

**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: 3910 Chestnut St

Postal code: 19104 Councilmanic District: 3

**2. NAME OF HISTORIC RESOURCE**

Historic Name: James A. Connelly House

Current/Common Name: Casa Vecchia

**3. TYPE OF HISTORIC RESOURCE**

☒ Building ☐ Structure ☐ Site ☐ Object

**4. PROPERTY INFORMATION**

Occupancy: ☒ occupied ☐ vacant ☐ under construction ☒ unknown

Current use: Office space

**5. BOUNDARY DESCRIPTION**

See attached.

**6. DESCRIPTION**

See attached.

**7. SIGNIFICANCE**

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1806 to 1987

Date(s) of construction and/or alteration: 1866; reconstructed 1896

Architect, engineer, and/or designer: Horace Trumbauer, architect

Builder, contractor, and/or artisan: Doyle & Doak, contractors

Original owner: Sarah Price Rose, James A. Connelly

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**

Organization Philadelphia Historical Commission Date 3/14/2018

Name with Title Staff Email Jon.farnham@phila.gov

Street Address 1515 Arch Street, 13<sup>th</sup> Floor Telephone 215-686-7660

City, State, and Postal Code Philadelphia, PA 19102

Nominator ☐ is ☒ is not the property owner.

**PHC USE ONLY**

Date of Receipt: March 14, 2018

☒ Correct-Complete ☐ Incorrect-Incomplete Date: March 16, 2018

Date of Notice Issuance: March 16, 2018

Property Owner at Time of Notice

Name: University City Associates, Inc.

Address: 3101 Walnut St

City: Philadelphia State: PA Postal Code: 19104

Date(s) Reviewed by the Committee on Historic Designation: 4/18/2018

Date(s) Reviewed by the Historical Commission: 5/11/2018

Date of Final Action: 5/11/2018

☒ Designated ☐ Rejected

3/12/18

## 5. BOUNDARY DESCRIPTION



Figure 1. The property at 3910 Chestnut Street highlighted in blue. Source: Parcel Explorer.

The metes and bounds of the property at 3910 Chestnut Street are described as follows:

All that certain lot of piece of ground with the buildings and improvements thereon erected, situate on the South side of Chestnut Street at a distance of 225 feet 1-1/3 inches Westward from the West side of 39<sup>th</sup> Street in the 27<sup>th</sup> Ward of the City of Philadelphia. Containing in front or breadth on the said Chestnut Street 25 feet and 1/3 inches and extending of that width in length or depth Southward between parallel lines at right angles to the said Chestnut Street 220 feet 2 inches to the North side of Sansom Street. Being 3910 Chestnut Street.

For the purposes of this nomination, the two-story portion of the building fronting on Sansom Street is considered non-historic. It does not contribute to the significance of the site as defined herein. See Figure 2.

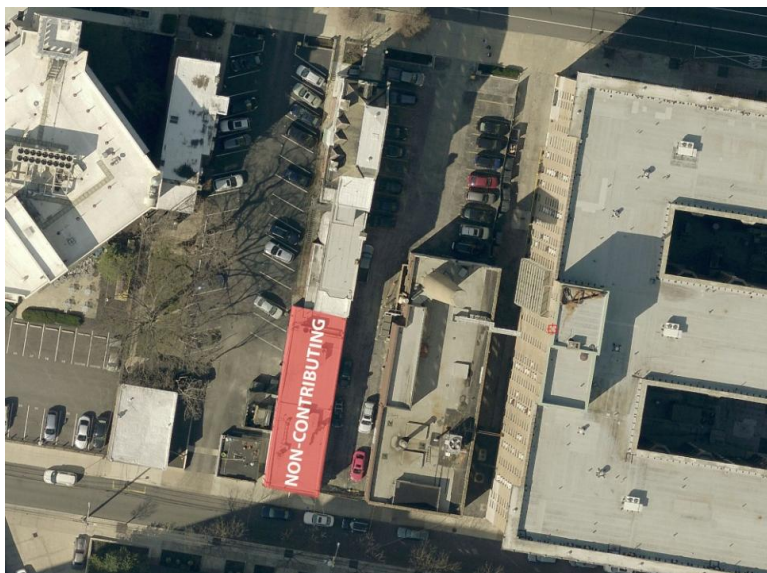


Figure 2. The non-contributing portion of the property at 3910 Chestnut Street is shown in red.

## 6. ARCHITECTURAL DESCRIPTION

The property in question is located on the south side of the 3900 block of Chestnut Street, bounded by Chestnut Street at the north, Sansom Street at the south, 3900-06 Chestnut Street at the east, and 3922 Chestnut Street at the west. The block bounded by 39<sup>th</sup>, Chestnut, 40<sup>th</sup>, and Sansom Streets includes a large apartment building, a large office building, a rowhouse converted to a fraternal hall, several small-scale commercial structures, and numerous surface parking lots.

The building at 3910 Chestnut Street is a narrow, deep four-story structure set back slightly from the street behind a fence and small front yard. The property extends south to Sansom Street at the rear. The western portion is paved with asphalt and used as a surface parking lot. The building is a brick structure with smooth white marble cladding on the front façade with a return onto the west side façade.



Figure 3: North and west elevations.

The first floor of the front façade features an ornate arcaded porch. The columns supporting the arches sit on a marble knee wall with bands of rough and smooth stone work. Pilasters run from the springpoints of the arches to the entablature. The arched porch openings have been infilled with paired double-hung windows below single-pane transoms. A 1959 photograph depicts the porch before the glazing was added (see Figure 5). The original arched front doorway and wood and glass door survive (see Figure 6).



Figure 4: Enclosed, arcaded front porch.

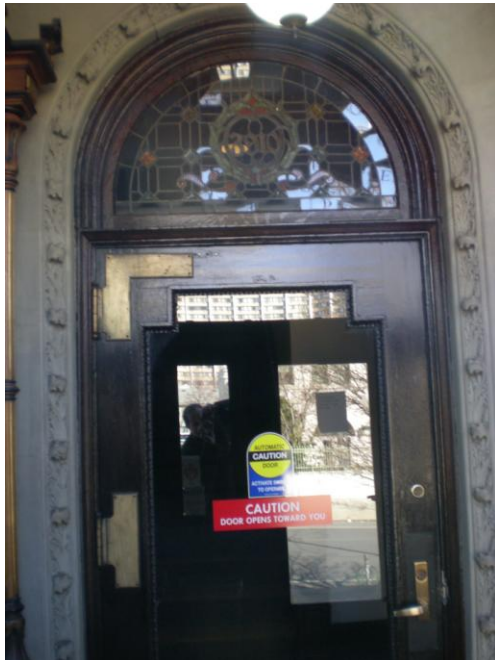


Figure 5: Front door with original stained glass transom.

The second and third floors of the front façade are clad in smooth white marble scored to look like blocks. The front façade features two basket handle arched window openings at the second floor and segmental arched window openings at the third floor. The windows have one-over-one double-hung sash. An elaborate pavilion roof crowns the main block of the building, separated from the lower floors by a copper cornice. Above the cornice is a decorative copper parapet.

The front façade features an elaborate two-level dormer with paired double-hung windows surmounted by a smaller single window decorated and finials.



Figure 6: The building features a rare pavilion roof with elaborate detailing.

The west façade features a marble return from the front façade spanning approximately 10 feet (Figure 7). South of that point, the west side façade is constructed of a hard-pressed red brick with two stone bands and a two-story copper projecting bay. The brick façade has several windows; most are one-over-one double-hung windows. The three-sided copper bay is elaborately paneled and features pilasters with diamond-shaped ornament (Figure 9). The bay has beveled sides with double-hung windows over panels. Three hipped dormers project from the roof, framed by two elaborate chimneys. The chimneys are red brick with marble quoining (Figure 8). The pavilion roof is hipped with copper ridge rolls and cresting.



Figure 8: The roof of the main block is adorned with hipped dormer windows and quoined chimneys.



Figure 9: A two-story copper bay adorns the western elevation of the main block.

The three-story rear ell is constructed of brick with rectangular punched openings, double-hung windows, and marble lintels and sills (Figure 10). A rooftop addition intersects the rear portion of the main block roof and extends onto the roof of rear ell. A two-story three-sided curved copper bay projects from the west side of the ell (Figure 11). A bay and frame addition project from the rear of the rear ell.



Figure 7: The west façade looking northeast.



Figure 8: The two-story bay on the rear ell features curved leaded glass windows.

The east facade, originally the party wall separating the house from its twin at 3908 Chestnut Street, is a party wall clad in stucco (Figure 12).

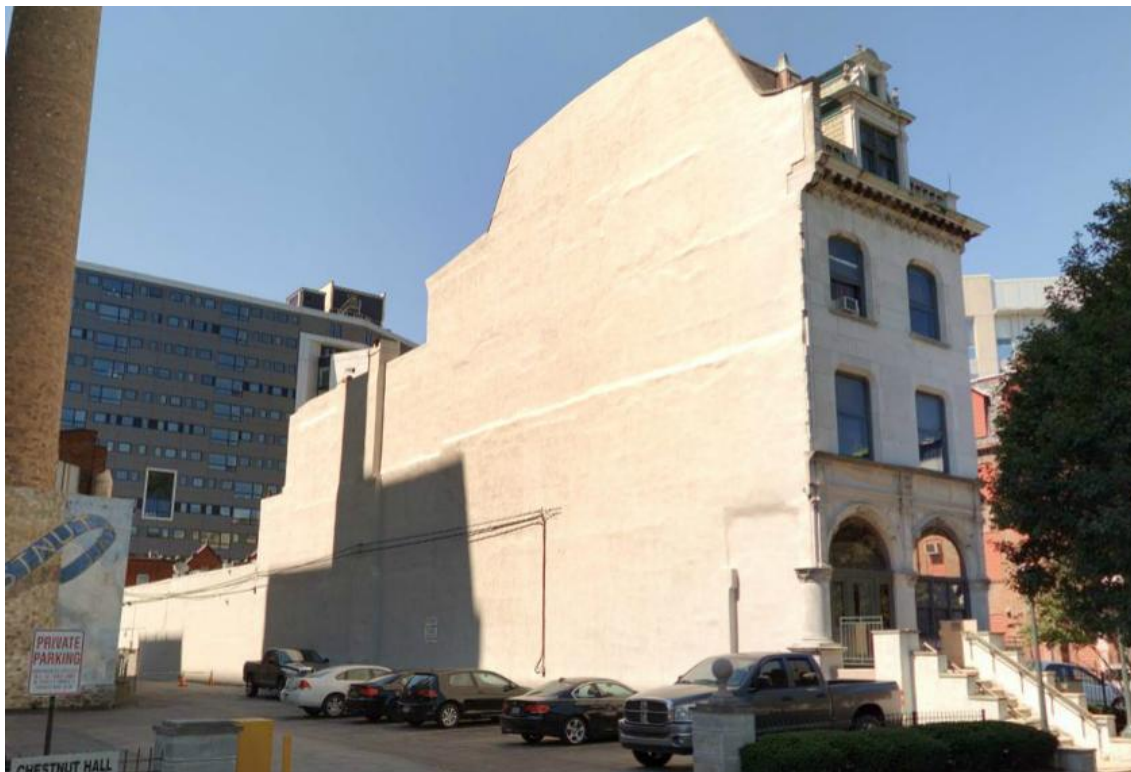


Figure 9: The east façade party wall is clad in stucco.

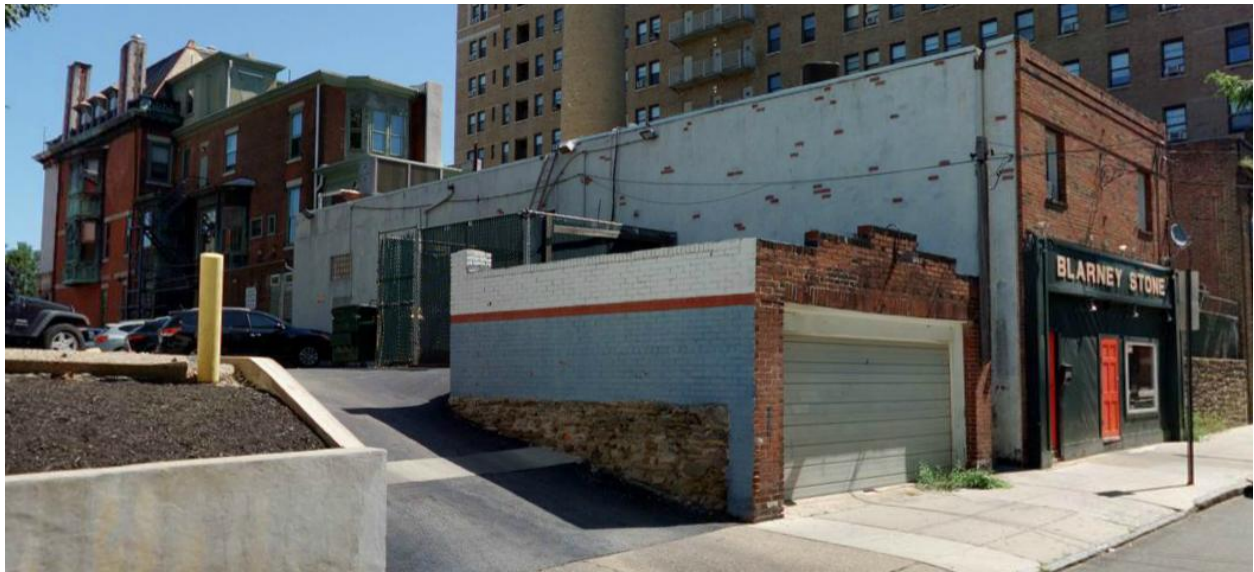


Figure 13: A large stucco and brick two-story structure attaches to the rear façade of the historic building and extends to the south to Sansom Street.

A two-story structure clad in brick, which is currently used as a bar, projects from the rear of the historic building and faces Sansom Street (Figure 13). This structure is not considered historic for the purposes of this nomination.

## 7. STATEMENT OF SIGNIFICANCE

The property at 3910 Chestnut Street is historically significant and warrants designation and individual listing on the Philadelphia Register of Historic Places.<sup>1</sup> The property satisfies Criteria for Designation D, E, and J, as defined in Section 14-1004(1) of the Philadelphia Code. The building standing on the property embodies distinguishing characteristics of the Chateausque Style, satisfying Criterion D and was reconstructed by Horace Trumbauer (1868-1938), an architect whose work significantly influenced the architectural development of the City, Commonwealth and Nation, satisfying Criterion E. The property exemplifies the heritage of the Hamilton Village and University City community, satisfying Criterion J. The Period of Significance runs from 1806, when William Hamilton first sold the property, to 1987, when the University of Pennsylvania purchased the property.

## CRITERION J

The history of the property at 3910 Chestnut Street mirrors the history of the area that was known as Hamilton Village and is now called University City, marking every significant step in the neighborhood's development from open, rural land to an elite, residential enclave to a dense apartment and rooming house zone to an institutional quarter.



Figure 14: Detail from Thomas Holme, Map of improved part of Pensilvania in America, divided into counties, townships and lotts., 1681.

When William Penn and his Surveyor General Thomas Holme laid out Philadelphia in the late seventeenth century, they designated what became known as West Philadelphia as Liberty Lands (Figure 14). Penn distributed parcels in the Liberty Lands, 16,000 acres to the north and west of the city, to the First Purchasers of city plots. The section of the Liberty Lands where

<sup>1</sup> Two articles on the house at 3910 Chestnut Street suffer from significant inaccuracies. "3910 Chestnut Street: A Building with a Storied Past," *University of Pennsylvania Almanac*, 12 January 2010, vol. 56, no. 17; Dale Archdekin, "Buildings Now and Then: The Many Owners of 3910 Chestnut Street," *PhillyLiving.com*, 7 September 2013.

3910 Chestnut Street is located became known as Blockley Township as early as 1705. In the eighteenth century, Blockley Township, which was separated from Philadelphia by the Schuylkill River, was thinly populated. A handful of private ferries linked the countryside to the city to the east. The area was crossed by country roads leading west and south and dotted by occasional farms (Figure 15). In the eighteenth and early nineteenth centuries, wealthy Philadelphians led by John Bartram and Andrew Hamilton established large estates on the west bank of the Schuylkill River. Samuel Powel purchased his estate in what is now called Powelton Village in 1775. William Bingham, a member of the Continental Congress and a US Senator, established an estate to the north of Powell. John Penn resided at Solitude, which still stands at the Philadelphia Zoo. The George and Peters families resided in grand houses on generous tracts of land to the north and west, overlooking the Schuylkill.



Figure 15: Detail from N. Scull and G. Heap, *A Map of Philadelphia and Parts Adjacent*, c. 1750.

The 1790 census recorded the population of the entirety of West Philadelphia as 1,424 persons, the least populated section of Philadelphia County. At the very end of the eighteenth century and into the nineteenth century, investments in infrastructure opened West Philadelphia for development. In 1791, the Commonwealth of Pennsylvania incorporated the Philadelphia & Lancaster Turnpike Company. In 1795, the turnpike company, led by Blockley resident William Bingham, opened the first modern highway in America, linking the west bank of the Schuylkill at Market Street with the agricultural heartland of Pennsylvania and beyond. Paved with crushed stone, the road on the line of what is now known as Lancaster Avenue was a primary component in the city's commercial engine in the days before canals and railroads. In 1802, geographer and engineer Charles P. Varle published a map of Philadelphia titled "New Plan of the City and its Environs" (Figure 16). The map accurately depicted the city east of the Schuylkill, but projected an idealized plan for the development of West Philadelphia, indicating that Philadelphians were already looking westward and imagining the expansion of their city beyond the Schuylkill. In 1805, a bridge, known as the Permanent Bridge or Middle Ferry Bridge, was constructed across the Schuylkill at Market Street, eliminating a ferry and making

travel to West Philadelphia much easier and more reliable. A few years later, in 1812, a second bridge, the Upper Ferry Bridge, was constructed across the Schuylkill. Designed by engineer Lewis Wernwag, the wooden bridge at Spring Garden Street was the longest single-span bridge in the world. Real estate development quickly followed the improvements in transportation. Just after the turn of the century, William Hamilton began subdividing part of his family's estate south of Market Street as Hamilton Village, which developed into Philadelphia's first suburb (Figure 17). To the north of Market Street, Judge Richard Peters, who owned large tracts of land around his estate, Belmont, advertised plans to subdivide parts of his estate and build houses in 1809. And developer John Britton Jr. announced that he would sell lots in Mantua for suburban home building in 1813. Although the suburban development of West Philadelphia launched slowly, Hamiltonville south of Market and Mantua Village north of Market had emerged as fledgling suburban communities by the 1830s.



Figure 16: Detail from Charles P. Varle, New Plan of the City and its Environs, 1802.



Figure 17: Detail from John Hills, Plan of the City of Philadelphia and Environs, 1808.

William Hamilton established Hamilton Village, or Hamiltonville, an early suburban development, on the grounds of his family's estate in Blockley Township of West Philadelphia in the first decade of the nineteenth century. Hamilton Village was bounded by today's 33rd Street on the east, 41st on the west, Filbert on the north, and Woodland Avenue on the south. Andrew Hamilton, William's grandfather, had purchased the 300-acre estate west of the Schuylkill in 1735. For his suburban development, Hamilton laid out streets named for family members, provided sites Presbyterian and Protestant Episcopal churches, and built a schoolhouse. Speculators purchased lots during the first decades of the century, but erected few houses. Gradually, affluent Philadelphians built summer country homes as well as fulltime residences.<sup>2</sup>

William Hamilton numbered the parcel that would later be subdivided into 3908 and 3910 Chestnut Street as Lot 36 in his Hamilton Village suburban development. The property that would become 3910 Chestnut occupies the western half of Hamilton's Lot 36. Hamilton sold Lot 36 and the adjacent Lot 38 to the east to merchant John Allen in 1806. Allen had purchased the three adjacent lots running east to the corner of William Street, later 39<sup>th</sup> Street, Lots 40, 42, and 44, in 1803 (Figure 18). Allen, who did not develop the unimproved lots, sold them to merchant John Paul in 1814 for \$1550, \$450 more than he had paid in the previous decade. Paul held onto the five lots for decades, but did not improve them before selling them in 1840. That year, Hamilton Village was described as:

"a handsome village of West Philadelphia situated about one mile west of the Market Street bridge. Its plan is regular, and its streets, most of which are prolongations of those in the city, are wide and well-regulated. The buildings, about 80 in number, generally stand apart from each other, leaving garden spaces between them. Taken altogether,

<sup>2</sup> Leon S. Rosenthal, "Hamilton Village: 'A Family Affair'," in *A History of Philadelphia's University City*, Philadelphia: Printing Office of the University Of Pennsylvania for the West Philadelphia Corporation, 1963.

Hamiltonville is probably the prettiest village in the neighborhood of Philadelphia. The dwellings are occupied principally by families who reside in the city during the winter season, or merchants or others who reside here and transact business in the city."<sup>3</sup>

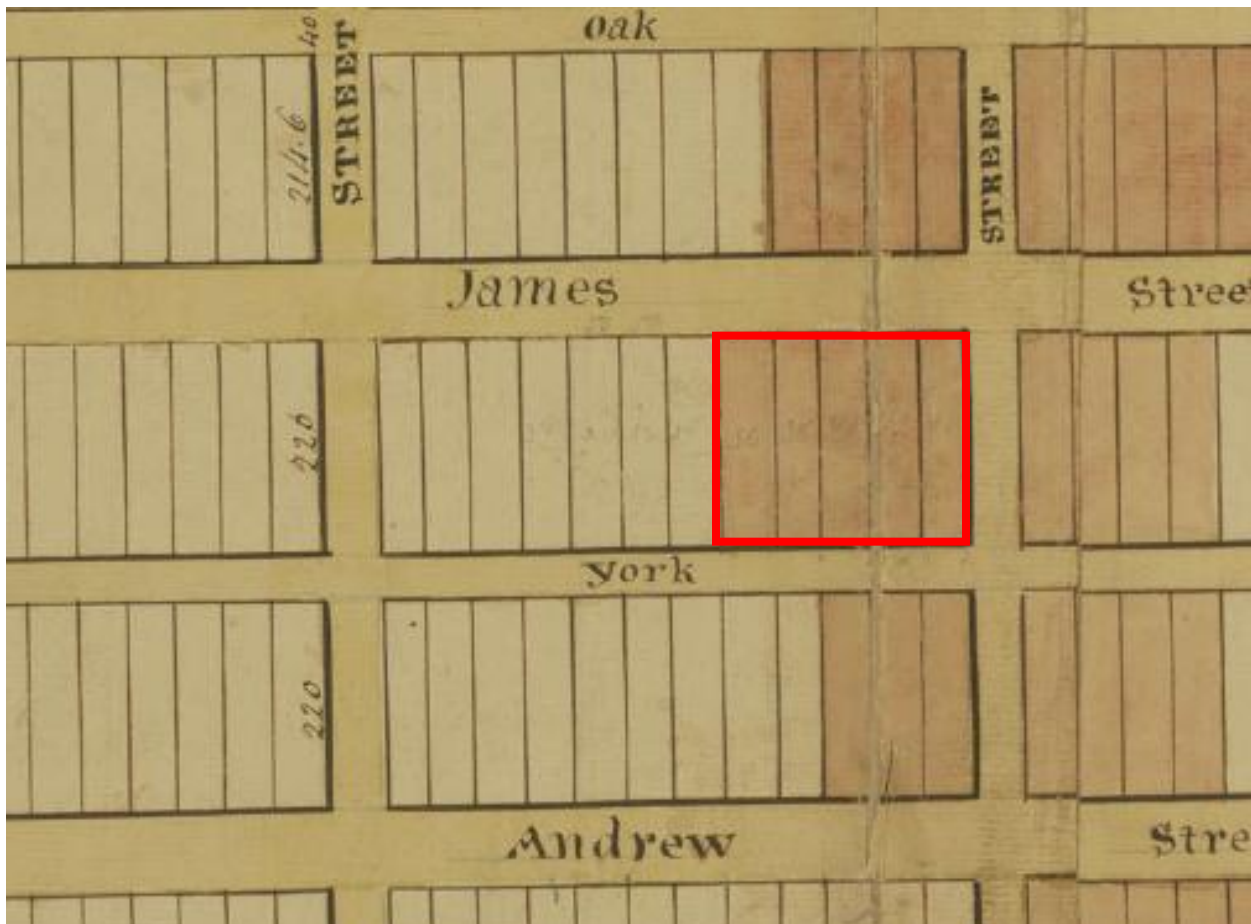


Figure 18: Detail from Plan for West Philadelphia Land of William Hamilton, Esq., 1808 with lots 36, 38, 40, 42, and 44 at the southwest corner of 39<sup>th</sup> and Chestnut Streets highlighted.

Physician Nathan Shoemaker and his wife Francis purchased Hamilton Village Lots 36, 38, 40, 42, and 44, which remained undeveloped, from Paul in 1840.<sup>4</sup> A prominent doctor of medicine, Shoemaker is best remembered as a correspondent of Elias Hicks, the Quaker preacher who questioned foundational Quaker doctrine, leading to the Hicksite Schism. The Shoemakers erected a substantial house at the eastern end of their large Hamilton Village property, at the corner of 39<sup>th</sup> and Chestnut, in the early 1840s. An 1844 newspaper advertisement offering two lots on the north side of Chestnut for sale noted that they were “almost immediately opposite the Mansion of Dr. Shoemaker, and in the most improved part of the Village.”<sup>5</sup> The Shoemakers, who maintained a city residence at 830 Arch Street, apparently used the Hamilton Village house as a country estate. In 1848, the Shoemakers sold their Hamilton Village property to a trustee representing Sarah Price Rose and her husband Dr. Jacob S. Rose, a prominent physician best known as a purveyor of remedies, syrups, and medicines. The Shoemakers had purchased the property described as “five contiguous lots or pieces of ground” in 1840 for \$2500 and sold it to

<sup>3</sup> Quoted in Joseph Jackson, *Market Street, Philadelphia: The Most Historic Highway in America, Its Merchants and Its History* (Philadelphia: Joseph Jackson, 1918), p. 196.

<sup>4</sup> John Paul and Hannah, his wife, to Nathan Shoemaker, 16 April 1840, Deed Book GS, vol. 18, pg. 51.

<sup>5</sup> *Public Ledger* (Philadelphia, Pennsylvania), May 25, 1844, page 3.

the Roses as “five contiguous lots pieces or parcels of ground and the messagues or tenements thereon erected” for \$8500 in 1848 (Figure 21).<sup>6</sup> Drs. Shoemaker and Rose were likely acquainted. Not only did they maintain medical offices near one another on Arch Street, but they also jointly vouched for dentist G. Macknet’s “newly invented Scarificator” in newspaper advertisements in 1841.<sup>7</sup>

Sarah Price Rose, the wife of Dr. Rose, was a native of Hamilton Village and was returning home when she and her husband purchased the Shoemaker mansion in 1848. She grew up in the Price family home on the north side of the 3800-block Chestnut Street, diagonally across the intersection from her new home. Her father, wealthy merchant Chandler Price, purchased numerous Hamiltonville lots from William Hamilton beginning in 1803, assembling a large estate, and constructed a large but unpretentious house on the north side of Chestnut Street between 38<sup>th</sup> and 39<sup>th</sup> Streets.<sup>8</sup> Price reportedly erected his house with building supplies salvaged from Robert Morris’s Folly, the ill-fated mansion that was abandoned during construction when the financier of the Revolution was sent to debtors’ prison (Figure 19).<sup>9</sup> In the late eighteenth century, Price and his partner Benjamin Morgan made a fortune as the first shipping company to operate between Philadelphia and New Orleans. Price moved in prominent circles, socializing with Thomas Jefferson and Andrew Jackson. In 1825, two years before his death in 1827, the merchant bequeathed an interest-producing bond in trust “in consideration of natural love and affection to my daughter Sarah Price Rose.”<sup>10</sup> With proceeds from the bond, Rose and her husband purchased the Hamilton Village estate in 1848. At the time, Chandler Price’s widow, Ellen, and their middle daughter, also named Ellen, resided Price family home diagonally across Chestnut and 39<sup>th</sup> from the newly purchased Rose home. The youngest Price daughter, Elizabeth, and her husband Colonel Constant Eaken, lived across 39<sup>th</sup> Street in a mansion that they had erected in 1839 (Figure 20).<sup>11</sup> The three Price family houses at 39<sup>th</sup> and Chestnut epitomized antebellum Hamilton Village. They were large, gracious, but unpretentious suburban homes set on spacious lots and surrounded by greenery. A description of West Philadelphia in 1852 captured the essence of the Price’s Hamiltonville neighborhood, but also presaged infrastructural and demographic changes that would forever transform it in the later nineteenth century.

As a place of residence, it may safely be said, that no other location in the vicinity of Philadelphia offers superior attractions. The ground is general is elevated, and remarkably healthy; the streets are wide, and many of them bordered with rows of shade

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<sup>6</sup> Nathan Shoemaker and Thomas Allibone, trustees for Sarah Price Rose, purchased Lots 36, 38, 40, 42, 44 on the south side of James (Chestnut) Street from Nathan Shoemaker on 1 September 1848 for \$8500. See Deed Book AWM, vol. 78, pg. 356.

<sup>7</sup> *Public Ledger*, 11 October 1841, p. 4.

<sup>8</sup> Chandler Price purchased the following lots from William Hamilton: Lot 55, north side of James Street, \$200, 13 May 1803, Deed Book EF, vol. 31, pg. 355; Lot 57, north side of James Street, \$200, 13 May 1803, Deed Book EF, vol. 31, pg. 357; Lot 59, north side of James Street, \$250, 2 November 1803, Deed Book EF, vol. 31, pg. 358; Lot 53, north side of James Street, \$200, 2 November 1803, Deed Book EF, vol. 31, pg. 358; Lots 122, 124, and 125, north side of Washington, \$360, 26 April 1810, Deed Book IC, vol. 7, pg. 534; Lots 91 and 95, north side of Andrew Street, \$240, 17 September 1811, Deed Book IC, vol. 17, pg. 135; and Lots 99, 101, 103, 105, 107, and 109, north side of Andrew Street, \$690, 12 November 1811, Deed Book IC, vol. 15, pg. 644. Price purchased from Elizabeth Champueys Lots 49 and 51, north side of James Street, \$400, 14 November 1806, Deed Book EF, vol. 31, pg. 362.

<sup>9</sup> M. Laffitte Vieira, *West Philadelphia Illustrated* (Philadelphia: Avil Printing Company, 1903), p. 177. Ryan K. Smith recounts the salvaging and sale of building materials from Morris’s abandoned mansion, but does not mention Price in his *Robert Morris’s Folly: The Architectural and Financial Failures of an American Founder* (New Haven: Yale University Press, 2014).

<sup>10</sup> “Morgan et al v. Their Creditors,” in J. Burton Harrison, ed., *Condensed Reports of Cases in the Supreme Court of the Territory of Orleans, and in the Supreme Court of Louisiana, New Orleans*, E. Johns & Co., v. III, 1839, p. 894-897.

<sup>11</sup> On the Price family tree, see George Norbury Mackenzie, ed., *Colonial Families of the United States of America* (Baltimore: Seaforth Press, 1917), vol. VI, p. 383.

trees; and a large portion of the District has been covered with costly and highly ornamental dwellings. New streets are being opened, graded, and paved; footwalks have been laid and gas introduced, and arrangements will soon be made for an ample supply of water. Omnibus lines have been established, which run constantly, day and evening, thus enabling its residents to transact business in the City of Philadelphia and adjoining districts without inconvenience. A number of wealthy and influential citizens now reside in the District, and there is every indication that the tide of population will flow into it with unexampled rapidity. Provision by law has been made for the erection of two additional bridges over the Schuylkill, and these will afford facility and convenience to the great amount of travel and intercommunication which the present avenues are inadequate to accommodate.<sup>12</sup>

On the eve of the Civil War, the 1860 census indicated that Dr. and Sarah Rose were 59 and 58 years of age respectively, had four children living at home ranging in age from 12 to 28, and held \$60,000 in real estate (Figure 22).



HOME OF THE LATE CHANDLER PRICE  
Northwest Corner Thirty-eighth and Chestnut Streets

Figure 19: Home of the Late Chandler Price, from M. Laffitte Vieira, *West Philadelphia Illustrated* (Philadelphia: Avil Printing Company, 1903), p. 177.

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<sup>12</sup> George L Ashmead, *Digest of the ordinances of the corporation of the District of West Philadelphia, and of the acts of Assembly relating thereto* (Philadelphia: C. Sherman, Printer, 1852); quoted in Joseph Jackson, *Market Street, Philadelphia: The Most Historic Highway in America, Its Merchants and Its History* (Philadelphia: Joseph Jackson, 1918), p. 196-197.



RESIDENCE OF COLONEL CONSTANT EAKIN,  
Site of "Hamilton Court," Thirty-ninth and Chestnut Streets.

Figure 20: Residence of Colonel Constant Eakin, from M. Laffitte Vieira, *West Philadelphia Illustrated* (Philadelphia: Avil Printing Company, 1903), p. 175.

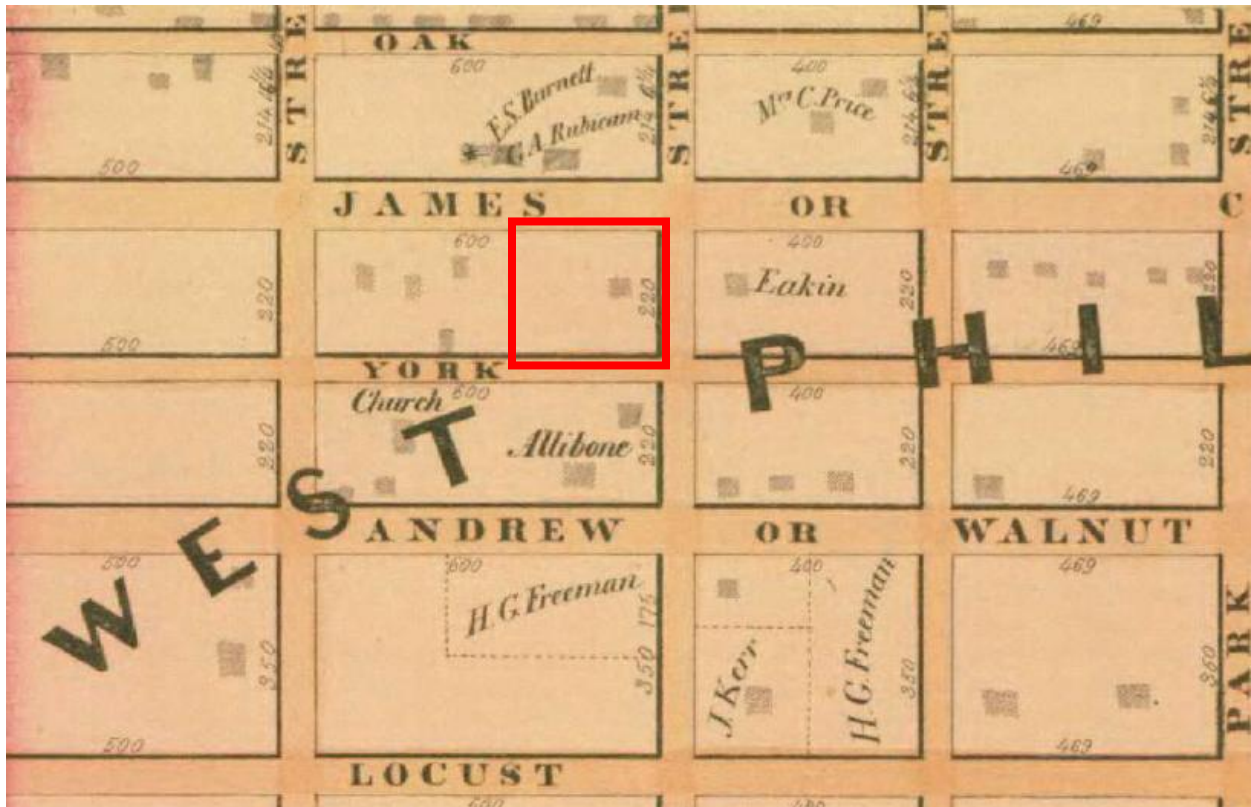


Figure 21: Detail from J.C. Sidney, *Map of the City of Philadelphia together with all of the surrounding districts*, 1849, with the Rose-Price property highlighted.

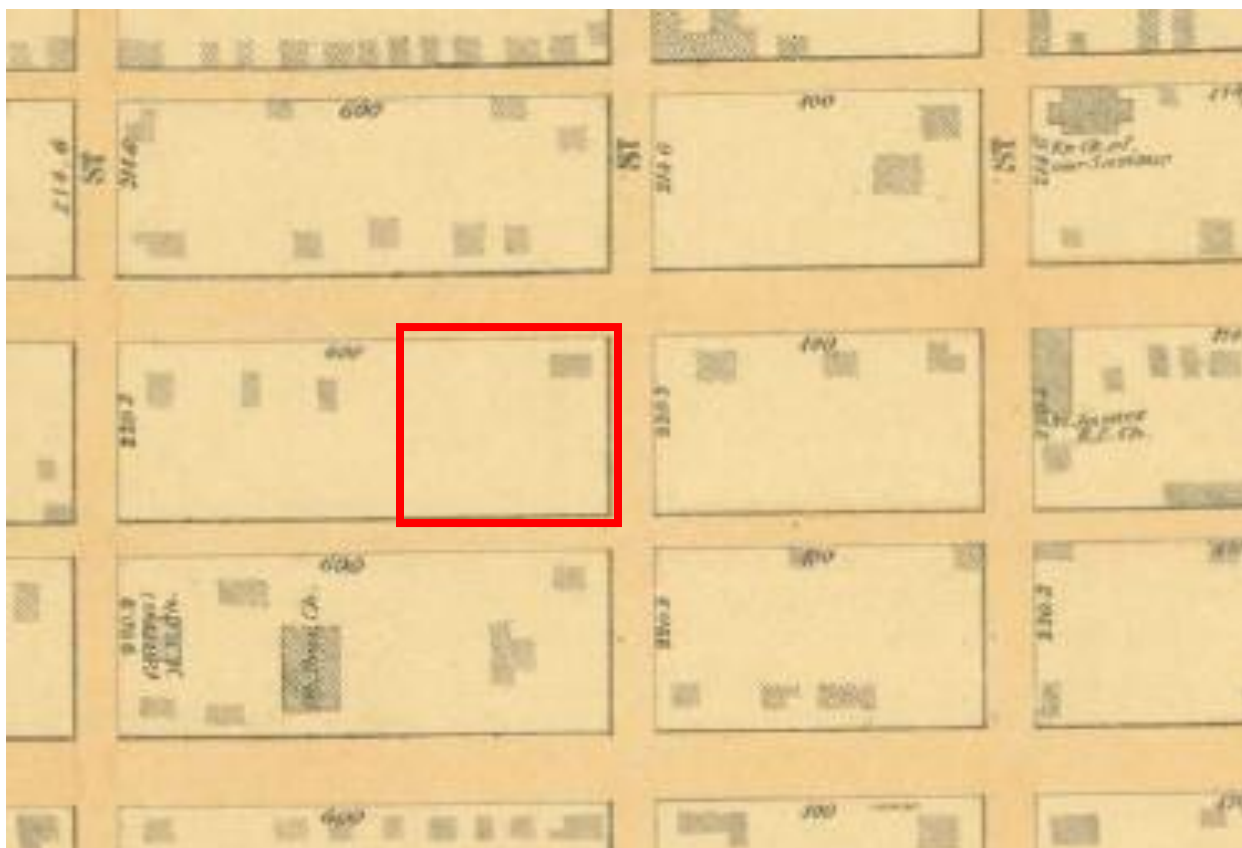


Figure 22: Detail from Section 7 of Samuel L. Smedley, *Atlas of the City of Philadelphia*, 1862, with the Rose-Price property highlighted.

After the Civil War, Hamiltonville developed quickly from a thinly settled village to a more thickly settled suburb. In the immediate vicinity of the Rose-Price property at 39<sup>th</sup> and Chestnut Streets, larger lots were subdivided and grand houses erected. Dr. Jacob S. Rose died in August 1865.<sup>13</sup> Immediately after his death, his widow, Sarah Price Rose, subdivided their large estate at the southwest corner of 39<sup>th</sup> and Chestnut Streets and sold two parcels for redevelopment. She sold Lots 42 and 44 (3900 Chestnut Street), where their mansion stood, in 1866 and Lots 38 and 40 (3902 and 3904-06 Chestnut Street) in 1867. The lot at 3900 Chestnut was subdivided into two parcels in 1871. The lot at 3902 and 3904-06 Chestnut was subdivided into two in 1869. The lot at 3904-06 was subdivided again into two in 1873.<sup>14</sup>

Sarah Price Rose retained one of her original five Hamiltonville lots, Lot 36 (3908-10 Chestnut Street), and constructed a house for herself on it in the late 1860s (Figure 23). By 1868, she was listed in the city directory as "Sarah P. Rose, widow of Jacob S., 3914 Chestnut Street." Confusingly, the parcel known in the 1860s and 1870s as 3914 Chestnut Street was later

<sup>13</sup> "Death notice for Jacob Rose," *Philadelphia Inquirer*, 5 August 1865, p. 5; "Obituary for Dr. Jacob Servoss Rose," *Philadelphia Inquirer*, 11 August 1865, p. 5.

<sup>14</sup> Sarah Price Rose sold 3900 Chestnut Street (Hamiltonville lots 42 and 44, Parcel 17S10-0015) on 14 April 1866; it was subdivided into Parcels 17S10-0056 and 0057. Sarah Price Rose sold 3902-06 Chestnut Street (Hamiltonville lots 38 and 40, Parcel 17S10-0036) on 1 August 1867. In 1869, it was subdivided into 3902 Chestnut Street (Hamiltonville lot 40, Parcel 17S10-0041) and 3904-06 Chestnut Street (Hamiltonville lot 38, Parcel 17S10-0042). In 1873, two lots on Sansom Street were subdivided off from 3904-06 Chestnut Street (Parcels 17S10-0060 and 17S10-0061).

subdivided into 3908 and 3910 Chestnut.<sup>15</sup> Sarah Rose was listed at 3914 Chestnut in city directories for 1870, 1873, and 1875. No known photographs of the house survive from this period, but it was described at the time as a “large double three-story brick residence” with “modern conveniences.”<sup>16</sup> Sarah Price Rose’s son-in-law and daughter John D. and Elizabeth C. Boswell lived with her, perhaps occupying the other half of the double or twin house. Sarah Price Rose died on 26 April 1877 at 77 years of age.<sup>17</sup>

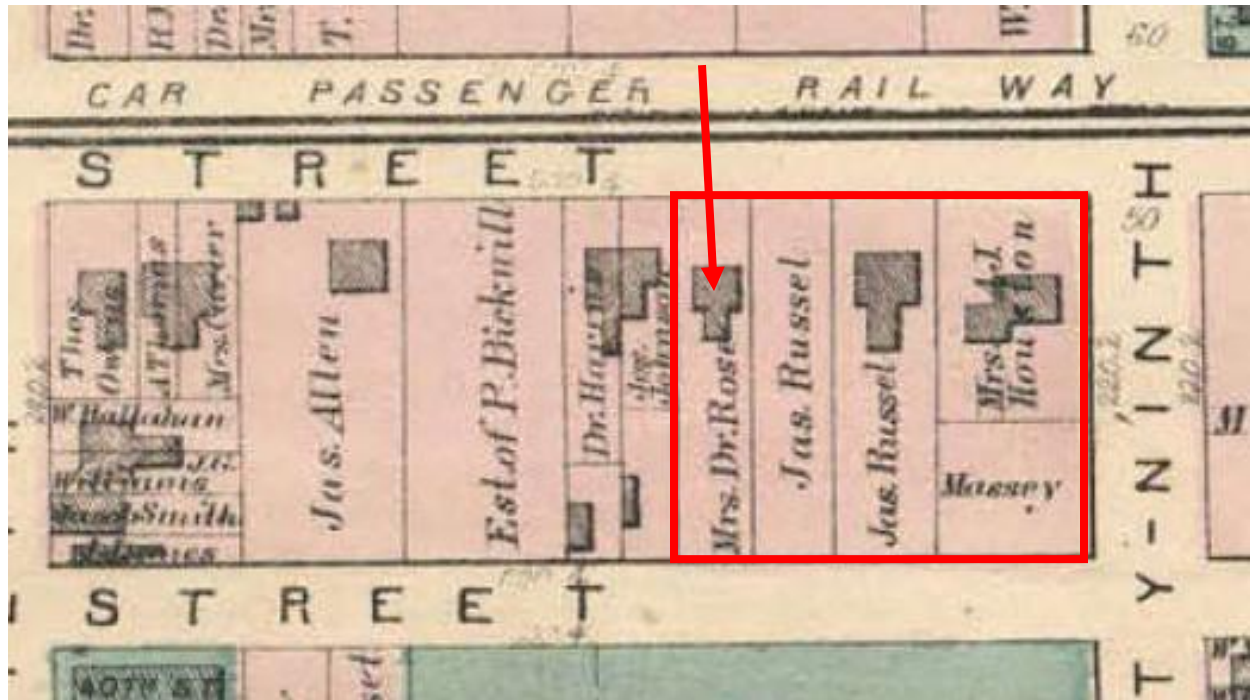


Figure 23: Detail from Plate D of the H.W. Hopkins, *Atlas of the 24<sup>th</sup> and 27<sup>th</sup> Wards, West Philadelphia*, 1872, with the original Rose-Price parcel outlined and the double house at 3914 Chestnut Street pointed out.

<sup>15</sup> The property that came to be known as 3908-10 Chestnut Street was known as 3914 Chestnut Street in the 1860s and 70s, before the development surge and renumbering in the 1870s and 80s.

<sup>16</sup> On 28 May 1878, M. Thomas & Sons, Auctioneer, sold the Price house at auction. The house was described as a “Large double three-story brick residence. Has modern conveniences. Lot, 50x220 to Sansom. Immediate possession.” Advertisement for M. Thomas & Sons, Auctioneer, *Philadelphia Inquirer*, 25 May 1878, p. 7.

<sup>17</sup> “Death notice for Sarah Price Rose,” *Philadelphia Inquirer*, 28 April 1877, p. 4.

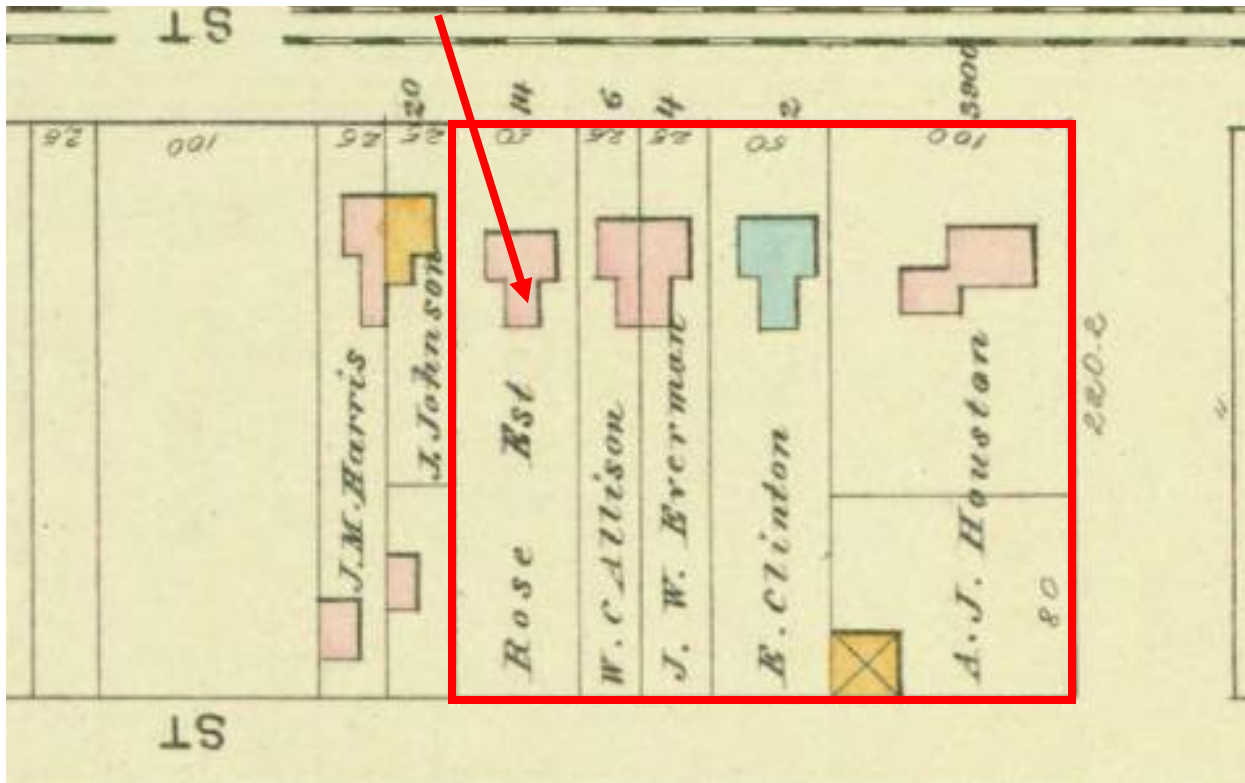


Figure 24: Detail from Plate V of J.B. Scott, *Atlas of the 24<sup>th</sup> and 27<sup>th</sup> Wards, West Philadelphia*, 1878, showing the southwest corner of 39<sup>th</sup> and Chestnut Streets with the original Rose-Price property highlighted and the double house at 3914 Chestnut pointed out.

On 25 June 1878, one year after Sarah Rose Price's death, her executor transferred title to the property known as 3914 Chestnut Street with its double or twin house to William M. Sinclair. (Figure 24)<sup>18</sup> Sinclair had migrated to Philadelphia from Milwaukee in 1863 and was a partner in the wholesale grocery firm of Sinclair & McLaughlin. A prominent member of Philadelphia's business community, he was the president of Grocers' & Importers' Exchange, a director of the Northwestern Life Insurance Company and the Central National Bank, and a member of the Union League.<sup>19</sup> The 1880 US Census described William Sinclair as a 61-year-old wholesale grocer living at 3910 Chestnut Street with two daughters and a son, all young adults, as well as two female servants. The same census recorded that the other half of the twin, 3908 Chestnut Street, was occupied by renter Louis Irvin Smith, a 29-year-old stockbroker, and his wife, two young sons, and two female servants. Sinclair was connected to Smith through Smith's brother, Charles; both were directors of the Central National Bank. Louis Smith would be elected a director of the Central National Bank in 1893.<sup>20</sup>

<sup>18</sup> J. Austin Spencer, Executor, to William M. Sinclair, 25 June 1878, Philadelphia Deed Book DHL, vol. 171 p. 253.

<sup>19</sup> "Obituary of William M. Sinclair," *The Times* (Philadelphia, Pennsylvania), 1 August 1891, p. 3.

<sup>20</sup> "Obituary of Louis Irvin Smith," *Inquirer*, 10 October 1899, p. 2.

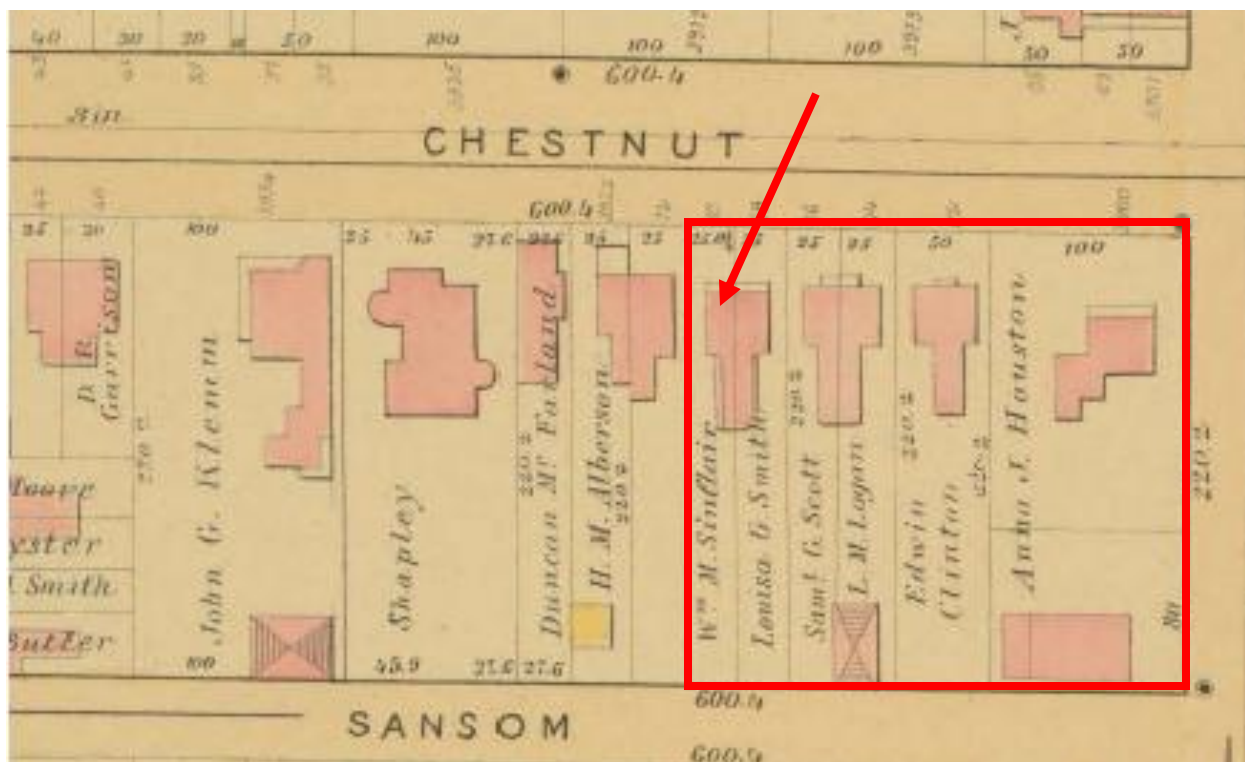


Figure 25: Detail from Plate 22 of William G. Baist, *Atlas of the 24<sup>th</sup> and 27<sup>th</sup> Wards, West Philadelphia*, 1886, showing the 3900-block of Chestnut Street with the original Rose-Price property highlighted and the double house at 3914 Chestnut pointed out.

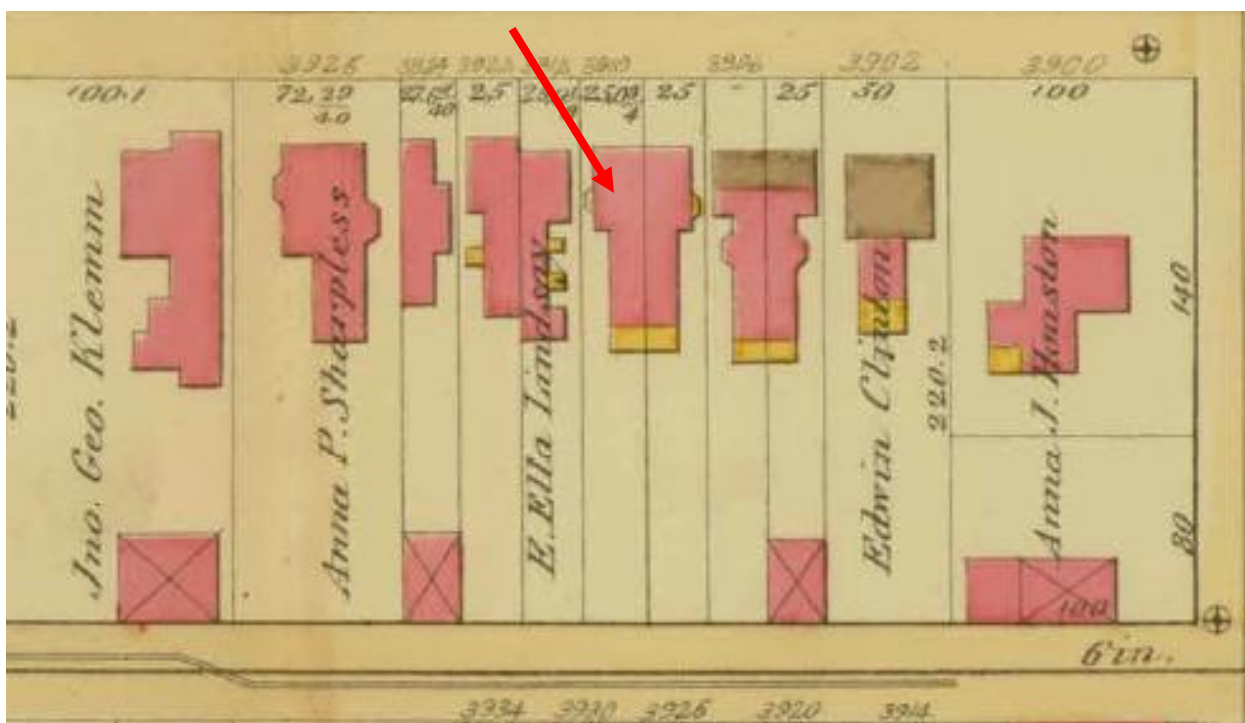


Figure 26: Detail from Plate 3 of Walter S. Bromley, *Atlas of the 27<sup>th</sup> Ward, West Philadelphia*, 1892.

In 1882, Sinclair subdivided the double house, selling the eastern half, known as 3908 Chestnut Street, to the Louis Smith, who had been renting it (Figure 25).<sup>21</sup> Sinclair retained ownership of the western half of the twin, known as 3910 Chestnut Street, residing there until his death on 31 July 1891.<sup>22</sup> Sinclair's heirs sold the property at 3910 Chestnut Street to James A. Connelly for \$20,000 on 11 December 1895.<sup>23</sup> Connelly was one of the owners of the Connelly & Sons Weaving Mill at 17<sup>th</sup> and Dickinson Streets in South Philadelphia.<sup>24</sup> In early 1896, Connelly commissioned architect Horace Trumbauer to rebuild his recently purchased house at 3910 Chestnut Street in a style fitting the young, wealthy industrialist. Although he had only opened his architectural firm six years earlier, Trumbauer had already established himself as the preferred residential architect of Philadelphia's nouveau riche. By 1896, Trumbauer had already completed Grey Towers, a castle-like mansion in Glenside, Pennsylvania, just outside the city, for sugar magnate William Welsh Harrison and was working on Chelton House, an Elizabethan mansion in Elkins Park, Pennsylvania for George W. Elkins, the son of William L. Elkins, one of the wealthiest men in the city. The Trumbauer firm worked on the plans to convert Connelly's three-story brick twin into a stone-clad, Chateausque-style mansion in the spring of 1896.<sup>25</sup> In June of that year, the *Inquirer* announced that:

The residence of James A. Connelly, at 3910 Chestnut street, is to undergo extensive alterations. A four-story addition, 10 feet deep, is to be made to the front and bay windows and a conservatory added. Doyle & Doak have the contract.<sup>26</sup>

When completed, Trumbauer's extensive alterations and additions to Connelly's house cost \$14,770. An additional \$3,250 was spent improving the stable at the rear, facing Sansom Street.<sup>27</sup> In July 1896, Connelly sold his stately townhouse at 1423 S. Broad Street, within walking distance of his mill at 17<sup>th</sup> and Dickinson Streets, and moved into his grand new Chateausque-style house in West Philadelphia.<sup>28</sup>

Connelly may have been inspired to update his house by his neighbor, Louis Smith, who began to improve his half of the twin house at 3908 Chestnut Street in 1895. In July of that year, contractors Doyle and Doak, the same builders who would work on the Connelly house in 1896, were "constructing a three-story brick back building 13.11' x 22.3' and interior alterations to 3908 Chestnut Street."<sup>29</sup> The architect of Smith's rehabilitation is unknown, but it may have been James H. Windrim, who designed improvements to Smith's house in 1898.<sup>30</sup> In a summary

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<sup>21</sup> William M. Sinclair to Louisa C. Smith, wife of Louis, 25 May 1882, Philadelphia Deed Book JOD, vol. 38, pg. 253.

<sup>22</sup> "Death Announcement for William M. Sinclair," *The Times* (Philadelphia, Pennsylvania), 2 August 1891, p. 5.

<sup>23</sup> George M., Mary A., and Eleanor H. Sinclair to James A. Connelly, 11 December 1895, Philadelphia Deed Book JJC, vol. 140, pg. 436. The sale was reported in *The Times* (Philadelphia, Pennsylvania), 14 December 1895, p. 11.

<sup>24</sup> "Connelly & Sons Weaving Mill," *Hexamer General Surveys*, Volume 24, Plate 2294, 1889.

<sup>25</sup> The *Inquirer* (18 March 1896, p. 11) reported that "builders are estimating on ... rebuilding the house at 3910 Chestnut Street." The *Philadelphia Real Estate and Builders Guide* (v. 11, n. 13, 25 March 1896, p. 241) reported that Horace Trumbauer had completed plans for alterations and additions for James A. Connelly, 3910 Chestnut Street. The *Inquirer* (21 April 1896, p. 11) reported that "estimates are asked for alterations to the house at 3910 Chestnut Street." The *Philadelphia Real Estate and Builders Guide* (v. 11, n. 17, 22 April 1896, p. 323) reported that Horace Trumbauer was receiving bids for work to Connelly's house at 3910 Chestnut Street.

<sup>26</sup> *Inquirer*, 25 June 25 1896, p. 10.

<sup>27</sup> Horace Trumbauer Account Books and Drawing Registers, Athenaeum of Philadelphia, 1896, v. 1, p. 62-63.

<sup>28</sup> The *Inquirer* (24 July 1896, p. 10) reported that James A. Connelly sold the property at 1423 S. Broad Street to Helen S. McCully for \$12,000. See "James A. Connelly, h. 3910 Chestnut Street," *Philadelphia City Directory*, 1897, p. 391.

<sup>29</sup> *Inquirer*, 12 July 1895, p. 7. The *Inquirer* (2 July 1895, p. 3) also reported that "estimates are asked for alterations to 3908 Chestnut Street."

<sup>30</sup> The *Philadelphia Real Estate and Builders Guide* (v. 13, n. 31, 9 August 1898, p. 493) reported that James H. Windrim completed plans for alterations and/or additions for L.T. Smith at 3908 Chestnut Street.

of new buildings erected in Philadelphia in 1896, the *Inquirer* reported on \$16,000 of improvements to Connelly's twin at 3910 Chestnut Street and \$10,000 to Smith's twin at 3908.<sup>31</sup>

In 1896, the same year Trumbauer reconstructed the Connelly house at 3910 Chestnut Street, architect J. Franklin Stuckert designed a new stone façade for Daniel S. Lindsay's house at 3912 Chestnut Street, which was adjacent and to the west of 3910 Chestnut.<sup>32</sup> Lindsay was a wealthy real estate developer.



Figure 27: The stone-faced buildings at 3910 and 3912 Chestnut Street can be seen on the left in this 1959 photograph. The building at 3908 Chestnut had been demolished by 1959, exposing the east party wall at 3910. Department of Records, phillyhistory.org.

Connelly, Smith, and Lindsay were not the only ones creating impressive, architect-designed houses in this section of West Philadelphia in the late nineteenth century. In the decades after the Civil War, the area around the 3800 and 3900 blocks of Chestnut Street transitioned from a district of large, gracious, but unpretentious suburban homes set on spacious lots and surrounded by greenery into a more densely developed, urban neighborhood of ostentatious mansions. As the original residents of Hamilton Village died off, their large properties were sold and subdivided as lots for opulent houses. Commenting on the “rapid growth of the residence section of the city west of the Schuylkill,” an observer reported in 1886 that “More people are seeking homes on the sunset side of the river than ever before. ... A great many private residences have gone up during the past few months, and many more are contemplated and now in the course of erection.”<sup>33</sup>

<sup>31</sup> “New Buildings Erected in 1896,” *Inquirer*, 2 January 1897, p. 7.

<sup>32</sup> *Philadelphia Real Estate Record and Builders' Guide*, v. 11, n. 23, 3 June 1896, p. 443.

<sup>33</sup> “Many Fine Buildings: Rapid Growth of the Residence Section of the City West of the Schuylkill,” *The Times* (Philadelphia), 19 April 1886, p. 1.

Elizabeth Price, Sarah Price Rose's youngest sister, died in 1867; her husband, Colonial Constant Eakin, died in 1869.<sup>34</sup> In 1871, William G. Moorhead purchased the Eakin-Price house at the southeast corner of 39<sup>th</sup> and Chestnut Streets, one of the three Price family houses at the intersection, and reconstructed the large but simple dwelling, cladding it entirely in marble and creating one of the grandest mansions in the city (Figure 27). Moorhead founded Jay Cooke & Company, a bank that made millions financing Civil War efforts, with his famous brother-in-law for whom the banking house was named. They also founded the Northern Pacific Railroad. When Moorhead sold the house to his colleague Charles B. Wright, the president of the Northern Pacific Railroad, for \$90,000 in 1881, the *Inquirer* described it as "the most complete and extensive residence in the Twenty-seventh ward."<sup>35</sup>



WRIGHT MANSION.

The mansion was erected in 1880 by Colonel Constant Eakin. Later it became the property of Mr. Moorhead, partner of Jay Cooke. After the death of Mr. Moorhead the estate passed into the hands of Charles Wright. The site of the Eakin Mansion is now that of Hamilton Court.

Figure 27: William G. Moorhead-Charles B. Wright House at the southeast corner of 39<sup>th</sup> and Chestnut Streets, from M. Laffitte Vieira, *West Philadelphia Illustrated* (Philadelphia: Avil Printing Company, 1903), p. 176.

<sup>34</sup> Elizabeth Price Eakin died 3 October 1867. See George Norbury Mackenzie, ed., *Colonial Families of the United States of America* (Baltimore: Seaforth Press, 1917), vol. VI, p. 383. "Obituary: Colonel Constant M. Eakin," *The Evening Telegraph*, 4 October 1869, p. 4.

<sup>35</sup> "Sale of a Valuable Residence," *Inquirer*, 11 January 1881, p.3



Figure 28: Monroe Smith Residence, 3919 Chestnut Street, F.L. and W.L. Price, architect, 1893. From Moses King, *Philadelphia and Notable Philadelphians*, 1901, p. 69.

In 1891, the *Inquirer* announced that capitalist “Monroe Smith is about to erect a residence of handsome proportions at Thirty-ninth and Chestnut Streets. The architects are F.L. & W.L. Price.”<sup>36</sup> To make way for his mansion, Smith demolished the mansion of James Carstairs, a partner in the firm of Carstairs, McCall & Co., importers of fine wine, spirits, and olive oil, who had recently retired and was travelling in Europe. Smith’s “palatial” mansion at 3919 Chestnut Street, one of the finest in the city, cost \$85,000 to construct and was completed in 1893 (Figure 28).<sup>37</sup> According to the 1900 US Census, the 47-year-old Smith resided in the palatial house at 3919 Chestnut Street with his wife, young daughter, two relatives, and eight servants.

As the Smith mansion at 3919 Chestnut Street was being completed, William J. Swain purchased the adjacent property, Ferdinand O. Horstmann’s mansion at 3925 Chestnut Street for \$56,000. Swain was the founder and editor of the *Philadelphia Public Record* and the son of

<sup>36</sup> *Inquirer*, 27 June 1891, p. 7.

<sup>37</sup> The *Inquirer* (3 July 1891, p. 5) reported that “F.L. and W.L. Price have completed plans for a handsome house to be erected for Mr. Monroe Smith, at Thirty-ninth and Chestnut streets. It is to be of brick and stone, with ornamental trimmings, and the interior will be finished throughout in hard woods and will contain all comforts.” The *Inquirer* (26 August 1891, p. 7) reported that “F.L. and W.L. Price, the architects, of 731 Walnut street, have completed the plans for a palatial residence and stable, to be erected at 3919 Chestnut street, for Monroe Smith. The house is to cost \$75,000 and the stable \$10,000. The former is to be three stories high and will be furnished in a most palatial manner. The contract has been awarded to J.E. and A.L. Pennock.” The *Inquirer* (31 August 1891, p. 7) noted that “J.E. & A.L. Pennock will begin immediately the erection of a palatial residence and for Monroe Smith, at 3919 Chestnut Street.” In late 1892, the *Inquirer* (27 November 1892, p. 12) reported that “Mr. and Mrs. Monroe Smith, expect to take possession of their magnificent new home, Thirty-ninth and Chestnut streets, early next year.” In 1894, Warren P. Laird, the head of the architecture program at the University of Pennsylvania, offered a glowing review of the Monroe Smith house in “Recent Architecture in Philadelphia,” *The Engineering Magazine Devoted to Industrial Progress*, v. 8, n. 1, October 1894, p. 75-91.

the founder and editor of the *Philadelphia Public Ledger*.<sup>38</sup> Horstmann was the owner of Horstmann's Dress Trimmings, Military and Regalia Goods Manufactory. Swain demolished the Horstmann mansion and retained architect Will Decker to erect a \$100,000 house, the grandest house on one of the finest blocks in the city (Figure 29).<sup>39</sup>



Figure 29: William S. Swain Residence, 3925 Chestnut Street, Will Decker, architect, 1893. From Moses King, *Philadelphia and Notable Philadelphians*, 1901, p. 69.

<sup>38</sup> "Death of William J. Swain," *New York Times*, 18 June 1903.

<sup>39</sup> The *Inquirer* (4 November 1892, p.8) reported that "F. Oden Horstmann has sold to William J. Swain the four-story brick dwelling at 3925 Chestnut street, for \$56,000. The lot is 100-2/3x214.6, and adjoins the palatial home of Monroe Smith. It is said that Mr. Swain will tear down the present structure and erect a splendid dwelling on the site." The *Inquirer* ("The Latest News in Real Estate," 30 May 1893, p. 6) reported that "A very handsome stone dwelling is to be built by F.H. Stanford for William J. Swain, at 3925 Chestnut street. The structure was designed by Architect Will H. Decker, and will cost about \$100,000." See also *Philadelphia Real Estate Record and Builders' Guide*, v. 8, n. 23, 7 June 1893, p. 349; and *Philadelphia Real Estate Record and Builders' Guide*, v. 8, n. 31, 2 August 1893 p. i. The *Inquirer* (14 August 1908, p. 13) reported that the H.E. Grau Company undertook interior alterations at 3919 Chestnut Street for Mrs. Monroe Smith at a cost of \$3,500.



Figure 30: John H. Michener Residence, 3913 Chestnut Street, demolished in 1906. From Moses King, *Philadelphia and Notable Philadelphians*, 1901, p. 69.

In 1906, the *Inquirer* reported that Samuel H. Austin, “now retired, having made a tremendous fortune in tobacco ... has purchased the old Mitchner (sic) place at 3913-15-17 Chestnut street, and is having the big double house now upon the property torn down to make way for a new dwelling which will take the form of a reproduction of an old English Inn. The plans indicate that it will be one of the show places in Philadelphia.”<sup>40</sup> Slated for demolition, the old Michener place had been the home of John H. Michener, the president of the Bank of North America and the J.H. Michener & Co, a meat packing company (Figure 30). Before Michener, the house was owned by Charles and Harriet Keen. The Keen-Michener home was a grand, Civil-War-era, Carpenter Gothic or Stick Style house that fit in well with the country houses of the Price family of mid-century Hamiltonville, but it was now passé. Austin replaced the old-fashioned house with a Tudor Revival mansion designed by architect Charles Barton Keen, who had grown up in the house in the 1870s and 1880s, when it was owned by his parents (Figure 31).<sup>41</sup>

<sup>40</sup> “Society Girl to Make Long Trip in Palatial Auto,” *Inquirer*, 6 July 1906, p. 1-2.

<sup>41</sup> In 1903, a real estate advertisement (*Inquirer*, 8 February 1903, p. 24) offered “3913 Chestnut, double stone house; three baths; handsomely finished throughout; modern stable in rear; lot 100x214 ft. to Ludlow.” The *Inquirer* (9 August 1906, p. 6) reported that “The large residence of John H. Michener, at 3913 Chestnut street, is reported to have been sold for a consideration said to be close to \$75,000. The property is a three-story brick residence, and a stable, on a lot 100x214.6 feet, and has an assessed valuation for the current year of \$50,000.” A few months later, the *Inquirer* (8 November 1906, p. 7) noted that a “Permit has been granted to Henry L. Brown for three additions and general alterations to the property at 3913 Chestnut street, at a cost of \$40,000. The largest addition, that in the rear, will be three stories high, measuring 57.10x24 feet, and the smaller additions will be at the sides, each two stories high, 14x10 and 25x10 feet.” The Austin house was showcased in “House of Mr. Samuel H. Austin on Chestnut Street, Philadelphia, Pa., Charles Barton Keen, architect,” *American Architect and Building News*, 11 May 1910.



Figure 31: Samuel H. Austin Jr. Residence, 3913 Chestnut Street, 1906. From the Athenaeum of Philadelphia.

With the completion of the Austin house at 3913 Chestnut Street, the construction of mansions on the 3900-block of Chestnut Street had reached its apex (Figure 32). Labeled the *Villenviertel*, the Mansion District, in a 1912 German publication on the City of Philadelphia, the 3900-block was recognized as one of the elite residential areas in the region, like Rittenhouse Square, Chestnut Hill, and the Main Line (Figure 33). However, the seeds of change had already been sowed, and, within a few years, the area would change drastically.

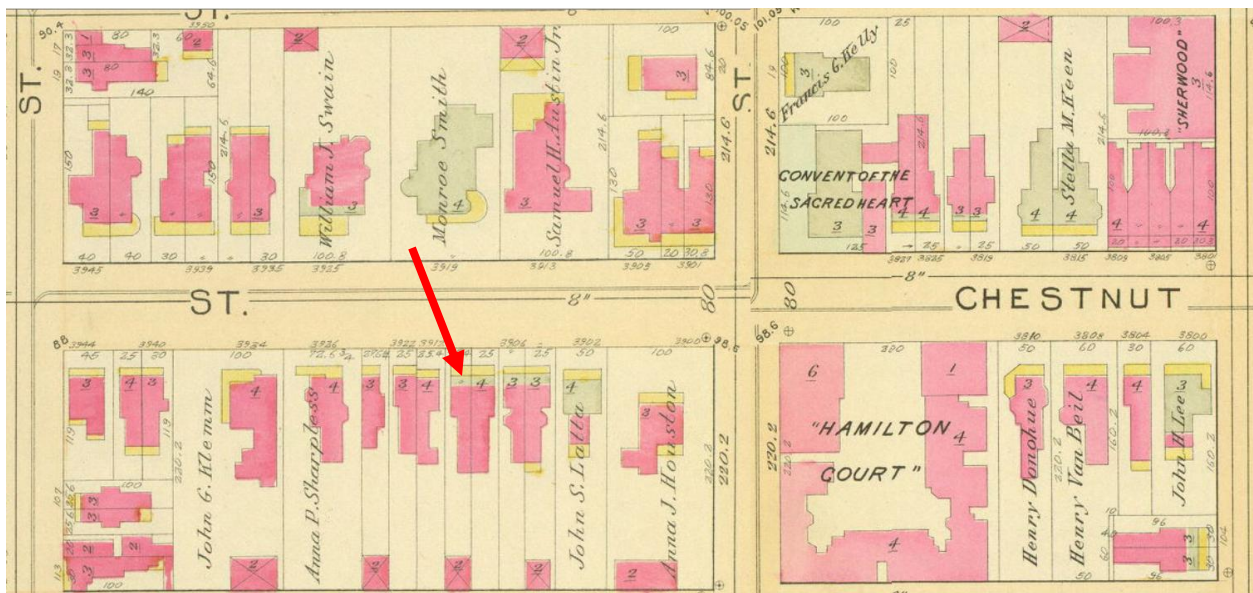


Figure 32: Detail from Plates 4 and 5, 3800 and 3900 blocks of Chestnut Street, from Elvino V. Smith, C.E., *Atlas of the 27<sup>th</sup> and 46<sup>th</sup> Wards of the City of Philadelphia*, 1909.



Im Villenviertel, West Philadelphia.

Figure 33: "Im Villenviertel (In the Mansion District), West Philadelphia," the 3900-block of Chestnut Street looking east, from Frank H. Taylor and Wilfred H. Schoff, eds., *Hafen und Stadt Philadelphia*, 1912, p. 76. The buildings at 3908, 3910, and 3912 Chestnut Street can be seen to the right of the trolley car.

Ellen Price, the daughter of Chandler Price, who had assembled the large Price estate in Hamiltonville in the first decade of the nineteenth century, and the sister of Sarah Price Rose, who purchased her Hamiltonville estate that included the property at 3910 Chestnut Street in 1848, died in 1894. She was the last member of the Price family to reside in what had been Hamiltonville and what had become West Philadelphia.<sup>42</sup> After her death, the remaining piece of the Price estate was sold at auction. M. Thomas & Sons, the auctioneers, described the property at the northwest corner of 38<sup>th</sup> and Chestnut Streets as “One of the handsomest sites in West Phila. For a fine residence, lot being 100 ft. on Chestnut by 214-1/2 ft. on 38<sup>th</sup> st., on which is an 18-room Mansion.”<sup>43</sup> Despite the auctioneer’s suggestion, the lot was not reused “for a fine residence,” but was instead redeveloped as five rowhouses facing Chestnut Street and an apartment building, the Sherwood, facing 38<sup>th</sup> Street. Philadelphia’s ballooning population, this area’s proximity to the downtown, and improving transportation systems ensured that the so-called Mansion District at 39<sup>th</sup> and Chestnut would be short-lived, as the large single-family homes began to be replaced by multi-family units.

10 THE PHILADELPHIA INQUIRER, SUNDAY MORNING, SEPTEMBER 4, 1904 1st Sec.

## THE GREAT 20TH. CENTURY SERVANT PROBLEM SOLVED.

### HAMILTON COURT PHILADELPHIA'S LARGEST HOUSE- KEEPING FLAT AND APARTMENT HOUSE



*The Fountain*

*Panoramic View of Hamilton Court along Chestnut Street*

Emancipated from even the slightest thought of servants, free from the cares of furnaces and plumbing, enjoying the maximum of ease and comfort, with all the elegance of up-to-date furnishings, mantel and wall decorations, the embodiment of the best ideas of architecture, and giving particular attention to every detail of the latest and most modern methods of living happily.

**HAMILTON COURT, NOW READY FOR OCCUPANCY.**

offers to Philadelphians the most magnificent Housekeeping-flat and Apartment House facilities that can be found anywhere. Situated at 39th street and Chestnut street, the highest point of this splendid residential section, extending half-way to 38th street and the full distance to Sansom street, the location is absolutely unrivalled for health and social surroundings.

Apartment, single or en suite. Elegant service. Cuisine unexcelled. Banquet halls. Assembly rooms. Arrangements for large receptions. Housekeeping flats of five, six and seven rooms with bath, kitchen, butler's pantry, maid, light and laundry service free. Gas, gas, gas. Freshness in each apartment and flat. Private entrance. Day or all meals may be taken in the main dining room. Housekeeping, chamber, maid, valet service may be had immediately by the hour as desired. Magnificent View of Court. Spacious near rapid drive and walk to each entrance. Vegetarian kitchen and garden. Terms reasonable. Apartments and flats may be inspected and leased now. Call at office or write for booklet.

**R. H. Thatcher, Manager Hamilton Court, 39th and Chestnut Streets.**

*Flourish Galleries in the Flat Section*

*The Roman Gardens and Fountains from the Inner Court looking toward Chestnut Street*

Figure 34: Advertisement for Hamilton Court, Inquirer, 4 September 1904, p. 10.

<sup>42</sup> “Death notice for Ellen Price,” *Inquirer*, 10 January 1894, p. 7.

<sup>43</sup> M. Thomas & Sons, Auctioneers advertisement, *The Times* (Philadelphia), 3 March 1894, p. 5.

**Hamilton Court** 39th & Chestnut Sts.  
Philadelphia

**Best Appointed Apartment House in the State**  
**Bachelor and Family Apartments**



And Family Flats.  
Suites of 3 to 10 Rooms.  
Every Room Light and Airy.  
Tile Baths.  
Electric Lights.  
Mail Chutes.  
Telephone in Each Suite.  
All Night Elevator Service.

Four lines of cars pass the door and in four minutes the West Philadelphia Station of the Pennsylvania Railroad can be reached. The proposed Main Station of the Market Street Elevated and Subway Railway, where the passenger may be whisked in seven minutes to City Hall, is but one square removed—just far enough to escape all annoyance, quite near enough to enjoy the fullest measure of convenience.

Write for Further Particulars to **R. H. THATCHER, Mgr.**

Figure 35: Advertisement for Hamilton Court, *Inquirer*, 18 September 1904, p. 4.

Charles B. Wright, the financier and railroad executive, died at his mansion, the former Eaken-Price property at the southeast corner of 39<sup>th</sup> and Chestnut Streets, in March 1898.<sup>44</sup> The Hamilton Court Apartments Company purchased Wright's property for \$1,000,000 plus \$18,800 in annual ground rent on 31 July 1902.<sup>45</sup> Despite some suffering financial setbacks, the apartment developer demolished the grand mansion, the second of the three Price family houses at the intersection to be razed, and constructed a large, elegant, 600-room apartment complex, which opened to great fanfare on 8 October 1904.<sup>46</sup> An assemblage of one, four, and six-story buildings, the Venetian Gothic apartment complex designed by the architectural firm of Milligan & Webber was luxurious, like the mansions around it, but was of an entirely different scale, casting shadows literally and figuratively on the neighboring houses.<sup>47</sup> Hamilton Court was promoted as providing the luxury of a mansion without its responsibilities, especially the responsibility of overseeing servants. A 1904 advertisement for the apartment complex boasted: "The Great 20<sup>th</sup> Century Servant Problem Solved" (Figure 34).<sup>48</sup> Hamilton Court was also promoted as providing quick access to the city center without the downsides of urban living. Another 1904 advertisement for the apartment complex explained that the "proposed Main Station of the Market Street Elevated and Subway Railway, where passengers may be whisked in seven minutes to City Hall, is but one square removed—just far enough to escape all annoyance, quite near enough to enjoy the fullest measure of convenience" (Figure 35).<sup>49</sup> The Philadelphia Rapid Transit Company began construction on the Market Street Elevated and Subway Railroad in 1904, the same year that Hamilton Court opened, and regular transit

<sup>44</sup> "Charles B. Wright Dead," *Inquirer*, 25 March, 1898 p. 3.

<sup>45</sup> *Inquirer*, 8 November 1902, p. 7.

<sup>46</sup> "Hamilton Court Open," *Inquirer*, 9 October 1904, p. 6.

<sup>47</sup> On the design of Hamilton Court, see *Philadelphia Real Estate Record and Builders' Guide*, v. 16, n. 39, 25 September 1901, p. 623; and v. 16, n. 43, 23 October 1901, p. 690.

<sup>48</sup> Advertisement for Hamilton Court, *Inquirer*, 4 September 1904, p. 10.

<sup>49</sup> Advertisement for Hamilton Court, *Inquirer*, 18 September 1904, p. 4.

service began west of the Schuylkill River on 4 March 1907, forever changing the real estate market in areas within walking distance of the new high-speed transportation link.<sup>50</sup> With the completion of Hamilton Court and the opening of the Market Street Elevated, the Mansion District's days were numbered.

Evidencing the continued transition of the neighborhood, the mansion at the southwest corner of 39<sup>th</sup> and Chestnut Streets, the last of the three Price family houses standing at the intersection, where Sarah Price Rose and her husband had lived from 1848 to his death in 1865, was offered for sale in 1914, not as a grand house for occupancy, but as "the best apartment site in West Philadelphia; lot 100x220, fronting on three streets; good elevation; high-class surroundings; excellent car facilities. Make an offer."<sup>51</sup> The war intervened, but the purchaser, developer Daniel Crawford, Jr., demolished the last of the three Price family houses and began construction on a 10-story residence hotel with two-story powerhouse, known as the Pennsylvania Apartments, on the site in 1922.<sup>52</sup> Designed by architect Clarence Wunder, the apartment building opened on 1 October 1923.<sup>53</sup> In 1922, Crawford, the apartment developer, also purchased the grand house at 3904 Chestnut Street for temporary use as a construction and leasing office.<sup>54</sup> Images of the apartment building at its opening in 1923 show it towering over neighboring mansions, stripping them of their value as luxury homes for Philadelphia's rich and powerful (Figure 36).



Figure 36: Pennsylvania Apartments. Note the houses on the 3900 block of Chestnut Street on the far right.

<sup>50</sup> Harold E. Cox, *The Road from Upper Darby: The Story of the Market Street Subway-Elevated*, 1967, pp. 3-5.

<sup>51</sup> Wm. H.W. Quick & Bro., Inc. real estate advertisement, *Evening Public Ledger* (Philadelphia), 19 September 1914, p. 13.

<sup>52</sup> See *Inquirer*, 9 February 1922, p. 20; 16 April 1922, p. 67.

<sup>53</sup> *Inquirer*, 18 September 1923, p. 22; *AIA/T-Square Yearbook*, 1923, p. 229.; *AIA/T-Square Yearbook*, 1924, p. 69; *Architectural Forum*, v. 41, n. 5, November 1924, p. 261-262.

<sup>54</sup> See *Inquirer*, 7 February 1922, p. 8; 12 February 1922, p. 2; 24 February 1922, p. 19; and 4 October 1922, p. 27.

In 1919, James A. Connelly, who had retained Horace Trumbauer to reconstruct his house at 3910 Chestnut Street in the trendy Chateausque style in 1896, sold the property to M.E. Harris, a realtor, for \$30,000.<sup>55</sup> Connelly and his family, included James A. Connelly Jr., who had been hailed as a flying ace in World War I, moved to 6330 Drexel Road in Overbrook Farms, an upper-class neighborhood at the edge of the city that was retaining its suburban character.<sup>56</sup> In May of 1920, the realtor advertised the former Connelly home at 3910 Chestnut for sale for \$35,000 as a “vacant, thoroughly modern” house.<sup>57</sup> Several months later, in October, when the house had not sold, the realtor advertised it again as “splendid for apartments or boarding.”<sup>58</sup> That same year, in 1920, R. Parthey, a tenant at 3910 Chestnut, was offering to treat “nervousness” with a “proven practical philosophy, taught by a Swiss.”<sup>59</sup> In the 24 years since Trumbauer had converted Connelly’s house into a mansion fit for a wealthy mill owner, the neighborhood at 39<sup>th</sup> and Chestnut had changed significantly, becoming a district of rental apartments for downtown commuters and workers at West Philadelphia’s growing institutions. The area that had been labeled the Mansion District as recently as 1912 had fallen significantly in stature as the wealthy relocated and renters and commercial enterprises moved in (Figure 37).

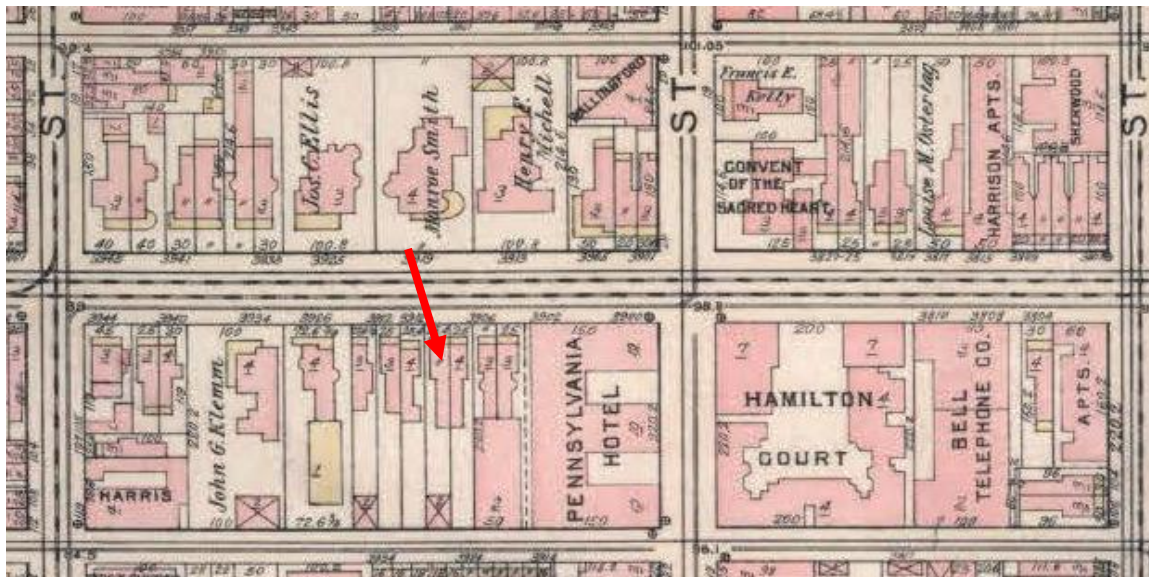


Figure 37: Detail from Plate 21 of G.W. Bromley & Co., *Atlas of the City of Philadelphia (West Philadelphia)*, 1927.

In 1921, Collin and Gertrude Foulkrod purchased the property at 3910 Chestnut Street for \$25,000, \$20,000 of which they mortgaged, and moved one block east from 4005 Chestnut to their new home.<sup>60</sup> Collin Foulkrod was an obstetrician at nearby Presbyterian Hospital and on the faculty at Jefferson Medical College.<sup>61</sup> While certainly living well, the Foulkrods were not

<sup>55</sup> *Inquirer*, 14 March 1919, p. 18; 23 Mar 1919, p. 44. Earlier, the *Inquirer* (4 Jun 1902, p. 7) had reported that contractor Samuel R. Marriner was undertaking \$1,100 worth of work including new rafters, roof, joists, floor, plumbing, electrical work and repairs at the rear of 3910 Chestnut Street for owner “John Conley” (sic).

<sup>56</sup> US Census, 1920.

<sup>57</sup> *Inquirer*, 1 May 1920, p. 22.

<sup>58</sup> *Inquirer*, 9 October 1920, p. 22.

<sup>59</sup> Many advertisements for Parthey’s services appeared in the *Inquirer* and *Evening Public Ledger* in 1920. See, for example, *Inquirer*, 24 April 1920, p. 6.

<sup>60</sup> Mary E. Harris, Trustee for Thomas Harris et al, to Collin Foulkrod and Gertrude A., his wife, 21 March 1921, Deed Book JMH, vol. 1085, pg. 130. The Foulkrods paid \$5,000 in cash and mortgaged the remaining \$20,000.

<sup>61</sup> “Dr. Foulkrod, 65, Obstetrician, Dies,” *Inquirer*, 17 November 1939, p. 7.

members of the millionaire set who had erected the mansions on the block in the 1890s. In 1930, the Foulkrods lived in the house with two daughters and a son as well as two older female lodgers, who paid \$70 monthly for their accommodations. Notably, the Foulkrods had no servants.<sup>62</sup> The Foulkrods evidenced the transition of the neighborhood from an elite residential district to higher density middle-class residential district comprised of mid-rise apartment buildings and large houses converted for multi-family use. As a physician at Presbyterian Hospital, Dr. Foulkrod also portended the mid twentieth-century transition of the neighborhood from a residential sector to an institutional sector for what we now call “meds and eds.” Dr. Foulkrod died in November 1939, leaving his wife in debt. In January 1940, the Court of Common Pleas ordered the property at 3910 Chestnut Street sold at sheriff’s sale to recover \$19,521 in debt.<sup>63</sup> In February 1940, the property at 3910 Chestnut Street was sold at sheriff’s sale to the Philadelphia Contributionship for the Insurance of Houses from the Loss of Fire.<sup>64</sup> The Contributorship sold the property to Richard M. Boyajian for \$11,500, less than half of what the Foulkrods had paid in 1921, further evidencing the downward slide of the neighborhood.<sup>65</sup> The Boyajian family, husband Dikran, wife Rose, a son, a daughter, and a niece, lived in and ran a rug cleaning and repairing business out of the four-story house and the two-story garage at the rear. In 1943, Dikran Boyajian was arrested for receiving stolen goods. He reportedly had purchased stolen rugs from an auction house.<sup>66</sup> It is unclear whether he was convicted or served time for the crime, but in 1946, Richard Boyajian transferred the property to Dikran and Rose Boyajian.<sup>67</sup> In 1950, a city directory reported that Dikran Boyajian was operating a business involving “orntl rugs” at the property. The Borjajians not only ran a rug business out of the building, but also rented apartments in it. For example, Wilfred A. Seltten rented an apartment in the building in the 1960s. Seltten was an inventor and manufacturer of apparatus for magicians and a member of the International Brotherhood of Magicians, Society of American Magicians, and the Yogi Club.<sup>68</sup>

Joseph and Virginia Pagano purchased the property at 3910 Chestnut Street from the Borjajian family in 1968.<sup>69</sup> Pagano, who was well-known as Campus Joe by students at the University of Pennsylvania, had operated a popular pizzeria for years in the heart of the University at 37<sup>th</sup> and Spruce Streets, but was being forced to relocate for a campus expansion. In 1970, Pagano opened Casa Vecchia at 3910 Chestnut Street, an Italian restaurant named for Trumbauer’s mansion (Figure 38).<sup>70</sup> It was reported at the time that “the restoration, in which most of the original doors and lighting fixtures were preserved, took more than 11 months.”<sup>71</sup> “The walls are robed in red velvet. Overhead there’s a manic mixture of converted gas lights and green garlands would with tiny white bulbs. Statues of semiclad maidens seduce from dark corners.” Casa Vecchia has a “go-for-baroque kind of atmosphere.”<sup>72</sup> In 1975, a food critic explained that Casa Vecchia “is located in a lovely old, stone Victorian house.”<sup>73</sup> Until he suffered a stroke in

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<sup>62</sup> US Census, 1930.

<sup>63</sup> The *Inquirer* (22 January 1940, p. 28) reported the sheriff’s sale of 3910 Chestnut Street, C.P. No. 1, December Term, 1939, No. 1089, \$19,521.

<sup>64</sup> Gertrude Allen Foulkrod to The Philadelphia Contributionship for the Insurance of Houses from the Loss of Fire, by sheriff, 13 February 1940, INSERT DEED INFO.

<sup>65</sup> The Philadelphia Contributionship to Richard M. Boyajian, 9 March 1940, Deed Book DWH, vol. 929, pg. 421. The sale was reported in *Inquirer*, 12 March 1940, p.29; and 17 March 1940, p. 78.

<sup>66</sup> *Inquirer*, 16 January 1943, p. 15.

<sup>67</sup> Richard M. Boyajian to Dikran M. and Rose Boyajian, 4 December 1946, Deed Book CJP, vol. 1542, pg. 497.

<sup>68</sup> “Obituary for Wilfred A. Seltten,” *Inquirer*, 26 April 1967, p. 46.

<sup>69</sup> Dikran M. and Rose Borjajian to Joseph J. and Virginia Pagano, 7 August 1968, Deed Book JRS, vol. 179, pg. 86.

<sup>70</sup> Numerous advertisements for Casa Vecchia can be found in Philadelphia newspapers. See *Daily News*, 19 March 1971, p. 58; 9 April 1971, p. 46; and 10 April 1971, p. 55.

<sup>71</sup> “Campus Joe Now Mansion’s Big Cheese,” *Daily News*, 19 November 1970, p. 39.

<sup>72</sup> Elaine Tait, “The décor is wild, but the food is down to earth,” *Inquirer*, 5 June 1977, p. 351.

<sup>73</sup> Frank H. Jelinek, “Dining Around: Casa Vecchia,” *Delaware County Daily Times*, 14 August 1975, p. 24.

1979, Pagano made all of the pasta by hand while his brother-in-law, organist-accordionist Buddy Kain, entertained the diners. "The mansion was a great source of pride for Mr. Pagano. At the slightest provocation he would give everyone in the house a tour."<sup>74</sup> After his stroke, partial ownership of the property was conveyed to Pagano's son Arnold as part of the divorce settlement between Pagano and his wife Virginia.<sup>75</sup> Pagano died on 11 March 1986. Pagano's executor attempted to auction the property at 3910 Chestnut Street, the restaurant equipment, and the liquor license on 27 October 1986, but, apparently, no buyer was found.<sup>76</sup> The property transferred to Pagano's son and daughter-in-law in January 1987.<sup>77</sup> They, in turn, sold it to University City Associates, Inc., a real estate holding company controlled by the University of Pennsylvania, for \$400,000 on 13 August 1987.<sup>78</sup>



Figure 38: Advertisement for Casa Vecchia, *Daily News*, 10 April 1971, p. 55.

The University of Pennsylvania was no stranger to the neighborhood or 3910 Chestnut Street when it purchased the property in 1987. The University had been expanding north and west since it had moved to West Philadelphia and began erecting a campus at the intersection of 34<sup>th</sup> and Spruce Streets in 1870. By the second half of the twentieth century, the University had grown outward from its original core to the former millionaires' row turned apartment district and was in the process of converting that district into an institutional zone for the University, its affiliates, and students (Figure 39).

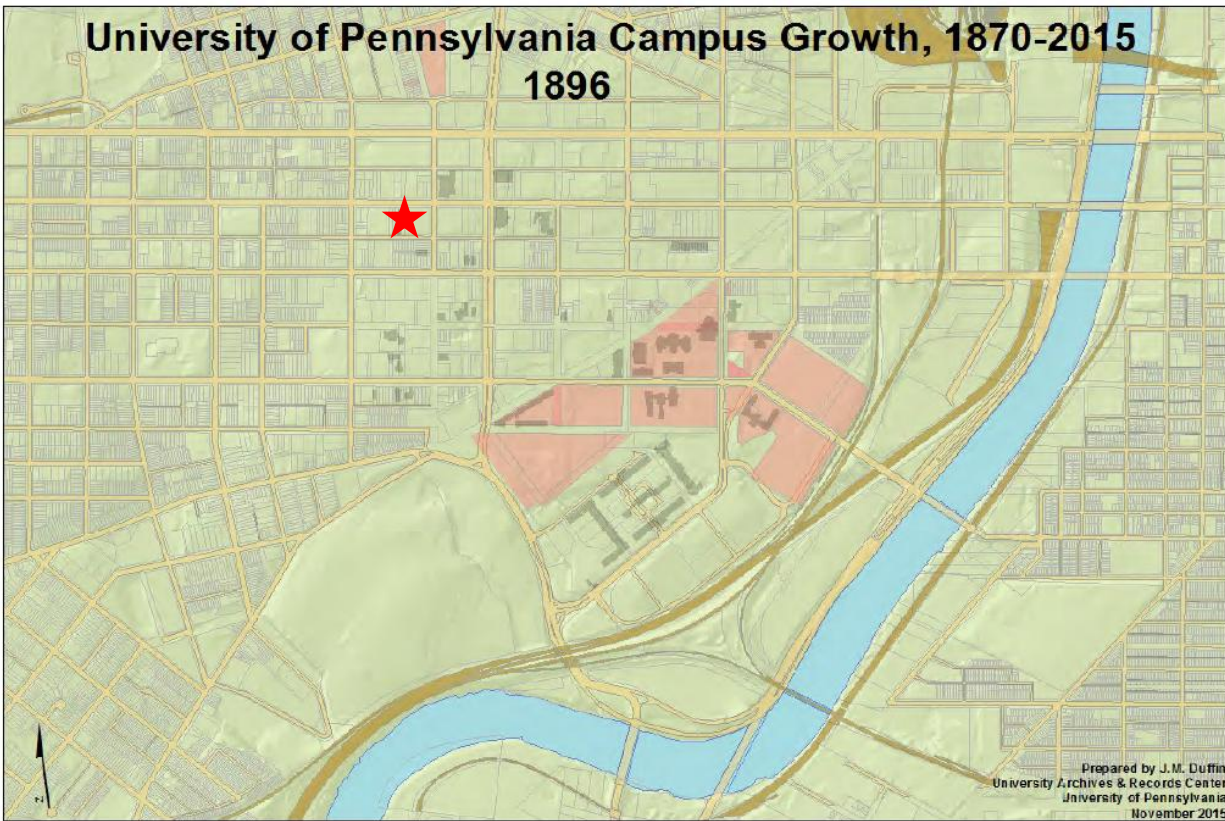
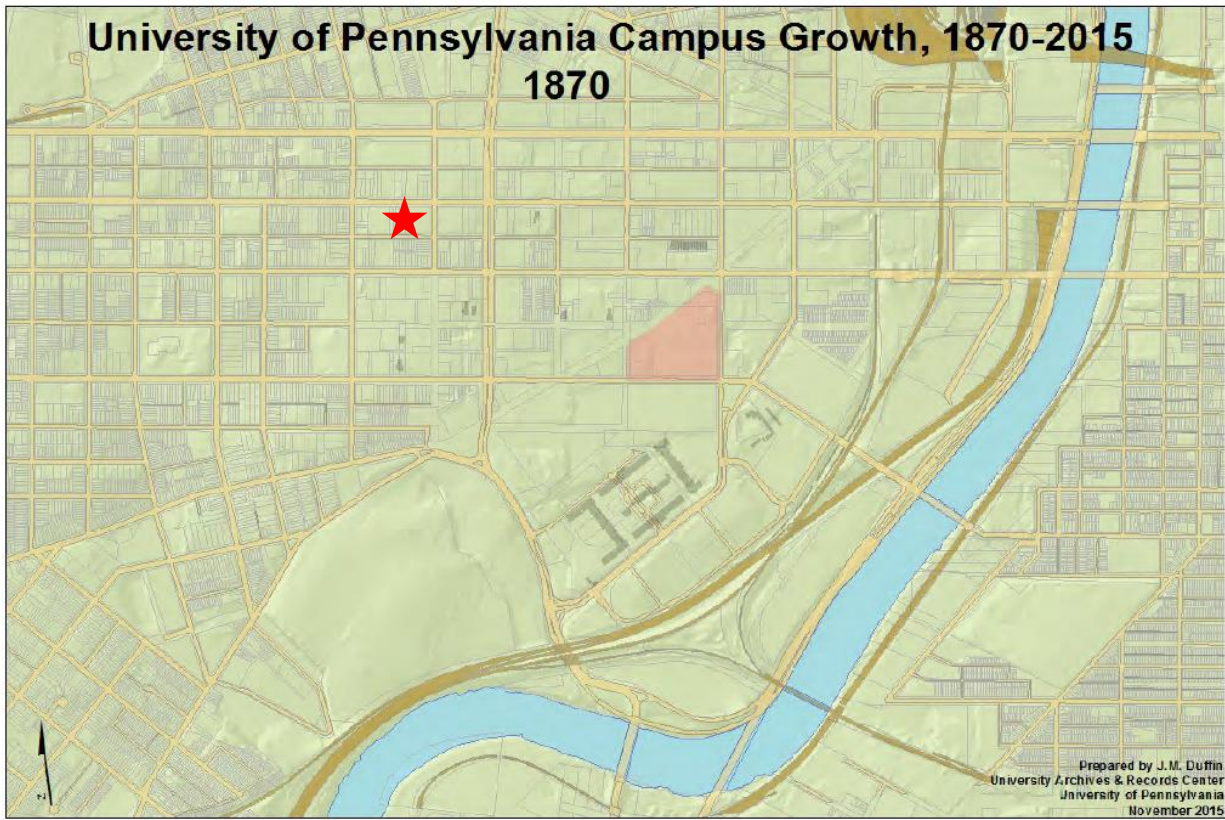
<sup>74</sup> "Obituary for 'Campus Joe' Pagano, Restaurateur," *Daily News*, 13 March 1986, p. 54; "Obituary for Joseph J. Pagano, 73, owner of restaurant," *Inquirer*, 13 March 1986, p. 37. See also the advertisement for "Campus Joe's Famous Pizza," in the *Daily News*, 18 April 1961, p. 88.

<sup>75</sup> Joseph and Virginia Pagano to Joseph and Arnold Pagano, 11 May 1979, Deed Book DCC, vol. 1961, pg. 38.

<sup>76</sup> Advertisements for auction of Casa Vecchia real estate and equipment, *Inquirer*, 11 October 1986, p. 18; 12 October 1986, p. 176.

<sup>77</sup> Executor of Joseph Pagano and Arnold Pagano to Arnold Pagano and Constance Pagano, 21 January 1987, Deed Book FHS, vol. 714, pg. 540.

<sup>78</sup> Arnold Pagano and Constance Pagano, his wife, to University City Associates, Inc., 13 August 1987, Deed Book FHS, vol. 858, pg. 89; the sale was reported in the *Inquirer*, 3 April 1988, p. 100.



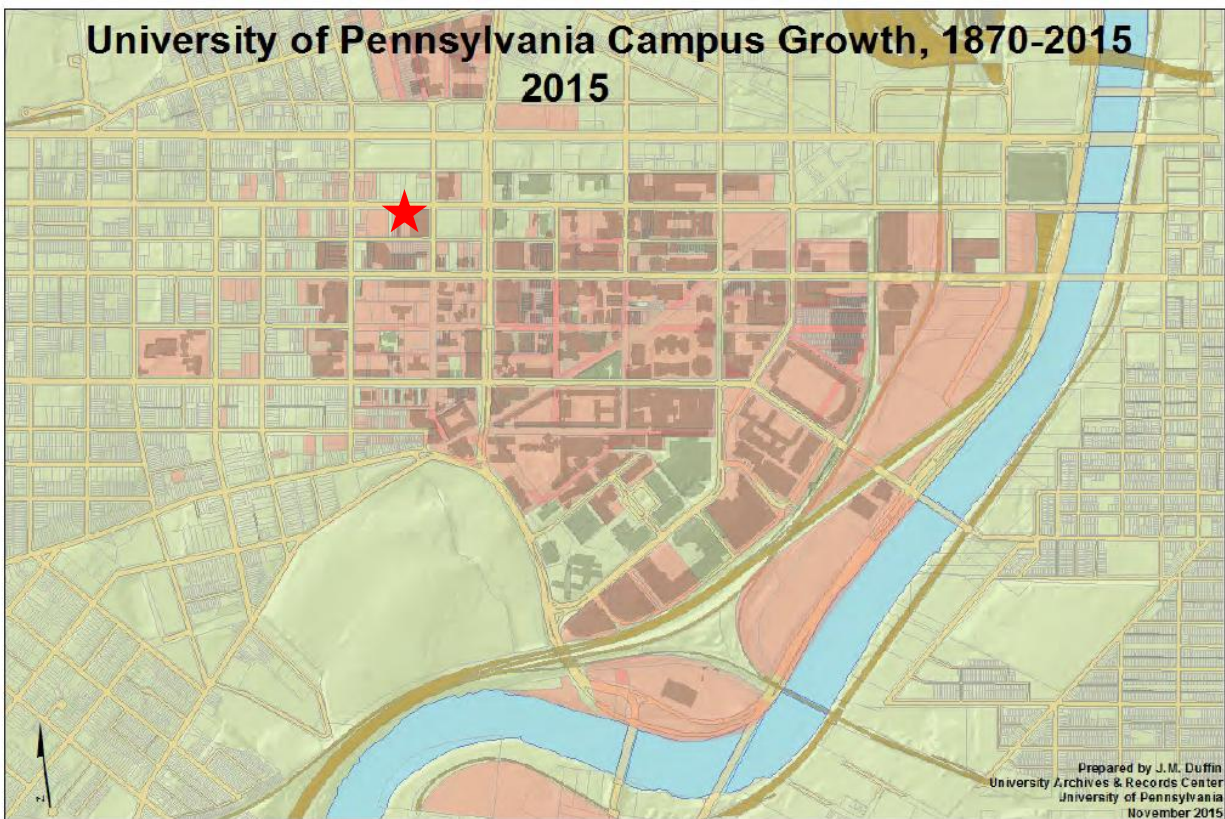
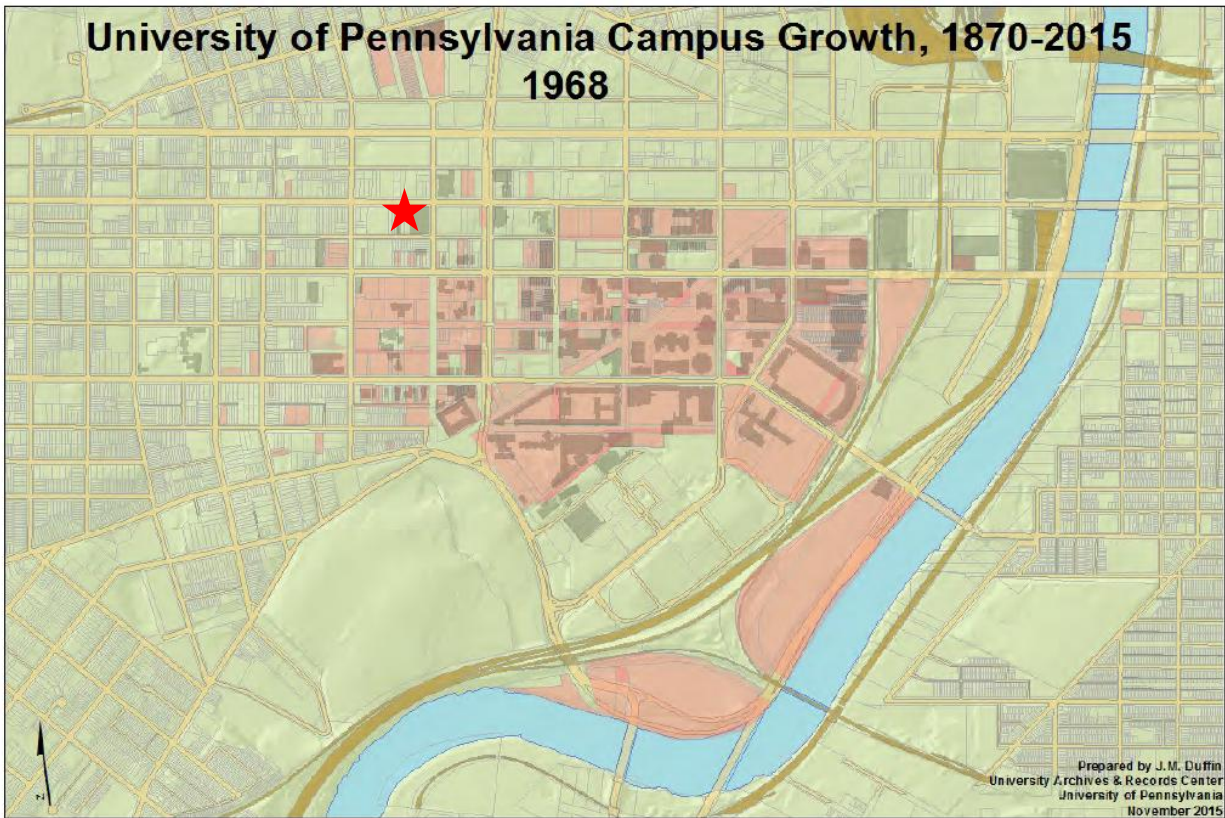


Figure 39: Maps of the University of Pennsylvania Campus Growth, created by J.M. Duffin, University Archives & Records Center, University of Pennsylvania, 2015.

As early as 1981, the Center for the Study of Adult Development (CSAD), later called Integra, Inc., a behavioral health research group associated with the University of Pennsylvania's Psychiatry Department, was renting office space above the restaurant from the Paganos, marking the arrival of the University at 3910 Chestnut Street.<sup>79</sup> A few years later, on 14 August 1984, Casa Vecchia and the CSAD made front-page news when a violent fugitive took three people hostage at the CSAD, but eventually surrendered after a police SWAT team surrounded the building (Figure 40).<sup>80</sup>



Figure 40: The entrance to Pagano's Casa Vecchia restaurant, 3910 Chestnut Street, "Sister's Plea Ends Hostage Siege," *Daily News*, 15 August 1984, p. 3.

After Casa Vecchia closed its doors, the University, the new owner of the property at 3910 Chestnut Street, continued to use the upper floors as office space for various University organizations. In 1989, it rented the first-floor restaurant space to Speedie's Sports Pub, a bar catering to college students. The *Daily News* announced in March 1989 that Speedie's "opened last month in a run-down mansion at 3910 Chestnut." The *Daily News* continued:

The still seedy-looking building houses a University of Pennsylvania psychiatric research office and Speedie's, a campus bar with almost as many amusements as Hershey Park. The décor is best described as grubby grandeur: popcorn on the floor; gaudy blinking lights alongside Victorian trimmings; a dormant fireplace behind the bar, half hidden by tall trash cans. A sports mural runs the length of one wall, and the staff wears team jerseys.<sup>81</sup>

<sup>79</sup> See an advertisement for a job opening at the Center for the Study of Adult Development, *Inquirer*, 2 September 1981, p. 58.

<sup>80</sup> "Sister's Plea Ends Hostage Siege," *Daily News*, 15 August 1984, pp. 3, 16; "Timothy Wright, 20, was sentenced," *Inquirer*, 24 October 1985, p. 32.

<sup>81</sup> "Suds, Grub – And Fun," *Daily News*, 10 March 1989, p. 66. See also "Reincarnation of Speedie's," *Inquirer*, 17 February 1989, p. 119.

Speedie's did not survive long. The Pennsylvania Liquor Control Board closed it in 1991 after issuing citations for underage drinking, improper advertising, and improper happy hours.<sup>82</sup>

Since the nuisance bar closed, the University of Pennsylvania, which still owns the property, has used it solely for University activities. For many years, the property housed the University's the National Center for Adult Literacy and the related International Literacy Institute.<sup>83</sup> Currently, it houses the Penn Fund Call Center on the first floor, the University of Pennsylvania Almanac on the second floor, and the Pennsylvania Gazette on the third floor.

The history of the property at 3910 Chestnut Street mirrors the history of the area that was known as Hamilton Village and is now called University City, marking every significant step in the neighborhood's development from open, rural land to an elite, residential enclave to a dense apartment and rooming house zone to an institutional quarter. During the first half of the nineteenth century, Hamiltonville was established as rural village for Philadelphians seeking to escape the dense city along the Delaware River. The construction of the Middle Ferry Bridge over the Schuylkill River at Market Street in 1805 permitted wealthy Philadelphians to commute between their city businesses and their country estates in Hamiltonville. They built large but unpretentious houses that were situated on large, verdant lots. In 1840, Dr. Nathan Shoemaker constructed a large home at 39<sup>th</sup> and Chestnut Streets; his landscaped grounds include the parcel that became 3910 Chestnut. In 1848, Dr. Jacob S. Rose and his wife, Sarah Price Rose, purchased the Shoemaker estate. Sarah's parents, Chandler and Ellen Price, were founding members of Hamiltonville. In the years before the Civil War, members of the Price family owned estates at three of the four corners of 39<sup>th</sup> and Chestnut. Hamiltonville survived as a rural village until the Reconstruction period after Civil War. After the war, with the growth of the population and extension of the transportation system, Hamiltonville's large estates were subdivided into suburban lots for millionaires and their grand mansions. Sarah Price Rose sold her estate for subdivision and redevelopment, building a rather modest twin house for herself and relatives at 3908-10 Chestnut. Her house was later subdivided and converted into two mansions by architects Horace Trumbauer and James H. Windrim for James A. Connelly, a mill owner, and Louis Smith, a stock broker. By the end of the nineteenth century, the 3900-block of Chestnut Street was lined with mansions of captains of industry and finance. But as soon as the mansions appeared, they began to disappear. The Market Street elevated train opened in 1904, providing a fast, reliable link between the city center and West Philadelphia. Large apartment buildings replaced some of the mansions while other mansions were divided into rental flats. Commercial enterprises serving new populations moved in as well. The Mansion District lost its luster. The Trumbauer house at 3910 Chestnut was lost at foreclosure and then converted to a rug cleaning and repair facility with apartments above. By the middle of the twentieth century, property values on the 3900-block of Chestnut were a fraction of what they had been 50 years earlier. During the second half of the twentieth century, the neighborhood again underwent a significant transition as the University of Pennsylvania, Drexel, and other institutions expanded northward and westward from their original locations. The once-grand house at 3910 Chestnut Street was converted to a restaurant for a business displaced from its previous location by the University's growth, then to a nuisance bar catering to University students, and ultimately to offices for the University itself. The property at 3910 Chestnut Street satisfies Criterion J; it exemplifies every step of the heritage of the area as it transitioned from Hamilton Village, to the Mansion District, to West Philadelphia, and finally to University City.

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<sup>82</sup> "Old City music-hall plan draws ire of neighbors," *Inquirer*, 29 August 1992, p. 14.

<sup>83</sup> "Penn, UNESCO to Create International Literacy Institute," *Inquirer*, 11 March 1994, p 38.

#### CRITERION D

The Horace Trumbauer designed mansion at 3910 Chestnut Street is a rare and intact example of the Châteauesque Style and embodies distinguishing characteristics of that style, satisfying Criterion D.

The Châteauesque Style of architecture, also known as the Francis I Style and as the Château Style in Canada, is a revival architectural style based on the French Renaissance architecture of the monumental country houses or châteaux built in the Loire Valley of France from the late fifteenth century to the early seventeenth century. The style was popularized in the United States by Richard Morris Hunt. Hunt, the first American architect to study at the École des Beaux-Arts in Paris, designed residences in the Châteauesque Style. Built between 1878 and 1882, Hunt's residence for William K. Vanderbilt, known as Petit Chateau, on 5<sup>th</sup> Avenue in New York City was the first important Châteauesque Style building in the United States (Figure 41). Hunt also erected Biltmore, arguably the most lavish mansion ever erected in the United States, for the Vanderbilts in Asheville, North Carolina in the early 1890s (Figure 42). A relatively rare style in the United States, its presence was concentrated in the Northeast, although isolated examples can be found in nearly all parts of the country. Buildings employing the Châteauesque style were primarily large and ostentatious mansions of the very wealthy. However, the style was also used for public buildings, most notably for Canada's Grand Railway hotels. Although Hunt began employing the style in the 1870s, most Châteauesque Style buildings were erected in the 1890s. Very few were erected after the turn of the century.



Figure 41: Richard Morris Hunt, William K. Vanderbilt residence, Petit Chateau, New York City, 1878–1882.



Figure 42: Richard Morris Hunt, Biltmore Estate, Asheville, North Carolina, 1890–1895.

The Châteauesque Style features mansard and hipped roofs, often with cresting, tall decorative chimneys, and elaborate towers with conical roofs. In Châteauesque buildings, elements of Gothic and Renaissance architecture are combined. Châteauesque buildings are characterized by their vertical proportions, and are often asymmetrical with broken rooflines; wall dormers extending through cornice lines are a common feature. They usually feature round arch or flattened basket-handle arch window and door openings, multiple complex dormers, balustraded terraces, pinnacles and finials, quatrefoil tracery, and corbelling. Châteauesque Style buildings are typically clad in masonry, usually stone but occasionally brick.<sup>84</sup>



Figure 43: Solon Spencer Beman, William W. Kimball House, 1801 Prairie Avenue, Chicago, Illinois, 1890-1892.

<sup>84</sup> On the The Châteauesque Style, see Lee and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), p. 372-377; Carole Rifkind, *A Field Guide to American Architecture* (New York: Penguin Books, 1980), p. 82; Lester R. Walker, *American Shelter: An Illustrated Encyclopedia of the American Home* (Woodstock, NY: The Overlook Press, 1981), p. 170-171; and "Chateaesque Style 1860 – 1910," Pennsylvania Historical & Museum Commission website.



Figure 44: Bruce Price, Château Frontenac, Quebec City, Canada 1893.

In addition to Hunt's Châteauesque Style buildings, other important examples of Châteauesque Style buildings include the William W. Kimball House at 1801 Prairie Avenue in Chicago, Illinois (Figure 43). Architect Solon Spencer Beman designed the house for Kimball, a wealthy piano manufacturer. Built between 1890 and 1892, the house includes many Châteauesque Style features such as turrets, a variety of roof shapes, a limestone exterior, and an elliptical bow window topped by an ornamented gable facing Prairie Avenue. Designed by American architect Bruce Price and built in 1893, the Château Frontenac, a hotel for the Canadian Pacific Railway Company in Quebec City, Canada, is an excellent example of the Châteauesque Style (Figure 44).

Examples of the Châteauesque Style in Philadelphia include the Conklin-Armstrong House and the Nugent Home for Baptists. Designed by architect Edgar Seeler, the Conklin-Armstrong House is an 1898 Châteauesque Style twin at 2224-26 W. Tioga Street (Figure 45). It was constructed for the owners of the Conkling-Armstrong Terra Cotta Company, manufacturers of architectural terra cotta, who both lived in the house and used it to display their wares.

The George Nugent Home for Baptists at 221 W. Johnson Street on the border of Mt. Airy and Germantown is an important example of the Châteauesque Style (Figure 46). Designed by J. Franklin Stuckert in 1894, the former retirement home for Baptist clergy was completed and opened in 1896. The Nugent Home incorporates many of the characteristic features of the Châteauesque Style including verticality, turrets, complex steep hipped rooflines, dormers, tall chimneys, balustrades, quoins, masonry cladding, arched openings, and finials.



Figure 45: Edgar Seeler, Conklin-Armstrong House, 2224-26 W. Tioga Street, Philadelphia, 1898.



Figure 46: J. Franklin Stuckert, George Nugent Home for Baptists, 221 W. Johnson Street, Philadelphia, 1896.



Figure 47: Horace Trumbauer, James A. Connelly House, 3910 Chestnut Street, 1896.

Like the Nugent Home, Trumbauer's Connelly House embodies distinguishing characteristics of the Châteauesque Style. With its verticality, French Renaissance detailing, marble cladding, steep hipped roof, complex dormer, tall chimneys, arched openings, and quoins, it fully satisfies Criterion for Designation D.

## CRITERION E

The building at 3910 Chestnut Street was reconstructed by Horace Trumbauer (1868-1938), an architect whose work significantly influenced the architectural development of the City, Commonwealth and Nation, satisfying Criterion for Designation E.



Figure 48: Horace Trumbauer, c. 1890.

Born in the Frankford section of Philadelphia in 1868, Horace Trumbauer (Figure 48) quit school at age fourteen to enter the architecture profession as an errand boy at G. W. and W. D. Hewitt's prominent Philadelphia firm. Advancing quickly, he was soon promoted to draftsman. After accumulating valuable experience, in 1890 he set out on his own, opening an office at 310 Chestnut Street. According to Trumbauer historian Frederick Platt, the architect received \$171.75 for his first commission, a house near Narberth, Pennsylvania for Mrs. A. M. Walker. Soon afterward, he landed his first major commission, designing a mansion in Glenside for sugar baron William Welsh Harrison. When Harrison's mansion burned to the ground in 1893, the businessman again commissioned Trumbauer, who created Grey Towers (now part of Arcadia University), an enormous, crenellated, castle-like mansion that marks the architect's ascendance to prominence in the profession.

Within a few years of completing Grey Towers, Trumbauer's firm, which became known for its elegant homes for America's elite, was flourishing. For several decades, until the stock market crashed in 1929, Trumbauer enjoyed what his stepdaughter called "the big money years." In the 1890s, Trumbauer, chief designer Frank Seeburger, and the other members of the growing office planned large country houses for the wealthy, smaller suburban houses for developers like Wendell & Smith, the creators of Overbrook Farms and Pelham, and even several buildings for Willow Grove Amusement Park. While working at the amusement park, Trumbauer developed lucrative relationships with its proprietors, the Widener and Elkins families, for whom he would complete numerous important commissions.

In 1903, Trumbauer married Sara Thomson Williams. For his new family, which included Sara's daughter Agnes Helena, Trumbauer erected a home in the Wynnefield section, on the western edge of Philadelphia. There, he enjoyed gardening and collecting architecture books and antiques. In the first years of the new century, Trumbauer's firm expanded its scope, designing not only mansions for the rich in Philadelphia, New York City, and Newport, Rhode Island, but also apartment houses and other large structures. The first, the St. James Apartments on the southeast corner of 13<sup>th</sup> and Chestnut Streets, was erected in 1902.

Over the next decades, Trumbauer and his staff, who executed more than one thousand commissions, would add office and school buildings, theaters, hospitals, club houses, churches, libraries, museums, and other building types to their ever expanding repertoire. By 1904, when the prominent *Architectural Record* published a lengthy account of Trumbauer's work, the self-educated architect had become one of the country's most distinguished. Yet, because he worked exclusively in period styles, reviving the architecture of distant times and places, Trumbauer's celebrity did not persist into the mid twentieth century, when critics enamored with European Modernism valued architecture that claimed to renounce historical precedents.

After World War I and the completion of Whitemarsh Hall, Edward T. Stotesbury's tremendous palace outside Philadelphia, Trumbauer built fewer mansions for the nouveau riche. In this period, his commission list included growing numbers of office buildings like the Public Ledger Building, hotels like the colossal Ben Franklin and Chateau Crillon, and medical buildings like Jefferson Hospital's Curtis Clinic and Hahneman Medical College. With collaborators Zantzinger, Borie & Medary, he also erected the magnificent Philadelphia Museum of Art. Although started before the war, Trumbauer completed the main Free Library of Philadelphia on Logan Square during this period, in 1927. Among his most important commissions of the period was the Gothic Revival Duke University campus in Durham, North Carolina.

With changing tastes and the Great Depression, Trumbauer's practice dwindled in the 1930s and his staff fell from a high of about 30 members to his longtime associate Julian Abele and a few others. Suffering from cirrhosis of the liver, Trumbauer died on September 18, 1938. Honorary pallbearers at his funeral included George D. and Joseph E. Widener, architect Charles L. Borie Jr., eminent art dealer Joseph Duveen, and Duke University's Frank C. Brown. Denigrated by modernists for his preference for revival styles, Trumbauer, one of the most accomplished architects of the Gilded Age, was neither appreciated nor understood until the end of the twentieth century, when architects and historians looked back and explored their rich heritage.

#### **RESIDENTIAL DESIGNS BY THE HORACE TRUMBAUER ARCHITECTURAL FIRM**

During his illustrious, half-century career, architect Horace Trumbauer planned hundreds of residences, from modest suburban houses to sprawling country estates. In the quarter-century leading up to World War I, he cemented his reputation as one of the premier Gilded Age architects, designing dozens of the country's most exquisite and extravagant mansions for captains of industry and finance. After the war, he built fewer residences, large and small, as his practice shifted to commercial and institutional commissions.

Trumbauer opened his architectural office in 1890. According to noted Trumbauer historian Frederick Platt, Mrs. A. M. Walker was the first to commission a design from the young architect. In the spring of 1890, she employed him to plan a modest house for a suburban neighborhood near Narberth, Pennsylvania. When the job was complete, Trumbauer charged \$171.75 for his services plus \$7.00 for travel.

Following the inaugural commission for Mrs. Walker, Trumbauer planned numerous suburban homes for middle-class clients during the 1890s. Among these, he designed several houses for

developers Wendell & Smith for their Philadelphia-area planned communities in Germantown, Wayne, St. Davids, and Overbrook. Typical of his work of this period are two designs for the Overbrook Farms development, one for an eclectic style house with Queen Anne, Romanesque, and Norman influences and the other for a house in the style of contemporary British architect C. F. A. Voysey. These designs were published in the *American Architect and Building News* in 1893. Although ornamented with details from various historical periods, the designs were nonetheless modern. Trumbauer combined simple geometric forms in a quiet harmony, eschewing the cluttered, almost frenetic assemblages common to the Victorian era. As he matured as an architect and designed larger and larger homes, Trumbauer continued to develop a noble, classical architecture that was predicated on his discerning sense of form and proportion.

Trumbauer's big break came in 1893, while only 24 years of age, when he designed his first great country estate, a mansion for sugar baron William W. Harrison. Two years earlier he had renovated a house for Harrison in Glenside, Pennsylvania, north of Philadelphia's Chestnut Hill neighborhood. After the renovated house burned in January 1893, the sugar producer commissioned Trumbauer to design Grey Towers, a much larger house for the same site. Drawing on his experiences in the mid-1880s while working on the design of Drum Moir, a castle-like mansion for Henry Howard Houston, Trumbauer produced a design for a crenelated mansion based on an English castle. Unlike most of his later works, which were orderly and balanced, Grey Towers is a jagged, asymmetrical pile based on medieval precedents. With 40 rooms, many of which were decorated in various French historical styles by the renowned Parisian firm Allard et Fils, Grey Towers was one of the largest residences in the United States. The noteworthy mansion, which was purchased by Beaver College (renamed Arcadia University) in 1929, catapulted Trumbauer to fame.

Capitalizing on the notoriety of Grey Towers, Trumbauer designed the first of a complex of mansions for the intertwined Widener and Elkins families in Elkins Park, directly north of the Philadelphia border at the end of Broad Street. The patriarchs of the two families, Peter A. B. Widener and William L. Elkins were business partners, in-laws, trustees, and great supporters of the Free Library of Philadelphia. When completed, the complex of five mansions and numerous subsidiary buildings, including a polo grounds, would form the most exquisite neighborhood in the entire Delaware Valley.

Trumbauer erected Cheltenham House, a half-timber Elizabethan mansion, in 1896 for George W. Elkins, the son of the family patriarch. Cheltenham House burned in 1908 and Trumbauer rebuilt it the following year. For George W. Elkins's daughter Stella and her husband George F. Tyler, Trumbauer erected Georgian Terrace, a mansion south of Cheltenham House, in 1905. Georgian Terrace now serves as the main building of Temple University's Tyler School of Fine Arts. For the patriarch William L. Elkins, in 1898 Trumbauer designed Elstowe Manor, an Italian Renaissance style palace as grand as any home in the United States. Parisian interior designers Allard et Fils decorated Elstowe Manor's 45 rooms in elegant French styles with exquisite woods, marbles, and other luxurious materials. Together, Cheltenham House and Elstowe Manor now form a Dominican retreat.

Adjacent to the Elkins family mansions, Trumbauer built a vast complex of buildings on the Widener family's 300-acre estate. For Peter A. B. Widener, the family patriarch, Trumbauer designed and erected Lynnewood Hall between 1897 and 1900. At the same time, the architect converted Widener's former mansion at the corner of Broad and Girard Streets in North Philadelphia into the Josephine H. Widener Memorial Branch of the Free Library of Philadelphia. Several years later, Widener presided over Trumbauer's selection as the architect of the central library building.

Lynnewood Hall was one of the most imposing, magnificent residences in America when completed in 1900. Based on Prior Park, a mid eighteenth-century Palladian Revival palace in Bath, England designed by John Wood the Elder, the 110-room mansion provided a dignified setting for Widener's famous art collection, which now hangs in the National Gallery of Art in Washington, D.C. Surrounded by an iron fence one mile in length, the mansion and its formal French garden, which was landscaped by Jacques Gréber between 1914 and 1916, was an incredible accomplishment for an architect who was not 30 years of age when the planning began. For decades after the completion of Lynnewood Hall, Trumbauer added myriad out buildings to the estate including barns, stables, and cottages. The most important of these was Ronaele Manor, a Tudor Revival mansion. Between 1923 and 1926, Trumbauer designed and constructed the mansion with 60 rooms and 28 chimneys for Widener's granddaughter Eleanor Widener and her husband Fitz Eugene Dixon. Much of the southern section of the Widener estate, which was known as Lynnewood Farm, was developed as an apartment complex in the 1950s. Sadly, today Lynnewood Hall lies in ruins and is threatened with demolition.

The wealthy Widener and Elkins families recommended Trumbauer's burgeoning architecture firm to their friends and associates. Several commissioned the favored architect. For example, coal millionaire Edward J. Berwind, who had collaborated with Widener on the financing of the New York City subway system, commissioned Trumbauer to design The Elms in Newport, Rhode Island at the turn of the century. Based on the mid eighteenth-century French Château d'Asnières outside Paris, The Elms was one of the most exquisite vacation villas in Newport, a gathering place for the country's rich and powerful. Purchased by the Preservation Society of Newport County in 1962 and designated a National Historic Landmark in 1996, The Elms is one of only a few Trumbauer residences open to the public.

During the teens, Trumbauer designed Miramar, a grand French classical vacation villa in Newport, for Eleanor Elkins Widener. Widener summered at Miramar with her second husband Alexander Hamilton Rice, the son of a former Massachusetts governor. She met Rice in 1915 at the dedication of Harvard University's Widener Library, which she had commissioned from Trumbauer to memorialize her son, Harry Elkins Widener, who died on the Titanic in 1912. Like several other great Trumbauer houses, Miramar was set in formal French gardens designed by famous landscape architect Jacques Gréber. A renowned planner, Gréber not only prepared the final plans for Philadelphia's Fairmount or Ben Franklin Parkway, but also collaborated with architect Paul Cret on the Rodin Museum, which sits on the Parkway west of the Central Library building.

Throughout his long career, Trumbauer built numerous other stately suburban and seaside homes including a residence for C. J. Matthews (1910) in Langhorne, Pennsylvania and Androssan, meaning "high promontory," a residence for Robert L. Montgomery (1913) in Villanova, Pennsylvania.

In addition to these mansions and villas, Trumbauer also erected several lavish urban townhouses including one on New York City's Fifth Avenue for Miramar-owner Eleanor Elkins Widener (1922). The Edward C. Knight House at 1629 Locust Street in Philadelphia is an excellent example of Trumbauer's townhouse designs. Erected in 1902, Knight's French-inspired home reveals the architect's ability to bestow dignity and grandeur on a smaller scale and in an urban setting. Trumbauer also designed a grand summer residence for Knight in Newport.

In 1909, Trumbauer, with the help of his gifted assistant Julian Abele, designed one of his greatest urban townhouses, a residence for James B. Duke, also on Fifth Avenue in New York City. The wealthy Duke was an associate of Peter A. B. Widener, the founder of American Tobacco Company, and the benefactor of Duke University. Like many of Trumbauer's most

impressive commissions, the Duke mansion was conceived in a mid eighteenth-century French classical style. According to Trumbauer scholar Frederick Platt, it is based on architect Etienne Laclotte's Hôtel Labottière, constructed in Bordeaux in 1773. Dignified, noble, and grand, the Duke mansion, which is now occupied by New York University's Institute of Fine Arts, is closely related stylistically to the Central Library building.

During the 20 years after World War I, Trumbauer shifted his practice, building fewer and fewer grand residences, which had been the mainstay of his firm, and more and more commercial and institutional buildings. Whereas, for example, in 1902 Trumbauer's firm erected eight residences and one church, in 1925 the firm was at work on not only one home but four office buildings, a hotel, and the campus for Duke University.

#### **RESIDENTIAL DESIGNS BY THE HORACE TRUMBAUER ARCHITECTURAL FIRM: WHITEMARSH**

In 1916, the Edward and Eva Stotesburys commissioned Trumbauer to design one of his most famous projects: Whitemarsh. Whitemarsh Hall was set on a hill outside Philadelphia in Springfield, Pennsylvania. Stotesbury was a senior partner at the Drexel & Company banking house, an associate of J. P. Morgan, and one of the wealthiest men in America. He met Trumbauer in 1909 when the architect designed an addition for the Union League at Fifteenth and Sansom Streets.

After the Stotesburys married in 1912, Eva, who quickly became Philadelphia's leading socialite, twice commissioned Trumbauer to renovate their townhouse at 1923 Walnut Street near Rittenhouse Square. Following the renovations at their townhouse, Eva oversaw the construction of Brooklands, a grand Trumbauer house in Eccleston, Maryland, for her daughter Louise and son-in-law Walter B. Brooks Jr. By the time Trumbauer completed Brooklands in 1915, the Stotesburys had outgrown their townhouse near Rittenhouse Square.

The Stotesburys asked Trumbauer to design Whitemarsh Hall to replace their inadequate townhouse. Over the next five years, the architect, his staff, and contractors erected an enormous U-shaped, Georgian style mansion set in Jacques Gréber's sweeping informal English and formal French gardens. During the construction, Trumbauer, who was rarely photographed, posed at the building site with Edward and Eva Stotesbury and Oliver Cromwell Jr., Eva's son from a previous marriage. With 50-foot limestone columns at the main entrance, the palatial mansion comprised 147 rooms totaling 100,000 square feet of space. The ballroom alone was 64 feet in length. The grand residence, with three stories above ground and three below, required a staff of 70 butlers, maids, cooks, valets, chauffeurs, and gardeners.

The many elegant rooms were embellished by the best decorators from Paris and the plumbing fixtures were plated in gold. Although contemporary observers as well as historians have disputed Whitemarsh Hall's total cost, it certainly topped \$3 million dollars, an incredible amount in 1921. When automobile manufacturer Henry Ford, himself a wealthy man, visited, he proclaimed "it was a great experience to see how the rich live." But, as changes to Trumbauer's practice demonstrate, the rich had already begun to live differently by the 1920s. Although Trumbauer would continue to design great buildings until his death in 1938, he would no longer plan the sprawling country estates and elegant seaside palaces that had made him famous before World War I. Whitemarsh Hall marked not only the apex but also the end of the Gilded Age. Too expensive to maintain, Whitemarsh Hall was eventually abandoned. Regrettably, the imposing but dilapidated mansion was demolished in 1980 to make way for a suburban housing development.

#### **COMMERCIAL AND INSTITUTIONAL DESIGNS BY THE HORACE TRUMBAUER ARCHITECTURAL FIRM**

Although architect Horace Trumbauer forged his reputation at the end of the nineteenth century with his grand homes for wealthy financiers and industrialists, he and his staff of designers also

planned numerous other types of structures. From simple mill and office buildings to churches, railroad stations, hotels, skyscrapers, and educational and cultural buildings, Trumbauer and his team erected many significant commercial and institutional buildings in the Philadelphia area and throughout the United States.

In 1895, he branched out, building several structures at Willow Grove Amusement Park including the famous Music Pavilion. Through this commission, Trumbauer met his greatest benefactors, the intertwined Widener and Elkins families, whose rapid transit company financed the park. Situated at the end of a trolley line, the park provided weekend riders for a transit system that primarily carried weekday commuters. Over the next four decades, Trumbauer designed several mansions and other important buildings for the Wideners and Elkins. In Philadelphia, the powerful patrons commissioned the architect to erect the Ritz Carlton Hotel (1911) at Walnut and Broad Streets, the Widener Building (1915) on South Penn Square across from City Hall, the Elkins Memorial YMCA (1911) on Arch Street west of Broad, and the Widener Memorial Training School for Crippled Children (1902) in the city's Logan section.

Peter A. B. Widener, the patriarch of the Widener family, was also instrumental in the selection of Trumbauer to design the Free Library's central building as well as the Philadelphia Museum of Art, on which he collaborated with the firm of Zantzinger, Borie & Medary between 1911 and 1928.

One of the most important commissions from the families came in 1912 when Eleanor Elkins Widener retained Trumbauer to design a main library for Harvard University as a memorial to her son Harry Elkins Widener, a Free Library trustee who had died in the Titanic disaster earlier that year. Trumbauer's only other library commission, Harvard's classical Widener Library opened with a solemn ceremony on June 24, 1915.

Trumbauer's association with the Widener and Elkins families led to commissions from their wealthy and powerful associates in Philadelphia, New York City, and elsewhere. For example, Peter A. B. Widener introduced business associate and founder of the American Tobacco Company James B. Duke to Trumbauer. For Duke, Trumbauer not only erected city and country homes, but also designed Duke University in Durham, North Carolina. Trumbauer and his long-time chief designer Julian Abele, who completed the firm's work at Duke after Trumbauer's death in 1938, planned the east campus in the Georgian style between 1925 and 1927 and the west campus in the Gothic style between 1926 and 1939. One of America's greatest college campuses, Duke is a Trumbauer masterpiece.

More than any other neighborhood, Trumbauer and his staff left their mark on the area around Philadelphia's City Hall. In the Center City area alone, they built more than 40 structures including several large hotels, apartment and office buildings, and homes for cultural institutions. In 1901, the architect designed his first major building in the neighborhood, the urbane St. James Apartments at 13<sup>th</sup> and Walnut Streets, an eclectic, Beaux-Arts influenced apartment house for the city's elite. At the same time, Trumbauer collaborated with famous Chicago architect Daniel Burnham on the second Land Title Building, a classically ornamented skyscraper at Broad and Sansom Streets.

A few years later, he built the first of several buildings, a maternity ward, for Hahnemann Hospital. During the second half of the first decade of the century, he erected two important club buildings in the neighborhood, the brick Georgian style Racquet Club (1906) on Seventeenth between Walnut and Locust Streets and the French-inspired Union League Annex (1909) on Fifteenth Street at Sansom.

Trumbauer also designed numerous important buildings for the neighborhood during the second decade of the century. In 1912 he planned the high-rise Adelphia Hotel for the northeast corner of Thirteenth and Chestnut Streets. The next year, he and his staff designed the Stock Exchange on Walnut Street west of Broad. To house the exchange and offices, Trumbauer planned a sophisticated, tripartite building with discernable base, middle, and capital; in the middle section, he frankly revealed the underlying steel frame while simultaneously dematerializing the brick infill with texturing.

Two years later, Trumbauer employed innovative cast concrete ornamentation for his elegant, French classical Widener Building on South Penn Square. Not long before the United States entered the World War, Trumbauer and his designers planned the impressive, classical Beneficial Savings Fund Society building (1916) at Twelfth and Chestnut Streets. Almost unchanged in nine decades, Beneficial Savings Fund Society building, which shares many details with the Free Library's central building, is perhaps the best preserved Trumbauer building in the city.

In the 1920s, as Trumbauer's emphasis shifted further from grand residential commissions to commercial and institutional commissions, he erected sundry buildings in Center City. Adding to his many buildings south of City Hall, he constructed the utilitarian, high-rise Bankers' Trust Office Building (1922) on the northeast corner of Juniper and Walnut Streets and the Albert M. Greenfield Building (1925, demolished) at 1313 Walnut Street. To the east, Trumbauer built two major buildings, the Georgian style Public Ledger Building (1923), a headquarters for the important daily newspaper, at Sixth and Chestnut Streets and the enormous Ben Franklin Hotel (1925) at Ninth and Chestnut Streets. To the west, in addition to completing the Philadelphia Museum of Art, Trumbauer and his staff erected several buildings including the sleek Le Chateau Hotel (1928), a skyscraper with Gothic ornament at Nineteenth and Locust Streets on Rittenhouse Square. In the late 1920s, Trumbauer also designed a towering station for the B & O Railroad on Market Street along the east bank of the Schuylkill River, but the station was never built.

Toward the end of his career, in the late 1920s and early 1930s, Trumbauer experimented with a modern style based on the soaring vertical lines of Gothic cathedrals and popularized by illustrator Hugh Ferriss, who sketched enigmatic, looming skyscrapers. Relaxing his steadfast commitment to historical styles, he designed two major hospital buildings in Center City in this modern, vertical style, the Hahnemann Medical College building (1927, now called the South Tower) at 230 North Broad Street and the Jefferson Hospital Curtis Clinic (1930) on Walnut west of Tenth Street.

Despite this turn toward a modern style of design, the Trumbauer firm is best remembered for its elegant, dignified buildings in revival styles, especially an eclectic style based on a Beaux-Arts reinterpretation of the classical vocabulary. Without a doubt, architect Horace Trumbauer significantly influenced the architectural development of the City, Commonwealth and Nation, satisfying Criterion for Designation E.<sup>85</sup>

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<sup>85</sup> This biography of Horace Trumbauer was adapted from a biography prepared for an exhibition celebrating the 75<sup>th</sup> anniversary of the Central Branch of the Free Library of Philadelphia. See <https://libwww.freelibrary.org/digital/collection/75th-anniversary>. See also Michael C. Kathrens, *American Splendor: The Residential Architecture of Horace Trumbauer* (New York: Acanthus Press, 2002); Rachel Hildebrandt, *The Philadelphia Area Architecture of Horace Trumbauer* (New York: Arcadia Publishing, 2009); and the Horace Trumbauer biography in the *American Architects and Buildings* database, written by Sandra L. Tatman, at [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/21596](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21596)

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