

**NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT**  
**PHILADELPHIA REGISTER OF HISTORIC PLACES**  
**PHILADELPHIA HISTORICAL COMMISSION**  
**SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)**

**1. ADDRESS OF HISTORIC RESOURCE** (must comply with a Board of Revision of Taxes address)

Street address: 2 East Chestnut Hill Avenue

Postal code: 19118

Councilmanic District: 8

**2. NAME OF HISTORIC RESOURCE**

Historic Name:

Common Name: 2 East Chestnut Hill Avenue

**3. TYPE OF HISTORIC RESOURCE**

Building

Structure

Site

Object

**4. PROPERTY INFORMATION**

Condition:  excellent  good  fair  poor  ruins

Occupancy:  occupied  vacant  under construction  unknown

Current use: *Residential dwelling, single family*

**5. BOUNDARY DESCRIPTION**

*SEE ATTACHED*

**6. DESCRIPTION**

*SEE ATTACHED*

**7. SIGNIFICANCE**

*SEE ATTACHED*

Period of Significance (from year to year): 1863-1960

Date(s) of construction and/or alteration: 1863-4; 1917 (garage, no longer extant), 1961 (rear addition), 1970

Architect, engineer, and/or designer: Sidney & Merry

Builder, contractor, and/or artisan: Developer: Samuel H. Austin

Original owner: William Moss

Other significant persons:

**CRITERIA FOR DESIGNATION:**

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

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

**8. MAJOR BIBLIOGRAPHICAL REFERENCES**

*SEE ATTACHED*

**9. NOMINATOR**

Name with Title: Amy Lambert and Angelina Jones

Email: [lori@chconservancy.org](mailto:lori@chconservancy.org); [maryamelialambert@gmail.com](mailto:maryamelialambert@gmail.com);

Organization: Chestnut Hill Conservancy, Lori Salganicoff, Executive Director      Date: 11/6/17

Street Address: 8708 Germantown Avenue      Telephone: 215-247-9329

City, State, and Postal Code: *Philadelphia, PA 19118*

Nominator  is       is not      the property owner.

**PHC USE ONLY**

Date of Receipt: 11/6/2017

Correct-Complete     Incorrect-Incomplete      Date: 11/8/2017

Date of Notice Issuance: 11/9/2017

Property Owner at Time of Notice

Name: 2 E Chestnut Hill Ave Partners LP

Address: 6139 Germantown Ave, Suite 2

City: Philadelphia      State: PA      Postal Code: 19144

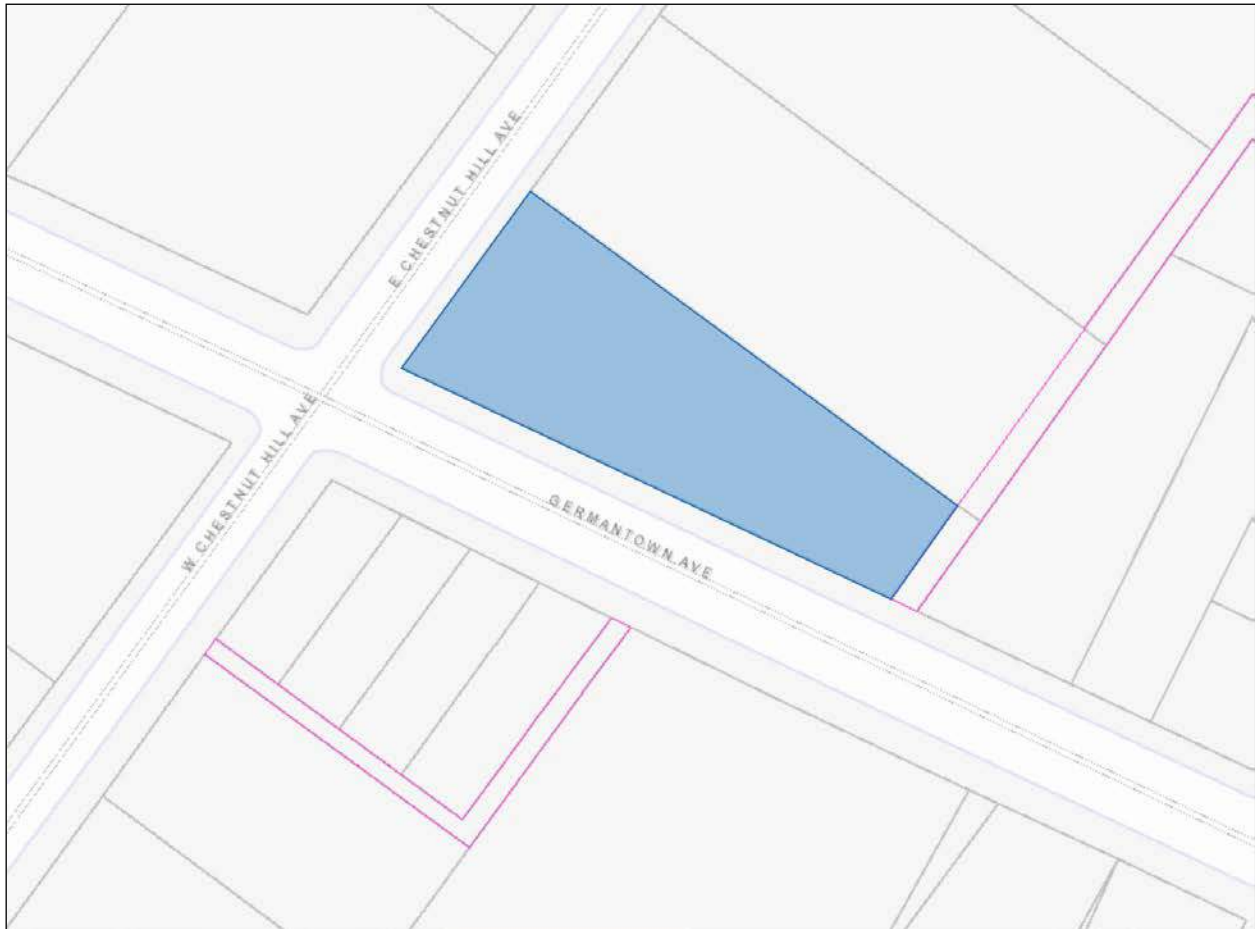
Date(s) Reviewed by the Committee on Historic Designation: 12/13/2017

Date(s) Reviewed by the Historical Commission: 1/12/2018

Date of Final Action: 1/12/2018

Designated       Rejected

## 5. Boundary Description



2 East Chestnut Hill Avenue is located in the Chestnut Hill neighborhood of Philadelphia. The boundaries of the parcel follow:

The dwelling at 2 East Chestnut Hill Avenue is located in the Chestnut Hill neighborhood of Philadelphia. The boundary of the dwelling site encompasses a trapezoidal shaped lot at the western end of a residential block, with frontage on East Chestnut Hill Avenue and situate at the north side of historic Germantown Avenue in the Chestnut Hill Historic District of northwest Philadelphia. Situate at Chestnut Hill in the 22nd Ward of the City of Philadelphia, Beginning at the intersection of the Southeastwardly side of Chestnut Hill Avenue with the Northeastwardly side of Germantown Avenue; thence extending Northeastwardly along the Southeasterly side of the said Chestnut Hill Avenue one hundred feet to a point; thence extending Southeastwardly along ground 242 feet 4  $\frac{3}{4}$  inches to a certain 12 feet wide alley or passageway laid out by Samuel H. Austin leading into and from the said Germantown Avenue; thence extending Southwestwardly along the Northwestwardly side of the said 12 feet wide alley or passageway 51 feet 10 inches more or less to the Northeastwardly side of the said Germantown

Avenue and thence extending Northwestwardly along the Northeastwardly side of the said Germantown Avenue 247 feet 7 ½ inches more or less to the place of beginning.

The property is known as Parcel No. 128N09-0006, Office of Property Assessment Account No. 871401350.

## 6. PROPERTY DESCRIPTION

The house at 2 East Chestnut Hill Avenue, designed in 1864 by James C. Sidney and Frederick C. Merry and first owned by Dr. William Moss, is a Gothic Revival-style dwelling clad in irregularly coursed Wissahickon schist and historic slate shingles, and is picturesquely irregular in plan and fenestration. The 2 ½-story, cross-gabled, L-plan main block, fronting on Chestnut Hill Avenue, is fronted by a 1-story, partial-width, hip-roofed porch in the angle of the L at the north corner of the building, and backed on the southeast by a historic, hip-roofed, 2-story secondary volume, and on the southwest by a 1-story, flat-roofed 1961 addition that wraps around the southeast corner of the southwest elevation of the main block. The main block features symmetrically-placed, centered gabled dormers at the northwest and southeast rooflines. The cross-gabled portion of the main block includes 2 gabled dormers at the southwest roofline. The main block includes interior, stone chimneys that rise from the northeast and northwest slopes of the roof. Another interior, stone chimney rises from the southeast slope of the secondary volume. The main block's roof is clad in historic slate with copper flashing above the roofline, the roof of the secondary volume is clad in asphalt shingles, and the rear 1-story addition has a flat membrane roof. The gabled roofs, gabled dormers, and the hipped roof all include historic decorative eave brackets. The windows throughout are in good condition and retain their historic wood sash, frames, and sill in most locations. The majority of windows have 2/2, double-hung sashes. All of the third floor windows are historic and of a modified lancet type with a flat arch, and are framed by diagonal stones at the upper corners. Most of the windows on the first and second floors retain their historic wooden shutters and associated hardware. The first floor windows feature raised panel shutters while the second floor has louvered shutters. Where shutters are no longer present, the historic window frames retain their historic iron pintles.

The building is sited approximately in the middle of the narrow lot, slightly closer to the northwest property boundary. The primary elevation is the northwest which faces East Chestnut Hill Avenue, while the lot also fronts Germantown Avenue to the southwest (Images 1 and 2). The front porch includes historic, painted chamfered wood posts, capitals, and entablature with added concrete bases on an added, poured concrete platform. The front entrance is accessed via added poured concrete steps and the porch platform, and includes a historic glazed panel door with transom lights and sidelights with paneled bases. Northeast of the main door is a historic wood French door with transom lights and a wood sill that is enclosed by double screen panel doors and retains its raised paneled shutters typical of the first floor. The projecting section of the main volume on the northwest elevation features a painted wood, shallowly hip-roofed, 3-sided window bay on a stone clad base with 3 arched, 1/1, double-hung windows. The northeast window on the second floor contains paired, 1/1 wood window sashes separated by a wide mullion and does not retain its historic shutters which is typical for the second floor of this elevation. Above the 3-sided window bay is a pair of arched windows with curved stone lintels. This elevation features copper gutters at the roofline and copper downspouts flanking the main volume.

The southwest elevation fronts Germantown Avenue and features a non-historic pent eave at the first floor that runs the entire length of the main volume (Image 4). The eave has slate shingles, copper flashing, and a galvanized metal gutter. Below the pent eave at the northwest, center, and southeast registers are wood glazed multi-light doors with transom lights and historic, paneled shutters for a total of 3. The second floor primarily has the typical, 2/2 sash windows with louvered shutters, except in the center register which features a shorter historic 6/1 hung window with louvered shutters. Also in the center register, at the third floor, is a historic, two-paned shaped bracket window. The main volume features galvanized metal downspouts at the northwest corner and in the center register and a copper downspout at the southeast corner. The 1-story addition features a glazed paneled wood door with a pedimented projecting wood door hood on corbels and a stone jack arched lintel. The center register of the addition includes an 8/8, wood sash window with a stone jack arched lintel, wood flowerbox, and wood paneled shutters.

The southeast, or rear, elevation features a group of added, 6/6, simulated divided light windows across the stuccoed first floor addition at the southwest corner (Image 5). The southwest register of the 2-story hip-roofed volume features a historic entry porch with a sloped slate roof supported by wood chamfered posts on an added poured concrete platform. Beneath the entry porch is a 2/2 window with wood lintel set into an opening that appears to have historically contained a door. The lower half of the opening is infilled and covered with stucco and the surrounding pointing has been replaced. The northeast register at the first floor has the typical 2/2 sash window with what appears to be replacement wood raised paneled shutters. Above the addition at the second floor is a 1/1 window without shutters but retaining the historic iron pintles. The center register at the second floor includes a historic 1/1 eave window. Galvanized metal downspouts are present at the outer edges and across the length of the 2-story hipped roof volume.

The northeast, side elevation features irregular fenestration on the first and second floors (Image 3). The southeast register includes a historic 1/1 sash window that does not retain its historic shutters but includes the iron pintles and a historic single-pane lancet window with stone lintel. The second floor window group features the typical window and shutter types but is not horizontally aligned. At the base of the wall are three evenly spaced basement areaways with metal grates and stone lintels.

A low, irregularly-coursed schist wall along the entry drive and perimeter of the property acts as a retaining wall along East Chestnut Hill Avenue and Germantown Avenue (Image 6). The wall terminates on the southwest side of the lot at a set of non-historic concrete steps with iron railings that leads to a concrete walkway (Image 7). A set of three non-historic poured in place concrete steps and slate flagstones leads to the porch at the front entrance along the northwest side (Image 8). The entrance drive is flanked by the schist perimeter wall on the southwest side and by an entrance pier and short expanse of irregularly-coursed schist wall on the northeast side of the drive.

2 E. Chestnut Hill Avenue



1. Northwest elevation, looking southeast from E. Chestnut Hill Ave.



2. Northwest and southwest elevations, looking east from Germantown Ave.

2 E. Chestnut Hill Avenue



3. Northwest and northeast elevations, looking south from E. Chestnut Hill Ave.



4. Southwest and southeast elevations, looking north from Germantown Ave.



2 E. Chestnut Hill Avenue



5. Southeast elevation, looking northwest from rear of parcel.



6. Schist retaining wall, looking south from E. Chestnut Hill Ave.

2 E. Chestnut Hill Avenue



7. Schist retaining wall and concrete stairs, looking east from Germantown Ave.



8. Poured in place concrete stairs northwest of house, looking southwest from entry drive.

## 7. STATEMENT OF SIGNIFICANCE

The dwelling at 2 East Chestnut Hill Avenue is a significant historic resource in Philadelphia and meets Criteria C, E, and H for designation on the Philadelphia Register of Historic Places, as enumerated in Section 14-1004 of the Philadelphia zoning code. The dwelling meets Criterion C as a reflection of the distinctive mid-nineteenth century form of the Gothic Revival cottage, elegantly expressed in the regional building materials. The dwelling meets Criterion E as a representative work of James Charles Sidney, one of the most important architects and surveyors of Philadelphia in the mid-nineteenth century, and his partner Frederick C. Merry.<sup>1</sup> Finally, the dwelling meets Criterion H owing to its siting on a prominent corner of Chestnut Hill Avenue with the historic Germantown Avenue, an important thoroughfare and the mercantile center of the Chestnut Hill neighborhood.

### **Criterion (c): Reflects the environment in an era characterized by a distinctive architectural style.**

The detached dwelling at 2 East Chestnut Hill Avenue was part of an early and important development by Samuel H. Austin that would come to define the architectural character of the Chestnut Hill neighborhood. After the 1854 Act of Consolidation and the opening of the Chestnut Hill Railroad (later part of the Reading system), Chestnut Hill developed into a fashionable nineteenth century suburb. Austin, a lawyer, saw the potential of the area, ultimately purchasing several acres of land near the train station on what is now Chestnut Hill Avenue and Summit Street to construct houses, thereby helping to establish a pattern of development that spread throughout the neighborhood, and indeed the entire Germantown Township. This pattern evolved into the defining style of the built environment of Chestnut Hill: substantial but not overwhelmingly large houses on relatively small lots that have an important visual connection both to the street and to their neighbors.<sup>2</sup>

For the dwelling at 2 East Chestnut Hill Avenue, the architects incorporated the picturesque forms and detailing of the Gothic Revival cottage by using the local palette of Wissahickon schist, slate roofing shingles, and bluestone walkways. As popularized by Andrew Jackson Downing, the Gothic Revival cottage was well suited to the suburban development of Chestnut Hill and indeed proliferated as the neighborhood grew. The picturesque plan and fenestration of the house and its siting in the middle of the lot, set back from adjacent streets on a lawn under a canopy of trees, speaks to Downing's popular approach to landscape and cottage design, and one that was well-suited to suburban development in the middle of the nineteenth

---

<sup>1</sup> The construction date and subsequent alterations were documented by Jefferson Moak as part of the effort to create the Chestnut Hill National Historic District. See inventory for the district, p. 50.

<sup>2</sup> In the 1848 *Map of the Township of Germantown* by J.C. Sidney, the architect of the property in question, the area where Austin purchased his land was labeled Summit View, indicating its elevated placement and prominent views along the Germantown and Perkiomen Turnpike (now Germantown Avenue). On the development of North Chestnut Hill as an elite suburb, see David R. Contosta, *Suburb in the City* (Columbus: Ohio State University Press, 1992), pp. 47 ff.

century. The use of local building materials positions the house within the origin story of Chestnut Hill as a prominent Philadelphia neighborhood.

Landscape and architectural theorist, designer and tastemaker A.J. Downing's remarkably influential if short career arrived as the Enlightenment was yielding to the Romantic movement. A proponent of the naturalistic English landscape garden, particularly as it was defined by J. C. Loudon, and of picturesque cottage architecture placed within it, Downing's ideas had a lasting influence in the way Americans related to both the built and natural landscapes whether through his pattern books such as *Cottage Residences* or his 1850 treatise *The Architecture of Country Houses*. The latter, extremely influential book is a culmination of his views on domestic architecture and the social and moral influences of such designs, asserting that a properly designed home was "a powerful means of civilization." Certainly, nineteenth-century Philadelphia benefited from the popularity of Downing's picturesque cottage designs and the ease with which architects such as J. C. Sidney followed Downing's taste lead, notably in the suburban developments that sprang up in the German Township following the introduction of railroad lines, including in Chestnut Hill.

Nancy Holst has argued that pattern books such as Downing's are crucial to understanding a period's architectural taste.

The new suburban houses of Germantown struck a balance between the implied reserve and older values of tradition-bound forms and the application of numerous superficial Italianate and bracketed details that not only lay claim to current fashion, but establish unmistakable relationship to rural ideas and provided a measure of individual character that seldom transgressed accepted boundaries.<sup>3</sup>

Such a view, intertwined with Downing's idea that a house helps influence its occupants' moral character, may have been an attractive philosophy to developers and prospective owners of houses in Chestnut Hill seeking to create an elite suburban enclave within the city. After purchasing the land and hiring Sidney and Merry to develop a house on it, Samuel H. Austin sold the property at 2 East Chestnut Hill Avenue to Dr. William Moss. Neighboring houses, especially those on East Chestnut Hill Avenue, Norwood Avenue, and Summit Street by the same architects, contribute picturesque offerings to this region of the city in a particularly rich Downing mode.

**Criterion (e): Is the work of a designer, architect, landscape architect or designer, or professional engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation.**

---

<sup>3</sup> Nancy A. Holst. "Pattern Books and the Suburbanization of Germantown, Pennsylvania, in the Mid-Nineteenth Century," (dissertation, University of Delaware, 2008), 291.

The residence at 2 East Chestnut Hill Avenue is an architectural work from 1864 by James Charles Sidney and Frederick C. Merry. The pair were affiliated for approximately five years from 1860 to 1865. They were among the original signatories of the application for a charter for the Philadelphia Institute of Architects and may have met when both were employed in the development of Fairmount Park. While Merry's work was primarily focused in New York, for the time they worked together, he and Sidney made significant contributions to the landscape of Philadelphia. Sidney in particular can be accredited as an ambassador of the picturesque Gothic Revival style that was popular throughout Philadelphia, and Chestnut Hill in particular.

James Charles Sidney (1819-1881), a polymath who worked as an architect, engineer, surveyor, and landscape architect, and who worked in a number of productive professional partnerships based in Philadelphia, was born in England. By the 1840s he was working in Philadelphia as a cartographer for John Jay Smith's the Library Company, thus beginning a career that would substantially influence both the architecture and landscape of the city as one of its most important practitioners from the mid-nineteenth through the period following the Civil War. Following Sidney's initial connection with Smith, the latter's Anastatic Printing Office used Sidney's talents to create the largest map publishing company of mid-nineteenth century America. Philadelphia historians have found, for example, Sidney's *Map of the Township of Germantown With the Names of the Property Holders* (c. 1848), the first detailed graphic depiction of Northwest Philadelphia, invaluable in verifying information found in other documents and visualizing the nature of Germantown Township's physical and man-made landscape.<sup>4</sup>

Sidney's first substantial documented landscape project was the expansion of Laurel Hill Cemetery. Eventually, Sidney became known as Philadelphia's pre-eminent landscape architect in addition to an important designer of residential, ecclesiastic, and institutional architecture. According to Professor Michael J. Lewis, Sidney's crowning achievement was his work for Fairmount Park. Jefferson Moak argues that while Fairmount Park retains some of the 1859 design's characteristics, Sidney's rural cemeteries retain more of the earmarks of his work. South Laurel Hill preserves much of his original scheme, while Woodlawn in the Bronx may be the most spectacular of his cemetery designs.<sup>5</sup>

In 1850/51, Sidney formed a partnership with James P. W. Neff. Among their projects was the laying out and construction of the Chestnut Hill Railroad, which would give rise to the elite enclave of which 2 East Chestnut Hill Avenue is a part.<sup>6</sup> Reinforcing Sidney's importance to Chestnut Hill, historian Jefferson Moak has noted that Sidney was the engineer in charge of extending the Philadelphia, Germantown and Norristown Railroad from Germantown to

---

<sup>4</sup> Jefferson Moak. "Chestnut Hill's Architectural Heritage: James C. Sidney, Architect." *Chestnut Hill Historical Society* [newsletter], (Spring/Summer 1983).

<sup>5</sup> Michael J. Lewis. "The First Design for Fairmount Park," *The Pennsylvania Magazine of History and Biography*, Vol. 130, No. 3, 2006, 287.

<sup>6</sup> David R. Contosta, *Suburb in the City* (Columbus: University of Ohio Press, 1992), p. 52.

Chestnut Hill in the early 1850s, significantly helping change Chestnut Hill from a small farming and milling community to a suburban oasis for the middle and upper classes.

Like A. J. Downing, Sidney published, in 1850, a volume of building designs, *American Cottage and Villa Architecture*, thus bolstering his reputation in domestic architecture. Also like Downing, Sidney targeted a suburban clientele, “working on the rural outskirts of Philadelphia, where he practiced in a picturesque Gothic mode,” where the upper classes were increasingly making their homes.<sup>7</sup> After the partnership with Neff dissolved around 1855, Sidney moved to New York City to work on a project to map New York State. Sidney returned to Philadelphia within three years, and formed a partnership with Andrew Adams. Their important work includes the master plan for Fairmount Park of 1859.

Around 1860, Sidney formed an alliance with Frederick C. Merry (1812-1900), also an English native, who moved with his family to Camden, NJ, as a child. His architectural education has not been established, but he gained extensive experience in building and surveying while employed in laying out a portion of Fairmount Park.<sup>8</sup> It is in his work at the park where he likely met J. C. Sidney. After Sidney and Adams’ park master plan was adopted in 1859, Merry and Sidney formed a partnership in 1860 that appears to have lasted until 1865. Merry subsequently moved to New York City where he designed a number of buildings and worked in the office of H.H. Richardson for a time.<sup>9</sup>

Jefferson Moak has recorded that Sidney’s first house in Chestnut Hill was completed in 1858, but is no longer extant.<sup>10</sup> Sidney and Merry’s portfolio in Chestnut Hill includes other houses on East Chestnut Hill Avenue, and they were responsible for houses on Summit Street. The firm also designed the first church building for St. Paul’s Episcopal Church, which was replaced in the 1920s.

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

The dwelling at 2 East Chestnut Hill Avenue is sited at the north side of Germantown Avenue in the geographic heart of the Chestnut Hill neighborhood of Philadelphia, standing at a particularly prominent intersection at Germantown and Chestnut Hill Avenue. The property’s longer boundary runs alongside the former historic thoroughfare, with the house itself set back from and elevated above the sidewalk, fully in view of all pedestrian and vehicular traffic on both Germantown and Chestnut Hill Avenues.

---

<sup>7</sup> Lewis, op cit.

<sup>8</sup> Obituary, *The American Architect and Building News*, Vol. 67, No. 1264, March 17, 1900, 82.

<sup>9</sup> Jefferson Moak. “Chestnut Hill’s Architectural Heritage: James C. Sidney, Architect.” *Chestnut Hill Historical Society* [newsletter], (Summer 1983).

<sup>10</sup> *Ibid.*

From its beginnings, Chestnut Hill has cultivated a distinct identity. Bounded by the Wissahickon and Cresheim Creeks, Stenton and Northwestern Avenues, the neighborhood is demarcated by its steady elevation from Wayne Junction and peaking at Summit Street, a block away from the subject property. Originally part of the Germantown Township, the area now known as “Chestnut Hill” was recorded as such as early as 1711 in recorded land transfers. For the first half of the nineteenth century, the colonial period settlement patterns remained unchanged. The area was known for its advantageous topography and climate, elevated above and away from the dense and dirty city of Philadelphia seven miles to the southeast.

Germantown Avenue was developed along an ancient Leni Lenape trail and has historically carried people and goods between Philadelphia and points beyond to the northwest. In 1801, it became the Germantown and Perkiomen Turnpike which allowed the road to be improved and paved. By the mid-nineteenth century, new transit options affected the development of the hill. The establishment of the Reading Railroad (now the SEPTA Chestnut Hill East line) in 1854 had a great effect on the residential development of Chestnut Hill, and the street car line along the road had an immediate and lasting effect upon the commercial nature of the Avenue when it arrived in 1859. The turnpike company was abolished in 1874 when the city assumed responsibility for the street and the road bed was replaced with rubble stone until the 1920s when the current Belgian Block was installed.<sup>11</sup>

As was articulated effectively in the Boundary Justification portion of the Chestnut Hill National Register Historic District nomination, residents of Chestnut Hill are united in sharing an outstanding physical environment that is well defined and that the generational continuation of residents of the neighborhood enhances the inhabitants bonds to the community.<sup>12</sup> Germantown Township has an unbroken 300 year heritage of residential use.

In their comprehensive survey of the former Germantown Township, *Historic Germantown*, Harry and Margaret Tinkcom and Grant Simon describe the importance of the layers of history in the neighborhood as such

Almost two hundred and seventy years ago Francis Daniel Pastorius, in describing what is now the Twenty-second Ward of Philadelphia, wrote, “all is forest.” To the person who glances casually at a city map, Germantown is just another section of a great metropolis, perhaps only a shopping center, but to the person familiar with its history and architecture it is much more than that; it is a distinct entity in itself, made so by the past and the remains of the past.

Germantown Avenue’s role in the northern part of Chestnut Hill as an important regional thoroughfare evolved from a key means of accessing the German Township from the north in the seventeenth and eighteenth centuries to one in the late nineteenth and early twentieth

---

<sup>11</sup> National Register of Historic Places. Chestnut Hill Historic District, Philadelphia, Pennsylvania.

<sup>12</sup> *Ibid.*

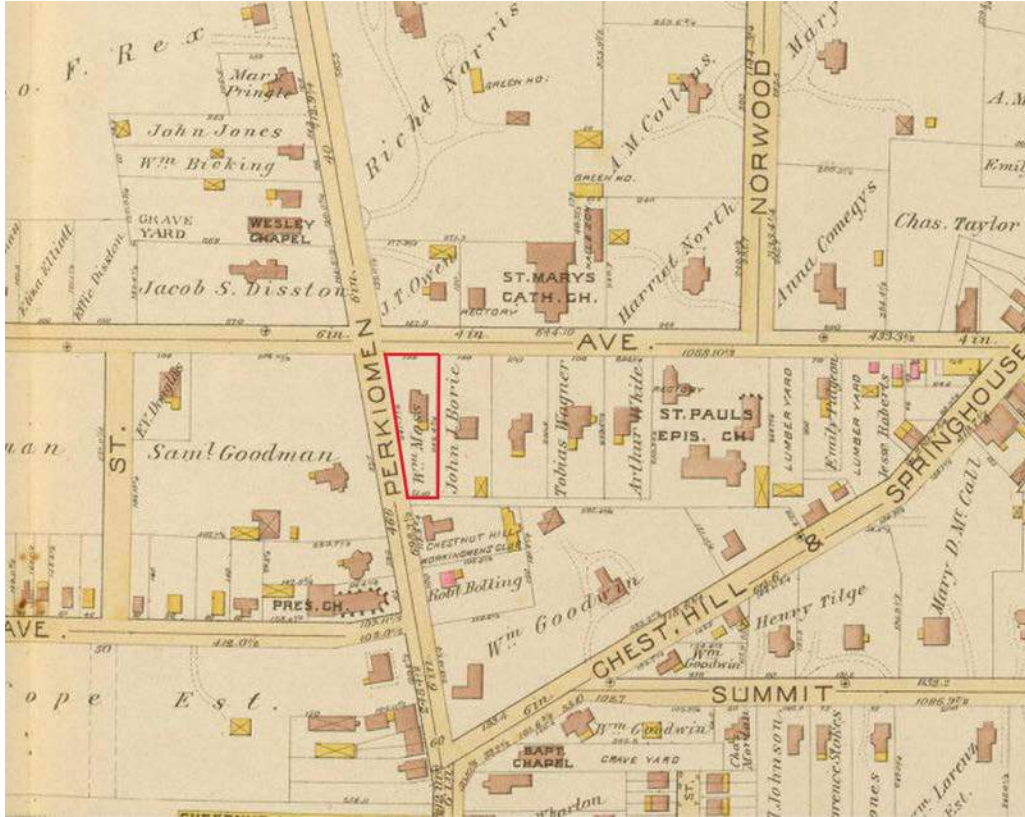
centuries as the area's Main Street, with the road serving as the center for all community activities. Housed along the road were hotels, inns, taverns, churches, stores, graveyards, and houses. Throughout the history of northwest Philadelphia, the road has served as a unifying force in a commercial and an historical sense for Chestnut Hill and the two neighborhoods to the south, Mt. Airy and Germantown. The residence at 2 East Chestnut Hill Avenue constitutes a particularly visually prominent historic landmark for this neighborhood.

### **Conclusion**

The placement of the picturesque stone dwelling 2 East Chestnut Hill Avenue at the corner of Germantown Avenue, a prominent intersection in the neighborhood, represents an important community landmark along the commercial and historical spine of Chestnut Hill; a Gothic Revival house that represents the Romantic origins of the mid-nineteenth century suburban development of Chestnut Hill, expressed in a palette of local materials; and an important example of Sidney & Merry's architectural legacy in Philadelphia, embodying the picturesque design principles espoused by Andrew Jackson Downing in both the dwelling and the placement within the landscape of its site.







G.W. Bromley's *Atlas of the City of Philadelphia* from 1899 shows the house within the heart of Chestnut Hill situated along important thoroughfares and amidst churches, other detached houses, and commercial properties along Germantown Avenue.



Chestnut Hill Avenue and Germantown Avenue, looking southeast, with 2 East Chestnut Hill Avenue at right. N.D. (before 1960). Collection the Chestnut Hill Conservancy.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Athenaeum of Philadelphia, *Biographical Dictionary of Philadelphia Architecture, 1700-1930*, New York: G.K. Hall, 1984.

Bromley, George W. *Atlas of the City of Philadelphia, 22<sup>nd</sup> Ward*. Philadelphia: G.W. Bromley & Company, 1899.

Chestnut Hill Historical Society files

Contosta, David R. *Suburb in the City: Chestnut Hill, Philadelphia, 1850-1990*. Columbus: University of Ohio, 1992.

Lewis, Michael J. "The First Design for Fairmount Park," *The Pennsylvania Magazine of History and Biography*, Vol. 130, No. 3, 2006.

Moak, Jefferson M. "Chestnut Hill's Architectural Heritage: James C. Sidney, Architect." *Chestnut Hill Historical Society* newsletter. Spring/summer 1983.

Philadelphia Department of Licenses & Inspections. Construction Unit. Building Permit Records, 2017.

Sidney, James Charles. *Map of the Township of Germantown With the Names of the Property Holders*. Philadelphia: Robert Pearsall Smith, c. 1848.

Smedley, Samuel L. *Atlas of the City of Philadelphia*. Philadelphia: J.B. Lippincott & Co., 1862.

Tinkcom, Harry M., Tinkcom, Margaret, and Simon, Grant Miles. *Historic Germantown*. Philadelphia: The American Philosophical Society, 1955.