

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 Satterlee Heights Historic District

2. LOCATION

Please attach a map of Philadelphia locating the historic district.

Councilmanic District(s): **3**

3. BOUNDARY DESCRIPTION

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

4. DESCRIPTION

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

5. INVENTORY

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

Total number of properties in district: **8**

Count buildings with multiple units as one.

Number of properties already on Register/percentage of total: **2/25%**

Number of significant properties/percentage of total: **8/100%**

Number of contributing properties/percentage of total: **0/8**

Number of non-contributing properties/percentage of total: **NA**

6. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from **1871** to **1897**.

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.

8. NOMINATOR:

Name with Title: Oscar Beisert, author. Edited by: staff of the Philadelphia Historical Commission.

Organization: University City Historical Society and Keeping Society of Philadelphia

Email keeper@keepingphiladelphia.org Date **29 November 2017**

Street Address **1315 Walnut Street, Suite 320** Telephone **(717) 602-5002**

City, State, and Postal Code: **Philadelphia, PA 19107** Nominators are not the property owners.

PHC USE ONLY

Date of Receipt: 11/29/2017

☒ Correct-Complete ☐ Incorrect-Incomplete Date: 4/18/2018

Date of Preliminary Eligibility: 2015

Date of Notice Issuance: 4/20/2018

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

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

☐ Designated ☐ Rejected

11/16/16

3. BOUNDARY DESCRIPTION



Figure 1: The boundary for the subject historic district is delineated in red.

Bound at the north by Osage Avenue, the east by S. 43rd Street, the south by the property line between the properties facing onto Osage Avenue at the south side and the properties facing onto the north side of Larchwood Avenue, and the west by S. 44th Street, the boundary description of the historic district is as follows:

SITUATE on the South side of Osage Avenue between the West side of S. 43rd Street and the East side of S. 44th Street, containing in front or breadth on the Northern boundary, the said Osage Avenue, 410 feet, 3 inches; 114 feet, 9 inches along the West side S. 43rd Street; 435 feet along the Southern property lines of 4300-02, 4304-06, 4308-10, 4312-14, 4316, 4320-22, 4324-26, and 4328 Osage Avenue (4300-28 Osage Avenue¹); and 111 feet, 1 inch along the East side of S. 44th Street.

¹ The use of “4300-28 Osage Avenue” in this document only refers to and includes the buildings on the south side of the 4300 block of Osage Avenue.

4. PHYSICAL DESCRIPTION

Located on the south side of Osage Avenue between S. 43rd and S. 44th Streets, eight semi-detached twins comprise 4300-28 Osage Avenue. This elegant block of twins are set upon large, verdant lots, a characteristic of West Philadelphia and other suburban sections of Philadelphia.

Generally, these dwellings are similar, being Second Empire twin houses designed on a rectangular plan, with mansard roofs and deep, bracketed eaves. Variations in the designs include façade treatment, porch coverage, and other details. Several of the properties feature one and two-story rear additions kept in plane with the principal sidewalls of the main block. Upon the primary elevation of each façade are brown- and other stone block dressings, approximating quoins on the first and second stories. The twins at 4300-02 and 4304-06 at the lower end of the block, and 4324-26 and 4328 at the upper end feature flush stone facades at the primary elevation with similar fenestrations of flush openings at both the first and second floors. While the other four dwellings at inside the block feature stone facades with two-story bay windows, two of which are shielded by a front porch at the first floor. Six of the houses retain porches, while two have lost this element of the original design, and those retained on the individual buildings vary from full-length, wrap around to just the primary elevation. Retention of original windows is varied, when extant being largely two-over-two wood sash treatment.

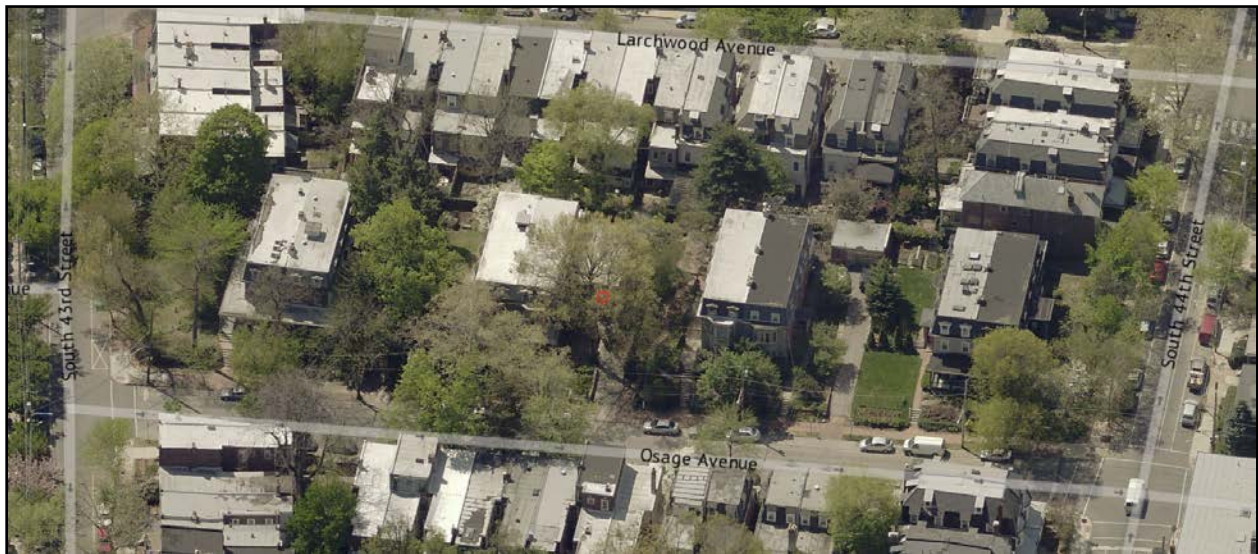


Figure 2: Birds-eye view, looking south at the four sets of twins comprising the Satterlee Heights Historic District. Source: Pictometry.



Figure 3: Looking west along the 4300 block of Osage Avenue. Source: Oscar Beisert.



Figure 4: Looking southwest at 4300-02 Osage Avenue. Source: Oscar Beisert.

Contextual Photos:

Landscape features include: hairpin and other stylized iron fences set into granite curbing and posts; redbrick sidewalks along N. 43rd Street, and Osage Avenue; Belgian block and brick driveways; large, verdurous open and landscaped yards with matured trees and plantings.



Figure 5: Looking north, the sidewalk along S. 43rd Street and the yard of 4300-02 Osage Avenue. Source: Oscar Beisert.



Figure 6: Looking west, 4300-02 Osage Avenue. Source: Oscar Beisert.



Figure 7: Looking southeast, the gate of 4304-06 Osage Avenue. Source: Oscar Beisert.



Figure 8: Looking southeast, the driveway of 4308-12 Osage Avenue and 4304-06 Osage Avenue in the background. Source: Oscar Beisert



Figure 9: Looking west, the period or period-appearing red brick sidewalk of the 4300 block of Osage Avenue. Source: Oscar Beisert.



Figure 10: Looking southeast in the 4300 block of Osage Avenue. Source: Oscar Beisert.



Figure 11: Looking southeast, the hairpin iron fence, red brick sidewalk, and general landscape with 4320-22 Osage Avenue to the east in the background. Source: Oscar Beisert.

5. INVENTORY

4300-02 Osage Avenue—Significant c. 1872

4300-02 Osage Avenue is a single-family masonry building situated on a large lot in the University City neighborhood of West Philadelphia. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs polygonal brownstone blocks on its front façade and painted brick on the remaining walls. Portions of the first-floor side wall have been clad in faux stone. The front façade features two windows per floor. While most, if not all, the window sashes have been replaced, most of the original window frames remain. The first-floor front windows have been altered from their original floor-length height. An ornate, bracketed porch wraps around the northern third of the first story, sheltering the twin's main entrance, which is located inconspicuously on its side. Above the paneled and bracketed cornice rises a third story enclosed by a steep mansard roof clad in faux slate asphalt shingles and lit by ornamented dormers.



**4304-06 Osage Avenue—Significant
Foundation c. 1872, superstructure c. 1880**

4304-06 Osage Avenue is a single-family masonry building situated on a large lot in the University City neighborhood of West Philadelphia. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs polygonal brownstone blocks on its façade and painted brick on the remaining walls. The primary elevation features a symmetrical fenestration with two windows per floor. An ornate, bracketed porch wraps around the northern third of the first story, sheltering the twins' main entrances, which are located inconspicuously on their sides. The entrance features an elaborate projecting vestibule. Above the paneled and paired-bracketed cornice rises a third story enclosed by a steep mansard roof and lit by ornamented dormers. With the exception of replacement windows, the house retains nearly all of its Victorian features, including a hexagon-patterned slate roof, hairpin fence, and shutters (paneled at first floor, louvered on second). The property features a narrow driveway.



**4308-10 Osage Avenue—Significant
Foundation c. 1872, superstructure c. 1885**

4308-10 Osage Avenue is a single-family masonry building situated on a large lot in University City. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs polygonal brownstone blocks on its façade and painted brick on the remaining walls. The front façade features a detailed two-story bay window with four, 2/2 windows per floor. A shared, ornate, bracketed porch wraps around the northern third of the first story, sheltering the twin's main entrance, which is located inconspicuously on the side. Above the paneled and paired-bracketed cornice rises a third story enclosed by a steep mansard roof with hexagonal-patterned slate and lit by ornate dormers with arched 2/2 wood windows. The house retains nearly all of its Victorian features, including its porch, prominent bay, wood windows, upper-floor shutters, slate roof, iron hairpin fence, and brick sidewalk. The property features a stone-paved and walled off-street parking spot.



(4308-10 Osage Ave is on the left)



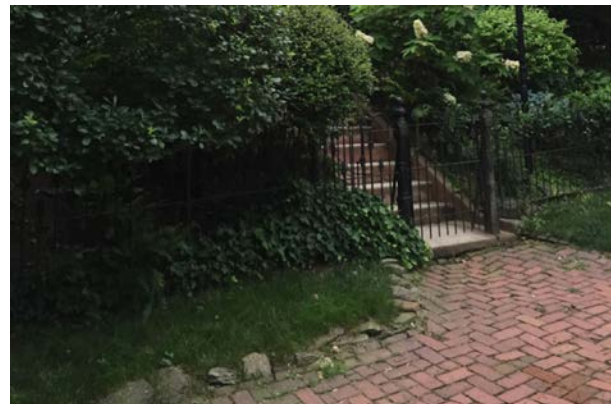
**4312-14 Osage Avenue—Significant
Foundation c. 1872, superstructure c. 1885**

4312-14 Osage Avenue is a single-family masonry building situated on a large lot in University City. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs polygonal brownstone blocks on its façade and exposed brick on the remaining walls. The front façade features a two-story bay window with four openings per floor. An ornate, bracketed porch remains at the façade; however, the side section porch has been removed for a recessed, two-story modernist addition of red brick construction (non-contributing). Above the paneled and paired-bracketed cornice rises a third story enclosed by a steep mansard roof with hexagonal-patterned slate and lit by elaborate dormers. Despite the addition, the house retains Victorian features, including a slate roof, bay window, shutters, 2/2 wood windows, bracketed porch, and portions of its original hairpin fence and brick sidewalk. The property also features a non-historic stone paver driveway and brick kneewall planter.



**4316 Osage Avenue—Significant
Foundation c. 1872, superstructure c. 1885**

4316 Osage Avenue is a single-family masonry building situated on a large lot in University City. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs polygonal brownstone blocks on its façade and painted brick on the remaining walls. The front façade features a two-story bay window with four 2/2 windows per floor. Its original wrap-around front porch has been removed, highlighting the two-story bay window, which itself has received some minor modifications/simplifications. The twin's main entrance remains at the side, with a modern glass and metal vestibule. Above the paneled and paired-bracketed cornice rises a third story enclosed by a steep mansard roof clad in faux-slate shingles and lit by simplified dormer windows. The property features a wrought-iron fence and brick sidewalk, as well as brick-lined off-street parking spot.



**4320-22 Osage Avenue—Significant
Foundation c. 1872, superstructure c. 1885**

4320-22 Osage Avenue is a single-family masonry building situated on a large lot in University City. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs polygonal brownstone blocks on its façade and red brick on the remaining walls. The front façade features a two story bay window with four openings per floor set within Italianate details. The porch has been removed, highlighting the original two-story bay window within the façade. The twins' main entrance remains at the side and is covered by a one-story, Colonial Revival style entrance porch. Above the paneled and paired-bracketed cornice rises a third story enclosed by a steep mansard roof clad in faux-slate shingles and lit by altered, shed dormers. Despite some changes, the house retains Victorian features, including its front bay window, paneled fascia, and many original windows.

An asphalt driveway with stone retaining wall leads to a one-story brick garage located at the rear of the property, and is considered contributing. A brick carriage house/garage is present in this location on maps as early as 1892.



**4324-26 Osage Avenue—Significant
Foundation c. 1872, superstructure c. 1881**

4324-26 Osage Avenue is a single-family masonry building situated on a large lot in University City. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs light-colored polygonal stone blocks on its façade and exposed red brick on the remaining walls. The property features an ornate, bracketed porch shared with its neighbor across the primary elevation. Two French doors with transoms and shutters lead onto the porch. Original window openings feature replacement windows, some with capped frames. The entrance is located along the side in an original brick vestibule, with a replacement door. Along the exposed side elevation at the second floor is a bay window. Above the paneled and paired-bracketed cornice rises a third story enclosed by a steep hexagonal-patterned slate mansard roof lit by dormers.



**4328 Osage Avenue—Significant
Foundation c. 1872, superstructure c. 1881**

4328 Osage Avenue is a single-family masonry building situated on a large lot in University City. Built as one of a pair of semi-detached houses in the Second Empire style, the structure employs a lightly colored polygonal stone blocks on the primary elevation and painted brick on the remaining walls. The property features an ornate, bracketed porch shared with its neighbor across the primary elevation. Two full-height openings lead on to the porch. The primary entrance is located at the side within a projecting two-story brick vestibule that shares in the continued cornice of the main block. A Victorian-era entrance porch shields the 3/4-lite paneled double-doors and transom, and is supported by large wooden brackets. Above the paneled and paired-bracketed cornice rises a third story enclosed by a steep, asphalt-shingled mansard roof and lit by dormers. The property features replacement windows throughout.



6. STATEMENT OF SIGNIFICANCE

The Satterlee Heights Historic District, comprised of the eight houses or four twins at Nos. 4300-02, 4304-06, 4308-10, 4312-14, 4316, 4320-22, 4324-26, and 4328 Osage Avenue (4300-28 Osage Avenue²), comprise a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The Satterlee Heights Historic District satisfies Criteria for Designation A, C, D and J as enumerated in 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;

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

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

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

Set upon unusually gracious lots within the larger context of twins in West Philadelphia, the buildings that constitute the Satterlee Heights Historic District were constructed between 1871 and 1886 as part of a multi-block development project in the area, taking the name, Satterlee Heights, from the Satterlee Hospital that once stood in that locality. The statement of significance is divided into two sections. The first illustrates significance under Criteria A and J, representing a pristine and unusually intact block of the Satterlee Heights development in West Philadelphia. The second illustrates significance under Criteria C and D, as the buildings that comprise the district are of the Second Empire style and represent that period, which was characterized by that architectural style.

Criteria A and J

Constructed between 1871 and 1886 as part of the Satterlee Heights development, 4300-28 comprises a one block long historic district that has significant character, interest, and value as part of the development of the area that was formerly home to the Satterlee Hospital, and as one of the early large-scale, multi-block development projects in the area. This type of project would come to define the progression of real estate development in West Philadelphia as the primary standard and type in the post-1880 period. As a result, this early project is important for its relationship to early marketing techniques in real estate development, as well as for the layout and details of the buildings as planned by developers Hummel & Trexler. Set upon gracious lots and comprising the south side of the 4300 block of Osage Avenue, the Satterlee Heights Historic District is unique in the context of nineteenth century development in West Philadelphia, especially west of 40th Street, and is an intact block of eight houses or four twins. Hummel & Trexler's original plans for the Satterlee Heights subdivision included fifty-foot lots for the purpose of ample side yards. 4300-28 Osage Avenue is the only intact block of the larger Satterlee Heights development, exemplifying the cultural, economic, social and historical heritage of the community and its overall development. At the time of the development of Satterlee Heights, West Philadelphia was nearing the end of the early years of its suburbanization. As such, the Satterlee Heights development represents both past and future trends that are identified as important in suburban development both in Philadelphia and on a national level. Built using a financing method known as "bonus building," this development also represents the financial component of real estate development in this period in Philadelphia. Most importantly, the subject historic district is representative of a transitional period of real estate development as one of the first large-scale, multi-block projects and this

²The use of 4300-28 in this document includes only the buildings on the south side of the 4300 block of Osage Avenue.

representation is important as this type of project represents the direction in Philadelphia and nationwide in the Post-1880 period.

The Roots of Suburbanization in West Philadelphia: 1804-1849

The earliest impetus for development and expansion of Philadelphia west of the Schuylkill River was the construction of the first permanent bridge at Market Street in 1804-05, which enabled greater use of the Philadelphia and Lancaster Turnpike, established nearly a decade before the bridge.³ Soon after these advancements, William Hamilton (1745-1813), grandson of the famous Philadelphia lawyer Andrew Hamilton, and heir to his great estate, became the earliest developer in West Philadelphia when he began subdividing parts of his 600-acre estate for the establishment of Hamiltonville (now Hamilton Village) between 1804 and 1809.⁴ Hamilton's development extended the Philadelphia gridiron to his side of the Schuylkill River, and his subdivision was bound by Filbert (formerly Green) Street at the north to Woodland Avenue at the southeast, and from 32nd (formerly Mansion) Street at the west to 41st (formerly Till) Street. In order to promote his development, Hamilton prepared a map of the proposed development, which included lots measuring roughly one-quarter of an acre fronting major east-west thoroughfares. The map was an early real estate development tool used to entice wealthy Philadelphians to consider moving westward.⁵

While Hamilton's subdivision did not lead to immediate dense suburbanization, it did attract some of the city's wealthy citizens, who purchased large tracts of the subdivided land for use as their own private estates in the neighborhood of Chestnut and Walnut Streets between 37th and 40th Streets. Hamilton's labors may not have established the suburban movement in West Philadelphia, but, at this early date, his genteel clientele planted footings in the area, early on making it an upper-class suburb of estates.⁶ As population increased and transportation modes expanded in Philadelphia, West Philadelphia saw gradual expansion during the first decades of the nineteenth century. Commercial and industrial development huddled close to the Schuylkill River in the neighborhood of Market Street, extending roughly ten dense blocks from the riverfront. A notorious string of taverns on Market Street supported the early commerce and industry of the river-adjacent area. While the wealthy had certainly planted roots in West Philadelphia between 1804 and 1850, a decided working-class population also formed a community in close proximity to the wealthy residents. A residential section in Hamilton Village in and around Market Street included streets of attached houses for the working-class population. The wealthy Philadelphians were generally drawn to the area because of its high elevation and open space. The working-class presence, however, was circumstantial to the commerce and industry.⁷

In 1844, the town of Hamiltonville, as well as the villages of Greenville, Powelton and Mantua to the north, was incorporated as the Borough of West Philadelphia. The Borough became the West Philadelphia District in 1851. The decade of organizing local government west of the Schuylkill came to a head with the incorporation of all governments within Philadelphia County into one municipal body—the City of Philadelphia. Nevertheless, the need for consolidation became even more necessary in the second quarter of the nineteenth century, as many communities across the county underwent dramatic growth. The growing population and the subsequent development exceeded the capacities of the small municipalities to provide basic public services. Local police forces were essentially non-existent in this early period of

³ Joseph Jackson, *Market Street, Philadelphia: The Most Historic Highway in America, Its Merchants and Its Story* (Philadelphia: John Wanamaker, 1918).

⁴ Roger Miller and Joseph Siry, "The Emerging Suburb: West Philadelphia, 1850-1880," *Pennsylvania History* 47 (1980): 99-146; and "A Plan of the Village of Hamilton," 1804, Of 607 1804, Historical Society of Pennsylvania (hereafter HSP).

⁵ "A Plan of the Village of Hamilton," 1804.

⁶ Miller and Siry, "The Emerging Suburb."

⁷ Ibid.

increased density. Consolidation was the only way to fix the problem as these areas physically joined due to the tremendous development that had occurred.⁸

Antebellum Philadelphia experienced incredible growing pains that exhausted much of the land between the Delaware and Schuylkill Rivers by the time of the Civil War. Naturally, as the population steadily grew, this intensified development in West Philadelphia in the mid-nineteenth century. By 1850, the Market Street corridor was home to a vibrant population of working-class people who served both the transshipment center and the workshop.⁹ Situated at the center of important roads, railroads, and the river, West Philadelphia was a major transshipment area. The aforementioned taverns included at least nine inns and/or hostelries within the ten dense blocks that comprised Market Street and served much of the transient shipping population as well as locals. Among these inns and hostelries was a continuation of Philadelphia's then well-established calling card in domestic architecture—the attached row house, providing housing for the blacksmiths and wheelwrights that overwhelmed the immediate population, but also including boat builders and ship chandlers in lesser quantity than the former trades. Development for this class was much like it was in Philadelphia proper—a modest, but respectable Federal style that persisted and aged to become familiar and comfortable.¹⁰



Figure 12: Detail from Charles Ellet, Jr., *A Map of the County of Philadelphia from Actual Survey, 1843*. Source: the Historical Society of Pennsylvania (HSP).

⁸ Erica Denhoff and Kim Franklin, "West Philadelphia: The Basic History, Chapter 2: A Streetcar Suburb in the City: West Philadelphia, 1854-1907," West Philadelphia Community History Center, University Archives and Records Center, University of Pennsylvania, accessed July 6, 2015, <http://www.archives.upenn.edu/histy/features/wphila/history/history2.html>.

⁹ Miller and Siry, "The Emerging Suburb."

¹⁰ Jackson, *Market Street, Philadelphia*.



Figure 13: Detail from J.C Sidney, *Map of the Circuit of 10 Miles Around Philadelphia*, 1847. Source: Historical Society of Pennsylvania.

While Philadelphia's population rose by nearly thirty percent between 1840 and 1850, it was a gradual, pleasant incline that did not prepare the municipality for the mass influx that was to come in the next decade.¹¹ As the century reached its midpoint, immigration from other countries and internal migration to urban areas from outlying farmlands increased dramatically. In the decade before the Civil War, Philadelphia experienced its greatest period of growth, reaching just over a 365 percent rise—from inhabitants numbering 121,376 in 1850 to 565,529 in 1860.¹² While the permanent bridge of 1804 had been an early means of stabling estate suburbs, the density of Philadelphia's once-quiet center was perhaps the great boon to the suburbanization of West Philadelphia that would occur between 1850 and 1880.¹³

¹¹ U.S. Census Population Schedule, 1850.

¹² U.S. Census Population Schedule, 1860.

¹³ Miller and Siry, "The Emerging Suburb."

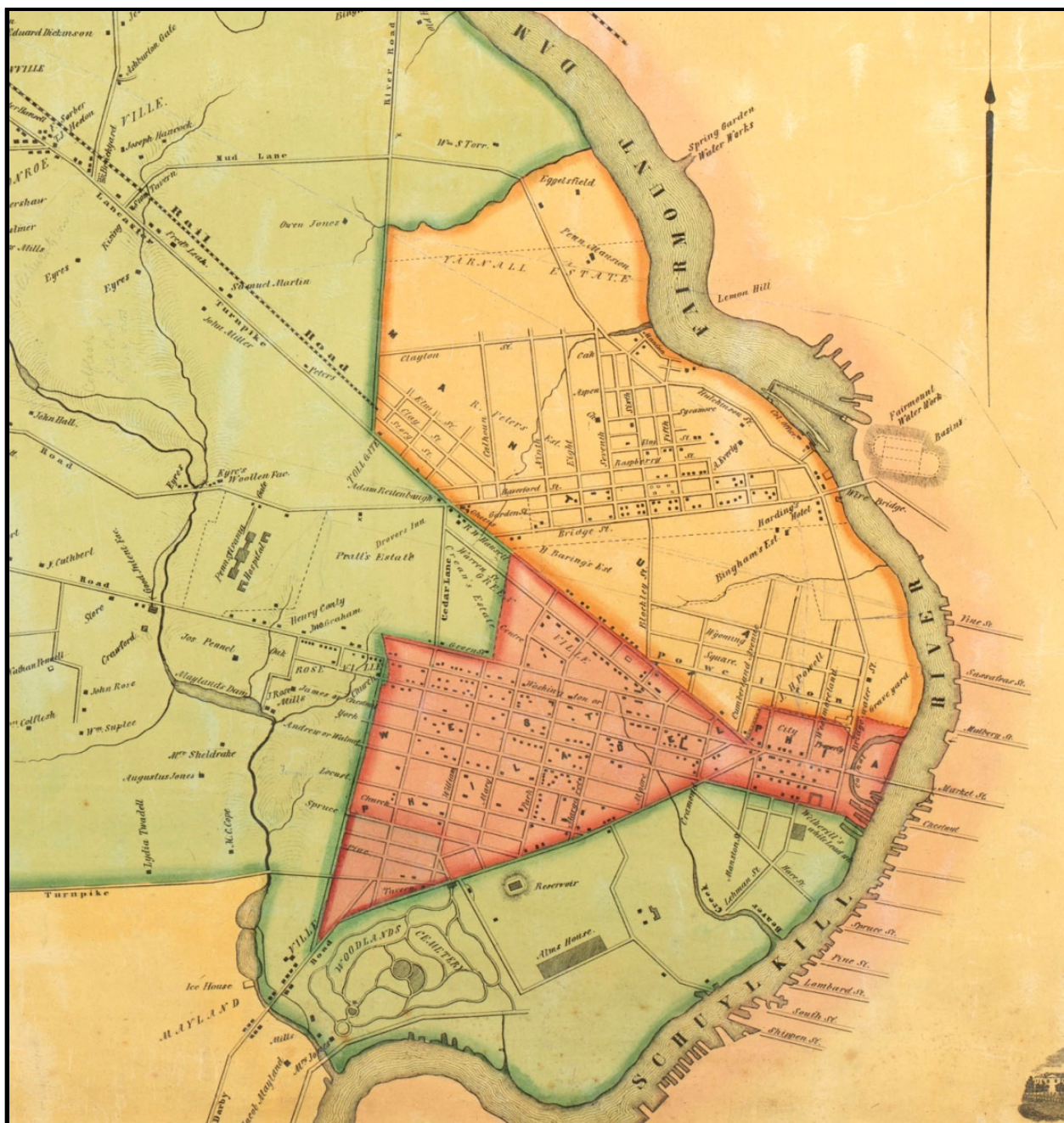


Figure 14: Detail from S.M. Rea & J. Miller, Map of the Blockley Township, Including all Public Places, c. 1850. Source: the Library Company of Philadelphia.

The desire for expansion also coincided fortuitously with the development of a system of omnibuses that provided transportation to commuters who lived in West Philadelphia but worked in Philadelphia proper. These omnibuses, which were eventually replaced by horse car lines, represent the advent of the street railway to West Philadelphia, which enabled the greater development of the area for more than just a wealthy class.¹⁴

¹⁴ Denhoff and Franklin, "West Philadelphia: The Basic History, Chapter 2."

The Early Stages of Suburbanization in West Philadelphia, 1850-1870

After much success as a lawyer, John C. Mitchell built a three-story stone Italianate mansion at 3905 Spruce Street in 1850 (extant). While Mitchell orchestrated the construction of this house for his own use, he began dabbling in real estate development in the neighborhood of his new dwelling. Another important house of this period was designed and constructed the same year, when railroad builder Charles Eastwick commissioned renowned Philadelphia architect Samuel Sloan (1815-1884) to design his Italianate West Philadelphia mansion, Bartram Hall (no longer extant). Sloan would go on to design several other mansions for the important men of the day that desired a fashionable retreat from the city in West Philadelphia.¹⁵

Aside from the small-scale nature of these developments, another important factor was location. Mitchell's stone house, for example, stood on a lot in what was known as West Hamiltonville. As the working-class population rose in Hamiltonville during the second quarter of the nineteenth century, the stratification between the wealthy and the working man grew greatly, as the suburban development moved farther away from the working elements. This trend would increase towards the mid-century, as Philadelphians with means sought refuge from density. While development had crept in this direction in the 1840s, the third quarter of the nineteenth century would see the greatest stride; indeed, the true initial stride and establishment of West Philadelphia as one of the great early American suburbs. Like Mitchell and Eastwick, other wealthy Philadelphians built substantial houses and mansions in West Philadelphia or, more specifically, in this area away from density. The eminent financier, Anthony J. Drexel, also commuted to his office from his West Philadelphia mansion.

After the District of West Philadelphia was created in 1851, Samuel A. Harrison, a tile manufacturer, and Nathaniel B. Browne, a lawyer and landowner, embarked upon one of the early developments that would prove formative to the character and growth of West Philadelphia. The project included the design and construction of a series of buildings to the southwest of Hamiltonville. Having done some initial work in the area, Sloan was a desirable candidate to devise plans for a group of detached and semi-detached houses that would comprise Harrison's and Browne's development. While the use of the semi-detached house in this early period was for a wealthy to upper middle-class clientele, it represents an early employment of the twin. Sloan designed more than 20 residences for Harrison and Browne between 1851 and 1856.¹⁶ These early designs included a row of eight attached houses in the 3900 block of Locust Street and a pair of detached houses at 3803 and 3805 Locust Street. These developments were in close proximity to the wealthier residents of Walnut and Spruce Streets. The "wealthier" citizenry included important doctors, lawyers, judges, and businessman, largely related to industrial and/or financial investments.¹⁷

The advent of passenger transportation in West Philadelphia was the catalyst for the availability and plausibility of expanding the net of those interested in suburban homes. Established as early as 1833 in Philadelphia proper, the omnibus lines of West Philadelphia extended from the railroad station at the foot of Market Street across the Schuylkill into Philadelphia at fifteen minute intervals throughout the day and making its last trip of the day to West Philadelphia in the late evening. Horse cars on rails replaced these lines in 1858 and served specific streets of residential development as it expanded southwest.¹⁸

¹⁵ Harold N. Cooledge, Jr., *Samuel Sloan: Architect of Philadelphia, 1815-1884* (Philadelphia: University of Pennsylvania Press, 1986); Miller and Siry, "The Emerging Suburb."

¹⁶ *Philadelphia Architects and Buildings*, s.v. "Samuel Sloan (1815-1884), Architect," by Roger W. Moss and Sandra L. Tatman, accessed 15 July 2015, https://www.philadelphiaabuildings.org/pab/app/ar_display.cfm/21518

¹⁷ Miller and Siry, "The Emerging Suburb."

¹⁸ Denhoff and Franklin, "West Philadelphia: The Basic History, Chapter 2."

Through the 1850s, a number of developments were completed that attributed to forms and styles seen later in the widespread development of the suburb that West Philadelphia became in later years. For example, one of the important projects of the era was the development of Hamilton Terrace, also attributed to Sloan. Extant to-date as an extension of 41st Street between Baltimore and Chester Avenues, the project included a carefully planned row of houses that made an unique and cohesive architectural expression, maintaining a variation of type, color, and massing by architectural style and whether attached, detached or semi-detached. The corner houses were fully detached and sold as “Elizabethan cottages,” while the twins were “double villas in the classical manner.” European-inspired, but distinctly American in architectural style, these projects established a new suburban standard in West Philadelphia, which led to the popularization of suburban lifestyle.¹⁹

While slowed due to the Panic of 1857, land speculation and development continued in West Philadelphia through the 1860s. The pre-Civil War innovations of Sloan’s attached, semi-detached and detached houses alike were further adapted to make room for more houses appealing to a wider audience of Philadelphians.²⁰

Charles M.S. Leslie, an enterprising conveyancer and real estate agent-turned-developer, proved himself during the war years. Assembling a parcel as early as 1857, Leslie began construction of Woodland Terrace in 1861.²¹ Naturally, Leslie chose the name Woodland Terrace due to its immediate proximity to the popular pleasure ground that the Woodlands Cemetery had become since its establishment in 1840. The houses, also attributed to Sloan, were built between April 1861 and June 1862. The 20 houses within Woodland Terrace appeared as ten large mansions in the Italianate style with carefully hidden entrances at the side, but within the main elevation. Some of the houses were unfinished when sold to carpenters, plasterers, and stair builders, who retained title until the work was completed.²² Leslie also sold five of the houses to individual buyers for the seemingly average price of \$6,100 and later less money to manufacturers. And by 1870 only two buildings in Woodland Terrace were actually owner-occupied. This suggests that the projected clientele was not present for the quality level of Woodland Terrace. However, regardless of the profit made by Leslie, the twin motif, appearing as one large mansion, is a trend that caught on like a mania within Philadelphia’s world of real estate development. Similar “unified dwellings” were occupied by residents of like-backgrounds and professional endeavors, many of whom were merchants who lived in West Philadelphia and commuted to their offices in the city.²³ Subsequent projects by Leslie included a nearby street of six twins known as Fountain Terrace and a set of five attached houses across from the Hamilton Terrace.

Leslie’s projects were generally developed in a very carefully executed manner; however, this was not the constant model to be found during the Civil War years. Most housing built west of 40th Street required an initial outlay of capital and control of a smaller parcel of land, which led to the early manner of plot division and house types with both detached and semi-detached buildings. These projects mimicked earlier, grander developments, using Italianate and Second Empire style details, which had come to represent fashionable sets of the period. In the 4000 block of Pine is an example of a small project of the period. The first houses in this block were 4000 and 4002 Pine Street, which were three-story, white stuccoed Italianate houses built between 1852 and 1856. Benjamin Knight and his descendants occupied the house at 4000 Pine Street from the time it was built until 1910. Edward C. Warne, a wholesale jeweler

¹⁹ Miller and Siry, “The Emerging Suburb.”

²⁰ Ibid.

²¹ Denhoff and Franklin, “West Philadelphia: The Basic History, Chapter 2.”

²² Property files for 501-520 Woodland Terrace, Philadelphia Historical Commission; and Miller and Siry, “The Emerging Suburb.”

²³ U.S. Population Manuscript Census Schedule, 1870, City of Philadelphia, Ward 27, District 2; *McElroy’s City Directory* for 1870 and 1871; U.S. Population Manuscript Census Schedule, 1880, City of Philadelphia, Ward 27, District 572; and *McElroy’s City Directory* for 1880 and 1881.

and real estate investor lived at 4002 Pine Street. Both represent the type of individuals who were settling in West Philadelphia.²⁴ Mitchell had earlier commissioned the design and construction of another cohesive row of buildings at 4009-4018 Pine Street, which included a design that also mimics earlier, architecturally-cohesive forms. Residents included a successful contractor in one of the center houses.

The eastern section of old Hamiltonville was also under development during the 1860s. The old estate lots were subdivided and new houses— including large, similar, row houses and twins—were put up. As Milller and Siry note in their work on West Philadelphia between 1850 and 1880, “new residents in this part of West Philadelphia were less exclusively wealthy and native born, though the new developments continued primarily to accommodate heads of house hold who worked in the central city rather than those were dependent on the local economy.”²⁵

Another important developer emerged between 1868 and 1878. Annesley R. Govett, a lumber merchant and West Philadelphia resident, completed three major projects during this period, which included an entire square of houses between Walnut and Sansom, and 34th and 36th Streets; one block along Spruce Street between 37th and 38th, and another between Pine Street and Woodland Avenue. Govett was careful in his execution, although in a different way than Leslie had been, as these projects involved linking the quality of the house to the most desirable of his locations. His house type also varied including middle to working-class houses, set upon small streets and alleys in some cases. In several cases, Govett would negotiate the sale of an entire row to a builder, including not only covenants on payment of the mortgage and terms of construction, but also design restrictions including set-back from the street. The builder would then either construct the buildings and then sell them to individuals, or pass the project on to a second builder and sometimes a third. Partnerships were sometimes created. This was a mortgage-financed building practice known in Philadelphia as “bonus building.”²⁶

By the 1870s, the housing boom included large, dense housing developments west of 42nd Street. Developments continued to emulate elements seen in earlier developments like Woodland Terrace, but were largely downsized in architectural effect, features and materials. The 1870s saw a widespread extension of the Philadelphia gridiron over vacant tracts of land. Landholders subdivided their land, and, in many cases, their mansions were demolished for tracts of houses. It is during this period that the standardization of development really took hold. This was shown by some of Govett’s work, but in a less varied fashion and appealing to a solidly middle-class clientele. Trends in large-scale suburban development projects during the post-1880 period included repetition in design, plans and architectural motifs.

Among the larger projects of the early 1870s, several blocks of both Lombard Street (now Larchwood) and Osage Avenue, between 43rd and 45th Streets, were developed as part of a planned subdivision that included multiple blocks. Unlike earlier projects that encompassed one to two blocks or a single solid city block, these projects involved the design and plan of a neighborhood- and/or subdivision-like motifs as we know it today, rather than a single street or a terrace. Such developments required an extensive outlay of capital for procurement of land, construction, and payment of debts. Large parcels near transit systems were ripe for this type of development and these early developers sought new ways to profit on a larger scale and make their projects feasible as the supply and demand of land of West Philadelphia saw a dramatic increase. These larger developments took the chance of building beyond established neighborhoods because they were confident that the close proximity to wealth and transit would attract the type of buyer who could afford the new housing. The developers of this period profited and suffered

²⁴ Miller and Siry, “The Emerging Suburb.”

²⁵ Ibid.

²⁶ The practice is described extensively in the nomination for the Philadelphia Register of Historic Places for 3612-28 Lancaster Avenue, which was filed with the Philadelphia Historical Commission in the Spring of 2015.

from the great change in development that this period witnessed, as the older, smaller development project types faded away and newer, larger ones traded architectural variation for the demand that dramatic rises in population, as well as prosperity in Philadelphia at large required.

The Development of Satterlee Heights

As one of the first large-scale, multi-block subdivisions in West Philadelphia to be laid out and planned with an intended neighborhood identity, the development of Satterlee Heights represents the type of real estate investment and development that would come to define suburban design and planning in West Philadelphia and beyond in the post-1880 period. Representing an important period of transition in the formation of suburban neighborhoods, the Satterlee Heights development includes interesting features of both the past and future in the history of real estate development are present in the finished product, as well as evidence that illustrates the subdivision as a “work in progress” and an adaptable form to supply and demand at the time of its design and eventual construction.

The property that would become the Satterlee Height development was a 20-acre tract portion of a 100 acre property whose origins go back to a 1683 Patent from William Penn to William Clayton. Clayton’s ownership was brief. For the greater part of the early eighteenth century, the land was owned the Benjamin Chambers and his daughter Elizabeth and her husband Stephen Jackson. Chambers, who was president of the Free Society of Traders, had acquired over 350 acres in the area and also ran the Lower (later Grey’s Ferry). In 1744, Peter Gardner acquired 138 acres of the Chambers’ properties and portions of this property remained in the Gardner family’s hands until 1831. After Peter Gardner’s death in 1765, the estate was divided among his children. His daughter Mary Rose received 129 acres bordering on Mill Creek. The 20 acres of the later Satterlee development was created in 1798 when Mary Rose’s children divided up her property and this lot was transferred to her son Peter Rose.²⁷

Once the property passed out of the Gardner/Rose family’s hands in 1831, it became an object for investment by a number of Philadelphians. The first buyer was the Quaker merchant, William Ingram, who had connections to the Underground Railroad and was also described as someone “who loved [Walt] Whitman the man and frequently visited him with gifts.”²⁸ After only five years, Ingram sold the property to another Quaker merchant, Marmaduke C. Cope, for \$5,000. After the value of the property rose, and with the realization that West Philadelphia would soon expand, a group of investors purchased the property from Cope in 1850 for \$7,500, which they funded through a purchase money mortgage from Cope of \$5,500. Edward Carpenter, a conveyancer and real estate investor, appears to be the main partner in the investment group. Using an individual who probably acted as a straw party, Carpenter took full title to the property in April 1851 and then sold off one-third shares to his brother James Stratton Carpenter, to John Sanderson (probably James S. Carpenter’s father-in-law), and to Joseph K. Eyre.²⁹ Two of the three shares passed through several hands before eventually being acquired by the merchant Joseph K. Eyre in 1859 and 1863. The split of shares in the property among several different investors probably curtailed any concrete development plans for the property. Since Eyre did not achieve full control of the property until 1863, any development would have to wait until after the Civil War.

²⁷ *Brief of Title to A Tract of Land in the Twenty-Seventh Ward of the City of Philadelphia containing 20 acres, more or less, called Satterlee Heights* (Philadelphia: King & Baird, 1870). All details regarding the ownership of this property referenced in the text that follows are taken from the *Brief of Title* unless otherwise noted.

²⁸ Alma Calder Johnston, “Personal Memoirs of Walt Whitman,” *The Bookman: An Illustrated Magazine of Literature and Life* 46 (1917): 405.

²⁹ For Carpenter family connections see: Edward Carpenter and Louis Henry Carpenter, *Samuel Carpenter and his Descendants* (Philadelphia: J.B. Lippincott Co., 1912), 97-99, 100-01.

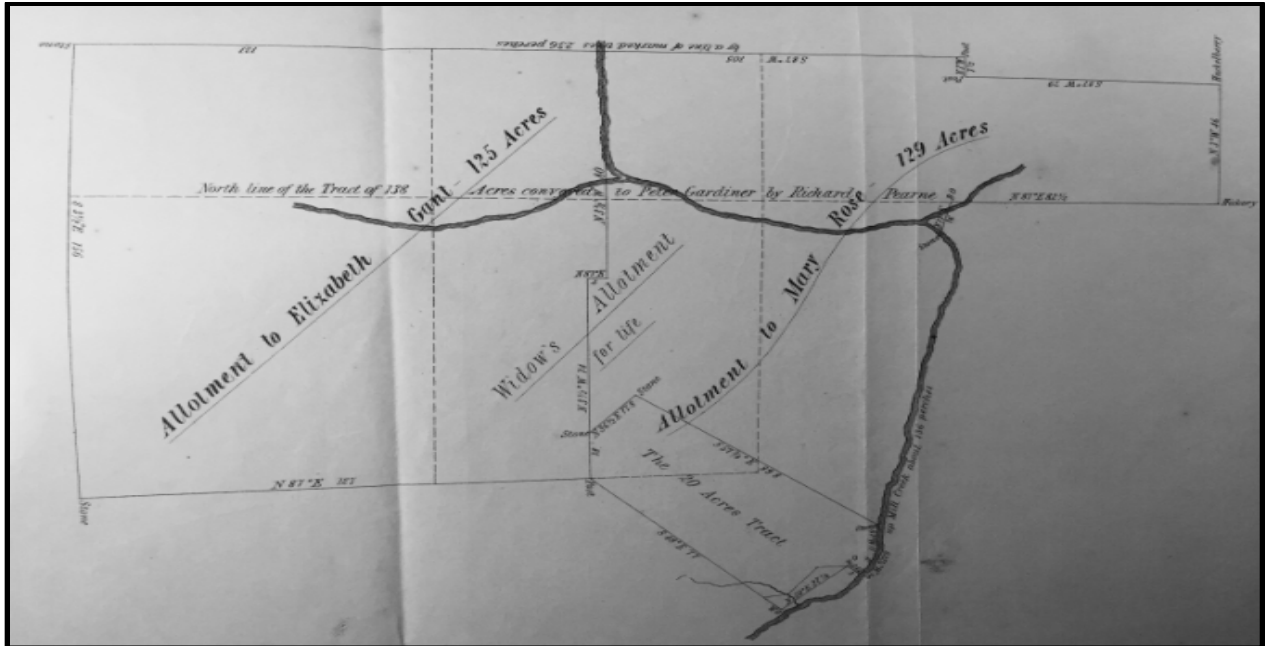


Figure 15: Map related to the *Brief of Title to A Tract of Land in the Twenty-Seventh Ward of the City of Philadelphia containing 20 acres, more or less, called SATTERLEE HEIGHTS...*, West Philadelphia, Pa. Source: Historical Society of Pennsylvania.

The Hospital

Their “plain, unvarnished tale” needs no explanation, no embellishment, no heralding of its historic value. On “Satterlee Heights,” as the spot was known to the surrounding country then, daily tragedies and comedies were enacted, of which the only record future generations is here.³⁰

Between 1861 and 1862, the Satterlee United States Army General Hospital, as it was finally named in 1863 honoring General Richard S. Satterlee, then the oldest and most esteemed surgeon in the U.S. Army, was established on a large parcel at the juncture of 44th and Pine Streets in West Philadelphia. At the time of its first “Sketch...” in 1862, the hospital was one of the largest war hospitals in America, articulated in 20-eight wards (167 feet in length by 24 feet in width) of wood-frame temporary construction, serving the Civil War effort of the period. Afterwards, the hospital enlarged its capacity with at least six additional wards and enumerable additions to buildings extant in 1862.³¹ The site of Satterlee Hospital included other frame buildings: three kitchens, guard barracks, commissary stores, clothing stores, sutler’s store, a baggage room, a knapsack room, the dairy room, the smoking room, a laundry, a carpenter shop, a printing room, a dispensary, a laboratory, and etc. While primitive compared to modern facilities, the Satterlee Hospital could serve up to forty-five hundred “sick and wounded” with clergymen to minister over the terminally ill and the dead. A chapel, capable of seating 400 persons, as well as a Chaplain’s room and a reading room also occupied the site. The operation was massive, continuing from its founding in 1861-62 until after the close of the Civil War in April 1865.³²

³⁰ Sara Trainer Smith, ed., “Notes on the Satterlee Military Hospital, West Philadelphia, Penna., From 1862 Until Its Close in 1865,” *Records of the American Catholic Historical Society of Philadelphia* 8 (1897): 399-449.

³¹ Nathaniel West, *A Sketch of the General Hospital, U.S. Army, at West Philadelphia* (Philadelphia: Ringwalt & Brown, 1862).

³² Nathaniel West, *The History of Satterlee U.S.A. Gen. Hospital at West Philadelphia, Pa., From October 8, 1862 to October 8, 1863* (Philadelphia: By the Hospital Press, 1863); and Smith, “Notes on the Satterlee Military Hospital.”

After the Civil War was brought to a close and the overwhelming smell of death and illness had passed from the area, the buildings that comprised the Satterlee Hospital were taken down and the site was “gutted” for development. It appears that a portion of the grounds that encompassed the Satterlee Hospital was reserved by the City of Philadelphia and is now the site of Clark Park. The remaining land was soon after subject to aggressive real estate development, which would come to define the remaining nineteenth century history of West Philadelphia. However, the memory of Satterlee Hospital had penetrated the minds of most Philadelphians as a patriotic place rather than a place of illness and death, as evidenced by both the naming of the development, and by a local tune called the “Satterlee Polka.”³³

In December 1869, Joseph K. Eyre transferred a portion of all his real estate over to three trustees to sell any of the properties and invest the money for the benefit of his children. Eyre’s trustees soon found a buyer for the 20-acre tract that the Satterlee Hospital once sat upon. John Weik and L. Ney Brognard entered into an agreement of sale on April 21, 1870 to acquire the property for \$106,000. Weik and Brognard had to put up \$10,000 in cash (\$2,000 on signing the agreement and \$8,000 at settlement). The remaining money was loaned by Eyre’s trustees on mortgages (\$10,000 due in July 1871 and \$86,000 due in 1875).³⁴ Once settlement was reached on July 7, 1870, Weik and Brognard transferred the property subject to the mortgages to John Matthew Hummel and James E. Trexler on the same day. Weik and Brognard were both West Philadelphia residents and related to one another through their wives who were sisters.³⁵ John Weik (1827-1890) was a German-born lithographer known in part for his bird’s eye views and had begun to invest in real estate by this period.³⁶ Labedoyer Ney Brognard was a real estate agent who lived nearby.³⁷ Hummel & Trexler were also likely related to one another through their wives.³⁸ John Matthew Hummel (1824-1894) was a German-born morocco leather manufacturer.³⁹ Trexler (1813-1873) was a tobacconist living in Whitemarsh Township, Montgomery County by 1870.⁴⁰ It is likely that Hummel & Trexler were the real major financial backers of the operation.

Work on the development began quickly. Shortly after August 1870, a *Brief of Title to A Tract of Land in the Twenty-Seventh Ward of the City of Philadelphia containing 20 acres, more or less, called SATTERLEE HEIGHTS* was published by King & Baird of Philadelphia for the owners for Hummel & Trexler. Like all landowners before the advent of title insurance in the late 1870s, Hummel & Trexler were required to commission a brief of title which provided the long and complex history of the landownership that comprised their 20 acres from the time of the first Proprietary land grants to the date of their proposed development. This document ensured all potential buyers of lots in the development that Hummel & Trexler possessed clear and unencumbered title to the land. Printing the brief facilitated the

³³ Queen, *Satterlee Polka*.

³⁴ Agreement between Edward M. Hopkins and Harry G. Clay, trustees, first part, and John Weik and L.N. Brognard, 21 April 1870, Philadelphia Deed Book J.A.H., No. 61, p. 35, CAP.

³⁵ Thomas Maxwell Potts, *Historical Collections Relating to the Potts Family in Great Britain and America* (Canonsburg, Pa: s.n., 1901), 573.

³⁶ *Philadelphia on Stone Biographical Dictionary of Lithographers*, s.v. “John Weik,” Library Company of Philadelphia; *Gopsill’s Philadelphia City and Business Directory for 1868* (Philadelphia: James Gopsill, 1868), 1603. Weik lived at the northeast corner of N. 44th and Wallace (former Eadline) Streets.

³⁷ *Gopsill’s Philadelphia City and Business Directory for 1868* (Philadelphia: James Gopsill, 1868), 1680. The business directory section lists Brognard as a real estate agent whereas the city section lists his occupation as “dry goods.” Brognard lived on at the southeast corner S. 44th and Spruce Street (no. 41 on Satterlee Heights plan).

³⁸ James E. Trexler married a Friedricke Hummel on March 7, 1844 („Trauungsbuch der deutschen Lutherischen Michaelis- und Zions-Gemeinde, in und bey Philadelphia, angefangen in Jahre 1834“ in Ancestry.com, *Pennsylvania and New Jersey, Church and Town Records, 1708-1985* [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2011).

³⁹ “Mortuary: John Matthew Hummel,” *Shoe and Leather Reporter* 58 (1894): 246.

⁴⁰ James Trexler; p. 441 (stamped), line 12, Whitemarsh Township, Montgomery County, Pennsylvania Census of Population; *Ninth Census of the United States, 1870* (National Archives Microfilm Publication M593, roll 1879); Records of the Bureau of the Census, Record Group 29, NARA; “Pennsylvania, Philadelphia City Death Certificates, 1803-1915,” database with images, FamilySearch (<https://familysearch.org/ark:/61903/1:1:JDK2-V2R> : accessed 19 July 2015), James E. Trexler, 08 Feb 1873; Philadelphia City Archives, FHL microfilm 2,021,789.

sale of lots since each buyer could readily have a copy prior to purchasing land. As is seen in most similar brief of title documents, over the years the land had been part of larger parcels, which were subdivided, inherited, sold, and consolidated again to form the 20 acres that encompassed the proposed Satterlee Heights subdivision in 1870. The part of the 20 acres that had been associated with the Satterlee Hospital is not clearly known but the familiarity of the place seems to have transcended its original purpose to Hummel & Trexler's development.⁴¹

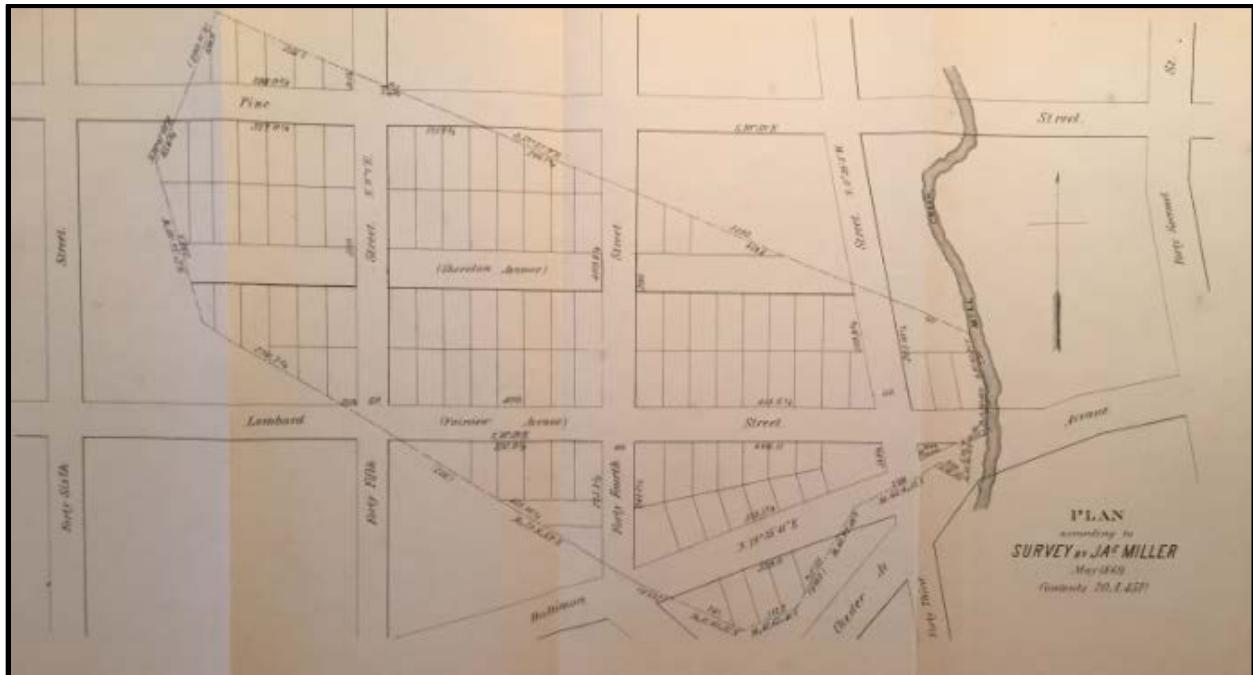


Figure 16: James Miller, *Plan according to Survey by Jas. Miller*. Philadelphia: May 1869. Source: HSP.

Two maps were published as part of the brief of title. The first shows the 20-acre tract in relation to the larger lots of which it once was a part (Figure 13). The second map was the impending development “plan” according to a survey completed in May 1869 by James Miller.⁴² This survey delineated the 20-acre site and the subdivision of that land into building lots (Figure 14).

Soon after the publication of the brief of title, the developers published a beautifully illustrated bird’s eye view map—*Satterlee Heights (Satterlee Hospital Grounds), 27th Ward, West Philadelphia*, which was published by Herline & Co., Lith, northeast corner of 10th and Chestnut Streets (Figure 15).⁴³ This map reproduced the Miller survey and included many details of the surrounding development, which appeared to be on the periphery of Satterlee Heights. The plan of lots for sale was at the center, detailing three full blocks of building lots, as well as eight partial blocks. Perhaps the most interesting feature of the illustration was its marketing technique. While somewhat aggressive in its underlying message, the mansions, both detached and semi-detached, were numbered and keyed to a detailed list of occupants, which included prominent Philadelphians of the day. Samuel Sloan, the architect of many of the nearby mansions, appeared on the list, along with other old Philadelphia names and people of standing and/or professional backgrounds.⁴⁴ While the lots of Satterlee Heights were certainly ample in size, they were

⁴¹ *Brief of Title to ... Satterlee Heights*.

⁴² Miller, “Plan.”

⁴³ *Ibid.*

⁴⁴ A similar advertising strategy referring to proximity to famous people was employed a few years later in an article regarding building in the 4300 block of Walnut Street (“Westward: Building Enterprises Beyond the Schuylkill,” *Evening Telegraph*, 13 May 1873).

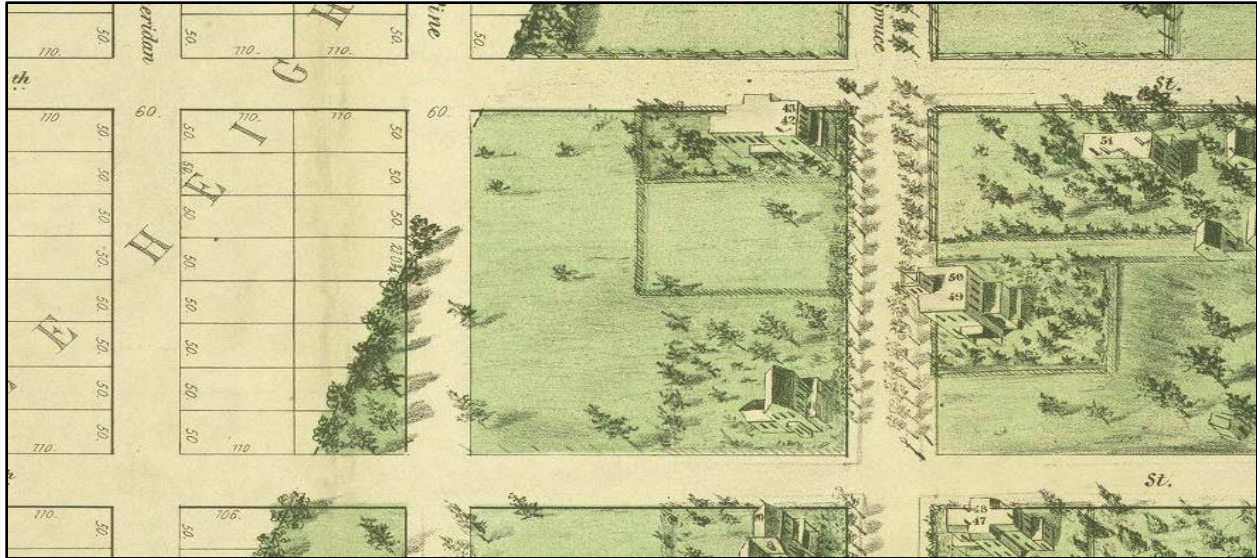


Figure 18: Detail of Satterlee Heights. Satterlee Hospital Grounds, 27th Ward. West Philadelphia, n.d. This detail shows the intent of the developers to market the close proximity of Satterlee Heights to prominent Philadelphians of a wealthier class level. Note of the houses that among the houses that are labeled, prominent citizens include: 42. A.S. Buchanan; 49. Bernard A. Hoops; and Miss Evans, an heiress. Source: the Greater Philadelphia GeoHistory Network.

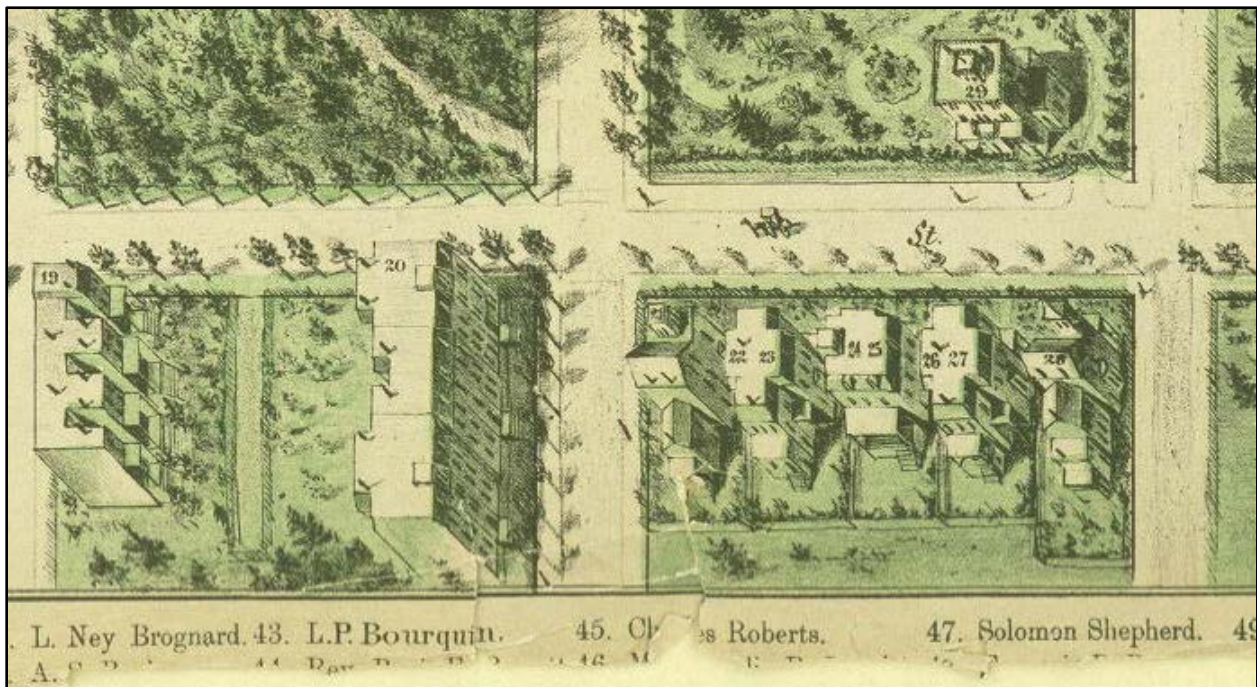


Figure 19: Detail of Satterlee Heights. Satterlee Hospital Grounds, 27th Ward. West Philadelphia, n.d. Like the previous detail, this shows the intent of the developers to market the close proximity of Satterlee Heights to prominent Philadelphians of a wealthier class level. Note that some houses are labeled and others are not, including several well-known citizens: 21. Mrs. Robert Ewing, 23. Dr. Forbes, and 27. General Charles M. Prevost (a twin). Source: the Greater Philadelphia GeoHistory Network.

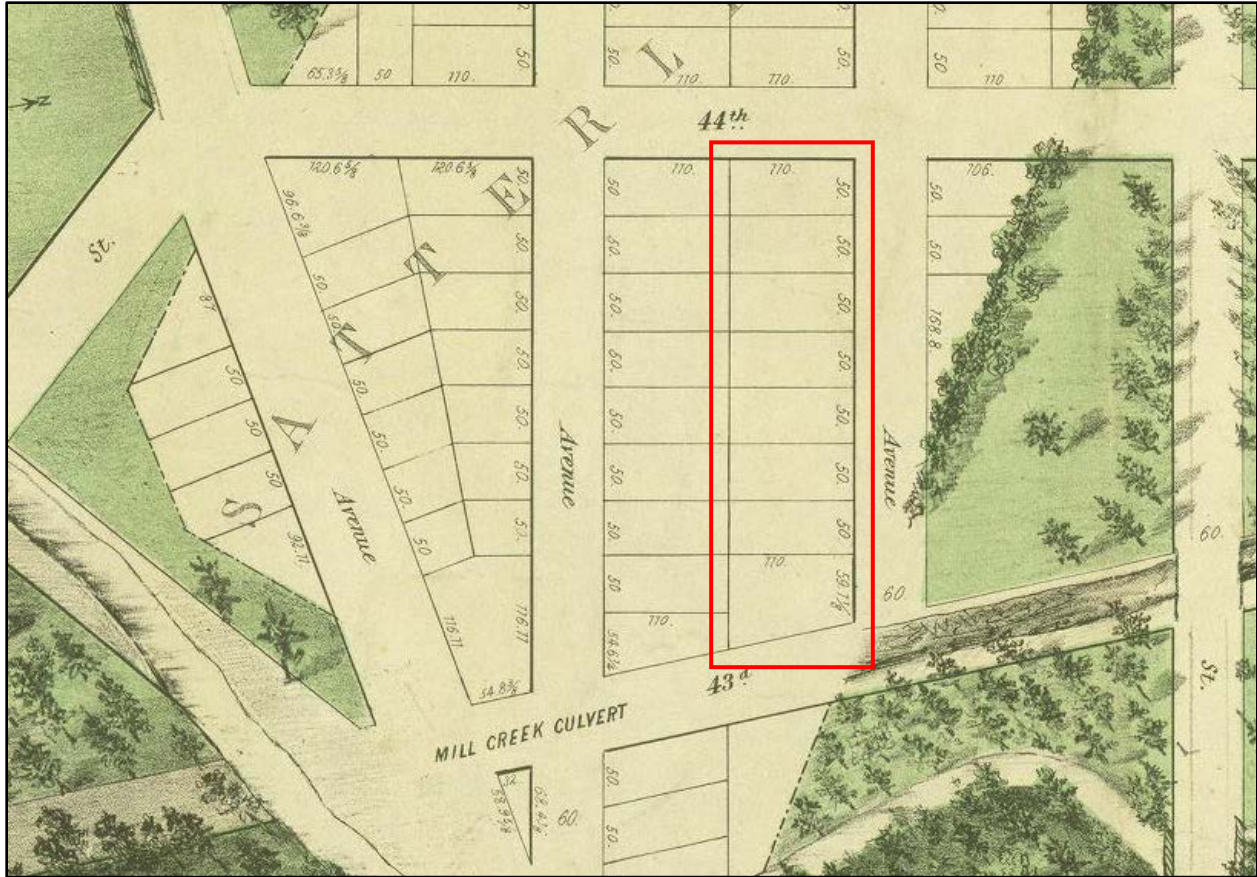


Figure 20: Detail of Satterlee Heights. Satterlee Hospital Grounds, 27th Ward. West Philadelphia, n.d. This detail shows the part of Satterlee Heights that is subject to this nomination. Source: the Greater Philadelphia GeoHistory Network.

Satterlee Heights was part of the larger planning and development activities of Hummel & Trexler and was completed and financed in a manner commonly known as “bonus building.” After the ground rent estate was outlawed for the purpose of real estate development in 1855, other forms of real estate development financing grew in Philadelphia. Bonus building, as it came to be called, was a complicated mortgage financing process. In a city like Philadelphia, small-scale development had become so dependent on the ground rent estate that it naturally transitioned to bonus building operations. In their paper on ground rents in Philadelphia in 1888, Edward Pease Allinson and Boies Penrose described bonus building as follows:

A, holding a tract of land of one or more acres ready for improvement, having divided it into city lots, would sell the same to an irresponsible party,—a man of straw, X,—who would give a bond and mortgage for each property, covering the supposed value of the same after the erection of the contemplated building. Under this advance-money mortgage, A was to advance to B, the builder and real purchaser, to whom an assignment of the property subject to the mortgage had been made by X, the difference between the agreed price for the land and the amount of the mortgage to be made as advances to the builder, payable, as specified, upon completion of certain steps in the building, —i.e., so much when first joists were laid, so much when the second floor was done, so much when under roof, etc. These mortgages, being a first lien, protected the mortgagee from mechanics’ liens to the extent of his mortgage. For the above purposes, mortgages were preferred to ground rents, as they were more easily converted, sold, or placed; and, in the “flush” period after the war, the speculator would easily sell his houses for greater or less

amounts over the mortgages. Sometimes, the mechanic or material men were paid; but, if the venture failed, they would often be “cut out” by the properties being sold under the mortgage, when they frequently would not bring the face value thereof. Individuals would suffer; but a net result was that the city had so many new houses, and the neighborhoods generally recovered from the effects of over-building and grew up to them, unless a mistake had been made in erecting too high a grade of house for the place or in calculating the somewhat arbitrary trend in the fashion of municipal emigration.⁴⁶

The agreements filed with the Recorder of Deeds served as the principal document of the real estate transaction between a capitalist/financier and a tradesmen—essentially, the landowner and the builder—and, more importantly established the financier’s claim to the property and any buildings on it first in law before all others. As described above, the elimination of the ground rent estate in 1855 led to initial bonus building in the years around the Civil War.⁴⁷

On August 12, 1871, Hummel and Texler executed an agreement with Charles Stines, a bricklayer, and Cyrus Levis, a carpenter, which would result in a deed for seventeen lots (square Larchwood to Osage, 43rd to 44th) to Stines & Levis and required the construction of semi-detached twin dwellings on every two lots with money advanced and secured through mortgages granted by Hummel & Trexler to Stines & Levis.

Nos. one (1) to eight (8) inclusive situate on the south side of a certainly sixty feet wide street or avenue [now Osage Street] laid out by the said John Matthew Hummell and James E. Trexler and intended shortly to be opened and dedicated to public use running east and west midway between Pine and Lombard [now Larchwood] Streets ... continuing together in front or breath on the said sixty foot said street or avenue four hundred and nine feet and one eighth of an inch. Nos. 1-2-3-4-5-6-7 each fifty feet and No. 8 fifty some feet and one eighth of an inch and extending in length or depth southward at right angles with the said sixty feet wide street or avenue one hundred and ten feet. Bounded westward by Forty-fourth street and eastward by Forth-third street.⁴⁸

The agreement provided precise details of the construction called for by the contractors, which included a loan of roughly \$3,000 per lot for the construction of a semi-detached house, as one half of a twin, which was to be paid back upon completion. It outlined when money would be advanced to Stines & Levis as they completed different stages of the construction. With every detail of the construction requirements spelled out, the agreement effectively served as the building specifications for development. Any disputes were to be mediated by John Weik.

With the specifications, Hummel & Trexler prescribed the design and materials that should be used with the façade, including the fact that the buildings should be designed in the Second Empire style, as well as information regarding the variation of such as per the row of buildings.

The said Charles Stines and Cyrus Levis hereby agree to erect and construct on each of the said seventeen lots of ground a two story brick and stone messuage or tenement with French roof, main building to be eighteen feet in width by not less than 20 eight feet deep with a two story back building. Also with French roof not less than fourteenth feet in

⁴⁶ Edward Pease Allinson and Boies Penrose, *Ground Rents in Philadelphia*, University of Pennsylvania Series on Political Economy and Public Law, vol. [1], no. 3 (Philadelphia: University of Pennsylvania, 1888).

⁴⁷ This process is described in context by the author of this nomination in the nomination of 3612-28 Lancaster Avenue for the Philadelphia Register of Historic Places filed with the Philadelphia Historical Commission in the Spring of 2015.

⁴⁸ Agreement between John Matthew Hummell and James E. Trexler, first part, and Charles Stines and Cyrus Levis, second part, 12 August 1871, Philadelphia Deed Book J.A.H., No. 174, pp. 66-75, City Archives of Philadelphia (hereafter CAP).

width by not less than thirty two feet in depth to be set back from the street 20 five feet to have an elevation of two steps and a platform...

...the front of the buildings to be built of stone either hammered or rubble work and *each pair of houses to be different from the other either in color in the combination of color niche stone used in order that said houses when finished may present a variegated and more pleasing appearance* [emphasis added]...⁴⁹

While these houses were designed in a simpler manner as compared to the work of Sloan, the buildings were also carefully contrived to be attractive in a quieter manner.



Figure 21: The 17 lots described in the agreement between John Matthew Hummell and James E. Trexler, and Charles Stines and Cyrus Levis, 12 August 1871, Philadelphia Deed Book J.A.H., No. 174, p. 75. Lot numbers 1-8 constitute the 4300 block of Osage Avenue, the subject of this nomination. Source: the Philadelphia City Archives.

After the agreement was signed, Hummel & Trexler deeded the lots to Stines & Levis on the same day and mortgages were executed on the each of the lots.⁵⁰ It appears that Stines began construction on seven pairs of twins spanning each lot line on the south side of the 4300 block of Osage Avenue, and three twins on the north side of the 4300 block of Lombard Street (see Figure 20). Joining Stines & Levis in

⁴⁹ Agreement between Hummell and Trexler, to Charles Stines and Cyrus Levis, 12 August 1871, Deed Book J.A.H., No. 174, p. 66-75, CAP.

⁵⁰ Deed: John Matthew Hummell and James E. Trexler to Charles Stines and Cyrus Levis, 12 August 1871, Philadelphia Deed Book J.A.H., No. 173, p. 37, CAP.

developing the Satterlee Heights community were Joseph Patton & Bro. and A.P. Armant, who, by 1872, had begun construction of 25 sets of twins on the neighboring blocks.⁵¹ Perhaps owing to the nation-wide economic downturn known as the Panic of 1873, construction on many of these properties stalled, and the buildings remained unfinished, some never to be completed.

Roughly a year after entering into their ambitious agreement with Hummel & Trexler, Stines & Levis foreclosed, and their property was seized by the sheriff.⁵² Hummel & Trexler took Stines & Levis to court in October 1872 for non-payment of the mortgage money and all seventeen lots and the unfinished houses were sold at sheriff sale on November 4, 1872. To protect their investment, Hummel & Trexler bought back the properties at the sale and were given a deed five days later.⁵³

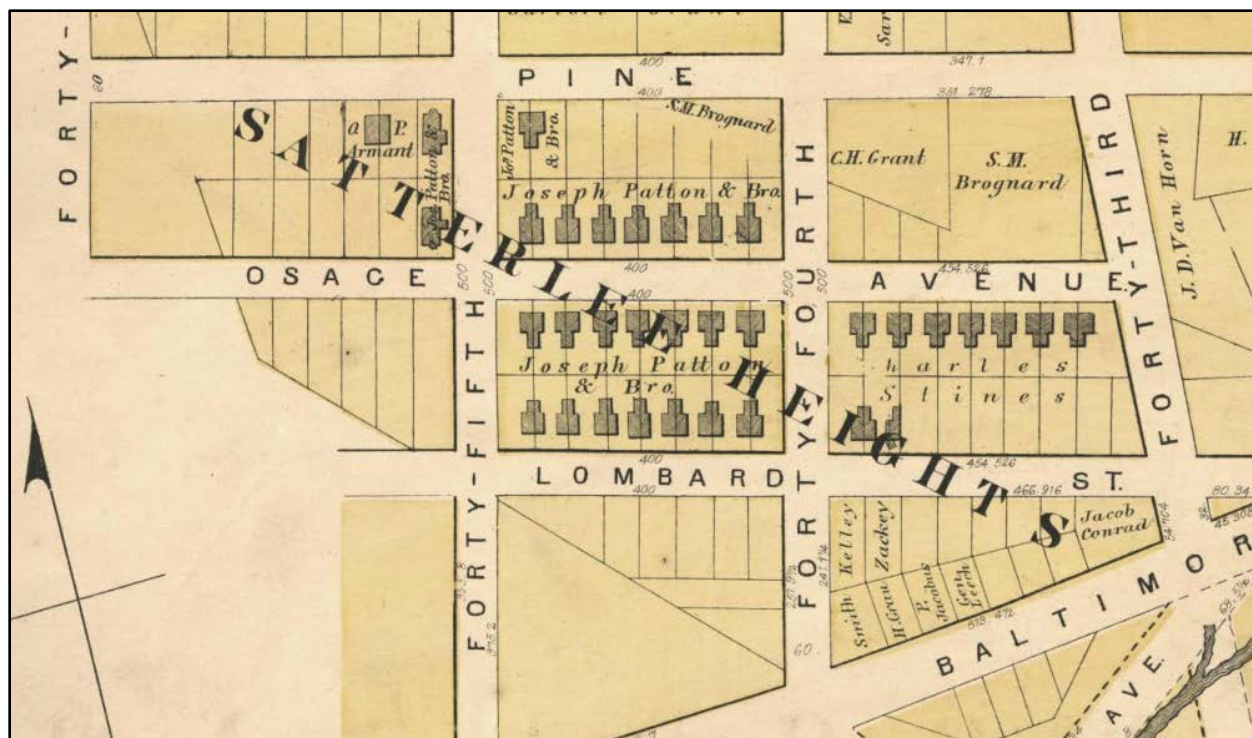


Figure 22: Detail from 1872 G.M. Hopkins, *Atlas of West Philadelphia including the 24th & 27th Wards of the City of Philadelphia from actual surveys & official records*. The atlas shows the outline of seven sets of twins on the 4300 block of Osage Avenue, however, only the foundations/basements of the buildings seem to have been constructed by 1872. Source: University Archives.

On November 18, 1872, Hummel & Trexler entered into round two of the scheme. They used an intermediary party or strawman, named Edward Shields, to turn the ownership of the lots to fellow investor John Weik. Shields mortgaged the properties back to Hummel & Trexler and then deeded them

⁵¹ Joseph and Samuel C. Patton, builders, entered into building contracts with Hummel & Trexler in April 1871 (Philadelphia Deed Book J.A.H., No. 136, p. 511; J.A.H., No. 167, p. 67); Oliver P. Arment, carpenter, entered into a contract with Hummel & Trexler in October 1870 (Philadelphia Deed Book J.A.H., No. 91, p. 119).

⁵² For example, Stine and Levis had claims against other properties they were building on at 42nd and Haverford and 44th and Huron (Case Nos. 88, 89, 211, March Term 1872, Mechanic Liens Docket, District Court Records, CAP).

⁵³ Deed Poll: Sheriff to JMH and JET, 9 November 1872, Sheriff Deed Book No. 77, p. 427, District Court Records, CAP. The deed provides details on the unfinished state of each of buildings on each of the lots.

to John Weik all on the same day.⁵⁴ The next day, November 19, 1872, Weik executed an agreement with John Chappell, a carpenter, to complete construction of the houses on Osage Avenue.⁵⁵

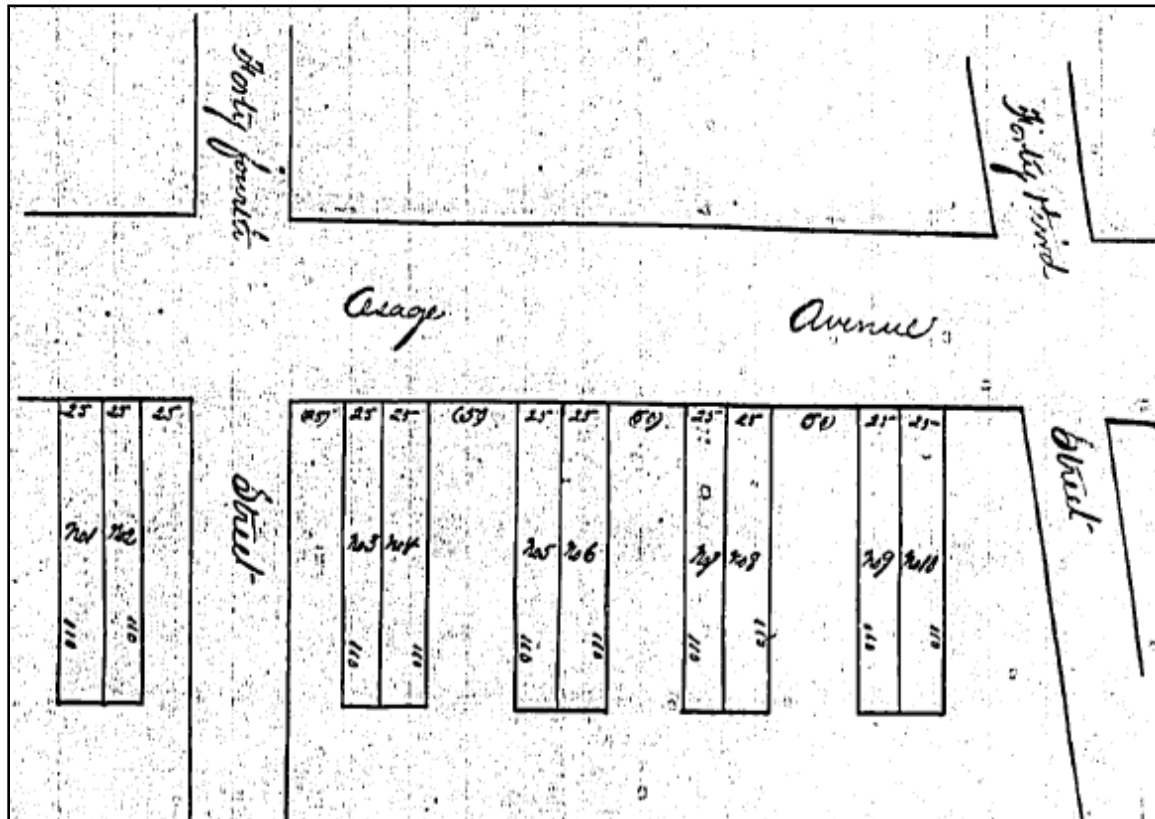


Figure 23: Plan for Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. Agreement between John Weik and John Chappell, 19 November 1872. Philadelphia Deed Book JAH 290, p. 168. Source: the Philadelphia City Archives.

The agreement between John Weik and John Chappell specifically outlined the construction project and all of its terms. In the contract, Chappell agreed to construct two new brick buildings on lot Nos. 1 and 2, and to “finish and complete on each of the said lots numbered on said plan Nos. three through ten inclusive the brick and stone messuage now partially erected on each of the said lots, according to the specifications.”⁵⁶ The agreement explained in great detail the same provisions made in the earlier agreement between Stines & Levis and Hummel & Trexler, who were described in the 1872 agreement as holding the mortgages on the ten (see Appendix 1 for design specifications).⁵⁷

However, once again, Hummel & Trexler’s vision was delayed, and by the mid-1870s, it seems that only 4300-02 Osage Avenue had been completed, and was sold to Pliny Britt Fuller.⁵⁸ The remaining properties were sold through sheriff sale in 1876 to the American Life Insurance Company, which appears

⁵⁴ Deed: John Matthew Hummel and James E. Trexler to Edward Shields, morocco dresser, 18 November 1872, Philadelphia Deed Book J.A.H., No. 285, p. 333; Deed: Edward Shields to John Weik, 18 November 1872, Philadelphia Deed Book J.A.H., No. 285, p. 331, CAP.

⁵⁵ Agreement between John Weik, gentleman, and John Chappell, carpenter, 19 November 1872, Philadelphia Deed Book J.A.H., No. 290, p. 162, CAP.

⁵⁶ Ibid. No. 3 represents 4328 Osage Avenue; No. 4 represents 4324-26 Osage Avenue; No. 5 represents 4320-22 Osage Avenue; No. 6 represents 4316 Osage Avenue; No. 7 represents 4312-14 Osage Avenue; No. 8 represents 4308-10 Osage Avenue; No. 9 represents 4304-06 Osage Avenue; and No. 10 represents 4300-02 Osage Avenue.

⁵⁷ Ibid.

⁵⁸ For information on the Fuller family, see Appendix 2.

to have completed construction of the buildings, selling them off between 1881 and 1887.⁵⁹ The American Life Insurance Company filled in or removed the basements of three sets of twins constructed by Charles Stines, leaving the four—rather than seven—sets of twins planned by Hummel & Trexler on the 4300 block of Osage Avenue (Figure 24).⁶⁰



Figure 24: Detail of “Satterlee Heights” in 1878, from J.D. Scott’s *Atlas of the 24th and 27th Wards, West Philadelphia*, plates X (left) and W (right) . Source: the University Archives.

⁵⁹ Registry Plan 20-S-16 Deed Transfer Sheet. 4304 Osage Avenue was completed by 1885 or earlier, based on an article in the *Philadelphia Inquirer*, 3 January 1885, p. 5. 4320 Osage Avenue was completed by 1880 or earlier, based on a *Philadelphia Inquirer* article from 17 September 1880, p. 3.

⁶⁰ Mike Hardy, Historian and member of the University City Historical Society explained that the side yards of the existing houses were filled in the 1880s. Personal Interview. 10 July 2015.

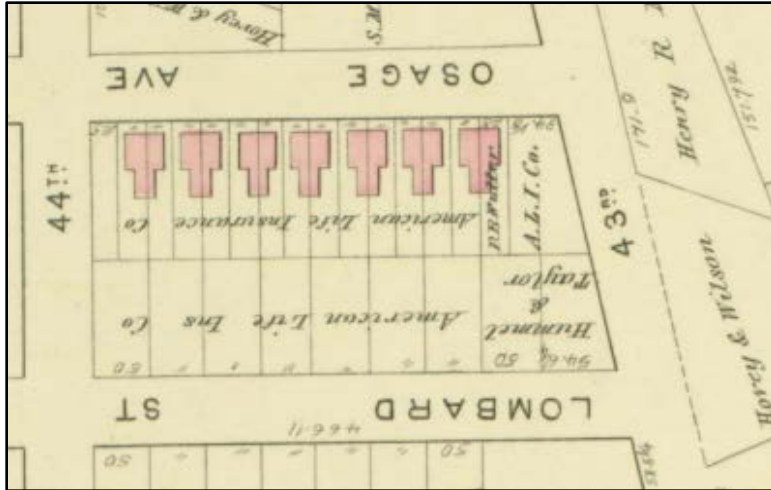


Figure 25: Detail of the 4300 block of Osage Avenue taken from J.D. Scott's 1878 *Atlas of the 24th and 27th Wards, West Philadelphia*. Source: the University Archives.

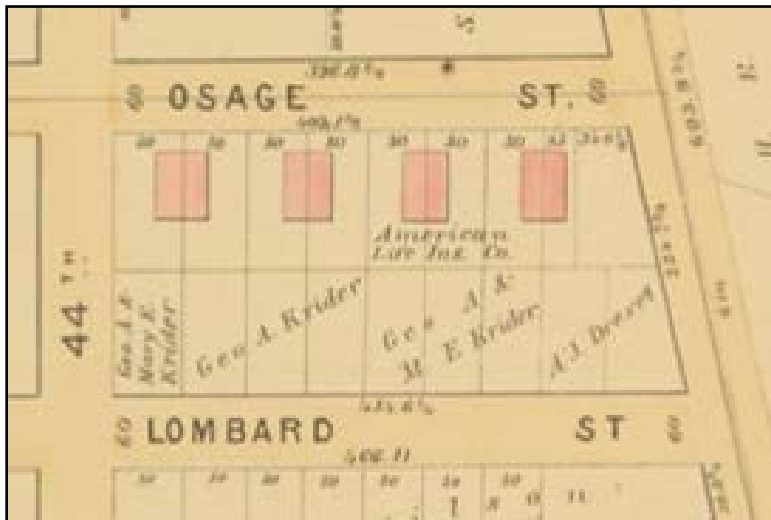


Figure 26: Detail of William G. Baist's 1886 *Atlas of West Philadelphia, 24th and 27th Wards* (Philadelphia: J.L. Smith, 1886). Source: the University Archives.

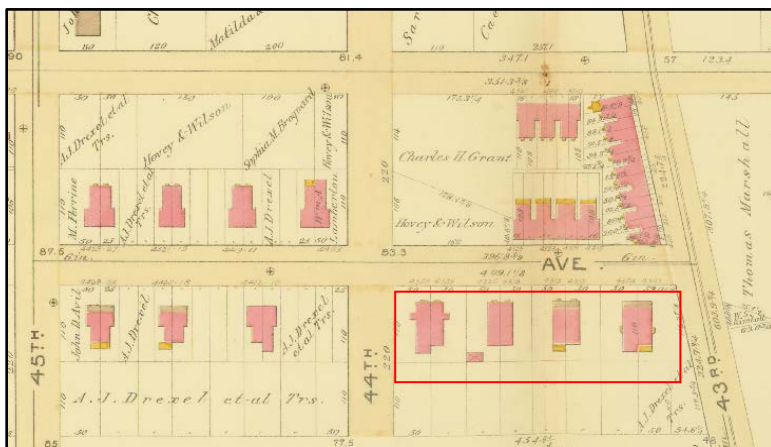


Figure 27: Detail of 1892 G.W. Bromley's *Atlas of the City of Philadelphia, vol. 11, 27th Ward*. Source: the University Archives.

Suburbanization of West Philadelphia, Post-1880

Developments like Satterlee Heights were merely the beginning of the large-scale, comprehensive suburban development that would ensue in West Philadelphia. As seen on the Satterlee Heights illustration from the early 1870s, there was very little development beyond the smaller, high-end projects that included Samuel Sloan as the designer. Whereas, after the development of Satterlee Heights realized in its final form in the 1880s, the pace and density of development in the surrounding areas increased dramatically. While the twin house form dominated in popularity in West Philadelphia, homes constructed in the late nineteenth century tended to be set closer together, and thus were available to a wider range of Philadelphians.

Both the twin, semi-detached house and the attached rowhouse typified the built environment of West Philadelphia post-1880. The original large side yards of the Osage Avenue properties and the larger Satterlee Heights development almost did not survive the first phase of construction. Later and larger developments provided narrow side yards and limited architectural detail to the primary elevations of the houses. In rowhouse development this was not an issue and it appears that for many decades to come Philadelphians saw the row house as a familiar and respectable dwelling type. In regards to the semi-detached house, the fact that the side yards became virtually non-existent was unimportant, as the cache of a semi-detached house in a familiar and respectable row made the house desirable to a wider range of people. These developments were articulated in two and three-story forms that obviously served either the conservative and/or liberal in spending; or the working to middle-classes in social and economic rank. The post-1880 development in West Philadelphia shows the importance of early projects like Satterlee Heights in the formative years of suburbanization on a local level and as a larger national trend.

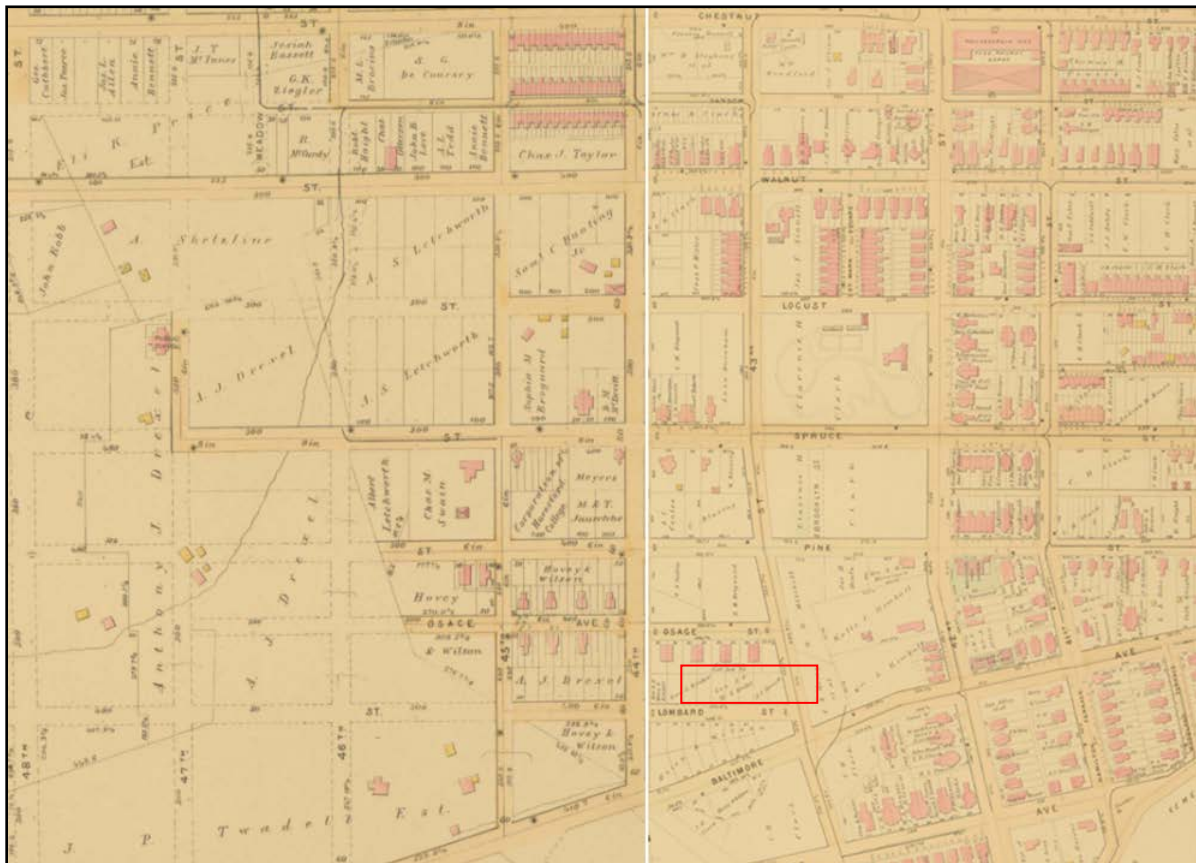


Figure 28: Detail of William G. Baist's 1886 *Atlas of West Philadelphia*, 24th and 27th Wards (Philadelphia: J.L. Smith, 1886). Source: the University Archives.

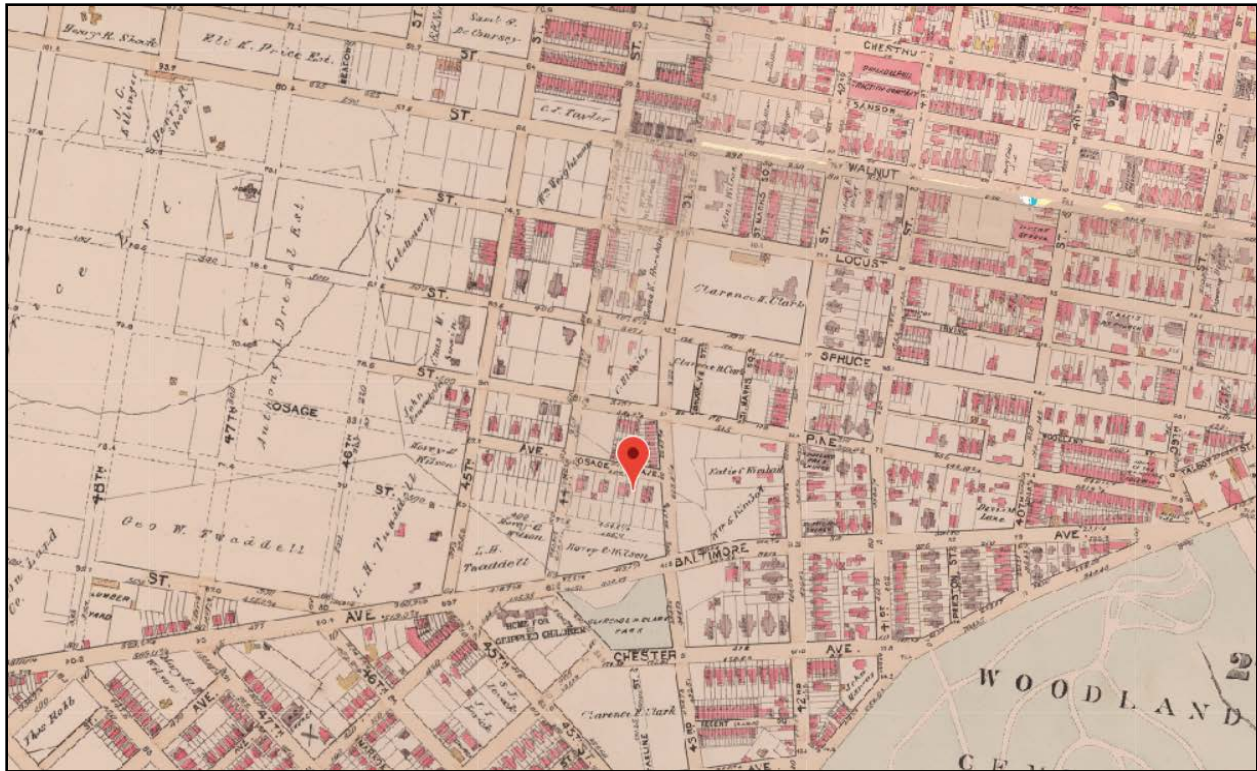


Figure 29: Detail of G.W. Bromley's 1895 *Atlas of the City of Philadelphia*. Source: Greater Philadelphia GeoHistory Network.



Figure 30: Detail of G.W. Bromley's 1910 *Atlas of the City of Philadelphia*. Source: Greater Philadelphia GeoHistory Network.

Criteria C: Embodies distinguishing characteristics of an architectural style and D: Reflects the environment in an era characterized by a distinctive architectural style

In the decades that followed the Civil War, architects in Philadelphia turned away from simpler Quaker forms, and towards the more exuberant French forms created during the redevelopment of Paris under Napoleon III's Second Empire. In West Philadelphia in particular, twins designed in the "French" or Second Empire style became extremely popular, including among speculative housing developers.⁶¹ In fact, the developers of Satterlee Heights expressly required that the buildings to be constructed have "French roofs."⁶² The distinctive mansard roofs of the Second Empire style were used on free-standing, twin, and rowhouses of this era. In addition to use on residential buildings, the Second Empire style can also be found on commercial, government, and other public buildings.⁶³

According to Virginia & Lee McAlester's A Field Guide To American Houses, the Second Empire style's primary period of influence was 1855-1885, being a movement within the larger realm of Victorian architecture. The primary identifying features of the Second Empire style is the presence of a Mansard roof with dormers within a steep slope; moulded cornices; and decorative brackets beneath the eaves. The buildings that comprise the subject historic district include all of these characteristics. All of these characteristics were especially popular in suburban and/or rural areas and common used in designs for Second Empire style buildings.⁶⁴

Beyond the larger national trends, Pennsylvania enjoyed wide-spread use of the Second Empire style. The Pennsylvania Historical & Museum Commission's Pennsylvania Architectural Field Guide describes the "Second Empire/Mansard Style" as being popular between 1860 and 1900, which is a longer period of time than recognized by McAlester. Though the PHMC recognizes that the style enjoyed immense popularity and employment in the 1860s and 1870s, as influenced by "well-attended exhibitions in Paris in 1855 and 1867" becoming a modern architectural movement rather than a revivalist style like so many others. The style guide goes on to list the most identifiable features: 1. Mansard roof, 2. Patterned shingle roof, 3. Iron roof crest, 4. Decorative window surrounds and dormers, 5. Eaves with brackets, 6. One story porch, 7. Tower, 8. Quoins, and 9. Balustrades.⁶⁵ The buildings that comprise the historic district do feature mansard roofs; decorative window surrounds and dormers; eaves with brackets; a one story porch; and balustrades. While every house does not feature a tower, one building at 4328 Osage Avenue has a diminutive tower at the west elevation and



Figure 31: The Union League, 140 S Broad Street, Philadelphia.
Source: Philadelphia Department of Records, 1927.

⁶¹ Steven Ujifusa, "The Quaker City and the Second Empire," The Philly History Blog: Discoveries from the City Archives (January 20, 2015).

⁶² Agreement between John Weik, gentleman, and John Chappell, carpenter, 19 November 1872, Philadelphia Deed Book J.A.H., No. 290, p. 162, CAP.

⁶³ "Second Empire/Mansard Style," Pennsylvania Architectural Field Guide, accessed January 24, 2017.

<http://www.phmc.state.pa.us/portal/communities/architecture/styles/second-empire.html>

⁶⁴ Virginia & Lee McAlester. A Field Guide To American Houses. (New York: Alfred A. Knopf, 1998), p. 240-243.

⁶⁵ "Second Empire/Mansard Style," Pennsylvania Architectural Field Guide, accessed January 24, 2017.
<http://www.phmc.state.pa.us/portal/communities/architecture/styles/second-empire.html>

several of the houses feature projecting vestibules that emulate a tower-like form. The buildings that comprise the historic district are excellent local examples of the Second Empire style, retaining most of the features listed by the PHMC.

Summarily, using both McAlester's A Field Guide To American Houses and the PHMC's Pennsylvania Architectural Field Guide, the houses that comprise the subject historic district embody distinguishing characteristics of the Second Empire Style of architecture.

The Second Empire Style in Philadelphia

Perhaps the most important such building in Pennsylvania and one of the most significant of Second Empire Style building in America is the Philadelphia's City Hall. Designed by John McArthur Jr., the massive building was constructed between 1871 and 1901 at a cost of \$24 million.⁶⁶ Built earlier, just south of Center Square, the Union League of Philadelphia was completed in the Second Empire style in 1865.⁶⁷ The building was designed by John Fraser, Architect, and still stands at 140 S. Broad Street. Unlike City Hall, the private club building resembles a residence rather than a purely public building. Also a privately financed, at the southwest corner of Sixth and Chestnut Streets, the Public Ledger constructed "the new and splendid building" in 1867, which was also designed by John McArthur, Jr. The *Scientific American* said the following about the building:

The new *Ledger* building is one of the largest printing houses in Union, very beautiful in architecture, located on the corner of Sixth and Chestnut Streets. Every portion of the establishment is complete with regard to light, heating, ventilation, and other comforts. The office and editorial rooms are furnished splendidly. The composing room is on the upper floor, which, by aid of a Mansard roof, has a height of 20-one feet.⁶⁸

Another important public building that is no longer extant is the Court House and Post Office, also designed in the Second Empire Style, by Alfred B. Mullet, Architect. The building was completed in 1874. This building featured a large multi-level Mansardic roof structure at the center and a smaller, low-slung Mansard roof atop most of its four-story building.

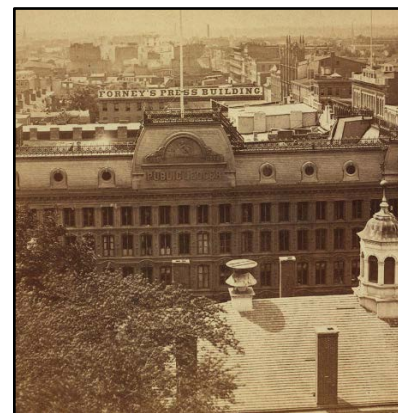


Figure 32: Left: Court House and Post Office, Chestnut Street, Philadelphia, Pennsylvania, c. 1874. Source: the Historical Society of Pennsylvania. Right: The original Public Ledger Building, Philadelphia, Pennsylvania, c. 1867. Source: the Library Company of Philadelphia.

⁶⁶ Russ F. Weigley (editor). Philadelphia: A 300-Year History. (New York and London: W.W. Norton & Company, 1982).

⁶⁷ Walter L. Fleming. Documentary History of Reconstruction: Political, Military, Social, Religious, Educational, and Industrial. Vol. 2. (1906), p. 1-20.

⁶⁸ "A Philadelphia Newspaper Establishment," *Scientific American* (1845-1908). (New York: 6 July 1867), p. 10.

Commercial and other private for-profit establishments styled both their buildings and their advertisements in response to the Mansard mania. Known to shy away from modernity—especially in style, even Old Philadelphians were warm to the Mansard roof. No doubt the inherent Quaker conservatism was satiated by the prospect of a low cost addition that allowed them to keep the same building and further formalize its appearance. No greater specimen can be found than the Philadelphia Contributionship. The “Oldest Continually Operating Fire Insurance Company in America” commissioned Thomas U. Walter to design a commodious building for the establishment, which was designed in 1835 and completed soon after in 1836.⁶⁹ It had the appearance of a large Greek Revival House with Federal antecedents. Later in the nineteenth century the fourth, half-story was enlarged to accommodate a full floor—a design that was achieved politely with a Mansard roof.

By 1883, Hagar & Campbell’s “New Dime Museum” was proudly advertised as opening on “Monday September 3d.” at the corner of Ninth and Arch Streets. The advertisement boasts a distinct four-story Second Empire Style edifice that is papers with advertisements for the museum.⁷⁰ Just in time for the Centennial Exhibition, the Second Empire Style was so popular among Philadelphians and beyond that companies like Cunningham & Hill, Manufacturers and Retailers of Flags and Shields, used an edifice not entirely dissimilar in size, scale, and style form the subject in one of their advertisements.

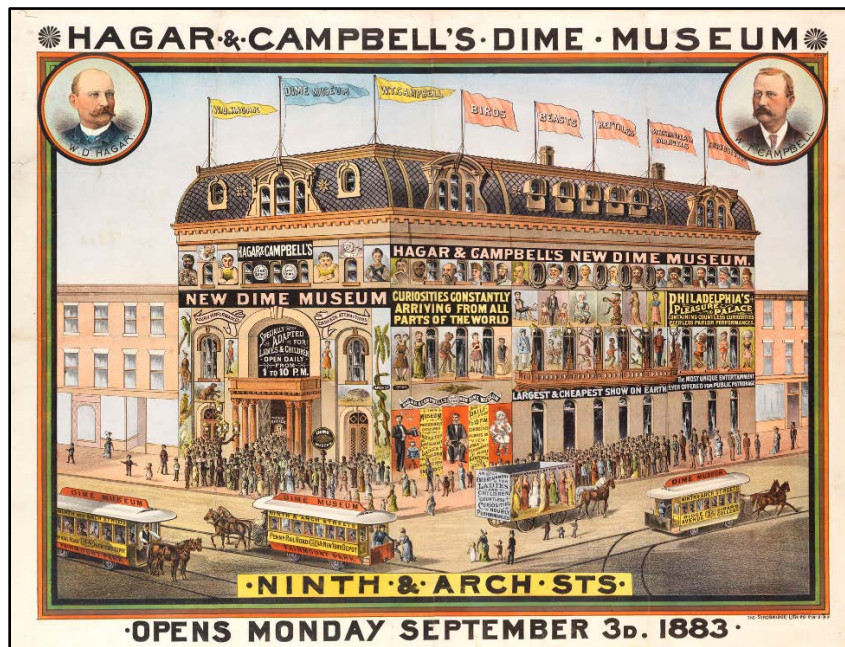


Figure 33: Advertisement Card: “Hagar & Campbell’s Dime Museum, Ninth & Arch Sts. Opens Monday September 3d. 1883.” (The Stobridge Lithograph Co., 1883). Source: the Library Company of Philadelphia.

⁶⁹ “Company History,” The Philadelphia Contributionship. Accessed 25 January 2017.
<<http://www.contributionship.com/history/tour.html>>

⁷⁰ Advertisement Card: “Hagar & Campbell’s Dime Museum, Ninth & Arch Sts. Opens Monday September 3d. 1883.” (The Stobridge Lithograph Co., 1883). Source: the Library Company of Philadelphia.



Figure 36: Marble Terrace, 3200 Block of Chestnut Street, West Philadelphia, c. 1872. Source: the Library Company of Philadelphia.

After Morris' Folley, the employment of the Mansard roof was almost entirely dormant until the period of the Second Empire. In the 1860s, One of the most impressive blocks in Philadelphia was known as Marble Terrace, c. 1870. Located in the 3200 Block of Chestnut Street, the development was described in real estate advertisements as: "Handsome Modern Four-story Marble Front," a property that was, in fact, four stories in height—the fourth floor being a Mansard roof with a variation of dormer styles typical of high style designs in the 1860s and 1870s.⁷² A similar marble-front development was completed in the same style on the northeast side of Ridge Avenue just below Girard Avenue, the last vestiges of which are being destroyed today. In West Philadelphia, the style was employed in both attached and semi-detached houses. Further south in West Philadelphia, the development of a street car suburb led to the construction of numerous detached and semi-detached houses. Many of these residences were designed in the Second Empire Style. The Satterlee Heights Development began with several houses in the 4300 block of Osage Avenue. This block features an intact row of twin houses with Mansard roofs and verandahs, the first of these being built about 1871.⁷³

⁷² "M. Thomas & Sons. Auctioneers," *Legal Gazette*. (15 May 1874), p. 160.

⁷³ Oscar Beisert. "Nomination of a Historic Building, Structure, Site, or Object: 4300-03 Osage Avenue." Philadelphia Register of Historic Places Nomination Form. Philadelphia Historical Commission, Philadelphia, 2015.

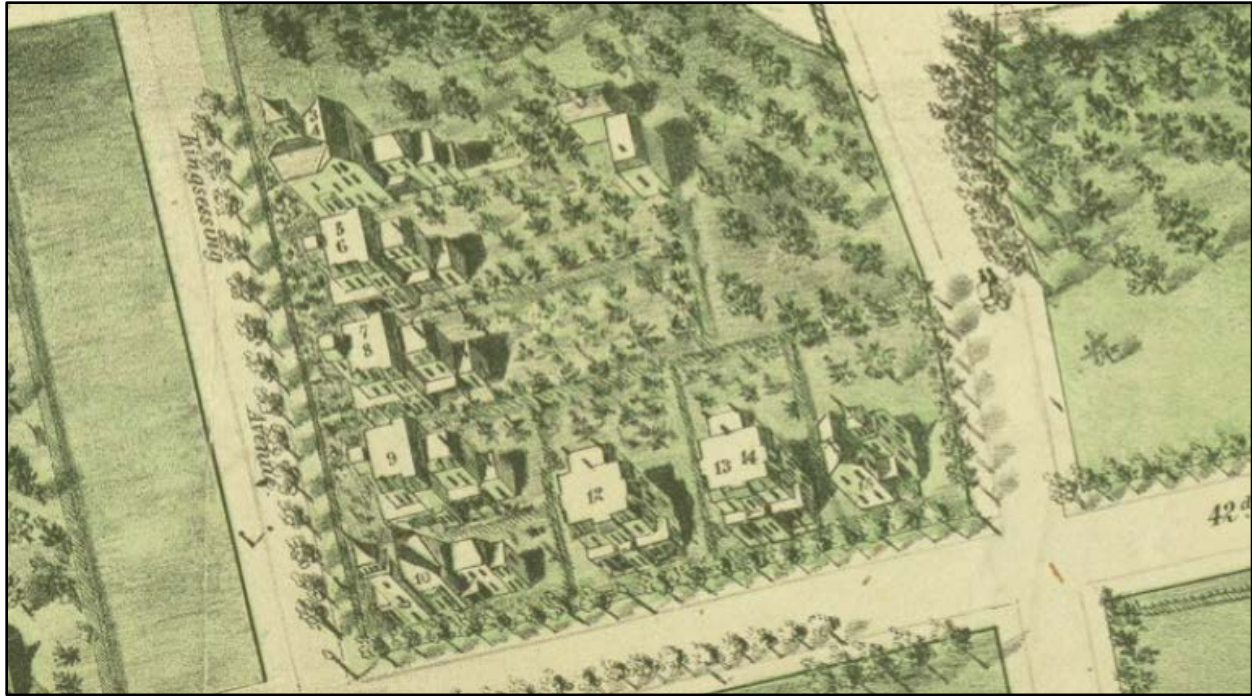


Figure 37: Detail from Satterlee Heights. Satterlee Hospital Grounds, 27th Ward. West Philadelphia., n.d. Note: the large detached house facing onto 42nd Street is labeled “12” and was the home of Samuel Sloan. Immediately to the north, a twin is labeled with two numbers, “13” and “14,” being the homes John F. Bush and Mrs. M. Harding. Each of these house appear to be designed in the Second Empire Style. Source: Greater Philadelphia GeoHistory Network.

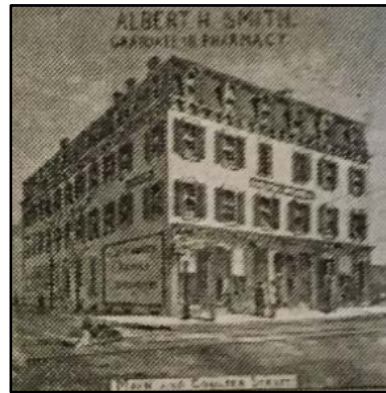
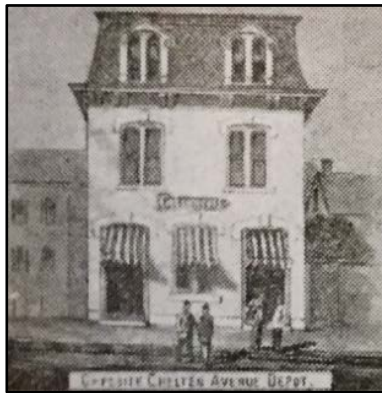


Figure 38: Detail views from The lithograph, “Germantown, Viewed from the Town Hall Tower, 1884,” including William Conner’s Pharmacy at the corner of Germantown and Cheltenham Avenues (demolished); the “Cheltenham Avenue Depot”, which appears to be extant at 153 E. Cheltenham Avenue; and Albert Smith’s Building, including his Pharmacy, at the corner of Germantown Avenue and E. Coulter Street (demolished). Source: the Harting Family Papers (in possession of the descendants).

Appendix 1: Description of Buildings to be Constructed, as specified in the Agreement between John Weik and John Chappell (Philadelphia Deed Book JAH 290, pp.162-68, November 19, 1872)

“... To build, finish and complete on each of the said lots numbered on said plan Nos. three to ten inclusive the brick and stone messuage now partially erected on each of said last mentioned lots according to the specifications (which said specifications are applicable to each of said ten houses):

Main building to be 18 feet in width by ____’s plan 28 feet in depth, two stories in height with French roof, with a two story back building also with French roof, not less than 14 feet in width by not less than 32 feet in depth to be set back from the street 25 feet and to have an elevation of 32 inches. The cellar to be seven feet clear of joist with 16 inch walls. Front wall 18 inches to be set in good gravel mortar. The first story of the main building to be not less than 10 feet 7 inches in the clear and of the back building 8 feet 8 ½ inches in the clear. Second story of the main building to be not less than 9 feet 6 inches in the clear and of the back building not less than 8 feet in the clear, and third story of the main building to be not less than 9 feet in the clear of the back building not less than 8 feet in the clear. Entire building to have level ceilings with a curved roof with good slate and shaped at bottom with corners angled and trimmed on the top with good tin. To have not less than four dormer windows on the side and one twin dormer window on the front. To have a _____ fancy cornice in the usual manner and to extend all around the building. The front of the building to be built of stone either hammered or marble work and each pair of houses (the said ten houses being built or to be built in pairs) to be different from the others either in color or in the combination of color in the stone used in order that said houses when finished may present a variegated and more pleasing appearance. The front walls and all walls facing east to be _____ with inch _____ to prevent dampness. The sides and rear of building to be back front stretches laid in white mortar. The first story main building to have a front double door and two windows extending to the floor, with wide shutters on the side of the main building, one window with inside shutters and back building first story to have three windows on the side, two of which (in the dining room) to extend to floor and all to have outside shutters. Second story main building to have two windows in front, and one on side with inside shutters, the second story of the back building on the side to have three windows two of which (in the ____ room) to extend to floor and ____ on balcony on side verandah (see drawing hereinafter referred to) a window in rear of main building and also of back building in first and second stories. Door in the rear leading into yard. The window shutters throughout to be planked front frames. Front verandah to be of the length of the front of houses by 8 feet in width of approved design with tin roof and ceiling lined underneath in usual manner. Buildings to be divided into rooms, entrys, stairways, closets as shown in said drawings hereinafter more particularly referred to. The first floor joist to be three by ten and the second and third floor joist to be three by nine and on each floor to be 16 inches from centres and framed and pinned together in the usual manner. The joists of second and third floors to be taken to a parallel width and crossed bridged throughout. All the floors to be good southern pine one inch thick and the partitions to be put in the four inch way. All the jams of the doors to be blocked for the hinges. The studding where it connects with the brick work or intersections of the partitions to be marked in the centres. The buildings to be plastered with _____ bar sand and half secured gravel. To have cornice and centre pieces in parlor and dining room of approved pattern and light cornice in sitting room. To have slate mantles in parlor, dining room, and sitting room, and slate shelves with iron brackets in chambers of main building. All other chambers to have wooden shelves and brackets. The door and parlor roods throughtout the first and second stories to be one and one-quarter inches thick and to have good locks and fastenings where required. All the windows to be double hung throughout and all the glass used to be of first quality American glass. The principal stairs to be yellow pine with walnut rail and marble balusters. All outside door frames to have marble sills about eight inches deep except the rear which shall have yellow pine door sill. Bath tub to be made in the most approved style. Water closet in bathroom of an approved kind. Hot and cold water in bathroom. An approved range in kitchen with all necessary

appurtenances including sink with hot and cold water spigots also _____. House to be heated with a good brick _____. Built from front door and chambers to kitchen in usual manner. The _____hydrant in yard. Yard to be neatly paved with good paving brick and sodded. To be fenced with picket fence on all sides and in the rear close fence 6 feet 6 inches in height and capped and planed on both sides with tounge and grooved together narrow and beaded Chestnut posts. Brick privy with two holes and lids for the same to have tin roof and be provided with stench pipe for ventilation.

Appendix 2: The Early Domestic History of 4300-28 Osage Avenue

The Fullers. After its completion, perhaps the earliest owner of 4300-02 Osage Avenue was a Pliny Britt Fuller (1807-1883), who proved to be a somewhat successful real estate broker of West Philadelphia. Born in 1807 in Taunton, Bistol County, Massachusetts, Fuller married Louis L. Shugart on June 14, 1843 in Philadelphia, having at least nine children together by 1870.⁷⁴ A somewhat circuitous road to Osage Avenue, Fuller had been engaged as a merchant in Providence, Rhode Island and New York City for a number of years before he arrived at Philadelphia in the 1840s. During this time, Fuller became a moderately successful real estate broker, appearing to have won himself 4300-02 Osage Avenue in 1877. By the time of the Federal Census of 1880, the neighboring house at 4304-06 Osage Avenue was also completed and occupied. Fuller's residence then included he and his wife; their son Allen J. Fuller, then a student at the University of Pennsylvania; three unmarried daughters—Irene, Ada, and Eva Fuller; Clarissa Shurgart, Louise's 78-year-old mother, from Pennsylvania; Mary Cope, a 78-year-old aunt, also a native of Pennsylvania; and a servant from Ireland, Mary Currihan.⁷⁵ Fuller appears to have resided at 4300-02 Osage Avenue until his death on March 5, 1883, after which time he was buried in the Woodland Cemetery.⁷⁶

In school during his residence at 4300-02 Osage Avenue, Allen J. Fuller, then a draftsman, was a graduate of the University of Pennsylvania. Fuller entered the Water Department as a draftsman under Chief Engineer William H. McFadden in 1873 and severed in this capacity until 1884, during which time he appears to have lived with his parents at 4300-02 Osage Avenue. At this time, Chief Engineer Ludlow appointed Fuller as one of his assistants and after just two years time he was promoted to Principal Assistant. During this time Fuller supervised the Department of Distribution for the Water Department.⁷⁷ Over the years his duties increased and, after 1901, Fuller became General Superintendent of the Water Department and eventually Chief of the Bureau.⁷⁸ While Fuller's professional career takes place largely after his residence in Osage Avenue, the roots of his success were planted there in his parent's house.

Louisa Shugart Fuller eventually moved to Washington, D.C. where at least two of her unmarried children were in Federal service. The occupations of the Fullers show a solidly middle-class background, as established by their father Pliny B. Fuller before his death in 1883.⁷⁹

The Groomes. By the 1890s, it appears that 4300-02 Osage Avenue was occupied by Groome family. Charles Owen Groome was born in 1835 to the eminent merchant William Hynson Groome and Elizabeth Matilda Kennard of Talbot County, Maryland. In 1858, Groome marries Helen Virginia Dangerfield of Philadelphia; however, she died young in 1875, having just one son—Dangerfield Moseley Groome. By the 1890s, Charles Owen Groome was living at 4300-02 Osage Avenue with his son Dangerfield Moseley Groome. By this time, Charles Owen Groome was a retired real estate investor and living on what the census called "own income," indicating often that someone was of some wealth.

Dangerfield M. Groome went to matriculate at the University of Pennsylvania and later a lawyer. In 1907, Dangerfield M. Groome married Grace Gertrude Skinner, the daughter of F. Howard Skinner of Philadelphia.⁸⁰ It appears that by 1914 Dangerfield M. Groome had remarried to Edna Spottswood Ilyus of Lancaster, Pennsylvania. During their first years of marriage they lived at The Gunter at 41st and

⁷⁴ Marriage Announcements, New York Evening Post. New York, 19 June 1843.; and U.S. Population Census, 1870.

⁷⁵ U.S. Population Census, 1880.

⁷⁶ "Fuller, Pliny B." Find A Grave <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=88642601&ref=acom> Accessed 20 July 2015.

⁷⁷ *Official Hand Book, City Hall, Philadelphia*. Published by the City of Philadelphia, 1901.

⁷⁸ "Annual Message of the Mayor of the City of Philadelphia with Annual Reports of the Departments, Volume 1." Published by the City of Philadelphia, 1907.

⁷⁹ U.S. Population Census, 1900.

⁸⁰ *Alumni Register*, Volume 12. Philadelphia: University of Pennsylvania, 1908.

Baltimore Avenue.⁸¹ Dangerfield M. Groome continued to practice law. His father died at 4300-02 Osage Avenue in 1918.⁸²

Other Residents of the 4300 block of Osage Avenue

The residents of Osage Avenue include successful real estate brokers from upper middle-class backgrounds from the time the houses were new through the 1910s. By the turn of the twentieth century, Boyd's Blue Book, a social register of sorts in Philadelphia, listed the following individuals in the 4300 block of Osage Avenue:

4300-02 Charles O. Groome

4300-02 Dangerfield M. Groome

4310 Mr. & Mrs. Harry Russell

4320 Mr. & Mrs. John M. MacFarland⁸³

Boyd's Blue Book represented the higher echelon of Philadelphia and its upper-classes. While Osage Avenue appears to have been home to middle to upper middle-class people, it was clearly a place where the most respectable sort of people lived by the turn of the twentieth century.

⁸¹ *The Phi Gamma Delta*, Volume 36, Issue 5. University of Pennsylvania, 1914.

⁸² "Death Notices," *Philadelphia Public Ledger*. 5 December 1918.

⁸³ *Boyd's Blue Book: A Directory from Selected Streets of Philadelphia and Surroundings*. C.E. Howe Company, 1906.

7. Bibliography

Contributors.

Sponsored by the Spruce Hill Community Association, this nomination was a collaborative effort that was principally written by Oscar Beisert, Architectural Historian and Historic Preservationist. Taken from two previous nominations, the nomination includes contributions from the following members of the history and historic preservation community in Philadelphia: Aaron Wunsch, Ph.D., Architectural Historian, Historic Preservationist, and Professor; and J.M. Duffin, Archivist and Historian.

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University City Historical Society
University of Pennsylvania



Satterlee Heights Historic District Boundary