

**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 (CD, EMAIL, FLASH DRIVE)
ELECTRONIC FILES MUST BE WORD OR WORD COMPATIBLE**

1. ADDRESS OF HISTORIC RESOURCE (must comply with an Office of Property Assessment address)

Street address: 2305-07 N. Broad Street

Postal code: 19132 Councilmanic District: 5

2. NAME OF HISTORIC RESOURCE

Historic Name: _____

Current/Common Name: _____

3. TYPE OF HISTORIC RESOURCE

Building Structure Site Object

4. PROPERTY INFORMATION

Occupancy: occupied vacant under construction unknown

Current use: _____

5. BOUNDARY DESCRIPTION

Please attach

6. DESCRIPTION

Please attach

7. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1895 to present

Date(s) of construction and/or alteration: 1895

Architect, engineer, and/or designer: Judson M. Zane, architect

Builder, contractor, and/or artisan: _____

Original owner: _____

Other significant persons: Congressman Henry Burk (1850-1903), Jules Mastbaum

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

Please attach

9. NOMINATOR

Organization The Keeping Society Date August 10, 2018

Name with Title Amy Lambert, RA Email maryamelialambert@gmail.com

Street Address 1315 Walnut Street, Suite 320 Telephone 267-584-6544

City, State, and Postal Code Philadelphia, PA 19107

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: August 9, 2018

Correct-Complete Incorrect-Incomplete Date: September 13, 2018

Date of Notice Issuance: September 14, 2018

Property Owner at Time of Notice

Name: Broad Street Equities LLC

Address: 2305-07 N. Broad Street

City: Philadelphia State: PA Postal Code: 19132

Date(s) Reviewed by the Committee on Historic Designation: October 17, 2018

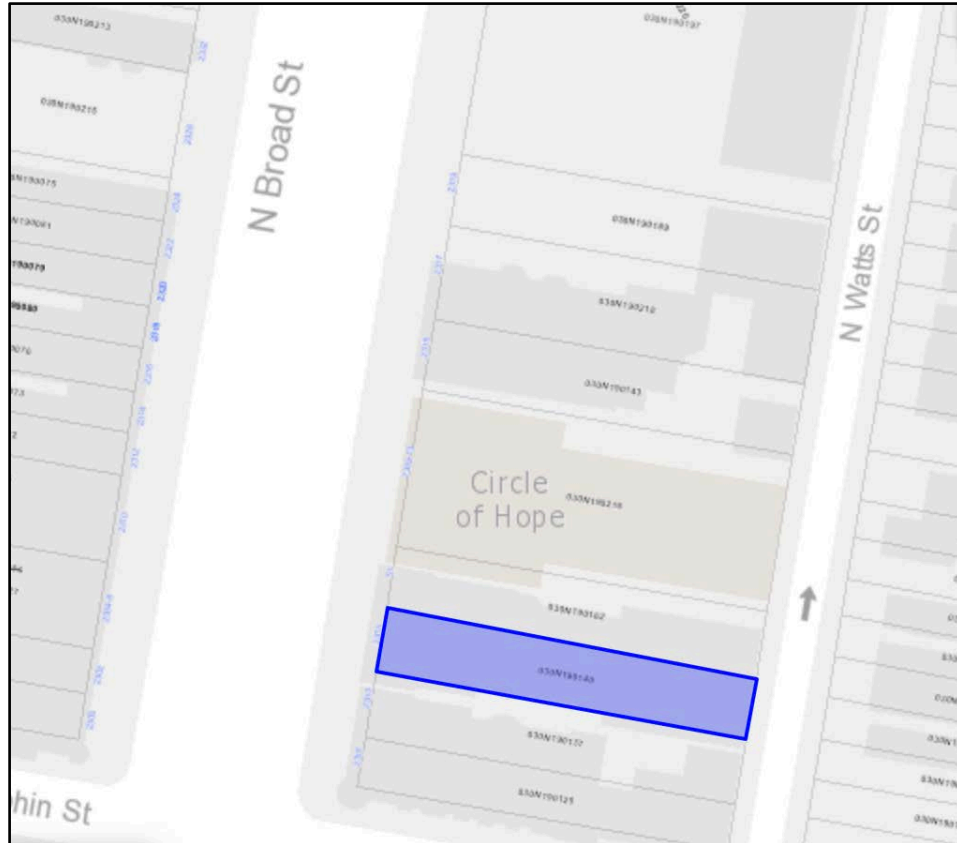
Date(s) Reviewed by the Historical Commission: November 9, 2018

Date of Final Action: November 9, 2018

Designated Rejected

5. BOUNDARY DESCRIPTION

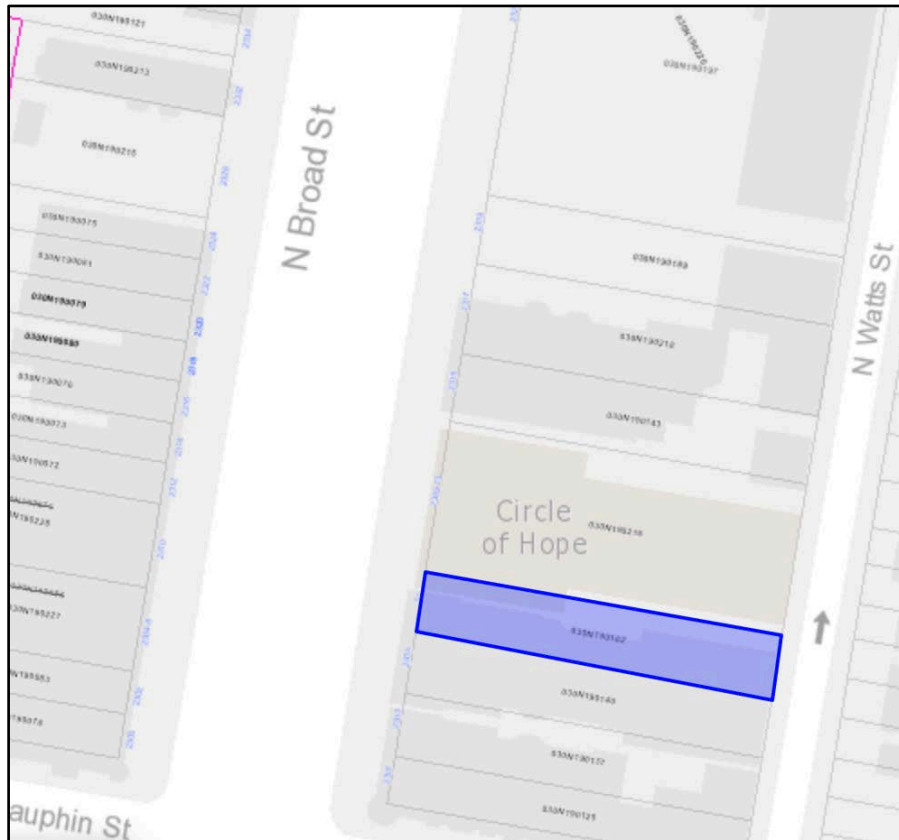
2305 North Broad Street



All that certain lot of piece of ground with the buildings and improvements thereon erected, situate on the east side of Broad Street at the distance of Forty-five feet Northward from the North side of Dauphin Street in the 37th Ward of the City of Philadelphia. Containing in front or breadth on the said Broad Street 25 feet and extending of that width in length or depth Eastward between parallel lines at right angles with the said Broad Street 150 feet to a certain 30 feet wide street called Watts Street. Being known as premises 2305 N. Broad Street.

The property is known as Parcel No. 30N190140, Office of Property Assessment Account No. 881070700.

2307 North Broad Street



All that certain lot or piece of ground with the buildings and improvements thereon erected, situate on the East Side of Broad Street at the distance of 70 feet Northward from the North side of Dauphin Street in the 37th Ward of the City of Philadelphia. Containing in front or breadth on the said Broad Street 25 feet and extending of that width in length or depth Eastward between parallel lines at right angles to the said Broad Street 150 feet to the West side of 30 feet wide street extending from the said Dauphin Street to York Street and called Watts Street. Being known as premises 2307 N. Broad Street.

The property known as Parcel No. 30N190162, Office of Property Assessment Account No. 881070700.

6. PROPERTY DESCRIPTION



Oblique view of 2301-03 and 2305-07 North Broad Street at Dauphin Street. Photo: Author.

The two, four-story twin dwellings at 2301-03 and 2105-07 North Broad Street are emblematic of the residential development that arrived in North Philadelphia just before the turn of the twentieth century. They are large-scale residences characterized by a jumble of hybrid architectural stylistic devices expressed through a more typical (for the neighborhood) brownstone façade and brick side walls. These twins are remnants of a larger development. The PECO substation to the north of 2305-07 sits in place of a demolished twin by the same architect, and to the north of the substation is another twin, presumably of the same vintage, yet currently clad in one flat plane of heavy dark marble, obscuring any other decoration. To the north of that twin are the remaining buildings that once housed Dropsie College and Mikvah Israel Synagogue.

Constructed 1895-1896, the subject properties form a commanding presence on North Broad, not least because of their height, lack of setback from the public right-of-way, and playful projections and recesses at the facades. Both buildings have been attributed to part time architect and full time real estate developer Judson M. Zane. Mr. Zane's portfolio is slender and doesn't communicate enough to understand the design basis for these twins in North Philadelphia. It seems fair to say that Zane tossed together many different elements from the stylistic bag of tricks that was large and wide during the time of construction.

2305-07 N. Broad Street



Front elevation of 2305-07 N. Broad Street. Photo: Author.

The primary elevation of 2305-07 is more symmetrical than the dwelling at 2301-03 with its elements mirroring each other perfectly, abandoning the asymmetry and planar games that appear at the corner building. This building also appears much more intact than the corner building.

West Elevation

As with 2301-03, the first level has a smooth rusticated brownstone base, with each entry door opening close to the central party wall and two windows on either side of each door. The transom windows at the doors are still intact with leaded glass that indicates the street number for each dwelling. The doors share a wide stoop landing that extends under the first windows on either side of the doors. Three out of four of the first level windows have original, decorative

transom glass in a geometric Moorish pattern. The entry doors are currently a more industrial hollow metal with small viewing panes.

As with 2301-03, there is a brownstone belt course between the first and second levels, and it is curved and decorative as it forms the base for the large oriel windows at each dwelling. Each oriel projection contains three windows with tall, original transom windows (with leaded glass) and seems to be clad in original copper with a green patina (the corresponding metal at 2301-03 has been painted). Above these windows at each residence is a decorative metal Juliet balcony with lattice trim—again, in patinated copper—behind each are three windows with transoms. Above the third level windows is a heavy, decorative entablature in copper above which is the fairly deep, bracketed eave of the rooflines. At the fourth level, the mansard roof has the same gentle slope as at 2301-03, with one large dormer window per residence, each with three windows and a deep overhang from the pyramidal hip roof. The existing windows each have an upper and lower sash, but from a 1986 photo, vertical casements with four lites each sash can be detected. The roof may have originally been tiled, but now has asphalt shingles. There is a slight cant to the edges of the roof where the window pierces it that visually mirror the Oriental slope of the roof and contribute to the hybrid stylistic elements that make up these buildings.

South Elevation

The south elevation cannot be well detected as there is such a narrow passageway between the two buildings and that passageway is blocked by a wall a few feet in from the gate. However, brick walls can be seen and replacement windows in what appear to be original openings are present. At the fourth level, three dormer windows with heavy roof overhangs can be seen. There is a three-story ell that is also of brick with an original bay window at the second level.

East Elevation

The east elevation is difficult to view. At the ground level is a one-story brick addition that contains two-car garage doors for each residence. The first level contains an enclosed porch at the rear of the ell with uninspired siding and fenestration. Above this is a second level porch enclosure that at 2305 has a band of windows above a hip-height sill that appear to be badly painted but of an original, or early, profile as can be seen from the transoms above. The porch at the second level of 2307 has been enclosed by brick with one small window opening. At the third level of the ell are original bay windows, one at each residence, with metal surround. Between these bay windows is a brick chimney rising above the roof of the ell. The fourth level is over the main volume of the dwellings and contains the mansard roof with no detectable windows.

North Elevation

The north elevation of 2307 cannot be detected from the public right of way.

2305-07 North Broad Street
Nomination to the Philadelphia Register of Historic Places, August 2018



A view of the copper details at the façade of the property at 2305: an oriel window at the piano nobile, capped by a decorative balcony and a heavy, bracketed cornice below a mansard roof at the fourth floor. Photo: Author. Juliet



A close up of a transom window at 2305 with lead coming in a Moorish pattern and a view of the brownstone deterioration at the connecting archway. Photo: Author.

7. STATEMENT OF SIGNIFICANCE

The dwellings at 2301-03 and 2305-07 North Broad Street are significant historic resources in Philadelphia and satisfy Criteria C and J for designation on the Philadelphia Register of Historic Places, as enumerated in Section 14-1004 of the Philadelphia zoning code.

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

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

Constructed in 1898 as part of a speculative real estate development by Anthony Morris Zane on one of the last undeveloped blocks of North Broad Street, the subject dwellings meet Criterion C as a reflection of the distinctive, residential form of high Victorian eclecticism, as mostly identified with Willis G. Hale, here playfully expressed in a stylized hybrid of architectural components. Under Criterion J, the subject properties exist as examples of the upper middle-class housing that once lined and significantly characterized North Broad Street toward the end of the Gilded Age and before the turn of the twentieth century.

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

The subject properties are significant under Criterion C as distinctive architectural contributions to the grand residential profile of North Broad Street in the late nineteenth century. The two sets of twin dwellings at 2301-03 and 2305-07 North Broad Street were part of a speculative development by real estate mogul Anthony Morris Zane. As individual, high-style properties and as significant contributions to the aesthetic of the newly developed neighborhood, the subject residences define the architectural character of the neighborhood along North Broad Street, Philadelphia's major north-south arterial thoroughfare. In the wake of post-Civil War industrialization and the emergence of a new upwardly mobile generation of recent Americans, North Broad Street found itself at the heart of the residential and commercial developments that were rapidly transforming farmland into a fashionable locale for the city's newly minted titans of industry. While cross and side streets developed for a wide swath of people, peppered with rowhouses, corner commercial shops, and other, more accessible, residences, North Broad Street emerged as the obvious location for the mansions and other fine houses – detached and not – for wealthy men to build monumental residences. The designs of these new residences were not restrained by traditional mores or establishment ideas of good taste, such as corresponding residences in Rittenhouse Square or the suburban enclave of Chestnut Hill. Led by the unapologetic flamboyance of the Willis Hale-designed mansion for Peter A.B. Widener on N. Broad at Girard Avenue, the city's new money was drawn like a magnet to inhabiting miniature palaces festooned in a variety of architectural styles.

For the dwellings at 2301-03 and 2305-07 North Broad Street, the design of the buildings was given over to Judson M. Zane, Anthony's son.¹ Judson did not have formal architectural training and is listed in city directories either as a builder or a real estate developer, yet he seemed to have a design impulse that led him to occasional architectural expressions. Most of Judson's work appears in Chestnut Hill where he and his wife settled after having grown up on the 2200 block of Tioga Street in North Philadelphia. The detached houses Judson Zane designed for his clients are very much of the Chestnut Hill vernacular, that is to say, they employ local materials such as Wissahickon schist and stylistic characteristics that evoke colonial or Georgian revival residential architecture. In other words, Zane's designs seem to respond to their environment and do not deviate from Chestnut Hill's tone as a preferred neighborhood for the landed gentry, or those who aspire to it.

Similarly, Zane's designs for the subject properties do the same thing, in a much different stylistic vocabulary. The brick and brownstone buildings on North Broad Street have the scale and massing of a grand residence on a major street and deploy an eclectic blend of components that can be found in some of the designs of another North Philadelphia architect, Willis G. Hale. Hale became famous – some would say infamous – for his unique expression of High Victorian architectural design. Hale was employed by speculative developers Peter A.B. Widener and William Weightman (to whom he was related by marriage). For them, his highly ornate work has brought on comparisons to Frank Furness whose own work was initially regarded much like Hale's, as "architectural aberrations."² While architectural historian Michael J. Lewis may regard Hale as derivative in contrast to Furness's genius, the breadth of Hale's commissions can still be seen across North Philadelphia, from elegant mansions to small rowhouse developments.

There is no pretense to Quaker austerity here, although the buildings are stately. The various details of the buildings at 2301-07 North Broad Street that are particularly evocative of Hale's designs include Juliet balconies, used as projections in tandem with recessed balconies, decorated with embossed latticework, providing a sort of Levantine feel to the N. Broad Street façade. Classically Victorian floriate detail can also be found on the façade's metalwork and carved brownstone. Combined with discrete egg and dart patterning in the brownstone as well as with more classically inspired cornices, the stylistic devices employed at the façade are multiple. The transom windows at the first level of the buildings have a Moorish patterning to the leaded comes, while the original transoms at the windows of the piano nobile have a more delicate and vertical camework. The dormer windows at the fourth level have deep, pyramidal roofs over them. What is a stylistic jumble still retains a certain elegance of expression through the scale of the details and their reasonable composition. A turret capped humorously with several small openings expresses the corner. While the original, south façade of 2301 is now covered in stucco, it originally held a playful mix of windows (gothic arched; large, leaded glass;

¹ "The Latest News in Real Estate," *Philadelphia Inquirer*, May 17, 1895, 9.

² "Architectural Aberrations: No. 9 – The Hale Building," *Architectural Record*, 3 (October-December 1893): 207-210.

sashes with large transoms) contained and organized by the regularity of thin, horizontal belt courses.

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

As the Industrial Age grew, Philadelphia became an important hub of American economic and manufacturing activity. Known as the “Workshop of the World,” the city provided enormous opportunities to people with grand ideas, a willingness to hustle, and a little bit of capital. Eventually, a new class of industrial leaders emerged in the late nineteenth century to take their place in the residential landscape of Philadelphia. Shunned as new money parvenus by established Philadelphians, the aspiring members of the *nouveau riche* converged upon North Broad Street. This thoroughfare, one of the original streets in William Penn’s 1862 plan, was moving from a rural landscape outside of the city, dotted with estates, to one that was an extension of the center city’s street grid. Broad Street became the magnet for these industrial leaders and *nouveau riche*, many of whom were immigrants, to stake their claim to the American Dream. Led by Peter A. B. Widener and William Weightman, North Broad Street saw enormous development. North of Girard Avenue, in particular, the houses and mansions of the rich were built. Broad Street became a grand promenade, a fashionable address, and a landscape of high end residential design, some of which continues to exist amidst new developmental pressures. The two twin dwellings at 2301-07 North Broad Street are remnants of this late Gilded Age development trend. This one block of North Broad Street, the east side between Dauphin and York, was one of the last in the area to be developed.

Anthony Morris Zane (1852-1926), a scion of a Quaker and Episcopalian marriage, owned the entire parcel (including for the subject properties) along the east side of Broad Street between York and Dauphin Streets, east to N. 13th Street, according to the 1895 Bromley map. Zane’s father was Abraham V. Zane, an attorney who resided at 2127 N. Camac Street; his mother was the former Maria Antoinette Morris.³ His maternal family is distantly related to the early Morris and Cadwalader families of Philadelphia. Additionally, Zane seemed to be a beneficiary of an unmarried aunt’s estate, including several Philadelphia properties.⁴ This inheritance may have been the impetus for Zane’s small but not insignificant real estate holdings in Philadelphia, including an eponymous property on Chestnut Street.⁵

Zane was able to profit from the rapid development in the late nineteenth century of this part of North Philadelphia. The architectural design of the subject properties is attributed to Judson M. Zane, Anthony’s son, who is mostly known as a real estate developer but appears on the

³ Ancestry.com, accessed July 11, 2018.

⁴ “Will of Sarah Zane,” Circuit Court of the United States in and for the Eastern District of Pennsylvania, April Term 1833, (Philadelphia: Thomas Kite & Co., 1834).

⁵ “Zany Chestnut Street,” *Hidden City Philadelphia*, March 19, 2012.

<https://hiddencityphila.org/2012/03/zany-chestnut-east/> (Accessed July 21, 2018.)

Philadelphia Architects and Buildings website as an Architect and Builder. Together, the Zanes rode the wave of the North Philadelphia land rush that was spurred on by the city's growth as the Workshop of the World, with rowhouse developments for the workers and grand mansions for their bosses lining North Broad in a parade of trophy housing. Proximity to factories and to Center City was a key characteristic of the popularity of living in central North Philadelphia, while an address on North Broad Street further trumpeted a person's importance and wealth.

As with West Philadelphia, North Philadelphia's development from farmland in Penn's Northern Liberties to dense residential development was due to the advent of the streetcar, making access to and from Center City much easier. However, those interested in the area were not members of Philadelphia's blue-blooded upper classes, but rather the newly wealthy leaders of industry. HABS historian Jamie Jacobs wrote about North Broad Street in 2000 that "commodious row and single-family houses intended for upper-class owners and tenants rapidly lined the street of North Philadelphia, particularly along Broad Street. The men who made ostentatious statements of their wealth through the houses they constructed failed to penetrate the social and power circles of Philadelphia's old and established blue-blood families. The wealthy of the North Broad Street area were the nouveaux riches who made their fortunes in ways that differed from the practices of Philadelphia's staid gentry."⁶

This particular stretch of North Broad Street was attractive to the Jewish community of Philadelphia around the turn of the twentieth century. At the north end of the subject block, Mikveh Israel and Dropsie College constructed properties, confirming the neighborhood's emergent importance for Jewish Philadelphians and called the block where these institutions (and the subject properties) were located the "cornerstone of Jewish education."⁷ Congregation Mikveh Israel is one the nation's oldest synagogues, having been founded in 1740. In 1907, following large-scale Jewish migration to North Philadelphia, the congregation purchased land once owned by Anthony Zane to the north of the subject properties, on N. Broad at York Street. They hired the architecture firm of Pilcher and Tachau of New York to design the neoclassical synagogue at the corner. Two other buildings were constructed to the south of the synagogue for Gratz College (founded 1897) and Dropsie College (founded 1907), set back from the street behind a small lawn. Together, this campus of Judaic worship and education anchored an important corner along Broad Street in the heart of a thriving Jewish neighborhood until 1976 when the synagogue vacated North Broad for a new building near Independence Hall. The buildings that once housed the synagogue and Dropsie College are both designated properties on the Philadelphia Register of Historic Places.

⁶ James A. Jacobs. "1400 Block West Girard Avenue (Houses) HABS PA-6674," Historic American Building Survey, 2000.

<https://cdn.loc.gov/master/pnp/habshaer/pa/pa3800/pa3869/data/pa3869data.pdf>

⁷ Allan Meyers, *The Jewish Community Around North Broad Street* (Images of America), (Chicago: Arcadia, 2002), 14.

The architectural grandeur that Judson Zane evoked was successful in attracting some of Philadelphia's newly wealthy to take up residence. One of the early occupants of 2301 was Republican Congressman Henry Burk (1850-1903). Born in Germany, Burk's shoemaker father chose to emigrate to Philadelphia in 1854. Along with two brothers, Alfred and Charles, Burk Brothers and Company specialized in the manufacture of kid leather and "was one of Philadelphia's largest and most successful leather firms."⁸ Henry became a multimillionaire within fifteen years primarily from two successful patents that were revolutionary for the kid leather and tanning industries, allowing American products to rise to the standards set by French leather and doing so in a fraction of the time it typically took to produce glazed kid leather.⁹ In 1906, Henry's brother and business partner Alfred commissioned the extant limestone Burk Mansion at 1500 N. Broad Street in place of a four-story brownstone owned by William Singerly.¹⁰ The Burk Mansion is also considered a major contributor to the northern expanse of Broad as the preferred site of the homes of that era's titans of industry. From at least 1899, 2303 N. Broad was the residence of Mr. and Mrs. Michael Patrick Howlett.¹¹ M.P. Howlett (1850-1921) was an Irish immigrant who established a successful shipping business.

Early on, 2305 N. Broad Street was the residence of Mr. and Mrs. Joseph N. Snellenburg. Joseph (1872-1941) was a scion of the eponymous retail empire founded by his grandfather Joseph Jules Snellenburg in 1869. Father Nathan Snellenburg had a residence two blocks south at 2129 N. Broad Street. N. Snellenburg & Company was a middle-class department store on Market Street with a clothing factory located at 642 N. Broad Street where the company designed and made their own clothing line. As a member of this prominent Jewish family, Joseph was a member of the State Emergency Relief Board (appointed in 1932), served on the Philadelphia Board of Trade, and carried on the tradition of involvement in his family's clothing business. In 1906, the residence at 2307 N. Broad Street was listed as the home of Mrs. William Butler (the wife of a grocery chain owner), while in 1912, Jules E. Mastbaum bought the property which was valued at \$26,000 and described as "a three-story and mansard roof brownstone front house, with a double three-story brick back building."¹² Jules Mastbaum (1872-1926) was a University of Pennsylvania graduate and married to a woman whose mother's family founded the Lit Brothers department Store. Mastbaum opened the first nickelodeon in Philadelphia and later made a fortune with a large theatre chain, although his greatest legacy may be the donation of the Rodin Museum to the city of Philadelphia, where Rodin's work was first

⁸ National Register of Historic Places, Burk Brothers and Company, Philadelphia, Philadelphia County, Pennsylvania, National Register #85003493.

⁹ *Ibid.*

¹⁰ Robert Morris Skaler. *Philadelphia's Broad Street: North and South*, (Chicago: Arcadia, 2003), 102.

¹¹ "Howlett, Michael P., Jr.," Death Announcements, *The Philadelphia Times*, February 26, 1899, 26.

¹² "\$26,000 Property Changes Owners," *Philadelphia Inquirer*, November 13, 1912, 5.

displayed in 1876 at the Centennial Exposition.¹³ Interestingly, Mastbaum was also on the Board of Governors for Dropsie College, located in the same block as his residence.¹⁴

Conclusion

The two brownstone and brick twin dwellings at 2301-07 North Broad Street at Dauphin represent an important architectural heritage in Victorian residential design and in the real estate development that was so vibrant in North Philadelphia in the late nineteenth century. Evocative of the architecture of contemporaries like Willis G. Hale, the designs of these residences match the style and scale of adjacent Gilded Age mansions, expressing an eclectic aesthetic almost Levantine in its architectural elements. During the Gilded Age's heyday, this highly ornamental style was deployed widely among the grand residences that developed along North Broad Street, Philadelphia's most important north-south thoroughfare. In its early years, it succeeded in attracting a passel of newly rich entrepreneurs, some of whom had businesses or factories nearby in North Philadelphia.



Figure 1. 1862 *Philadelphia Atlas* by Samuel M. Smedley shows the subject neighborhood with an overlay of gridded streets yet to be completely built, and with remnants of the early farmland such as Cohocksink Creek along with a smattering of hotels, breweries, and farmhouses. Lamb Tavern Road was an early thoroughfare bisecting Broad Street where a popular tavern called the Punch Bowl was once located from which customers could watch races up and down North Broad.

¹³ "Jules E. Mastbaum, Philadelphia Jewish Leader and Philanthropist, Dies at 54," *Jewish Daily Bulletin*, December 8, 1926.

¹⁴ *Ibid.*

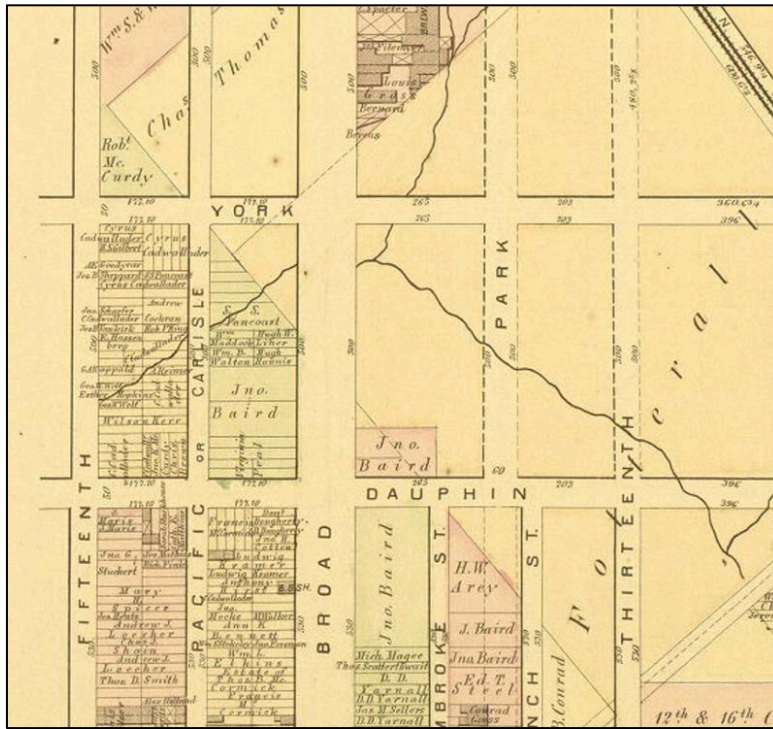


Figure 2. G. M. Hopkin's 1875 *Atlas of the City of Philadelphia* shows the site of the two subject buildings owned by Jonathan Baird. As is manifest by the individual parcel division, the development of North Broad Street at this time is arriving from the south.

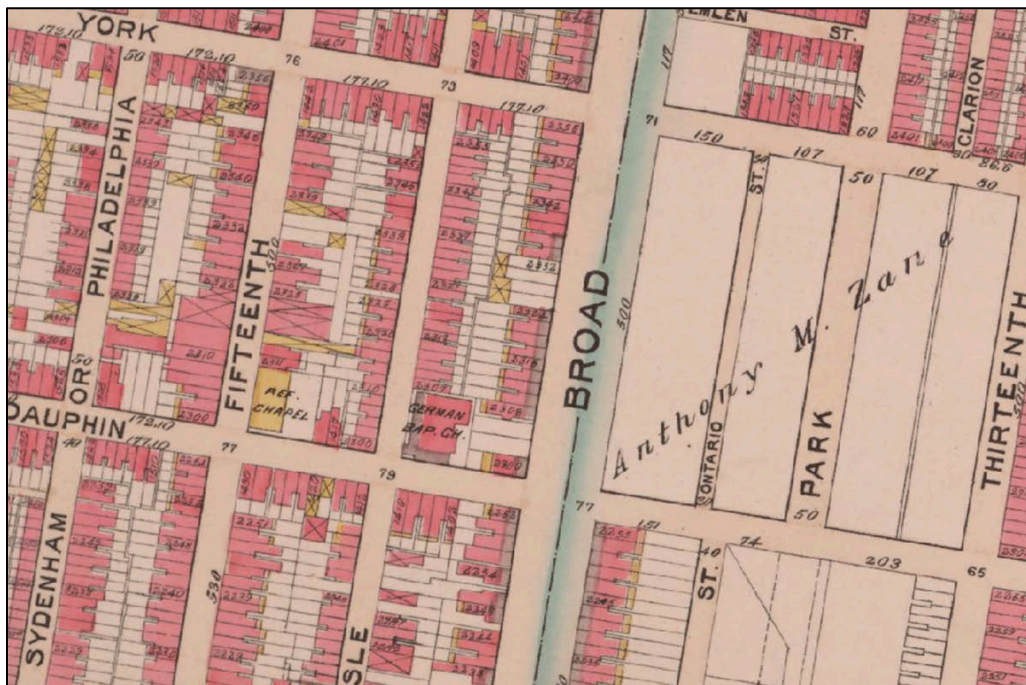


Figure 3. G.W. Bromley's *Atlas of the City of Philadelphia* from 1895 shows the large parcel at the east side of North Broad and between Dauphin and York Streets as owned by Anthony Morris Zane. The surrounding neighborhood is mostly built up by rowhouse development at this point.

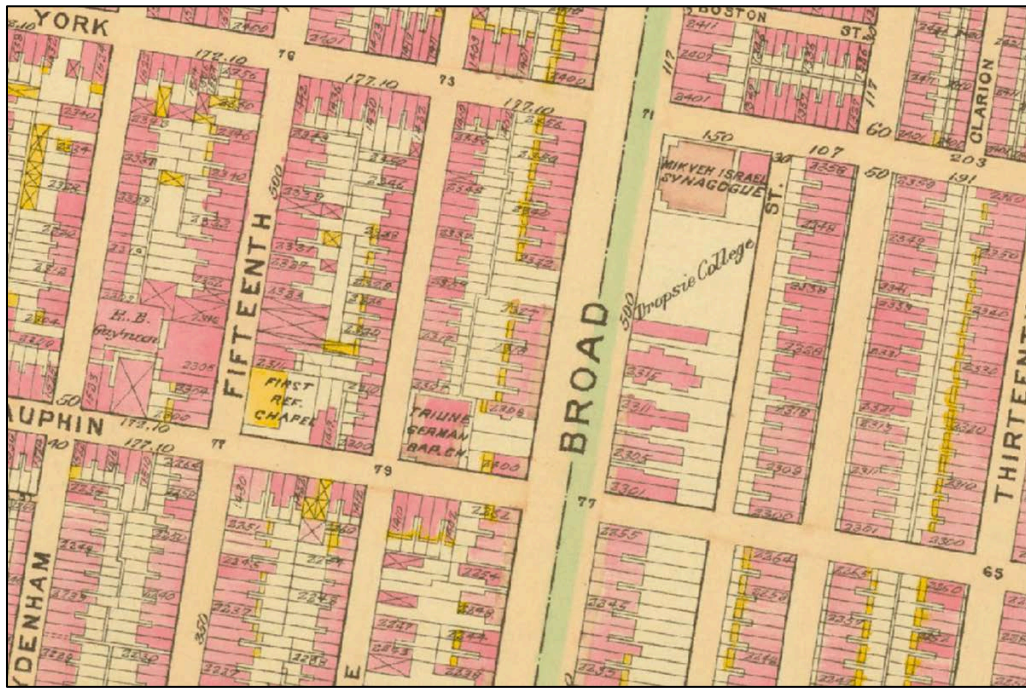


Figure 4. G.W. Bromley's *Atlas of the City of Philadelphia* from 1910 shows four twins at the south end of the block between Dauphin and York fronting Broad Street. The subject properties are present, as is Dropsie College's future site and that of Mikvah Israel Synagogue.



Figure 5. A photograph of the subject properties from December 1986. Source: Philadelphia Architects and Buildings website, The Athenaeum of Philadelphia.



Figure 6. A photograph of the corner turret at 2301 North Broad Street at Dauphin Street from December 1986. The brick at the south elevation has been painted.

**THE LATEST NEWS
IN REAL ESTATE**

HANDSOME DWELLINGS WILL COVER THE SITE OF THE OLD FOREPAUGH PARK.

ENLARGING THE BELLEVUE

Plans Now Being Furnished for the Addition to the Hotel—What the Builders Have in Hand—Buyers and Sellers—Permits Issued. Record of Property Transferred.

The improvement of what was formerly the base ball grounds and also known as "Forepaugh Park," at Broad and Dauphin streets, is now under way by Anthony M. Zane, who will build thereon sixty handsome three-story brick dwellings. All of these houses will be on Park avenue, which has been opened through the land, occupying both sides of the avenue between York and Dauphin streets. Each lot will be 107 feet deep and the houses will have these dimension: Forty-eight 16x60 feet each; eight 17x62 feet each, and four corner houses, 18x62 feet each.

Architect Judson Zane is preparing plans for a row of fine houses to be erected on the Broad street front of the lot.

Figure 7. Notice in the *Philadelphia Inquirer* of Judson Zane's architectural designs for his father's property on North Broad Street between York and Dauphin Streets, May 17, 1895.

Peter W. Kiefaber paid \$30,000 to Anthony M. Zane for the northeast corner of Broad and Dauphin streets.

Figure 8. From the August 10, 1896 *Philadelphia Inquirer*, page 10, announcing that Peter Kiefaber bought one of the subject properties. Kiefaber made his fortune in produce and grocery distribution with his eponymous company.

Haeseler Studios We Copy, Enlarge and Reproduce Paintings, Photographs, Old Pictures, Rare Prints, Etc.
1513 Walnut Street, 2d Floor


168 BROAD ST., NORTH, CONTINUED.—BROAD ST., SOUTH.

2251 William Caskey	2401 Thomas F. Kelly, jr
2251 Wesley M. Caskey	2403 Mr. & Mrs. John Monroe
2301 Mr. & Mrs. Henry Burk, jr	2407 Mr. & Mrs. David H. Lowman
2303 Mr. & Mrs. M. P. Howlett & dr	2411 Mr. & Mrs. Adolph Leberman
2305 Mr. & Mrs. Joseph N. Snellenburg	2411 Mr. & Mrs. Joseph W. Leberman
2307 Mrs. William Butler	2553 Mr. & Mrs. George Egolf & drs
2309 Mr. & Mrs. John G. Vogler	2803 Mr. & Mrs. William H. Ritter
2311 Mr. & Mrs. J. Wallace Hal- lowell	2803 Mr. & Mrs. Philip J. Ritter
2315 Mr. & Mrs. William F. Johnson	2805 Patrick Fleming
2315 Miss Florence A. Johnson	2807 Mr. & Mrs. Hiram Livezey
2317 Mr. & Mrs. Harry M. Nathan- son	2807 F. Barrett Livezey, M. D.
2319 Mr. & Mrs. William Steele	2811 Mr. & Mrs. J. J. Coyne
2401 Mrs. Thomas F. Kelly	2815 Mr. & Mrs. William Hewing
2401 H. Ignatius Kelly	2823 Dr. & Mrs. George A. Magee
	2827 Mr. & Mrs. John Y. Gossler & drs
	2829 Mr. & Mrs. Edwin McCoy

(For Continuation of Broad Street see Tioga).


Figure 9. Excerpt from the 1906 Boyd's Blue Book listing the residents of the subject properties.

M-81951C Chestnut Hill \$ 198,500 6082/6081
 8010 Navajo St, 19118 S.F. N



* Colonial Bdrms. 5 Baths. 2-2PR
 Lot. 60x160 Age. 64 Poss. 60 Days
 Ext'r. Stn/Stuc SqFt. Roof. Asp Shg
 Heat. Oil-h/w Gal/s. Water. Public
 Gar. None Assmt. 25847 Sewer. Public
 Bsmt. Full Taxes. 1932 Cndo\$.
 Schools. Philadelphia C/Air. N
 Owner. Richard C & Margaret S Smith UFFI.

Figure 10. Judson Zane was architect for several Chestnut Hill properties around the turn of the last century. This colonial revival house in local schist responds to the style preferences of this neighborhood as much as the design of the subject properties responds to their N. Broad Street environment. Source of 1985 MLS listing: Athenaeum of Philadelphia.



M-43731C Chestnut Hill \$95,000 E-2
 7816 Roanoke Street SB 3%

TYPE: Single	TAX: 864.50	LOT: 46x100
STYLE: 3 Sty	ASMT: 14,000	AGE: Ap 60
REC RM: No	HT: Gas	SEWER: Yes
BDRMS: 6	H/W: Gas	FLRS: H/W
BATHS: 3½	RF: Asp Shg	CONST: Stone
BSMT: Full	GARAGE: None	CENT AIR: No

Owner: William D & Margaret McGill K-79
 Bsmt or LL: Full-Lndry-Liquor Clst-Cedar Clst-
 Louvre Windows/SS/S 1ST: Step-down EH-LR/Fp-
 Open Frt Porch-DR-Lge BA-Modern Kitchen/Closet
 2nd Flr: 3 Bdrms(1 Bdrm Panelled)-2 Baths
 3rd Flr: 3 Bdrms-Bath
 EXTRAS: Exterior Painted 2 Yrs Ago-Washer-Dryer-
 Refrig-Radiator Covers-3 A/C Units-Roof Recently
 Inspected-Draperies in LR Excluded

Listing made subject to errors, omissions, change of price, prior sale and withdrawal without notice.

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Figure 11. Another of Judson Zane’s designs for Chestnut Hill. Source of MLS listing: Athenaeum of Philadelphia.

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