.³⁰ However, between 1903 and 1910, the Seminary moved well beyond its 19th century origins, constructing the Schaeffer-Ashmead Memorial Chapel in 1902-03 (Figure 8), the Krauth Memorial Library (Figure 9) and the Steam Plant in 1908, and a host of other improvements.³¹ None of these projects diverged from the scale and quality of the immediate suburban environment.



Figure 8: Schaeffer-Ashmead Memorial Chapel (built 1902-03). This is an early photograph of the building (c. 1910). Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

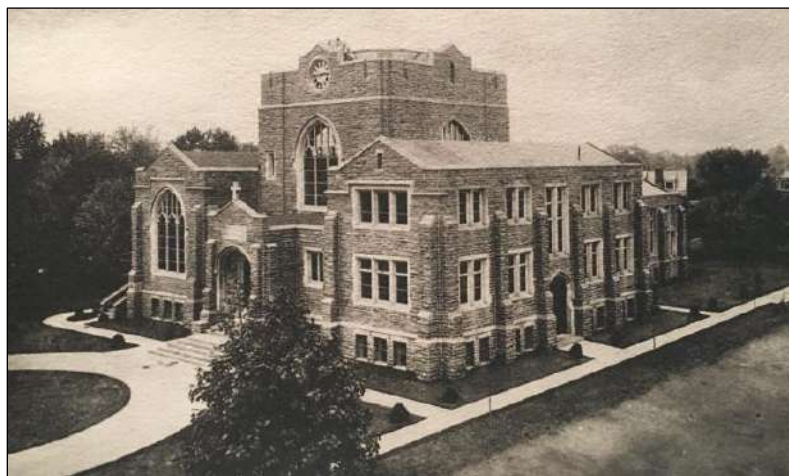


Figure 9: Krauth Memorial Library (built 1908). Photo taken between 1908-1910. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

³⁰ Building permit: “E. Thompson, 1609 N. Eighth st., 3-sty Seminary, Gtn Ave., opposite Allen’s lane, 40x96, May 1st.” (*Philadelphia Real Estate Record and Builder’s Guide*, 7 May 1888); “The Lutheran Theological Seminary Philadelphia,” Alucobond: The Name Says It All, access October 7, 2017, www.alucobondusa.com/blog/the-lutheran-theological-seminary-philadelphia/#.Wdkv6ltSxhE

³¹ Philadelphia Building Permit No. 4411 of 1902, CAP.; “Dedication of the Krauth Memorial Library,” The Lutheran Theological Seminary. (Philadelphia: 1908).; and Philadelphia Building Permit No. 3877 of 1907, CAP.

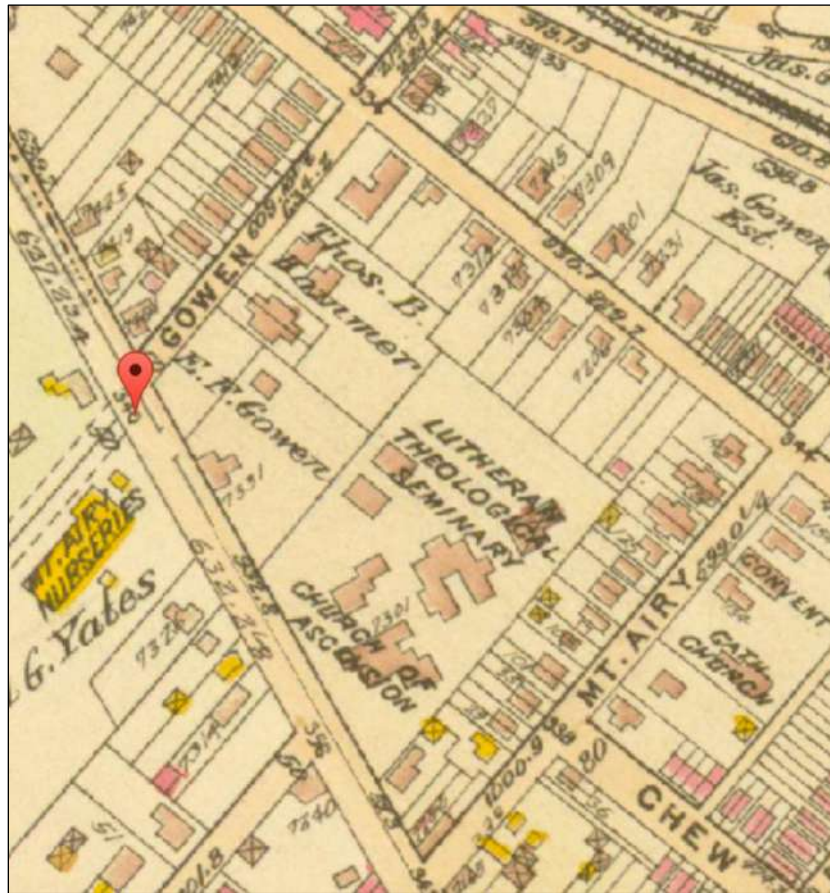


Figure 10: 1910 Philadelphia Atlas by G.W. Bromley. The map illustrates the growing number of buildings on the campus. In the early 20th century, the Seminary purchased residential properties on their block facing Germantown Avenue. Source: Greater Philadelphia GeoHistory Network.

As time progressed, the Seminary expanded its holdings to include most of the residential properties within the subject block facing Germantown Avenue, E. Gowen Avenue and Boyer Street. Another ode to the previously developed suburban environment occurred in 1906 when the Seminary purchased the house at 7206 Boyer Street.³² Built in 1885-86, the house was designed by Frank A. Watson and constructed by W. Flanagan.³³ This building would be devoted to the housing of specific faculty members over the years, like other residences that the Seminary would go on to procure. Built in 1792, the former Miller-Gowen Mansion at 7301 Germantown Avenue was purchased in 1912 and then renovated to serve as the Refectory. The purchases at that time also included a large vacant lot at the southeast corner of Germantown and E. Gowen Avenue.³⁴

³² Deed: Benjamin F. Hughes to LTSP, 21 July 1906, Philadelphia Deed Book W.S.V., No. 640, p. 383, CAP.

³³ *Philadelphia Real Estate Record and Builder's Guide*, 1 February 1886.

³⁴ "Lutheran College Buys Real Estate," *The Philadelphia Inquirer*, 4 August 1912, 36.

Recessed from the street at 7333 Germantown Avenue (Figure 11), within the verdurous lawn, the Seminary built a stone building in the Colonial Revival style to serve as the President's House, which was completed in 1913.³⁵ Architect Carl P. Berger designed this house with Frederick Elvidge & Son as the building contractors.³⁶ Of the Colonial Revival style, yet also a modern house of its time, the design not only respects the suburban environment, but could even be seen as a very attractive contribution to the built environment.³⁷

In 1917, J. Otto Schweizer, a sculptor, was commissioned to design and execute the Muhlenberg Memorial (Figure 12), which is a massive bronze statue of Henry Melchior Muhlenberg preaching to a crowd.³⁸ This monument is recessed from Germantown Avenue near the current vehicle entrance, but is also visible, serving to enhance both the interior of the campus as well as the public view shed.



Figure 11: 7333 Germantown Avenue, built 1913. Published in *The Philadelphia Seminary Bulletin* in October 1954. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

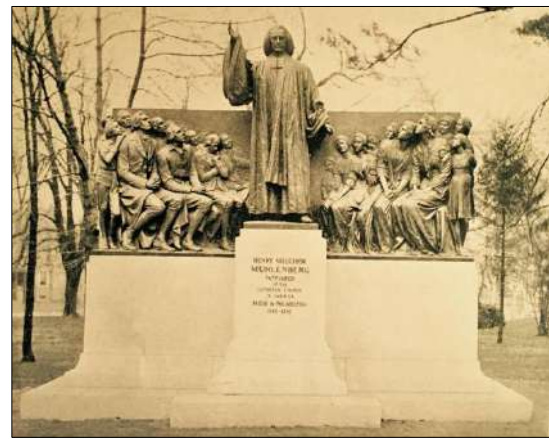


Figure 12: Early view of Muhlenberg Memorial. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

The Seminary purchased the suburban residence at 7314 Boyer Street (Figure 19) in 1921.³⁹ Built in 1885, the building's design is attributed to Furness & Evans, and construction was completed by famous Mount Airy contracting firm of Tourison Brothers.⁴⁰

Another suburban-style residence was acquired by the Seminary in 1926.⁴¹ Designed and built by W.H. Megargee in 1920, the house at 7204 Boyer Street was commissioned by Carl Frederick Rudolph Hassold, an investment broker and active Lutheran.⁴² The house was built at the time of his marriage, and served as his home for six years.⁴³

³⁵ "Building News," *The Philadelphia Inquirer*, 29 June 1913, 38.

³⁶ "Building News," *The Philadelphia Inquirer*, 16 July 1913, 7.

³⁷ Builder's contract, Lutheran Theological Seminary at Philadelphia Records, Lutheran Archives Center.

³⁸ "The Story of the Muhlenberg Monument," *Philadelphia Seminary Bulletin*, April 1949, 4.

³⁹ Deed: Frank M. Riter to LTSP, 5 August 1921, Philadelphia Deed Book J.M.H., No. 1079, p. 526, CAP.

⁴⁰ Thomas, Lewis, Cohen, *Frank Furness* (1996), cat. 287A.

⁴¹ Deed: Carl F. R. Hassold to LTSP, 29 April 1926, Philadelphia Deed Book J.M.H., No. 2286, p. 371, CAP.

⁴² Philadelphia Building Permit No. 5757 of 1920 (June 20, 1920), CAP; *Philadelphia Inquirer*, 1 July 1920, 19.

⁴³ Information found through various sources in Ancestry.com.

In 1922, the Seminary explored a “Development Plan – Buildings First Proposed,” which was a plan completed by Day and Klauder, Architects of Philadelphia (Figure 13). The plan was published on April 19, 1922, showing two new buildings. The largest was to be a long narrow building beginning at the rear of the Refectory and terminating just short of the library. This building was two parts—a new Dormitory and a Lecture Hall. The second building was a Recreation Building, which was to be constructed just north of the original Dormitory.

While these new buildings were never realized, this drawing is one of the first campus plans widely published that showed the larger Seminary and its buildings within the block. While the Germantown Avenue buildings were all part of the campus at this point, there were none were depicted as part of the Seminary on E. Gowen Avenue and only four were shown on Boyer Street.⁴⁴

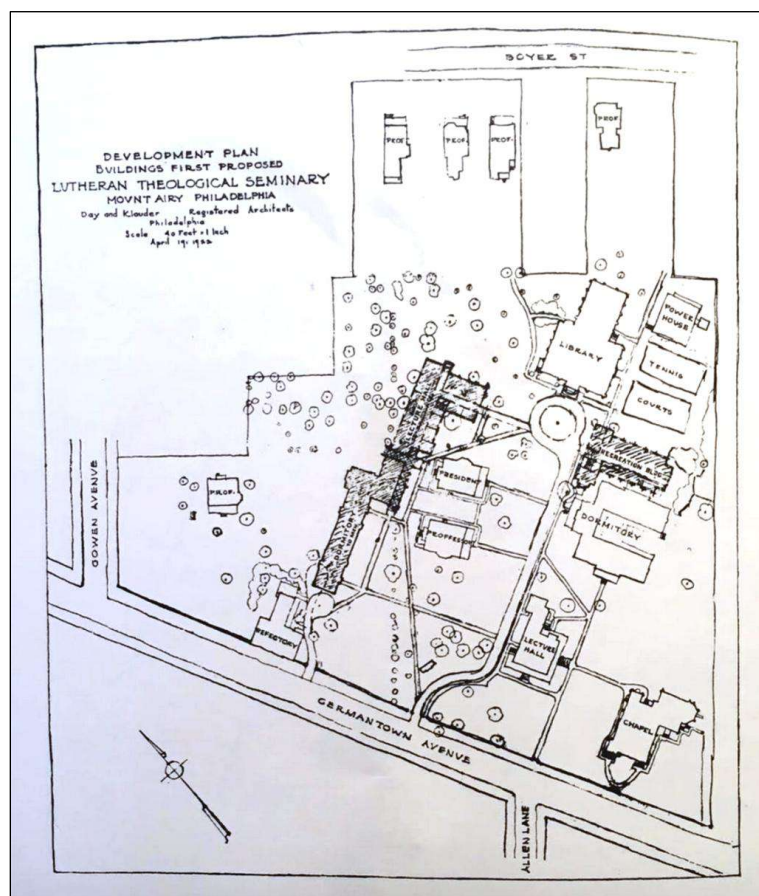


Figure 13: “Development Plan Buildings First Proposed Lutheran Theological Seminary Mt. Airy Philadelphia.” (Philadelphia: 1922). Note: despite the fact that these plans were never realized, they reflect the continued desire to create a larger institutional presence within the block and not upon Germantown Avenue or upon any of the adjacent streets. Source: The 1921-22 *The Philadelphia Seminary Bulletin*. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

⁴⁴ “Development Plan Buildings First Proposed Lutheran Theological Seminary Mt. Airy Philadelphia.” (Philadelphia: 1922).

Campus maps or plans were published annually after the 1922 “Development Plan” drawing (Figure 13) to illustrate and document the growth of Seminary. In all the plans published after the initial 1922 drawing, the map shows all the buildings in the block, each of which is numbered. These numbers correspond with the name of the building at that time. Interestingly, all of the suburban style houses were labeled by occupant. For example, the plan published in 1921-22 included 7204 Boyer Street—which was labeled “10. Professor Reed (Figure 14).”⁴⁵

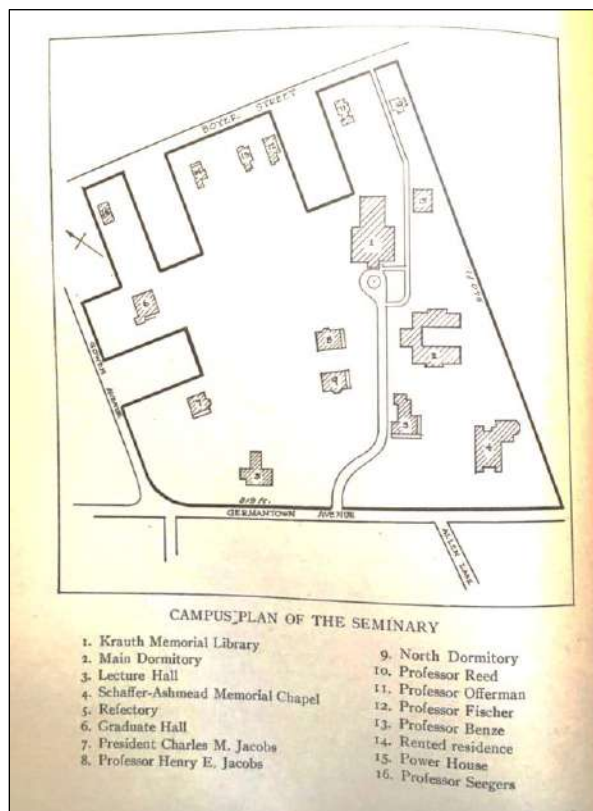


Figure 14: “CAMPUS PLAN OF THE SEMINARY,” was the caption when this was published in the 1921-22 *The Philadelphia Seminary Bulletin*. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

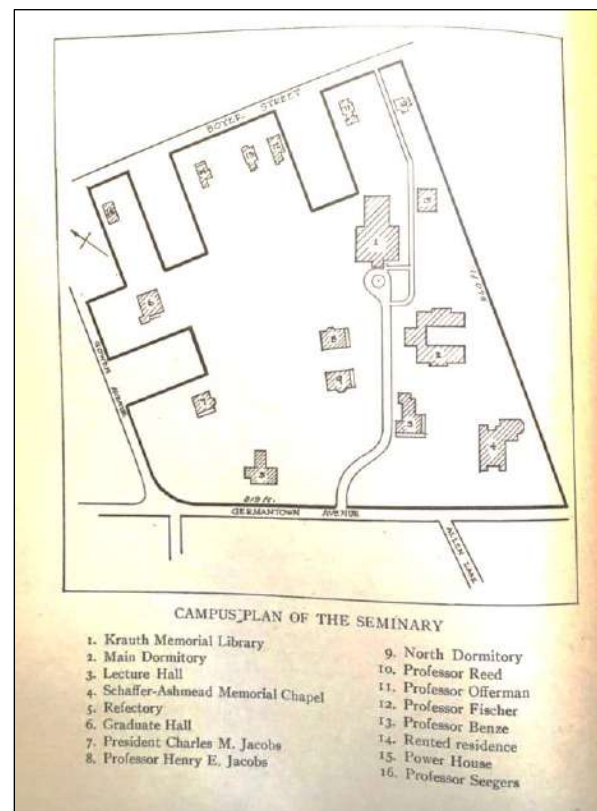


Figure 15: “CAMPUS PLAN OF THE SEMINARY,” was the caption when this was published in the 1930-31 *The Philadelphia Seminary Bulletin*. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

⁴⁵ “CAMPUS PLAN OF THE SEMINARY,” published in the 1921-22 *The Philadelphia Seminary Bulletin*. Source: HSP.

After the creation of the Seminary's graduate school, the campus was again expanded in 1923 to include the former Francis I. Gowen House ("The Chimneys") at 30 E. Gowen Avenue (Figure 18).⁴⁶ Attributed to Furness & Evans, the house was built in 1884 by the Tourison Brothers.⁴⁷ By 1923 the mansion and its garage were owned by Thomas Bockius Hammer, who sold the property to the Seminary.⁴⁸ A garage, located behind the building at 30 E. Gowen Avenue was built in 1913.⁴⁹ The mansion was renovated and repurposed as Graduate Hall, and the garage used for Seminary and/or faculty vehicles or storage.⁵⁰

The suburban style residence at 7322 Boyer Street (Figure 21) was purchased by the Seminary as a faculty residence in 1930.⁵¹ Built in 1886 by Isaac K Pierson, the design of the house is attributed to Frank Furness.⁵²

In 1945, the residence at 7318 Boyer Street (Figure 20) was purchased by Seminary to serve as a faculty residence.⁵³ Built in 1885, the building's design is also attributed to Frank Furness with construction by Tourison Brothers.⁵⁴ Another faculty residence was added to the campus when the Seminary purchased 7238 Boyer Street in 1952.⁵⁵ The house was built as a private residence in 1886.⁵⁶ A few years later the twin houses at 42-46 E. Gowen Avenue (Figure 17) were added to the campus in 1957.⁵⁷ Despite the fact that these houses were built in 1888, the Seminary did not make any substantial alterations to the buildings that are known commissions of Furness & Evans for Francis I. Gown and constructed by L.H. Foch.⁵⁸

⁴⁶ "The New Graduate School," was the caption of this photograph featuring Building No. 12 in *The Philadelphia Seminary Bulletin* in 1924. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

⁴⁷ Interview with Ellen Gowen Hood, 20 May 1954, J88.2/1, Lutheran Archives Center at Philadelphia. Francis I. Gowen married Alice Robinson on October 4, 1884.

⁴⁸ "The New Graduate School," was the caption of this photograph featuring Building No. 12 in *The Philadelphia Seminary Bulletin* in 1924. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

⁴⁹ Philadelphia Building Permit No. 9149 of 1913 (November 3, 1913) and No. 8602 of 1937 (December 1, 1937), CAP.

⁵⁰ "The New Graduate School," was the caption of this photograph featuring Building No. 12 in *The Philadelphia Seminary Bulletin* in 1924. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

⁵¹ Deed: John M. McNally and Caroline E., his wife, to LTSP, 29 July 1930, Philadelphia Deed Book J.M.H., No. 3225, p. 264, CAP.

⁵² Thomas, Lewis, Cohen, *Frank Furness* (1996), cat. 287A.

⁵³ Deed: Paul Zeller Strodach and Bertha L., his wife, to LTSP, 20 June 1945, Philadelphia Deed Book C.J.P., No. 922, p. 44, CAP.

⁵⁴ Thomas, Lewis, Cohen, *Frank Furness* (1996), cat. 288A.; and *Germantown Independent Weekly*, 4 July 1885.

⁵⁵ Deed: Edward J. Burns and Mary R., his wife, to LTSP, 25 June 1952, Philadelphia Deed Book M.L.S., No. 140, p. 461, CAP.

⁵⁶ *Real Estate Record*, 7 June 1886.

⁵⁷ "Seminary to Purchase Two Adjoining Properties," *The Philadelphia Seminary Bulletin*. October 1957, 3.

⁵⁸ *Real Estate Record and Builder's Guide*, 2 July 1888.

That same year plans for another building for the Seminary were underway. The Women's Auxiliary began planning for the erection of a "staff residence," in 1957 to be located "...between the North Dormitory and the Tappert's residence and to the rear of the Refectory." An architect, T. Norman Mansell, was selected and plans for a building that closely resembled a mid-century ranch house were drawn up that summer.⁵⁹ Construction continued through 1958 when it was finally completed (Figure 16).⁶⁰ And, as it turns out, even this new building, despite being modern in appearance and style, was much like a suburban house.



Figure 16: "The new staff residence," was the caption that accompanied this photograph published in *The Philadelphia Seminary Bulletin* in April 1959. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

Most importantly, even through the 1960s, the Seminary appears never to have forgotten the spirit of the rationale that motivated the move to the Mt. Airy—the quest for a more desirable, less congested suburban-like location within the city. The Seminary took special care throughout its history to maintain the landscaping of the campus and in the 1970s worked with a local Philadelphia landscape architect (and neighbor) to preserve the unique aspects of the campus – such as resetting the slate sidewalks and creating parking strips by the curbs. The Seminary maintained and improved upon this built suburban ideal that was attractive to both faculty and students—even including all of those that wanted town or country.

While some of the Seminary's suburban built environment would be altered by improvements and modernization schemes of the late twentieth century, much of the campus maintains the feeling of a suburb dating to the late nineteenth and early twentieth centuries, which represents the development pattern of many institutional campuses throughout Philadelphia.

⁵⁹ "Architect Chosen, House to be Erected," *The Philadelphia Seminary Bulletin*. June 1957, 3; and "Progress Being Made on Plans for New Residence," *The Philadelphia Seminary Bulletin*. October 1957, 3.

⁶⁰ "The new staff residence," was the caption that accompanied this photograph of Building No. 9 published in *The Philadelphia Seminary Bulletin* in April 1959. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

CRITERION E

Six residences on the Philadelphia Seminary's campus are confirmed or attributed to renowned architect Frank Furness. They were designed by Furness working independently or with his firm, Furness & Evans.

Furness & Evans, one of the great architecture firms of Philadelphia, designed 42 E. Gowen Avenue and 46 E. Gowen Avenue (Figure 17).⁶¹ Constructed in 1888, they were built by the executors of the James Gowen Estate to spur development on the estate. The design of these houses is attributed to Frank Furness because of his association with Reading Railroad and Franklin B. Gowen, one of the trustees of the Estate.⁶²



Figure 17: Designed by Furness & Evans, 42 & 46 E. Gowen Avenue, date to 1888. Photograph, ca. 1915. Source: J.M. Duffin.

Four additional houses attributed to Frank Furness were built nearby and within the Seminary's campus. This attribution is based on the unusual stylistic details of the buildings, and the relationship between Furness and Gowen, as well as the Reading Railroad. Like the E. Gowen Avenue properties, the houses were built to attract further development to the estate. The addresses are 30 E. Gowen Avenue (1884, Figure 18), 7314 Boyer Street Building (1885, Figure 19), 7318 Boyer Street (1885, Figure 20), and 7322 Boyer Street (1886, Figure 21).

⁶¹ *Philadelphia Real Estate Record and Builder's Guide*, no. 26, 2 July 1888.

⁶² Thomas, Lewis, Cohen, *Frank Furness: The Complete Works Revised Edition* (New York: Princeton Architectural Press, 1996), cat. 365, p. 284. The following was stated about the Franklin Gowen houses in Mt. Airy: "Sharing elements from the Haverford Grammar School (cat. 301) and the early building for the Merion Cricket Club (cat. 252), these two houses reflect the continuing office vernacular of the 1880s. Furness designed at least four houses for Gowen, three already noted Boyer Street (cats. 287A and 288A) and another on Gowen Avenue, depicted here. Presumably the Builders' Guide referred to two of four."



Figure 18: 30 E. Gowen Avenue. “The New Graduate School,” was the caption of this photograph featured in *The Philadelphia Seminary Bulletin* in 1924. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.



Figure 19: 7314 Boyer Street. An early photograph of 7314 Boyer Street. Source J.M. Duffin.



Figure 20: 7318 Boyer Street. An early photograph of 7314 Boyer Street. Source J.M. Duffin.



Figure 21: 7322 Boyer Street. An early photograph of 7322 Boyer Street. Source J.M. Duffin.

Having designed over 600 buildings in Philadelphia, Frank Furness is considered one of the great local architects of his era and produced work for the city’s principal institutions and clients. Furness “was the designer of a bold, unabashed, ugly, and yet somehow healthily pregnant architecture,” and was responsible for some of the most important, unique, and unusual designs of the Victorian-era in Philadelphia.⁶³

By the 1930s, the architect’s bold designs fell out of style. As a result, many were demolished.⁶⁴ The loss of buildings by Frank Furness has heightened the value of his surviving buildings. The buildings adhere to the traits of Furness design and represent an architect whose work significantly affected the architectural history of Philadelphia.

⁶³ Lewis Mumford, *The Brown Decades: A Study of Arts in America 1865-1895* (New York: 1931), p. 144.

⁶⁴ Melissa Romero. “The demolished work of Frank Furness in Philly,” *Curbed*. (28 August 2017). Accessed online in September 2017: <<https://philly.curbed.com/maps/frank-furness-architecture-demolished-philadelphia>>

CRITERION I

The primary significance of archaeological potential of the site of the Lutheran Theological Seminary is its association with the Mount Airy Estate that once occupied the entirety of the present site. It was here in 1750 that William Allen, then Justice of the Provincial and later Chief Justice of the Supreme Court of the Province of Pennsylvania, established his country house, “Mount Airy,” on Germantown Avenue just north of the intersection of what is now Allen’s Lane.⁶⁵ This site is the namesake of the Mt. Airy community, and its significance to the history of Philadelphia is without question.

The Mount Airy Estate’s mansion sat directly upon the Germantown Avenue with several support structures located next to and behind the house. The earliest reference to the house comes from Daniel Fisher, a Virginia who visited Allen at Mount Airy in 1755. He described the house as:

[a] small, built of stone, as most of the Houses thereabouts are; stands close to a large much-frequented road, which often occasions the dust to be very troublesome. The spot, doubtless from its elevated situation, must be as healthy as any thereabouts, but to me it appeared very naked, much exposed to the sun and bleak winds.⁶⁶

Following Allen’s death in 1780, the estate was made available to rent for a three-year period. The advertisement cast the site in a more positive light than Mr. Fisher by highlighting its finishes and landscape:

The house consists of ten good rooms, two large entries and a stone piazza, besides the garrets, which are well finished. There are also on the place a barn, stables, and several other useful out buildings, a garden filled with all the valuable productions of this climate, an uncommon collection of cherries, pears, peaches, plumbs and apricots, and an orchard of apples. The plough-land, meadow and grass ground make up about sixty acres...⁶⁷

⁶⁵ Allen purchased his first property here with a house already on it in 1750 when he purchased the property 1750 (Deed: John Rudolph, of Germantown, mason, and Ann, his wife, to William Allen, Philadelphia Deed Book E.F, No. 7, p. 84, City Archives of Philadelphia [hereafter CAP]). A 1748 newspaper ad for the property described the buildings as: “stone house, two story high, and a stone kitchen adjoining, with a well near the same, with a lot of land, of near 11 acres, thereto belonging; the house has four fireplaces besides the kitchen” (*Pennsylvania Gazette*, March 29, 1748).

⁶⁶ “Extracts from the Diary of Daniel Fisher, 1755” in *The Pennsylvania Magazine of History and Biography* 17 (1893), 269.

⁶⁷ *Pennsylvania Packet*, October 3, 1780

In 1801, the property was sold by Andrew Allen and his wife Marie who had inherited the estate from his grandfather in 1780. An 1803 plan recorded with the deed that transferred ownership from the Allen's to Louis Anastacius Tarascon, shows the property in its entirety with the main house on the Germantown Road and the gardens, orchards and farmland moving eastwardly behind the main house.⁶⁸ By 1807, the property had again been sold, and was serving as the Mount Airy Seminary, a boarding school for boys. The site remained a boarding school for more than twenty years.

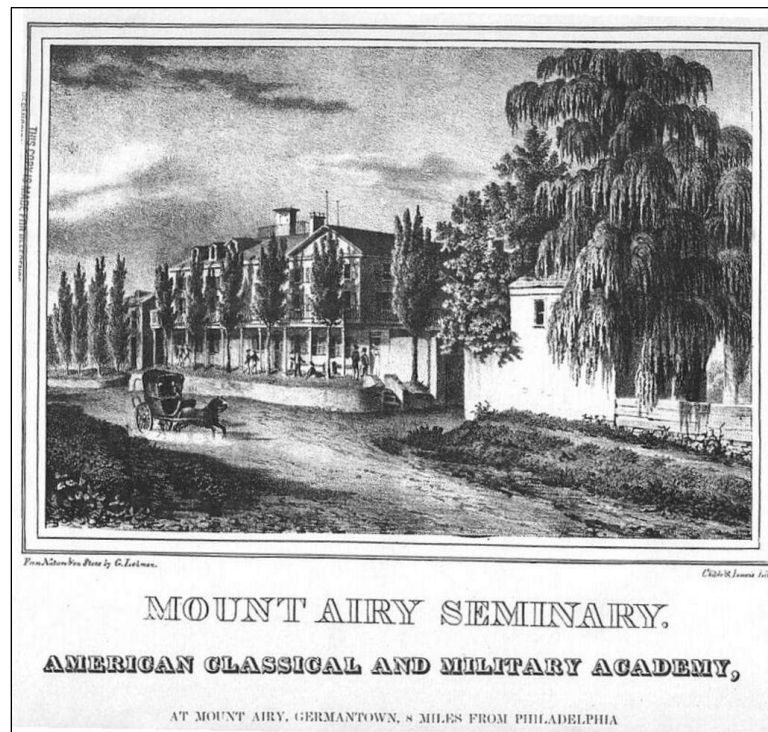


Figure 22: 1827 lithograph by George Lehman. The only known image of the building. Source: The Library Company of Philadelphia.

The only known image of the house is an 1827 lithograph by George Lehman when the site was home to the Mount Airy Seminary/American Classical and Military Academy (Figure 22). The print shows an expanded house and portico fronting Germantown Road. A smaller building to the south opposite a small drive is also illustrated. It's possible that this building was the boy's washroom that had been built over a large cistern that was 16 feet in diameter and 15 feet deep.⁶⁹

⁶⁸ 1803 Property Plan recorded with deed from Andrew Allen, Jr., to Lewis Anastacius Tarascon, Philadelphia Deed Book E.F., No. 7, p. 92, CAP. Lisbeth M. Holloway, "The Mount Airy Schooldays of Charles Fleury Bien-Aimé Guillou," *Germantowne Crier* 30, no 3 (Summer 1978), 57-63.

⁶⁹ As quoted in Holloway, 60, by Charles Fleury Bien-Aimé Guillou who attended the school as a young man.

A c.1830 plan of the property provides the most detailed description of the physical layout of the site. It notes the location of thirteen additional buildings including two privies, two additional dwellings, two barns, two wells/pumps, a stable and coach house, a smoke house, a bake house, and other general support structures common on historic plantations. This plan also revealed that the entrance of the property was to the south, with the approach consisting of a tree-lined drive that ran parallel to the Germantown Road. The garden is a particularly important feature since it appears to retain its original formal parterre design with intersecting walkways and geometric flowerbeds. Gardens such as this were common landscape features at the country, and in some cases, town homes of the Philadelphia elite. Allen's contemporaries—including members of the Logan, Chew, and Norris families—designed and planted formal gardens at their country estates along the Germantown Road. The garden at Isaac Norris's Fairhill is a particularly well-documented example of this eighteenth century gardening movement.⁷⁰

The property was sold to Augustus and Mary Roumfort in 1833, who again sold it in 1835 to William P. Rogers.⁷¹ Rogers used the house as a summer residence and made improvements to the “buildings and grounds considerably—and considerably—without destroying their original characteristics.”⁷²

In 1846 Rogers sold the Mount Airy property to John Gowen, a wealthy Irish Immigrant who had made his fortune in the Philadelphia shipping industry.⁷³ By 1848 or 1849 Gowen had begun building his Italianate mansion, Magnolia Villa (known today as the Hagan Center on the Seminary Campus). Gowen lived there until his death in 1874.

An insurance survey dating to 1849 illustrates several buildings on the property including a 45x36 foot structure with a 20x39 foot back building fronting the Germantown Road referred to as the “Main House.”⁷⁴ It is unclear if this is the original Mount Airy Estate mansion or a secondary structure, but it clearly predates Gowen's ownership of the property. An 1860 insurance policy for a stone barn, coach house and stables behind the Gowen mansion are comparable to the same structures listed on the c.1830 plan of the property.⁷⁵ When compared, the size, shape and materials of the structures suggests that the eighteenth century agricultural buildings from the Mount Airy estate were repurposed by Gowen for his farming needs and existed on the property through the nineteenth century.⁷⁶

⁷⁰ Reinberger, Mark and Elizabeth McLean, “Isaac Norris's Fairhill,” *Winterthur Portfolio* 32, 4 (1997): 243-274.

⁷¹ Deed: Augustus Lewis Roumfort, of Germantown Township, teacher, and Mary, his wife, to William E. Rogers, of the city, merchant, Philadelphia Deed Book A.M., No. 64, p. 453, CAP.

⁷² Holloway, pg. 59. As quoted by Charles Fleury Bien-Aimé Guillou.

⁷³ Deed: Harriette P. Rogers, Evans Rogers and John Haseltine, executors of the will of William E. Rogers, to James Gowen, 18 May 1846, Philadelphia Deed Book A.W.M., No. 14, p. 48, CAP.

⁷⁴ Survey for James E. Gowen, No. 13007, February 23, 1884. The original survey was approved June 4, 1849 and includes his new 45x45 foot mansion, Magnolia Villa.

⁷⁵ Survey made January 5, 1860 for James Gowen, No. 37543, Rear of 7301 Germantown Avenue, Book 263.

⁷⁶ The survey notes that the buildings were “rough cast” on the exterior with approximately one half of the building having a cellar beneath it.

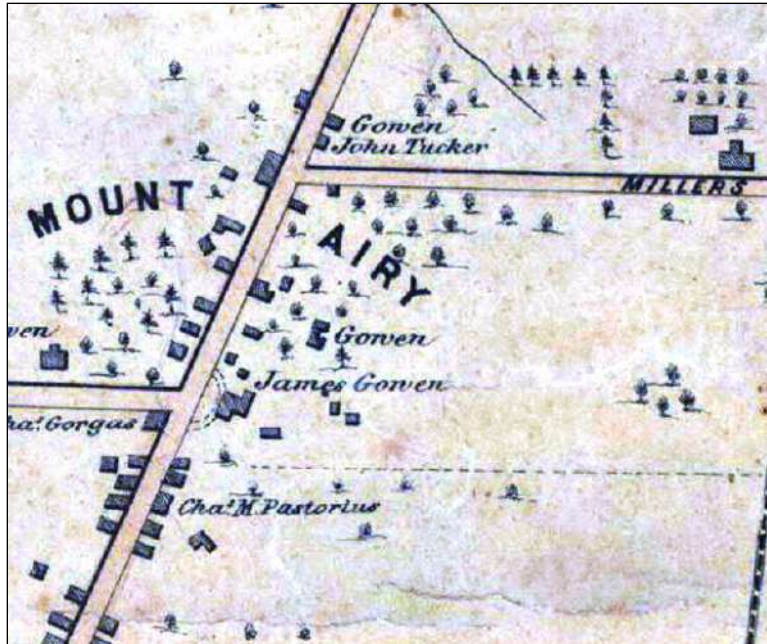


Figure 23: Map of the Township of Germantown, Philadelphia County, PA, 1851. Source: Greater Philadelphia GeoHistory Network.

While these buildings are no longer standing, it is very likely that their foundations, as well as any cellars and shafts associated with them, are still preserved below ground. Much of the present campus has remained undeveloped since the nineteenth century, and few grade changes appear to have been made over the course of the parcels history. This is particularly true of the areas fronting Germantown Avenue, specifically where Allen's Mount Airy mansion and six of the adjacent outbuildings including two additional dwellings, the icehouse, wash house, two wells, a privy and a cistern were located. Given the level of preservation of the site, there is a very high potential for archaeological resources to be present across the campus that fall within the original boundaries of the Allen, and later Gowen, tracts.

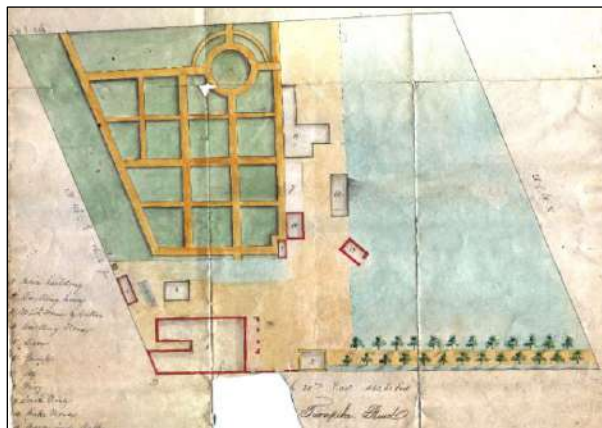


Figure 24: The c.1830 plan shows that the earliest structures. Source: Germantown Historical Society/J.M. Duffin.



Figure 25: Above: A geo-referenced map of the present landscape (current buildings in gray) over c.1830 plan. Source: Germantown Historical Society/J.M. Duffin.

A geo-referenced map of the present landscape over the 1830 plan (Figure 24 and 25) shows that the earliest structures are under the current entrance to the Seminary from Germantown Avenue and the immediate parking areas to the north and south. Some of these areas, particularly those

behind the retaining wall along Germantown Avenue, have remained undeveloped since the demolition of buildings during Gowen's ownership. The location of the original barn, coach house, and stables, which, as mentioned above, was likely repurposed by Gowen later in the nineteenth century, also remains largely undeveloped. It is highly probable that the foundations and cellar of the building(s) are also still intact on the part of site.

It should also be expected that elements of Allen's formal landscape and garden, as well as later renditions of it, survive beneath the surface of the Seminary grounds in the courtyard behind the Hagan Center. Although these archaeological features tend to be more ephemeral than structures built of stone and brick, historic landscape surfaces have been archaeologically documented across colonial American historic sites. Recent archaeological excavation at Stenton, James Logan's 1731 mansion in lower Germantown, revealed evidence of landscaping activities including the foundations of a walled forecourt and planting beds with pathways less than one foot beneath the present ground surface.⁷⁷

Of secondary archaeological significance is the subject parcel's association with the Battle of Germantown. The battle marked the first major offensive in the Revolutionary War by General George Washington in hopes of driving the British from Philadelphia. The initial clash of the battle occurred at the Mount Airy estate in the early hours of October 4, 1777. Picket lines established along the Germantown Road and Allen's Lane fired the first shots of the battle at the advancing American column moving southward down the Germantown Road. In addition to the gunfire, two six-pounder canons stationed by the house were fired to alert the 2nd Battalion of Light Infantry stationed at Mt. Pleasant. Also alerted was the main force camped around Cliveden, the home of the Chew's, some two miles down the Germantown Road.⁷⁸ The Americans, which consisted of several thousand troops divided into multiple columns, advanced southward through the estate and the Germantown Road onto Mount Pleasant where a fierce skirmish ensued.

**See Appendix for additional maps related to the area of archaeological potential.*

⁷⁷ For more information on this excavation see Miller, et.al., Stenton Landscape Archaeology Project, Phase I-III Archaeological Overview and Data Recovery, 2011. On file at the Pennsylvania Bureau of Historic Preservation and Stenton Archives.

⁷⁸ Thomas J. McGuire, *The Surprise at Germantown, October 4, 1777* (Cliveden of the National Historical Trust, 1994), 39-45.

CRITERION J

The Lutheran Theological Seminary at Philadelphia (the Seminary) represents the historical heritage of religious and theological education and training in the United Lutheran Church. The Seminary also characterizes the larger realm of Protestant Americans, on a national, state, and local level. In the late nineteenth and early twentieth centuries, Lutherans were among the leading Protestant denominations to prioritize religious and theological education for their ministers.⁷⁹



Figure 26: A view of the Seminary's campus in the 1910-20s. Source: Pamphlets: The Lutheran Theological Seminary at Philadelphia, HSP.

The Seminary is part of the Evangelical Lutheran Church in America (ELCA). The following list provides the national church affiliation throughout its history:

- 1864: German Evangelical Lutheran Ministerium of Pennsylvania and Adjacent States (Pennsylvania Ministerium).
- 1867: General Council of the Evangelical Lutheran Church in America (General Council).⁸⁰
- 1918: United Lutheran Church in America (ULCA).⁸¹
- 1962: Lutheran Church in America (LCA).⁸²
- 1976: Association of Evangelical Lutheran Churches (AELC).⁸³
- 1988: Evangelical Lutheran Church in America (ELCA).⁸⁴

⁷⁹ Frank Kayley Shuttleworth, William Adams Brown, and Mark Arthur May, *The Education of American Ministers* (New York: Institute of Social and Religious Research, 1934), 2: 11. The 1926 *United States Census of Religious Bodies* (1926 Census) showed that the United Lutheran Church possessed the highest percentage of educated ministers among Protestants in the United States. Reportedly 81.9% of its ministers were graduates of both college and seminary, while the larger Protestant average among white ministers was 35.1%.

⁸⁰ Formed by ten synods (i.e. local church bodies) throughout the United States.

⁸¹ Formed from the merger of General Council, Evangelical Lutheran General Synod of the United States of America and the United Synod of the South.

⁸² Formed from the merger of the ULCA, Finnish Evangelical Lutheran Church of America, American Evangelical Lutheran Church (a traditionally Danish group), Augustana Evangelical Lutheran Church (a traditionally Swedish group).

⁸³ Formed from the merger of the LCA and 250 churches formerly part of the Lutheran Church-Missouri Synod

⁸⁴ Formed from the merger of the AELC, American Lutheran Church (centered in Minnesota), and the Lutheran Church in America.

In the nineteenth and early twentieth centuries, formal theological education and training gained increasing importance among Protestant denominations. One of the earliest Lutheran educational institutions started in 1827 at Gettysburg, Pennsylvania, where men were prepared for seminary. Nearly twenty years later, Wittenberg College and Seminary in Springfield, Ohio was established in 1845. The South Carolina Synod established a seminary in 1830 at Lexington, which would become Newberry College in 1858. The Ohio Synod established its seminary in 1830 at Canton, and moved it in 1831 to Columbus, where it became Capital University in 1850. Roanoke College in Virginia was founded in 1853 and North Carolina College at Mount Pleasant, NC, in 1858. Meanwhile the westward expansion and the establishment of home missions led to the creation of Illinois State University in 1852, which was led to the establishment of Carthage College in 1870.⁸⁵

After disagreements within the General Synod in the mid-1850s, the Missionary Institute (later known as Susquehanna University) was founded in 1858 at Selinsgrove, Pennsylvania. Finally, a divide in the ranks of the General Synod led to the establishment of the Seminary in 1864 and of Muhlenberg College in 1867.⁸⁶ These early educational establishments led to the larger success of religious and theological education and training as a core value and standard for ministers of the United Lutheran Church, and, in general, among Lutherans.

This followed the general trend in the professionalization and standardization of higher education and professions in the United States throughout the end of the nineteen and early twentieth century. By the 1920s, American religious bodies began to assess the progress they made and support statistic studies of their activities. Statistics on the state of education for Protestant ministers in the United States was captured in the 1926 Census and the Institute of Social and Religious Research (ISRR).⁸⁷

By 1926, the four denominations with the highest percentages of trained ministers were “the Lutherans, the Reformed Church in the U.S., the Presbyterian Church in the U.S.A., and the Protestant Episcopal Church.” Lutherans, of all the protestant denominations, “retained [the] most complete control of their colleges.” The 1926 Census informed the ISRR of the true educational prowess of the United Lutheran Church in America – the second largest U.S. and largest East Coast Lutheran body in the United States at that time.⁸⁸

⁸⁵ Abdel Ross Wentz, *A Basic History of Lutheranism in America* (Philadelphia: Muhlenberg Press, 1955), p. 83.

⁸⁶ Abdel Ross Wentz, *A Basic History of Lutheranism in America* (Philadelphia: Muhlenberg Press, 1955), 83.

⁸⁷ Shuttleworth, *The Education of American Ministers*, 2: 57. By 1926, the four denominations with the highest percentages of trained ministers were “the Lutherans, the Reformed Church in the U.S., the Presbyterian Church in the U.S.A., and the Protestant Episcopal Church.” Lutherans, of all the protestant denominations, “retained [the] most complete control of their colleges.” The 1926 Census informed the ISRR of the true educational prowess of the United Lutheran Church in America – the second largest U.S. and largest East Coast Lutheran body in the United States at that time.⁸⁷ The denomination then controlled “twelve colleges, two junior colleges, and eleven theological seminaries.” As a result, “81.9% of the [Lutheran] ministers are graduates of both college and seminary; 2.1% are graduates of college only; 12.4% are graduates of seminary only; and 3.6% are not graduates of either college or seminary. The Evangelical Lutheran Augustana Synod of N.A. had similar statistics: “54% of the [Evangelical Lutheran Augustana] ministers are graduates of both college and seminary; 2.5% are graduates of college only; 7% are graduates of seminary only; and 5.1% are not graduates of either college or seminary.

⁸⁸ The ULCA had 1.2 million members and the Missouri centered Evangelical Lutheran Synodical Conference of American had 1.3 members in 1926 (*Religious Bodies: 1926*, 2:708, 727). The next largest body was the Lutheran Church of Missouri, Ohio, and Other States which had slightly over 984,000 members.

The Reformed Church, the Presbyterians, and the Episcopalians also followed the lead by the establishment and ongoing commitment to the education and training of their own ministers and staff and had numbers very close to the Lutherans.⁸⁹

With ninety students by the 1920-21 academic year, the Seminary had "...by far the largest enrollment of any seminary in the United Lutheran Church." Since its removal to Mt. Airy and for many years afterwards, it would remain the largest theological seminary in United Lutheran Church in America.⁹⁰

Within the larger realm of Protestant seminaries in nationwide, the Seminary was certainly within the top ten institutions of its kind.⁹¹ In the 1920s, only Princeton, McCormick, the Southern Baptist in Louisville, and Drew could boast larger numbers of students, making the Seminary one of the largest and premier theological schools in the United States.

The national leadership in theological education that the Seminary possessed also passed to the local level. Being one of two Protestant seminaries that were founded and remained in the city, the Seminary held a position of leadership.⁹² Once the Philadelphia Divinity School of the Episcopal Church left Philadelphia in 1974, the Seminary remained the sole theological seminary in the city.⁹³

The Seminary exemplifies the growth of religious and theological education and training in the United Lutheran Church and United States during the late nineteenth century through late twentieth century.

⁸⁹ Shuttleworth, *The Education of American Ministers*, 2: 59. The Reformed Church in the U.S. then supported seven colleges, four secondary schools and three theological seminaries. This resulted in the following educational statistics: 81.2% of the ministers are graduates of both college and seminary; 2.2 % are graduates of college only; 12 % are graduates of seminary only; and 4.6% are not graduates of either college or seminary. The Presbyterian Church in the U.S.A. had "legal and ecclesiastical control over thirty-four colleges, five junior colleges, twelve theological seminaries, and two training schools for lay workers; it has historical associations with eleven more colleges and one more junior college." This resulted in the following statistics: "69.0% of the ministers are graduates of both college and seminary; 6.5% are graduates of college only; 10.8% are graduates of seminary only; and 13.7% are not graduates of either." The Presbyterian Church in the U.S. then controlled "sixteen colleges, ten junior colleges, twenty secondary schools, four theological seminaries, and two training schools for lay workers." The Episcopal church then had "one university and two junior colleges...organically connected;" four colleges...associated historically;" sixteen theological seminaries and four training schools for lay workers; and "no fewer than eighty secondary schools." The following statistics were the result: "61.4% of [Protestant Episcopal] ministers are graduates of both college and seminary; 7.3 % are graduates of college only; 19.6% are graduates of seminary only; and 11.7% are not graduates of either college or seminary."

⁹⁰ *The Philadelphia Seminary Bulletin, Annual Catalogue, 1920-21* (Philadelphia: The Lutheran Theological Seminary at Philadelphia, 1921), Vol. 10, Number 3, p. 11.

⁹¹ Shuttleworth, *The Education of American Ministers*, 2: 57.

⁹² Other Protestant seminaries founded in Philadelphia include: the Palmer Theological Seminary, founded in 1925 as Eastern Baptist Theological Seminary, was located on Rittenhouse Square until 1940 when it removed to Wynnwood, Pennsylvania; the Reformed Episcopal Seminary was founded in West Philadelphia in 1887, but has since moved to Blue Bell, Pennsylvania; and the Westminster Theological Seminary, founded in 1929, also started on Pine Street in Philadelphia by a branch of the Presbyterian, but only remained within the city limits a short time before removing to Glenside.

⁹³ Other seminaries founded in Philadelphia included: In 1929, the Westminster Theological Seminary was also founded in Philadelphia by a branch of the Presbyterian, but soon removed to the suburbs.

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This nomination was completed by friends of the Keeping Society of Philadelphia, including:

Oscar Beisert, Architectural Historian and Historic Preservationist
 J.M. Duffin, Archivist and Historian
 Amy Lambert, Architect and Historic Preservationist
 Debbie Miller, Archaeologist

The submitted nomination (10/31/2017) was revised and edited by the staff of the Philadelphia Historical Commission.

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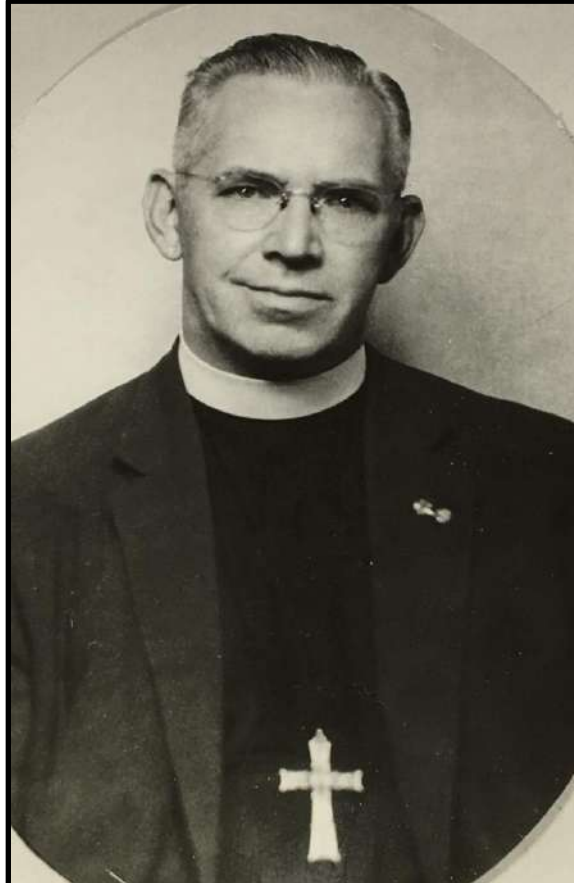
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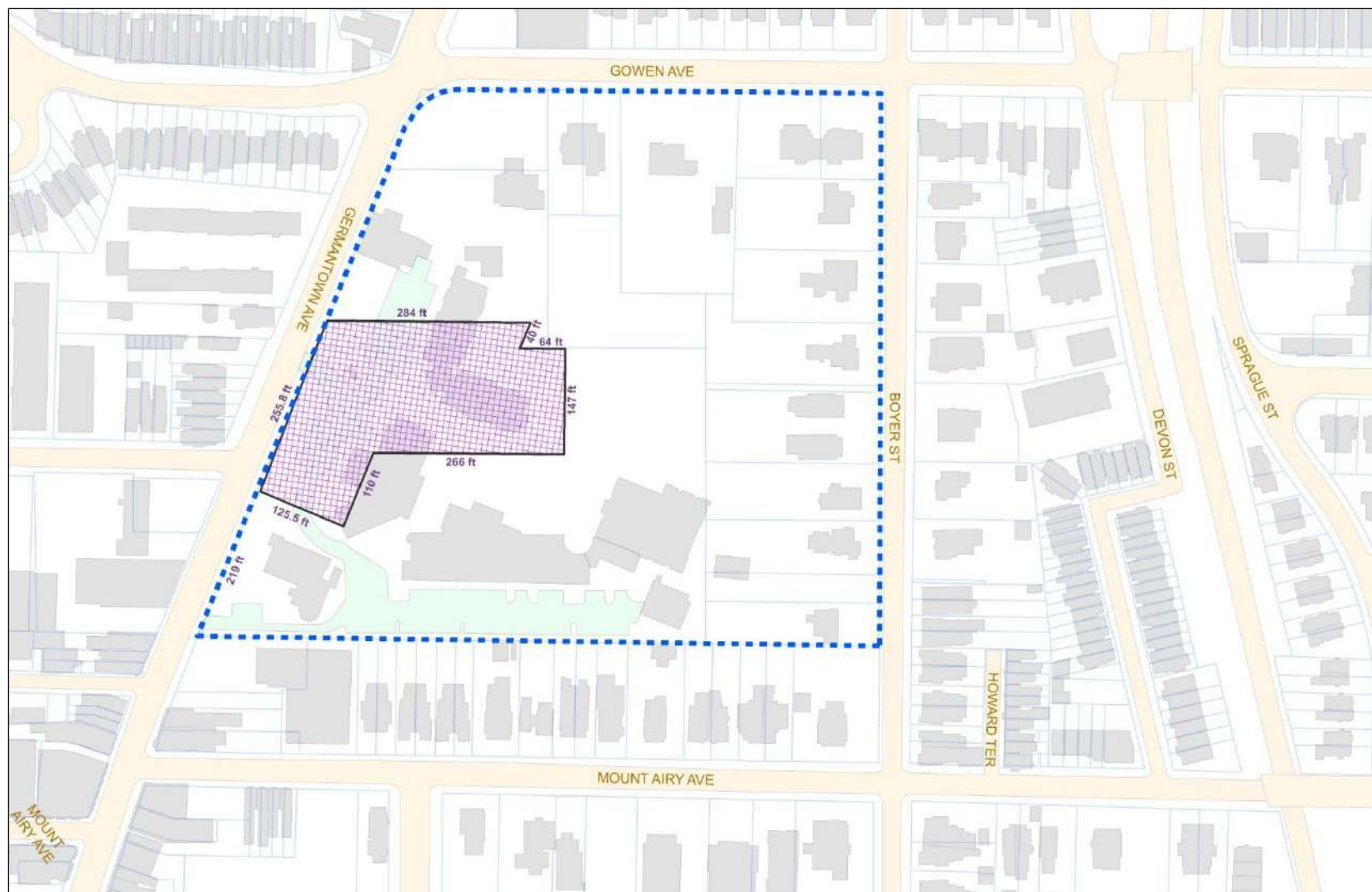
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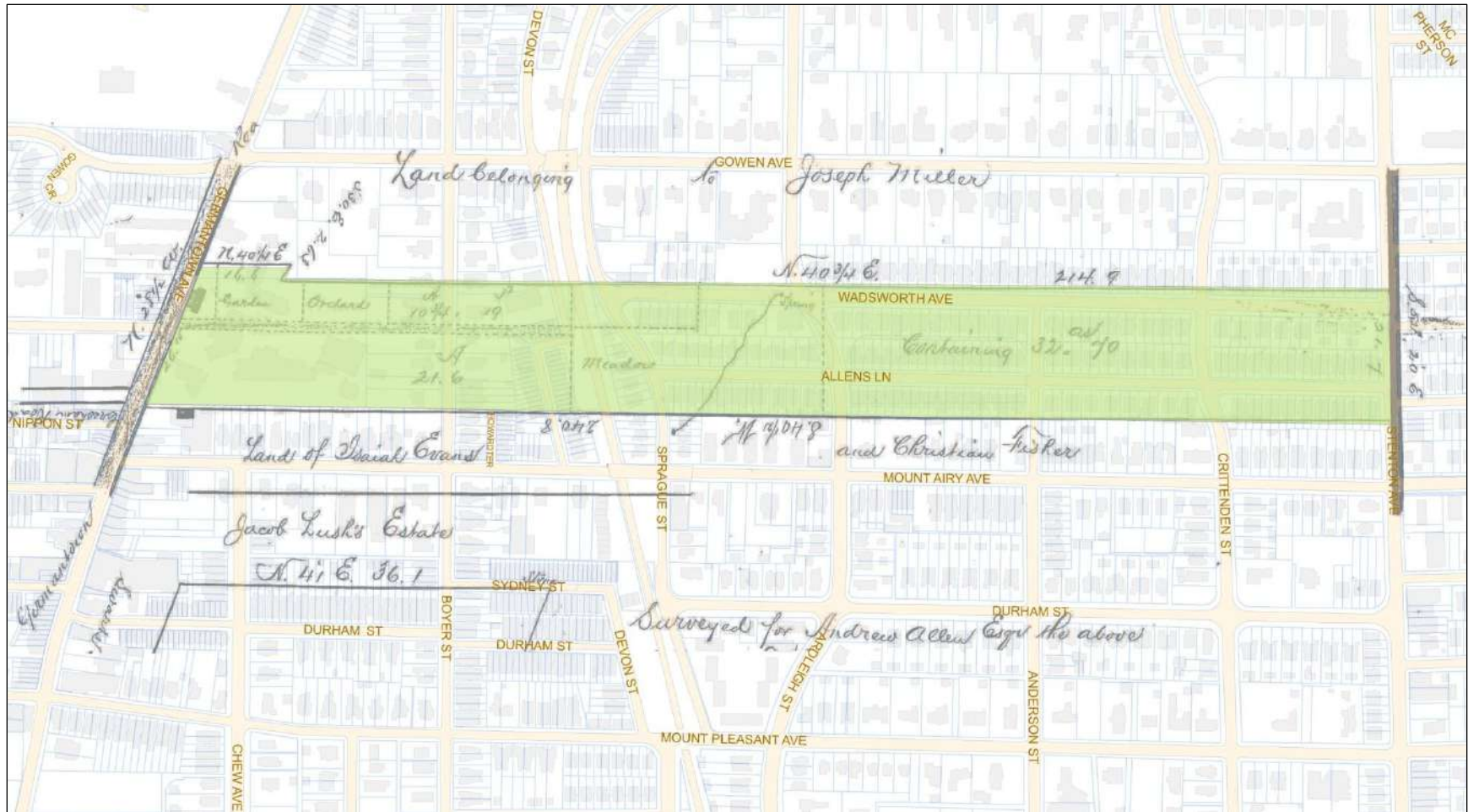
APPENDIX



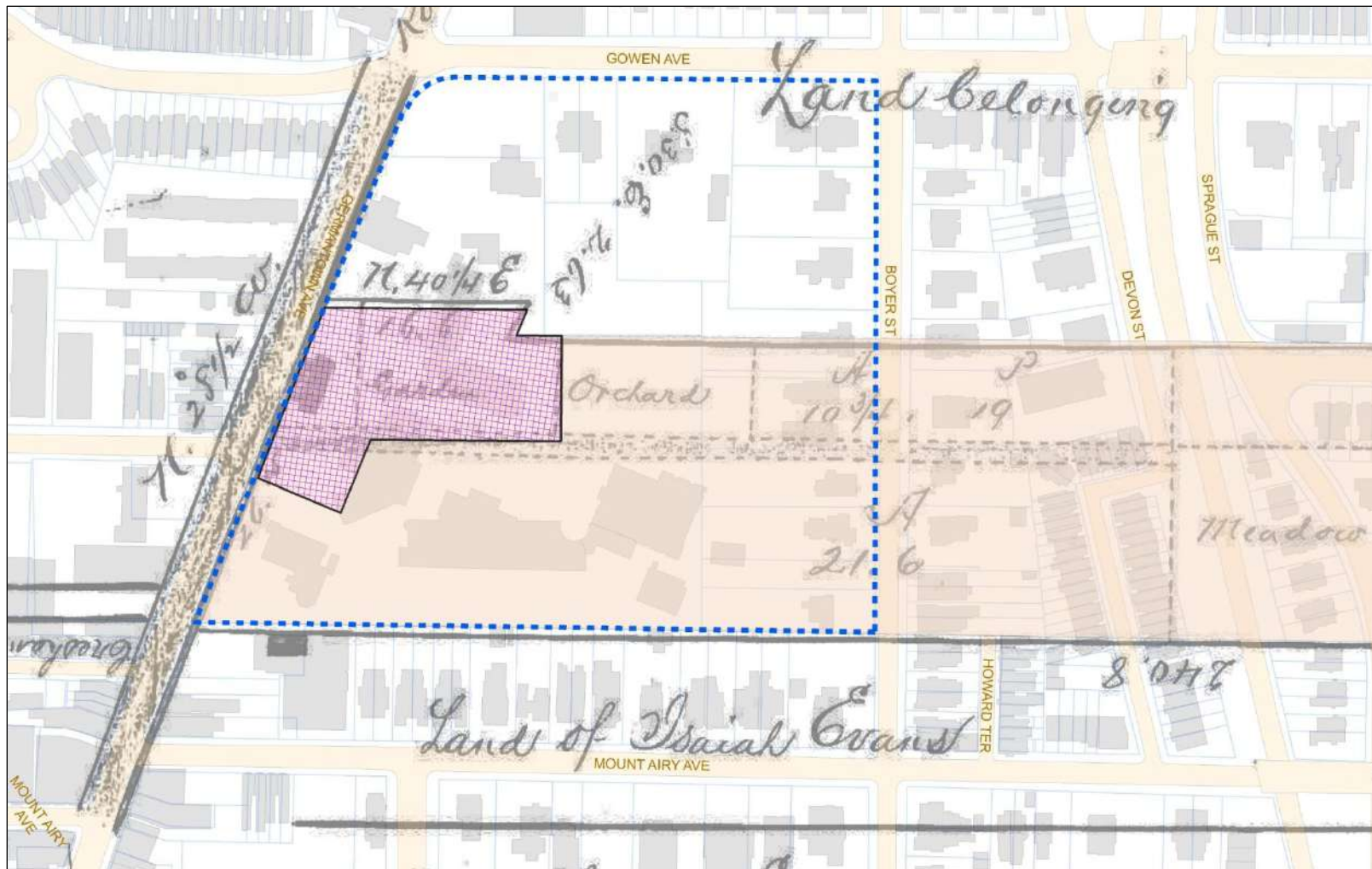
Map 1, Area of archaeological potential: Blue dashed line indicates the boundary of Lutheran Seminary Historic District. The purple hatched section illustrates the area of archaeological potential (Criteria I). The area of archaeological potential focuses on the earliest structures and gardens of William Allen's "Mount Airy" estate. *Original image created by Jim Duffin and submitted to the Historical Commission staff on November 13, 2018.*



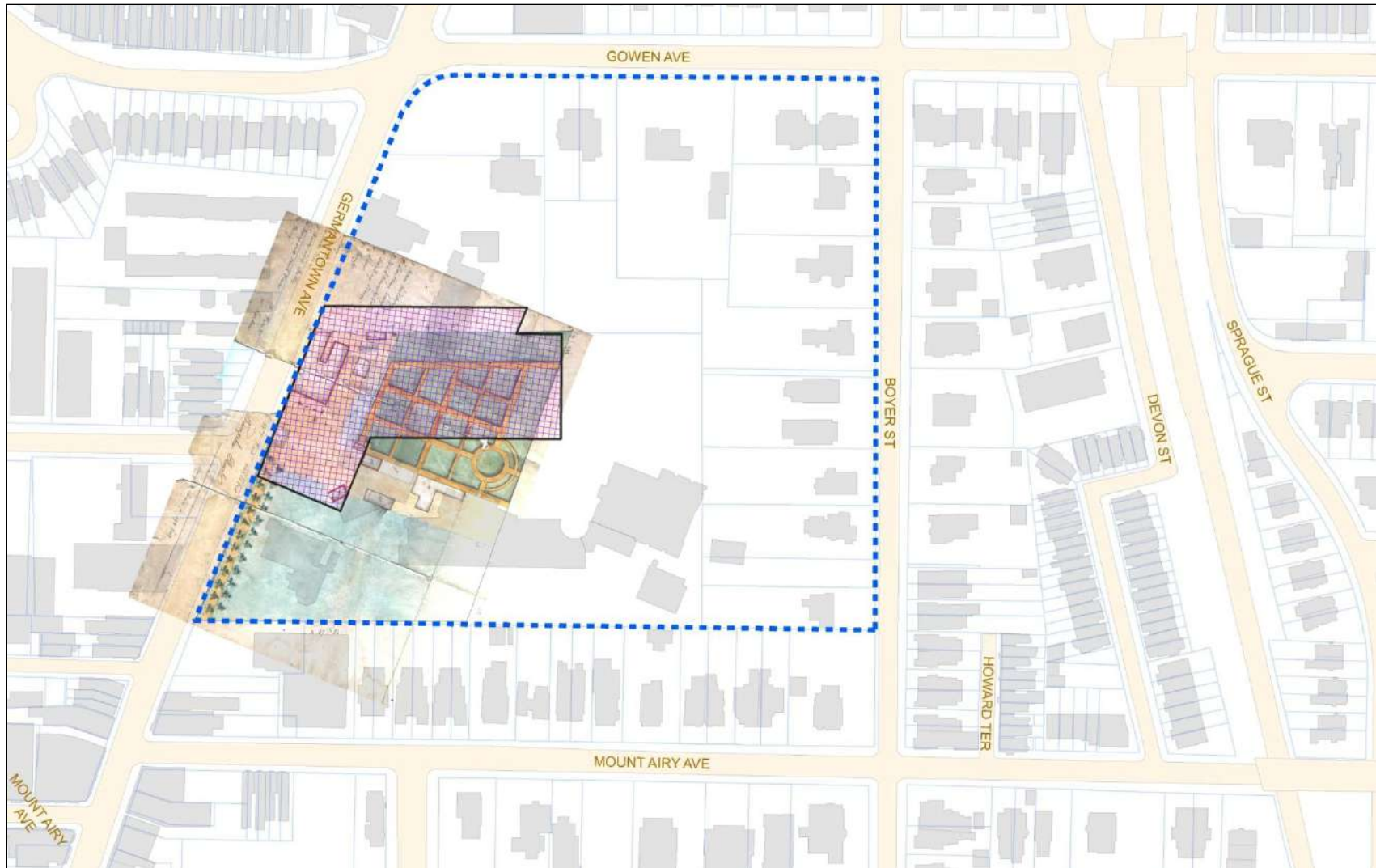
Map 2: The identified area of archaeological potential (Criteria I) is shown as a layer over a present day aerial view of the historic district and surrounding neighborhood. The blue dashed line indicates the boundary of Lutheran Seminary Historic District. *Original image created by Jim Duffin and submitted to the Historical Commission staff on November 13, 2018.*



Map 3, Land owned by William Allen: Green shaded area shows the full extent of the land owned by William Allen in the eighteenth century. This shows the 1801 survey by Reading Howell of the William Allen estate as recorded with the deed for the 1801 sale of the property to Allen Allen, Jr. to Lewis Anastacius Tarascon (Philadelphia Deed Book E.F., No. 7, p 92). The historic survey is shown as a layer on top of a 2018 map. The length of Allen's property began at Germantown Avenue and ended at Stenton Avenue. Created by Jim Duffin and submitted to the Historical Commission staff on October 26, 2018.



Map 4: The area of archaeological potential is shown as a layer to illustrate the relationship to the larger Allen property. The previous map (Map 3) shows the full boundary of Allen's estate. *Original image created by Jim Duffin and submitted to the Historical Commission staff on November 13, 2018.*



Map 5: The area of archaeological potential superimposed over the c.1830 plan (showing the earliest structures of the Allen estate) and a present day map. *Original image created by Jim Duffin and submitted to the Historical Commission staff on November 13, 2018.*