OVERVIEW: This nomination proposes to designate the property at 145 Sumac Street and list it on the Philadelphia Register of Historic Places. The Historical Commission first considered the historic designation of 145 Sumac Street in 2015. At its 10 July 2015 meeting, the Commission tabled the review of the nomination at the request of the property owner and author of the nomination, to allow for both parties to come to an agreement on the redevelopment of the property. The property has remained under the Commission’s jurisdiction during this tabling period. During the tabling period, the property was rehabilitated. Since being tabled, the nomination has been updated by the Historical Commission’s staff.

The nomination contends that the building, one half of a twin comprising 145 and 147 Sumac Street, satisfies Criteria for Designation A, D, and J. Satisfying Criteria A and J, the nomination argues that the building has significant interest or value as part of the city’s development related to Manayunk textile mills and is associated with an important individual, Manayunk mill owner James Z. Holt, son of Edward Holt, who was among the first Manayunk Mill owners. It was second-generation mill owners, like James Holt and Wilde mill owners, the brothers John and Thomas Wilde, who provided much of the impetus for Wissahickon’s development as the location for elegant park-side homes along the Wissahickon Creek. The building was among the first grand homes built in Wissahickon during this Victorian era period of development, and exemplifies the economic, social, and historical heritage of the community. Satisfying Criterion D, the nomination contends that the building reflects an extraordinary example of Eastlake Victorian styling, with trim ornaments, spindles and door carvings with geometric patterns and incised lines. It is only one of a few remaining examples in Wissahickon, a neighborhood developed when Queen Anne style was in vogue.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 145 Sumac Street satisfies Criteria for Designation A, D, and J.
1. ADDRESS OF HISTORIC RESOURCE  *(must comply with an Office of Property Assessment address)*
   Street address: 145 Sumac Street
   Postal code: 19128

2. NAME OF HISTORIC RESOURCE
   Historic Name: ____________________________
   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:  Residential

5. BOUNDARY DESCRIPTION
   Please attach a narrative description and site/plot plan of the resource’s boundaries.

6. DESCRIPTION
   Please attach a narrative description and photographs of the resource’s physical appearance, site, setting, and surroundings.

7. SIGNIFICANCE
   Please attach a narrative Statement of Significance citing the Criteria for Designation the resource satisfies.
   Period of Significance (from year to year): from 1884 to present
   Date(s) of construction and/or alteration: 1884
   Architect, engineer, and/or designer:  
   Builder, contractor, and/or artisan:  John W. Gilton, mason
   Original owner:  John W. Gilton
   Other significant persons:  James Zell Holt and Mary Bromley Holt
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 a bibliography.

9. NOMINATOR
   Organization: Philadelphia Historical Commission
   Date: September 20, 2019

   Name with Title: Philadelphia Historical Commission staff
   Email: Kim.Chantry@phila.gov

   Street Address: 1515 Arch Street, 13th Floor
   Telephone: 215-686-7660

   City, State, and Postal Code: Philadelphia, PA 19102

   Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt: Updated September 20, 2019
☒ Correct-Complete ☐ Incorrect-Incomplete
Date: October 9, 2019

Date of Notice Issuance: October 10, 2019

Property Owner at Time of Notice:
   Name: Heather Baumgardner and Robert Marcin
   Address: 145 Sumac Street

   City: Philadelphia
   State: PA
   Postal Code: 19128

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

Date(s) Reviewed by the Historical Commission:

Date of Final Action:

☒ Designated ☐ Rejected 12/7/18
Plot Plan and Written Description: 145 Sumac Street
All that certain lot of piece of ground with the buildings and improvements erected thereon, situate in the 21st Ward of the City of Philadelphia, bounded and described according to a subdivision plan as follows. Beginning at a point on the Northerly side of Sumac Street (50 feet wide) at a distance of 133.634 feet Northwardly from the Easterly side of Manayunk Avenue (50 feet wide) and thence from said point of beginning extending North 27 degrees 26 minutes 19 seconds West, partly along and passing through an access and utility easement, a distance of 90 feet to the first mentioned point; thence extending North 62 degrees 33 minutes 41 seconds East, passing through said easement, a distance of 28.116 feet to a point; thence extending South 27 degrees 26 minutes 19 seconds East, partly along the line of said easement, a distance of 90 feet to a point on Sumac Street; thence extending South 62 degrees 33 minutes 41 seconds West, along the Northerly side of Sumac Street, a distance of 28.116 feet to a point and place of beginning.

Being No. 145 Sumac Street
Physical Description: 145 Sumac Street
Physical Description: 145 Sumac Street

6. Description

145 Sumac Street is a red brick Queen Anne twin house located in the Wissahickon neighborhood of northwest Philadelphia, with characteristic Eastlake styling (a). The house is a fine example of the Queen Anne style with a “steeply pitched roof of irregular shape, usually with a dominant front-facing gable; ...[ornamental] devises used to avoid a smooth-walled appearance; asymmetrical facade with partial or full-width porch which is usually one story high and extending along one or both side walls.”¹ The three-story building is three bays wide and five bays deep (b). The gabled roof is connected to an identical twin house at the east (147 Sumac Street; nominated separately). The house was built circa 1884.

The asymmetrical, south-facing facade is comprised of hard-fired red brick thinly mortared “butter” joints, and steep sloped roof elements, extending from the ridge above the third floor to the porch roof at the first floor with a hip roof structure on a projecting wing at the rear on the west side of the house. The front facade is adorned with an ornate bracketed cornice typical of the Queen Anne style, with decorative eave returns just below the gabled third facade. The gable contains decorative wood elements below and along the eave. A wrap around porch, also typical of the Queen Anne style, extends from the front steps to the front entry at the projected south wing. The double wood doors carved in the Eastlake geometric style are varnished. The windows are white vinyl replacement windows with painted wood trim. The original wood windows, with classic Queen Anne upper sashes comprised of “multi-pane colored glass large pane surrounded by smaller panes” (McAlester), have been replaced in kind as part of the building’s 2015 rehabilitation (c).

Basement and First Story

The basement and first floors are faced in red brick, with a schist foundation and stone water table at the first-floor line. A brick chimney projects from the roof just below the main ridge. The double hung windows are set into the brick field with stone lintels and sills framed with painted wood molding. The main front facade windows are paired with the first floor aligns directly with those of the basement windows below.

The west side of the facade’s basement and first stories is composed entirely of a porch beneath a broad, shallow sloped roof that completes the gable roof line. The outer edge of the porch roof is supported by carved wood double post elements, bearing on brick columns. The porch area itself is L-shaped with the eastern end serving as the main entry to the house, and western end leading northward to a windowed wall. Directly above the doors is a large transom composed in the same Queen Anne style as the upper sashes (d).

¹ Based on research and nomination prepared by Jeffrey Allegretti, 2015.
Second and Third Stories

The main facade at the second and third floor is two bays wide on the second floor with the third-floor window centered in the main gable wall. The facade is faced in thinly mortared brick, in a running-bond pattern. The eaves along the main south-facing facade are embellished with vertical geometric wood decorative trim boards with ornately carved eave returns supported with wood brackets (e).

The facade is extended by a projection in the west elevation that continues the gable roof line and maintains the plane of the recessed front door creating the facade’s third bay, which is maintained above in the second floor; the center west wall projection, two bays wide by two stories high, with one window on each of the first and second floor of south (front facing walls) in vertical alignment. (f)

The windows of the second and third stories follow a similar pattern as on the floors below. They are replacements of the original double-hung Queen Anne windows. The front window on the third story is shorter than those on the second story, which are slightly shorter than those on the first story. All of the windows have stone sills and lintels.

West Elevation

The West elevation (f) exposes the building’s full north-south axis; it is four bays wide by two stories, with a single third floor dormer window. The elements of this elevation are the single bay return wall from the main facade - comprised of a brick first floor and steep sloped roof forming the second and third floor with a solitary dormer window on third floor - and three separate building projections: 1. The main entrance and stair hall are capped by a steep roofline with a singular window at the third floor dormer; 2. A two bay by two story hipped roof center core element, and 3. A two-bay, two story rear section.

The west elevation projections and the narrow front facade create an L-shaped interior plan, with large, three-sided rooms at the center core. And a broader rear facade than is at the front. The west elevation is composed of the same red brick facing as is the front facade, with the same double hung window elements with stone sills and lintels and painted wood moldings.

North Elevation

The North elevation is the rear elevation. It is comprised of a brick-faced, hipped-roof projection two bays wide by two stories high, creating an asymmetrical “symmetry” with the west gable extension projection (g).
145 Sumac Street (left) and 147 Sumac Street (right). Primary facades fronting Sumac Street, and side of 145 Sumac Street. July 2019.
July 2019 Photographs

145 Sumac Street (left) and 147 Sumac Street (right). Primary facades fronting Sumac Street. July 2019.
July 2019 Photographs

145 Sumac Street (left) and 147 Sumac Street (right). Primary facades fronting Sumac Street, and side of 147 Sumac Street. July 2019.
July 2019 Photographs

Rear of 145 Sumac Street (right) and 147 Sumac Street (left). View from Kalos Street. July 2019.
Statement of Significance: 145 Sumac Street
7. Significance

The property at 145 Sumac Street is significant as an historic resource in Philadelphia and merits listing on the Philadelphia Register of Historic Places. Pursuant to Section 14-1004(1) of the Philadelphia Code, the property satisfies Criteria for Designation A, D, and J.

Satisfying Criteria A and J, the building has significant interest or value as part of the city’s development related to Manayunk textile mills and is associated with an important individual, Manayunk mill owner James Z. Holt, son of Edward Holt, who was among the first Manayunk Mill owners. It was second-generation mill owners, like James Holt and Wilde mill owners, the brothers John and Thomas Wilde, who provided much of the impetus for Wissahickon’s development as the location for elegant park side homes along the Wissahickon Creek. The building was among the first grand homes built in Wissahickon during this Victorian era period of development, and exemplifies the economic, social, and historical heritage of the community.

Satisfying Criterion D, the building reflects an extraordinary example of Eastlake Victorian styling, with trim ornaments, spindles and door carvings with geometric patterns and incised lines. It is only one of a few remaining examples in Wissahickon, a neighborhood developed when Queen Anne style was in vogue, with no other example of the particular steep slope roof styling exhibited by the subject building.

Criteria A and J: The building has significant interest or value as part of the city’s development associated with Manayunk Mills and the development impetus for mill-owner housing; is associated with an important individual, James Z. Holt, Manayunk mill owner; and exemplifies the economic, social, and historical heritage of the community, as a speculative housing development directed at the wealthier class looking to live in the developing Wissahickon neighborhood.

The property at 145 Sumac Street is an important marker in the history of Manayunk’s and Philadelphia’s industrial heritage. As the City’s population burgeoned in the beginning of the 19th century, City fathers moved to protect the City’s water supply, including and especially the Schuylkill River. With the creation of the Fairmount Water Works in 1815 and the spillway in 1822, what remained was to preserve the quality of water for the City’s growing population. In the decades that followed, the City acquired the land that directly adjoined the Schuylkill River and sought to prevent the growth of industry along its banks. At the same time, the Schuylkill Navigation Company constructed Flat Rock Dam above the borough of Manayunk and created the Manayunk Canal to connect the City’s industrial center to the coal fields in northern Pennsylvania. The Schuylkill Navigation Company was also in the business of selling water power. By 1821, three mills had begun operation in Manayunk; one making cotton, one milling “flock from wollen rags” and a third, begun by Charles Hagner, “making oil and grinding drugs… and shortly thereafter added a fulling mill.”

3 Based on research and nomination prepared by Jeffrey Allegretti, 2015.
industrialists upstream commissioned an engineering study to demonstrate that it would be possible to build a canal that by-passed the Schuylkill, not for navigation, but to bring fresh water to the Water Works from upstream of the intended new polluting industry on the river. That canal would have roughly followed the path of today’s Kelly Drive. Surely, if this water diversion plan had succeeded and the Schuylkill River below East Falls had become industrialized, the prospects for the Wissahickon watershed would have been likewise dim, and with it the prospects for the development of Wissahickon as a bucolic residential retreat for mill owners and the new gentry class.

By 1850, John Ripka’s cotton mill had grown to be the largest in the US, spurring expansion by all mill owners and spurring the development of housing up the slopes of Manayunk to the ridge. But the Civil war interrupted Ripka’s supply of raw cotton. As a result, he was bankrupted and his mill closed. However, the Union army’s demand for woven goods created new opportunities: “Textile mills switched from cotton to a blend of cotton and wool yarns, pure wool yarns and a variety of woven goods.... Philadelphia emerged as one of the giants in carpet weaving toward the end of the nineteenth century [providing] a steady market for the warp and weft yarns produced in the mills in Manayunk” (Workshop of the World).

The Holt family was early to this new industry. James Zell Holt’s father, Edward Holt, made knit underwear for Union Soldiers during the Civil War and, along with other significant Manayunk mill owners John and James Dobson, Sevill Schofield, James Lord, Jr., and J.B. Winpenny, he became wealthy as a result (Workshop). In addition to the Pennsylvanian Knitting Company, his mill for woolen knits, Edward and John Laycock, owned the Laycock and Holt, “manufacturers of shirts and drawers.” He was a founding member of the American Wool Manufacturers Association, created at the close of 1864, months before the end of the Civil War, and he remained active until his death in 1872. Edward Holt was also part of the founding directorate of the Manayunk National Bank, which became an important source of capital for the expansion of Manayunk and the development of Wissahickon.

Edward’s only son James was born in 1861 and, when of age, he followed in his father’s trade, becoming an owner of the Baker, Holt & Co. mill, along with Alfred T. Baker. Baker, Holt & Co. was housed on the third floor of the former Ripka Mill, which housed Baker, Holt & Co.

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5 Thomas, Bob, AIA, from Philadelphia Parks Alliance tour, “Sunset and Moonrise from the Schuylkill River Gazebos,” August, 20, 2013, lecture notes
7 Gazetteer of the manufactures and manufacturing towns of the United States, J.M. Bradstreet & So
9 The Fleece and the Loom: an address before the National Association of Wool Manufacturers, John J. Hayes, Press of John Wilson and Sons, Boston, 1865; p 79.
Ripka mills in Manayunk. Baker, Holt & Co. was a plush mill, specializing in fine gingham and dress goods. Baker, Holt & Co. was a small business, but at least in 1892, it was growing. The April 9, 1892 issue of Wade’s Fibre and Fabric reported that Baker, Holt & Co. had just made an order for 4 additional plush looms. Alfred T. Baker, went on to become an innovator and patent holder of woven pile fabrics and for “methods and apparatus for beaming warp,” and a recognized pioneer of velvets, velour and Mohair used in the upholstery of furniture of the period. By the beginning of the 20th century, the Ripka mill became known as the “Ripka Mills of A.T. Baker Company,” and Mr. Baker undertook a massive expansion of those facilities in the first decades of the 20th century.

As mill expansion proceeded apace in Manayunk in the second half of the 19th century, workforce housing was being developed along the streets rising from the river valley to the ridge, and along newly created terraced streets perpendicular to the up-down streets. A few notable mansions for the Manayunk mill owners and other wealthy Manayunk business owners were created on perched openings in Manayunk proper, but the new generation of wealthy mill owners created more of a demand for elegant homes on ample lots than the built environment could provide. Beginning in the late 1870s, land owned by prominent families, notably Camac, Dobson, Salaignac and Wetherill, along the Wissahickon Creek at Manayunk’s southern tip, began to be subdivided into generously-sized building lots to accommodate the demand for grand single detached and semi-detached homes with ample side and rear yards.

The maps below illustrate this rapid transformation of Wissahickon from 1862, when it was virtually undeveloped, to 1875, when prominent property owners held large estates, to 1895, when nearly all of the largest parcels had been built on, creating a unique park side Victorian wonderland.

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12 Wade’s Fibre and Fabric, April 9, 1892, Vol XV, No. 371
13 A.T. Baker held many patents, including for “cut pile” the dominant carpet type to this day, Google books references to Alfred T. Baker patents. http://www.google.com/patents/US1270229
A “Bird’s Eye” image of Wissahicken in 1907,\(^{14}\) showing that development was nearly completed by then, with the subject property (red) enlarged beside it.

The parcel on which the subject building sits was sold in 1882 by Dr. William Camac to mortgage financier and real estate broker Thomas N. Allison\(^{15}\) as a combined parcel with 147 Sumac – the deed


\(^{15}\) Thomas Allison abruptly fled for Mexico in 1892 after it was discovered that his firm, Thomas N. Allison & Bro.,
indicates 97 feet of Sumac Street frontage. Two days after this transaction, Allison subdivided the parcel, leaving 58 feet for 147 Sumac Street, where he was to live, and 38 feet for 145 Sumac Street, selling the smaller parcel to John W. Gilton, bricklayer. Two years later, in October 1884, Gilton sold the property “with the three story brick messuage or tenement and other improvements thereon erected...” to Charles W. Klauder, a director, with James Holt, of the Manayunk Trust Company. This is the first mention of a brick house on the site. Klauder sold the property to Mary A. Holt, wife of James Z. Holt, in April 1886. The combined group of parcels were in continuous use and occupied as a single estate since the Holt’s purchased them in 1886 through to the subdivision and development in 2015.

Wissahickon was especially attractive to the younger set of mill owners. In 1891, Brothers John and Thomas Wilde, who had just opened their new mill on Cresson Street directly adjacent to Wissahickon, built new residences “just north of the railroad on Sumac Street, at 127 and 129 Sumac respectively” (NPS, Wilde Mill Registration).

Several sources were used to narrow down the construction date of 1884 for 145 and 147 Sumac Street. The buildings are shown on G.M. Hopkins 1884 Atlas of the 21st Ward (provided in Appendix). The buildings are first mentioned in the 1884 deed. But perhaps the most compelling source is a Supreme Court of Pennsylvania case from 1888 of Thomas N. Allison, plaintiff, versus John W. Gilton, defendant. In the findings of fact, it states that “The plaintiff is a conveyancer, real estate agent, and dealer. The defendant is a bricklayer. They had, from time to time, engaged in business transactions with each other... The erection of two houses on Sumac Street, in Wissahickon, were settled and adjusted...and a balance of $271.16 was admitted to be, and still is, owing by the plaintiff to the defendant. They agreed, in the year 1882, to build two houses on Sumac Street, at their joint expense, one of which, when finished, was to be the property of Mr. Allison, and the other was to belong to Mr. Gilton. Each advanced money in the payment of bills for the two houses, and Mr. Gilton did the bricklaying work on both. The construction of the buildings was slow, but the delay, in view of all the facts of the case, was not caused by the negligence of the defendant.”16 The American Architect and Building News reported in 1883 that permits were issued for the construction of the building, with Jno. W. Gilton as the owner.17

John W. Gilton was a Germantown-based bricklayer and builder of 145 and 147 Sumac Street. His name appears as the contractor for other local residential projects around this time, but his most notable commission may be The George Nugent Home for Baptists at 221 W. Johnson Street, for which Gilton was the mason for its construction in 1896. According to the Philadelphia Register of Historic Places nomination for the Nugent Home, “Gilton, the mason who constructed the Nugent Home, was proud of his role in creating the landmark building. More than a decade after its construction, he ran an advertisement that included a sketch of the Home beneath a banner proclaiming: ‘I am the Man That Did the Stone and Brick Work on This Building, The Nugent Home.”18

The estate that was subdivided for this property was owned by Dr. William Camac, whose son, also named William Camac, was a prominent architect working in the office of Frank Furness in the 1880s.

Manayunk conveyancers had defrauded mortgage borrowers by pocketing the principal from their payments to the lender. He was living at 147 Sumac at the time. Philadelphia Times, 1/16/1892, p 1; Philadelphia Times, 5/17/1893, p 1.

16 Cases in the Supreme Court of Pennsylvania: Being Reports of All the Cases Not Reported in the State Reports, from October 1, 1888, with Some Prior Cases, Volume 1, By Pennsylvania Supreme Court, edited by James Monaghan, Philadelphia. George T. Bisel & Co. Law Publishers and Booksellers, p. 738.


The role of younger Camac in the development of his father’s estate may explain the stylistic choice for the house. Furness was building similar but more sophisticated Stick Style houses at the same moment.

While Charles Klauder was the first owner of the property after construction of the house, James and Mary Holt were the first long-term owners of the property, and were among the earliest to invest in this new development in Wissahickon, as the 1884 Hopkins Atlas shows. However, in two short decades, Wissahickon would become nearly fully developed as it was seen to be a highly desirable place to live, with proximity to the Wissahickon Valley, tree-lined streets, new sewers and water services, and grand homes in high Victorian styling. The Holts raised their five children here, and, according to their death certificates, remained in the property up until James’s death in 1940, at which point Mary went to live with her daughter Mildred in Osborn, PA, where she died the following year. Interestingly, Mary Holt was born Mary Bromley, and was a sister to Walter Scott Bromley, a senior member of the map publishing firm of George W. Bromley and Company. Walter Scott Bromley lived across the street from his sister Mary, at 126 Sumac Street, at the time of his death in 1927.

Mary and James Holt were frequent figures in Philadelphia’s society pages, both at functions in the Philadelphia area as well as at shore and mountain retreats frequented by Philadelphia’s high society. The image below shows Mr. Holt and his wife on the grounds of the Raymond Hotel, in Eagles Mere PA, a popular retreat for Philadelphia’s wealthy class. In addition to his mill ownership, Holt was a Director of the Manayunk Trust Company, a member of St. David’s Episcopal Church, and a resident member of the Manufacturer’s Club in 1894.

The Holts at the Raymond Hotel in Eagles Mere, PA, 1895 (C.J. Hatch)

![Image of Mr. Holt and his wife on the grounds of the Raymond Hotel](image1)

Mrs. Mary Holt (in dark dress); James Z. Holt (in rear, closest)

19 See Death Certificates in Appendix.

http://archive.org/stream/clubmenofphilade00sher/clubmenofphilade00sher_djvu.txt
Criterion D: The building at 145 Sumac Street is a high-style masonry Queen Anne house, with Eastlake elements in its exterior detailing and, especially, the wood carvings of the interior stair railings, casements and doors. It is one of the last of its kind in Wissahickon, a neighborhood developed at the height of the popularity of this style.

The building at 145 Sumac Street, with its prominent front gable, steep sloped rooflines, bracketing and ornate eaves, well-illuminates the Queen Anne style of architecture in America. Indeed, it is a textbook example of the type as described by Virginia and Lee McAlester in their Field Guide to American Houses with:

1. “Irregular shaped ... steeply pitched roof,”
2. “Dominant front-facing gable”
3. The existing and evident remnants of the ornamental “devises used to avoid a smooth-walled appearance”;
4. “Asymmetrical facade with partial or full-width porch which is usually one story high and extending along one or both side walls.”

According to preservationist Mark P. Flood, “The Queen Anne style enjoyed popularity in this country for a relatively short period of time. Introduced in 1874, it dominated American domestic architecture from roughly 1880 to 1900 and was fully supplanted by 1910.”

The late Victorian period (1850-1910) was a period in American architecture known for intricate and highly decorative styles such as the Second Empire, Romanesque Revival, Victorian Gothic, Queen Anne, Stick/Eastlake, Shingle, Renaissance Revival, and Chateauesque. All of these styles are often described as Victorian, and indeed many buildings of this era borrowed stylistic elements from several styles, and were not pure examples of any. Such is the case with 145 Sumac Street, where the façade cannot be classified solely as one architectural style, but rather one that employs elements from several styles, including Queen Anne and Stick/Eastlake.

The late Victorian period was a time of growth and change in America. Advances in building technology made it easier to build more complex and decorative structures. The expanding railroad system allowed building products to be transported across the country at a more reasonable cost. It was an expansive time in American culture and the buildings of this period reflect this. Most Victorian styles look to historic precedents for inspiration, but the architectural designs of the era were not exact replicas of those earlier buildings. The tall, steeply roofed, asymmetrical form of Victorian-era buildings is based on a medieval prototype, with a variety of stylistic details applied. New stylistic trends like the Second Empire style, Queen Anne style, Stick/Eastlake style, Romanesque Revival, Renaissance Revival, and Chateauesque borrowed from previous styles, but offered new shapes, forms and combinations of decorative features.

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24 Flood, Mark P., How to Nominate an Individual Building, Structure, Site or Object to the Philadelphia Register of Historic Places, A Publication of the Preservation Alliance for Greater Philadelphia, 2007, p. 31
The subject property is identified in Joseph Minardi’s *Historical Architecture in Philadelphia: East Falls, Manayunk, and Roxborough* 25 (Note: The address provided above by Minardi for the subject property and its adjoined twin is incorrect).

With the unchecked demolition of large Wissahickon homes in the latter part of the 20th century and in the first decades of the 21st century, for repurposing as development sites for multiple attached homes, the building at 145 Sumac Street is a rare vestige of Wissahickon’s formation as a high Victorian development for Manayunk’s wealthy families.

Beyond the building’s significance for its Queen Anne style, it is uniquely of the place in which it was built – Wissahickon. Its owners clearly embraced this aspect of the home when they chose to commission a painted tile inset into the main parlor mantelpiece, depicting a scene from the Wissahickon Valley.

In conclusion, the property at 145 Sumac Street is significant as an historic resource in Philadelphia and merits listing on the Philadelphia Register of Historic Places. The property satisfies Criteria A and J owing to its association with Manayunk mill owner James Z. Holt, who was part of the second-generation of mill owners who provided much of the impetus for Wissahickon’s development, and as a speculative housing development directed at the wealthier class who were moving into the developing neighborhood of Wissahickon. Additionally, the building satisfies Criterion D, as an excellent example of a high-style masonry Queen Anne house with Eastlake elements in its detailing. The building is of a unique design for the Wissahickon neighborhood and the City of Philadelphia, and merits listing on the Philadelphia Register of Historic Places.

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Wissahickon Neighborhood
145 and 147 Sumac Street in the context of the core location of Wissahickon’s grand Victorian-era homes (Updated 2019)

Aerial view of the Wissahickon neighborhood, showing newer construction on Sumac Street and Kalos Street. Source: Pictometry, March 2019.
Aerial view of the subject block, showing newer construction on Sumac Street and Kalos Street. Source: Pictometry, March 2019.
Photos: 145 Sumac Street

Taken prior to rehabilitation
Facade/South Elevation (before rehabilitation)
Kevin Hershey - Spark Photography 12/11/2014
West Elevation (before rehabilitation)
Kevin Hershey – Spark Photography 12/11/2014
Stone Foundation and Water table (before rehabilitation)
Kevin Hershey – Spark Photography 12/11/2014
Window trim/Stone Sills and Lintels (before rehabilitation)

Kevin Hershey – Spark Photography 12/11/2014
Gable Ornamentation (before rehabilitation)
Kevin Hershey – Spark Photography 12/11/2014
Gable Ornamentation (before rehabilitation)

Kevin Hershey – Spark Photography 12/11/2014
Brackets/Gable Ornamentation (before rehabilitation)
Kevin Hershey – Spark Photography 12/11/2014
Brackets/Gable Ornamentation (before rehabilitation)

Kevin Hershey – Spark Photography 12/11/2014
Front Wrap Around Porch (before rehabilitation)
Kevin Hershey – Spark Photography 12/11/2014
Front Doors and transom (before rehabilitation)

Kevin Hershey – Spark Photography 12/11/2014
Front Porch post details (before rehabilitation)
Kevin Hershey – Spark Photography 12/11/2014
Front Porch post details (before rehabilitation)
Kevin Hershey – Spark Photography 12/11/2014
Front Porch post details (before rehabilitation)
Kevin Hershey – Spark Photography 12/11/2014
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National Register of Historic Places Nomination, John Wilde & Brother, Inc.


The Philadelphia Inquirer, 11/28/1872, 2/5/1873, 1/14/1885, 10/16/1893.


Thomas, Bob, AIA, from Philadelphia Parks Alliance tour, Sunset and Moonrise from the Schuylkill River Gazebos, August, 20, 2013, lecture notes.

The Times – Philadelphia, 1/16/1882; 5/17/1893; Sunday August 4, 1889.


DEED
and
DEVELOPMENT
INFORMATION
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Note: The table continues with similar entries.
G.M. Hopkins 1884 Atlas of the 21st Ward

Showing 145 and 147 Sumac Street at the intersection of Sumac Street and Righter Street.
The deed between Dr. William Camac and Thomas N. Allison for 147 Sumac Street, dated November 1882.


William Camac, Sr.

To

Thomas N. Allison

This indenture made the second day of November in the year of our Lord one thousand eight hundred and eighty two (1882) between William Camac of the Twenty first Ward of the City of Philadelphia and Alle M. wife of the one part and Thomas N. Allison of the said Ward and City and his heirs of the other part.

Witnesseeth that the said William Camac and Alle M. his wife for and in consideration of the sum of one thousand five hundred and fifty dollars lawful money of the United States of America unto them well and truly paid by the said Thomas N. Allison at and before the execution and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold and conveyed and by these presents do grant bargain and sell and convey unto the said Thomas N. Allison his heirs and assigns all that certain lot or parcel of ground with the improvements thereon erected situate in the Twenty first Ward of the City of Philadelphia aforesaid and described according to a survey thereof made on October 4, 1872 last named by John A. Smith Esq. Surveyor of the Liquor Survey District of Philadelphia as follows to wit: Beginning at a point in the Northwestly side of Sumac street 57 feet 6 1/2 inches Northwestly from the Northwestly side of Manayunk Avenue fiftieth foot sides) and thence extending Northwestly by other grant of said William Camac and on a line at right angles to said Sumac street ninety six feet x to a point a corner thence Northwestly by other grant of said William Camac and on a line parallel with said Sumac street ninety seven feet two and five eigiteens inches to another corner thence Southeastly on a line at right angles to said Sumac street and still by other grants of said William Camac ninety six feet to the point of intersection of the said Northwestly side of Sumac street with the Westerly side of lighter street fifty feet sides) and thence extending Southeastly along the said side of said Sumac street ninety seven feet two and five eigiteens inches to the place of beginning.
July 28, 1866 and recorded at Philadelphia in Book R.R.R.
No. 174 page 216 printed and conveyed unto the said William
Kamme in fee simple notwithstanding the payment of three
hundred and eighty dollars and thirty
flux hundred and fifty dollars and fifty
flux hundred and ninety-eight dollars respectively, which
said ground unto was released and extinguished unto the
said William Kamme his heirs and assigns by deed dated
the thirty first day of May 1870 and dated at Phil-adelphia in Book R.R.R. No. 167 page 231 by deed
dated September 27, 1864 and recorded at Philadelphia
in Book R.R.R. J.O. No. 247 page 630c and by deed dated
the twenty eighth day of September 1865 and recorded
at Philadelphia in Book R.R.R. J.O. No. 251 page 650c re-
respectively. Together with all and singular the improvements
aforesaid having all and every right, light,
profit, privilege said premises and appurtenances wher-
soever belong whereunto or in anywise appertaining and
the rents andaccording rents issues and profits
thereof and all the estate right title, interest, property, claim
and demand whatsoever of them to the said William Kamme
and Ellen M. his wife in law equity or otherwise whatsoever
of or in and to the same and every part thereof. I have
herein to bind the said to a piece of ground above de-
scribed herediments and premises hereby granted and
mentioned and intended to be with all appurtenances
unto the said Thomas R. Allison his heirs and assigns
to and for the only purpose and benefit of the said
Thomas R. Allison his heirs and assigns forever to
enjoy and subject respectively to the following conditions
and restrictions to wit: First that no building shall ever
be erected on said lot within certain feet of the present
line of the curtail on said Kamme street declared that there
shall not at any time the erected on said premises
or any part thereof, any Erie Factory here having Samps
Black or Painters ink Factory Varnish luscious
Com-
fluence or Turning Fluids Factory Chemical Laboratory
Alchemy Horse Shop or talent landing, Beverley of
the said Deed being by me first made known unto her
did thereupon declare and say that she did voluntarily
and of her own free will and accord sign said said as her
act and deed deliver the above written instrument Deed or
Conveyance without any coercion or compulsion of her
said husband, Witness my hand and Notarial seal
the day and year aforesaid

H. E. [Signature]
Notary Public

Recorded Nov 3/25 210
THE HOLT FAMILY
Holt Family Tree - Researched and created by John Charles Manton, B.S. in Ed.; M.S., 2015;

Created by John Charles Manton — Sunday, January 11, 2015
EDWARD HOLT
Evidence of Edward Holt’s Ownership of the Pennsylvania Knitting Company

From: Gazetteer of the manufactures and manufacturing towns of the United States, J.M. Bradstreet & Son, New York, 1866, p 155; Index
History of the formation of Manayunk National Bank, listing Edward Holt as founding Director.

Evidence of Edward Holt's Mill Ownership

NOTICES.

ESTATE OF EDWARD HOLT, DE-

ceased. Letters testamentary upon the above es-
tate having been granted to the undersigned, all per-
sons indebted to said estate are requested to make pa-

gement, and those having claims to present them to

CATHARINE L. HOLT, executrix, No. 113 CEN-

tre Street, Manager; JAMES W. PRESTON,
No. 47 GREEN LANE, Bexerough; HENRY T.
MORRIS, No. 111 Centre Street, Massachusetts, Co-

sorbingee of the Attorney, HENRY T. KING,
No. 35 B. SIXTH STREET.

J. C. Manton — Sunday, January 18, 2015
EXECUTORS' SALE OF VALUABLE
Machinery, belonging to the estate of the late
EDWARD HOLT, deceased, on Wednesday morn-
ing, Feb. 5, at 10 o'clock, at auction on the premises,
No. 4312 MAIN Street, Manayunk.
Consisting of 7 sets of woolen machinery and 102
single and double box looms, suitable for the manufac-
ture of jeans, doeskins, &c. Also, knitting machinery,
sewing machines, together with all the accessories
usually belonging to such establishments.

JAMES M. PRESTON, Executor.
HENRY F. MORRIS, Executor.
CATHARINE L. HOLT, Executor.
Sale Positive.

M. PESTER, Auctioneer.
James Z. and Mary B. Holt
THE PHILADELPHIA INQUIRER, SATURDAY, FEBRUARY 14, 1885.

MARRIED.

DOBSON—FOSTER.—On the 11th inst., in the Presbyterian Church, at Quogue, L. I., by the Rev. W. B. Beers, the Rev. AUGUSTUS T. DOBSON, of Philadelphia, Pa., to Miss MARY K. FOSTER, of the former place.

GIES—LESLIE.—On February 8, by the Rev. H. L. Duhring, and at ‘All Saints’ Parsouage, No. 740 S. Twelfth street, Mr. GEORGE GIES to Miss MARY LESLIE, both of this city.

HAINES—WAY.—On the 11th inst., at St. James’ Episcopal Church, New York, by Rev. Cornelius R. Smith, Mr. FRANKLIN HAINES, of New York, and Miss FRANCES CARLENE WAY, daughter of George P. Way, of Philadelphia.

HOLT—BROMLEY.—On the evening of February 12, 1885, in S. David Church, Manayunk, by the Rev. Charles Logan, assisted by the Rev. Isaac Gibson JAMES Z. HOLT, of Norristown, and MARY A. BROMLEY, of Wissahicock.

PAYNTER—BENNETT.—On Monday evening, January 12, 1885, at Gloria Dei (Old Swedes’) rectory, Swanson street, below Christian, by Rev. Snyder B. Simes, Mr. JOHN T. PAYNTER to Miss MARY A. BENNETT, both of this city.
1900 Census Information, in which Mr. Holt says he is a baking powder manufacturer. In 1910 he says he is a paper manufacturer, but by 1940, his last census, he declares that he is a “mill owner.”

<table>
<thead>
<tr>
<th>Name</th>
<th>Event Type</th>
<th>Event Year</th>
<th>Event Place</th>
<th>Gender</th>
<th>Age</th>
<th>Marital Status</th>
<th>Race</th>
<th>Relationship to Head of Household</th>
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<tbody>
<tr>
<td>James Holt</td>
<td>Census</td>
<td>1900</td>
<td>Philadelphia city Ward 21, Philadelphia, Pennsylvania, United States</td>
<td>Male</td>
<td>37</td>
<td>Married</td>
<td>White</td>
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**Household**

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<th>Role</th>
<th>Gender</th>
<th>Age</th>
<th>Birthplace</th>
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<tr>
<td>James Holt</td>
<td>Head</td>
<td>M</td>
<td>37</td>
<td>Penna</td>
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<tr>
<td>Mary A Holt</td>
<td>Wife</td>
<td>F</td>
<td>40</td>
<td>Penna</td>
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<tr>
<td>Edward J Holt</td>
<td>Son</td>
<td>M</td>
<td>15</td>
<td>Penna</td>
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<td>Walter B Holt</td>
<td>Son</td>
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<td>14</td>
<td>Penna</td>
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<td>De Witt Holte</td>
<td>Son</td>
<td>M</td>
<td>11</td>
<td>Penna</td>
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<tr>
<td>Mildred Holt</td>
<td>Daughter</td>
<td>F</td>
<td>7</td>
<td>Penna</td>
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<tr>
<td>Rebecca Snyder</td>
<td>Servant</td>
<td>F</td>
<td>20</td>
<td>Penna</td>
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District: 472, Sheet Number and Letter: 3A, Household ID: 44, Line Number: 25, Affiliate Name: The U.S. National Archives and Records Administration (NARA), Affiliate Publication Number: T623, GS Film Number: 1241463, Digital Folder Number: 004115207, Image Number: 00374

Citing this Record

List of Officers and Directors of the Manayunk Trust Company, showing Charles Klauder (from whom Mary Holt purchased both Sumac Street parcels) and James Z. Holt as officers. Identified as being “of Baker, Holt & Co.” (4th line from bottom)

From: Historical and Commercial Philadelphia, 2nd ed., New York, 1892
https://openlibrary.org/books/OL23662324M/Historical_and_commercial_Philadelphia_handsomely_illustrated

Baker, Holt & Co. listed among Manayunk Plush Mills

Source: Annual Report of the Factory Inspector, 1895

Listing Baker, Holt & Co as a plush mill with 12 looms:
From: Textile World, Volume 10; January 1896
Baker Holt & Co. in the News

Baker Holt cited in story on “Depression” hitting Manayunk mills:

Source: Philadelphia Inquirer, 10/16/1893

MILL HANDS IDLE OUT IN MANAYUNK

Starvation Threatening Many Families on the Banks of the Schuylkill River,
A Weekly Loss in Wages of About Forty-six Thousand Dollars.

Mill Owners Attribute the Depression to the Uncertainty of Tariff Legislation and the Halting Action of the National Legislature.

That the conditions of business in the manufacturing districts of Philadelphia are discouraging is evidenced by the statistics gathered from some thirty mills visited within the last few days in the vicinity of Manayunk. In that number of mills there are employed, when running full, 5228 hands, of whom at present, from carefully calculated accounts, 3789 are out of employment. The amount of wages lost weekly by these employees is not less than $30,000, exclusive of the loss entailed by several mills working on part time.

WORKING ON PART TIME.

The following mills are working at an average of three or four days per week or at a reduction of one-half their forces: John Wilde & Bro., carpet yarns, 30 hands, working four days; Rice & Bean, yarn spinners, 40 hands, working three days; Baker, Holt & Co., dress goods, 40 hands, half the force; James Stafford, shoddy mill, half of the 90 hands; M. D. Esterheld, cottons and worsted, 125 hands, four days; Canton Mills, 300 hands, three days; John & William Stafford, 70 hands, one-quarter time from to-day; Pencoed Iron Works, all depart-
Baker Holt cited in story on fire at the Ripka Mill, where their mill was housed.

From: New York Times, 4/13/1892:

—The Ripka mill building, Manayunk, Penn., was burned last evening. The occupants and their losses are: Furbish & Co., carpet manufacturers, $10,000; Baker & Holt, manufacturers of plush, $20,000, and Ellis & Co., carders and spinners, $8,000. All are insured.

Baker, Holt & Co. order 4 new Plush looms, “and several more.”

From: Wade’s Fiber and Fabric, Volume XV, no. 371.
James Z. Holt, Officer of the Manayunk Trust Company, with Charles Klauder, from whom Mary Holt purchased 145 Kalos and its adjacent parcel, list as President

From: The Fourth Annual Report of the [PA] Commissioner of Banking, 1898

REPORT OF THE CONDITION

OF THE

MANAYUNK TRUST COMPANY,

No. 4340 Main street, Philadelphia,

At the close of business, November 3, 1898.

OFFICERS AND DIRECTORS.

Chas. W. Klauder, President.
Ben Kenworthy, Vice President.
Thomas H. Ashton, Treasurer.

Ben Kenworthy, Wm. Bernard, John J. Foran, Jos. H. Kenworthy, Graham J. Littlewood, Henry Friedman,

Charles O. Strouse, Chas. W. Klauder, George W. Bromley, P. P. Liebert,

Journal of 1898.

St. Andrew, West Philadelphia.—A. R. McIlvaine, W. J. Peale, W. H. Wallace, M. D.
St. Barnabas, Kensington.—S. L. Schumo, John Diggle, A. J. Bussenius.
St. Clement.—Henry Flanders, John D. Brown, John Neill.
St. David, Manayunk.—Orlando Crease, B. A. Mitchell, Jr., James Z. Holt.
St. George, West Philadelphia.—*Thomas H. Mudge, R. S. Griffith, Harold Goodwin.
St. James, Hestonville.—*Henry Brooks, Richard B. Morrell, John I. Matchett.
St. James, Kingsessing.—George Grayson, *James S. Cross, George E. Sladen.

From: Journal of the Proceedings of the One Hundred and Fourteenth Convention of the Protestant Episcopal Church; Volumes 96-98
Evidence of James Z. and Mary B. Holt’s residences at 145 Sumac and their social status at the time.

Holt family doings in "Society Pages"

Evening public ledger., September 16, 1919, Night Extra Financial, Page 11, Image 11

Philadelphia Inquirer 8/7/1989
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HEALTH
BUREAU OF VITAL STATISTICS

CERTIFICATE OF DEATH

NAME: JAMES ZELL HOLT

SEX: Male
COLOR OR RACE: White

MARRIED, WIDOWED, OR DIVORCED:
Married

DATE OF BIRTH: 10-18-1862

AGE: 77 Years 8 Months 16 Days

OCCUPATION: Retired

PLACE OF DEATH: Philada

DATE OF DEATH: JUNE 24, 1940

CAUSE OF DEATH:
Hydrostatic Pneumonia

MOTHER'S NAME: Catherine Holt

FATHER'S NAME: Edward Holt

BIRTHPLACE: Penna

MEDICAL CERTIFICATE OF DEATH:

I HEREBY CERTIFY, That I attended deceased from Hydrostatic Pneumonia, in June 24, 1940, at 6-23, 12 Hrs.

I last saw deceased alive on June 23, 1940, at 6-23, 12 Hrs.

I declare that the above information is true to the best of my knowledge.

Frank Edwardson, M.D.

BURIAL METHOD:

Place of Interment: Montrose, Penna

REMARKS:

SEVILE gangrene left foot March 4 [RIGHT LEG AMPUTATED FOR GANGRENE] Oct 794

[Signatures and stamps]
Death Certificate  Mary B. Holt
Researched by John Charles Manton, B.S. in Ed.; M.S., 2015;