**ADDRESS:** 156 W SCHOOL HOUSE LN  
Name of Resource: Boxwood  
Proposed Action: Designation  
Property Owner: Teen Challenge Training Center Inc.  
Nominator: Penn Knox Neighborhood Association  
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the property at 156 W. School House Lane and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation C, D, and E. Under Criteria C and D, the nomination argues that Boxwood reflects the Colonial Revival style of architecture as applied to upper-class suburban residences in late nineteenth-century Philadelphia. The nomination further argues that the “cottage-stable” at the rear of the property represents Gothic Revival cottage motifs popularized by Andrew Jackson Downing in the late 1840s and early 1850s. Under Criterion D, the nomination asserts that Boxwood was designed by Mantle Fielding, a prolific and significant architect who influenced the built environment in Northwest Philadelphia at the turn of the twentieth century.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 156 W. School House Lane satisfies Criteria for Designation C, D, and E. However, the staff asserts that the so-called “cottage-stable” at the rear of the property does not reflect the Gothic Revival style and, therefore, does not satisfy Criteria C and D as presented in the nomination. While the building has a cross gable, a typical feature of the Gothic Revival, it does not have any other features characteristic of the style. The building may have served as a barn, potentially for an earlier residence predating Boxwood, and was later updated with a cross gable. The staff recommends that the so-called “cottage-stable” contributes to the site’s historical significance but does not exhibit sufficient character-defining features to be considered reflective of or exemplary of the Gothic Revival style.
1. ADDRESS OF HISTORIC RESOURCE  (must comply with an Office of Property Assessment address)
   Street address:  156 W. School House Lane
   Postal code:  19144  Councilmanic District:  8

2. NAME OF HISTORIC RESOURCE
   Historic Name:  Boxwood: Residence of Robert Bowle Haines, Jr. & Mary West Huston Haines
   Current/Common Name:  Teen Challenge

3. TYPE OF HISTORIC RESOURCE
   ☑ Building  ☐ Structure  ☐ Site  ☐ Object

4. PROPERTY INFORMATION
   Condition:  ☑ good  ☐ fair  ☐ poor  ☐ ruins
   Occupancy:  ☐ occupied  ☑ vacant  ☐ under construction  ☑ unknown
   Current use:  ☑ Non-Profit

5. BOUNDARY DESCRIPTION
   Please attach

6. DESCRIPTION
   Please attach

7. SIGNIFICANCE
   Please attach the Statement of Significance.
   Period of Significance (from year to year):  from 1897-98  &  1849-65
   Date(s) of construction and/or alteration:  Boxwood: 1897-98; Cottage-Stable: 1849-65
   Architect, engineer, and/or designer:  Boxwood: Mantle Fielding, Jr., Architect
   Builder, contractor, and/or artisan:  Unknown
   Original owner:  Boxwood: Robert Bowne Haines, Jr. & Mary West Huston Haines
   Other significant persons:  NA
CRITERIA FOR DESIGNATION:
The historic resource satisfies the following criteria for designation (check all that apply):
☐ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
☒ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
☒ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
☐ (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
☐ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
☐ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
☐ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

8. MAJOR BIBLIOGRAPHICAL REFERENCES
Please attach

9. NOMINATOR
Organization: Penn Knox Neighborhood Association
Name with Title: Oscar Beisert, Architectural Historian
Street Address: 1315 Walnut Street, Suite 320
City, State, and Postal Code: Philadelphia, PA 19107
Date: January 24, 2019
Email: Keeper@keepingphiladelphia.org
Telephone: 717.602.5002

Nominator ☒ is ☐ is not the property owner.

PHC USE ONLY

Date of Receipt: 1/24/2019
☒ Correct-Complete ☐ Incorrect-Incomplete Date: 2/7/2019
Date of Notice Issuance: 2/7/2019

Property Owner at Time of Notice

Name: Teen Challenge Training Center Inc.
Address: PO Box 98

City: Rehresburg State: PA Postal Code: 19550

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

Date(s) Reviewed by the Historical Commission:

Date of Final Action:

☐ Designated ☐ Rejected

12/3/18
Nomination

For the

Philadelphia Register of Historic Places

Boxwood
Residence of Robert Bowne Haines, Jr. & Mary West Huston Haines
156 W. School House Lane
Germantown
Philadelphia, Pennsylvania

Looking southeast at the primary (northeast) and side (northwest) elevation of the subject house.
Source: Loopnet.com.
5. BOUNDARY DESCRIPTION
The boundary for the subject designation is as follows:

Beginning at a point on the Southeast side of School House Lane, at the distance of two hundred and eighty-three feet five and three-eighths inches Northeastwardly from the Northeast side of Wayne Avenue, thence along the said Southeast side of School House Lane to the North forty-two degrees, thirty-eight minutes ten seconds to the East eighty-nine feet, four inches to a point, thence South forty-eight degrees, twelve minutes, seventeen seconds to the East four hundred and sixty-seven feet, seven and seven-eighths inches to a point, thence to the South forty-two degrees, twenty-six minutes fifty-six seconds to the West eighty-eight feet, three and seven-eighths inches to a point, thence continuing South forty-two degrees, thirty-nine minutes to the West one foot and one eighth of an inch, thence to the North forty-eight degrees, twelve minutes, seventeen seconds to the West four hundred and sixty-seven feet eleven and three-eighths inches to a point on the said Southeast line of School House Lane, being the place of beginning.

BRT No. 881058120
Philadelphia Deed Registry No. 049N07-0003
6. PHYSICAL DESCRIPTION

Known as Boxwood, the Residence of Robert Bowne Haines, Jr., & Mary West Huston Haines at 156 W. School House Lane is a handsome suburban dwelling comprised of two buildings: a commodious Colonial Revival style house (referred to as Boxwood throughout this nomination) with a Gothic Revival cottage-stable (referred to as Cottage-Stable throughout this nomination), which is set upon a large, one-acre lot on the “south” [southeast] side of W. School House Lane in Germantown. The setting is one that is largely of a historic nature. Immediately to the south and to the northwest across W. School House Lane are beautiful suburban residences, and to the northeast is the venerable old campus of the former Germantown Academy, which dates to the eighteenth century.
BOXWOOD
Elegantly recessed from School House Lane by a verdurous lawn of approximately 70 feet in depth and shaded by stately, old growth trees, this Colonial Revival style house is a substantial rectangular building characterized by a side-gabled, gambrel roof that is comprised of the main block, an appending wing, two porches, and a porte-cochère. The main block is a large two-and-one-half story stone house, which is comprised of load-bearing, rubble schist with a rusticated façade. Like many houses in the larger German Township, the building was designed to face the interior of the lot, making use of the long narrow parcel. Dressed as a quasi-primary elevation, the side (northwest) elevation, facing onto W. School House Lane, is defined by the side-gable gambrel roof and a classic one-story porch that spans the elevation. At the easterly side of the parcel, a single-lane, brick driveway extends from W. School House Lane along the primary (northeast) elevation to the rear of the property, providing access to the back of the property, including a quaint cottage-stable. The driveway passes under a stately porte-cochère that also serves as the primary entrance porch, extending from the center of the primary (northeast) elevation of the house.
Top: Looking southeast at the primary (northeast) and side (northwest) elevations. Source: Gretchen Lohse, 2019.
Bottom: Looking southwest at the primary (northeast) elevation. Source: Gretchen Lohse, 2019.
Looking at the gable end of the side (northwest) elevation facing W. School House Lane.
Source: Georgette Bartell, 2019.

The side (northwest) elevation is a two-and-one-half story fenestration of symmetrically placed apertures. Dominating this elevation is the gable-end, which consists of a beautifully articulated gambrel expanse at the third, half story. The gambrel roof is unusually detailed, essentially consisting of two stages within one level. The first stage is within the lower section of the broken pitch, featuring two window openings, both of which feature replacement windows and are flanked by working wooden shutters. The second stage features a fanlight that is broken into two sections, which are symmetrically placed above each window. At the center of the second stage just beneath the peak of the roof is a marble date stone marked “1898.” Just above the roofline stands a large brick chimney with four flues. The side gable is defined by a heavy cornice of large dentil moldings and brackets, which define the eaves and provides a break between the second and third floors of the facade. Perhaps more uncommon than any of the other features described the termination of the gambrel roof makes a distinct curve leading to flared eaves at both the primary and rear elevations—giving what one might call an almost oriental touch otherwise Colonial Revival pile. The second floor features a largely unadorned wall of rusticated schist that features two windows flanked by working wooden shutters. An elegant porch projects eleven feet from the first floor facade, spanning the entire facade and beyond to wrap around to the rear (southwest) elevation. The porch is thirty-two feet front and extends twenty-eight feet from the front corner to the midway point of the rear (southwest) elevation. The porch is supported by fifteen Doric columns. Three columns are clustered at each exterior corner of the porch emulating a canton-like appearance; two additional columns support the center of the porch at the side (northwest) elevation; one column supports the center of the porch at the rear (southwest) elevation; and one on each end corner of the porch near the facade. The supports nearest the facade are mirrored by pilasters set upon the stone wall. Like the gambrel roof, the porch also features an attractive cornice.
The primary (northeast) elevation is accessed by a single lane driveway that appears to retain its original brick pavement, likely never entirely reset. This expanse includes the main block and a small wing at the side (southeast) elevation that share the same two-and-one-half story primary (northeast) elevation. Based on the second floor windows and the third, half-story dormers, the building is five bays in width.

Left: Looking southwest at the porte-cochere and entrance porch within the primary (northeast) elevation. Right: Looking southeast at the porch details within the side (northwest) elevation. Source: Georgette Bartell, 2019.

At the center of the primary (northeast) elevation, a single story porte-cochère extends from the house to the northeast over the driveway, doubling as the entrance porch. This structure is supported by eight Doric columns that are raised from the ground on individual stone foundations that relate somewhat to the form of a pedestal. The columns are paired at each end of the structure with those closest to the house flanking the front steps that extend from the driveway. The primary entrance is set within its own porch, which is part of the larger porte-cochère, featuring a central pedestrian door that appears to be paneled with side panels and lights, as well as transoms. The windows in the sidelights and transoms appear to be comprised of leaded glass. The entire doorway is trimmed in a Colonial Revival style surround. Located on the northwest side of the entrance porch and porte-cochère is a three-part mullion window of six decorative sashes that is set-off from the stone façade by an elaborate Colonial Revival style surround, featuring a lintel that takes the form of diminutive cornice. The second floor features five windows that comprise a fenestration that maintains what one might call a vernacular symmetry. The windows throughout the building are a mixture of multi-pane wooden sashes and replacement units flanked by working wooden shutters. An impressive expanse of five gable-front dormers crowns the primary (northeast) elevation. Three dormers light the main block; the fourth straddles the main block and the wing; and the fifth lights the wing.
Top: Looking northwest at the driveway at center with its brick pavement. The small extension is on left was enlarged with a second floor in 2010 and the main block also stands beyond. Source: Gretchen Lohse, 2019. Bottom: Looking northwest at the side (southwest) elevation of the cottage-stable (right) with 1973 extension and the subject house in the background (left). Source: Loopnet.com.
The rear (southwest) elevation features an asymmetrical fenestration. The first floor features three sections of apertures with a partial porch. A three-part mullion window and a pedestrian door forms the fenestration within the one-story porch and a bay window projects beyond. The second floor also features three sections of apertures including a single window flanked by wooden shutters, a central section of irregular windows, and a third section that is a continuation of the bay window from the first floor. The third floor aligns with the second, presenting a fanciful gable front at center that contains a small central opening. The gable front is defined by a beautiful cornice. The central gable is flanked by gable front dormers. There is also a large brick stack that penetrates the roofline at the southeast with three flues. At the side (southeast) elevations are sleeping and/or enclosed porches at each floor. A single story stone addition appends the side (southeast) elevation.
THE COTTAGE-STABLE
Built between 1849 and 1865, the Cottage-Stable is a medium size two-story building that is situated behind Boxwood to the east. While the building is detached and largely clad in stucco, it retains its Gothic Revival appearance, representing an earlier period of the site’s history. The Cottage-Stable is generally square in plan, featuring former openings of vehicle bays that have been partly enclosed to accommodate smaller apertures. The side gable roof is dominated by a large gable front, which is a typical feature of a Gothic Revival Cottage-Stable. A shed addition appends the rear, and the roof is penetrated by a stone stack.
7. STATEMENT OF SIGNIFICANCE

Boxwood, the Residence of Robert Bowne Haines, Jr. & Mary West Huston Haines (referred to throughout this nomination as Boxwood) and the associated Cottage-Stable at 156 W. School House Lane in Germantown comprises a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The subject property satisfies the following Criteria for Designation, as enumerated in Section 14-1004 of the Philadelphia Code:

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

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

and

(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 of Philadelphia.

The period of significance for the subject house is 1897 to 1898, while the period of significance for the cottage-stable is c. 1849 to 1865.
The cottage-stable at the rear of the subject property is present on the site by 1851.
Source: Greater Philadelphia GeoHistory Network.

HISTORIC CONTEXT
Boxwood appears to have been conceived, initially, between 1897 and 1898, when Edward M. and Margaret Wistar, et. al., of Cheltenham, Montgomery County, Pennsylvania, sold the subject property to Mary West Huston Haines, the wife of Robert Bowne Haines, Jr., for $18,000 on September 18, 1897. At the time of purchase, the subject property contained a stucco over brick house fronting on W. School House Lane and a Cottage-Stable in the rear. The property had been owned by Mary Ann Cope Morris, who purchased the premises from Julia E. Borden on October 26, 1865. Mary Ann Cope Morris (1803–1884), a sister of Marmaduke C. Cope who lived at 48–62 E. Penn St., resided on the subject property from 1865 until her death in December 1884, at which time it was known as 147 School Street. Based on deed records between 1849 and 1865, it appears likely that the Cottage-Stable may have been rendered in the Gothic Revival style during that period. After Mary Ann Cope Morris’ death the subject property was willed to her niece, Mary A. Collins, who maintained ownership for over a decade until her own death on December 16, 1895. The subject property then passed from the estate of Mary A. Collins to that of her sisters Margaret C. Wistar, wife of Edward M. Wistar, and Lydia Cope Wood. After the sale of the subject

---


3 Deed Tripartite: Julia E. Borden, widow of Samuel Borden, late of the city of Philadelphia, and Francis S. Borden, one of the children of Samuel, of the first part, Julia E. Borden, guardian of the estate of Helen Borden and Harry Borden, minor children of Samuel Borden, of the second part, to Mary Ann Cope Morris, of the city, widow, for $15,000, 27 October 1865, PDBk L.R.B., No. 129, p. 104, CAP.

4 Deed: John Hart, of Germantown, farmer and gardener, and Mary, his wife, to John W. Claghorn, city, merchant, for $1,600, 4 September 1849, PDBk G.W.C., No. 24, p. 253; Deed: John W. Claghorn, of the city, merchant, and Sarah, his wife, to Samuel Borden, of Germantown, merchant, for $2,000, PDBk T.H., No. 100, p. 15, CAP.
property in the fall of 1897, the Robert Bowle Haines, Jr. and Mary West Huston Haines demolished the house for their new residence.

Born to Charles Huston and Isabella Pennock Mary West Huston Lukens, Mary West Huston (1858–1946) was a Quaker native of Coatesville, Chester County, Pennsylvania, who, in 1890, married Robert Bowne Haines, Jr. (1857–1932) a Quaker native of Cheltenham, Montgomery County, Pennsylvania, and the son of Robert Bowne Haines and Margaret Vaux Wistar. Mary West Huston Haines was the longtime director of the Lukens Steel Company of Coatesville. She was the direct descendant of Isaac Pennock, who founded the Lukens Steel Company in Coatesville, and the granddaughter of Rebecca Lukens, “who operated the Lukens steel mill from 1825 to 1854.” A graduate of Haverford College, Robert Bowne Haines Jr., a life member of the Franklin Institute, “secured Patent for Micrometer Gauge for Plate Rolling, February 9, 1892,” and was an industrialist related to the Electric Lighting Works, the Machine Forging Works, Plate Rolling Mills, etc. After their marriage in 1890 and a few years residing in Coatesville, the Haines moved to Germantown, where they eventually purchased the subject property in 1897.

---

6 “Mrs. R.B. Haines Dies at Age of 88,” The Philadelphia Inquirer, 8 May 1946, 19.
7 Allen Clapp Thomas, Biographical Catalogue of the Matriculates of Haverford College: Together with Lists of the Members of the College Faculty and the Managers, Officers and Recipients of Honorary Degrees, 1833–1900 (Alumni Association, 1900), 141.
This letter from Architect Mantle Fielding to the Haines indicates that plans for Boxwood were underway by December 1897. Source: Wyck Papers, American Philosophical Society.
By December 1898 the Haines had engaged Architect Mantle Fielding, Jr. to design their new residence, which would eventually be known as Boxwood. By February 1898 it was announced that plans for a new residence, “Colonial in style,” had been completed for the Haines by Fielding. While the design would ultimately pay homage to the past, the new dwelling included modern amenities, including the “new low pressure steam heating plant.” The Philadelphia Contributionship surveyed the subject property, which documented that Boxwood was complete by September 20, 1898. The Haines lived at the subject property until their respective deaths in 1932 and 1946 and perhaps beyond. Mary West Huston Haines passed the title to the property to her daughters Isabelle Pennock Haines Miller and Margaret Wistar Haines in 1935 and Isabella

---

8 Wyck Papers, the American Philosophical Society.
turner her share to her sister Margaret in 1948. Margaret who was a missionary in India owned the house until 1968 and may have stopped living there in late 1950s when gave the Inter-Varsity Christian Fellowship a half interest in the property. The house left the family hands in 1968.


13 Deed: Mary Huston Haines, of the city, widow, to Isabelle H. Miller, wife of William M. Miller, and Margaret W. Haines, both of the city, for $1, 8 November 1935, PDBk J.M.H., No. 4026, p. 27; Deed: William M. Miller, and Isabelle H., his wife, to Margaret W. Haines, 31 December 1948, PDBk C.J.P., No. 2258, p. 508; Deed: Margaret W. Haines to The Inter-Varsity Christian Fellowship of the United States of America, 30 October 1958 and 20 February 1959, PDBk C.A.B., No. 912, p. 1, No. 998, p. 32; Deed: Margaret W. Haines and the Inter-Varsity Christian Fellowship to Walter F. Toporzer and Betty Cline Toporzer, his wife, for $33,000, 1 December 1967, PDBk C.A.D., No. 1153, p. 7, CAP. By 1964 Margaret W. Haines was leasing the house to Teen Challenge ("House Is Sought As Teen Center," Philadelphia Inquirer, 13 December 1964, 21)
Top: Mary West Huston Haines and her children in 1899-1900, just after Boxwood was built. The children, left to right, include: Robert Bowne Haines, III, Margaret Wistar Haines, Isabella Pennock Haines, and Charles Huston Haines (in his mother’s arms). Source: Wyck Papers, American Philosophical Society. Bottom: Looking southeast at the side (northwest) elevation of Boxwood. Source: Philadelphia Contributionship Digital Archives.
CRITERION D

Built in 1898, Boxwood is a distinctive example of the Colonial Revival style as applied to suburban residences of the upper classes in Philadelphia in the late nineteenth century. While not a facsimile in archaeological terms, the subject property draws “…its inspiration from many sources and obtaining its effects by an understanding of the proper use of local material quite as much as by the study of any work of the past.” According to G.H. Edgell, formerly professor of Fine Arts and Dean of the Faculty of Architecture at Harvard University in the 1920s, “A brilliant example of this tendency one can see in the suburban work near Philadelphia.” 14 Though an early example, Boxwood is no exception to Professor Edgell’s observation. Set in a context of historic buildings on W. School House Lane, Boxwood is the embodiment of the Colonial Revival style of the 1890s, a design that draws from past, including both known and vernacular historic buildings, using local Wissahickon Schist as its primary construction material, yet being a thoroughly modern building of the era.

Historic Context. According to the Pennsylvania Architectural Field Guide published online by the Historical and Museum Commission (PHMC), the Colonial Revival Style 1880–1960 is “…one of the most frequently produced and enduring popular styles in America…”15 The style enjoyed huge popularity as a result of the Philadelphia Centennial of 1876, and further popularized by the Columbian Exposition of 1893 in Chicago. Like other revivalist movements, the Colonial

---

Revival movement didn’t always produce period Georgian replicas, but, instead, inspired the employment of the stylistic characteristics and features in new and innovative ways.\textsuperscript{16} The PHMC Pennsylvania Architectural Field Guide states the following regarding the applicability of the Colonial Revival style to new buildings and renovations in the period between the First and Second World Wars:

Generally, the Colonial Revival style took certain design elements - front façade symmetry, front entrance fanlights and sidelights, pedimented doorways, porches and dormers - and applied them to larger scale buildings. These colonial era details could be combined in a great variety of ways, creating many subtypes within this style.\textsuperscript{17}

Common Building Type. The PHMC Pennsylvania Architectural Field Guide also identifies houses or residences as a common building type designed in the Colonial Revival style. The subject property is in fact distinctive of an era in Philadelphia that was defined by large suburban houses designed in the “Colonial” style, a tradition which persisted through the first half of the twentieth century.

The photograph above is used in the PHMC Pennsylvania Architectural Field Guide and despite it being entirely different in form than the subject property it has certain features: 1–2. Pedimented gables; 3. A porch with Doric columns; and 4. A porte-cochère with Doric columns—paired and in sets of three. Source: PHMC.


Identifiable Features. The PHMC Pennsylvania Architectural Field Guide also identifies twelve major “identifiable features” that were commonly associated with the Colonial Revival style. The subject building possesses eleven of these features (numbers align with the style guide):

No. 1: Columned porch or portico  
No. 2: Front door sidelights  
No. 3: Pedimented door, windows or dormers  
No. 5: Pilasters  
No. 6: Symmetrical façade  
No. 7: Double-hung windows, often multi-paned  
No. 8: Triple windows often with incised patterns  
No. 9: Wood shutters  
No. 10: Decorative pendants  
No. 11: Side gabled or hipped roofs  
No. 12: Cornice with dentils or modillions

---

A Colonial Revival style house at 104 E. Cliveden Street, Germantown. Like Boxwood, this building features a gambrel roof with gable front dormers. Source: Google.

**CRITERION C**

Boxwood reflects the environment of suburban, residential architecture of the upper classes of Philadelphia in an era characterized by the Colonial Revival style. With innumerable historic, colonial and Federal period examples that could be stylistically related to the characteristics of the subject house, the design represents an important period in Colonial Revival design that led to the “modern Colonial,” borrowing from the past in both design and material composition, while also creating a distinct and often unique design. Throughout Philadelphia, the larger region and even nationally the taste for the Colonial Revival influenced domestic architecture, and the subject house exemplifies this period of architectural design and its influence on suburban dwellings.
Boxwood is a distinctive design that exemplifies a period defined and even dominated by the Colonial Revival style in Philadelphia. Shown above, are two eighteenth century houses—the upper building is the Kurtz-Barr House (demolished), formerly in the 5700 Block of Germantown Avenue, and the second is the Colonial Club (demolished), formerly at the corner of Green Lane and Harvey Street. Built in colonial times, the Kurtz-Barr House is a rambling two and one half story stone house, part of which features a gambrel roof, all of which are defining features of the subject property. Below the Kurtz-Barr House is the Bensell House, which at the northwest corner of Germantown Avenue and School House Lane. This house has a similar gambrel roof and it was houses like these that motivated architectural to be details placed the second stage within the gable end. These old Germantown houses influenced architects like Mantle Fielding to design Colonial Revival style houses like the subject property.

Because of the rich heritage of the German Township and Philadelphia at-large, the taste for the Colonial Revival style in domestic architecture was omnipresent from the time of the Centennial Exhibition of 1876 to the mid-twentieth century. While there are archaeological specimens among other copies in the area, some of the most creative designs borrowed from history, producing a distinctive, often unique, work like Boxwood. The following examples show that the Boxwood exemplifies an era characterized by the Colonial Revival style in suburban residences.
As is shown on left, the houses of the last quarter of the twentieth century were Colonial Revival style designs that were clearly executed during the period that transpired between Victorian and Edwardian eras. Unlike the Moorish, Queen Ann, and other revivialist styles of the mid- to late nineteenth century, the Colonial Revival represented a “return” to chaste and tasteful, softening of more flamboyant motifs and styles associated with the nineteenth century. While the twentieth century would see a hardened and more respectful interpretation of the style, important architects like Mantle Fielding bridged the gap between the old and the new in the “Colonial” style.

Shown at the top left, the Colonial Club (Demolished) once stood at the corner of Green Lane and Harvey Street in Germantown. This Colonial Revival style club house was designed as a distinctive building that fit into the suburban context of Germantown and, while it includes many features of the said style, it was a creative, unique work. Boxwood and the Colonial Club both included a side-gable, gambrel roof, as well as a heavy cornice. Shown to the left at center, the former Residence of James F. Fahnestock, Jr., this house stands at the corner of Johnson and McCallum Streets. This building also shares features with Boxwood in its form and some elements of its treatment, including the fenestration and the various porches. Shown at the bottom on left, this building, formerly known as “The Porches,” the “Residence of Edwin F. Schively” at School House Lane and Pulaski Avenue (Demolished) also shares the fanciful treatment of the Edwardian era that is used in the design of Boxwood.

19 Source: the Germantown Historical Society.
20 Source: the Germantown Historical Society.
21 Source: the Germantown Historical Society.

**CRITERION E: Mantle Fielding, Jr.**
While the Cottage-Stable at the subject property represents an earlier phase of W. School House Lane’s development, Boxwood, the primary dwelling house of the subject property, reflects a significant period in the development in the architecture of Germantown and Philadelphia at-large that was dominated by the Colonial Revival. Following the death of Mary A. Collins in 1895, the property was purchased by Robert Bowne Haines, Jr. and Mary West Huston Haines, both of whom were related to the industrial history of the larger region—the former, however, was directly related to the Haines family of Wyck in Germantown. The Haines family purchased the subject property in 1897, commissioning, by the close of the year, Architect Mantle Fielding, Jr., to design a new and modern residence in the “Colonial” style.
Though known for his later work as an art historian, Mantle Fielding, Jr. was a prolific and significant architect of the Philadelphia region with specific influence on the built environment of northwest Philadelphia in the late nineteenth and early twentieth centuries. The son of Mantle Fielding and Anna M. Stone, Mantle Fielding, Jr., a slender and flamboyant aesthete, graduated from the Germantown Academy in 1883, and it is said that he studied architecture for one year at ...
the Massachusetts Institute of Technology, which may have occurred between the fall of 1883 through the spring of 1884.

Fielding’s absence from Philadelphia appears to have been short-lived, as he was working in the offices of George T. Pearson (1847–1920), the noted Victorian-era architect of Philadelphia, in March 1885.22 By 1886, he was listed as an architect in the city directory. Fielding completed some design and construction-related work between 1886 and 1891, but it wasn’t until he converted the eighteenth-century barn at Wyck on W. Walnut Lane in Germantown to his private residence that he gained steam as an architect, specifically in the Colonial Revival style. Fielding lived in “The Barn” from 1891 through the 1930s, which was originally built in 1796 by Reuben Haines.23 Fielding did the unthinkable when he converted the old barn into his residence, which was not only an early example of reuse, but the embodiment of his interest in all things related to early American Colonial architecture, design, and history. Fielding’s philosophy in the reuse of The Barn was described in detail in Country Life, in an article published long after the conversion, in 1906:

In altering the barn the design was prepared with the idea of retaining as much as possible of the original structure, not only for the saving in money but to keep the character of the old work to a great extent. In this case the original stone walls (with the exception of slight building in and cutting of several large view windows) must have meant a saving of from three to four thousand dollars in the cost of the work. There was also a saving of at least a thousand dollars by retaining the old roof construction and a large number of the original floor beams and girders.

The inside of the house is of the Colonial period of the time of Sir Christopher Wren; and the old ideas have been carried out as far as it was possible to comply with modern ideas of comfort. In the remodeled building the first floor was aid largely on the original white oak girders that support the main barn floor, and when it is remembered that in the Colonial period these buildings were used largely to store grain, it will be seen what tremendous floor weights they are capable of holding.24

While certain features of the house were retained, the interior largely resembled the design of an attractive and high end Colonial Revival interior of the period. It was here, especially, that Fielding evolved from architects like Pearson who clearly influenced his work, moving slowly away from the chaotic and often highly intricate designs of his predecessors.

22 Diary, March 3, 1885, Cornelius N. Weygandt Papers, University Archives and Records Center, University of Pennsylvania. Weygandt notes that Fielding was “studying architecture under Pearson.”
After his success with The Barn, Mantle Fielding, Jr. established his architectural mastery in the Colonial Revival style with a wide array of house types and unique applications of the style based on a variety of period examples. In 1892, Fielding added to the quaint, but revered campus of the Germantown Academy with his commission for a Gymnasium, improving the facility with a respectful, but distinctly modern Colonial Revival style design.25 In 1894, Fielding was commissioned to design the Boltz House on Pelham Road, which was markedly different from his adaptation of The Barn and the Germantown Academy Gymnasium.26 Like the 1894 commission on Pelham Road, Fielding was commissioned in 1895 to design a Colonial Revival style mansion for Edward Varian Douglas at 124 W. Chestnut Hill Avenue in Chestnut Hill.27 This building is “a two-and-one-half story, three-rank stone… dwelling with a gabled roof with a balustrade and two gabled dormers,” as described by George Bryant for the Chestnut Hill Historical Society. His description reads: “The pedimented center rank possesses an open porch…the outer ranks contain two-story bowed sections with broken pedimented lintels.”28 The Boltz House and the said characteristics of the Douglas House represent the more ornate specimens of Fielding’s oeuvre, which present an interesting juxtaposition when compared to his more conservative projects. While much of this evolving landscape relates to client preference and the evolving fashions of the times, Fielding is clearly, from The Barn to the Douglas House, creating his own unique products and a certain mastery that represents an important transition within the saga of the Colonial Revival style.

The subject property was commissioned in late 1897, enabling Fielding to further build upon his skill and mastery of the Colonial Revival style. The Haines family clearly enjoyed and respected Fielding’s work on The Barn, a property directly connected to their family, and other highly visible local commissions. Selecting Fielding was clearly not a whim as Boxwood was their lifelong home at 156 W. School House Lane. The design looked to several aspects of architectural history to influence its creative interpretation of the gambrel roof; the solid stone construction of the building envelope; and a wide array of otherwise fanciful ornament and embellishments with myriad dormers, gables, porches and even a porte-cochère. Yet beyond these most notable features is a certain vernacular quality about the building form. While one could easily liken Boxwood to Fielding’s designs for the Boltz and Douglas Houses, this would be a misguided assessment, as the subject property faces the interior of the lot, hiding much of its period grandeur from the public view on W. School House Lane. And even when viewing the house from the property to the northeast, there is a meandering, vernacular form at its core, primary (northeast) elevation, while retaining the height and ornamental architectural details that are part and parcel of the Edwardian era.

That same year Fielding exemplified his creative, but controlled bravado, after the largely Quaker leadership of the Boys’ Parlors Association of Germantown commissioned him to design a traditional clubhouse that was rendered in a somewhat whimsical building for the organization. While a large addition would forever change the design in 1909, the building’s original composition was a miniature ideal of older, historic meeting house and church designs with what one might call Colonial Revival fret work.
In time, Fielding’s work became more and more controlled and hinted at the more gracious and refined era to come in Colonial Revival design. By 1906, Fielding’s commission for the Residence of Robert Newhall, Esq. in Germantown was being widely discussed and published. Unlike his design of the Boltz and Douglas Houses, the Newhall Residence was far more historic in form, appearance and bearing, which exemplified the commodious manner of such houses in the twentieth century. Though its massing and effect was overall more conservative, the Newhall Residence featured modern features of high style Georgian and local vernacular influences. The dormers featured elaborate Georgian gable fronts, while the lintels were inspired by American Federal period motifs. Yet even with certain fanciful embellishments, an evolving, modernizing of the Colonial Revival comes out in the doorway, which has a country, homey air with a hood not unlike that related to pent roofs of Germantown in the eighteenth century.

This specific design did not mark a retirement from Fielding’s more Edwardian and entirely modern commissions like the James N. Stone, Esq. House at Chestnut Hill, which was reviewed and well-received in *The American Architect* in October 1906. However, there was growing interest in Fielding. Mabel Tuke Preistman, clearly a fan of Fielding’s work, provided a representative description in Artistic Homes in 1910:

> A House of simple Colonial design, of good architecture and well adapted for the suburbs or country, has been built in Germantown. It was designed by Mantle Fielding, whose Colonial houses have given him such a wide reputation, and is distinctly interesting, with its beautiful hooded doorway in the centre of the house. A double piazza is placed at one end. From the upper porch a beautiful view is

---

obtained of the Wissahickon Valley. The lower porch will eventually be glassed in, adding to the warmth of the house during the winter months.³⁰

While Priestman is clearly impressed by Fielding’s work, she describes a house with features that represent various historic features of “Colonial design,” but also one that is “interesting” and thoroughly modern, all of which made his work all the more relevant during the period.

While Fielding’s design for the Haines family at 156 W. School House Lane is perhaps less historically riveting than his adaptation of The Barn, the subject property, Boxwood, is a significant work of a master Colonial Revival designer, who employed a variety of features, including an incredible rendering of the Gambrel roof with its fanlights and date stone, and it’s pedimented appearance. Mantle Fielding, Jr. is undoubtedly one of the foremost of Colonial Revival designers that significantly influenced the local architecture of Germantown and the larger built environment of northwest Philadelphia.

While the specific commissions and designs referenced in this nomination barely scratch the surface of Mantle Fielding, Jr.’s unsung, but distinctive and productive career, a range of specimen is presented that exhibit the architect’s aptitude and command of architecture and the Colonial Revival style. These examples of his larger oeuvre depict his accomplishments and influence during a transformative period of Philadelphia architecture that spanned from the traditions of earlier architects like Frank Furness and George T. Pearson, who taught Fielding the “Colonial” style, into the markedly evolved future of H. Louis During, Jr., Carl Ziegler, and R. Brognard Okie, where Philadelphians became truly comfortable in the Colonial Revival style.

The Frederick W. Taylor, Esq. House at Chestnut Hill, was published in the T-Square Yearbook in 1910. This the ultimate mansion of Fielding’s grand spectrum with its Georgian and Colonial Revival, even Neoclassical, features, including the simplicity of the house, despite its size, and the influence of local vernacular and high style design.31

31 George E. Thomas makes a special reference to this house in his architectural guide (Thomas, The Buildings of Pennsylvania [2011], 150).
Left: The one-and-one-half story building, “[Fig. 66. The Gardener’s House, Blithewood],” is similar to the subject building in form and design. Source: Andrew Jackson Downing. *A Treatise on Landscape Gardening: Adapted To North America; With A View To The Improvement Of Country Architecture.* (New York: 1841, revised 1844). Center: Looking southeast at the primary (northwest) and side (northeast) elevations, showing the basic Gothic Revival form. Source: Atlas, City of Philadelphia, 2018. Right: Also, a one-and one-half-story cottage, “Design VI. Symmetrical Cottage,” from *Cottage Residences*, published by Downing in 1842, shows the same building form, including both the type of roof structure and fenestration. Source: Google Books.

**CRITERIA C and D**

Built between 1849 and 1865, the Cottage-Stable, a component of the subject property, at 156 W. School House Lane is a distinctive surviving example of the Gothic Revival style, being, specifically, a specimen of a one-and-one-half story cottage, or residence and carriage house-stable in modest format and presentation. This building was clearly influenced by designs illustrated and discussed by Andrew Jackson Downing in the 1840s and early 1850s, during which time he popularized the applicability of the Gothic Revival style in American domestic architecture. Employing one of the most ubiquitous architectural forms of the Gothic Revival, a dominate gable defines the second, half-story at three of the four elevations of the subject building. While the use of the Gothic Revival style is not unknown in the Quaker City, its presence in a Cottage-Stable or Carriage House places it within small milieu of surviving specimen.
The design of the building is essentially a hybrid specimen of several designs, including “An Ornamental Farm House,” “Symmetrical Cottage,” and others that Downing illustrated and discussed in several of his publications. The illustration of “An Ornamental Farm House” depicts a building form that is similar to the subject property, a simple, but distinctly Gothic Revival with second floor windows that terminate just below the eave. Downing illustrated this building in *Cottages Residences* in 1842, which was a building form that became one of the most commonly known in Philadelphia’s Gothic Revival context. The illustration of the “Symmetrical Cottage” depicts a small house with a cross-gable roof, simple, but distinctive. Downing illustrates this building specimen in several publications, one of the earliest being *A Treatise on Landscape Gardening: Adapted To North America; With A View To The Improvement Of Country Architecture*. Originally published in 1841, the illustration is featured in his 1844 edition as “[Fig. 65, The Gardener’s House, Blithewood]” in the section on “Rural Architecture.” Like “Fig. 65,” the Cottage-Stable at the subject house is a one-and-one-half story building, modeling a basic format for an ancillary building, indicating that the design of the subject property was likely influenced by Downing.

Left: Andrew Jackson Downing published “Design IV. An Ornamental Farm House” in *Cottage Residence* in 1842, and the design and building form clearly influenced the Cottage-Stable of the subject property. The difference in the two buildings is found in the front and rear gable-ends, the subject property’s being building slightly below the larger roofline. Source: Andrew Jackson Downing, “Design IV. An Ornamental Farm House,” *Cottage Residences* (New York: Wiley and Putnam, 1842), 88–89. Right: looking east at the Cottage-Stable of the subject property with the primary (northwest) and side (southwest) elevations in view. Source: Georgette Bartell, 2019.

English designers and tastemakers, such as John Claudius Loudon and Peter Frederick Robinson, which influenced Downing, showed earlier designs for cottages; however, the design of the subject property is distinctively American in its overall building form, all of the gables being confined to one volume.33

Left: In his book *An Encyclopaedia of Cottage, Farm, and Villa Architecture and Furniture*, John Claudius Loudon provides a this elevation of “Subsect. 2. Agriculturist’s Model Cottage.—No. II.,” which shoes the varied uses intended for these cottage designs. Right: Also from Loudon’s Encyclopedia, this elevation is related to “Design XXVII.—A Turnpike Lodge,” which is a cottage that relates to the subject property.34

33 Peter Frederick Robinson. *Rural Architecture; or, A Series of Designs for Ornamental Cottages.* (1837).
34 John Claudius Loudon. *An Encyclopedia of Cottage, Farm, and Villa Architecture and Furniture.* (1833), 1144, 1180.
During the 1840s, Downing’s recommendations on design evolved, culminating in his publication of *The Horticulturist: Journal of Rural Art and Rural Taste* and *The Architecture of Country Houses*, a publication he began in 1846 and controlled until the time of his death. The design for an improved farm house published in *The Horticulturist* in 1846 has striking similarities in overall appearance to the subject property, featuring a two-and-one-half-story building with a side gable roof and a projecting front gable that is set just beneath the main roofline. In this example, the chimney stacks are located on the sides rather than at the center, much like the subject building.

![Image of a farm house and its illustration](image)

Left: Andrew Jackson Downing published the illustration shown above in 1846 as part of a “before and after” discussion with a final product that has a striking similarity to the subject property. Source: Andrew Jackson Downing. “Rural Architecture,” *The Horticulturist: Journal of Rural Art and Rural Taste*. (New York: 1846). Right: Looking southeast at the primary (northwest) and side (northeast) elevations of the subject property. Source: Pictometry, City of Philadelphia, 2018.

Other important and influential designs for Gothic Revival cottages were illustrated in *The Architecture of Country Houses: Including Designs for Cottages, Farm Houses, and Villas, with Remarks on Interiors, Furniture, and the Best Modes of Warming and Ventilating* (1852).
An early photograph of Ivy Cottage, located on what is now known as The Oak Road, near the subject property just off West School House Lane. Note that Ivy Cottage is a larger, more important design, but is similar in form to the Cottage-Stable of the subject property. Source: the Jane Campbell Scrapbook Collection, HSP.

The influence of Downing and architects like Andrew Jackson Davis and John Notman led to a popularization of what we know of as the Gothic Revival style. Described as the “Gothic Revival Style 1830–1860” in the Pennsylvania Architectural Field Guide by the Pennsylvania Historical & Museum Commission, common building types include houses, schools and churches, of which includes the subject property. In addition, the Field Guide lists “Identifiable Features:”

1. Pointed arches as decorative element and as window shape
2. Front facing gables with decorative incised trim (vergeboards or bargeboards)
3. Porches with turned posts or columns
   (The subject building certainly featured a porch; however, it has since been removed.)
4. Steeply pitched roof
   (The subject building features a steeply pitched roof.)
5. Gables often topped with finials or cross bracing
   (The subject building is defined by its gables which may have originally included finials and/or cross bracing.)
6. Decorative crowns (gable or drip mold) over windows and doors
   (The subject building may have featured gable molding at each elevation.)

According to the Pennsylvania Architectural Field Guide, “examples of Gothic Revival buildings of both high style and more vernacular character can be found across the state. The high style buildings, mansion, churches, prisons and schools sometimes offer ornate architectural details.” However, more commonly known are the “more common vernacular buildings” that feature “pointed arch windows and a front facing gable.”35 The Cottage-Stable of the subject property retains elements of the vernacular Gothic Revival tradition and should be listed on the Philadelphia Register of Historic Places as one of those examples.

8. BIBLIOGRAPHY

CREDITS
This nomination was sponsored by Irwin Trauss and Georgette Bartell; Andrew D. Gutknecht; and other generous friends of the Penn Knox Neighborhood Association and the Keeping Society of Philadelphia. This nomination was authored and prepared by Oscar Beisert, Architectural Historian and Historic Preservationist, with assistance and research from J.M. Duffin, Archivist and Historian. Photography courtesy Gretchen Lohse and Georgette Bartell.

SOURCES

Allen Clapp Thomas, Biographical Catalogue of the Matriculates of Haverford College: Together with Lists of the Members of the College Faculty and the Managers, Officers and Recipients of Honorary Degrees, 1833–1900 (Alumni Association, 1900), 141.


Deed Tripartite: Julia E. Borden, widow of Samuel Borden, late of the city of Philadelphia, and Francis S. Borden, one of the children of Samuel, of the first part, Julia E. Borden, guardian of the estate of Helen Borden and Harry Borden, minor children of Samuel Borden, of the second part, to Mary Ann Cope Morris, of the city, widow, for $15,000, 27 October 1865, Philadelphia Deed Book (hereafter PDBk) L.R.B., No. 129, p. 104, City Archives of Philadelphia (hereafter CAP).


Deed: John Hart, of Germantown, farmer and gardener, and Mary, his wife, to John W. Claghorn, city, merchant, for $1,600, 4 September 1849, PDBk G.W.C., No. 24, p. 253, CAP.

Deed: John W. Claghorn, of the city, merchant, and Sarah, his wife, to Samuel Borden, of Germantown, merchant, for $2,000, PDBk T.H., No. 100, p. 15, CAP.

Deed: Margaret W. Haines and the Inter-Varsity Christian Fellowship to Walter F. Toperzer and Betty Cline Toperzer, his wife, for $33,000, 1 December 1967, PDBk C.A.D., No. 1153, p. 7, CAP.

Deed: Margaret W. Haines to The Inter-Varsity Christian Fellowship of the United States of America, 30 October 1958 and 20 February 1959, PDBk C.A.B., No. 912, p. 1, No. 998, p. 32, CAP.

Deed: Mary Huston Haines, of the city, widow, to Isabelle H. Miller, wife of William M. Miller, and Margaret W. Haines, both of the city, for $1, 8 November 1935, PDBk J.M.H., No. 4026, p. 27, CAP.
Deed: William M. Miller, and Isabelle H., his wife, to Margaret W. Haines, 31 December 1948, PDBk C.J.P., No. 2258, p. 508, CAP
Diary, March 3, 1885, Cornelius N. Weygandt Papers, University Archives and Records Center, University of Pennsylvania. Weygandt notes that Fielding was “studying architecture under Pearson.”
“Latest News In Real Estate,” The Philadelphia Inquirer, 7 June 1898, 7.
“Latest News In Real Estate,” The Philadelphia Inquirer, 11 February 1898, 12.
“Mrs. R.B. Haines Dies at Age of 88,” The Philadelphia Inquirer, 8 May 1946, 19.
Robinson, Peter Frederick. Rural Architecture; or, A Series of Designs for Ornamental Cottages. 1837.
Wyck Papers, the American Philosophical Society.
Boxwood: Residence of Robert Bowne Haines, Jr. & Mary West Huston Haines
156 W. School House Lane, Germantown, Philadelphia, Pennsylvania
Insurance Survey S14241: Mary Huston Haines
Philadelphia Contributionship for the Insurance of Houses from Loss by Fire
September 1898
Page 2
Insurance Survey S14241: Mary Huston Haines
Philadelphia Contributionship for the Insurance of Houses from Loss by Fire
September 1898
Page 3

Boxwood: Residence of Robert Bowne Haines, Jr. & Mary West Huston Haines
156 W. School House Lane, Germantown, Philadelphia, Pennsylvania
Nomination to the Philadelphia Register of Historic Places, Winter 2019 – Page 41
3rd Story - 4 rooms, hall, 2 passages, bath
room, LINEN room, 4 p. flr., M.D.
Ceiling, 12 ft., Plastered 1/2 88 x 86, 1/2 10 x 10.
Closets, height windows, one lower 32 x 32.
30 x 24, 12 ft. high, 32 x 24, 12 ft. high.
Ceilings, 9 ft., 12 ft., 12 ft., 12 ft., 12 ft., 12 ft.

Ceilings, 8 ft., 12 ft., 12 ft., 12 ft., 12 ft., 12 ft.

Sept 1898

Philadelphia Contributionship for the Insurance of Houses from Loss by Fire
Insurance Survey S14241: Mary Huston Haines

Page 4
Boxwood: Residence of Robert Bowne Haines, Jr. & Mary West Huston Haines
156 W. School House Lane, Germantown, Philadelphia, Pennsylvania
Nomination to the Philadelphia Register of Historic Places, Winter 2019 – Page 43