OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden residence and stable, two buildings on the Chestnut Hill Hospital campus, at 8835 Germantown Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J.

Under Criteria C and D, the nomination argues that the house and stable are representative examples of the Colonial Revival “country houses” that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia. Under Criterion E, the nomination contends that the buildings were designed by the nationally significant and Philadelphia-born architect Charles Barton Keen. Under Criterion J, the nomination argues that the residence and stable contributed to the neighborhood’s status as an elite residential enclave at the turn of the twentieth century.

Temple University Health System, Redeemer Health, and Philadelphia College of Osteopathic Medicine have formed a consortium and are attempting to purchase Chestnut Hill Hospital from Tower Health, the current owner. Tower Health and the hospital have faced significant financial challenges in recent years and the sale may prevent the closure of the facility, which provides essential services to the community.

The nominator, the Chestnut Hill Conservancy, and the property owner’s attorney have been discussing a possible compromise that would reduce the extent of the designation, allowing the non-profit hospital to expand in the future with fewer constraints. Correspondence between the nominator and the hospital is included.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the site at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J. The staff also recommends that the Historical Commission seek a compromise designation that would allow the not-for-profit health care provider, which provides essential services to the community, to reuse the site effectively while protecting and preserving the most important historic resources at the site.
Hi Lori,

As you are likely aware, we requested a continuance for the Chestnut Hill Women’s Hospital matter to the November 30th Committee on Historic Designation. In advance of that meeting in a few weeks, we want to touch base on the approach to designation outlined by Matt McClure in his email below.

We appreciate your thoughts on whether the Conservancy is agreeable to this compromise position. As always, we are happy to discuss or meet with the Conservancy’s Board to discuss further.

All the best,
Meredith Trego

Meredith S. Trego

Ballard Spahr LLP
1735 Market Street, 51st Floor
Philadelphia, PA 19103-7599
215.864.8229 DIRECT
267.314.3316 MOBILE | tregom@ballardspahr.com
VCARD

www.ballardspahr.com
We hope this finds you well. In advance of the Committee on Historic Designation meeting scheduled for this upcoming Wednesday, October 19th, we wanted to reach out to discuss next steps for proceeding with the designation of the property at 8835 Germantown Avenue. As you know from press reports, there has been some significant changes at the Hospital. As a result, this nomination has not been on the front burner. That being said, it is important to the Hospital. Moreover, since one of our witnesses will not be able to make the Designation Committee meeting this Wednesday, we will request that the Commission grant a short one month continuance.

We recommend presenting the Committee with a proposal that would designate the main, center building of the Julia Hebard Marsden Residence, as well as the one-story side wing to the southeast and two-story side wing to the northwest (this last part is a change in the Hospital’s position). Our proposal would omit the two-story rear ell addition and the detached garage structure from designation. We would further recommend that any future building addition to the Julia Hebard Marsden Residence be reviewed by the Chestnut Hill Community Association, in addition to the required reviews by the Department of Licenses and Inspections and the Historical Commission, which retains jurisdiction to review any alterations or additions affecting a designated property.

We believe the above approach balances the preservation goals for this resource, while providing the Hospital with the flexibility it needs to continue to serve the needs of its patients and the greater Northwest Philadelphia community.

Please let us know if the Conservancy is agreeable with this good faith compromise position. Moreover, we are happy to discuss or meet with the Conservancy’s Board to chart a path forward. We are copying Dr. Farnham of the Commission’s staff to keep him in the loop.

All the best,

Matt
Matthew N. McClure
Ballard Spahr LLP
1735 Market Street, 51st Floor
Philadelphia, PA 19103-7599
Direct 215.864.8771
Fax 215.864.8999
mcclure@ballardspahr.com
www.ballardspahr.com
November 14, 2022

Matthew N. McClure  
Ballard Spahr LLP  
1735 Market Street, 51st Floor  
Philadelphia, PA 19103-7599  
mcclure@ballardspahr.com

RE: Response to CH Hospital’s alternate proposal on the designation of 8835 (formerly 8811) Germantown Avenue; the Chestnut Hill Women’s Center (formerly Julia Hebert Marsden House)

Dear Mr. McClure:

This letter is in response to the email that you sent to the Conservancy on behalf of Chestnut Hill Hospital, suggesting an alternate proposal to designating both of the buildings at 8835 (formerly 8811) Germantown Avenue – the Chestnut Hill Women’s Center (formerly the Julia Hebert Marsden House).

We are grateful for the important work and decades-long community presence of the Hospital, and look forward to working with you and your client.

The Chestnut Hill Conservancy nominated the Chestnut Hill Women’s Center in its entirety to the Philadelphia Register of Historic Places in January of 2021. This nomination included the original main building and its wings, and the original carriage house, all built 1903-1912. According to the staff evaluation of the Philadelphia Historical Commission, the nomination demonstrates that both the main building and the carriage house/stable are highly representative examples of late-19th century Colonial Revival “country houses” built in Chestnut Hill, that they were designed by prominent architect Charles Barton Keen, and that they contribute to the neighborhood’s status as an elite residential enclave at the turn of the twentieth century.

You have proposed the following:

“[We will be presenting] the Designation Committee on November 30th with a proposal that would designate the main, center building of the Julia Hebard Marsden Residence, as well as the one-story side wing to the southeast and two-story side wing to the northwest (this last part is a change in the Hospital’s position).

Our proposal would omit the two-story rear ell addition and the detached garage structure from designation.”

This proposal was discussed by the Conservancy Board’s Executive Committee* at a Special Meeting held on November 14, 2022, which voted unanimously to respond as follows:

The Conservancy continues to support the designation of the entire property, although would not object if the carriage house were lost to an approved future development. We hope the building can
be saved, if possible, as this carriage house was built the same year as the main building, by the same architect, and has a visible presence on Germantown Avenue. However, we recognize that the carriage house is a secondary structure that has lost architectural integrity and is less visible from Germantown Avenue than the main building.

We appreciate the change from an earlier position by the Hospital’s position to now recommend including both of the front wings flanking the core of the main building. Please note, however, that the rear el mentioned in the compromise proposal as an “addition” and proposed for possible removal is in fact original to the building. The Conservancy continues to support the designation of the entire main building, including the historic core, wings, and rear el.

Finally, we would like to address the community reviews mentioned in your email:

“We would further recommend that any future building addition to the Julia Hebard Marsden Residence be reviewed by the Chestnut Hill Community Association, in addition to the required reviews by the Department of Licenses and Inspections and the Historical Commission, which retains jurisdiction to review any alterations or additions affecting a designated property.”

As the Chestnut Hill Hospital campus remains under residential zoning, variances for institutional uses and likely other issues would be required for future building additions. The Chestnut Hill Conservancy is one of two active Registered Community Organizations (RCO) in Chestnut Hill, the other being the Chestnut Hill Community Association (CHCA), and reviews projects predominantly for their impact on the historic character of the community and its historic resources. Considering this, and the fact that the Conservancy submitted the nomination to recognize and preserve this property, we respectfully disagree with the suggestion that reviews should only be through CHCA. We hope that this was simply an error of omission, as the Conservancy expects to be part of any discussions of the future of the site, whether a part of the variance process or at some other stage.

We look forward to discussing the future, and the past, of this Significant property.

Sincerely,

Lori Salganicoff
Executive Director

Cc: John Cacciamani, Chestnut Hill Hospital
    Catherine Brzozowski, Chestnut Hill Hospital
    John Farnham, Philadelphia Historical Commission
    Kathi Clayton, Chestnut Hill Community Association
    Anne McNiff, Chestnut Hill Community Association

*In Attendance: Charlie Dilks, Diane Drinker, Shirley Hanson, Eileen Javers, Jean McCoubrey, Deborah Popky, Larry Salva, Richard Snowden, Randy Williams; Lori Salganicoff, staff
1. ADDRESS OF HISTORIC RESOURCE  (must comply with an Office of Property Assessment address)
   Street address: ________________________________
   Postal code: ___________________________ Councilmanic District: ______________________

2. NAME OF HISTORIC RESOURCE
   Historic Name: ________________________________
   Current/Common Name: ________________________________

3. TYPE OF HISTORIC RESOURCE
   ☒ Building  ☐ Structure  ☐ Site  ☐ Object

4. PROPERTY INFORMATION
   Condition: ☐ excellent  ☒ good  ☐ fair  ☐ poor  ☐ ruins
   Occupancy: ☒ occupied  ☐ vacant  ☐ under construction  ☐ unknown
   Current use: ________________________________

5. BOUNDARY DESCRIPTION
   Please attach

6. DESCRIPTION
   Please attach

7. SIGNIFICANCE
   Please attach the Statement of Significance.
   Period of Significance (from year to year): from _______ to _______
   Date(s) of construction and/or alteration: ________
   Architect, engineer, and/or designer:__________________________
   Builder, contractor, and/or artisan:__________________________
   Original owner:__________________________
   Other significant persons: ________________________________

8.835 Germantown Avenue (formerly 8811 Germantown Avenue

8th 19118

8th 19118

1903 1944

1903; 1912

Charles Barton Keen

Thomas M. Seeds

Julia Hebard Marsden & Biddle Reeves Marsden

Other significant persons:
CRITERIA FOR DESIGNATION:
The historic resource satisfies the following criteria for designation (check all that apply):

☐ (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,

☐ (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,

☒ (c) Reflects the environment in an era characterized by a distinctive architectural style; or,

☒ (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,

☒ (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,

☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,

☐ (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,

☐ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,

☐ (i) Has yielded, or may be likely to yield, information important in pre-history or history; or

☒ (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

8. MAJOR BIBLIOGRAPHICAL REFERENCES
Please attach

9. NOMINATOR
Organization__________________________________Date____________________
Name with Title__________________________________Email________________________
Street Address__________________________________Telephone____________________
City, State, and Postal Code__________________________
Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY
Date of Receipt:______________________________________
☒ Correct-Complete ☐ Incorrect-Incomplete Date:____________________
Date of Notice Issuance:_______________________________
Property Owner at Time of Notice
Name:________________________________________________
Address:______________________________________________
City:________________________________State:____Postal Code:_________
Date(s) Reviewed by the Committee on Historic Designation:__________________________
Date(s) Reviewed by the Historical Commission:____________________________________
Date of Final Action:______________________________________
☐ Designated ☐ Rejected

February 1, 2021

12/3/18
5. Boundary Description

Beginning at a point on the Northeast side of Germantown Avenue (60 feet wide), at a distance of 152 feet 10 inches Northwestward from the Northwest side of Chestnut Hill Avenue (50 feet wide); thence extending North 58 degrees 53 minutes 7 seconds West, along the said Northeast side of Germantown Avenue, 208 feet 10-⅞ inches to a point; thence extending North 42 degrees 4 minutes 3 seconds East 329 feet 2-⅜ inches to a point; thence extending South 48 degrees 47 minutes 52 seconds East 111 feet 3-⅛ inches to a point; thence extending North 42 degrees 11 minutes 28 seconds East 79 feet 8-⅛ inches to a point; thence extending South 48 degrees 40 minutes 17 seconds East 90 feet 6-⅛ inches to a point; thence extending South 42 degrees 10 minutes West 372 feet ⅞ inches to the said Northeast side of Germantown Avenue, the first mentioned point and place of beginning.

Note: The above boundaries reflect the historic dimensions of 8811 Germantown Avenue (Parcel 087N-19-0039), which has since been consolidated into a larger legal parcel (OPA# 775001000) known as 8835 Germantown Avenue. These historic boundaries include two contributing historic buildings (the main house and detached carriage house) and a portion of a non-contributing contemporary parking garage.
6. Description

The former Julia Hebard Marsden House, now known as the Chestnut Hill Hospital Women’s Center, is a two-and-one-half-story, five-bay Colonial Revival residence located at 8811 Germantown Avenue (now consolidated as 8835 Germantown Avenue and part of the Chestnut Hill Hospital campus) in the Chestnut Hill neighborhood of Philadelphia [Fig. 1]. The building is set back approximately 100 feet from the northeast side of Germantown Avenue on a mid-block parcel located approximately 150 feet northwest of Chestnut Hill Avenue. The building was designed by architect Charles Barton Keen and constructed in 1903. The property includes a Keen-designed carriage house at the rear of the parcel, also constructed in 1903.

Figure 1: Front (southwest) elevation as viewed from Germantown Avenue.
Figure 2: Southwest elevation detail

Figure 3: Rear (northeast and southeast) elevations
The building’s primary southwest elevation features a two-story, tetrastyle Doric portico carrying a modillioned, lunette-lit pediment [Fig. 2]. Behind this portico, the building’s main block is red Flemish-bond brick with projecting brick water table, corner quoin blocks, and belt course. Double-hung multi-light windows (six-over-nine on the ground floor and six-over-six on the second floor) feature brick jack-arch lintels with limestone keystones and wood sills. The hipped roof is clad in asphalt shingles and lit by a pair of hipped gable dormers. Paired chimneys bracket the roofline, and additional paired dormers light the hipped roof’s side pitches.

The main block is flanked by a three-bay, one-story side wing to the southeast, a one-bay, two-story side wing to the northwest, and a raised two-story, three-bay rear ell attached to the main block by a two-story hyphen [Figs. 3, 12]. The southeast side wing is original to the house, and is detailed in the same Flemish-bond red brick and capped by a hipped side-gable asphalt shingle.
roof. A central doorway is marked by a cross-gable arched pediment carried on consoles. The doorway is served by a contemporary concrete access ramp. A pair of six-over-six double-hung wood sash windows light the wing’s front (southwest) facade, one lights its southeast side end wall, and five light its rear (northeast) facade, three of which are set into a rear octagonal bay projection. A triangular louvered dormer pierces the wing’s rear roof.

The northwest side wing was added in 1912. Also designed by Keen, it replaced an original one-story pergola [see Fig. 14] with an enclosed, stucco-clad one-story side wing and a second-floor sleeping porch [Fig. 4]. The stuccoed ground floor is lit by a single nine-over-six double-hung window on each of its three exposed sides; the flat-roofed sleeping porch is set back from the front facade and features Ionic columns and multi-light casement windows.

The Flemish-bond red brick rear ell is original to the house [Fig. 3]. It is composed of a square, two-story (plus raised basement) hipped roof block attached to the main house by a two-story hyphen and a one-story southeast-facing brick arcade. Each of the ell’s three exposed faces is lit by three bays of six-over-six wood windows. A raised wood porch extends from the rear of the ell.

An original detached one-and-one-half-story carriage house is located approximately 150 feet behind the main house, also designed by Keen and completed in 1903 [Figs. 5-6]. It measures three bays wide and five bays deep. In 1911 it was converted from a stable to a garage, and attic living quarters were added in 1926. It features Flemish-bond red brick walls and a hipped gable roof crowned by an octagonal domed cupola with an ornate wrought iron weather vane. Its front (southeast) facade features a recessed entrance flanked by Doric columns and surrounded by multi-light side lights and transom. Its northwest side elevation features an oversized wall dormer (likely an original hay loft) now accessed by a contemporary iron fire escape. Hipped gable dormers light all four roof pitches.

The property originally featured a wood picket fence along its Germantown Avenue sidewalk, with large brick and limestone gate posts framing the driveway entrance. While the fence no longer survives, the gate posts remain standing (though one has been moved from its original
location to mark a newer driveway entrance). A smaller pair of gate posts and an iron pedestrian gate, presumably original, also survive on site [Figs. 7-8].
Figures 7-8: Driveway gatepost details

Figure 9: Walkway gatepost and iron gate
7. Significance

Designed in a Georgian-influenced Colonial Revival style by the accomplished and prolific architect Charles Barton Keen (1868-1931), the former Julia Hebard Marsden House is a significant architectural resource located along a prominent stretch of Germantown Avenue in Chestnut Hill, an affluent, bucolic residential enclave characterized by large estate houses constructed from the mid-19th through the early 20th centuries. Built in 1903 for wealthy socialite Julia Hebard Marsden and her husband Dr. Biddle Reeves Marsden, the house is a distinctive and characteristic example of the Colonial Revival style as applied to the suburban “country house” of the early 20th century, and a significant local example of the work of Philadelphia native Charles Barton Keen. The property is included as a significant resource within the Chestnut Hill Historic District, listed in the National Register of Historic Places in 1987. It likewise merits individual listing on the Philadelphia Register of Historic Places by meeting the following criteria for designation as established in Philadelphia’s Historic Preservation Ordinance, Section 14-1004 (1):

C: Reflects the environment in an era characterized by a distinctive architectural style;
D: Embodies distinguishing characteristics of an architectural style or engineering specimen;
E: Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation;
and
J: Exemplifies the cultural, political, economic, social or historical heritage of the community.

Colonial Revival “Country Houses” of the Early 20th Century

The Marsden House is a characteristic example of the Colonial Revival style, a design movement which strongly impacted residential, commercial, and institutional architecture across America in the late nineteenth and early twentieth centuries. The style’s origins are commonly traced to Philadelphia’s Centennial Exhibition of 1876, where a renewed interest in the history of the
American colonies inspired a widespread appreciation for and documentation of the nation’s 18th-century building stock. With varying degrees of fidelity, architects soon began to adapt elements from high-style Georgian and Federal-era buildings into new designs, particularly for large new “country houses” in the rapidly-developing railroad suburbs of Philadelphia and other East Coast cities. Such elements included simplified and symmetrical massing, classical porticos and pediments, Flemish-bond “colonial red” brick facades, exaggerated corner quoins, cornice dentils, and jack-arched lintels. By the turn of the 20th century, the Colonial Revival style had decisively supplanted eclecticism and the picturesque Queen Anne styles of the late 19th century.¹

Philadelphia architects and clients-- particularly the affluent and style-conscious patrons of Chestnut Hill and the Main Line suburbs west of the city-- played an early and influential role in the spread of the Colonial Revival movement. In Chestnut Hill, the style first appeared in the late 1880s and early 1890s with architect George T. Pearson’s designs for Keewaydin (1889) and the J. Levering Jones House (1894), the latter of which featured a prominent front portico that was noted at the time as “the first mansion with a portico of [its] kind built near Philadelphia for about ninety years.”² Other prominent architects soon followed suit, both in and beyond Chestnut Hill, including Cope & Stewardson, Durhing, Okie & Ziegler, Brockie & Hastings, Savery, Sheetz & Savery, and Charles Barton Keen.

In 1903, Julia Hebard Marsden and her newlywed husband Dr. Biddle Reeves Marsden commissioned Keen to design a new home for a plot of land she purchased, while still single, earlier the same year.³ The land was formerly part of the sprawling Richard Norris estate along Germantown Avenue northwest of Chestnut Hill Avenue, an area then at the periphery of Chestnut Hill’s increasing turn-of-the-century suburbanization [Figs. 10-11]. The commission was one of Keen’s earliest large country houses, and was widely published in national

³ Deed Book WSV 140, p. 353.
architectural journals and publications upon its completion, including *House and Garden* (April 1905), *Architectural Record* (March 1906), *the New York Architect* (May 1909), and *One Hundred Country Houses: Modern American Examples* (1909) [Figs. 12-14]. Praised as a “logical adaptation of old Colonial work to our present-day needs,” the design featured a red
Figure 12: New York Architect, Vol. 3, no. 5, May 1909.
brick Georgian Revival main block fronted by a grand two-story Doric portico. Colonial details included its Flemish-bond brick walls, corner quoins, jack-arched lintels and limestone keystones, which one critic described as “an earnest desire to reproduce some of the fine feeling and spirit of the Southern Colonial or Georgian houses, as far as the conditions of the site and the climate would permit.” According to one published account, the home’s large front portico was added at the insistence of the Marsdens themselves, and the side wing was designed to accommodate offices for Dr. Marsden’s medical practice. Keen also designed a rear stable building, later converted into a garage and apartment loft, and oversaw the replacement of the original side pergola [Fig. 14] with a small addition and sleeping porch in 1912.

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6 Building Permits 2408 (1903), 5839 (1903) 3839 (1911), 5989 (1912), 9115 (1926), Philadelphia City Archives.
Nicknamed “Brickhouse” by its owners, the Marsdens’ home occupied a place of prominence along Germantown Avenue and among Chestnut Hill’s high society circles. A childless couple (Julia was 44 and Biddle was 39 at the time of their marriage), the Marsdens hosted regular social events and were active members of the nearby St. Paul’s Episcopal Church. After Biddle’s death in 1926, Julia maintained ownership of the property, travelled extensively throughout the United States and Europe, and served for many years on the Board of Managers of Hahnemann Hospital. Following Julia’s death in 1944, the house passed through a series of private owners.

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before its eventual acquisition by Chestnut Hill Hospital, which converted the home into seven staff apartments in 1959. Today it serves as the hospital’s Women’s Center. Though portions of the interior have been substantially altered, the house’s exterior retains a high degree of integrity reflecting the period of Julia Marsden’s ownership from 1903 to 1944.

Figure 15: One Hundred Country Houses: Modern American Examples. New York: The Century Company, 1909. Note the original placement of the gateposts.

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8 Deed Abstracts, Parcel 087N-19-0039, Philadelphia City Archives; Building Permit 2432 (1959), Philadelphia City Archives.
Charles Barton Keen

Born in Philadelphia in 1868, Charles Barton Keen graduated from the University of Pennsylvania in 1889 and began his architectural career as a draftsman in the offices of Theophilus P. Chandler (1889) and Frank Miles Day (1890-92) while continuing his education at the Pennsylvania Museum and School of Industrial Art. He established an independent practice around 1893, and the following year entered into a partnership with former classmate and fellow Frank Miles Day draftsman Frank Mead. Keen & Mead designed a number of single-family homes and duplexes for speculative
developers in Germantown, Overbrook, and suburban Montgomery County before Mead relocated to California, dissolving the partnership in 1901.

Keen returned to independent practice with a number of large residential commissions in the early 1900s, including the Marsden Residence. The success of these early works helped launch a career that would eventually span the East Coast. Remembered today as one of his generation’s “most prolific and popular designers of the country house,” Keen designed scores of Colonial Revival estates for wealthy clients from Maine to Florida. By the early 1910s, much of his work was centered in Winston-Salem, North Carolina, where he served as the favored architect of tobacco baron R.J. Reynolds. Keen maintained offices in Philadelphia and Winston-Salem through the 1920s. He died in 1931. Given its prominent and highly visible location along Germantown Avenue and its role in helping establish Keen’s national reputation, the Marsden House is among the most significant of Keen’s designs in Philadelphia, his native city.

**Conclusion**

The former Julia Hebard Marsden House, now known as the Chestnut Hill Hospital Women’s Center, is a significant work of notable Philadelphia architect Charles Barton Keen and a highly representative example of the Colonial Revival style. Built for a wealthy client on a prominent site in Chestnut Hill, the house also exemplifies the neighborhood’s status as an elite residential enclave at the turn of the 20th century. The property therefore satisfies Criteria C, D, E, and J for listing on the Philadelphia Register of Historic Places.

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8. Bibliography

*Atlas of the City of Philadelphia*, G.W. Bromley & Co., 1895

*Atlas of the City of Philadelphia*, G.W. Bromley & Co., 1910


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“People You Know,” *Philadelphia Inquirer*, Oct. 25, 1926
