

# 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: 318 E. Durham St. Philadelphia, PA.

Postal code: 19119

#### 2. NAME OF HISTORIC RESOURCE

Historic Name: Ashton Tourison House

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: rented by The Galman Group/House Sedgwick as a single family dwelling since purchase.

#### 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 1900 to present

Date(s) of construction and/or alteration: circa 1900-01

Architect, engineer, and/or designer: Ashton Tourison

Builder, contractor, and/or artisan: Ashton Tourison

Original owner: Robert Thomas (1889-1910?); Amelia H. Lehnert (1910)

Other significant persons: \_\_\_\_\_

**CRITERIA FOR DESIGNATION:**

The historic resource satisfies the following criteria for designation (check all that apply):

- ☒ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- ☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- ☒ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- ☐ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- ☒ (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- ☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- ☒ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- ☒ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- ☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- ☒ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

**8. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Please attach a bibliography.*

**9. NOMINATOR**

Organization E. Durham St. neighbors Date November 20, 2020

Name with Title Paula O'Day Email paulaoday@comcast.net

Street Address 301 East Durham Street Telephone 215-753-1170

City, State, and Postal Code Philadelphia, PA. 19119

Nominator ☐ is ☒ is not the property owner.

**PHC USE ONLY**

Date of Receipt: 12/14/2020

☒ Correct-Complete ☐ Incorrect-Incomplete Date: 4/30/2021

Date of Notice Issuance: 4/30/2021

Property Owner at Time of Notice:

Name: HOUSE SEDGWICK LP

Address: 261 OLD YORK RD STE 110

City: Jenkintown State: PA Postal Code: 19046

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

**Nomination to the Philadelphia Register of Historic Places**  
**Preservation of 318 E. Durham Street as a Legacy to Ashton S. Tourison Sr.**  
**and the Sedgwick Farms Historic District**

**The Ashton S. Tourison, Sr. Anchor House**  
**Circa 1900-01**



Submitted by near-neighbors Paula O'Day and Kelly O'Day, on behalf of neighborhood residents signing the petition opposing demolition of the Ashton Tourison house and heritage trees at 318 E. Durham Street and in support of preserving the historical architectural character and legacy of the neighborhood.

## **TABLE OF CONTENTS**

<b>Statement of Urgency</b>	<b>1</b>
<b>Significance and Criteria for Designation</b>	<b>2-8</b>
<b>Boundary Description</b>	<b>8-9</b>
<b>Narrative Description</b>	<b>10-18</b>
<b>Appendix A: Deed/Title History: 1986-2010</b>	<b>19</b>
<b>Appendix B: Chronological Map History of the 300 Block of E. Durham Street and Significance</b>	<b>20</b>
<b>Appendix C: Map of Tourison Sedgwick Farms Houses</b>	<b>30</b>
<b>Major Bibliographical References</b>	<b>32-33</b>

### **Statement of Urgency**

The need for preservation status for the Ashton Tourison house at 318 E. Durham Street is **URGENT**. For the third time since September, 2018, this house is under **IMMEDIATE** threat of demolition and replacement with a 7- 8 unit apartment by the Galman Group under the name of their subsidiaries/investors House Sedgwick and Sedgwick Partners. The City of Philadelphia ZBA ruled against their Appeal for a Variance of the RSA3 zoning code in August, 2020. Based on neighbors' testimony demonstrating that the appellants did not satisfy the criteria specified by and required for the ZBA under §14-500 to approve their proposed RSA3 use and dimensional code violations, the City of Philadelphia ZBA denied the Galman Group subsidiaries' Appeal for a Variance request in August, 2020 by a majority vote of 3 to 1. Nevertheless, in September, 2020, the Galman Group subsidiaries filed an appeal to Philadelphia Common Pleas Court to overturn the City of Philadelphia ZBA denial of their Appeal for a Variance. They simultaneously started painting the classic two-toned brick 1960's Sedgwick Farm apartment buildings in a fast casual stealth gray, white, turquoise, yellow and orange pattern to match the fast casual style apartment building they had originally proposed in 2018 to replace 318, defying neighbors requests to respect the fabric, housing design, and character of this well-established and well-maintained neighborhood.

The same project was previously twice refused approval in violation of the RSA3 zoning code by Philadelphia's Licenses and Inspections department in 2018 and 2019, and overwhelmingly opposed by the vote of the entire neighborhood in opposition to the project at 3 previous East Mt. Airy Neighbors (EMAN)-sponsored RCO meetings in 2018, 2019 and 2020, and the signature of more than 100 nearby neighborhood residents opposing the project on Allen's Lane, E. Durham. Ardleigh, Sprague, East Mt. Airy and E. Mt. Pleasant Streets. At the East Mt. Airy Neighbors RCO meetings in 2018, 2019, and again in 2020, neighbors have twice overwhelmingly voted in opposition to the Galman Group project. Galman withdrew their proposal at the ZBA hearing in 2019, following neighbors' testimony refuting its legitimacy in reference to the ZBA-specified criteria for approval, and the appellant's false claim that its condition required it to be demolished; at that time, the current tenant, a single mother of four, testified that 318 was in good condition. Galman, et al. resubmitted essentially the same proposal in 2020. As noted above, in August 2020, the ZBA voted to deny their new variance appeal. In 2020, the above-mentioned tenant testified that she and her family "love the house," and would like to remain there for "4 or 5" more years.

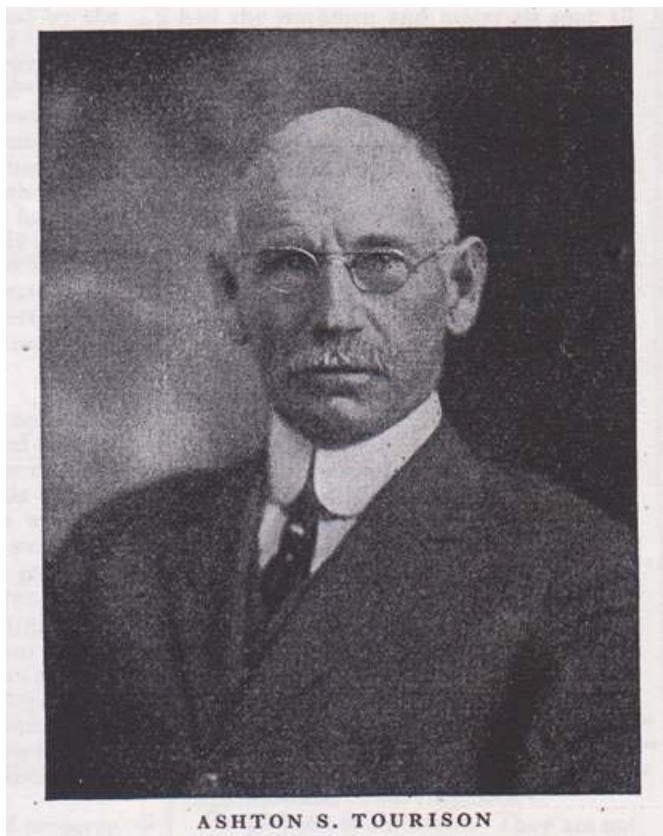
The Philadelphia Historical Commission should also be made aware that since purchasing 318 in 2012, representatives from the Galman Group have repeatedly solicited the homeowners of the abutting 1890's house at 300 E. Durham Street to buy their property in person, by letter, and most recently by persistent phone calls since September, 2020 to purchase that property, despite being repeatedly told by the homeowners that they have no intention of selling, and the homeowners specific requests to stop the harassment. The inferred intent in purchasing 301 is to demolish and replace it with a multi-storied apartment.

### **Statement of Significance and Criteria for Designation**

*\*Please note that current house numbers and formal addresses for properties cited were not all assigned until the 1920's, with changes in street names where indicated. Also note that current online real estate ads for the property **incorrectly** indicate it was built in 1939.*

The Aston S. Tourison, Sr. Anchor House satisfies the Criteria for Designation specified in (a), (c), (e), (g), (h) and (j) in the attached Philadelphia Historical Commission's Nomination form.

(a). Aston S. Tourison, Sr., (1851-1944), the renovator/builder of 318 E. Durham Street, was the renowned originator and developer of the historic Sedgwick Farms district in East Mt. Airy, north and south of the current day Sedgwick Station on the Chestnut Hill East train line. Born, raised and residing in Mt. Airy his entire life, he lived to age 93, and is buried in Philadelphia's Ivy Hill Cemetery along with his family.





Building Sedgwick Street itself circa 1895, he first constructed single detached homes on Sedgwick Street between Germantown Avenue and Sprague Street southwest of what was then the Mt. Pleasant Street train station. Along with his sons Ashton Jr. and George Bartle (Bart), he continued building northeast of the station in the 300 E. Durham Street block, as well as on surrounding blocks, until at least 1929. 318 E. Durham is his first documented project in this section of his Sedgwick Farms historic development.

(c). The 318 house is not only part of Tourison's legacy as a builder and renovator, it is also a part of the historical legacy of Philadelphia as "a city of neighborhoods"; in particular, it records the beginning of the development in East Mt. Airy of the residential housing and tree-lined community built along the Reading Railroad (now Chestnut Hill East) commuter train line at the turn of the 19<sup>th</sup> century.

(e, (g) and (j). Tourison formed Ye Old Sedgwick Farms Company at 7014 Boyer Street in 1908, building along with his sons most of the still-standing stone houses along the 300 and 500 blocks of E. Durham Street, as well as the single family detached and attached homes as mapped by Kelly O'Day in Appendix C. The Tourisons built custom single detached homes, as well as individualized row and twin houses on both sides of Sedgwick Station.




# SEDGWICK FARMS

*A Suburban Section*

---

WITHIN THE CITY LIMITS



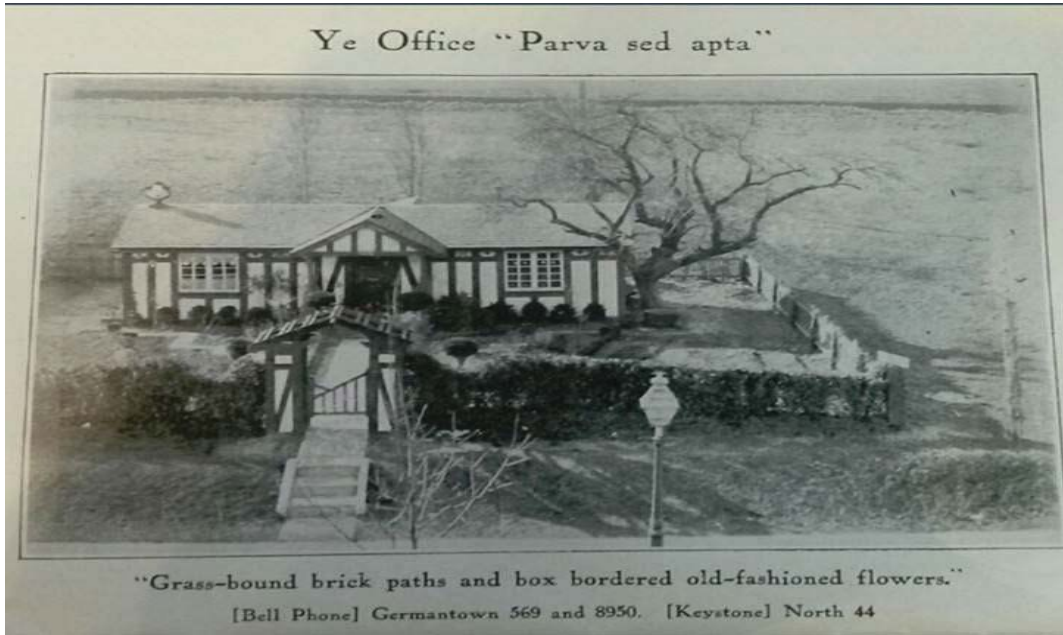
*With Nature's In-  
fluence Maintained  
and the Houses De-  
signed to Conform  
Thereto : : : :*

**Sedgwick Farms Co., 7014 BOYER ST.**

**GERMANTOWN**

Mt. Pleasant Station, Reading R. R.      Germantown Avenue Trolleys to Sedgwick Street.

7014 Boyer Street



Suburban Homes and Sites

Suburban Sites and Homes

Ye Sedgwick Farms Co.

In Historic Germantown at 7014 Boyer St.  
Pennsylvania

ASHTON S. TOURISON, SR.  
For a third of a century builder for the best Architects of Philadelphia, New York, and Boston  
ASHTON S. TOURISON, JR., M. M. E.  
MISS A. F. JANSSEN, Secretary and Advertising  
BART TOURISON, B. S. in Architecture  
S. C. TOURISON, Real Estate  
WM. H. TOURISON  
C. E. BARLEY, Clerk of Works

Suburban Homes \$8000 Upwards

Suburban Homes \$25,000

B. 12-9-09. © M. WM. F. FELL CO., Philadelphia T.



"Sedgwick Farms," Houses on 60-ft. Lots  
4 E, 4 F, 4 I, 4 J

First Floor

Living Room and Dining Room with Central Hall; Palladian window on stairs.  
Den with fireplace and leaded glass doors to book-cases.

Kitchen with porcelain fixtures; Pantry with facilities for icing refrigerator from  
Servants' Porch.

The Main Porch has red tile floor as well as the porch opening from the Dining Room.  
The latter may be enclosed for a Conservatory.

Second Floor

Morning Room with fireplace, Bed Chamber; Dressing Room and private Bath en suite.  
The principal Bath Room with marble shower has two rooms en suite.

Uncommonly large closets in all Bed Rooms, and those in the Dressing Room in particular  
have doors with mirrors folding together.

Third Floor

Three rooms with bath, trunk closet and linen closet.

Basement

Hot-water heat plant; Laundry with stove and porcelain trays.

Buy a House under Construction and Watch it Grow

Plans, Specifications, Samples

Houses 4 E and 4 F were sold before the roofs were on

Tourison pioneered and significantly influenced further residential development of this very section of East Mt. Airy, and defined the turn of the (last) century use and architectural character of the immediately surrounding area. Incorporating and even integrating Tudor, Arts & Crafts, and Victorian features, and later on, Art Deco features into his projects, he set a high standard for the quality, attention to detail, and design of houses built in this neighborhood, with the quality of construction and materials maintained across the wide price range of homes offered. Highly crafted details in masonry and both interior and exterior woodwork were characteristic. In this then sparsely built area, Frank Mauran followed his lead, locating his abutting historic Stenton Farms development here circa 1908. The high quality individualized stone/brick/stucco twin houses in the 400 block of E Durham St were built by Carl Metz in the late 1930s in a style comparable to the Sedgwick Farms houses of the 300 and 500 blocks, and customized detached homes on both sides of Sedgwick Station.



## E Durham & Anderson Carl Metz development Jan 19, 1936

(h). 318 E. Durham Street itself is “an established and familiar visual feature” of not only the 300 block of E. Durham Street, but to residents of the surrounding streets, many of whom habitually use the 300 block recreationally to exercise and/or commute by train via Sedgwick Station. Most homeowners deliberately chose to live here, as did Tourison, and consider 318 an asset to the legacy, social fabric, design, and character of this community-oriented walking neighborhood. The architectural appeal and character of the neighborhood’s houses are a significant factor in why they chose to live here. As described below, 318 E. Durham Street was not only part of the historic Sedgwick Farms development, in actual fact, it was part of the Tourison family’s own walking neighborhood.

Exhibit C: Bromley Atlas of Philadelphia, Ward 22, Plate 38, 1901.



This 1901 map shows that 318 E. Durham Street, indicated by the yellow rectangle, has now been built next to 300 E. Durham. The Wingohocking Creek is flowing nearby. As indicated by the dashed lines, Sullivan Street is not yet paved.



(g). The Ashton Tourison Anchor House, 318 E. Durham Street, is part of Tourison's historic Sedgwick Farms development. As indicated above, it has significant value as the earliest so far documented Tourison construction in the East Mt. Airy section of Philadelphia, in the section of Tourison's Sedgwick Farms development northeast of Sedgwick Train Station, in the neighborhood where the Tourison family actually resided at the nearby 7015 Ardleigh Street.

(j). The 300 block of E. Durham Street and abutting blocks in this section of Tourison's historic Sedgwick Farms development represent the beginnings of Philadelphia's commuter train culture across economic classes at a time when owning and/or traveling by car was not possible or usual.

### **Boundary Description**

The house is situated on the southeasterly side of E. Durham St in zip code 19119 in the 22nd Ward of the City of Philadelphia on a lot 55ft. wide by 80 ft. deep. The 1928 map (See Appendix B: Exhibit F, p.26) shows the parcel to its right (shown on some 1930's maps as 316 E. Durham Street) as allotted for a never-built single family detached house, and instead reportedly used as the 318 owner's garden. An official title/deed history for sale of this as a separate parcel was not available. Boundaries of 318 E. Durham Street are as specified in the following surveyor's **Legal Description**.

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected, SITUATE in the 22nd Ward of the City of Philadelphia, described according to a plan thereof made by H.M. Fuller, Surveyor and Regulator of the 9th District on the 11th day of January A.D. 1922, as follows, to wit:

SITUATE on the Southeasterly side of Durham Street 66 feet wide at the distance of 163 feet 3 inches Northeastwardly from the point of tangent in the Southeasterly side of Durham Street said point being 47 feet 8 inches measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Northeasterly side of Sprague Street (50 feet wide).

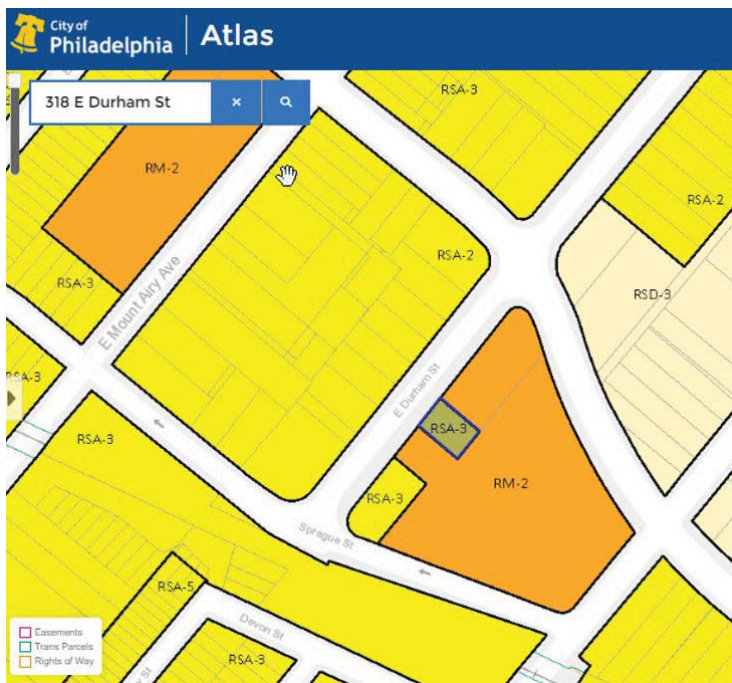
CONTAINING in front or breadth on the said Durham Street 55 feet and extending of that width in length or depth Southeastwardly, between lines at right angles to the said Durham Street, 80 feet.

BEING No. 318 East Durham Street.

BEING the same premises which John K. McLaughlin by Deed dated 7/20/2007 and recorded 8/1/2007 in Philadelphia County in Document No. 51745004 conveyed unto John K. McLaughlin (95% interest) and Maria Maher (5% interest), as joint tenants with the right of survivorship, in fee.

As shown in the 1942 zoning map in Appendix B, Exhibit H, the 316 parcel and the land abutting 318 were rezoned for multi-family residences, which were not built until 1961 as the currently existing Sedgwick Farm apartments. Though not built by the Tourisons, they were nevertheless appropriately named with regard to their location in this historic district. The former 316 parcel is currently separated from 318 by parking spaces and an entry driveway for occupants of the Sedgwick Farms apartments.

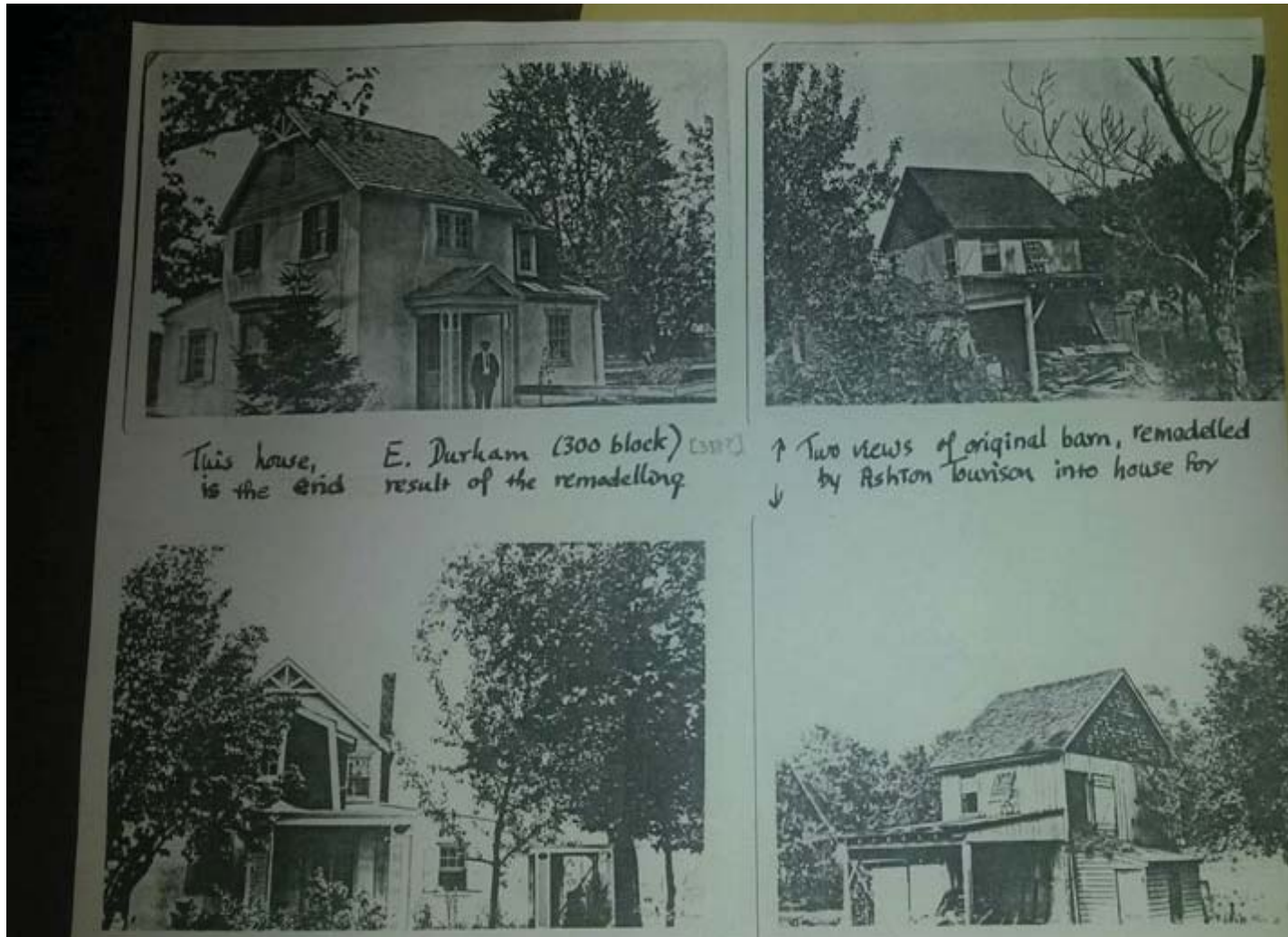
The current Philadelphia Zoning district map for the E. Durham Street area (City Atlas) shows that 318 E. Durham Street is zoned RSA3, as are the houses on the odd numbered side of the 300 block of E Durham. Apart from Sedgwick Station itself, though zoned RM-2 (Residential Multi-Family), the Sedgwick Station Apartments are an anomaly in the 300 block, surrounded by privately owned and occupied single family homes on the three remaining sides.





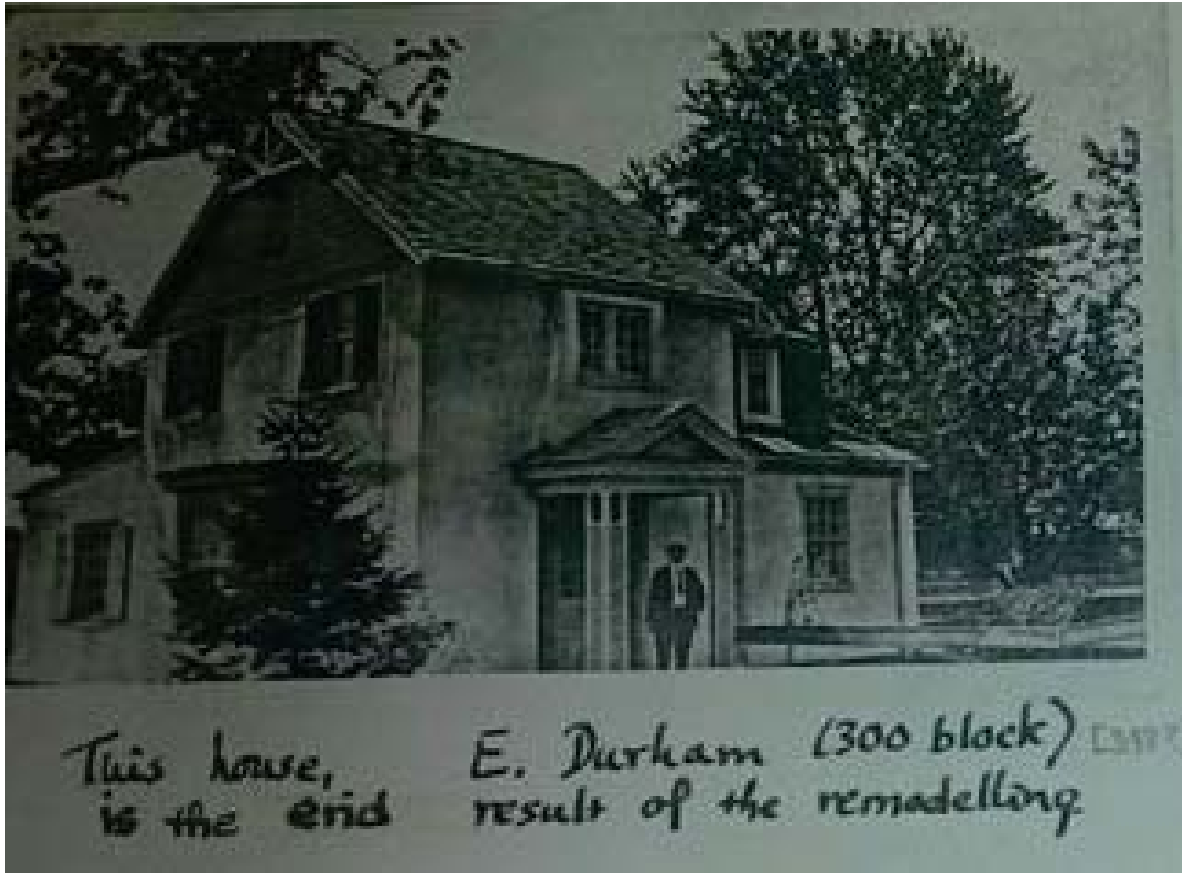
### Narrative Description and Development of East Durham Street

The following is a photo narrative of Aston S. Tourison's remodeling of 318 E. Durham, circa 1900-01, obtained from the Germantown Historical Society, courtesy Elise Rivers. The finished product is on the upper left.

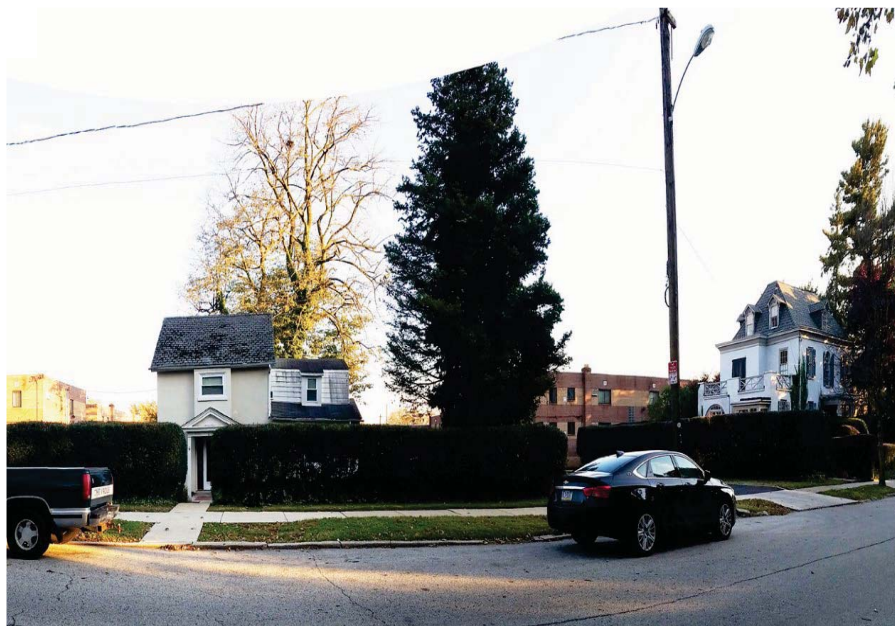


318 East Durham Street is a 3 story 1195 square foot stuccoed brick 2 bedroom-1 bath house with a first floor fireplace on a 4456 square foot parcel surrounded by mature hedges and a mature conifer and deciduous (potentially heritage) tree circa 50 feet in height. By virtue of its current size, the deciduous tree to the right in the 1901 photo is very likely the mature deciduous tree remaining on the property today. To the present day, 318 retains its original exterior design, with its original front porch, its original first floor bay window to the left, the 2 story side extension to the right, and back room extension. A comparison of the house in 1901 to the photo of the current house shows the exterior design and footprint of Tourison's original renovation remain essentially unchanged.

318 East Durham Street-1901



318 E. Durham and 300 E. Durham Street with existing mature trees, 2020



318 E. Durham Street-2020



318 East Durham Street is in the northeastern portion of the Sedgwick Farms historic area in East Mt. Airy. In sight of 318, Tourison renovated the already existing house at 7015 Ardleigh Street, which then became the Tourison family home. This section of Tourison's Sedgwick Farms historic area, in actuality, his very own neighborhood, extends from Sedgwick Station at Sprague Street to Stenton Avenue, and from E. Durham Street to Gorgas Lane. This district abuts the historic Gowen Estates to the west and the Frank Mauran Stenton Farms development to the east.

Unlike many modern developers and builders, Tourison was dedicated to developing a beautiful and economically diverse residential neighborhood, one good enough for him to live in. Not only did Tourison and his family reside just up the street diagonally within view of 318 at 7015 Ardleigh Street, as stated above, but Tourison laid out and constructed Sedgwick Street itself, naming it, a son, and his development after his Civil War hero uncle. In 1920, he described his intent and philosophy of



residential development. (See Tourison, Ashton. "What People Want When They Come to Buy A Home: Some points about human nature picked up by a builder of fifty years experience ." **The American Magazine**: January, 1920, pp. 43, 252-255.)

**The Former Tourison-Renovated Family Home - 7015 Ardleigh Street, 2019**



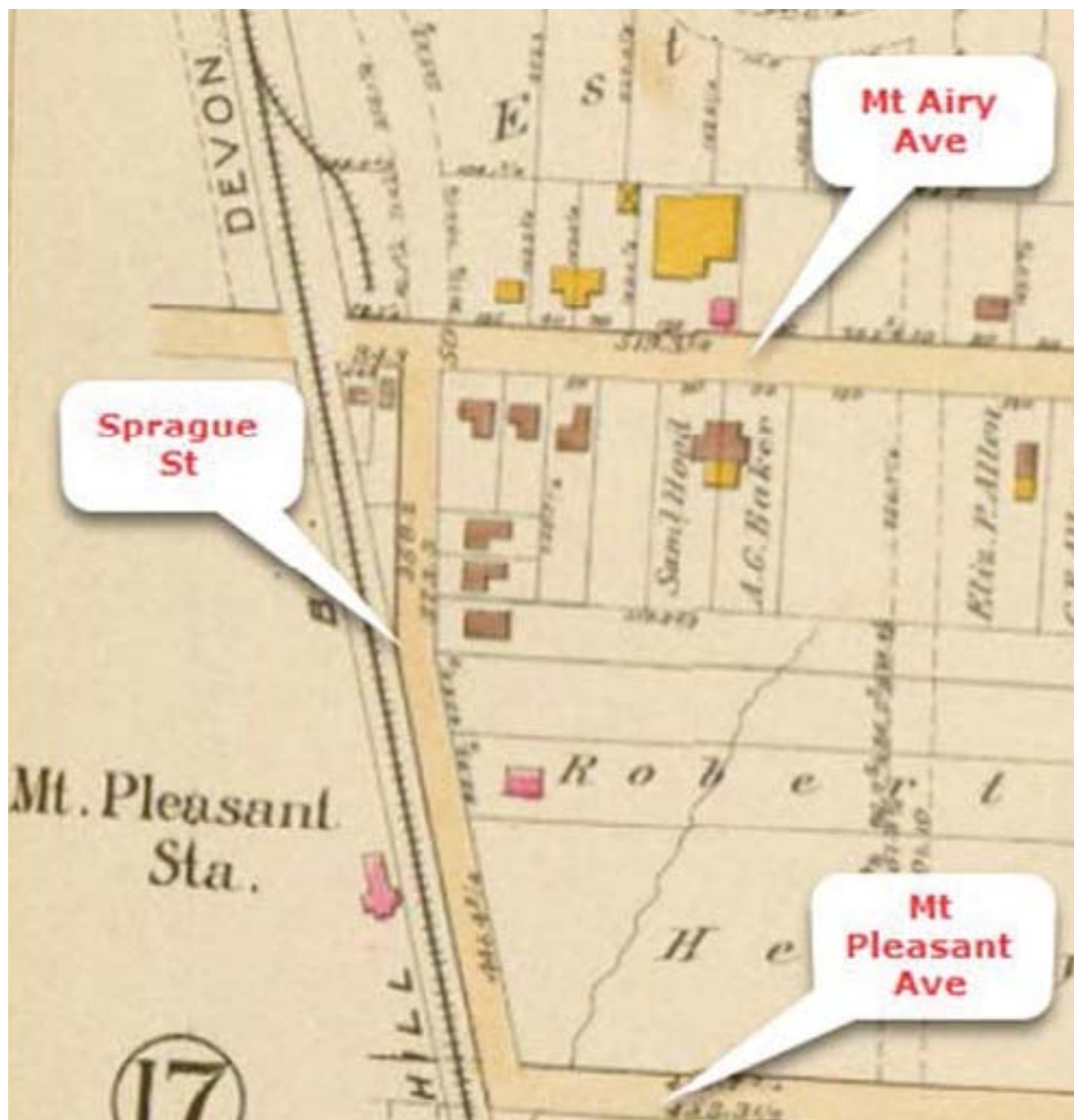
The formerly named Mt. Pleasant Street Station built by Frank Furness circa 1883 was renamed Sedgwick Station by the Philadelphia and Reading Railroad in 1909, probably encouraged by Tourison himself to do so, to recognize Tourison's 125 acre Sedgwick Farms development, which extended from today's Chew Street to Stenton Ave. and E. Durham Street to Gorgas Lane. Unfortunately, the Furness structure was destroyed by fire circa 1981. Fortunately, Furness-designed stations remain to this day at the Stenton and Mt. Airy stations, the next stops before and after Sedgwick Station.

*Mt Pleasant Train Station, renamed Sedgwick Station 1909.*



The 300 E. Durham Street block and 7100 blocks of Ardleigh (originally Sullivan) and neighborhoods surrounding 318 are themselves legacies to Philadelphia as a “city of neighborhoods” and to Philadelphia’s history of single- family residential architecture as it developed from the 1880’s to the 1940’s. As the historical map below and additional maps in Appendix B show, these surrounding blocks already contained an ensemble of architecturally significant houses pre-dating 318. The area under discussion originally comprised a major part of the Wingohocking Watershed through which the Wingohocking Creek was still seen running downstream at the turn of the (last) century. It formed natural small ponds in this same neighborhood, including one formerly located at the current site of the Sedgwick Farm Apts. The creek today still flows underground through the Wingohocking combined sewer/storm water system, formed by paving the entire creek over in this area by the City of Philadelphia in 1910.





This 1889 map shows the Mt. Pleasant Train Station and the still-standing single-family homes at what is now Sprague and E. Durham Streets, preceding Ashton Tourison's purchase of surrounding land and construction of 318 E. Durham Street. Current addresses for these homes are: 300 E. Durham Street; 301 E. Durham Street; 7147 Sprague Street; 7149 Sprague Street.

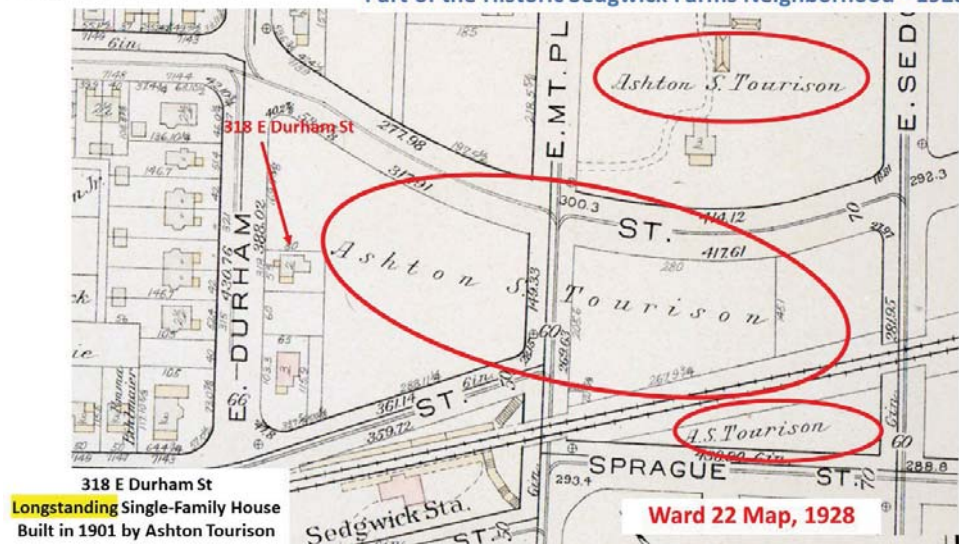
Circa 1901, at a time when Sprague and E. Durham Street had not yet been paved, Ashton S. Tourison, Sr. built 318 E. Durham Street on the site of a former barn as a single family detached home in the

colonial farmhouse style characteristic of homes along Germantown Avenue and Bethlehem Pike. Then and now, 318 is next to the 1890's home at 300 E. Durham Street (aka 7131 Sprague St.), and diagonally across from the 1880's home at 301 E. Durham, both of which have been preserved and well maintained to the present. At the time 318 was built, and still standing and owner-occupied today, were the Second Empire 1870's mansard roof Victorians at 7147 and 7149 on the adjoining block of Sprague Street, and the still occupied well-maintained Victorian at 7015 Ardleigh Street which Tourison purchased, expanded and updated consistent with the 1900's, and which served as the Tourison family home. 304, 308 and 314 E. Mt. Airy Avenue, whose backyards still have a view to 318 E. Durham, were also already built at the time, and remain occupied and maintained to the present. Otherwise, in 1900, the surrounding land on the 300 E. Durham block was undeveloped, and along with the empty abutting land on then named Sullivan Street, which is now the 7100 block of Ardleigh Street, was purchased by Tourison.

This Ward 22 map shows the 300 blocks of E Durham St. and E. Mt. Pleasant Ave. in 1928 and the Tourison-renovated family home at 7015 Ardleigh Street, which still stands today. By 1928, the odd-numbered side of the street directly across from 318 is fully built out with

300 Block E Durham St - 1928

Part of the Historic Sedgwick Farms Neighborhood - 1928



Tourison-built single family detached homes and twins. The photo below shows them as they look today. In 1928, the even side of E. Durham and Ardleigh Streets consisted of large Tourison-owned open tracts, including the future home of Sedgwick Station Apts. not built until the 1960's.



## 300 Block E. Durham Street Tourison Houses Directly Across from 318

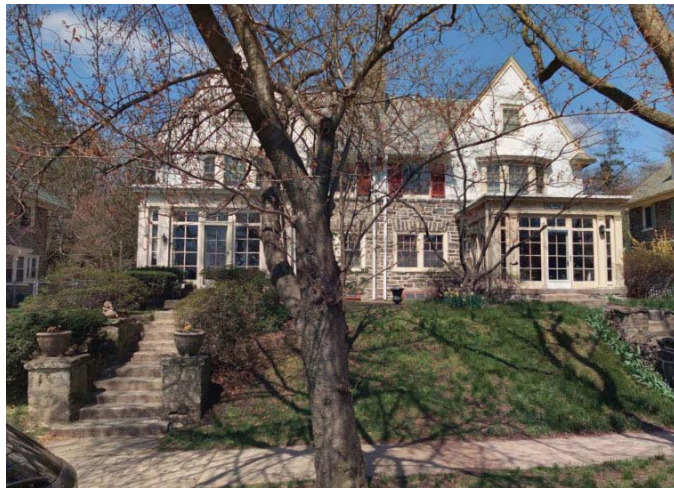
315 E. Durham St.



317 & 319 E. Durham St.



321 & 323 E. Durham St.



325 E. Durham St.



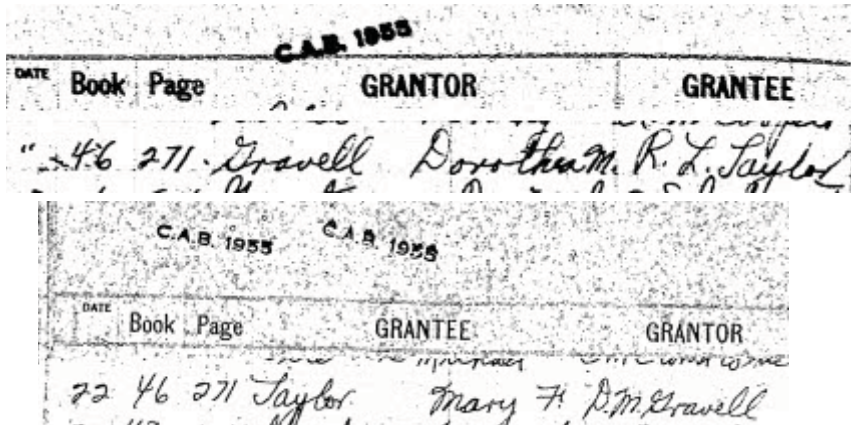
Until purchased by The Galman Group's House Sedgwick subsidiary in 2010, 318 has been privately owned and owner-occupied. Since 2010, it has been continuously rented as a single-family home. The following chart summarizes its history from 1901 to the present.

### 318 E Durham Street Property History

Year	Action
1901	Tourison rebuilds barn into house for Amelia H. Lehnert. The 318 house now appears on Bromley's 1901 Atlas.
1928	Bromley's Ward 22 Map of 1928 shows 318 E. Durham St. and the adjacent lot for 316 E. Durham St.
1933	The City of Philadelphia Zoning Map, Plate 8A, shows the entire even side of 300 block zoned "Residential C".
1942	The Philadelphia Land Use Map, Plate 8a, shows 318 E. Durham St. zoned "D  " Residential single family detached. The empty 316 E. Durham St. lot zoning is folded in "M3", multi-family, 3-story.
1955	Dorethea Gravell sells 318 E. Durham St. to Mary and Ruth Taylor.
1962	The Philadelphia Land Use Map, Plate 8A-1, shows 318 E. Durham St. zoned "D  ", single family detached. 316 E. Durham St. is folded into "M3".
4/13/1986	Mary and Ruth Taylor sell 318 E. Durham St. to Frederick Guyott.
7/12/2004	Frederick Guyott sells 318 E. Durham St. to John McLaughlin.
3/30/2010	John McLaughlin and Maria Maher sell 318 E. Durham St. to House Sedgwick.
2012	The Philadelphia Zoning District Map shows 318 E. Durham St. as "RSA3", with the Sedgwick Station Apartment complex as "RM2".

## Appendix A: Deed/Title History: 1955-2010

**1955:** The Philadelphia Department of Records Historical Index shows DM (Dorethea) Gravell as the grantor of the property to grantee R. L. Taylor and Mary Taylor on June 22, 1955. The deed reference is: Recorder – CAB; Book – 46; Page – 271.



**1986 – 2010:** The Philadelphia City Atlas, Deeds page for this property lists 4 records, as shown in this screen capture:

You searched for: RecordingDateID >= Tue Jan 01 00:00:00 EST 1974 and <= Tue Nov 17 00:00:00 EST 2020 and HouseNumber=318 and DirectionSuffix=E and StreetName=Durham and Designation=ST and Document Types to Search Over:=AFFIDAVIT OF STREET OPENING, AMENDMENT TO CONDOMINIUM, AMENDMENT TO PLANNED COMMUNITY, CERTIFICATE OF STOCK TRANSFER, DECLARATION OF CONDOMINIUM, and 14 more

4 items found, displaying all items. 1

Description	Summary	<a href="#">Add All to My Images</a>			
DEED 42553813	Rec. Date: 04/23/1986 08:00:00 AM Book Page: B: 442 P: 162 Grantor: TAYLOR MARY N, TAYLOR RUTH LESSLEY Legal: 318 E DURHAM ST Parcel: 097N23-0054 BRT: 222156200 BRT...	Related: FHS/442/162	Rel Book Page:	Num Pages:	<a href="#">View Image</a> <a href="#">Add to My Images</a>
DEED 50967860	Rec. Date: 07/12/2004 03:48:00 PM Book Page: Grantor: GUYOTT FREDERIC F II Legal: 318 E DURHAM ST Parcel: 097N23-0054	Related: GUYOTT FREDERIC F III	Rel Book Page:	Num Pages: 6	<a href="#">View Image</a> <a href="#">Add to My Images</a>
DEED 51745004	Rec. Date: 08/01/2007 09:05:00 AM Book Page: Grantor: MCLAUGHLIN JOHN K Legal: 318 E DURHAM ST Parcel: 097N23-0054	Related: MCLAUGHLIN JOHN K, MAHER MARIA	Rel Book Page:	Num Pages: 6	<a href="#">View Image</a> <a href="#">Add to My Images</a>
DEED 52192584	Rec. Date: 03/30/2010 09:46:00 AM Book Page: Grantor: MCLAUGHLIN JOHN K, MAHER MARIA, MCLAUGHLIN MARIA Legal: 318 E DURHAM ST Parcel: 097N23-0054	Related: HOUSE SEDGWICK L P	Rel Book Page:	Num Pages: 4	<a href="#">View Image</a> <a href="#">Add to My Images</a>

4 items found, displaying all items. 1



## **Appendix B: Chronological Map History of the 300 Block of E. Durham Street and Significance**

### **Exhibit A: Bromley Atlas of Philadelphia, Volume 7, Ward 22, Plate 22, 1889.**

This map shows the Mt. Pleasant Train Station and the still-standing single-family homes at what is now Sprague and E. Durham Streets. preceding Ashton Tourison's purchase of surrounding land and construction of 318 E. Durham Street. Current addresses for these homes are: 300 E. Durham Street; 301 E. Durham Street; 7147 Sprague Street; 7149 Sprague Street. It also shows the still-standing houses at 304 East Mt. Airy Ave., 308 East Mt. Airy Ave, and 314 East Mt. Airy Ave. between Sprague Street and what is now Ardleigh Street, as well as the prior owners of the surrounding land not yet developed.

### **Exhibit B: Bromley Atlas of Philadelphia, Ward 22, Plate 38, 1895.**

This map shows that the currently named Ardleigh Street was then named Sullivan Street It also shows the Wingohocking Creek/tributaries ran freely above ground at the time between Sullivan and Sprague Streets. downward through E Durham through to E. Mt. Pleasant Streets.

### **Exhibit C: Bromley Atlas of Philadelphia, Ward 22, Plate 38, 1901.**

This map shows that 318 E. Durham Street, indicated by the yellow rectangle, has now been built next to 300 E. Durham. The Wingohocking Creek is flowing nearby. As indicated by the dashed lines, Sullivan Street is not yet paved.

### **Exhibit D: Bromley Atlas of Philadelphia. Ward 22, Plate 38, 1910.**

This map shows that Amelia H. Lehnert now owns the even-numbered side of the 300 E. Durham Street block including 318 from Sprague to Sullivan Streets, and Ashton Tourison now owns most of the surrounding land through to E. Mt. Pleasant Street.

### **Exhibit E: Bromley Atlas of Philadelphia. Ward 22, Plate 38, 1910.**

This map shows that by 1910, Frank Mauran has followed Tourison's lead in buying and developing land for residential development northeast, south and east of the recently renamed Sedgwick Station.

### **Exhibit F: Bromley Atlas of Philadelphia. Ward 22, Plate 7, 1928.**

This map shows that the Tourison single family houses on the odd-numbered side of the 300 block of E. Durham Street have already been built. Ashton Tourison owns most of the undeveloped land on both sides of Sullivan Street from E. Durham to E. Sedgwick Streets, as well as the house and land at 308 East Mt. Airy Ave. 316 E. Durham is now a separate residential parcel.

### **Exhibit G: City of Philadelphia Zoning Map, 1933.**

This map is the first zoning map issued by the City of Philadelphia in 1933. It shows the 300 block of E. Durham Street was zoned residential, with the odd-numbered side zoned Residential B and the even-numbered side zoned Residential C.

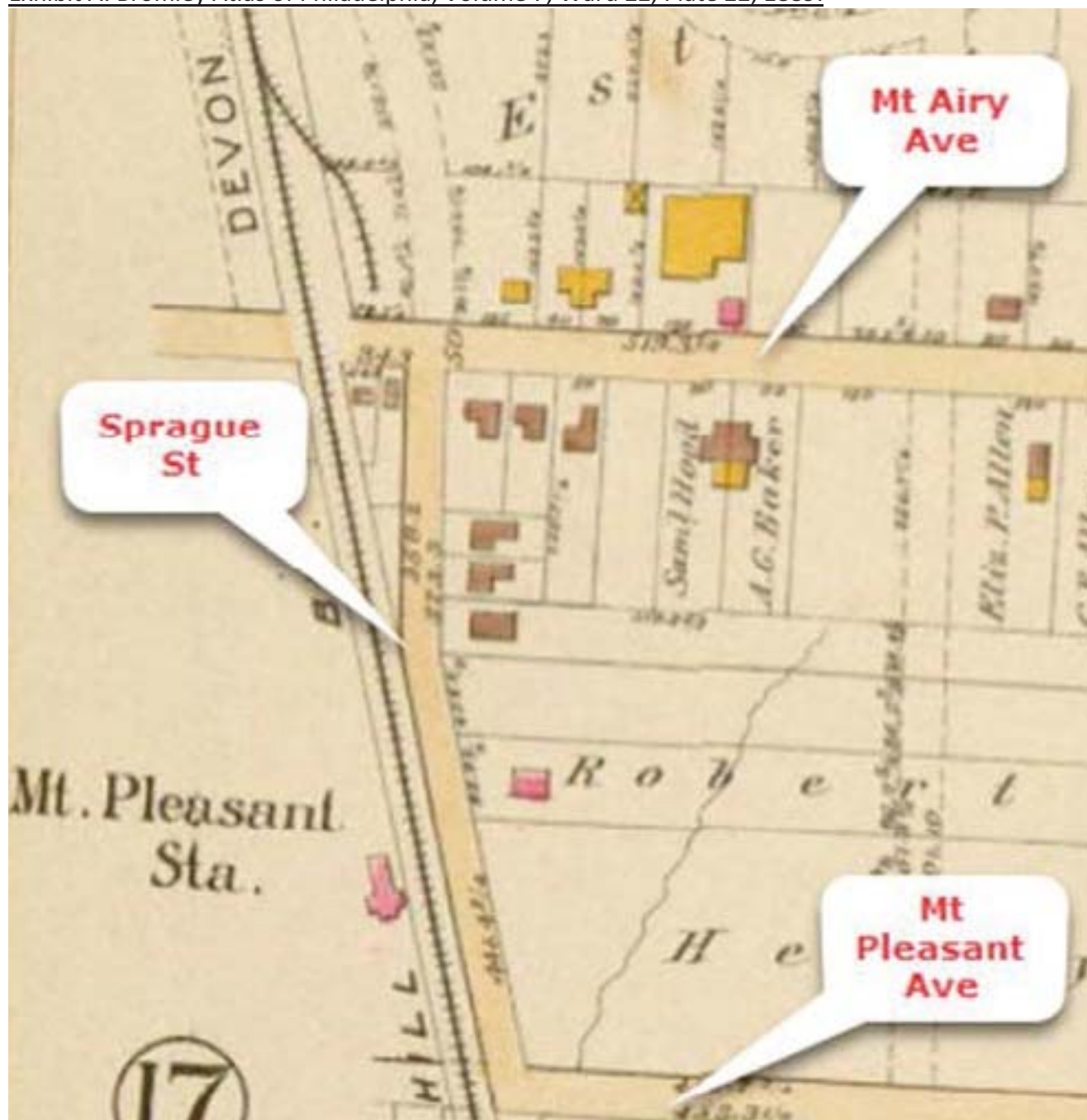
### **Exhibit H: City of Philadelphia Zoning Map, 1942, Plate 8A-1.**

This 1942 zoning map shows that 318 E. Durham Street was zoned D, single-family detached. The surrounding property was zoned M3, multi-family, 3 story.

### **Exhibit I: City of Philadelphia Zoning Map, 1962, Plate 8A-1.**

This 1962 zoning map shows that 318 E. Durham Street was zoned D, single-family detached. The surrounding property was zoned M3, multi-family, 3 story.

Exhibit A: Bromley Atlas of Philadelphia, Volume 7, Ward 22, Plate 22, 1889.



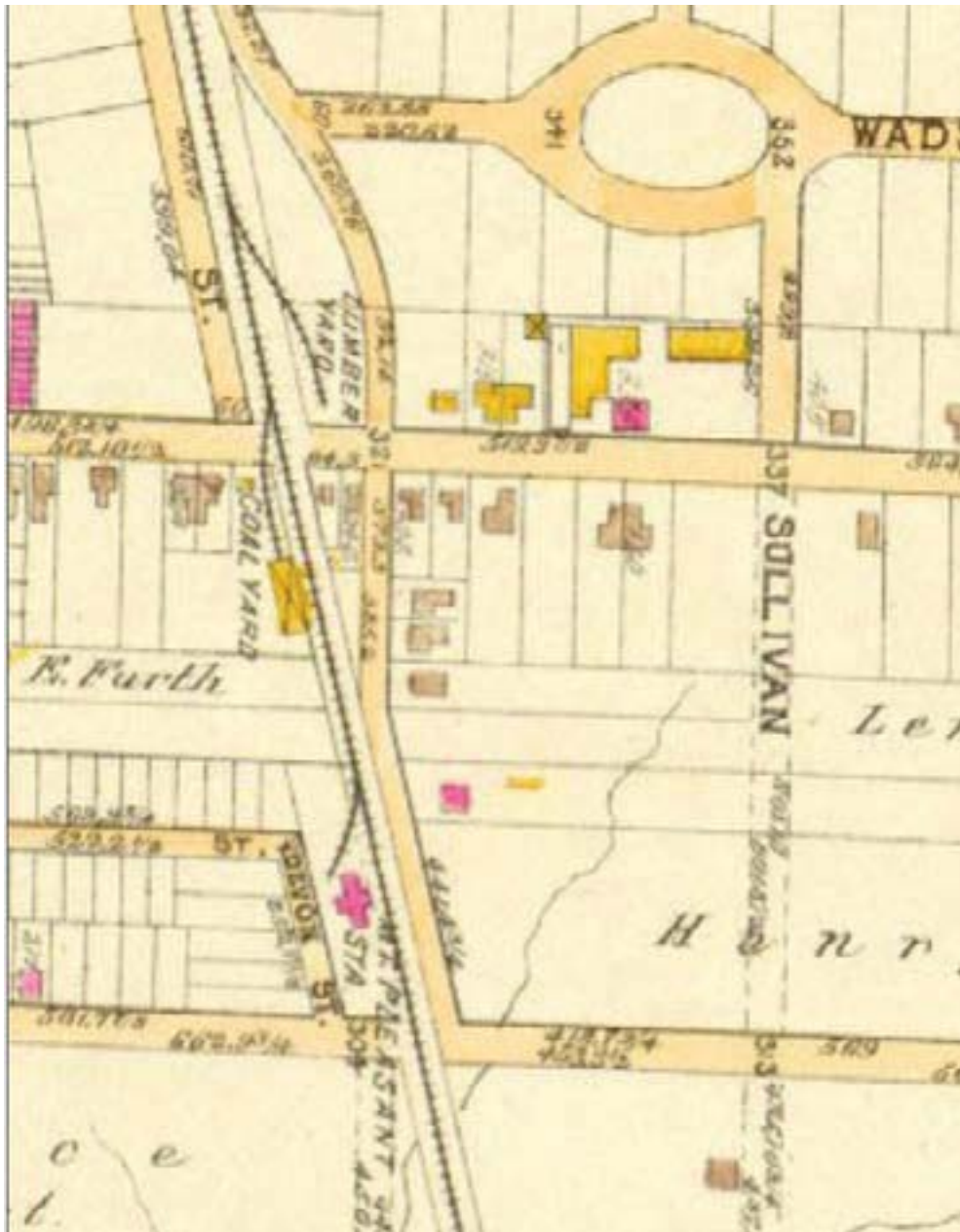
This 1889 map shows the Mt. Pleasant Train Station and the still-standing single-family homes at what is now Sprague and E. Durham Streets, preceding Ashton Tourison's purchase of surrounding land and construction of 318 E. Durham Street. Current addresses for these homes are: 300 E. Durham Street; 301 E. Durham Street; 7147 Sprague Street; 7149 Sprague Street.

Exhibit B: Bromley Atlas of Philadelphia, Ward 22, Plate 38, 1895.



This 1895 map shows that the currently named Ardleigh Street was then named Sullivan Street. It also shows that the Wingohocking Creek/tributaries ran freely above ground at the time between Sullivan and Sprague Streets, downward through the future E. Durham to E. Mt. Pleasant Streets. 300 E. Durham Street, 301 E. Durham Street, 7147 Sprague Street and 7149 Sprague Street are shown.

Exhibit C: Bromley Atlas of Philadelphia, Ward 22, Plate 38, 1901.



This 1901 map shows that 318 E. Durham Street, indicated by the yellow rectangle, has now been built next to 300 E. Durham. The Wingohocking Creek is flowing nearby. As indicated by the dashed lines, Sullivan Street is not yet paved.



Exhibit D: Bromley Atlas of Philadelphia. Ward 22, Plate 38, 1910.



This 1910 map shows that Amelia H. Lehnert now owns the even-numbered side of the 300 E. Durham Street block, from Sprague to Sullivan Streets, and Ashton Tourison now owns most of the surrounding land through to E. Mt. Pleasant Street.

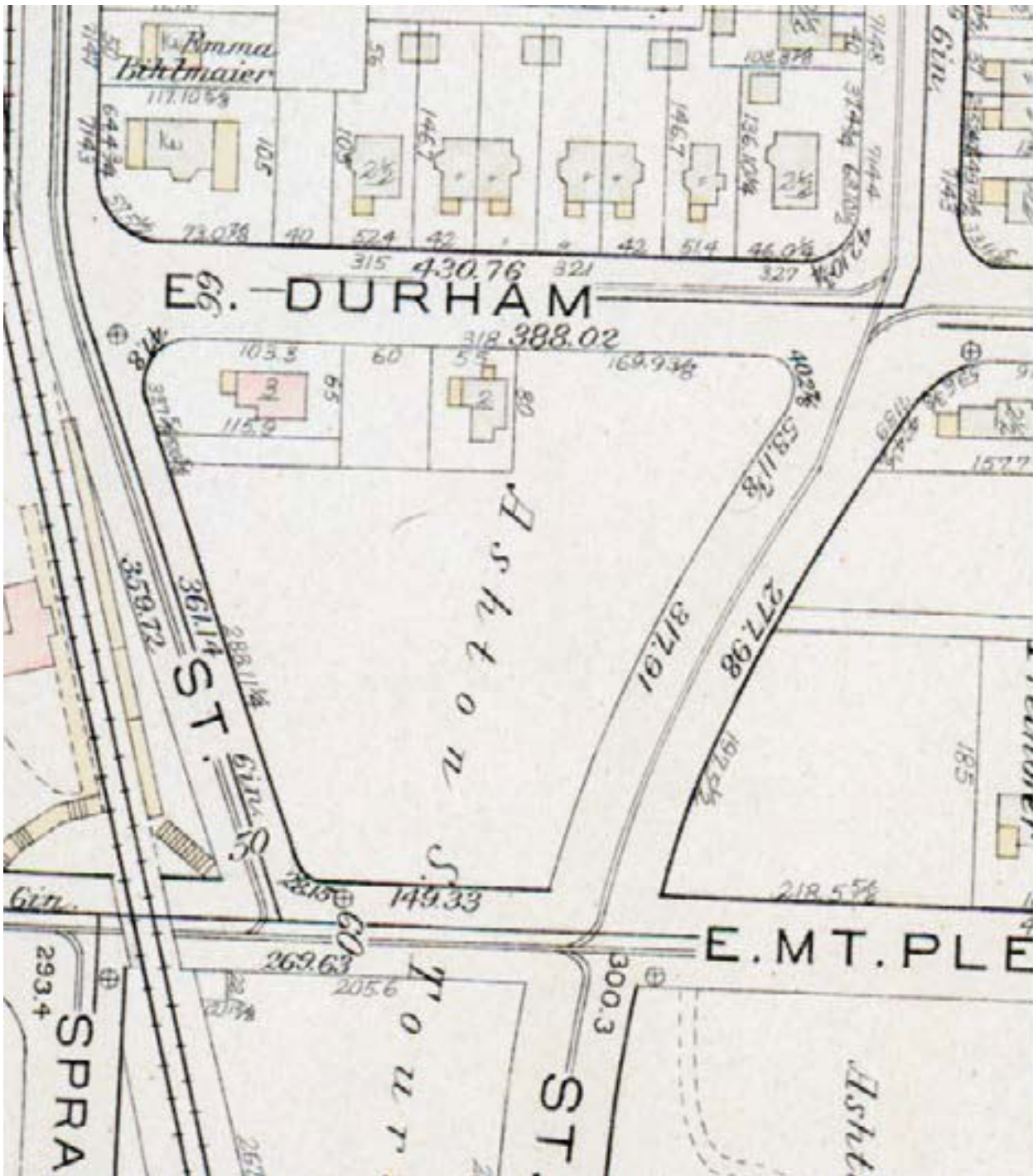


Exhibit E: Bromley Atlas of Philadelphia. Ward 22, Plate 38, 1910.



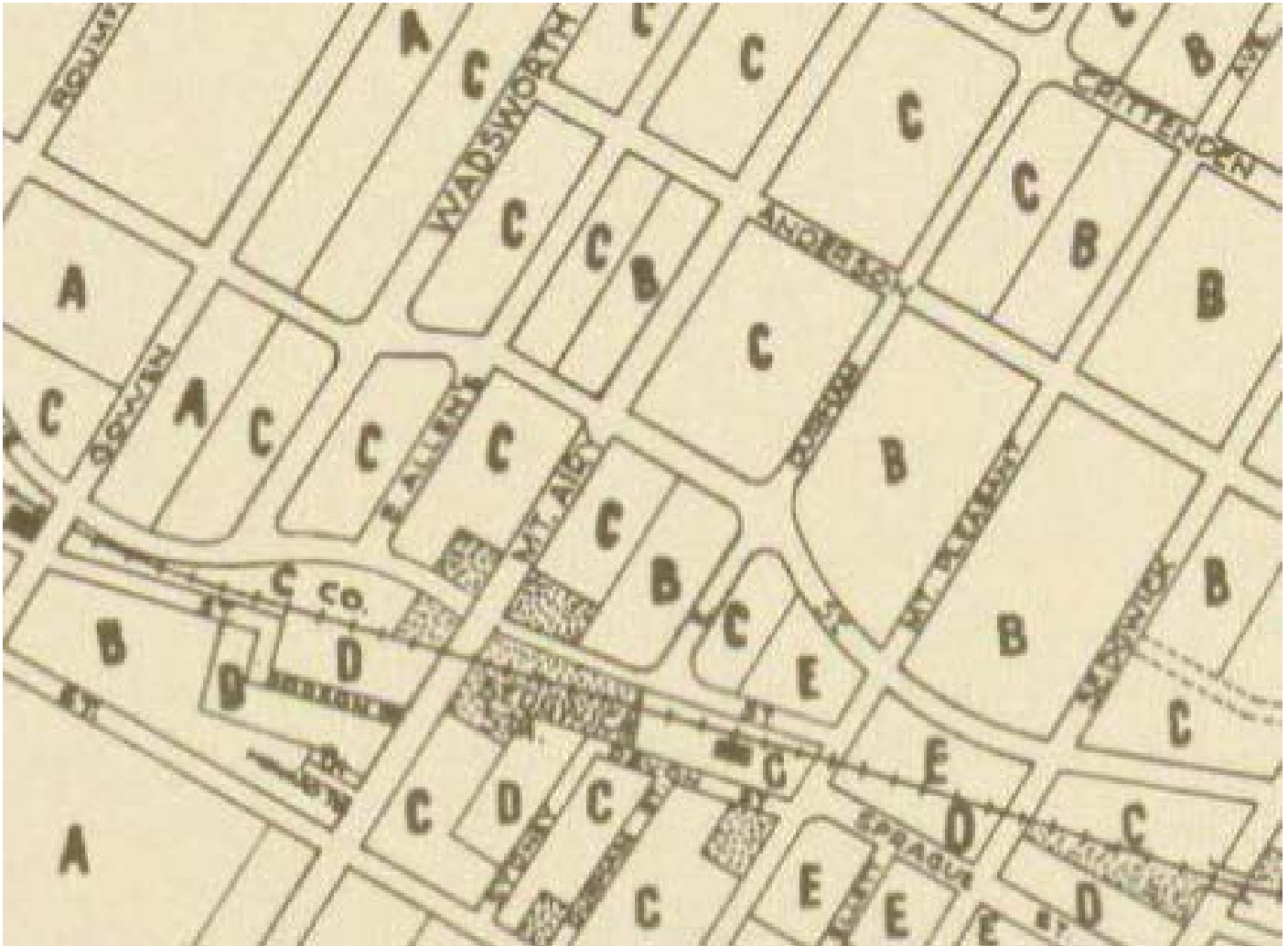
This map shows that by 1910, Frank Mauran has followed Tourison's lead in buying and developing land for residential development northeast, south and east of the recently renamed Sedgwick Station.

Exhibit F: Bromley Atlas of Philadelphia. Ward 22, Plate 7, 1928.



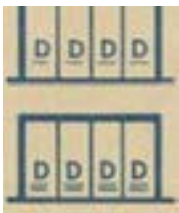
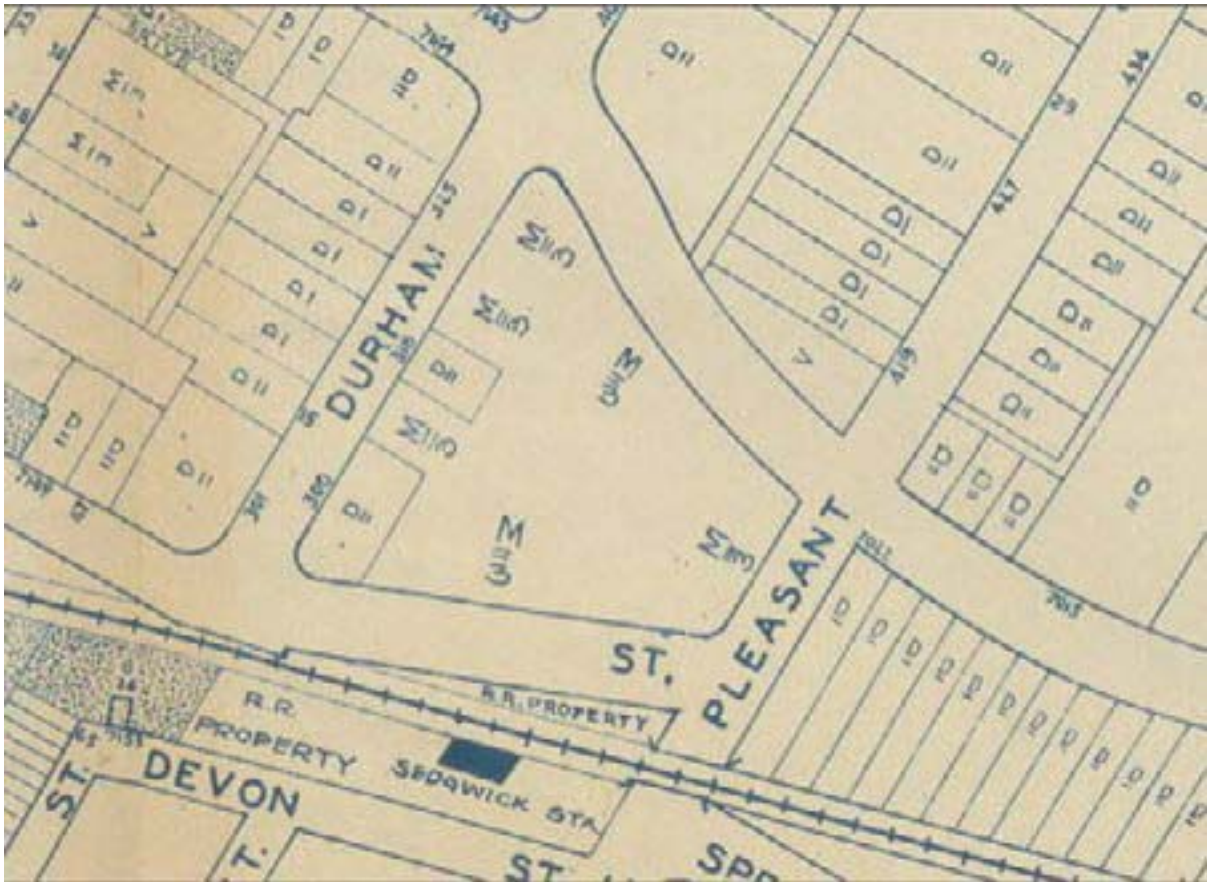
This 1928 map shows that the Tourison single family houses on the odd-numbered side of the 300 block of E. Durham Street have already been built. Ashton Tourison owns most of the undeveloped land on both sides of Sullivan Street from E. Durham to E. Sedgwick Streets, as well as the house and land at 308 East Mt. Airy Ave. 316 E. Durham is now a separate residential parcel.

Exhibit G: City of Philadelphia Zoning Map, 1933.

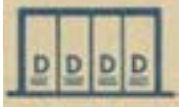


This map is the first zoning map issued by the City of Philadelphia in 1933. It shows the 300 block of E. Durham Street was zoned residential, with the odd-numbered side zoned Residential B and the even-numbered side zoned Residential C.

Exhibit H: City of Philadelphia Zoning Map, 1942, Plate 8A-1.



Single Family Semi - detached



Single Family - Detached

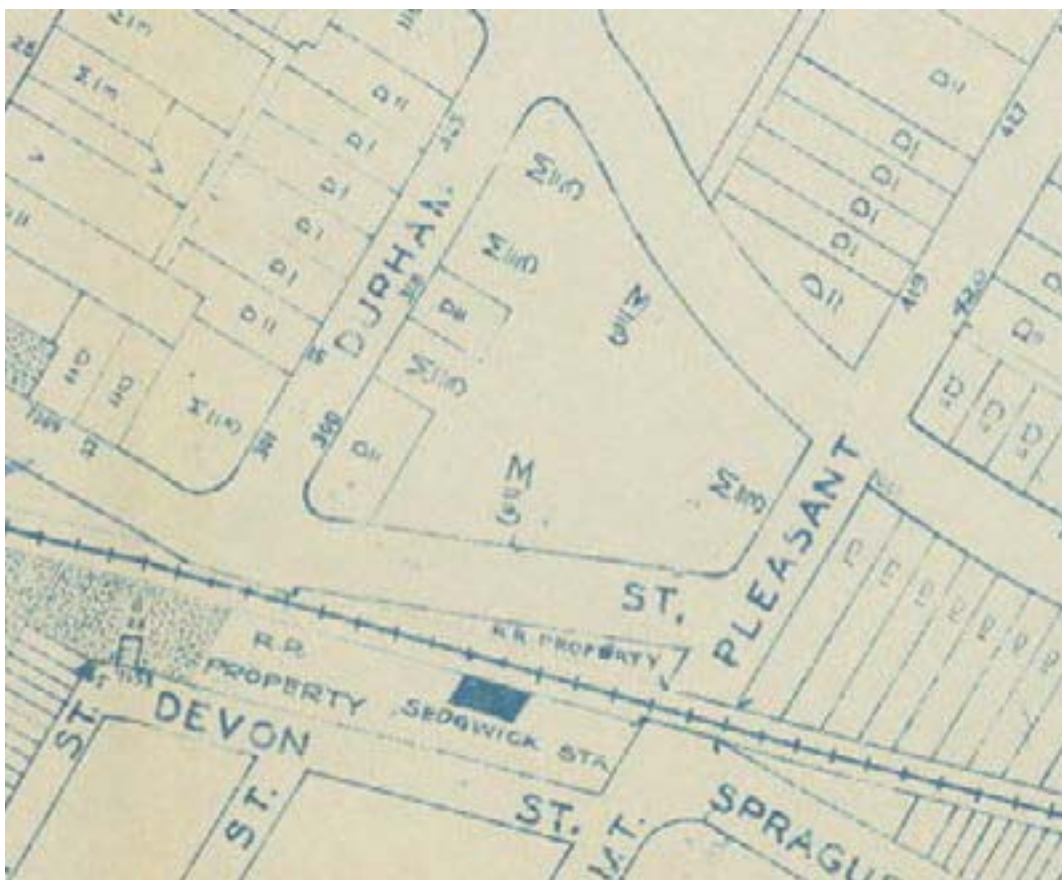


Multi Family – 3 Story

This 1942 zoning map shows that 318 E. Durham Street was zoned D ||, single-family detached. The surrounding property was zoned M3, multi-family, 3 story.



Exhibit I: City of Philadelphia Zoning Map, 1962, Plate 8A-1



Single Family Semi-detached



Single Family - Detached



Multi-Family – 3 Story

This 1962 zoning map shows that 318 E. Durham Street was zoned D || |, single-family detached. The surrounding property was zoned M3, multi-family, 3 story.

## Appendix C

### Map of Tourison Sedgwick Farms Houses

An interactive on-line version of this map is available [here](#).

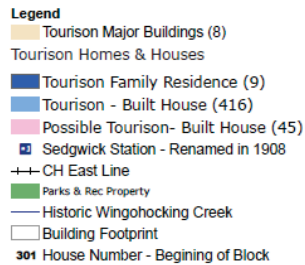
#### ***Historic Sedgwick Farms & The Role of Tourison Family in East Mt Airy***

Ashton Tourison, Sr. began building houses in the 1870s. He built E Sedgwick St from Germantown Ave to Chew Ave in 1885. He started Ye Sedgwick Farms Company in 1905.

The Reading Railroad renamed Mt Pleasant Station as Sedgwick Station to honor Sedgwick Farms in 1908.

Ashton Jr and Sedgwick Tourison built Germantown Ave's Sedgwick Theatre in 1928 and the Art-Deco Tourison Building in 1929.

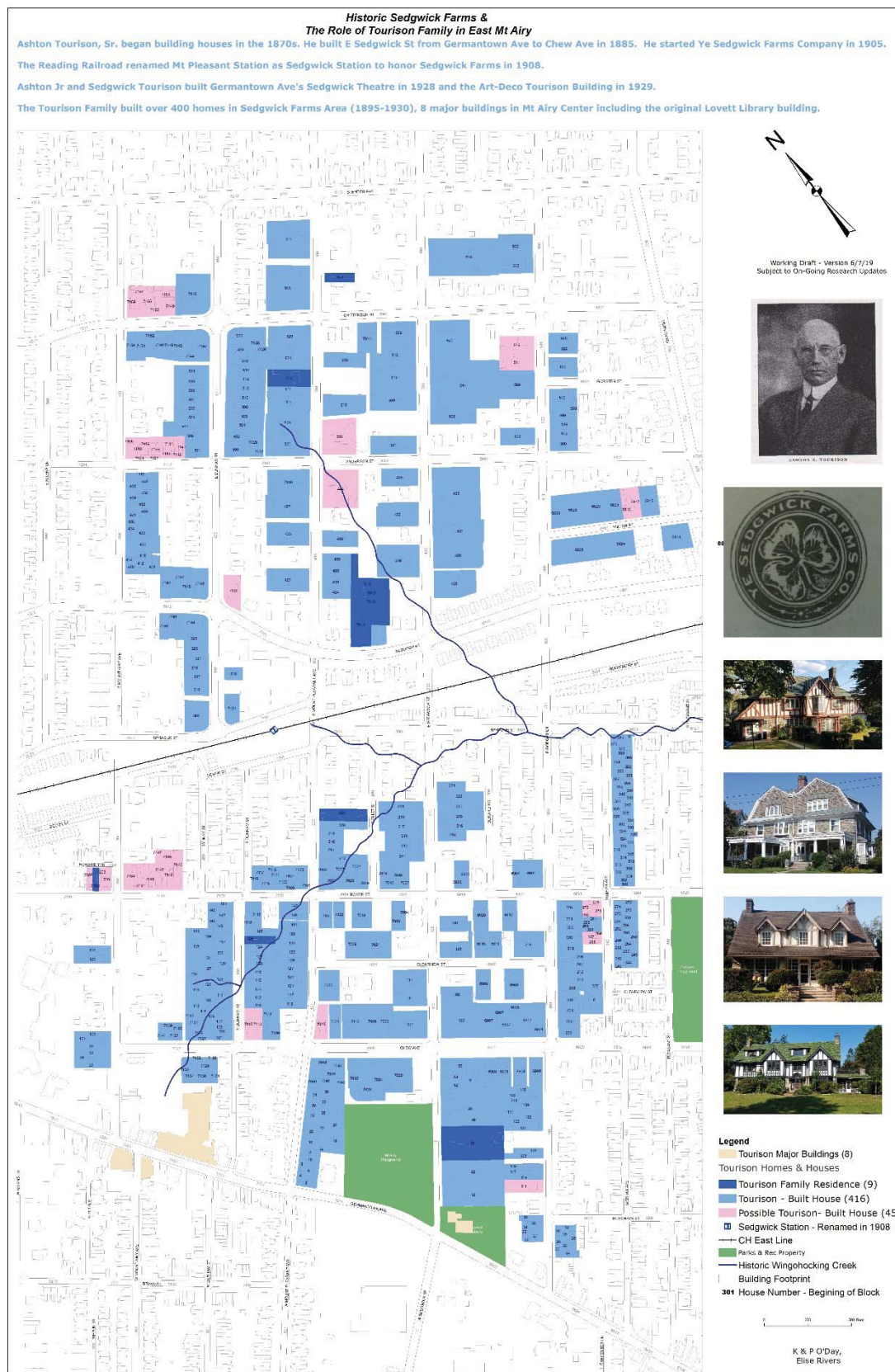
The Tourison Family built over 400 homes in Sedgwick Farms Area (1895-1930), 8 major buildings in Mt Airy Center including the original Lovett Library building.



0 200 400 Feet

K & P O'Day,  
Elise Rivers

This map has been made using ESRI's ArcMap 10. It includes Philadelphia Open Data for City street curb lines and building outlines. Tourison family related houses have been categorized as either Tourison Family Residences, Tourison Built Houses, or Possible Tourison built Houses. Determination of Tourison Family houses made by Elise Rivers based on visual surveys. This map of all buildings and Elise Rivers categorization of Tourison Family Houses was prepared by Kelly O'Day.



## **Major Bibliographical References**

“The Carnegie Institute, Pittsburgh, Makes a Notable Purchase. “**The American Magazine of Art**,” March, 1925, v.16, n.3, pp.154-156.

Batemen, Thomas. (1952). **Tourison and Allied Families**. N.Y.: American Historical Society, pp. 3-47.

Bromley, George W. & Co, Publisher. **Atlas of Philadelphia: 22<sup>nd</sup> Ward**. Philadelphia, PA.

(1885). Ward 22: Plate 7, Plate 8.

(1889). Ward 22: Plate 17; Plate 22.

(1895). Ward 22: Plate 38.

(1899). Ward 22: Plate 22.

(1901). Ward 22: Plate 38.

(1910). Ward 22: Plate 38.

(1928). Ward 22: Plate 7.

Callard, Judith, (2000) **Images of America: Germantown, Mount Airy and Chestnut Hill**. Germantown Historical Society, S. Carolina: Arcadia Publishing, p. 120.

City of Philadelphia. **The 1933 Philadelphia Zoning Ordinance**.

<https://www.phila.gov/documents/1933-philadelphia-zoning-ordinance>

City of Philadelphia. **Zoning Code Commission, The Final Report**. November 17, 2011.

Dorman, Lisa R. Newswriting 410: Assignment # 6, pp.1-8. Courtesy Germantown Historical Society.

Elfant, Martin. (1988). “Tourison and McClatchy: Mt. Air’s Master Builders.” Courtesy Germantown Historical Society.

Fley & Fetterwolf, Publishers. “Aston Tourison, Sr. and Aston Tourison, Jr.” **The Beehive**: August, 1923, v. IV, n. 5. pp. 3-4.

\*Fley & Fetterwolf, Publishers. Sedgewick Farms Advertisement. **The Beehive**: August, 1927, v. VIII, n. 4, p.15.

Froom, Burt. “Mt. Airy: Yesterday and Today-Who Was George Carpenter?”,

<http://why.org/articles/who-was-george-carpenter>, March 21, 2012.

Hopkins, G.E. and Busch, Edmund. **Part of 22<sup>nd</sup> Ward**. Philadelphia, PA.: 1928-Plate 28.

Hotchkin, S.F. (1889). **Ancient and Modern Germantown, Mount Airy and Chestnut Hill**. Philadelphia, PA. : P.W. Ziegler, p.387.

Jarvis, Eliabeth F. , (2008). **Images of America: Mount Airy**. Germantown Historical Society, S.Carolina: Arcadia Publishing, pp. 30, 34, 36, 37, 40, 89, 104, 114.



Leech, Ben. "Unlisted Philadelphia: Tourison Building." *Extant*: Spring, 2018, p.22.

Levinson, Joel. **Gowen Estate Tours 1 to 11, 1993-2004**. <https://joellevinson.info/special-projects/gowen-tour/>, 2019.

Minardi, Joseph. (2012). *Historic Architecture in Northwest Philadelphia: 1690-1930's*. PA.: Schiffer Atglen, pp.128, 158.

Moak, Jefferson M. "Researching Your House in Germantown, Mount Airy and Chestnut Hill. Prepared for Germantown Historical Centennial Preservation Workshops. March 25, 2001.

O'Gorman, James. (1973). **The Architecture of Frank Furness**. Philadelphia, PA.: The Philadelphia Museum of Art.

Philadelphia Deed Book (1955). Recorder C.A.B., No.46, p.271.

Philadelphia Zoning Board. City of Philadelphia Zoning Maps, 1933. Philadelphia Real Estate Directory Co. (Publ.). <https://www.philageohistory.org/rdic-images>.

Penn. Dept. of Labor and Industry- Clifford, B. Connelley, Commissioner. **Third Industrial Directory of Pennsylvania-1919**. Harrisburg, PA.: JLI Kuhn.

Perris, Thomas G. "Mount Airy Enters New Era." *The Beehive*: Sept. 1929, v. XV, n.6. Germantown, PA.: Fley & Fetterwolf, pp. 1-6, 17-20.

Rivers, Elise. (2018-19). "Take a Tour of Tourison: A Pictorial History of Mt. Airy." Lecture series.

Talman, Sandra L. (2019). **Biography: Aston S. Tourison, Sr.** Philadelphia Architects and Buildings. Website and Systems by The Athenaeum of Philadelphia.

Talman, Sandra L. (2019). **Biography: Aston S. Tourison, Jr.** Philadelphia Architects and Buildings. Website and Systems by The Athenaeum of Philadelphia.

Talman, Sandra L. (2019). **Biography: George Bartle (Bart)**. Philadelphia Architects and Buildings. Website and Systems by The Athenaeum of Philadelphia.

Tourison, Ashton. "What People Want When They Come to Buy A Home: Some points about human nature picked up by a builder of fifty years experience ." *The American Magazine*: January, 1920, pp. 43, 252-255.

Tourison, Ashton S. Sr. **Projects**. Philadelphia Architects and Buildings. Website and Systems by The Athenaeum of Philadelphia.

Tourison, George Bartle (Bart) **Projects**. Philadelphia Architects and Buildings. Website and Systems by The Athenaeum of Philadelphia.

Wikipedia (2019). **Mount Airy, Philadelphia**. <https://en.wikipedia.org>.

## **Addendum to Nomination**

### **Criteria For Designation (a); Historic Owners of 7131 Sprague St. (aka 300 E. Durham St.) & 318 E. Durham St.**

The land on which 318 E. Durham St. sits was once owned by Henry Lehnert, renowned in the field of musical instruments, and sometime later, by Louis Grossman, renowned in the field of medical science.

Amelia and Henry Lehnert owned 7131 Sprague St. (aka 300 E. Durham St.) from at least 1885<sup>1</sup> until Henry Lehnert's death in 1916<sup>2</sup>. The highly regarded Henry Lehnert has an impressive history as Philadelphia's leading brass musical instruments manufacturer in the late 1800's through early 1900's. His brass instruments were exhibited at the 1876 Centennial Exhibition held in Philadelphia. He was awarded several USA patents for his musical instrument inventions<sup>3</sup> and his instruments are to the present shown in several leading museums throughout the USA<sup>4</sup>.

Henry G. Lehnert was born in Freilberg, Germany in 1838. Henry and his brother Carl immigrated to the US and initially resided in Boston. By 1861, both Carl and Henry are listed as musical instrument makers in Boston. In 1867, Henry moved to Philadelphia, and by 1872, established his business at 427 N. 9<sup>th</sup> St. It is likely that Henry Lehnert commuted between his Sprague St./E. Durham St. home and business office using the Reading Railroad. The Mt. Pleasant Station, renamed Sedgwick Station in recognition of Tourison's Sedgwick Farms development, was convenient to his home and the Philadelphia Germantown Norristown (PGN) RR station at Green and N. 9<sup>th</sup> St., and was less than 2 blocks from his business at 427 N. 9<sup>th</sup> St.

The 1901 Bromley Atlas, Plate 38 shows both Henry Lehnert's 7131 Sprague St. (aka 300 E. Durham St.) and a second building on his property. A May 11, 1900 advertisement in the Philadelphia Inquirer offers the 12-room 7131 Sprague St house and property for sale. The advertisement states that there is a "stable" on the 3-acre property.

In 1900-1901, Ashton Tourison rebuilt Lehnert's stable into the current 318 E Durham St. house, as shown in the 1901 Bromley Atlas, Plate 38 and the photographs of the original stable and house.

The 1928 Bromley Atlas, Ward 22, Plate 7 (Exhibit F) shows the 7131 Sprague St. (aka 300 E Durham St.) house, as well as the 318 E. Durham St. house. It is important to note that the original 7131 Sprague St. 3-acre property had by then been subdivided, that there were 2

---

<sup>1</sup> Baist's Atlas of 1885 shows that Amelia Lehnert owns property from Sprague St. to near future Crittenden St. Bromley's 1901 Atlas, Plate 38 shows that Henry Lehnert owns this same property. The 1901 Atlas also shows the outline of the 318 E. Durham St. house.

<sup>2</sup> The Philadelphia Inquirer funeral service notice of December 14, 1916 states that a funeral service to be held at HG Lehnert's 7131 Sprague St home.

<sup>3</sup> Patents: 52580; 158594; 382045; 565679

<sup>4</sup> Yale Collection of Musical Instruments, Metropolitan Museum of New York (6 instruments).

January 14, 2021

smaller parcels next to the 7131 Sprague St. property, and that Ashton Tourison owned the remainder of the block bounded by Sprague St., E. Durham St., Ardleigh St. and Mt Pleasant Ave.

The City's New Historical Index shows that Louis Grossman purchased the 318 E Durham St. house on February 19, 1940.

Louis Grossman's New York Times obituary states:

*"Dr. Louis I. Grossman, a longtime professor of dentistry at the University of Pennsylvania and an authority on root canal therapy, died Thursday at Pennswood Village, a retirement home in Newtown, Pa. He was 86 years old.*

*Dr. Grossman was known as the father of endodontics, a branch of dentistry that deals largely with dental pulp, the sensitive, soft tissue that fills the central cavity of teeth."* New York Times, March 26, 1988, page 38

Dr. Grossman published his groundbreaking Endodontic book in 1940, the same year he purchased 318 E Durham St. house. His book has been republished numerous times and is now in its 13<sup>th</sup> Edition. He is often called the *Visionary Father of Modern Endodontics*<sup>5</sup>,

Submitted: January 14, 2021

Kelly & Paula O'Day  
301 E Durham Street  
Philadelphia, Pa. 19119

---

<sup>5</sup> Journal of Conservative Dentistry, 2016 Sep-Oct; 19(5): 494