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**  
   - [x] Building  
   - [ ] Structure  
   - [ ] Site  
   - [ ] Object  

4. **PROPERTY INFORMATION**  
   Condition: [ ] excellent  
   [x] good  
   [ ] fair  
   [ ] poor  
   [ ] ruins  
   Occupancy: [x] 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 1908  
   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:_ January 15, 2020

Date(s) Reviewed by the Historical Commission:_ February 14, 2020

Date of Final Action:_ February 14, 2020

☒ Designated ☐ Rejected 12/7/18

Criteria D and J, with amended boundary to include house with perimeter buffer only
Plot Plan and Written Description: 147 Sumac Street
Boundary Description (updated September 2019)

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 Northwesterly 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 Northwesterly 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 Northwesterly 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

This describes the entire parcel boundary. The PHC voted to designate only the house with perimeter buffer, as shown on the following page. This means that the PHC does not have jurisdiction over work outside of the perimeter buffer.
Physical Description: 147 Sumac Street
Physical Description: 147 Sumac Street

6. Description

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] 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.” 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.

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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, 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.

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.

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.
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.
Rear of 145 Sumac Street (right) and 147 Sumac Street (left). View from Kalos Street. July 2019.
Statement of Significance: 147 Sumac Street
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, 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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3 Based on research and nomination prepared by Jeffrey Allegretti, 2015.
A “Bird’s Eye” image of Wissahickon in 1907, showing that development was nearly completed by then, with the subject property (red) enlarged beside it.

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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\textsuperscript{5} 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 21\textsuperscript{st} 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.”\textsuperscript{6} Additionally, \textit{The American Architect and Building News} reported in 1883 that permits were issued for the construction of 145 Sumac Street.\textsuperscript{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.’”\textsuperscript{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

\textsuperscript{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. \textit{Philadelphia Times}, 1/16/1892, p 1; \textit{Philadelphia Times}, 5/17/1893, p 1.

\textsuperscript{6} \textit{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.

\textsuperscript{7} \textit{The American Architect and Building News}, vol. XIII, no. 383, April 28, 1883.

\textsuperscript{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

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

Maurice Wilhere, Long Ill, Dies

Former Magistrate Succumbs to Heart Trouble in Atlantic 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 “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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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.

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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.
Block Context (Updated 2019)

Aerial view of the subject block, showing newer construction on Sumac Street and Kalos Street. Source: Pictometry, March 2019.
Bibliography: 147 Sumac Street
8. Bibliography


Monaghan, James, ed., *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*. Philadelphia. George T. Bisel & Co. Law Publishers and Booksellers.


*The Philadelphia Inquirer*, August 5, 1908 and August 9, 1908.


*The Times*, January 16, 1896.
Appendix: 147 Sumac Street
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*Entry: 23 of 25, page 1 of 2.*
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.

JOD: 54; 373. Researched by John Charles Manton, B.S. in Ed.; M.S., 2015;
July 8th, 1766 and recorded at Philadelphia in Deed Book 2628, No. 76, page 150; granted and conveyed unto the said William Evans in fee simple, mutually to the said William Evans, and the heirs and assigns of the said William Evans, his heirs and assigns, by deed dated the thirty-first day of May A.D. 1771 and recorded at Philadelphia in Deed Book 2628, No. 70, page 291, and by deed dated September 29, 1787 and recorded at Philadelphia in Deed Book 3, Vol. No. 247, page 634, and by deed dated the twenty-ninth day of October A.D. 1789 and recorded at Philadelphia in Deed Book 3, Vol. No. 247, page 660, respectively. Together with all and singular the improvements, edifices, houses, voces, water, water courses, rights, liberties, privileges, headrights, and appurtenances whatsoever belonging or in anywise appertaining to and in any manner appertaining and the same and remains unto said land and the term thereof and all the estate right and title, interest, property, claim and demand whatsoever of them the said William Evans and Ellen M. his wife in and to the said land and every part thereof. To have and to hold the said lot or piece of ground above described, improvements, headrights, and appurtenances and the same to and for the use and benefit of the said Thomas N. Allison his heirs and assigns forever and under and subject 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 main on said land; Second that there shall not at any time be erected on said premises or any part thereof any other factory house, living lamp, black or painting, tannery, or other chemical laboratory.
Williams or Mast. liquore or make or deposit therein any kind of offensive or obnoxious thing that is building acted upon unless now be used as a place for the sale of Williams or Mast liquor. And the said William Camac for himself his heirs executors and administrators doth by these presents convey grant and agree to and with the said Thomas & Allison his heirs and assigns that he the said William Camac and his heirs and assigns all and singular the hereditaments and premises herein above described and granted or mentioned and intended to be with the appurtenances unto the said Thomas & Allison his heirs and assigns against him the said William Camac and his heirs and assigns all and any part thereof for and to under him them or any of them shall and will subject as aforesaid warrant and forever defend the hereinabove the said parties to their present heirs and assigns in tenements at their hands and costs dated the day and year first above written.

Dated and Delivered in the presence of

[Signature]

Elton W. 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.

Witness of signing

[Signature]

[Signature]

On the second day of November Anno Domini 1872 before me

Henry E. Garret Notary Public of the Commonwealth of Pennsylavania in and for the City of Philadelphia personally appeared the above named William Camac and Elton W. Camac and in due form of law acknowledged the above indenture to be their and each of their act and deed and declared the same might be recorded as such and the said Elton W. Camac of full age and separate and apart from his said husband by me therein privately examined and the full contents of
the above Deed being by me first made known unto her,
did therupon declare and say that she did voluntarily.
and of her own free will and accord sign and 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 above

H. E. Foyeed  C
Notary Public

Recorded Nov 3/21 210
The deed between Joseph Allison (who bought it from his brother Thomas, presumably in absentia) and Maurice Wilhere, including the Righter Street parcel, dated August 5, 1892.

Researched by John Charles Manton, B.S. in Ed.; M.S., 2015;
line of right angles to said Hunter Street ninety feet at the front of obstruction of the said North Western side of Hunter Street with the Western side of Hunter Street fifty feet wide and thence extending indefinitely along said side of said Hunter Street fifty feet right foot thirty feet and five

right foot inches to the place of beginning and also all that

part of the above grant without the Wood and City
gardens and described as follows herein. Beginning at a

corner formed by the intersection of the north Western side

of said Hunter Street with the Western side of said

Hunter Street thence extending North Western ninety

feet at right angles to said Hunter Street ninety feet

right foot thirty feet and five right foot inches to the

place of beginning being the same

premises which Thomas J. Allison and Rebecca S. his

wife by indenture dated the first day of January

A.D. 1872 conveyed to Philadelphia Indenture

No. 39, for the sum of $35.00 and conveyed into the said

Joseph Allison together with all and every

appurtenances the buildings and improvements and all

rights and easements of every

nature and kind of

said premises which Joseph Allison in every part thereof. To be conveyed to the said Thomas

described as a foregoing grant with the said

measures, attachment and improvement, there

appurtenances and every

premises hereby granted or

mentioned and intended to be with the appurten-

ance of said grant Maurice J. Weidler

Lessee.
assign to and take only Synopsis and Lieby of the said Maurice W. Underwood and assign, subject to the following conditions and restrictions to wit: First that no building shall ever be erected on said premises within a distance of eight feet from the curb line of the Court Street, nor shall there be placed thereon any kind of offensive or noxious substance or article in any manner; and also that no building or structure shall ever be used as a place for the sale of精神 or malt liquors and the said Joseph Allison, for himself, his heirs, executors and assigns, do hereby bind themselves, covenant and agree to convey, surrender, and quitclaim, render and deliver all and singular the said premises and premises therein and appurtenances to the said Maurice W. Underwood or his heirs, executors and assigns, against which Joseph Allison and the heirs of his body shall or may ever have any claim or demand for any reason or cause whatsoever, nor shall or may ever have any claim or demand for any reason or cause whatsover, nor shall or may ever have any claim or demand for any reason or cause whatsover, nor shall or may ever have any claim or demand for any reason or cause whatsover.
On the Fifth day of August, Ann. Domini 1872, before me, a Notary Public in and for the Commonwealth of Pennsylvania, residing in Philadelphia, personally appeared, the above named Joseph Allison, and inducement or cause of law, and in due form of law, constituted aforesaid, the above instrument, to wit: an act of deed and delivery of the same, witnessed, for which witness, the said instrument, and the day and year of said instrument.

Ocis Signis

Notary Public

Wendel August 5, 1872, 2 d. 410

Henry C. Barton, Esq. This instrument made the
BUILDING PERMIT