

**ADDRESS: 7709 CHEROKEE ST; 540 W MORELAND AVE; 545 W MERMAID LN**

Name of Resource: Keewaydin

Proposed Action: Designation

Property Owner: Robin Sommers (7709 Cherokee St); Ganos LLC (540 W. Moreland Ave); Donald J. Ratchford and Nancy A. Dickson (545 W. Mermaid Ln)

Nominator: Chestnut Hill Conservancy

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the properties at 7709 Cherokee Street, 540 W. Moreland Avenue, and 545 W. Mermaid Lane and list them on the Philadelphia Register of Historic Places. The three properties historically comprised the main buildings of the Keewaydin estate. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J. Under Criteria C and D, the nomination argues that Keewaydin stands as a characteristic example of the Dutch Colonial Revival style, which operated as a particular mode within the broader Colonial Revival movement. Under Criterion E, the nomination contends that the estate was designed by notable Philadelphia architect George T. Pearson. Under Criterion J, the nomination argues that the estate was constructed for Edward W. Clark Jr. and his wife Lydia Jane (Newhall) Clark, a distinguished Philadelphia family and fixture of Chestnut Hill society.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the properties at 7709 Cherokee Street, 540 W. Moreland Avenue, and 545 W. Mermaid Lane satisfy Criteria for Designation C, D, E, and J.



# 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: 7709 Cherokee St.; 540 W. Moreland Ave.; 545 W. Mermaid Lane\_\_\_\_\_

Postal code: 19118\_\_\_\_\_

Councilmanic District: 8th\_\_\_\_\_

#### 2. NAME OF HISTORIC RESOURCE

Historic Name: Keewaydin; E.W. Clark Estate\_\_\_\_\_

Current/Common Name:\_\_\_\_\_

#### 3. TYPE OF HISTORIC RESOURCE

☒ Building

☐ Structure

☐ Site

☐ Object

#### 4. PROPERTY INFORMATION

Condition: ☐ excellent ☒ good ☐ fair ☐ poor ☐ ruins

Occupancy: ☒ occupied ☐ vacant ☐ under construction ☐ unknown

Current use: Residences\_\_\_\_\_

#### 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 1889 to 1936\_\_\_\_\_

Date(s) of construction and/or alteration: 1889; 1901; 1909-1912\_\_\_\_\_

Architect, engineer, and/or designer: George T. Pearson\_\_\_\_\_

Builder, contractor, and/or artisan: Stokes Brothers\_\_\_\_\_

Original owner: George Walter Clark, Jr. and Lydia Jane Clark\_\_\_\_\_

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**

Please attach

**9. NOMINATOR**

Organization Chestnut Hill Conservancy Date March 21, 2019

Name with Title Ben Leech-consultant; Walter and Robin Sommers, Nancy Dickson and Don Ratchford-owners Email lori@chconservancy.org

Street Address 8708 Germantown Ave Telephone 215-247-9329

City, State, and Postal Code Philadelphia, PA 19118

Nominator ☒ is ☒ is not the property owner.

**PHC USE ONLY**

Date of Receipt: March 21, 2019

☒ Correct-Complete ☐ Incorrect-Incomplete Date: March 29, 2019

Date of Notice Issuance: April 1, 2019

Property Owner at Time of Notice

Name: See attached

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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

Date(s) Reviewed by the Historical Commission: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

☐ Designated ☐ Rejected

**Property Owner at Time of Notice**

Nominated Property: 7709 Cherokee Street

Name: Robin Sommers

Address: 7709 Cherokee Street, Philadelphia, PA 19118

Nominated Property: 540 W. Moreland Avenue

Name: Nationstar Mortgage LLC, Champion Mortgage Company

Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

Nominated Property: 545 W. Mermaid Lane

Name: Donald J. Ratchford and Nancy A. Dickson

Address: 545 W. Mermaid Lane, Philadelphia, PA 19118



## 5. Boundary Description



### **540 W. Moreland Avenue (OPA #092150000, 136N-03-0108)**

Beginning at a point on the Southeast side of Moreland Avenue (fifty feet wide) at the distance of One hundred seventy feet Southwestwardly from the Southwesterly side of Emlen Street (Fifty feet wide) (since stricken from the City Plan by Ordinance July 1, 1957, confirmed November 18, 1958); thence extending South fifty degrees thirty minutes forty-five seconds East one hundred Sixty-nine feet four and three-quarter inches to a point; thence extending South thirty-nine degrees thirty-one minutes fifteen seconds West Eighty-two feet six and three-quarter inches to a point; thence extending South thirty-nine degrees thirty-one minutes fifteen seconds West Sixty-seven feet five and one-quarter inches to a point; thence extending North fifty degrees thirty minutes forty-five seconds West one hundred sixty-seven feet eleven and one-half inches to a point; on the Southeasterly side of Moreland Avenue, aforesaid; thence extending

North thirty-nine degrees thirty-one minutes fifteen seconds East along the said side of Moreland Avenue One hundred fifty feet to the first mentioned point and place of beginning.

**7709 Cherokee Street (OPA #092321600, 136N-03-0128)**

Beginning at a point on the Northeasterly side of Cherokee Street (sixty feet wide) at a distance of one hundred thirty-five feet South fifty degrees thirty minutes forty-five seconds East (along the same) from a point at the Southerly end of the cut-off corner (having a length of twenty-one feet two and one-quarter inches) which connects the said Northeasterly side of Cherokee Street with the Southeasterly side of Moreland Avenue (fifty feet wide); thence extending from the said beginning point, North thirty-nine degrees thirty-one minutes fifteen seconds East (on a line parallel with the said Moreland Avenue) one hundred eighty feet; thence South fifty degrees thirty minutes forty-five seconds East (on a line parallel with the said Cherokee Street) seventeen feet eleven and one-half inches to a corner; thence North thirty-nine degrees thirty-one minutes fifteen seconds East (passing through the average center of a certain proposed ten-foot-wide Easement and crossing a small frame building, on a line parallel with the said Moreland Avenue) sixty-seven feet five and one-quarter inches to the Southwesterly face of a two-story stone building on the premises adjoining on the northeast; thence South fifty degrees thirty minutes forty-five seconds East along the said Southwesterly face of the two-story stone building (on a line parallel with the said Cherokee Street) one foot five and one-quarter inches to a corner of the said and last mentioned building; thence North thirty-nine degrees thirty-one minutes fifteen seconds East (passing along a Southeasterly face of the said last mentioned building and crossing another small building on a line parallel with the said Moreland Avenue (eighty-two feet six and three-quarters inches to a stone; thence South fifty degrees thirty minutes forty-five seconds East (on a line parallel with the said Cherokee Street) sixty-one feet ten and one-quarter inches; thence South thirty-nine degrees thirty-one minutes fifteen seconds West on a line parallel with the said Moreland Avenue fifteen feet to a corner; thence South fifty degrees thirty minutes forty-five seconds East (on a line parallel with the said Cherokee Street) thirty feet three inches to a corner; thence South thirty-nine degrees thirty-one minutes fifteen seconds West (on a line parallel with said Moreland Avenue) one hundred thirty-four feet to a corner; thence South forty-eight degrees twenty-seven minutes twenty-six seconds East seventeen feet three and one-eighth inches; thence South thirty-nine degrees thirty-one minutes fifteen seconds West (on a line parallel with the said Moreland Avenue) one hundred eighty feet four and five-eighth inches to the said Southeasterly side of Cherokee Street; and thence North fifty degrees thirty minutes forty-five seconds West (along the Northeasterly side of Cherokee Street) one hundred twenty-eight feet nine inches to the first mentioned point and place of beginning.

**545 W. Mermaid Lane (OPA #092144100, 131N-021-0111)**

**[aka 605 W. Mermaid Lane (136N-03-0107)]**

Beginning at a point on the Northwesterly side Mermaid Lane (fifty feet wide) at a distance of 185 feet Southwestwardly from the Southwesterly side of Emlen Street (50 feet wide); thence extending South 39 degrees 31 minutes 15 seconds West along the said side of Mermaid Lane 140 feet to a point; thence extending North 48 degrees 27 minutes 28 seconds West 167 feet 3 inches to a point; thence extending North 39 degrees 31 minutes 15 seconds East 134 feet to a

point; thence extending South 50 degrees 30 minutes 45 seconds East 167 feet 3 inches to the first mentioned point and place of beginning.

*AND*

Beginning at an interior point, said point being at the distance of 141 feet 11 inches measured on a bearing of North 50 degrees 30 minutes 45 seconds West from a point on the Northwesterly side of Mermaid Lane (50 feet wide); said last mentioned point being a distance of 185 feet Southwestwardly measured along the said side of Mermaid Lane from the Southwesterly side of Emlen Street (50 feet wide); thence extending from said point of beginning North 50 degrees 30 minutes 45 seconds West 55 feet 7 inches to a point; thence extending North 39 degrees 31 minutes 15 seconds East 20 feet 2 inches to a point; thence extending South 50 degrees 30 minutes 45 seconds East 55 feet 7 inches to a point; thence extending South 39 degrees 31 minutes 15 seconds West 20 feet 2 inches to the first mentioned point and place of beginning.



*Figure 1: Front (southwest) elevation of Keewaydin, with detached wings at far left and far right.*

## 6. Description

The sprawling Dutch Colonial Revival estate of Keewaydin was designed by architect George T. Pearson and constructed in multiple phases between 1889 and c.1912 on a large plot of land fronting Cherokee Street between West Moreland Avenue and West Mermaid Lane in the St. Martin's section of Chestnut Hill in northwest Philadelphia. Comprising a main house, two flanking detached wings, and various outbuildings, the original five-acre Keewaydin estate was subdivided into multiple individual parcels in 1948. This nomination proposes the designation of the three parcels containing the main house and its two detached wings.

The main house stands approximately 200 feet from Cherokee Street behind a deep lawn. The two-and-one-half-story, seven-bay house is constructed of Wissahickon schist and topped with an asphalt-shingled gambrel roof [Fig. 1]. The house faces southwest towards Cherokee Street with a symmetrically-composed facade featuring a central one-story pedimented portico containing a multilight wood and glass door crowned by a fanlight transom. A pair of fixed multilight panels, each also crowned by a fanlight transom, flank the portico door, and the entire portico ensemble is bracketed by paired Doric columns [Fig. 3]. Tripartite sets of 12-over-12 double-hung wood windows light the first floor to the immediate left and right of the portico; a wide 24-over-24 double-hung sash flanked by 8-over-8 double-hung sidelights is centered above



the portico on the second floor. The remaining front elevation windows-- two on the ground floor and six on the second floor-- are 20-over-20 double-hung wood sashes. All ground-floor windows feature jack-arched lintels with beaded keystones and paneled shutters [Fig. 2] All second-floor windows feature louvered shutters. The gambrel roof is pierced by a central gambrel dormer with an oval oculus-lit tympanum and four hipped dormers. Four brick chimneys pierce the roof's crest. Four scuppers drain a box gutter concealed behind the molded cornice; one of the scuppers is inscribed "1889."



*Figure 2 (Left): Ground floor window detail*  
*Figure 3 (Right): Front portico detail*

The house's rear northeast elevation faces rear yards enclosed by brick garden walls [Fig. 4]. As on the front elevation, the rear elevation is anchored by a central ground-floor pedimented portico [Fig. 5]. A large divided-light round-arched window lights the second floor above the portico. The two bays to the left (southeast) of the portico match the general fenestration and detail patterns of the front, while the bays to the right (northwest) are more eclectic and informal in composition. A garden wall to the immediate right of the portico separates the two rear yard

areas. The northwest section features two rear entrances: one partially enclosed by a shallow frame surround and one fully enclosed by a frame porch. Its second floor is lit by a central oculus and two pairs of diamond-patterned casement windows. As on the front elevation, five hipped dormers light the full width of the rear gambrel roof, though the rear features an additional pair of shed dormers on the roof's upper pitch, a shed-roofed dormer spanning between two lower hipped dormers, and a pair of casement windows set into the roof at its far northwest end.



*Figure 4: Rear (northeast) elevation*



*Figure 5: Rear (northeast) elevation, alternate view from southeast yard*





*Figure 6 (left): Stone archways connecting main house to northwest kitchen and service wing  
Figure 7 (right): Stone archways connecting main house to southeast ballroom wing*

The house's northwest and southeast side elevations are each two-bay stone end walls with shingle-clad gambrel attics. Flat-headed windows light the lower floors of each end, while round-arched windows and oval oculi light the attic levels. Open stone archways connect each side wall to adjacent freestanding wings [Fig. 6,7]. These wings were originally connected to the main house at the basement level, but these passages were sealed when the property was subdivided in 1948.

The former kitchen and service wing, now converted to a single-family residence, stands to the immediate northwest of the main house. The six-bay, one-and-one-half story, Wissahickon schist wing runs parallel to and set back approximately 150 feet from Moreland Avenue, capped by a long gambrel roof clad in asphalt shingles [Fig. 8]. Windows along the primary northwest elevation feature jack-arched stone lintels with beaded keystones and panelled shutters matching the main house; one oval window has been replaced by a rectangular unit.<sup>1</sup> A doorway in the third bay (measured right to left) is topped by an arched transom and bracketed, gabled hood. Six

<sup>1</sup> All windows in the kitchen and service wing are currently boarded following a fire in January 2019 and their condition unknown.



hipped dormers light the attic. Three brick chimneys and a cylindrical copper vent pierce the roof. A one-story, flat-roofed, balustrade-capped Doric portico spans the wing's southwest elevation, which stands adjacent to the main house [Fig. 10]. Above the portico, the stone gambrel-end is lit by a pair of jack-arched windows and a half-round louvered vent.



*Figure 8: Kitchen and service wing (540 W. Moreland Avenue), northwest elevation*



*Figure 9: Kitchen and service wing, southeast elevation*





*Figure 10 (left): Front (southwest) elevation detail, kitchen and service wing  
Figure 11 (right): Rear (northeast) elevation detail, kitchen and service wing*

The southeast elevation faces the adjacent rear yard of the main house [Fig 9]. A central one-story projecting stone bay is lit by a single window; a door and two windows are located to its left, while a second ground-floor door and sunken basement door are located to its right. The attic is lit by six hipped dormers, one of which is half-height. The wing's rear northeast elevation features a one-story pedimented stone bay featuring a rear door and window and a glass-block corner protrusion. Its gambrel attic is lit by two jack-arched windows, a smaller rectangular window, and a half-round louvered vent [Fig. 11].



*Figure 12: Ballroom wing (545 W. Mermaid Lane), southeast elevation*

The former ballroom wing loosely mirrors the footprint and massing of the kitchen and service wing on the opposite side of the main house. Also a one-and-one-half-story, gambrel-roofed, Wissahickon schist wing converted to a single-family residence in 1948, the wing runs parallel to and set back approximately 150 feet from Mermaid Lane. Its long southeast elevation features two prominent exterior stone chimneys and two octagonal one-story bays lit by multilight leaded glass windows and crowned by balustrades [Fig. 12]. A lone shed dormer with paired windows lights the northeast end of the gambrel roof, which is clad in asphalt shingles. A flat-roofed, one-story enclosed porch spans the wing's southwest elevation, which stands adjacent to the main house [Fig. 13]. It features three full-height, round-arched divided-light windows set in wood panels. Above the porch, the stone gambrel-end is lit by four narrow round-arched windows and a half-round louvered vent. The northwest elevation faces the adjacent rear yard of the main house [Fig. 14]. It features three large tripartite bays of leaded glass windows set beneath jack-arched stone lintels with beaded keystones. A lone shed dormer with paired windows lights the northeast end of the gambrel roof. The wing's rear northeast elevation features a pedimented stone bay with a segmental arched garage door opening at the basement level and two jack-arched windows at the first floor. The gambrel attic is lit by two narrow casement windows and a half-round louvered vent [Fig. 15].





*Figure 13: Front (southwest) elevation, ballroom wing*



*Figure 14: Northwest elevation, ballroom wing*





*Figure 15: Rear (northeast) elevation, ballroom wing.*

## 7. Significance

Designed by notable Philadelphia architect George T. Pearson for Chestnut Hill socialites Edward W. Clark Jr. and his wife Lydia Jane [Newhall] Clark, the sprawling Dutch Colonial Revival estate of Keewaydin was constructed in multiple phases between 1889 and 1912. Located on Cherokee Street (originally 35th Street) between Moreland Avenue and Mermaid Lane, Keewaydin was one of the major estates of the Wissahickon Heights/St. Martin's neighborhood of Chestnut Hill, which developer Henry Houston originally envisioned as a "country club" enclave anchored by the nearby Wissahickon Inn, Philadelphia Cricket Club, and St. Martin-in-the-Fields Episcopal Church.<sup>2</sup> Pearson was retained as architect for the design of the Clarks' main house, begun in 1889, as well as a series of substantial additions under their ownership. In addition to the main house, the five-acre Keewaydin estate eventually grew to encompass two flanking dependencies and a large detached carriage house. Though the property was subdivided in 1948 and converted into multiple single-family residences, the structures themselves retain a high degree of integrity. This nomination proposes the designation of the main house and its two attached wings, which form a U-shaped complex spanning three legal parcels at 7709 Cherokee Street, 540 W. Moreland Avenue, and 545 W. Mermaid Lane [aka 605 and 615 W. Mermaid Lane in some registers].<sup>3</sup> Each of the three properties is listed in the National Register of Historic Places as "significant" to the Chestnut Hill Historic District.<sup>4</sup> Likewise, this complex merits listing on the Philadelphia Register of Historic Places by satisfying the following criteria for designation as established in the Philadelphia Historic Preservation Ordinance §14-1004 (1):

- C: Reflects the environment in an era characterized by a distinctive architectural style;
- D: Embodies distinguishing characteristics of an architectural style or engineering specimen;
- 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;

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<sup>2</sup> Garrison, James B. *Houses of Philadelphia: Chestnut Hill and the Wissahickon Valley, 1880-1930*. New York: Acanthus Press, 2008, pp. 61, 77.

<sup>3</sup> Keewaydin's detached carriage house stands on a fourth parcel at 535 W. Mermaid Lane and is not a subject of the current nomination.

<sup>4</sup> "Chestnut Hill Historic District Inventory," Chestnut Hill Historical Society.

and

J: Exemplifies the cultural, political, economic, social or historical heritage of the community.



Figure 16: Edward Walter and Lydia Jane Clark, c. 1882. Letters of Lydia Jane Clark, Boston, 1939.

### The Clarks and Keewaydin

In February 1889, developer Henry H. Houston sold five acres of prime Chestnut Hill real estate along 35th Street (later renamed Cherokee Street) to Lydia Jane Clark (1858-1936), the wife of investment banking scion Edward Walter Clark, Jr. (1857-1946).<sup>5</sup> The parcel was located just a few blocks from the newly-established Wissahickon Inn and Philadelphia Cricket Club, both financed by Houston and opened in 1884 as part of Houston's vision for an elite, bucolic suburb he initially dubbed Wissahickon Heights (later known as St. Martin's) [Fig. 17]. In many ways, the Clarks embodied Houston's vision for ideal residents of Wissahickon Heights. Edward, known to the family as Walter, was the son and grandson of prominent Philadelphia investment bankers and a graduate of Germantown Academy and the University of Pennsylvania. In addition to his role as senior partner in the family's E.W. Clark & Company banking concern, Clark also served as vice president of the First National Bank of Philadelphia, manager for the Lehigh Coal and Navigation Company, and board member for numerous railroad companies. Walter was also an avid cricketer and yachtsman, sports whose Anglophile pretensions were *de rigueur* amongst

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<sup>5</sup> Deed Book GGP 472, p. 219, Feb. 25, 1889. Philadelphia City Archives

This is a historical map of a section of Houston, Texas, likely from the late 19th or early 20th century. The map shows a grid of streets including Avenue A, Avenue B, Avenue C, Avenue D, Avenue E, Avenue F, Avenue G, Avenue H, Avenue I, Avenue J, Avenue K, Avenue L, Avenue M, Avenue N, Avenue O, Avenue P, Avenue Q, Avenue R, Avenue S, Avenue T, Avenue U, Avenue V, Avenue W, Avenue X, Avenue Y, and Avenue Z. Key landmarks include the 'WISSAHICKON INN' and the 'CRICKET GROUNDS'. A signature 'E. W. Clark, Jr.' is circled in the lower right corner. The map also shows various lots, some with numbers, and a small bridge over a waterway at the bottom.

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RESIDENCE OF E. W. CLARK, JR.  
Mooreland Avenue, Wissahickon Heights

*Figure 18: Keewaydin c. 1899. Note its original front and side porches and absence of a seventh end bay. Originally published in Handsome Houses of Germantown, Mt. Airy & Pelham, Germantown Independent Gazette, 1889, reproduced courtesy of the Germantown Historical Society/Historic Germantown.*

Construction of Keewaydin, named after the northwest wind in Henry Wadsworth Longfellow's "The Song of Hiawatha," began in 1889; the Clarks moved into the house in February 1890.<sup>6</sup> In its original iteration, the house featured a six-bay front with open, flat-roofed front and side porches [Fig. 18]. In 1901, the side porch was replaced by a full seventh bay, an enclosed pedimented portico replaced the front porch, and two new gambrel-roofed dependencies bracketed the house: a kitchen and laundry wing to the northwest and an open loggia to the southeast.<sup>7</sup> Pearson's renderings of the completed design were featured in *American Architect* in January 1902 [Fig. 19], and a c.1905 photograph of the property confirms most details of published design [Fig. 20].

<sup>6</sup> *Letters of Lydia Jane Clark, 1858-1936*. Boston: 1939, p. 82.

<sup>7</sup> Building Permit #2980, May 13, 1901, Philadelphia City Archives.



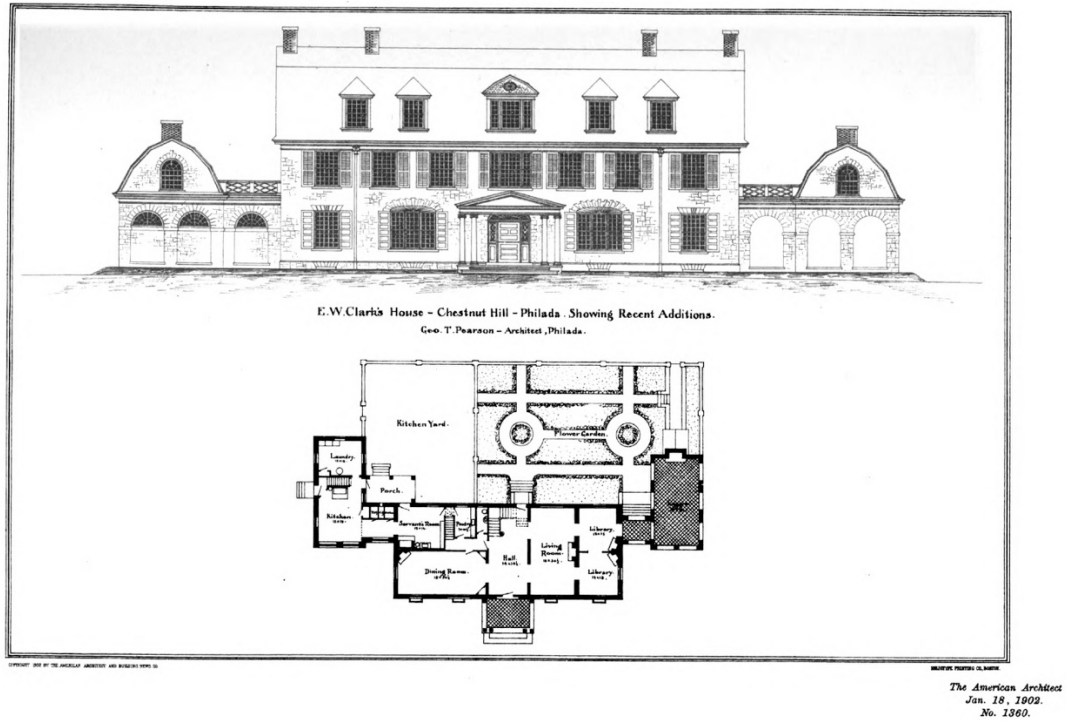


Figure 19: American Architect, Jan. 18, 1902. Note the minor variations in ground-floor window and portico details from the final completed design.



Figure 20: Keewaydin c. 1905. Naylor Collection, Chestnut Hill Conservancy.

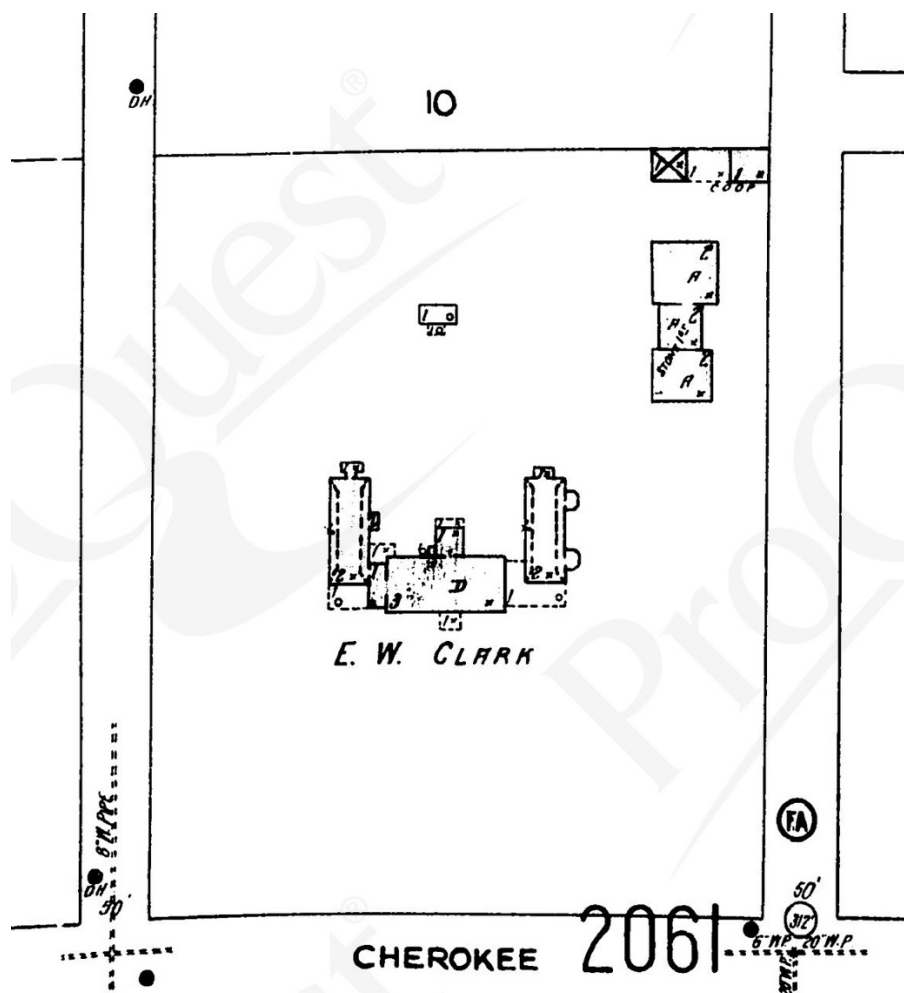


Figure 21: Sanborn Atlas detail from 1925, showing enlarged dependencies. Philadelphia Volume 21, Sheet 612.

Between 1909 and 1912, both dependencies were significantly enlarged and/or rebuilt to roughly their current configurations. The kitchen and service wing more than doubled in size, while the open loggia was replaced with a “great hall” or ballroom wing [Fig. 21].<sup>8</sup> Census records also trace the growth of the Keewaydin estate in the early twentieth century. In 1900, the household included four children (George, born 1885; Frances, born 1888; Sydney, born 1891; and Christine, born 1894) and three servants.<sup>9</sup> Ten years later, ten servants resided at Keewaydin in

<sup>8</sup> Building Permit #3273, May 10, 1909; Building Permit #2643, April 14, 1911, Building Permit #4867, June 25, 1912, Philadelphia City Archives.

<sup>9</sup> 1900 U.S. Census: Philadelphia Ward 22, Philadelphia, Pennsylvania, Page: 9, Enumeration District 0508

addition to the Clark's three surviving children (George having died of tuberculosis in 1906 during his sophomore year at Harvard University).<sup>10</sup>

Minor alterations and additions overseen by Pearson continued through the late 1910s. In 1934 ownership of Keewaydin transferred to the three Clark children, though Walter and Jane continued to reside there until Jane's death in 1936. Walter died in 1946.<sup>11</sup> The property stood vacant for a number of years until its purchase in 1948 by William Rowland, who subdivided the estate into eight individual plots and converted the wings into single-family residences. Approval was also granted for the conversion of the main house into five apartment units, though this work was ultimately not undertaken. Architect George Idell designed the 1948 alterations, though their impact to the exteriors of the buildings was minimal. Various utilitarian outbuildings on the parcels post-date the property's period of significance and are non-contributing to this nomination.

### **George T. Pearson and the Colonial Revival Style**

Keewaydin's design is a characteristic example of the Dutch Colonial Revival style, a particular mode within a broader Colonial Revival movement which strongly influenced residential, commercial, and institutional architecture across America in the late nineteenth and early twentieth centuries. As one of the first significant Colonial Revival designs to be constructed in Chestnut Hill, Keewaydin represents a decisive turn away from the often exuberant eclecticism which characterized much of the neighborhood, and much of architect George T. Pearson's own portfolio, through the late 1880s. Elements of the Colonial Revival style reflected in Keewaydin's design include its formal symmetry, Dutch gambrel roofs, classical porticoes, and jack-arched lintels. Its use of local Wissahickon schist is also highly characteristic of Chestnut Hill houses of its era.

George T. Pearson (1847-1920) was a prolific and accomplished architect whose career in Philadelphia spanned more than four decades. Born in Trenton, New Jersey, Pearson apprenticed

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<sup>10</sup> 1910 U.S. Census: Philadelphia Ward 22, Philadelphia, Pennsylvania, Page: 17A, Enumeration District 0447; *Letters*, p. 110.

<sup>11</sup> "E.W. Clark, Banker and Yachtsman, 88" *New York Times*, April 5, 1946.

with New Jersey architect Charles Graham before relocating to Philadelphia in 1871. After stints in the offices of Addison Hutton and John McArthur, Jr., among others, Pearson opened his own office in 1880.<sup>12</sup> He is credited with over three hundred commissions, primarily single-family houses but also a number of churches, hotels, train stations, and school buildings. Amongst his most notable clients was hat manufacturer John B. Stetson, who commissioned Pearson to design mansions in Elkins Park and Florida, numerous Philadelphia factory buildings, and Florida's Stetson University and College Arms Hotel. A long-time resident of Germantown, Pearson's own self-designed home at 125 W. Walnut Lane was added to the Philadelphia Register of Historic Places in 2013, as was his Happy Hollow Playground at 4740 Wayne Avenue, commissioned by Walter and Jane Clark and donated to the City of Philadelphia in 1910.<sup>13</sup>

Pearson's early designs were heavily influenced by the prevailing Queen Anne style popular in the 1870s and 1880s, often characterized by boldly asymmetrical massing, picturesque rooflines, diverse material palettes, and eclectic historical references. The Queen Anne style was also developer Henry H. Houston's style of choice for the majority of his early Wissahickon Heights/St. Martin's projects, including the Wissahickon Inn, the original Philadelphia Cricket Club, and the Houston-Sauveur House at 8205 Seminole Avenue, all designed by George and William Hewitt. Keewaydin was among the first Colonial Revival designs both in Pearson's portfolio and in affluent Chestnut Hill, anticipating a decisive shift in popular taste away from the eclecticism of the late nineteenth century. Writing to her husband, who was overseas on a cricket tour during the home's construction in 1889, Jane Clark captures the spirit of this popular shift with a wry critique of Pearson's design-in-progress for Keewaydin:

I suggested to Herbert that he drive Mont up to the Hill occasionally and send us a blue print of the progress. I also asked Rob to keep an eye on the chimneys to see that Pearson didn't get in any of his fancies. That vane on the stable has robbed him of the little confidence I once felt in him. Will you write to tell him to take it off? There is no use in having it exposed to the weather and it can't stay there....<sup>14</sup>

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<sup>12</sup> Tatman, Sandra L. "Pearson, George T. (1847-1920)," *Philadelphia Architects and Buildings Database*, [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm?ArchitectId=A1055](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm?ArchitectId=A1055)

<sup>13</sup> Danta, Jorge, "Nomination of Historic Building, Philadelphia Register of Historic Places: 125 W. Walnut Lane." November 2012; Broadbent, Kim, "Nomination of Historic Building, Philadelphia Register of Historic Places: 4740 Wayne Avenue," July 2012.

<sup>14</sup> *Letters*, p. 55.

Given Pearson's continued involvement with Keewaydin and the Clarks over the next two decades, he clearly regained his clients' trust and successfully weathered the shift away from the "fancies" of the Queen Anne period. Pearson followed the Keewaydin commission in 1894 with an equally stately Colonial Revival design for J. Levering Jones a block away at 501 Moreland Avenue [Fig. 22]. Both it and his Colonial Revival McCall Mansion in Germantown were praised for their "dignity and repose" in the March 1906 *Architectural Record* feature "Recent Suburban Architecture in Philadelphia and Vicinity," which particularly noted that the J. Levering Jones House was "the first mansion with a portico of [its] kind built near Philadelphia for about ninety years."<sup>15</sup> Published alongside the work of contemporaries Cope & Stewardson, Durhing, Okie & Ziegler, Brockie & Hastings, Savery, Sheetz & Savery, Charles Barton Keen and others, the *Record* feature underscored just how decisively architectural tastes had shifted at the turn of the century. Of the roughly two dozen projects illustrated in the feature, nearly all were of Colonial Revival or Tudor Revival character.<sup>16</sup> Tellingly, when the Hewitt Brothers' original Philadelphia Cricket Club burned down in 1909, it was replaced by a Colonial Revival structure designed by Pearson [Fig. 23]. In this context, Keewaydin's status as one of the first Colonial Revival designs in Chestnut Hill, and one of the first in Pearson's portfolio, carries particular significance.

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<sup>15</sup> Nolan, Thomas. "Recent Suburban Architecture in Philadelphia and Vicinity," *Architectural Record*, Vol. 19 no. 3, March 1906, p. 180.

<sup>16</sup> Though its exterior expression is limited to its large leaded-glass window bays and monumental stone chimneys, Keewaydin's ballroom wing is also significant for its Tudor Revival elements, another mode which Pearson employed frequently around the turn of the twentieth century.

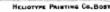


Figure 22: J. Levering Jones House, 501 Moreland Avenue. American Architect and Building News, June 16, 1894.

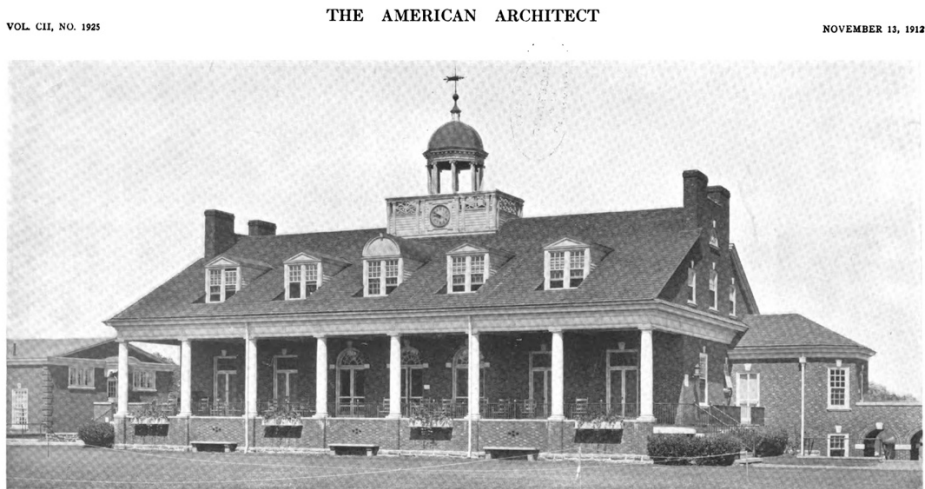


Figure 23: Philadelphia Cricket Club, The American Architect, Nov. 13, 1912.

## **Conclusion**

As an early and prominent example of the Colonial Revival style in the affluent Chestnut Hill neighborhood of St. Martin's, the former Edward Walter and Lydia Jane Clark estate of Keewaydin satisfies multiple criteria for listing on the Philadelphia Register of Historic Places. Its design reflects the environment in an era characterized by a distinctive architectural style and embodies distinguishing characteristics of an architectural style or engineering specimen (Criteria C and D). It is the work of a designer, George T. Pearson, whose work has significantly influenced the architectural development of the Philadelphia (Criterion E). Finally, as the prominent estate of a distinguished Philadelphia family and fixture of Chestnut Hill society, Keewaydin also exemplifies the cultural, economic, social and historical heritage of its community (Criterion J).



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