

ADDRESS: 147 SUMAC ST

Proposed Action: Designation

Property Owner: Deborah Gribbin-Zameska and James Zameska

Nominator: Philadelphia Historical Commission staff

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 147 Sumac Street and list it on the Philadelphia Register of Historic Places. The Historical Commission first considered the historic designation of 147 Sumac Street in 2015. At its 10 July 2015 meeting, the Commission tabled the review of the nomination. The property has remained under the Commission's jurisdiction during this tabling period. 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 is associated with the life of Maurice F. Wilhere, a Magistrate and prominent figure in the local Democratic Committee in Philadelphia, who lived in the home from 1892 until his death in 1908, and the property 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. 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 147 Sumac Street satisfies Criteria for Designation A, D, 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: 147 Sumac Street

Postal code: 19128

2. NAME OF HISTORIC RESOURCE

Historic Name: _____

Current/Common Name: 147 Sumac Street

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: Thomas N. Allison

Other significant persons: Maurice F. Wilhere

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: Deborah Gribbin-Zameska and James Zameska

Address: 147 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: 147 Sumac Street

Boundary Description (updated September 2019)



Boundary outline depicting combined Premises A and Premises B of 147 Sumac Street. Base map source: City Atlas.

Premises "A"

All that certain lot of piece of ground with the brick messuage or tenement and improvements thereon erected situate in the 21st Ward of the City of Philadelphia aforesaid and described as follows. Beginning at a point in the Northwestern side of Sumac Street (fifty feet wide) at the distance of one hundred sixty-one feet nine inches Northeasterly from the Northeasterly side of Manayunk Avenue (fifty feet wide), thence extending Northwesternly by ground new or formerly of John W. Citton and on a line at right angles to said Sumac Street ninety-six feet to a corner, thence Northeasterly still by said ground and on a line parallel with said Sumac Street two feet seven inches to another corner, thence westerly still by said ground on a line at right angles to said Sumac Street eighty-four feet to the Southeasterly side of Kalos (formerly Woodvale) Street (fifty feet wide); thence Northeasterly along the said side of said Kalos Street sixty-four feet to a corner, thence Southeasterly by ground new or late of William Camac and on a line at right angles to said Kalos Street eighty-four feet to a corner; thence Southwesterly still by said ground eight feet four inches to a corner; thence Southeasterly still by said ground and or a line at right angles to said Sumac Street ninety-six feet to the point of intersection of the said Northwesternly side of Sumac Street with the Westerly side of

Righter Street (fifty feet wide) and thence extending Southwesterly along the said side of Sumac Street fifty-eight feet three and five-eighths inches to the place of beginning.

Premises "B"

All that certain lot or piece of ground situate in the 21st Ward of the City of Philadelphia and described as follows. Beginning at a corner formed by the intersection of the Northwesterly side of Sumac Street with the Westerly side of said Righter Street thence extending Northwesterly on a line at right angles to said Sumac Street ninety-six feet to a corner; thence Northeasterly on a line parallel with said Sumac Street eighty-nine feet eleven and one-quarter inches to said Westerly side of said Righter Street, and thence Southwardly along said Righter Street one hundred thirty-one feet six and five-eighths inches to the place of beginning.

Being No. 147 Sumac Street

Physical Description: 147 Sumac Street

Physical Description: 147 Sumac Street¹

6. Description



Figure a



Figure b



Figure c



Figure d

147 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] devices 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.”² 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 (145 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 painted. The windows are combination of white vinyl replacement windows with painted wood trim and original wood windows, with classic Queen Anne upper sashes comprised of “multi-pane colored glass large pane surrounded by smaller panes” (McAlester) (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 corbelled brick (now stuccoed) 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 and align with the basement windows below.

The east 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 western end serving as the main entry to the house, and eastern end leading northward to a windowed wall (d). Directly above the doors is a large transom composed in a multi-pane Queen Anne style.

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

² McAlester, Virginia and Lee, *Field Guide to American Houses*, New York: Knopf, 1984 (hereafter cited as “McAlester”).



Figure e

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, originally supported by wood brackets, now missing but evident on 145 Sumac Street (e).

The facade is extended by a projection in the east 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 east 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 floor of the front elevation follow a similar pattern as on the floors below, while the third-floor window is a white vinyl replacement window. 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.

East Elevation

The East 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.



Figure f

The east 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 east elevation is composed of the same red brick facing as is the front facade, but has been clad in cementitious stucco, with the same double hung window elements with stone sills and lintels and painted wood moldings.



Figure g

North Elevation

The North elevation is the rear elevation. It is comprised of a stuccoed brick mass wall, hipped-roof projection two bays wide by two stories high, creating an asymmetrical "symmetry" with the west gable extension projection (g). It contains a bay window, added in 1916 (see building permit in appendix). The windows in the rear addition are vinyl replacement windows.

July 2019 Photographs



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: 147 Sumac Street

Statement of Significance: 147 Sumac Street³

7. Significance

The property at 147 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 is associated with the life of Maurice F. Wilhere, a Magistrate and prominent figure in the local Democratic Committee in Philadelphia, who lived in the home from 1892 until his death in 1908, and the property 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.

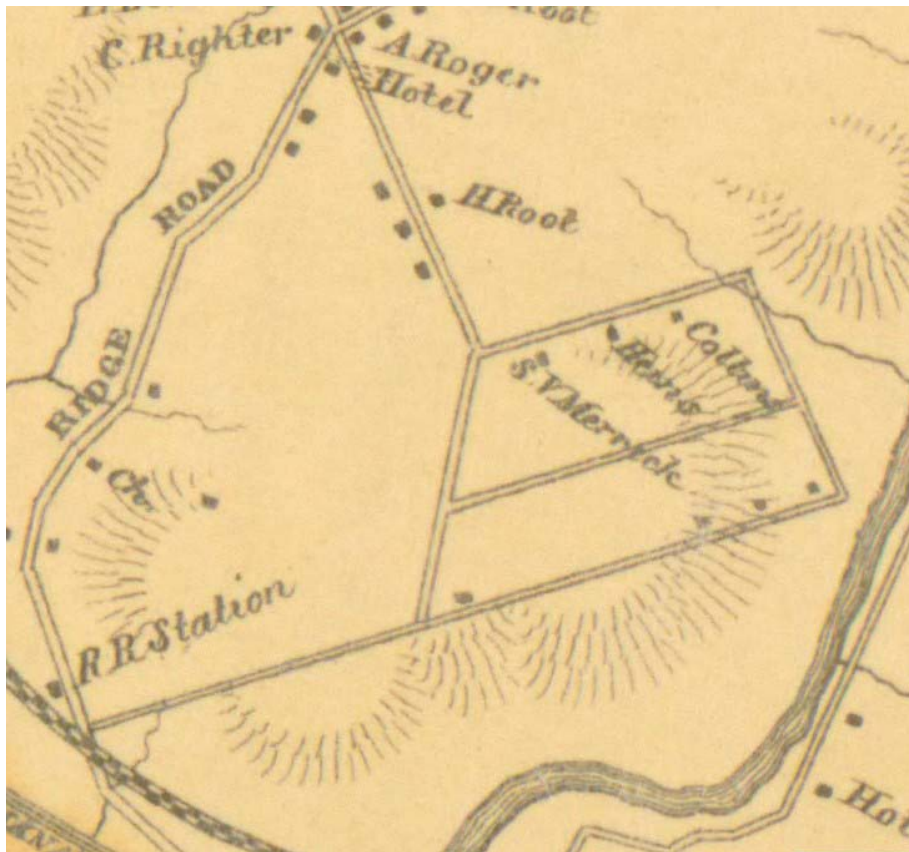
Satisfying Criterion D, the building reflects an extraordinary example of Eastlake Victorian styling, with trim ornaments, spindles and door carvings with geometric patterns and incised lines. It is only one of a few remaining examples in Wissahickon, a neighborhood developed when Queen Anne style was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

Criteria A and J: The building is associated with the life of Maurice Wilhere, a Magistrate, a Postmaster appointed by Grover Cleveland, and a prominent figure in the local Democratic Committee in Philadelphia, who lived in the home from 1892 until his death in 1908, and the property 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.

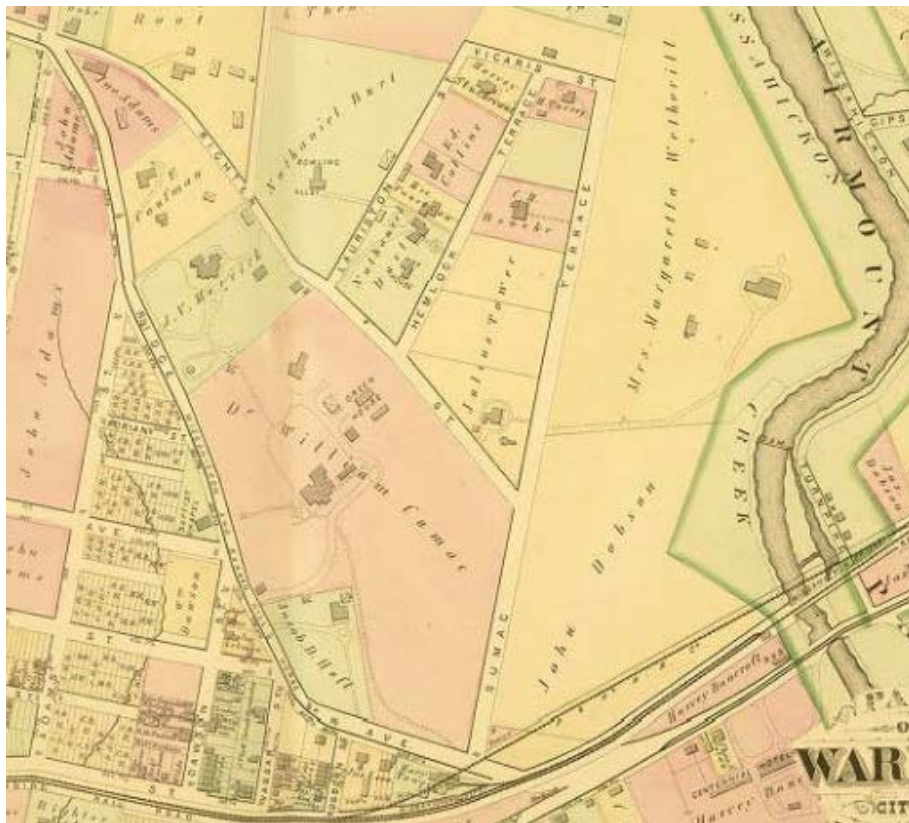
As industry expanded in Manayunk in the second half of the 19th century, workforce housing was being developed along the streets rising from the river valley to the ridge, and along newly created terraced streets perpendicular to the up-down streets. A few notable mansions for the Manayunk mill owners and other wealthy Manayunk business owners were created on perched openings in Manayunk proper, but the new generation of wealthy business 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, Salagnac 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.

³ Based on research and nomination prepared by Jeffrey Allegretti, 2015.



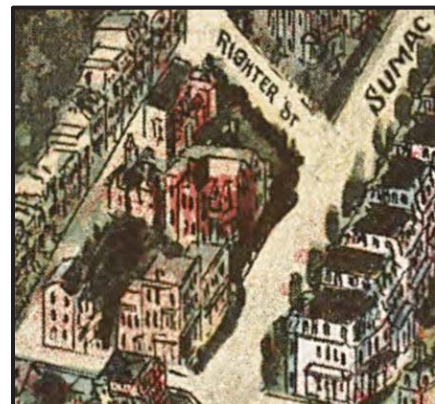
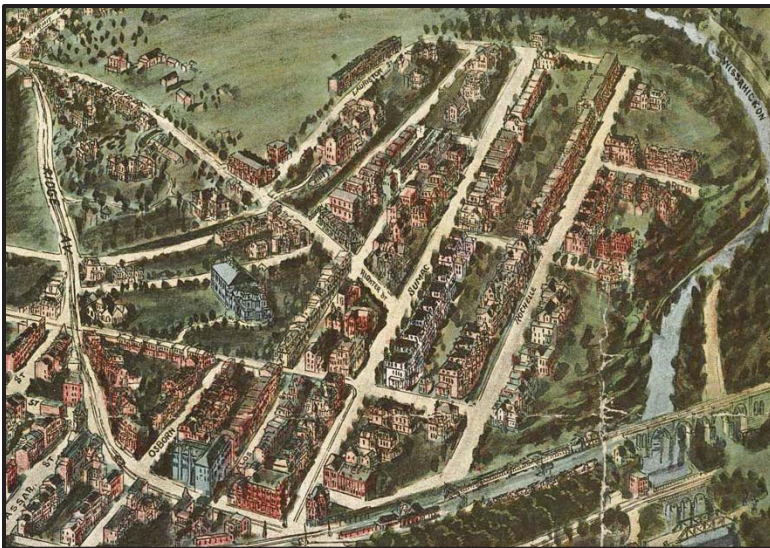
1862 Philadelphia Atlas, Samuel L. Smedley, <http://www.philageohistory.org/tiles/viewer/>



1875 City Atlas of Philadelphia, G. M. Hopkins, Vol. 2, Wards 21 and 28, plate C, <http://www.philageohistory.org/tiles/viewer>



1895 Philadelphia Atlas, G. W. Bromley, <http://www.philageohistory.org/tiles/viewer>



A "Bird's Eye" image of Wissahickon in 1907,⁴ showing that development was nearly completed by then, with the subject property (red) enlarged beside it.

⁴ Birds eye view of Manayunk, Wissahickon=Roxborough from West Laurel Hill Cemetery, Philadelphia, Pennsylvania 1907. Drawn by T. M. Fowler. Library of Congress, <http://www.loc.gov/item/76693090/>

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. Allison⁵ as a combined parcel with 145 Sumac Street – the deed 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. The subject property stayed in the hands of Thomas N. Allison and his brother Joseph Allison throughout the period of construction (1882-1884) and for several years after. It was sold in 1892 to Maurice F. Wilhere.

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.”⁶ Additionally, *The American Architect and Building News* reported in 1883 that permits were issued for the construction of 145 Sumac Street.⁷

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.’”⁸

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. 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 Thomas N. Allison and Joseph Allison were the first owners of the property during and

⁵ Thomas Allison abruptly fled for Mexico in 1892 after it was discovered that his firm, Thomas N. Allison & Bro., 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.

⁶ *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.

⁷ *The American Architect and Building News*, vol. XIII, no. 383, April 28, 1883.

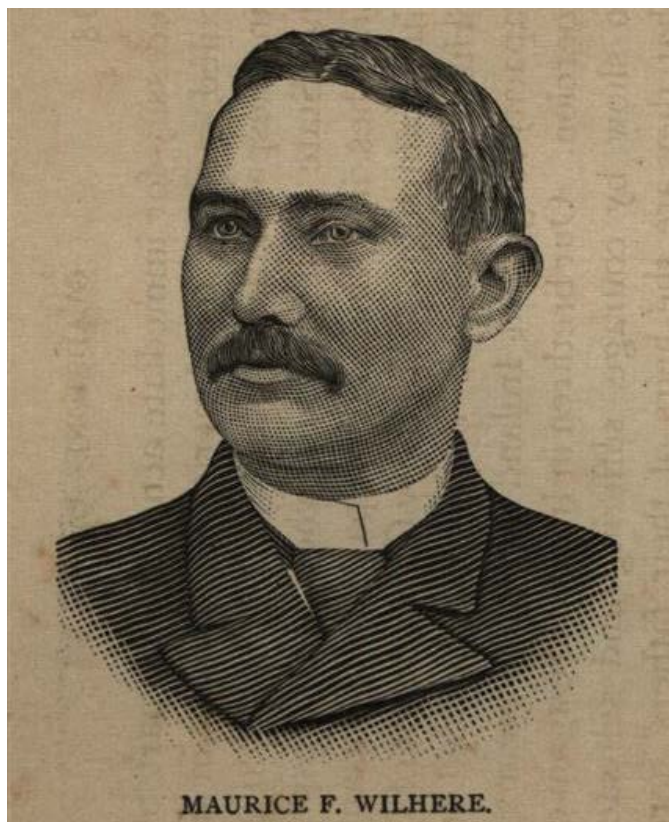
⁸ Philadelphia Register of Historic Places nomination for 221 W. Johnson Street, 2004.

after construction of the house, Maurice Wilhere was the first long-term owner of the property, and was 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.

Maurice F. Wilhere (1854-1908) was a “conspicuous figure” in the Democratic party’s ranks. Prior to his purchase of 147 Sumac Street in 1892, he had served as a School Director in his ward, chairman of the Twenty-first Ward Democratic Committee, and was a member of the State Committee. He was appointed Postmaster of Philadelphia by President Cleveland and was made chief of the retail stamp department of the Post Office. He received the Democratic nomination for Magistrate and was elected in 1887, and in 1891 he was reelected. He was also chairman of the Democratic city committee for many years. Wilhere was a member of the Ancient Order of Hibernians, its chief for eight years, and later chairman of its governing and advisory boards. He purchased 147 Sumac Street several months prior to his marriage to his second wife, Miss Nellie O’Gorman. He was at one time a member of the firm of Hannings & Wilhere, undertakers, Wilhere & Kelly, yarn manufacturers, and was the president of the American Brewing Company at the time of his death in 1908.⁹ A newspaper article detailing Wilhere’s funeral describes an overwhelming attendance of several thousand people, which was held at his home at 147 Sumac Street. It was described as “an immense crowd of the dead man’s friends which crowded the house, thronged the street and later filled to overflowing the Roman Catholic Church of St. John the Baptist, where the services were conducted.” It was estimated that at least 3,000 people filed through the house that night to pay their respects to Wilhere, whose career would have afforded him the opportunity to have an impact on the community and City.¹⁰

⁹ *The Times*, January 16, 1896, p. 4; *The Philadelphia Inquirer*, August 5, 1908, p. 2; Manton, John Charles: *Bygones: a Guide to Historic Roxborough-Manayunk*. Philadelphia: J.C. Manton, Historical Research, 1990, p. 18.

¹⁰ *The Philadelphia Inquirer*, Sunday, August 9, 1908, p. 17.



(Left) Maurice Wilhere – Portrait, Researched by John C. Manton, B.S. in Ed. M.S. Source: <http://victoriancollections.net.au/items/52983d572162ef15fc3f5214>; (Right) *The Philadelphia Inquirer*, Wednesday, August 5, 1908, p. 2.

MAURICE WILHERE, LONG ILL, DIES

Former Magistrate Succumbs
to Heart Trouble in Atlan-
tic City

Long Actively Identified With
Democratic Party Politics in
City and State

After a prolonged illness, former Magistrate Maurice F. Wilhere, who for years was a prominent factor in local Democratic politics, died yesterday morning in Atlantic City, at the age of 54 years.

He had been a sufferer from heart trouble for many months, and had gone to the shore for the benefit of his health. He had grown steadily worse since last April and had been hovering between life and death for many days. For weeks his physicians had given up all hope of a recovery, and his family and friends had awaited the fatal result day by day.

The body of Mr. Wilhere was brought from Atlantic City yesterday and taken to his late home, 147 Sumac street, Wissahickon. The funeral arrangements will be announced today.

Maurice F. Wilhere was born in Philadelphia, October 30, 1854, and had lived for the past thirty-seven years in Wissahickon. He early took an active part in Democratic politics in his ward, serving as school director from 1886 to 1888; as chairman of the Twenty-first Ward Democratic Committee from 1877 to 1885, and as member of the State Committee from 1885 to 1887.

Had Postoffice Appointment

When William F. Harrity was appointed Postmaster of Philadelphia by President Cleveland Mr. Wilhere was made the chief of the retail stamp department. The Democratic party nominated him for Magistrate in 1887. A bitter fight was made against him, but he was elected. He was renominated in 1891 and again elected. He was a lifelong member of the Ancient Order of Hibernians, its chief for eight years, and afterwards chairman of its governing and advisory boards.

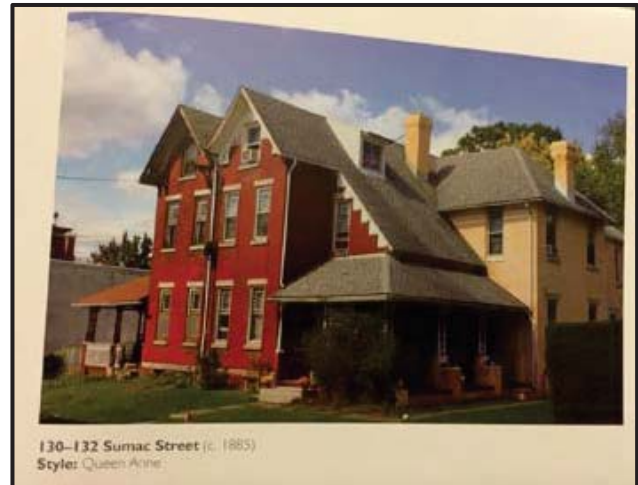
In business he was at one time a member of the firm of Hannings & Wilhere, undertakers, 26 North Sixth street, and at the time of his death he was president of the American Brewing Company.

He was prominent in the parish of St. John the Baptist, in Manayunk, at which church the funeral services will be held.

Criterion D: The building at 147 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 147 Sumac Street, with its prominent front gable, steep sloped rooflines, bracketing and ornate eaves, well-illustrates 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 "devices 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."¹¹

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 Chateausque. 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 Chateausque borrowed from previous styles, but offered new shapes, forms and combinations of decorative features.

¹¹ 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

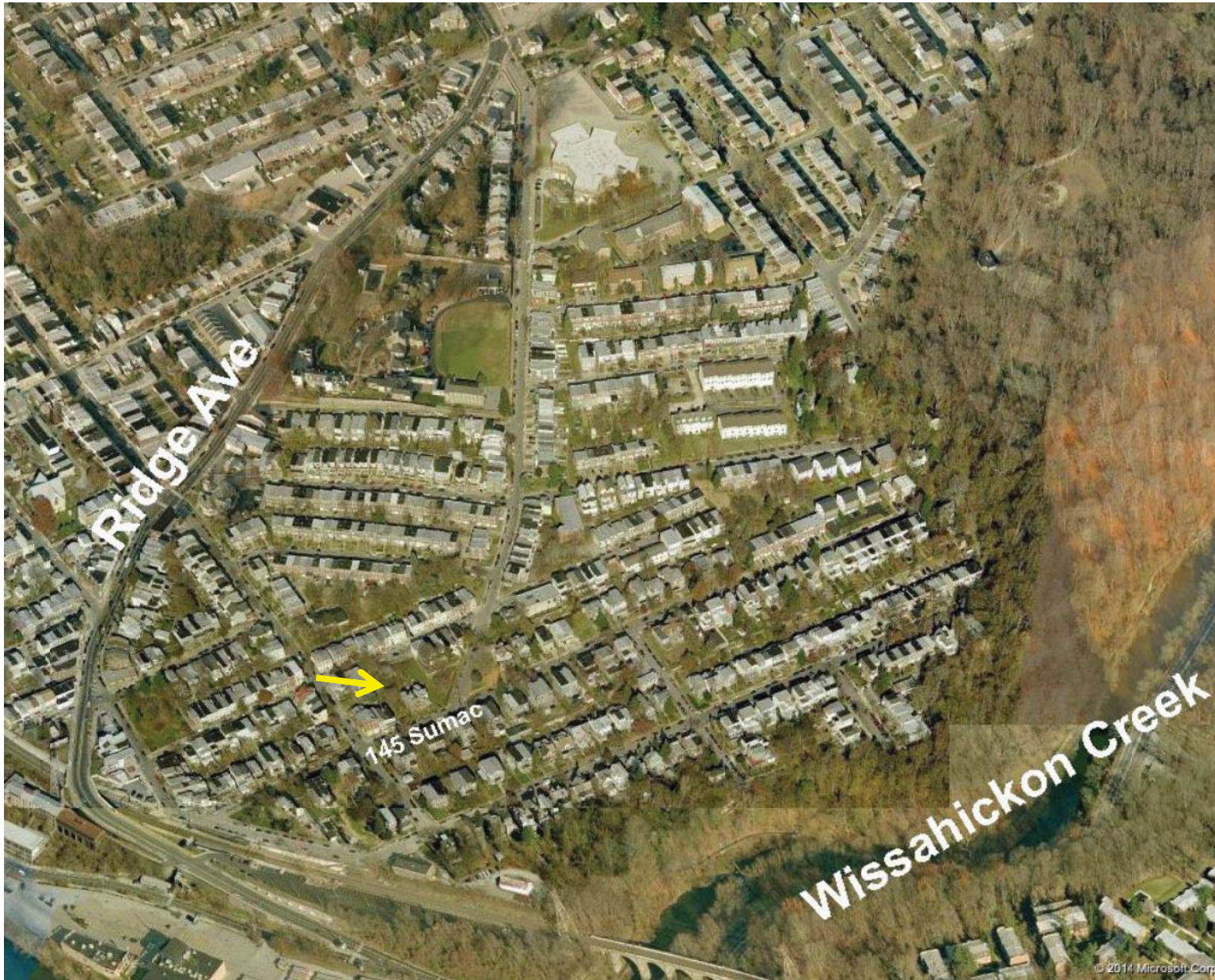
The subject property is identified in Joseph Minardi's *Historical Architecture in Philadelphia: East Falls, Manayunk, and Roxborough*¹² (Note: The address provided above by Minardi for the subject property and its adjoined twin is incorrect).

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 147 Sumac Street is a rare vestige of Wissahickon's formation as a high Victorian development for Manayunk's wealthy families.

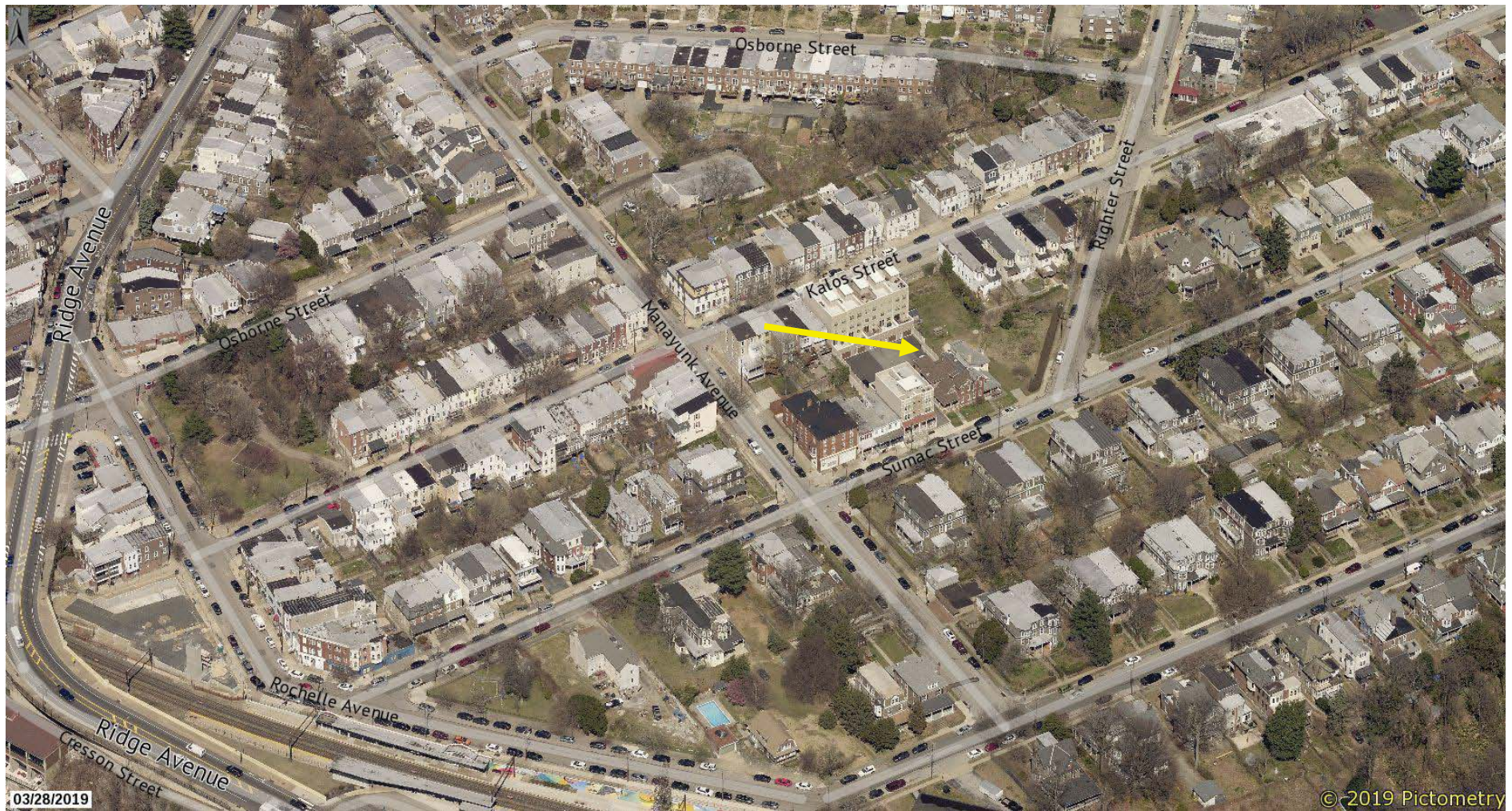
In conclusion, the property at 147 Sumac Street is significant as an historic resource in Philadelphia and merits listing on the Philadelphia Register of Historic Places. The property satisfies Criteria A and J owing to its association with Maurice Wilhere, a Magistrate, a Postmaster appointed by Grover Cleveland, and a prominent figure in the local Democratic Committee in Philadelphia, who lived in the home from 1892 until his death in 1908, 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.

¹² Minardi, Joseph, *Historical Architecture in Philadelphia: East Falls, Manayunk, and Roxborough*, Schiffer Publishing, Ltd., 2014

Wissahickon Neighborhood

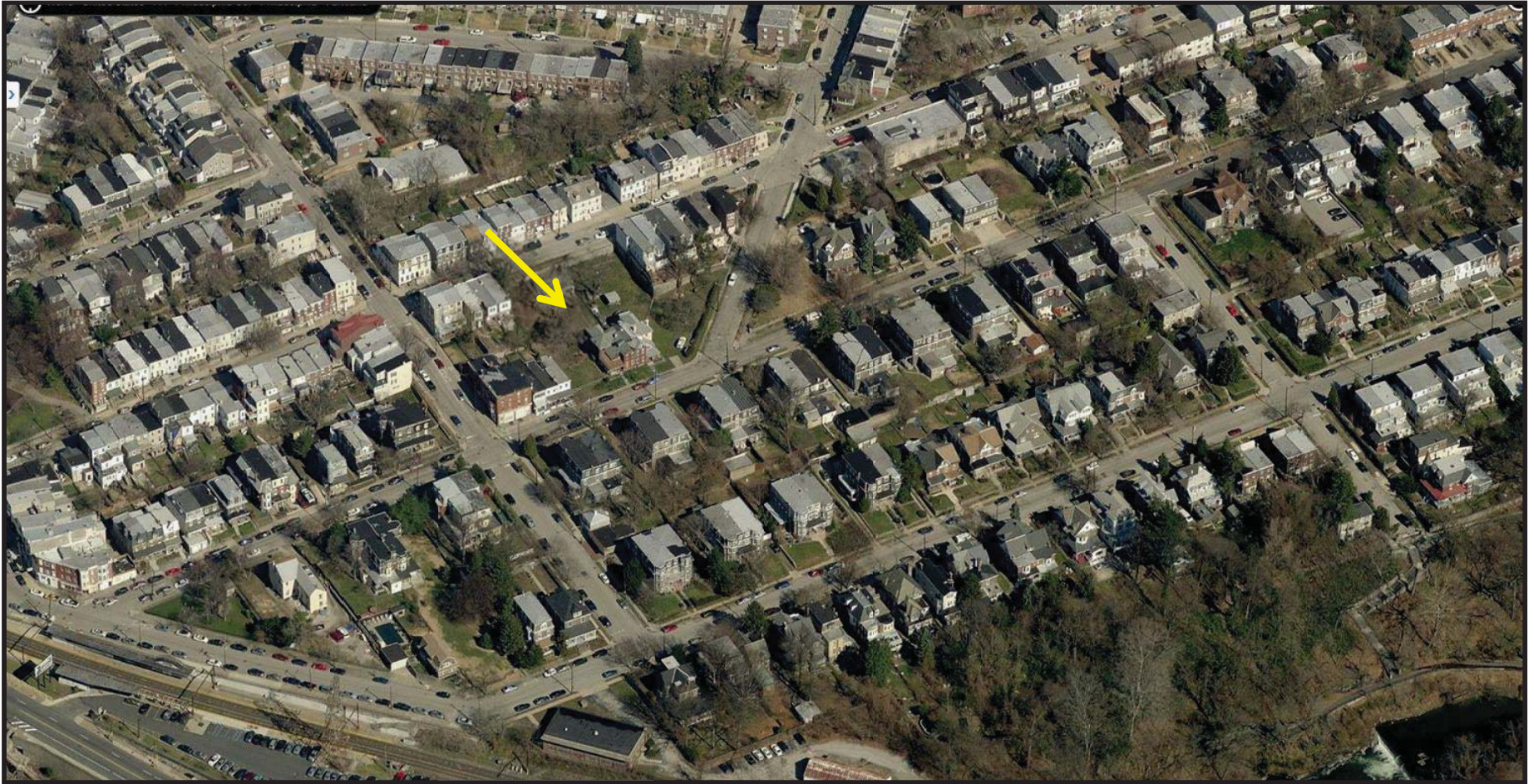


145 and 147 Sumac Street in the context of the core location of Wissahickon's grand Victorian-era homes (Updated 2019)



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

145-47 Sumac in the context of the core location of Wissahickon's Grand Victorian Era Homes (2015)



Block Context (Updated 2019)



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

Block Context 2015



Bibliography: 147 Sumac Street

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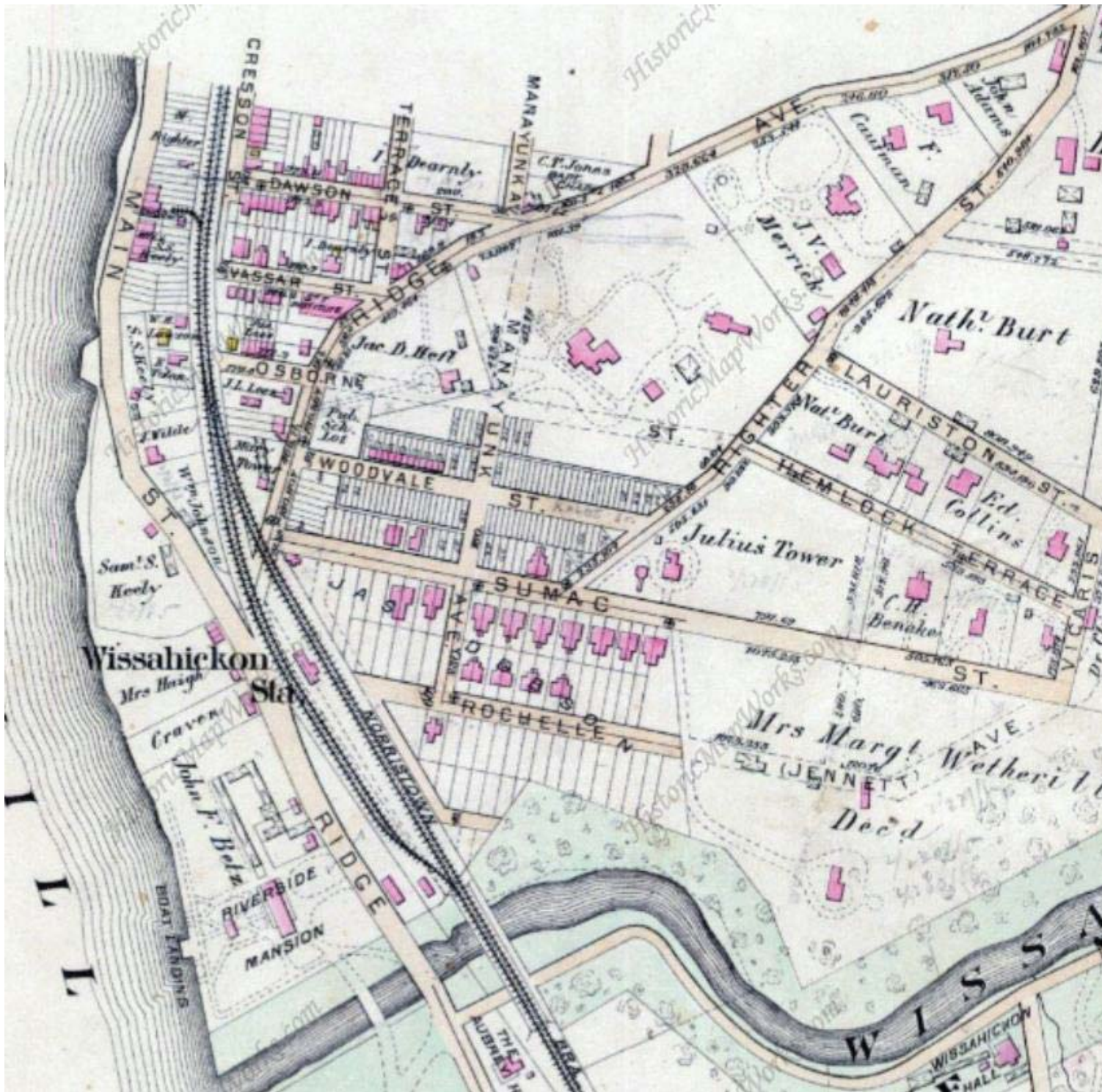
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Appendix: 147 Sumac Street

DEED
AND
DEVELOPMENT
INFORMATION



G.M. Hopkins 1884 Atlas of the 21st Ward

Showing 145 and 147 Sumac Street at the intersection of Sumac Street and Righter Street

William Camac et ux
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 Ellen M. his wife of the one part and Thomas N. Allison of the said Ward and City Conveyancer of the other part Witnesses that the said William Camac and Ellen 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 sealing and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Thomas N. Allison his heirs and assigns All that certain lot or piece 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, 1882 (last past) by John H. Levering Esq. Surveyor of the Eighth Survey District of Philadelphia as follows to wit Beginning at a point in the Northwestern side of Sumac street (fifty feet wide) at the distance of one hundred and twenty two feet ten inches Northeastly from the Northeastly side of Manayunk Avenue (fifty feet wide) and thence extending Northwestly by other ground of said William Camac and on a line at right angles to said Sumac street ninety six feet to a point a corner thence Northeastly by other ground of said William Camac and on a line parallel with said Sumac street ninety seven feet two and five eighths inches to another corner thence Southeastly on a line at right angles to said Sumac street and still by other ground 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 wide) and thence extending Southeastly along the said side of said Sumac street ninety seven feet two and five eighths inches to the place of beginning which lot of ground is part of a certain large tract which Daniel Rodney King and wife by Indenture dated the seventh day of

July A.D. 1866 and recorded at Philadelphia in Deed Book L.R.B. No 196 page 314 granted and conveyed unto the said William Camac in fee Subject nevertheless to the payment of three several yearly ground rents of Two hundred and eighty dollars one hundred and fifteen dollars and fifty cents and one hundred and ninety eight dollars respectively Which said ground rents were released and extinguished unto the said William Camac his heirs and assigns by Deed dated the thirty first day of May A.D. 1871 and recorded at Philadelphia in Deed Book J.C. H. No 167 page 2900 by Deed dated September 29. 1867 and recorded at Philadelphia in Deed Book J.T.O. No 281 page 634 and by Deed dated the Twenty ninth day of September A.D. 1869 and recorded at Philadelphia in Deed Book J.T.O. No 281 page 1034 respectively Together with all and singular the improvements streets alleys passages ways waters water courses rights liberties privileges hereditaments and appurtenances whatever therunto belonging or in anywise appertaining and the reversions and remainders rents issues and profits thereof and all the estate right title interest property claim and demand whatever of them the said William Camac and Ellen M. his wife in law equity or otherwise howsoever of in and to the same and every part thereof To have and to hold the said lot or piece of ground above described hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Thomas N. Allison his heirs and assigns to and for the only proper use and behoof of the said Thomas N. Allison his heirs and assigns forever Under and Subject nevertheless to the following conditions and restrictions to wit First that no building shall ever be erected on said lot within sixteen feet of the present line of the curbstone on said Camac street Second that there shall not at any time be erected on said premises or any part thereof any Glass Factory Bone boiling Lamp Black or Printers Ink Factory Varnish Turpentine Cannery or Burning Fluid Factory Chemical Laboratory Olaughter House Soap or Tallow Glanderys Distillery of

Spirituous or Malt Liqueur or make or deposit thereon any kind of offensive offal matter Third that no building erected thereon shall ever be used as a place for the sale of Spirituous or Malt Liqueur And the said William Camac for himself his heirs executors and administrators doth by these presents covenant grant and agree to and with the said Thomas St. Allison his heirs and assigns that he the said William Camac and his heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended as to be with the appurtenances unto the said Thomas St. Allison his heirs and assigns against him the said William Camac and his heirs and against all and every other Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof by from or under him them or any of them shall and will subject as aforesaid warrant and forever defend In witness whereof the said parties to these presents have hereunto interchangably at their hands and seals Dated the day and year first above written

Sealed and Delivered
in the presence of us
H. E. Garced
C. Dubree

W. Camac

Ellen M. Camac


Received the day of the date of the above Indenture of the above named William Camac the sum of one thousand five hundred and fifty dollars being the full consideration money above mentioned.

Witnesses at signing
H. E. Garced
C. Dubree

W. Camac

On the second day of November Anno Domini 1852 before me Henry E. Garced a Notary Public of the Commonwealth of Pennsylvania in and for the City of Philadelphia personally appeared the above named William Camac and Ellen M. his wife and in due form of law acknowledged the above Indenture to be their and each of their act and deed and desired the same might be recorded as such and the said Ellen M. being of full age and separate and apart from her said husband by me thereon privately examined and the full contents of

the above 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 seal and as her
act and deed deliver the above written Indenture 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. Garred 
Notary Public

Recorded Nov 3/82 216

471

35212 Joseph Allison } This indenture made the Fifth day of
to Maurice F. Wilhere August in the year of our Lord One
thousand eight hundred and ninety-two
(1892) Between Joseph Allison of the
Tenth Ward of the City of Philadelphia Gentlemen of the one
part and Maurice F. Wilhere of the said City, Magistrate
of the other part. Witnesseth that the said Joseph Allison
for and in consideration of the sum of Six Thousand
dollars lawful money of the United States of America
himself and truly paid by the said Maurice F. Wilhere
at and before the sealing and delivery of these presents the
receipt whereof is fully acknowledged hath granted bar-
gained sold aliened enfeoffed released and confirmed
and by these presents doth grant bargain sell alien enfeoff
clear and confirm unto the said Maurice F. Wilhere his
heirs and assigns All that Certain lot of piece of ground with
the brick messuage or tenement and improvements thereon
located situate in the Twenty First Ward of the City of
Philadelphia aforesaid and described as follows to wit -
Beginning at a point in the Northwesterly side of
Sumac Street (Fifty feet wide) at the distance of One
hundred and sixty-one feet nine inches Northwesterly
from the Northwesterly side of Diamond Street (Fifty feet
wide) and thence by running Northwesterly by ground now
formerly of John W. Gilton and on a line at right angles
to said Sumac Street ninety six feet to another place
Northwesterly still by said ground and on a line parallel
with said Sumac Street two feet seven inches to another
corner thence North Westerly still by said ground on a
line at right angles to said Sumac Street eighty four
feet to the Southeastly side of Woodvale now Cal-
street Fifty feet wide thence Northwesterly along the east
side of said Woodvale Street sixty four feet to a corner
thence Southeastly by ground now late of William F.
Lamare on a line at right angles to said Woodvale
Street eighty four feet to a corner thence Southeastly
still by said ground eight feet four inches to a corner
thence Southeastly still by said ground and on a

1892 Deed - TG: 184, 471

line at right angles to said Sumac street ninety six feet to the point of intersection of the said North West side of Sumac street with the West side of Righter street fifty feet wide and thence extending Southwesterly along said side of said Sumac street fifty eight feet three and five eighths inches to the place of beginning And also all that certain lot of piece of ground situate in the Ward and City of said and described as follows to wit Beginning at a corner formed by the intersection of the North West side of said Sumac street with the West side of said Righter street thence extending North West on a line at right angles to said Sumac street ninety six feet to a corner thence North easterly on a line parallel with said Sumac street eighty nine feet eleven and one quarter inches to said West side of said Righter street and thence Southwesterly along said side of said Righter street One hundred and thirty one feet six and five eighths inches to the place of beginning Being the same premises which Thomas H. Allison and Robert C. Linn wife by Indenture bearing date the second day of January A.D. 1892 and recorded at Philadelphia in deed book J. G. 10131 page 356 v. granted and conveyed unto the said Joseph Allison inter alia in fee Together with all and singular the Buildings and improvements Streets alleys roads passages ways water water courses rights liberties franchises Privileges and appurtenances whatsoever thereto belonging or in anywise appertaining and the revenues and emoluments unto issue and profits thereof and all the estate right title interest property claim and demand whatsoever of him the said Joseph Allison in law equity or otherwise Having in and to the same and every part thereof To Have and to Hold the said lot described lots of piece of ground with the Easements appurtenances and improvements thereon unto the said Maurice F. Wilbur his heirs and assigns forever

assigns to and for the only purpose and behoof of the said Maurice F. Wilhere his heirs and assigns forever. And it is covenanted
Subject nevertheless to the following conditions and restrictions
 First that no building shall ever be erected on said premises within sixteen feet of the present line of the Court-stone on said Sumac street. Second that there shall not at any time be erected on said premises or any part thereof any glue factory, bone-boiling lamp, black or printers ink factory, varnish, turpentine, camphene or turpentine fluid factory, chemical laboratory, slaughter house or tallow chandlery or distillery of spirituous or malt liquors or make or deposit thereon any kind of offensive offal matter. Third that no building erected thereon shall ever be used as a place for the sale of spirituous or malt liquors. And the said Joseph Allison for himself his heirs executors and administrators doth by these presents covenant grant and agree to and with the said Maurice F. Wilhere his heirs and assigns that he the said Joseph Allison and his heirs all ^{and singular} the hereditaments and premises hereinbefore described ^{and} granted or mentioned and intended set be with the assent and consent of the said Maurice F. Wilhere his heirs and assigns against the said Joseph Allison and his heirs and against all and any other person or persons whomsoever lawfully claiming or claiming the same or any part thereof By from or under the name or any of them shall and will be held as provided aforesaid for ever defend. In Witness whereof the said parties to these presents have hereunto interchangeably set their names and seals dated the day and year first herebefore written

Scaled and Signed }

in presence of us

Oliver Egan

Geo. F. Powell

Joseph Allison

①

Bearing witness of the date of the above indenture of the above named Maurice F. Wilhere the sum of six thousand dollars being the full consideration money therein mentioned.

Witness at signing

Oliver Egan

Geo. F. Powell

Joseph Allison

On the Fifth day of August Anno Domini 1892 before me
 a Notary Public for the Commonwealth of Pennsylvania
 residing in Philadelphia personally appeared the
 abovesaid Joseph Allison and Indue form of law
 acknowledged the above Indenture to be his act and deed
 and during the same night he recorded as such Witness
 my hand ^{and} Notarial Seal this day and gave said

Olis Egan
 Notary Public

Recorded August 5/92 at 2.40

Henry H. Barton et al | This Indenture made the

BUILDING PERMIT

FORM 14

"A" X

DEPARTMENT MEMORANDUM

EXIST. BUILDING—CLASS 3 MATERIAL Brick PERMIT No. 3300
REAR OR ADD.—CLASS 3 MATERIAL Brick FEE, \$ 2.00
PLAN No. _____

Application for Permit for Additions, Alterations, Repairs,
One-Story Structures, Frame Buildings, Bay Windows,
Heaters, Boiler and Engine Foundations, etc.

Philadelphia, May 22 1916

BUREAU OF BUILDING INSPECTION.

The undersigned applies for a permit to construct the following described work:

At the exact location 147 Sumack St. 21 Ward

For the present building used for? Dwelling

For will the new building or addition be used for? Bay Window

Give definite particulars as to work proposed and materials used Build frame
bay window 10' wide 4' deep
1st story - tin roof - 2-6" clear of party line

SUBJECT TO APPROVAL
OF THE DISTRICT INSPECTOR

Provisions of the building laws and City Ordinances will be complied with, whether specified herein or not.

Building or tenement, give size of open yard space remaining Over 144 sq ft

Date of Commencing May 23/16

Estimated Cost 250.00

Owner Mr Albert Hood Address 147 Sumack St

Architect _____ " _____

Contractor Elmer L. Cathbertson " 334 Roxborough

Applicant _____ " _____

STATE OF PENNSYLVANIA, } ss.
CITY OF PHILADELPHIA, }

Personally appeared before me the subscriber, a Notary Public for the Commonwealth of Pennsyl-
siding in the City of Philadelphia Elmer L. Cathbertson