

**NOMINATION OF HISTORIC DISTRICT
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. NAME OF HISTORIC DISTRICT (CURRENT/HISTORIC)

Germantown Urban Village

2. LOCATION

Please attach a map of Philadelphia locating the historic district.

Councilmanic District(s): 8th

3. BOUNDARY DESCRIPTION

Please attach a written description and map of the district boundaries.

4. DESCRIPTION

Please attach a written description and photographs of the built and natural environments/ characteristic streetscape of the district.

5. INVENTORY

Please attach an inventory of the district with an entry for every property. All street addresses must coincide with official Office of Property Assessment addresses.

Total number of properties in district: 65

Count buildings with multiple units as one.

Number of properties already on Register/percentage of total: 19 / 29%

Number of significant properties/percentage of total: 17 / 26%

Number of contributing properties/percentage of total: ~~46~~ 44 / ~~71%~~ 68%

Number of non-contributing properties/percentage of total: ~~2~~ 4 / ~~3%~~ 6%

6. SIGNIFICANCE

Please attach a narrative Statement of Significance citing the Criteria for Designation the resource satisfies.

Period of Significance (from year to year): from 1703 to 1959

CRITERIA FOR DESIGNATION:

The historic district 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.

7. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

8. NOMINATOR

Organization Historic Germantown Date 8 September 2023

Name with Title Oscar Beisert Email keeper@keepingphiladelphia.org

Street Address 1315 Walnut Street, Suite 320 Telephone 717-602-5002

City, State, and Postal Code Philadelphia, PA 19107

Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt: 3 October 2023

☒ Correct-Complete ☐ Incorrect-Incomplete Date: 13 November 2023

Date of Notice Issuance: 16 November 2023

Date(s) Reviewed by the Committee on Historic Designation: 17 January 2024

Date(s) Reviewed by the Historical Commission: 9 February 2024

Date of Final Action: 9 February 2024. Criteria for Designation A, C, G, I, and J.*

☒ Designated ☐ Rejected *Criterion I applies only to specific properties noted 12/7/18 in the historic district inventory.

**NOMINATION
FOR THE
PHILADELPHIA REGISTER OF HISTORIC PLACES**



Figure 1. Top: Looking northeast, the “east” side of Market Square with the Soldiers’ Monument at the center. Figure 2. Looking west, the northwest side of Church Lane, including Nos. 51-33, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Source: Oscar Beisert, 2023.

**GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT:
MARKET SQUARE, CHURCH LANE, SCHOOL HOUSE LANE**

**GERMANTOWN
PHILADELPHIA, PENNSYLVANIA 19144**



Figure 3. The Boundary for the Germantown Urban Village Historic District is delineated above. Source: Atlas, City of Philadelphia.

3. BOUNDARY DESCRIPTION

The Germantown Urban Village Historic District is comprised of the tax parcels listed in the Inventory, each of which is defined by a metes and bounds description in its deed.



Figure 4. Looking Northeast, the Soilders' Monument in Market Square. Source: Oscar Beisert, 2023.



Figure 5. Top: Looking north, the Fromberger Houses at 5503 and 5505 Germantown Avenue and the Market Square Presbyterian Church at 5507-17 Germantown Avenue. Figure 6. Middle: Looking southwest, the Deshler-[Franks]-Morris House at 5442 Germantown Avenue; the Bringham House at 5448 Germantown Avenue; and the Thomas Armatt House at 5450 Germantown Avenue. Figure 7. Bottom: Looking southwest, the "west" side of Market Square from across the actual Market Square with the Soldiers' Monument at the center. Source: Oscar Beisert, 2023.



Figure 8. Top: Looking North, the northwest side of Church Lane, including Seminole Hall in the foreground. Figure 9. Bottom: Looking east, row houses at Nos. 74 and 76, a twin at Nos. 78-80, and Shoe Brothers Machine Works at Nos. 82-88, and the Hamill's Mill at 5429-43 Lena Street. Source: Oscar Beisert, 2023.



Figure 10. Top: Looking Northwest, Nos. 31, 33, 35, 37, 39, 41, and 45 East School House Lane. Figure 11. Bottom: Looking North, Nos. 31, 33, 35, 37, 41, and 45 East School House Lane. Source: Oscar Beisert, 2023.

4. BUILT ENVIRONMENT

The Germantown Urban Village Historic District is a compact place that includes buildings and sites on Germantown Avenue, Church Lane, Lena Street, and East and West School House Lane. Germantown Avenue is the central artery of the distinctive community of Germantown, bisecting the largely residential neighborhood. Germantown Avenue is comprised of buildings, structures, and other physical features evocative of a village that ultimately became a substantial suburban section of Philadelphia with a dense Main Street that began in the eighteenth century and spilled over onto the unit blocks of many of its snug cross streets in the Victorian era. Market Square, Church Lane, and East and West School House Lane contain two-, two-and-one-half-, and three-

story masonry buildings representative of civic, commercial, institutional, religious, and residential architecture of the Georgian, Germantown Vernacular, Federal, Italianate, Second Empire, Queen Anne Revival, Norman, and Colonial Revival styles. The built environment encompassed in the Germantown Urban Village Historic District represents an important surviving combination of streetscapes that interrelate with Market Square at the primary, historic public center of Germantown. The eighteenth, nineteenth, and twentieth centuries are poetically illustrated with the impressive and diverse institutional, religious buildings, and residences, as well as vernacular dwellings, factories, and other structures representative of the working, middle, and upper classes. Perhaps the most important constant of this historic area is the scale of the buildings and the continued employment of a traditional aesthetic. Even after three hundred years, the only structure rising taller than three floors is Hamill's Mill near the juncture of Church Lane and Lena Street, which stands at a lower elevation than Market Square. Yet the district is not sparsely built, in fact, it is a dense Main Street with equally dense, companion side streets, which are also low-rise in character. All these features are essential aspects of the historic integrity of the Germantown Urban Village Historic District.



Figure 12. The Ashmead House at 5430 Germantown Avenue and the William Ashmead House at 5434 Germantown Avenue. Source: Oscar Beisert, 2023.

5. INVENTORY — SEE END OF DOCUMENT



Figure 13. Top: This document shows the original line of Church Lane Christian Lehman's Survey: A Plan of Two Pieces of Land Given in Exchange by Paul Kripner and Moses Hall in Germantown. (May 1761). Source: Christian Lehman Papers, Historical Society of Pennsylvania (HSP). Figure 14. Bottom: Survey: Realignment of Church Lane (ca.1815), Road Docket Records, Court of Quarter Sessions, City Archives of Philadelphia (CAP).

6. STATEMENT OF SIGNIFICANCE

The Germantown Urban Village Historic District is a significant heritage asset that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The subject property satisfies the following Criterion for Designation, as enumerated in Section 14-1004 of the Philadelphia Code:

- (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;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (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;
- (i) Has yielded, or may be likely to yield, information important to pre-history or history; and
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

The period of significance for Criteria A, C, G, and J extends from 1703-04 to 1959. The period of significance for Criterion I extends from 1703-04 to 1876.



Figure 15. Looking Northwest from Church Lane, Market Square in 1820, showing the Fromberger Houses on right, as well as the German Reformed Congregation, as well as the original Market House and the Engine House in Market Square. Source: Drawn by William Britton in 1820, Philadelphia Museum of Art.

CRITERIA A, C, G, AND J

Market Square on Germantown Avenue and its cross streets, including Church Lane, as well as East and West School House Lanes, form an historic area of considerable importance, epitomizing a microcosm of the larger architectural history and development patterns that define the Upper Northwest, as well as the cultural, political, economic, social, and historical heritage of Germantown. Additionally, the subject historic district and its diverse built environment represent the dense urban village that came to define Germantown Avenue and the unit blocks of many of its cross streets. While Market Square may be the primary public center of the former town, ultimately becoming a neighborhood in Philadelphia, its buildings and structures speak to the form, fenestration, scale, and aesthetics of Germantown's Main Street. The same can be said both of Church Lane and East School House Lane with their respective, representative built environments. Market Square is partly enclosed by important historic dwellings that represent the domesticity enjoyed by the upper classes in the eighteenth and early nineteenth centuries. In addition, later, yet equally impressive, stylized buildings speak to the commercial and institutional prowess that came to the fore in the nineteenth and twentieth centuries. The same things that prompted growth and development on Market Square led to the development of Germantown's cross streets.

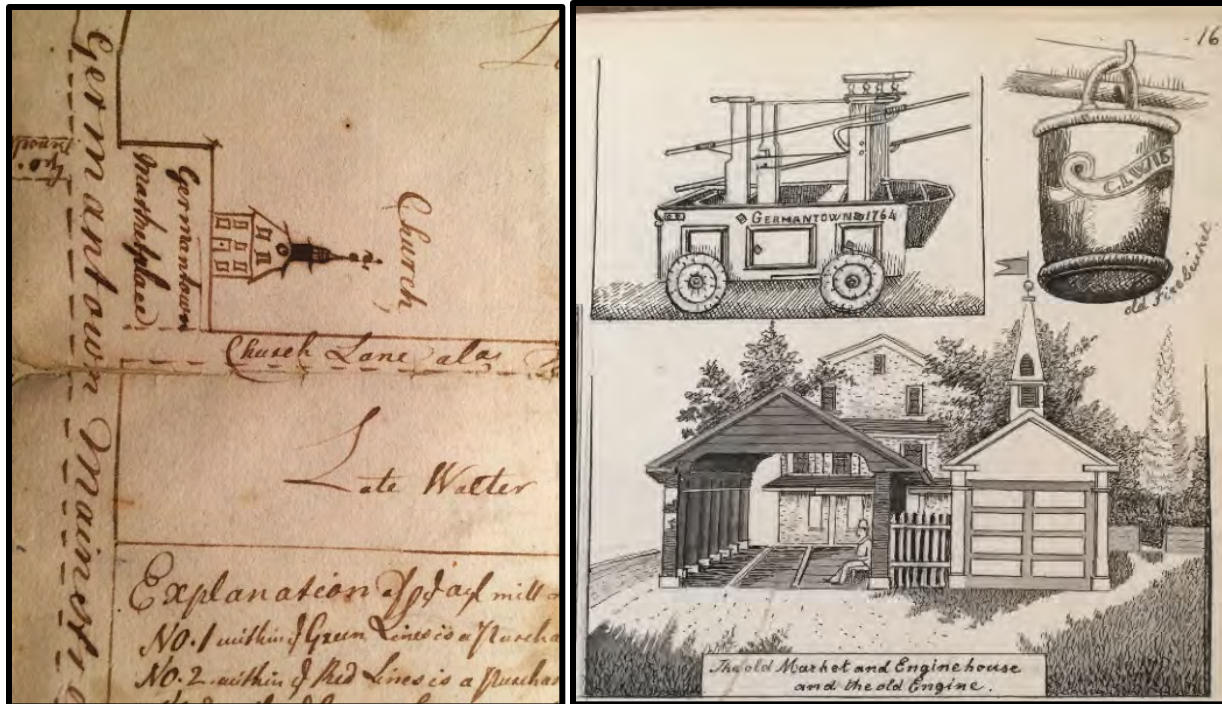


Figure 16. Left: A 1759 survey showing Market Square and Church Lane by Christian Lehman. Source: Christian Lehman Paper, HSP. Figure 17. Right: Drawing of "the old Market and Engine house and the old Engine" by John Richard. Source: HSP.

All of this occurred upon and in close proximity to a road that is purported to be older than the city itself, Germantown Avenue, which the annals of local history describe as “an old Indian trail.”¹ It is one of the primary arteries of Philadelphia, extending for more than six miles from the very center of the city to the northwest, eventually bisecting Germantown, Mt. Airy, and Chestnut Hill and continuing into Montgomery County. Historically, it was known as “the Germantown Road, the Great Road, the Main Road, or Main Street,” the last being its primary name for much of the nineteenth century.² In the early years, Germantown Avenue was often rutted and sometimes unnavigable. Along the road, the linear, Strassendorf-type village of Germantown emerged. In fact, when the Dutch Quakers and Mennonites arrived from the Palatinate in 1683, it appears that they implemented this linear town plan in the Germantown Township, being perhaps the first in Pennsylvania and an early example in the New World.³

The cross streets speak to different, yet equally significant aspects of the larger built environment that characterizes Germantown’s distinctive sense of place. Extending for one block from Market Square and intersecting with Lena Street, Church Lane features two and two-and-one-half-story twins, two-story row houses, industrial buildings, and even an unusual institutional building, all of which relate to the vernacular architecture that once defined many nearby crossroads like Armat Street, Cheltenham Avenue, Haines Street, Wister Street, and Woodlawn Street, among others, that have lost a sense of cohesive historic character due to demolition, redevelopment, and urban

¹ Charles Francis Jenkins. *The Guide Book to Historic Germantown*. (Germantown: Site & Relic Society, 1902), 29.

² Stephanie Grauman. *Urban Village*. (Princeton University Press, 1976), 25.

³ Britannica, The Editors of Encyclopedia, "Rural Society," *Encyclopedia Britannica*, 23 Oct. 2017, <https://www.britannica.com/topic/rural-society>. Accessed 23 August 2023.

decline. East School House Lane is more compact, extending for one block from Market Square, featuring a row of Second Empire-style houses, much like Maplewood Mall and other purely residential blocks throughout Germantown. Market Square, Church Lane, East School House Lane, and the opening of West School House Lane together form an important historic place that speaks to the greater heritage of Germantown for all the factors discussed above, which will be substantiated in the forthcoming narrative.



Figure 18. Looking northeast at Market Square, from the Deshler-[Franks]-Morris House at 5442 Germantown Avenue, taken by Marriot Canby Morris in 1919. Source: Marriot C. Morris Collection, Library Company of Philadelphia.

MARKET SQUARE

Purchased in ca.1703-04, Market Square is the historic center of Germantown, serving as the town square for over three centuries.⁴ This public space reflects the eighteenth and early nineteenth centuries in its name, once being a crude public space used for marketing, political activity, and gathering by colonists and, later, citizens of a new nation.⁵ Reduced in size by the introduction of two streets, sidewalks, a Civil War memorial, and plantings, the aesthetic of Market Square in 2023 is one that represents the tastes of the late Victorian era. Enclosed by representative historic commercial, institutional, and residential properties from the eighteenth, nineteenth, and twentieth centuries, the buildings and structures that face Market Square represent the successive periods of Germantown's development and heritage.

In the eighteenth and early nineteenth centuries, the immediate built environment was primarily of a residential character. The “movers and shakers” of the town lived in Market Square, a coterie of families including the Ashmeads, Armats, Bringhamsts, Bensells, Stokeses, etc.⁶ These property owners shaped the development patterns of the town or, at least, the center of the town, and influenced, in their endeavors, the cultural, economic, political, social, and historical heritage of the community. The prominence of a Market Square address was forever elevated when President George Washington (1732-1799) leased the Deshler-[Franks]-Morris House at 5442 Germantown Avenue in the summers of 1793 and 1794 from Colonel Isaac Franks (1759-1822), a financial broker of Jewish origin.⁷ Located in salubrious Germantown, this was a tenancy that allowed President Washington to escape the Yellow Fever epidemic that had consumed Philadelphia. He

⁴ Margaret B. Tinkcom. *Germantown's Market Square*. Philadelphia, Pa.: Report for Colonial Germantown, Inc., 23 December 1966.

⁵ *Germantown Telegraph*, April 1842.

⁶ Margaret B. Tinkcom. *Germantown's Market Square*. Philadelphia, Pa.: Report for Colonial Germantown, Inc., 23 December 1966.

⁷ Wayne Whipple. “When and Where Germantown Came in First,” *The Beehive*, February 1922.

was one of many wealthy and important capital residents to use Germantown as a resort, which ultimately led to a shift in local development patterns, as well as the panache of the location and its associated residential population.⁸ Interestingly, this was also the dwelling in which General William Howe (1729-1814), Commander-in-Chief of the British land forces in the colonies during the American Revolution, lived during the Battle of Germantown, an irony that victorious Washington may have enjoyed.⁹ Including the Germantown “White House,” eight surviving early houses are among the finest homes of the eighteenth and early nineteenth centuries in Germantown, being built, owned, and occupied by the said leading families of the community.¹⁰ These houses include the Ashmead House (1796) at 5430 Germantown Avenue; the William Ashmead House (1770) at 5434 Germantown Avenue; the Deshler-[Franks]-Morris House (1772), built by David Deshler; the Bringham House (ca.1760) at 5448 Germantown Avenue; the Thomas Armat House (after 1760; ca.1802) at 5450 Germantown Avenue; the Fromberger Houses (ca.1795-96 & 1801) at 5503 and 5505 Germantown Avenue; and the Jones House (ca.1807-28) at 5519 Germantown Avenue.¹¹



Figure 19. The Delaplaine House (Demolished) at the northeast corner of Germantown Avenue and East School House Lane. Source: GHS.

While the “Green” or “common,” as it was called, immediately awaited a proposed marketplace, as well as prison, stocks, and pound, none of these early structures survive in 2023. In fact, the oldest extant buildings associated with Market Square were constructed between 1760 and ca.1807-28. Only a replica of the Delaplaine House (1959) at the northeast corner of Germantown Avenue and East School House Lane stands to represent the first half of the eighteenth century. Buildings like the Jacob Tellner House, said to be the first stone dwelling in Germantown, were lost so long ago that no photographs or drawings survive even to cement a place in the visual memory. As a result, the Georgian style is the most relevant to the early history of what survives,

⁸ Margaret B. Tinkcom. “Market Square,” *Germantown Crier*, September 1967, 71-74.

⁹ Hobart G. Cawood. “The Role of the National Park Service in Urban Historic Preservation,” *Spaces and Places in Germantown: Contemporary Life in a Historic Environment*. (Fall 1980), 11.

¹⁰ “Soldiers’ Monument.” *Truth*, 19 October 1898.

¹¹ Margaret B. Tinkcom. *Germantown’s Market Square*. Philadelphia, Pa.: Report for Colonial Germantown, Inc., 23 December 1966.

predominating in Philadelphia from the time of its founding throughout the eighteenth century. The most common, identifiable features are as follows: 1. Symmetrical form and fenestration (window placement); 2. Multi-pane windows (6-20 panes in each sash); 3. Side-gable or hipped roof; 4. Stone or brick walls; 5. Transom window over paneled door; 6. Pediment or crown and pilasters at front entry; 7. Cornice with dentils; 8. Water table or belt course; and 9. Corner quoins.¹² A Germantown Vernacular architectural tradition emerged from the Georgian style, which is best seen in restored buildings like “Grumblethorp,” John Wister’s Big House at 5267 Germantown Avenue; the Daniel and Sarah Pastorius House at 6019 Germantown Avenue; and the Johnson House at 6306 Germantown Avenue.¹³ These examples are comprised of cut and rubble stone buildings of Wissahickon schist with five-bay, symmetrical fenestrations, center hall plans, side-gable roofs, and dormers, among other features. Other Germantown houses were roughcast or clad in stucco, some houses underwent this treatment upon construction, while others received it along with Federal stylistic details in the late eighteenth and early nineteenth centuries. The William Ashmead House (1770); the Deshler-[Franks]-Morris House (1772); the Bringham House (ca.1760); and the Thomas Armat House (after 1760; 1803) all exemplify an era characterized by the Georgian and Germantown vernacular styles.



Figure 20. The Deshler-[Franks]-Morris House at 5442 Germantown Avenue and a portion of the Bringham House at 5448 Germantown Avenue in 1859. Source: GHS.

As the area became a resort for summer residents in the 1790s, new houses were built in the Federal style, which was essentially a refinement of the Georgian tradition. The Federal style reigned in the new nation and in Philadelphia from roughly 1780 to 1820. The most common, identifiable features are as follows: 1. Symmetrical form and fenestration; 2. Elliptical fan light over paneled front door; 3. Side lights flanking the front door; 4. Classical details, similar to the Georgian style, but more delicate in size and scale; 5. Flat lintels over windows, often with bull’s eye corners; 6. Cornice with decorative moldings, often dentils; 7. Low-pitched side-gable or hipped roof; 8. Double-hung windows with thin muntins separating the panes (6 panes over 6

¹² “Georgian Style,” Pennsylvania Architectural Field Guide, accessed 26 July 2023. <http://www.phmc.state.pa.us/portal/communities/architecture/styles/georgian.html>

¹³ Harry M. and Margaret B. Tinkcom, and Grant Miles Simon. *Historic Germantown*. (Philadelphia: The American Philosophical Society, 1955).

most common); 9. Decorative front door crown or entry porch; 10. Tripart or Palladian window; and 11. Curving or polygonal projections.¹⁴ Germantown saw numerous houses with these features constructed in the area, especially along Germantown Avenue. Period examples include the Howell House (1796) at 5218 Germantown Avenue; the main block of Vernon (1804) at 5708 Germantown Avenue; the Pastorius House (1796) at 25 East High Street; the Blair House (1806/Demolished) at 6105 Germantown Avenue; etc. Market Square features five buildings that exemplify an era characterized by the Federal style: the Ashmead House (1796); the Thomas Armat House (after 1760, ca.1792); the Fromberger Houses (1795-96 & 1801); and the Jones House (1807-28). The Thomas Armat House, which may have been built prior to the American Revolution, underwent a Federal treatment likely when Armat purchased the building, a common occurrence, and trend along Germantown Avenue in the early nineteenth century. The Fromberger Houses were also unusual with their brick facades in what was largely a built environment of Wissahickon schist construction.



Figure 21. Upper left: The Thomas Armat House at 5450 Germantown Avenue. Source: GHS. Figure 22. Upper middle: Thomas Armat and his granddaughter. Source: Shoemaker Collection, HSP. Figure 23. Upper right: The Thomas Armat House. Source: Shoemaker Collection, HSP. Figure 24. Bottom left: Fromberger Houses at 5503 and 5505 Germantown Avenue. Source: Marriot Canby Morris Collection, Library Company of Philadelphia. Figure 25. Bottom right: The Fromberger Houses, 5503 and 5505 Germantown Avenue. Source: GHS.

¹⁴ “Federal Style,” Pennsylvania Architectural Field Guide, accessed 26 July 2023. <http://www.phmc.state.pa.us/portal/communities/architecture/styles/federal.html>

The Colonial Revival style derived from the Georgian and Federal styles and was perhaps the most prolific style employed in Philadelphia between 1880 and 1960. The Georgian and Federal styles enjoyed new enthusiasm in America, especially in Philadelphia, after the Centennial Exposition of 1876. The trend ebbed and flowed in various forms, including archaeological reproductions of known buildings; creative new designs using old forms and features; and modernist structures with historic inspiration. Germantown too, with its rich heritage in both the Colonial and Federal periods, always retained an appetite for new buildings in the Colonial Revival style throughout the late nineteenth and twentieth centuries.¹⁵ From jewels like the St. Martin's Coal Company (1916) at 7600 Germantown Avenue to much larger buildings such as the Rowell Department Store (1929; 1949) at 5627-33 Germantown Avenue, the Colonial Revival style remained influential on the built environment along Germantown Avenue from the late nineteenth century through the mid-twentieth century. Market Square saw the rise of several buildings that adhere to the style, including the Saving Fund Society of Germantown (1929-30) at 5452-58 Germantown Avenue; the Pennsylvania Furniture Company (1941-42) at 5429-37 Germantown Avenue; and the Fidelity Bank Building (1959), a respectful recreation of the Delaplaine House, at 5521-29 Germantown Avenue. While the Fromberger Houses, as well as the Jones House, are representative of their period of construction, these buildings also relate to the Colonial Revival stylistic movement due to the extensive renovations and restorations undertaken in the third quarter of the twentieth century.



Figure 26. The Soldiers' Monument at the center of Market Square, showing the new lamp posts and the 1838-40 German Reformed Church, which was captured on 26 September 1885 by Marriot Canby Morris. Source: Marriot Caby Morris Collection, Library Company of Philadelphia.

¹⁵ Virginia & Lee McAlester. *A Field Guide To American Houses*. (New York: Alfred A. Knopf, 1998).

Market Square was not improved until the 1830s, when Samuel Buckley Morris (1791-1859), a founder of the Saving Fund Society of Germantown, “perhaps tired of seeing an unkempt, muddy common when he looked out of his parlor window at 5442 Germantown Avenue,” planted grass and Buttonwood trees.¹⁶ Morris was the husband of Hannah Perot Morris (1792-1831), whose father, Elliston Perot (1746-1834), owned the Deshler-[Franks]-Morris House. In the 1840s and 1850s, there were plans to construct a town hall upon Market Square, as well as open new streets at the north and east sides of the reserve. The new streets were the only of these public improvements to come to fruition.¹⁷ In April 1849, a Guyer-Troutman monument, proposed to honor victims of the 1844 religious riots, was considered for Market Square, though it was never approved by the local authority.¹⁸ Apparently, Morris’ efforts were not enough to ensure a high standard of maintenance for the town square, as the following editorial appeared in the *Germantown Telegraph* on June 26, 1869: “Why is Market Square allowed to be uncared for?”¹⁹ The editorial appears to have made waves to some degree, as a “fountain to be erected on the side walk” was approved by City Council in July 1869.²⁰ Featuring a “basin of Pennsylvania marble,” the improvement was installed by the Fountain Society in October 1869.²¹



Figure 27. A rendering of the Soldiers’ Monument at Market Square, which was unveiled on 4 July 1863. Source: GHS.

¹⁶ E.P. Morris, “Memories of Old Germantown,” in *Germantown Historical Miscellany*, 177. Source: GHS.

¹⁷ Margaret B. Tinkcom, Germantown’s Market Square, Report for Colonial Germantown, Inc., 23 December 1966.

¹⁸ *Germantown Telegraph*, 24 April 1849.

¹⁹ *Germantown Telegraph*, 26 June 1869.

²⁰ *Germantown Telegraph*, 12 July 1869.

²¹ *Germantown Telegraph*, September 1869.; and *Germantown Telegraph*, 16 October 1869.

As the landscape began to mature, Market Square became a more formal park, which is reflected in photographs of the 1880s. Perhaps the crowning moment of the newly fortified public space occurred on July 4, 1883, when a handsome thirty-five-foot granite Soldiers' Monument was unveiled during formal services. A single "private soldier, fully armed, at guard rest" is larger than life, being over nine feet in height on a large base. The movement for a Civil War memorial had been initiated in April 1882 by the Ellis Post, No. 6, G.A.R., followed by the volunteer labor of committee work, fundraising, etc.²² The Soldiers' Monument was produced by John Lachmier, artist; James H. Windrim (1840-1919), architect; and Thomas Delahunty, contractor. C.F. Heaton was responsible for the bronze work. The granite coping was completed by Thomas Young. The railing of gun barrels and bayonets was made and placed into position by the Shore Brothers Machine Works of Church Lane. The lamps were manufactured by John Newmann of Philadelphia. The total cost was roughly \$12,000.²³ While much of the Soldiers' Monument is as it was in 1883, the globes of the four lamps have been changed to reflect the Colonial Revival style. In 1901, the iron railings in Market Square were replaced by stone coping. The installation of sidewalks at the north and south ends of the park further reduced the green space.²⁴ Interestingly, while the name and the remaining public space certainly represent the commerce that took place here in the eighteenth century, the beauty spot that serves the community today is largely the work of citizen activism and involvement rather than government intervention. Despite efforts to "restore" the space to a Williamsburg aesthetic in the 1950s and 1960s, Market Square was largely preserved and represents a beautiful, though small, Victorian-era park at the center of a prosperous community.



Figure 28. Left: An early photo of the Soldiers' Monument. Source: GHS. Figure 29. Right: A postcard showing Market Square. Source: Keeping Society of Philadelphia.

As the commercial and financial aspects of the town evolved, the banks and schools, among other institutions, first occupied purpose-built domestic quarters. Even a federal agency, specifically the Bank of the United States, repurposed the Fromberger House at 5503 Germantown Avenue. It was used for nearly a decade by the nascent Federal establishment.²⁵

²² "Germantown's Tribute To Her Brave and Honored Dead," *Germantown Telegraph*, 30 May 1902.

²³ *Germantown Independent Gazette Annual*, 1886. Source: GHS.

²⁴ Margaret B. Tinkcom, *Germantown's Market Square*, Report for Colonial Germantown, Inc., 23 December 1966.

²⁵ Lisabeth M. Holloway, "Some Comments On The 'Fromberger-Harkness House,'" *Germantown Crier*, Fall 1988.



Figure 30. Top: The Bensell House (Demolished), 5500 Germantown Avenue. Source: GHS. Figure 31. The National Bank of Germantown in its first phase of construction in 1867, as designed by J.C. Sidney, architect. Note the former dense environment of West School House Lane, when it compared with Church Lane and/or West School House Lane. Source: GHS. Figure 32. Source: Figure 33. Bottom: The National Bank of Germantown in 1914. Source: Campbell Collection, HSP.

The second quarter of the nineteenth century saw the emergence of commercial establishments at the north and south ends of the square. The Hans George Bensell House (Demolished) at the northwest corner of Germantown Avenue and West School House Lane became a store, as did the Delaplaine House (Demolished) at the northeast corner of that venerable juncture. Meanwhile, at the southeast corner of Germantown Avenue and Church Lane, Frederick S. Axe operated a variety store in a frame dwelling. When Axe sold the property to Charles L. Eberle, said to be Germantown's first pharmacist, the newcomer commissioned an Italianate building on the site in

1863-64.²⁶ This led to the removal of the frame house to the rear of the property, as shown in Figure 77.



Figures 34. and 35. Top left and top right: The Bensell House at the SW corner of Germantown Avenue and West School House Lane prior to its demolition for the Saving Fund Society of Germantown. Figure 36. Middle left: Dr. George Bensell. Source: Shoemaker Collection, HSP. Figure 37. Middle right: The Ashmead Houses and the original portion of the Saving Fund Society of Germantown. Source: GHS. Figure 38. Bottom left: The Saving Fund Society of Germantown in its first phase. Source: GHS. Figure 39. Bottom right: The Saving Fund Society of Germantown after it was enlarged in 1906. Source: HSP.

²⁶ Dr. Naaman H. Keyser. "Main and Church Lane." *Independent-Gazette*, 14 November 1902.; and "Long A Leader In Public Activities, Charles L. Eberle Left a Manuscript Narrative of the 77 Years of His Life.," Unknown Publication, 1914. Source: GHS.



Figure 40. Germantown Fire Insurance Company, northeast corner of Germantown Avenue and East School House Lane, ca.1880s. Source: GHS.

In the third quarter of the nineteenth century, Market Square became a new kind of town center, as illustrated when its oldest buildings were supplanted by larger, more impressive modern structures that were commissioned by the leading financial and religious institutions of the community. While the German Reformed Congregation replaced their original building in 1838-40, an important period of improvements began in 1867 when the National Bank of Germantown replaced the Dr. Charles Bensell (Carl Benzeliueus) House at the northwest corner of Germantown Avenue and West School House Lane with a fine Italianate banking house of granite construction. Designed by J.C. Sidney, architect, this building would be enlarged over time to occupy the frontage from 5000 to 5006 Germantown Ave. The Saving Fund Society of Germantown followed suit in 1880, razing the Dr. George Bensell House at the southwest corner of Germantown Avenue and West School House Lane for the construction of a modern stone bank building, which would be enlarged to the south over time.²⁷ Local antiquarians salvaged elements of the Bensell Houses, including the doorway from the northwest corner of Germantown Avenue and West School House Lane that now adorns the Pastorius House at 25 East High Street; the doorway from the southwest corner of Germantown Avenue and West School House Lane, which was installed on the Shippen-Blair House at 6043 Germantown Avenue; and a cornice from the southwest corner Germantown Avenue and West School House Lane that was installed upon the Forbes-Howell House at 5218 Germantown Avenue.²⁸

The third residential building at this particular crossroads was lost in 1884 when the Delaplaine House was taken down for the Germantown Fire Insurance Company's new headquarters. The work of local Germantown architect, George T. Pearson, the flamboyant Queen Anne Revival-style structure at the northeast corner of Germantown Avenue and West School House Lane was designed to stagger anyone who came upon it. These three projects physically replaced the

²⁷ "National Bank of Germantown," *Germantown Guide*, 1 August 1914.

²⁸ "Historic Houses of Germantown, II—A Pastorius House," Unknown Publication, September 1913. "Historic Houses of Germantown, XIII—The Conyngham and Howell Houses," Unknown Publication, ca.1914.; and "Historic Houses of Germantown, XXIX—The Blair House," Unknown Publication, 10 April 1914.

longtime central authority of individuals and families with that of local institutions, and it is no coincidence that these entities were installed on Market Square with a sense of architectural permanence that defined the Victorian era. As these institutions emerged in their purpose-built Market Square buildings, the newly established Market Square Presbyterian Church, the former German Reformed Congregation, built a new parsonage in 1881-82, designed by James H. Windrim, architect; a new chapel in 1884, designed by George T. Pearson; and a new church in 1887-88, also by Pearson.²⁹ These buildings reflected the aesthetic eclecticism that defined Germantown's architecture in the late nineteenth century.



Figure 41. The Market Square Presbyterian Church, formerly the German Reformed Congregation, in ca.1890-1910. Source: GHS.

²⁹ "The New Market Square Presbyterian Church, at Germantown," Unknown Germantown Publication, 1887. Source: GHS.; and Margaret B. Tinkcom. *Germantown's Market Square*. Philadelphia, Pa.: Report for Colonial Germantown, Inc., 23 December 1966.

As the area became a prominent suburban section of Philadelphia in the mid-nineteenth century, the Italianate style came into vogue with enduring popularity between 1840 and 1885. Part of a romantic and picturesque movement, the most common, identifiable features include: 1. Cornice with decorative brackets; 2. Widely overhanging eaves; 3. Two or three stories in height; 4. Tall, narrow windows; 5. Curved (segmental) arches over windows or doors; 6. Elaborate window crowns, often arched or with brackets and pediments; 7. Single-story porches, either full-width or entry porticos; 8. Low-pitched roof; 9. Cupola or square tower with bracketed cornice; and 10. Quoins.³⁰ Germantown saw innumerable buildings and structures with these features rise in the neighborhood, both along Germantown Avenue and on many cross streets. Market Square's built environment includes both the Charles L. Eberle Building (1863-64) and the National Bank of Germantown (1867). The Eberle Building is a prototypical example of the style, while the banking house is an exceptional design in the Germantown landscape.

As Market Square became a formal public park in the third quarter of the nineteenth century, the architecture of the town was dominated by all manner of building types that were designed to serve a growing suburb and its main street. Between 1820 to 1880, Germantown saw the rise of the Greek Revival, Gothic Revival, and Italianate styles. While the romantic era trends would remain in use at Germantown for some time, a new wave of architectural styles that influenced the American built environment became popular in the late Victorian era. Between 1860 and 1900, Germantown experienced the influence of the Second Empire, Stick, Queen Anne, Shingle, and Richardsonian Romanesque styles.³¹ In the third quarter of the nineteenth century, eclecticism came into vogue, drawing from various styles, as well as other components of architectural and historic precedence. The wide range of styles, as well as eclecticism in design, had a strong influence on the architecture of Market Square, including the Germantown Fire Insurance Company (1884); and the campus of the former German Reformed Congregation, a reconstruction that occurred in the 1880s. The former German Reformed Congregation, known in the 1880s as the Market Square Presbyterian Church, first employed James H. Windrim, architect, to build the said new parsonage in the Queen Anne Revival style. As the Germantown Fire Insurance Company commissioned George T. Pearson to design its new building, the Market Square Presbyterian Church engaged the same architect to create a new chapel. Located between the parsonage and the church, the chapel was completed in the Queen Anne Revival style, though with the architect's usual eclectic gusto. Pearson was also engaged to design the new church edifice, which was completed in an eclectic rendition of the Norman style. The rebuilt campus of the Market Square Presbyterian Church reflects the eclecticism that reigned in the 1880s, as a distinctive aspect of local architecture.³²

In the eighteenth and nineteenth centuries, the Ashmeads and the Bringhursts were well-known for their carriage manufactories on Germantown Avenue, as well as their various improvements to the "Germantown Wagon," which was a horse-drawn vehicle that had been developed locally. According to George Morgan, the first iteration of the conveyance was designed by Captain William Ashmead in 1742, though the precise source of the original invention is claimed by both

³⁰ "Italianate Style," Pennsylvania Architectural Field Guide, accessed 26 July 2023. <http://www.phmc.state.pa.us/portal/communities/architecture/styles/second-empire.html>

³¹ Virginia & Lee McAlester. *A Field Guide To American Houses*. (New York: Alfred A. Knopf, 1998), 240-243.

³² Margaret B. Tinkcom, Germantown's Market Square, Report for Colonial Germantown, Inc., 23 December 1966.

the Ashmeads and the Bringhursts.³³ Both families lived on Market Square. Successive generations of the said families, among others, created conveyances of great quality that appealed to customers like the *Marque de Lafayette* and *President Washington*. In time Germantown saw the earliest commuter train lines in America, as well as streetcars on Germantown Avenue. In the late nineteenth and early twentieth centuries, the automobile would eclipse the horse-drawn carriage. This development affected commercial, industrial, and residential Germantown, as well as its associated built environment. Where carriage houses and liverys once stood, new buildings were designed to house modern vehicles. Germantown Avenue, Church Lane, Lena Street, and East School House Lane saw the construction of buildings to store and maintain all manner of vehicles. A modest, but attractive example stands at 38 East School House Lane. The New Lena Garage is a substantial three-story auto storage building at 5422 Lena Street. The former features a facade of red brick, while the latter is constructed of Wissahickon schist.



Figure 42. A model of the Saving Fund Society of Germantown's new building in 1929. Source: GHS.

While the early twentieth century only led to minor improvements to Market Square and its built environment, there were additions to the rear of the Eberle Building, creating more space for commercial tenants. In 1929-30, the Saving Fund Society of Germantown replaced its Victorian-era structure with an impressive Georgian Revival-style banking house.³⁴ Now home to a Wells Fargo, the building still stands today as a wonderful example of that age-old Philadelphia aesthetic, as well as a representative of its period of construction, and an important longstanding institution in Germantown.

³³ George Morgan. *History of Philadelphia, The City of Firsts*. (Philadelphia: The Historical Publications Society, 1926), 15.

³⁴ "Germantown Bank Permit Is Issued," Unknown Publication, 31 December 1929.



Figure 43. Top: The Saving Fund Society of Germantown, built in 1929-30. Source: HSP. Figure 44. Bottom: A drawing of the Saving Fund Society of Germantown with an inset of Arthur W. Jones, President. Source: GHS.



Figure 45. Top: "Bird's eye view of Market Square in Germantown, Phila., showing proposed changes to restore its early character. G. Edwin Brumbaugh, F.A.I.A., Architect." Source: GHS. Figure 46. Bottom left: A rendering of the proposed reconstruction of the Delaplaine House in 1955. Source: Daniel F. O'Leary. "Historic De La Plaine House To Be Rebuilt in Germantown," *Philadelphia Evening Bulletin*, 11 December 1955. Figure 47. Bottom right: A rendering of the Jones House at 5519 Germantown Avenue with its newly restored facade in the Colonial Revival style. Source: "Reliance Federal Is Back Home," *Germantown Courier*, 8 December 1955.

By the mid-twentieth century, Colonial Germantown, Inc., among other parties, endeavored to restore Market Square to a Colonial appearance, which was detailed in a comprehensive proposal by George Edwin Brumbaugh (1890-1983), the eminent Colonial Revival architect. To make a long story short, the plan proposed the removal of Victorian-era fabric for the creation of a Williamsburg-inspired appearance. As part of this plan, the Germantown Fire Insurance Company purchased the Fromberger Houses and engaged Brumbaugh to restore the buildings to a unified,

period appearance. While the buildings are certainly old, they stand not only as an example of late eighteenth and early nineteenth-century architecture but also as a work of Brumbaugh, a master Colonial Revival and restoration architect. This project ultimately led to the abandonment and demolition of the Germantown Fire Insurance Company (1884). The property was purchased by Fidelity Bank, which commissioned Paul M. Hesser, Jr., architect, to complete the design for a new banking house that would endeavor to imitate the long-lost Delaplaine House in 1959. Another product of the “Colonialization” efforts was the restoration of the Jones House at 5519 Germantown Avenue, which had been extensively remodeled in the third quarter of the nineteenth century. By the 1870s, the house belonged to James S. Jones, and it was in his parlor that the Reliance Federal Savings & Loan Association was founded. It was certainly by design that restoration of the building was completed when that same institution relocated to its place of origin in the mid-twentieth century. While efforts to fully gut Market Square by Colonial Germantown, Inc.³⁵ were pursued, Dr. Margaret B. Tinkcom, then the Historian of the Philadelphia Historical Commission, produced a report advocating against what she characterized as artificial efforts, which ultimately tempered the endeavors to only a few properties.³⁶ The development described in the twentieth century demonstrates the continuation of Market Square as a central feature of the community, where even in the 1950s, there was a renewed enthusiasm and energy to revitalize this revered public space, which led to the restoration and reuse of many of its historic buildings.

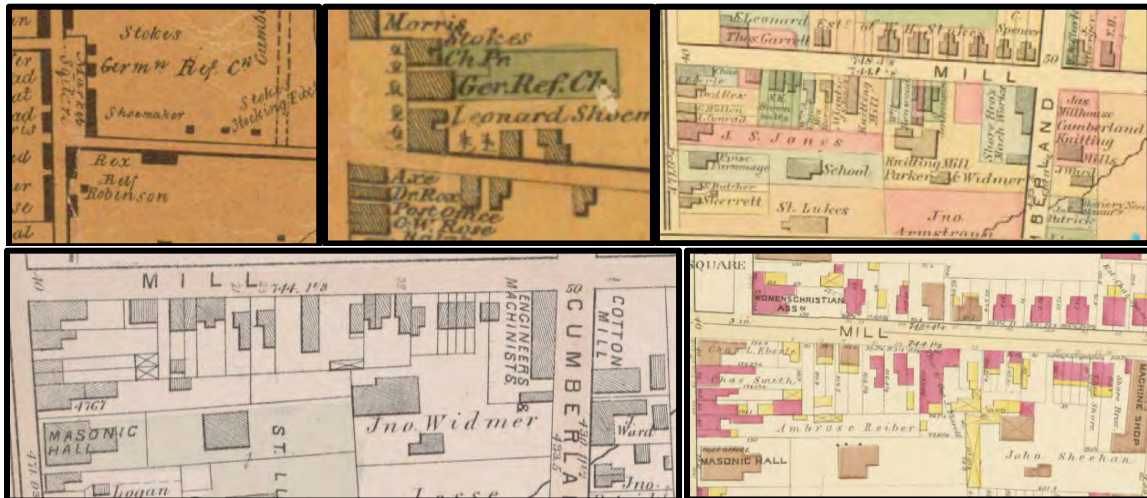


Figure 48. Top left: The subject block in the 1848 Germantown Atlas. Figure 49. Top middle: The subject block in the 1851 Germantown Atlas. Figure 50. Top right: The subject block in the 1871 Germantown Atlas. Figure 51. Bottom left: The subject block in the 1876 22nd Ward Atlas. Figure 52. Bottom right: The subject block in the 22nd Ward Atlas. Source: Greater Philadelphia GeoHistory Network.

CHURCH LANE

As previously stated, it appears that Church Lane may have been in use since ca.1691, being one of Germantown’s earliest cross streets, and its relationship to the current historic built environment of Germantown Avenue and Market Square is critical to the overall sense of place that survives in this significant locality. While Market Square was Germantown’s primary public space and home to some of its most prominent citizens and institutions, Church Lane features representative historic commercial, industrial, institutional, and residential properties from the nineteenth and

³⁵ “Reliance Federal Is Back Home,” *Germantown Courier*, 8 December 1955.

³⁶ Margaret B. Tinkcom. “Market Square,” *Germantown Crier*, September 1967, 71-74.

twentieth centuries, which relate to the working- and middle-class population that formed much of the larger community. Like many of Germantown's cross streets, Church Lane remained largely undeveloped in the eighteenth century. By the second quarter of the nineteenth century, Germantown underwent a population boom, which led to the growth of commerce and industry, as well as the need for housing. These trends are reflected in the extant built environment that was developed along the unit block of Church Lane and at the juncture of Church Lane and Lena Street.



Figure 53. An advertisement for the coal yard of Enoch T. Roberts, showing the long lost "Roberts' Mill (Built 1683) and Homestead." This is the mill for which Mill Street was named, now Church Lane. Source: GHS.

Despite some accounts of its seventeenth-century origin, Church Lane was formally conceived as early as March 2, 1702, in a petition to the Philadelphia County Court of Quarters Sessions. Richard Townsend, John Lucken, and Aret Klincken, all of Germantown, were in favor of the new thoroughfare, which was justified by Francis Daniel Pastorius (1651-1720), the founder of Germantown, in March 1702: "Necessity...seeing the Inhabitants of both Townships [Germantown and Lower Dublin] have frequent Occasions to Commerce & Converse together, One of the two being by William Penn our Esteemed Proprietary and Gov(ernour)r made a Market Town." The court ordered "a new route viewed" in May 1703; however, the road was not actually surveyed until June 1705.³⁷ Early nomenclature includes Townsend's Mill Road; later Lukens' Mill Road; and, for many years, Mill Street.³⁸ The crooked, meandering lane extended from Germantown Avenue over the Wingohocking Creek and across the Township line to Richard Townsend's Mill (ca.1683)—later known as Roberts' Mill,³⁹ and onward to the King's Highway

³⁷ J.M. Duffin. *Acta Germanopolis: Records of the Corporation of Germantown, Pennsylvania, 1691-1707*. (Philadelphia: By the Colonial Society of Pennsylvania, 2008), 219-20.

³⁸ City Plans Legal Card: Unit Block of Church Lane. [phil.maps.archgis.com] Accessed 7 November 2022.

³⁹ Later known as Luken's Mill and lastly as Roberts' Mill, the ancient grist mill was always considered one of the oldest mills in Pennsylvania. Source: John Palmer Garber, Naaman Henry Keyser, C. Henry Kain, and Horace F. McCann. *History of Old Germantown*. (Philadelphia: Horace F. McCann, 1907), 53 and 375.

or Bustleton Avenue. Much of the present-day course of the original road no longer exists after realignment in the early nineteenth century; however, the unit block of Church Lane appears to generally maintain the original path.⁴⁰ For much the nineteenth century, the nomenclature alternated between Mill Street and Church Lane, as Robert's Mill was at one end and the German Reformed Congregation at the other.⁴¹ Once the ancient mill was demolished in the 1870s, Church Lane seems to have stuck as the permanent name.



Figure 54. “This is the first steam grist mill erected in the township of Germantown, owned by Wyndham H. Stokes.” Built in 1838, Stokes’ Mill (Demolished) at 45 Church Lane opposite the subject property eventually became the hall of Seminole Tribe, No. 30, Improved Order of Red Men, and was later demolished for a new building. Source: “Historical Relics.” *Public Ledger*, Undated, Shoemaker Collection, HSP.

While little is known about the early uses of the lands located upon the unit block of Church Lane, the properties that fronted the road were essentially town lots that extended from the marketplace and Germantown Avenue to the northeast. It appears that most of the development on this block occurred in the second and third quarters of the nineteenth century. The first major improvement occurred in 1838, when Wyndham Harvey Stokes (1803-1870), an important local businessman, developer, and politician, as well as the son of James Stokes, commissioned a stone industrial building at 45 Church Lane. It was lauded as the first steam-powered grist mill in Pennsylvania. The structure was constructed of rubble stone clad in smooth-faced stucco with quoins at the corners, featuring the old weathervane of the Dutch Reformed Congregation as an antiquity in its presentation. Stokes’ Mill ultimately failed, and the building was afterward used for various purposes.⁴²

Stokes’ Mill was built roughly six years after what was perhaps the most important technological advancement and development in Germantown’s history—the establishment of the Philadelphia, Germantown, and Norristown Railroad (P. G. & N.) in 1832. The P. G. & N. was one of the first

⁴⁰ Survey: Realignment of Church Lane (ca.1815), Road Docket Records, Court of Quarter Sessions, CAP.

⁴¹ John Palmer Garber, Naaman Henry Keyser, C. Henry Kain, and Horace F. McCann. *History of Old Germantown*. (Philadelphia: Horace F. McCann, 1907).

⁴² “Historical Relics. Interesting Documents Found In An Old Germantown Mill,” Unknown Publication, ca.1888-89. Source: Shoemaker Collection, HSP.

commuter railroad lines in the United States. Within two decades, “train travel in America was no longer a novelty, but fast becoming a way of life.” According to Ted Xaras, the ease of commuting “had stimulated residential development in Germantown; mills could now, with the advent of steam power, be set inland, near rail lines rather than waterpower sources.”⁴³ From 1832 to 1851, P. G. & N. operated stations in old inns at Germantown Avenue and Price Street in Germantown and at Ninth and Greene Streets near Center City. In 1855, the Germantown Station of the P. G. & N. was built at Germantown Avenue and Price Street. Soon after, in 1857, “Seven Two-Storeyed Stone Stations” were built, which included both Church Lane and Penn Street (then Shoemaker’s Lane).⁴⁴ The presence of the P. G. & N. and as well as the establishment of the Church Lane Station was no doubt instrumental in the dense development of Church Lane in the second and third quarters of the nineteenth century.

Also of critical importance was the installation of the trolley line on Germantown Avenue, which arrived in the form of horse-drawn omnibuses at Market Square in the 1850s. This certainly propelled the commercial, industrial, institutional, and residential development of Germantown, including Church Lane and other important streets.⁴⁵

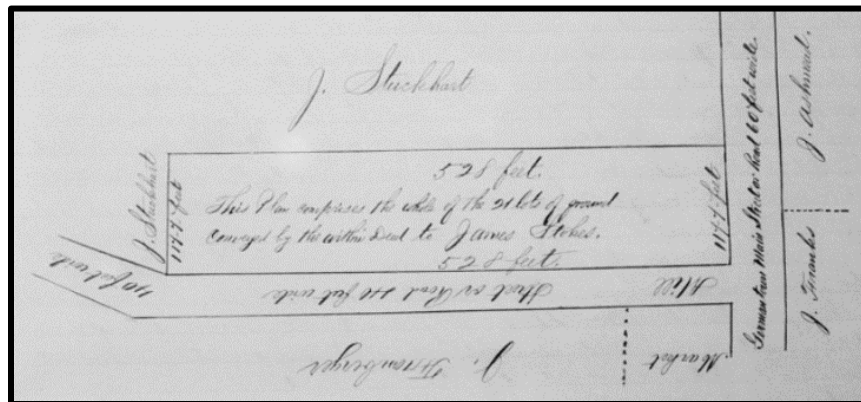


Figure 55. The configuration of 2. The Paul Kripner Lot in 1800, under the ownership of James Stokes. Source: Deed: Anthony Johnson to James Stokes, 5 July 1800, E.F., No. 4, p. 8. Source: CAP.

Nevertheless, it is interesting to note that the first major subdivision occurred on the southeast side of Church Lane in July 1800 when James Stokes (1754/55-1831), a prominent English-born merchant, purchased the property from Anthony Johnson. As previously mentioned, the lot would eventually contain a two-and-one-half-story frame dwelling, which is shown in Figure 77, after it had been moved to the rear of that lot. As part of the sale between Johnson and Stokes, the parcel was subdivided into ten lots, including three on Germantown Avenue and seven on Church Lane.⁴⁶ It is unclear as to whether or not any development occurred immediately after the subdivision; however, no buildings are mentioned when a portion of the site was placed on the market in 1841.⁴⁷

⁴³ Ted Xaras. “A Time-Traveler’s Trip on the Philadelphia, Germantown & Norristown Railroad,” *Germantown Crier*, 1981, 85.

⁴⁴ Ted Xaras. “A Time-Traveler’s Trip on the Philadelphia, Germantown & Norristown Railroad,” *Germantown Crier*, 1981, 82-86.

⁴⁵ *Public Ledger*, 6 November 1841, 3.

⁴⁶ Deed: Anthony Johnson, et. al. to James Stokes, 5 July 1800, Philadelphia Deed Book E.F., No. 4, p. 8. Source: CAP.

⁴⁷ *Public Ledger*, 6 November 1841, 3.

Between 1841 and 1876, the south side of the street would become a dense urban village comprised of numerous residences and at least two factories. The Church Lane dwellings included brick and stone twins at Nos. 24-26 (Demolished), Nos. 30-32 (Demolished), and Nos. 78-80; brick row houses at Nos. 56-58-60 (Demolished), and Nos. 70-72-74-76; and detached brick, stone, and frame houses at Nos. 36, 40, 54, 56-60, 62, and 64 (Demolished). The Atlantic Knitting Mill was established by James S. Jones at No. 50-52, which later served as Thomas & George Flavell's Knitting Mill and, eventually, the Blaisdell Pencil Company. This industrial complex was demolished in 1951.⁴⁸

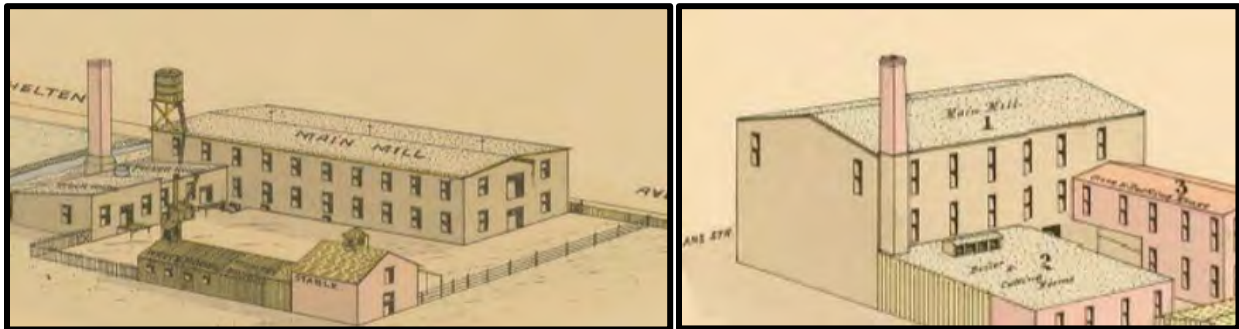


Figure 56. Left: James Conner & Co. Mill in Cheltenham Avenue in 1895. Source: "James Conner & Co. Mill," Hexamer General Surveys, Volume 30, Plate 2901. Via Greater Philadelphia GeoHistory Network. Figure 57. Right: Perseverance Hosiery Mill in Lena Street in 1878. Source: "Perseverance Hosiery Mill," Hexamer General Surveys, Volume 14, Plate 1278.

The oldest known industrial building on the southeast side of Church Lane is the Shore Brothers Machine Works at No. 82-88, built in ca. 1866 when Thomas Shore bought the property from John Armstrong. Shore Brothers produced architectural ironwork for buildings across the city, along with other products, in the third and fourth quarters of the nineteenth century. In fact, the firm even completed the railings for the Soldiers' Monument at Market Square.⁴⁹ Shore Brothers Machine Works is a two-story vernacular mill or industrial building of rubble Wissahickon schist construction that speaks to the larger built environment of Germantown, which once featured many similar buildings. Both examples shown in Figures 56 and 57 are similar buildings.



Figure 58. Left: An advertisement for the sale of the Paulus Kripner Lot in 1841. Source: *Public Ledger*, 6 November 1841, 3. Figure 59. Right: An 1858 photograph of a Gothic Revival cottage on the east side of Germantown Avenue, showing the subject block in the background with red arrows showing the twins on Church Lane, and yellow arrows showing the tower of the First Baptist Church and the school building of St. Vincent de Paul Catholic Church, both on Price Street. Source: Archives of PhilaLandmarks.

⁴⁸ Zoning Archives, City of Philadelphia.

⁴⁹ *Germantown Independent Gazette Annual*, 1886. Source: GHS.

Early subdivisions of the northwest side of the street included a portion of the unit block frontage deeded from the Estate of John Fromberger to the German Reformed Congregation on July 16, 1807.⁵⁰ This allowed the congregation to establish and/or extend its burial ground, and, eventually, enlarge the institution's facilities. In time, the property was further subdivided and under the ownership of Wyndham H. Stokes, who then created his own subdivision in the late 1830s. It was at this time that Stokes built the aforementioned industrial building.⁵¹

Additionally, between 1839 and 1853, Stokes developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77.⁵² Featuring Federal and Greek Revival stylistic overtones, the two-bay twins at Nos. 51-53 and Nos. 59-61 were likely built between 1839 and 1858, a timeframe based on both Stokes' initial ownership of the property and the presence of the houses in an 1858 photograph. The twins at Nos. 67-69 and Nos. 75-77 were built in ca. 1853-54, as stipulated in part by the 1853 deed when William E. Morris, civil engineer, sold the property to Wyndham H. Stokes. While similar in form, style, and material composition, these houses featured larger porches, three-bay fenestrations, and Italianate brackets within the cornice. While one might consider these typical mill worker houses of the era, the semi-detached dwellings were a step above the rows of houses found in other parts of Germantown and in Manayunk. In fact, by the 1860s, Stokes' row of new twins served a largely middle-class population, including business owners, craftsmen, professionals, and tradesmen, many of whom commuted to their business establishments in Philadelphia, no doubt on the P. G. & N. from the Church Lane Station. Even after 1878, when the Church Lane and Penn Street Stations were abandoned for the newly installed Wingohocking Station, this consolidated location was less than one block from the old Church Lane Station. In later years, as the population changed, these Church Lane houses were occupied by working-class people, who were no doubt employed in nearby mills on Church Lane, Armat Street, and Lena Street. Charles Spencer, a prominent Germantown mill owner, who operated a large industrial complex at Armat and Lena Streets, appears to have built at least two additional twins within the said unit block, including Nos. 81-83 and Nos. 85-87, the latter of which has been demolished and subsequently replaced by a newer twin. Spencer purchased the ground, upon which these houses were built, in 1850, and the twins were likely constructed in the years afterward.⁵³ Just across Lena Street to the northeast, additional twins were built, which included 201-05 Church Lane, likely erected in the 1850s. By 1871, these houses were owner-occupied by local businessmen.

⁵⁰ Deed: German Reformed Congregation to Wyndham H. Stokes, 28 March 1839, Philadelphia Deed Book G.S., No. 6, p. 71. Source: CAP.

⁵¹ "Historical Relics. Interesting Documents Found In An Old Germantown Mill," Unknown Publication, ca. 1888-89. Source: Shoemaker Collection, HSP.

⁵² Deed: William E. Morris, et. al., to Wyndham H. Stokes, 12 May 1853, Philadelphia Deed Book T.H., No. 80, p. 519. Source: CAP.

⁵³ These houses do not appear on the 1851 Germantown Atlas but are present on the 1871 Germantown Atlas.



Figure 60. The easterly half of the twin at 53 Church Lane in 1934. Source: GHS.

As previously discussed, common features of the Germantown Vernacular include schist or masonry construction with a smooth-faced stucco façade. These houses often stand two-and-one-half-stories with side-gabled roofs, symmetrical fenestrations, multi-light sash windows, and dormers. The twins on the northwest side of Church Lane possess several key elements of the said Germantown Vernacular, as influenced by the Georgian and Federal styles. Originally, Nos. 51-53 and Nos. 59-61 featured entry porches, while the other twins were served by full-width verandas with Italianate details. A prominent characteristic of these twins is the chimney form, which was likely designed to serve two flues. These prominent chimney stacks extend from the side elevations, consuming the peak of the gable, and featuring windows at the center. This was a known, but less common chimney form employed in designs of the Federal period.

Just beyond the unit block, Hamill's Mill, B. Hamill & Co. of Germantown, operated an industrial mill complex at 5429-43 Lena Street. Operations on the site appear to have begun when James Millhouse established the Cumberland Knitting Mills in ca.1868. By 1880, Bernard and Bridget Hamill, Irish immigrants, had purchased the property, where they operated Hamill's Mill in the former buildings of the Cumberland Knitting Mill.⁵⁴ The Hamills first produced silk noil yarns, using silk noils and wool. During their ownership, the mill was extended in 1883, and a wing and boiler house were both added in 1884.⁵⁵ However, despite these improvements, Hamill's Mill was destroyed by fire on July 11, 1887, creating damage in excess of \$25,000.⁵⁶ After this major loss, the facility was completely rebuilt in 1888, which led to the imposing four-story red brick industrial building that still stands on the site today. By 1890, the firm employed roughly 40 hands to

⁵⁴ Rita Harkins Glancey. "Hamill's Mill and The Harkins Family: Two Irish Families," *Germantown Crier*, Vol. 54, No. 1., n.d.

⁵⁵ "Hamill's Mill, B Hamil & Co.," 1885, Hexamer General Surveys, Volume 20.

⁵⁶ *Public Ledger Almanac*, December 1888, 25.

manufacture spin woolen and cotton and woolen mixed yarns, which were no doubt sold to other nearby textile firms.⁵⁷ Hamill's Mill was passed down to Bernard and Bridget Hamill's children and grandchildren, eventually being known as the Hamill Spinning Company, Manufacturers of Woolen and Merino Yarns. In 1918, a three-story mill building, used for a time as a Picker House, was added to the north of the 1888 building; however, this structure was demolished in 1987.⁵⁸ A large two-story building was added in 1919, which still stands at 5416-26 Lena Street.⁵⁹ The Hamill family appears to have dispensed with the business in ca.1940-41. The complex would continue in use as a spinning mill until about 1987.⁶⁰ Two houses stand southeast of the Hamill complex, including the Jonathan Patrick Twin (ca.1871-76) at 5417-19 Lena Street and a detached house, built in 1898, at 5421 Lena Street.⁶¹

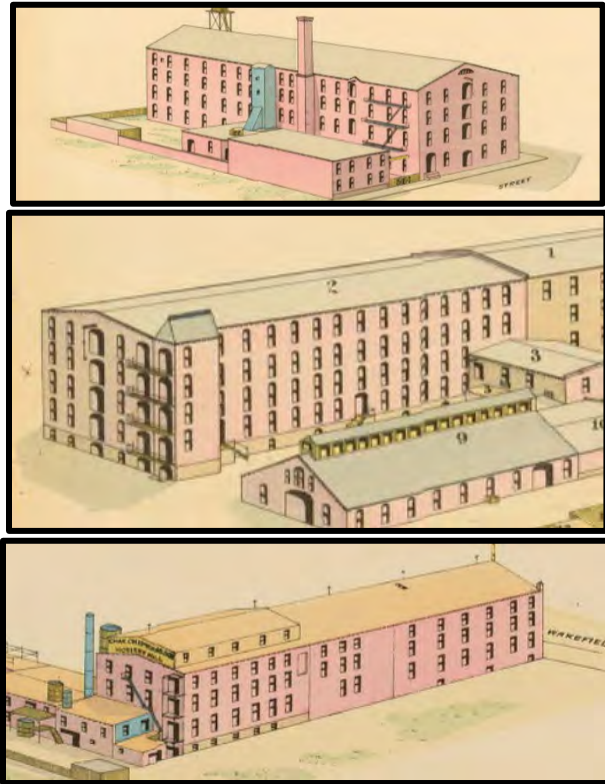


Figure 61. Top: Hamill's Mill, Church Lane and Lena Street in 1885. Source: "Hamill's Mill....," 1889, Hexamer General Surveys. Via Greater Philadelphia GeoHistory Network. Figure 62. Center: Scratchard's Mill, a four-story red brick factory building, along East Cheltenham Avenue in 1885. Source: "Scratchard's Mill, Joseph Scratchard's Sons," 1885, Hexamer General Surveys, Volume 20, Plate 1942. Via Greater Philadelphia GeoHistory Network. Figure 63. Bottom: Chas. Chipman & Sons Hosiery Mill in Wakefield Street between Jefferson and Ashmead Streets. Source: "Chas. Chipman & Sons Hosiery Mill," 1892, Hexamer General Surveys, Volume 27, Plate 2632. Via Greater Philadelphia GeoHistory Network.

⁵⁷ "B. Hamill & Co.'s Mill," 1890, Hexamer General Surveys, Volume 24. Source: Greater Philadelphia GeoHistory Network.

⁵⁸ *The Philadelphia Real Estate Record and Builders' Guide*, 28 August 1918, 489.

⁵⁹ *The Philadelphia Real Estate Record and Builders' Guide*, 21 May 1919, 299.

⁶⁰ Zoning Archives, City of Philadelphia.

⁶¹ 1871 Germantown Atlas.; 1876 22nd Ward Atlas.; 1889 22nd Ward Atlas.; and *The Philadelphia Real Estate Record and Builders' Guide*, 20 April 1898, 249.

Despite the presence of industrial buildings and related housing on the unit block of Church Lane, at least one institutional building was present. In 1876, Wyndham H. Stokes sold his failed steam-powered grist mill to the Seminole Hall Association of the Improved Order of Red Men (I.O.R.M). This organization occupied Stokes' Mill until roughly 1888 when it was demolished for Seminole Hall. While the I.O.R.M. is a controversial fraternal organization that has historically appropriated Native American culture, the building itself is an unusual example of a fraternal hall subsidized by residential tenants. In this case, Seminole Hall, built in 1889, for Seminole Tribe No. 30, features a third-floor hall accessed from the front of the building on Church Lane.⁶² The first and second floors feature a row of six two-story houses that are accessed by a pedestrian alley on the side of the property, leaving space for small yards to serve each dwelling. The rowhouses that subsidized Seminole Hall were likely rented to working-class people who were employed in the nearby mills and factories.



Figure 64. Philomathean Hall, East Wister Street, showing the central entrance to the third-floor lodge rooms, and the doors flanking the central entrance that led to the four row houses that subsidized the cost of the building. Source: GHS.

While many fraternal halls were subsidized by commercial space and intended for multi-purpose event space, a lesser known, but important urban format was a design wherein the organizational component on the third floor was subsidized by rowhouses and/or residential quarters on the first and second floors. In the unit block of East Wister Street, Philomathean Hall (ca.1844/Demolished) was a large three-story building with a central entrance to the third-floor hall, which was flanked by two entrances on each side for the row houses that occupied the first and second floors.⁶³ Philomathean Lodge of the Improved Order of Odd Fellows of Germantown had used a similar building prior to 1844, which stands at 36 and 38 Manheim Street, though this was a less formal division of residential vs. lodge space. Seminole Hall is representative of an architectural type that speaks to the cultural, economic, and social history of the community.

After the turn of the twentieth century, the block underwent physical changes, as earlier residential buildings made way for commercial and industrial expansion. In 1916, the twins at 24-26 and 30-32 Church Lane were demolished by Preston Butler for a two-story brick building, designed by

⁶² "Building and Real Estate Notes." *The Philadelphia Real Estate Record and Builders' Guide*, 5 June 1889, 260.

⁶³ "Lodge of Odd Fellows To Mark Anniversary," *Philadelphia Record*, 17 January 1915.

Folsom & Stauton, architects, for use as a “garage and offices”.⁶⁴ This building has subsequently been demolished. In the same era, James Francis Nolen (1857-1943), a Germantown native, became associated properties at Church Lane and Lena Street. Nolen, like his father John Nolen (1825-1895) before him, became a prominent local contractor, builder, and supplier.⁶⁵ By 1910, he was living with his wife and six children in the dwelling that stood at 64 Church Lane.⁶⁶ Expanding from building contractor to supplier, as well as general real estate development, he owned and operated James F. Nolen & Sons. His house in Church Lane would become the center of his building supply business. In time, the firm would purchase the properties at 30-32 through 62-64 Church Lane. This led to the demolition of the associated residential and industrial buildings. Several structures were constructed on properties owned by the Nolen during the early to mid-twentieth century. A large, three-story building was commissioned at 5422 Lena Street, which appears to have been used as both a garage and warehouse.⁶⁷ The building features a façade Wissahickon schist, yet it has a decidedly commercial and industrial appearance indicative of its period of construction. In 1952, a large one-story building of concrete block construction was erected at about 40 Church Lane, which deviated greatly from the historic character of the street.



Figure 65. Looking east into Market Square from West School House Lane, as captured by Marriot Canby Morris on 18 April 1885. Source: Marriot Canby Morris Collection, Library Company of Philadelphia.

WEST SCHOOL HOUSE LANE

School House Lane, known for many years as simply School Lane, is an eighteenth-century road that extends from Germantown Avenue to the Schuylkill River through Germantown and East Falls. Road petitions of the Court of Quarter Sessions date the old thoroughfare to 1724, and it was recorded as forty feet in width in a survey by Christian Lehman dated 1759.⁶⁸ The nomenclature is a story of successive property owners and a primary landmark, including Robeson’s Mill Road, Ashmead’s Road, Bensell’s Lane, and School Lane. The school of School Lane derives from the

⁶⁴ Building Permit No. 8543, 12 December 1916, City of Philadelphia. Source: CAP.

⁶⁵ “Mrs. Cecelia Nolen, Resident of Germantown Dies at Age of 99 Years,” *The Philadelphia Inquirer*, 5 February 1919, 17.

⁶⁶ Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

⁶⁷ Zoning Archives, City of Philadelphia.

⁶⁸ Road Petitions Packet 8, p.98, Packet 6, p.52-53, Court of Quarter Sessions, CAP.; and John Palmer Garber, Naaman Henry Keyser, C. Henry Kain, and Horace F. McCann. *History of Old Germantown*. (Philadelphia: Horace F. McCann, 1907).

former Germantown Academy campus, established in 1759 as the Union School—it remains the oldest non-secretarian day school in the United States.⁶⁹ While West School House Lane may be an eligible historic district in its own right, the opening of this aged thoroughfare is included herein due to its relationship to the properties that extend from Germantown Avenue.



Figure 66. Left: A view of the houses in East School House Lane at the north corner of Market Square, which was taken in ca.1900 by Marriot Canby Morris. Figure 67. Right: A view of the houses in East School House Lane at the north corner of Market Square, which was taken on 24 April 1887 by Marriot Canby Morris. Source: Marriot Canby Morris Collection, Library Company of Philadelphia.

EAST SCHOOL HOUSE LANE

East School House Lane is a single block that extends from Germantown Avenue to the northeast, forming the northwestern demarcation of Market Square. The street was opened in ca.1873-76 when the land behind the Delaplaine House was sold, subdivided, and developed. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer. Morris and Roberts implemented a process known as bonus building or advance-money mortgage building that replaced the ground-rent development process in Philadelphia in the late 1850s. To make a long story short, Morris first sold Roberts the lot. Morris then lent Roberts the money to complete the construction on a graduated reimbursement schedule based on the work completed. This was a risky business for builders, as they often provided the seller with a substantial downpayment, which would be lost, along with the property, if construction was not completed in a timely manner. Along with a survey of East School House Lane and the new subdivision of eighteen lots, the Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the 18 houses that would be constructed on the site.⁷⁰

It appears that Roberts largely held up his end of the agreement, as almost all the houses were sold between 1873 and 1874. The Second Empire-style houses were sold to individual owner-occupants and landlords. The owner-occupied houses included: Charles H. Weiss, an insurance clerk, at No. 19; Samuel Goodfellow, a watchman in a bank, at No. 25; John Goodfellow, a clerk at a coal yard, No. 27; Peter Harrington, a policeman, and Mercy Harrington, his wife, at No. 35; Alfred W. Smith,

⁶⁹ John Palmer Garber, Naaman Henry Keyser, C. Henry Kain, and Horace F. McCann. *History of Old Germantown*. (Philadelphia: Horace F. McCann, 1907).

⁷⁰ Agreement: William E. Morris and William T. B. Roberts, 15 April 1873, Philadelphia Deed Book F.T.W., No. 34, p. 514, CAP.

a wood planer, at No. 47; Charles Stutz, clerk at a tannery, who lived at No. 51, owned by Henry Stutz. Mary L. Perdriaux, a landlord, purchased Nos. 21, 23, 31, 37, and 39 in 1873. By 1880, her tenants included Isaac Fell, a shawl weaver, at No. 21; Kate Hickey, a dressmaker, and her family at No. 23; John Watson, a carpenter, at No. 27; Benjamin Schrack, an express man, at No. 37; and James Fisher, a house painter, No. 39. The houses at Nos. 41, 43, and 45 were purchased by Philip J. Kelly, a landlord, in 1873. By 1880, his tenants included Francis Hansell, a house painter, at No. 41; William Wright, a watchman in a mill, at No. 43; and John Patterson, a blacksmith, at No. 45. Other tenants in 1880 included John Bowman, a conveyancer, at No. 49. While the above information is somewhat tedious, this narrative illustrates the diverse financial and occupational conditions of the working- and middle-class people who purchased and rented these new houses in East School House Lane, just off Market Square.



Figure 68. The houses on East School Lane at the north corner of Market Square. Source: Library of Congress.

Several of the houses in this block represent another aspect of Germantown's heritage, which included strides toward racial equality that were progressive, yet contradictory and fragmented. In 1894, the Estate of Mary L. Perdriaux sold the five East School House Lane properties to John S. Trower (1849-1911), a prominent African American caterer of Germantown. Just seven years earlier, in 1887, Trower did the unthinkable, when he, a man of color, purchased the former Banking House of the Saving Fund Society of Germantown, a handsome cut stone, Second Empire-style building two doors below Vernon Park. He used the building for his catering business and restaurant, becoming one of the leaders in that industry of the Philadelphia region. Booker T. Washington (1856-1915) devoted an entire chapter of his book, *The Negro in Business* (1907), to Trower and his business. A principal benefactor of the First African Baptist Church in Philadelphia and the co-founder of The Cherry Building and Loan Association, Trower not only had a successful business, but he also owned numerous properties and employed his growing wealth to elevate the marginalized Black community. Among his many accomplishments, he co-founded the Downingtown Industrial and Agricultural School "for the Moral and Industrial Improvement of

Colored Youth in Philadelphia” at Downingtown, Pennsylvania. At the time of his death in 1911, Trower was lauded as the “wealthiest Negro in the United States.”⁷¹



Figure 69. A view of the houses in East School House Lane at the north corner of Market Square, which was taken on 26 September 1885 by Marriot Canby Morris. Source: Marriot Canby Morris Collection, Library Company of Philadelphia.

By 1900, six years after purchasing the five properties in East School House Lane, Trower’s tenants included: Mary Ward, an Irish immigrant, at No. 23; and Horatio Brown, a British-born paper hanger, at No. 39. Only two of the five houses were referenced in the 1900 U.S. Federal Census; however, it appears that all of Trower’s tenants were white. He went on to acquire two additional houses on the block: No. 51 in 1907 and No. 49 in 1910. A better record of Trower’s tenants was documented in the 1910 U.S. Federal Census, including Eleanor Murry, a carpet maker, at No. 21; Harry P. Lucas, who worked for a dental company, at No. 31; William Worrell, a porter in a hat factory, at No. 37; Mary A. O’Brien, a widow, at No. 39; William Palmer, a pastor at a pasting establishment, at No. 49; and William Moore, a photographer for an insurance company, at No. 51.⁷² Between 1873-74 and 1910, the residents shifted from an economically diverse group of owner-occupants and tenants to one of a largely working-class background. The sad and ironic truth is that while Trower was able to own seven houses in East School House Lane just off Market Square, he was likely not able to rent to the African American community in that location. Nevertheless, even with the inequality and racism built into the system at that time, the fact that Trower was able to own these properties in the late nineteenth and early twentieth centuries represents an important shift in local social mores.

The Second Empire style enjoyed widespread popularity in America between 1855 and 1885, lasting in Pennsylvania until around 1900. With City Hall at the center of Philadelphia, the style was particularly prominent in the Quaker City. The identifying features include a mansard roof

⁷¹ Oscar Beisert. PRHP Nomination: John S. Trower Building, 5708 Germantown Avenue. (Philadelphia: Keeping Society of Philadelphia, 2020).

⁷² 1910 U.S. Federal Census, Ancestry.com.

with dormers; molded cornices; decorative brackets within the eaves; porches; etc. Nearby examples include Maplewood Avenue between Germantown Avenue and Wayne Avenue; Willow Street north of Locust Avenue; etc. While only fifteen of the original eighteen houses survive and many have undergone alterations over time, the row of dwellings that stand at Nos. 19, 21, 23, 25, 27, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, and 51 exemplify an era characterized by the Second Empire style of architecture.



Figure 70. “Before and After” photographs of 39 East School House Lane, which was converted from two private houses to the office of Hassinger and Schwam, Architects. Source: Jack Hornung. “Rebuilding Germantown, A Progress Report...,” Unknown Publication, March 1965. From the records of GHS.

Over the years several houses on East School House Lane underwent alterations and additions to accommodate commercial use. The trend continued into the third quarter of the twentieth century. These improvements manifested in the form of one-story masonry additions at the primary elevation of the School House Lane facades, occupying the open, front yard space. Aesthetically, these storefronts reflected commercial improvements of the period; however, in the mid-twentieth century Colonial Germantown, Inc. promoted a Colonial Revival restoration of Market Square, which ultimately included several renovation projects on East School House Lane. For the purposes of the proposed, district both Second Empire and Colonial Revival styles reflect the history of the block, as well as the stylistic trends within the community.



Figure 71. An idealized rendering of Market Square in the early nineteenth century. Source: GHS.

CRITERION I

The Germantown Urban Village Historic District includes properties that may possess significance under Criterion I. As indicated in the inventory, these properties may have the potential to contain intact archaeological resources that have yielded and are likely to yield information important to history, including the Colonial period in Germantown as a secondary center to Philadelphia; the Battle of Germantown, an important local engagement of the American Revolution; and the nineteenth-century heritage of the community, as a place of residence, commerce, and industry.



Figure 72. Outbuildings of the Bensell House on the southwest side of West School House Lane, where the parking lot is now located. The rear of the Saving Fund Society of Germantown is visible on left. Source: Shoemaker Collection, HSP.

MARKET SQUARE, CHURCH LANE, & WEST SCHOOL HOUSE LANE IN THE 18TH & EARLY 19TH CENTURIES

As previously described, Market Square, as well as West School House Lane and Church Lane, were primary features of Germantown during the Colonial era. While there have been some changes during the last two to three hundred years, Market Square remains a central public space, being used historically as a marketplace and for other civic purposes, including political, religious,

and social gatherings. After purchasing the half-acre of land from James Delaplaine that would become the “Green” or “common,” the General Court of the Corporation (also known as the Burgesses) ordered the erection of the first structures on Market Square in November 1703-04: a prison house, stocks, and a pound. James Delaplaine and Herman von Bon were commissioned to erect the prison and stocks. William Dewees was contracted to erect the pound “for straying, hence unruly, animals.” According to tradition, the log-hewn prison was eventually removed from Market Square by a former inmate, John Adam Hogeremoed, who employed the building as his dwelling on a site near the present-day juncture of Germantown Avenue and Armat Street. After passing into the Green family, the old prison was demolished in 1857, and Wyndham H. Stokes had canes made of the salvaged wood.⁷³ Little is known about the lifespan of the stocks or the pound.



Figure 73. Left: A drawing of the John Adam Hogeremoed House near Germantown Avenue and Armat Street, later the Greene House, which was originally the log prison (labeled A) at Market Square. Figure 74. Right: A drawing of the John Adam Hogeremoed House near Germantown Avenue and Armat Street, later the Greene House, which was originally the log prison (labeled A) at Market Square. Source: John Fanning Watson Papers, HSP.

A survey of Market Square was completed by Benjamin Eastburn, Surveyor General of the Province of Pennsylvania, in September 1740, in preparation for a new market house.⁷⁴ In ca.1741, the market house was built, a modest open shed like the New Market in Society Hill, at the northwest end of Market Square immediately south of James Delaplaine’s property.⁷⁵ While there is no record of its construction, local tradition, including several sources, provides the said date. Its existence is also referenced in advertisements dating to 1745. Additionally, an archaeological investigation in the summer of 1965 “supports the graphic record as regards the location and design of the market.”⁷⁶ That same archaeological investigation identified a road that once led from Germantown Avenue to the north side of the market house, which was composed of “graduated layers of gneiss and schist, with the smallest rocks forming the bottom layer.” The road emulated the Telford style, a name honoring the pavement type designed by Thomas Telford (1757-1843).⁷⁷ It was after this development that the “Green” or “common” became known as Market Square. The record does reveal that a new roof was completed in 1793. Nevertheless, it appears to have largely gone out of use as a market shed by 1800 when Thomas Armat repurposed the structure to house hay scales. The market house was demolished in 1850. In 1814, the Middle Ward Fire

⁷³ *Germantown Telegraph*, April-May 1857.

⁷⁴ John Palmer Garber, Naaman Henry Keyser, C. Henry Kain, and Horace F. McCann. *History of Old Germantown*. (Philadelphia: Horace F. McCann, 1907),

⁷⁵ John L. Cotter. *The Buried Past: An Archaeological History of Philadelphia*. (Philadelphia: 1992), 323.

⁷⁶ John Palmer Garber, Naaman Henry Keyser, C. Henry Kain, and Horace F. McCann. *History of Old Germantown*. (Philadelphia: Horace F. McCann, 1907),

⁷⁷ John L. Cotter. *The Buried Past: An Archaeological History of Philadelphia*. (Philadelphia: 1992), 323.

Company erected a small engine house immediately adjacent to the northeast of the market house, which stood on the site until 1850. This building was removed from Market Square to a site in the rear of a dwelling on West School House Lane, where it was employed as a garden shed.



Figure 75. The former Market Square Engine House after it was removed to the rear of a private house on West School House Lane in ca. 1890. Source: GHS.

In addition to Market Square itself, the dwelling sites that face Market Square, as well as the property associated with the German Reformed Congregation, may include archaeological resources within the rear yard space that remains undeveloped. Portions of the rear yards of both the Deshler-[Franks]-Morris House and the Bringham House have been subject to archaeological investigations, both of which yielded information important to history. These sites may yield additional archaeological resources and, in turn, important information on history if future investigations are undertaken. The same is true of the open yard and parking lot spaces in the rear of any property on Market Square, wherein no substantial development has occurred. Those properties that appear to be contributing under Criterion I are listed in the inventory.

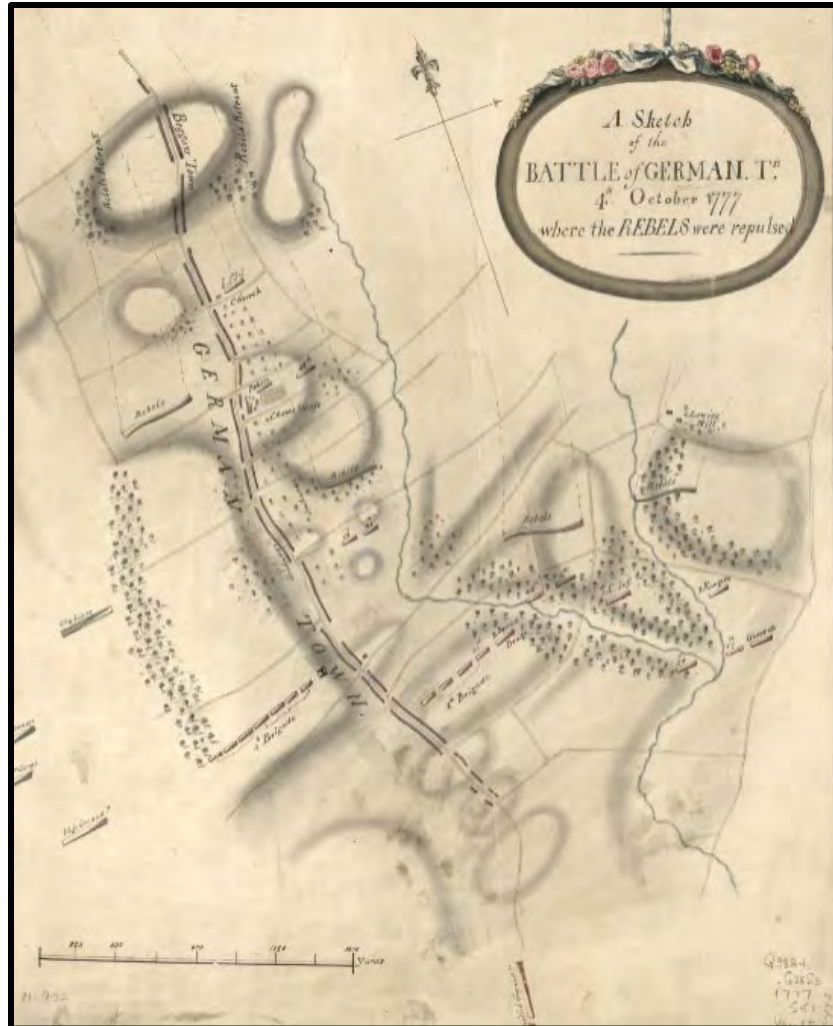


Figure 76. A Sketch of the Battle of Germantown, 4 October 1777. Source: Library of Congress.

THE BATTLE OF GERMANTOWN

The Battle of Germantown, which occurred on October 4, 1777, was an important engagement of the Philadelphia campaign during the American Revolution. After the British seized Philadelphia on September 26, 1777, General Howe moved the bulk of his force, nearly 10,000 men, to Germantown, essentially establishing a garrison. The main British camp was staged along the high grounds of Church Lane and West School House Lane with Market Square as its center. Market Square is said to have contained a brigade of Hessians, as well as two brigades of British soldiers. Along Church Lane, east of the square, it is said that two British brigades were encamped, which included two squadrons of dragoons and the 1st battalion of Light Infantry. On the day of the battle, General Howe began occupying the Deshler-[Franks]-Morris House. According to first-hand accounts, portions of the battle occurred in and around Market Square. As a result, Market Square and the portions of Church Lane and West School House Lane subject to this nomination figure into the history of the Battle of Germantown and the American Revolution. As a result, there is a high potential for archaeological resources in Market Square, Church Lane, and West School

House Lane, including the properties that line the said streets, as the activities of the engagement certainly went beyond the roadway and into the adjacent properties.⁷⁸



Figure 77. Looking northwest, the southeast side of Church Lane from Market Square in ca.1880. Source: GHS.

THE DEVELOPMENT OF GERMANTOWN'S CROSS STREETS IN THE 19TH CENTURY

As previously discussed, Germantown underwent significant development in the second and third quarters of the nineteenth century, which led to the extension of the dense urban village from the Main Street onto the old, eighteenth-century cross streets, as well as newer roads. Church Lane's significance is manifold in relationship to both the eighteenth and nineteen centuries in local history. In fact, its primary development as part of commercial, residential, and industrial Germantown largely took place between 1838 and 1876, the former date being when Wyndham H. Stokes built one of the first industrial buildings on the block and the latter being the date of the 1876 22nd Ward Atlas, which demonstrates that the block had been densely developed. The improvements included dwellings of brick, stone, and frame construction, on both sides of the block, as well as at Church Lane and Lena Street. Additionally, several industrial complexes had been erected, including Stokes' Mill on the northwest side of the block and the Atlantic Knitting Mills and Shore Brothers Machine Works, on the southeast side. The northwest side of the block is largely intact, and the houses that survive are likely to include privy pits and other features. The site of Stokes' Mill was immediately redeveloped with the present building after demolition in 1888; however, its side yard appears never to have undergone any significant physical development. The same is true of the parking lot at 31-35 and 37 Church Lane, former dwelling sites that have never been substantially redeveloped. The southeast side of the block has had a

⁷⁸ While it is obvious that Market Square retains its original location, the unit block of Church Lane is one of particular importance, as it is perhaps the only section of the old road that generally retains its original eighteenth-century path, as much of it was realigned in the early nineteenth century.

more substantial loss of historic fabric, as the historic buildings associated with the following properties have been demolished: 24-26, 30-32, 36, 40, 50-52, 54, 56-58-60, 62, and 64 Church Lane. The buildings lost included fourteen dwellings and the Atlantic Knitting Mills. While the associated parcels have been redeveloped with one-story masonry buildings, the development occurred in the rear of the properties in almost all cases and likely did not include full basement foundations, though it is likely that each building includes a foundation. A one-story masonry building occupies the site at 40 Church Lane; however, it is unclear whether that building features a basement. All of these sites appear to have the potential to contain intact foundations, as well as privy pits and other features. Additionally, this side of the street maintains six masonry dwellings, as well as the Shore Brothers Machine Works. These surviving historic buildings include yard space that may contain privy pits and other features. Like Church Lane, West School House Lane, in part, underwent some dense residential development on the northwest side of the street in the second quarter of the nineteenth century. The rear of the lot associated with the National Bank of Germantown was once the site of a row of residential buildings, including houses at 17, 19, 21, 23, 25, 27, 29, 31-33, and 35 Church Lane. While these houses have all been demolished, no substantial development has occurred on the site since that time, likely indicating that intact foundations, as well as privy pits and other features, may be present on the site. In addition to potential eighteenth-century resources, the unit block of Church Lane and its associated properties are likely to contain archaeological resources that have the potential to yield information on the history of the community and its occupants, as both side streets became vital parts of a dense urban village during the second and third quarters of the nineteenth century.



Figure 78. Looking up Church Lane towards Market Square with the Deshler-[Franks]-Morris House visible in the background. Source: GHS.

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5. INVENTORY

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5429-37 GERMANTOWN AV	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	883805800
Designation Date:	Not individually designated	Base Reg. Number:	096N030008

Historical Data

Historic Name:	Pennsylvania Furniture Co.	Year Built:	1941-42
Current Name:		Associated Individual:	Louis Taicher
Hist. Resource Type:	Commercial	Architect:	George D. Savage
Historic Function:	Commercial	Builder:	

Known before 1894 as 4765 and 4767 Main St., the Pennsylvania Furniture Co. Building was constructed in 1941-42 as a purpose-built commercial structure, designed by George D. Savage, architect, in the Colonial Revival style. Louis Taicher (1872-1949), a Jewish merchant and President of the Pennsylvania Furniture Co., first purchased the property and then erected the present building, which he transferred to the firm in 1942. The Pennsylvania Furniture Co. was founded by Taicher in 1921 and operated for several years at 5719 Germantown Ave. A portion of the subject property at 5429 Germantown Ave., likely the side yard of 5431-33 Germantown Ave., was once the site of a 3-story commercial-residential building, featuring a mansard roof. 5431-33 Germantown Ave. was a 3.5-story brick house, built ca.1800, and was home to John Stuckert, a storekeeper, in 1809, and Charles Ralph, a cotton broker in 1840. It later served as a YMCA branch, and, afterwards, as a tavern operated by Ambrose Reiber. The building was likely demolished in 1941-42.

References:

"Furniture Firm Plans Store," Phila Inquirer, 27 April 1941, 148.; and "Activities of the Day in Real Estate," Phila Inquirer, 3 June 1942, 31.

Physical Description

Style:	Colonial Revival	Current Function:	Health Care
Stories: 2	Bays: 8	Additions/Alterations:	The property includes an addition at the side.
Foundation:		Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Gambrel; slate	Site Features:	
Windows:	Historic and non-historic		
Doors:	Non-historic- other		
Other Materials:	Brick, Slate		

Notes:

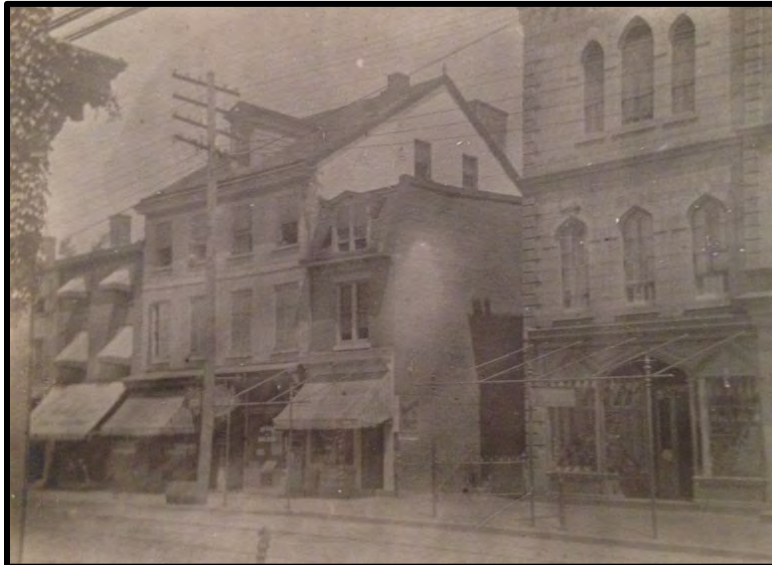
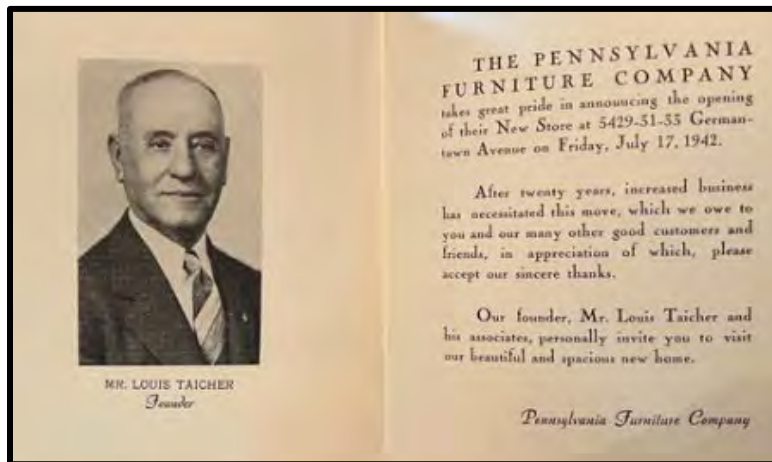
While the subject building was constructed in 1941-42, occupying much of the parcel, it does contain a large stone wall that was likely part of an eighteenth century house that once occupied the site. This may mean that additional resources survive on the property. As a result, due to its siting on Germantown Ave., the subject property is contributing under Criterion I.

**PENNSYLVANIA FURNITURE COMPANY (1940-42)
5429-37 GERMANTOWN AVE.**



Top: The primary elevation. Source: Keeping Society of Philadelphia 2023. Bottom: The primary elevation in 1942. Source: GHS.

**PENNSYLVANIA FURNITURE COMPANY (1940-42)
5429-37 GERMANTOWN AVE.**



Top: Pamphlet for the opening of the Pennsylvania Furniture Company in 1942 with a photograph of Louis Taicher, the founder, a prominent Jewish merchant. Source: GHS. Middle: Buildings (Demolished), 5429-37 Germantown Ave., SW Elevations, ca.1890s. Bottom left: Buildings (Demolished), 5429-37 Germantown Ave., SW Elevations, ca.1930s. Source: GHS. Bottom right: Stone wall of the large house that once occupied the site at 5429-33 Germantown Ave. Source: Oscar Beisert, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5439-41 GERMANTOWN AV	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122128110
Designation Date:	Not individually designated	Base Reg. Number:	096N030002

Historical Data

Historic Name:	NA	Year Built:	
Current Name:	Unknown	Associated Individual:	
Hist. Resource Type:		Architect:	
Historic Function:		Builder:	

The subject property was once home to a three-story commercial building that was demolished to create this vacant lot.

References:

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Physical Description

Style:		Current Function:	
Stories:		Additions/Alterations:	
Foundation:		Ancillary:	
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	
Windows:			
Doors:			
Other Materials:			

Notes:

Due to its siting upon Germantown Avenue, the subject property is contributing under Criterion I.

5439-41 GERMANTOWN AVE.



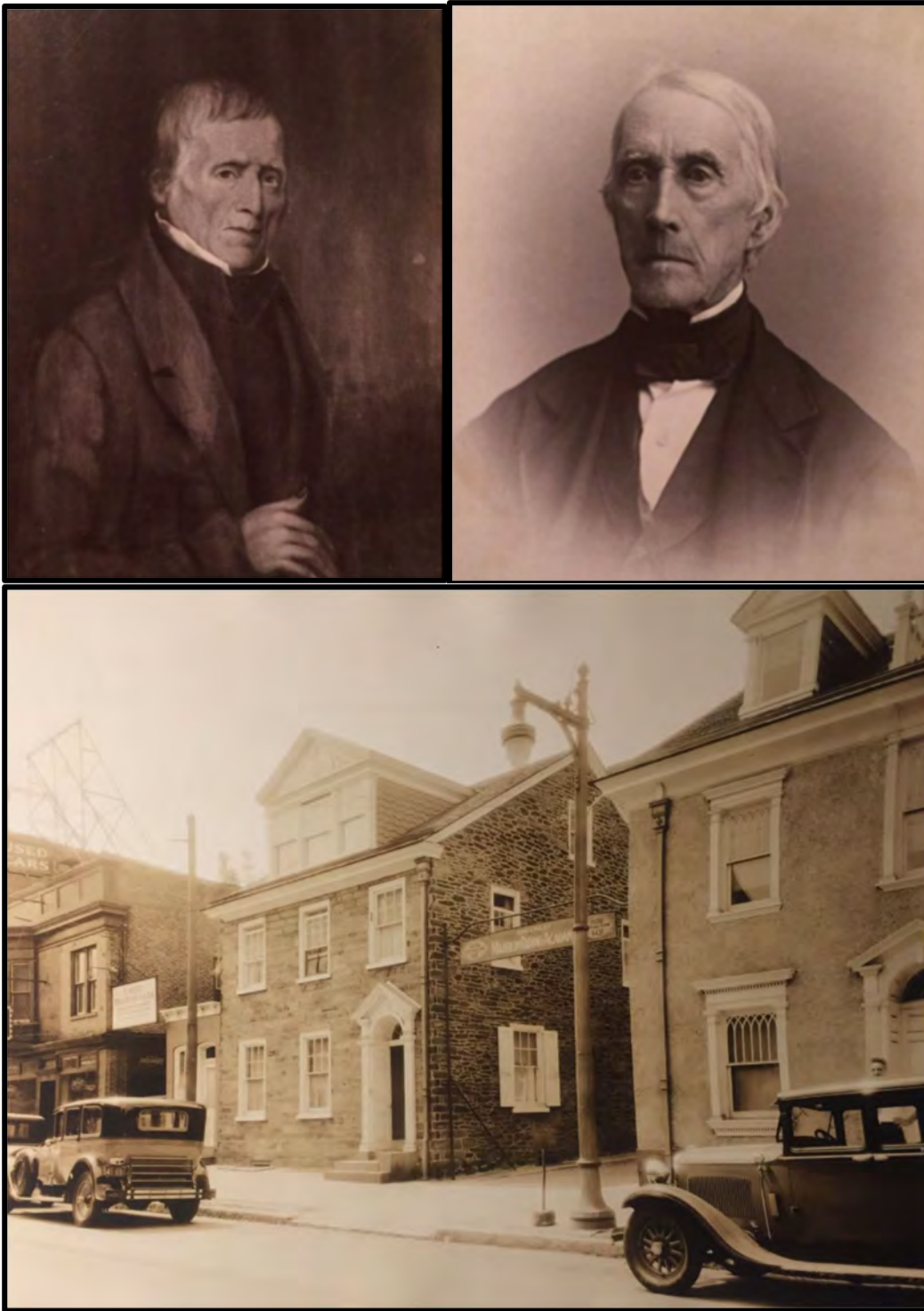
Top: Vacant lot, 5439-41 Germantown Ave. Source: Oscar Beisert. Bottom left: Commercial Buildings, 5439-41 Germantown Ave., SW Elevations, ca.1900. Bottom right: Commercial Buildings, 5439-41 Germantown Ave., SW Elevations, ca.1900. Source: HSP.

**THE ASHMEAD HOUSES
5430 & 5434 GERMANTOWN AVENUE**



Top: Ashmead Houses, 5430 and 5434 Germantown Ave., NE Elevations. Source: Oscar Beisert, 2023. Middle: Ashmead Houses, 5430 and 5434 Germantown Ave., SE and NE Elevations, ca.1880s, taken by Marriot Canby Morris. Source: Library Company of Philadelphia. Bottom: Ashmead Houses, 5430 and 5434 Germantown Ave., SE and NE Elevations, October 5, 1920, taken by Alfred Hand.

**THE ASHMEAD FAMILY
5430 & 5434 GERMANTOWN AVENUE**



Top left: James Ashmead. Top right: Dr. William Ashmead. Source: Shoemaker Collection, HSP. Bottom: Ashmead Houses in the 1920s. Source: HSP.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5430 GERMANTOWN AVE	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	124099400
Designation Date:	5/28/1957	Base Reg. Number:	049N170063

Historical Data

Historic Name:	John Ashmead House	Year Built:	1796
Current Name:	Ashmead House	Associated Individual:	John Ashmead; Albert Ashmead
Hist. Resource Type:	Institutional	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	Unknown

Known prior to 1894 as 4770/72 Main St., the Ashmead House at 5430 Germantown Ave. appears to have been built ca.1796 by John Ashmead, the son of William Ashmead, manufacturer of the Germantown Wagon, and Elizabeth Robbins. At the time of construction, he was married to Hannah Reiter/Riter, a union that produced Captain Albert Ashmead, John W. Ashmead, Theodore Ashmead, and Eliza Ashmead, who married Philip R. Frea, publisher of the Germantown Telegraph. Like his father, John Ashmead also manufactured carriages. His son, Captain Albert Ashmead would also live in the house, along with his descendants, owning the property until 1902. It was then purchased by Elliston Perot Morris, who renovated the building. Due to the age of the subject building and its location upon Market Square, the subject property is contributing under Criterion I.

References:

History of Old Germantown, 301.; and Historic Germantown, 64.

Physical Description

Style:	Federal	Current Function:	Private Residence
Stories:	2.5	Bays:	3
Foundation:	Stone	Additions/Alterations:	The house has been restored on several occasions. A one-story office appends the side elevation and is contributing.
Exterior Walls:	Stone	Ancillary:	Shed
Roof:	Flat; other	Sidewalk Material:	Concrete
Windows:	Historic and non-historic	Site Features:	Driveway pillars, Wood Fence/gate
Doors:	Historic and non-historic		
Other Materials:	Marble, Wood		

Notes:

Due to the age of the subject building, its unchanged location, the surviving rear yard space, and its siting upon Market Square, the subject property is contributing under Criterion I.

**THE ASHMEAD HOUSE (ca.1796)
5430 GERMANTOWN AVE.**



Top: Ashmead House, 5430 Germantown Ave., SE and NE Elevations. Source: Oscar Beisert, 2023. Bottom: Ashmead House, 5430 Germantown Ave., SE and NE Elevations, ca.1880s, taken by Marriot Canby Morris. Source: Library Company of Philadelphia.

**THE ASHMEAD HOUSE (ca.1796)
5430 GERMANTOWN AVE.**



Top: Ashmead House, 5430 Germantown Ave., SE and NE Elevations. Source: Oscar Beisert, 2023. Bottom: Ashmead House, 5430 Germantown Ave., NE Elevation, ca.1913, taken by John G. Bullock. Source: Library Company of Philadelphia.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5434 GERMANTOWN AVE	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	776535000
Designation Date:	5/28/1957	Base Reg. Number:	049N170062

Historical Data

Historic Name:	William Ashmead House	Year Built:	ca.1770
Current Name:	William Ashmead House	Associated Individual:	Christopher Meng; William Ashmea
Hist. Resource Type:	Institutional	Architect:	G. Clarence Johnson, Architect
Historic Function:	Commercial/ Retail	Builder:	Unknown

Known prior to 1894 as 4774 Main St., the William Ashmead House is said to have been built in ca.1770, which likely means that it was constructed during the ownership of Christopher Meng. William Ashmead, a blacksmith who ultimately became a carriage builder, is said to have purchased this house in the years after the American Revolution. While the origins of the famous Germantown Wagon are unclear between the Bringhamsts and the Ashmeads, it is certain that William Ashmead added to the design, creating a much lighter carriage, which he first rented locally and later manufactured. It is said that the Marquis de LaFayette purchased several Germantown Wagons for his La Grange farm in France. After the death of William Ashmead, the house passed to John Ashmead in 1809, and, later, Albert Ashmead. This house was subsequently purchased by Elliston P. Morris and remained under his ownership until 1948. In 1949, the building was renovated for banking purposes with plans completed by G. Clarence Johnson, architect.

References:

History of Old Germantown, 301-02.; and Historic Germantown, 65.

Physical Description

Style:	Vernacular	Current Function:	Commercial
Stories: 2.5	Bays: 3	Additions/Alterations:	Alterations include an addition in 1796 and a rehabilitaiton in 1949.
Foundation:	Stone	Ancillary:	Shed
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Parking Lot, Wood Fence/gate
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Marble, Wood		

Notes:

Due to the age of the subject building, its unchanged location, the surviving rear yard space, and its siting upon Market Square, the subject property is contributing under Criterion I.

**THE WILLIAM ASHMEAD HOUSE (CA.1770)
5434 GERMANTOWN AVE.**



Top: William Ashmead House, 5434 Germantown Ave., SE and NE Elevations. Source: Oscar Beisert, 2023.
Bottom: William Ashmead House, 5434 Germantown Ave., SE and NE Elevation, April 13, 1891, taken by Marriot Canby Morris.

**THE WILLIAM ASHMEAD HOUSE (CA.1770)
5434 GERMANTOWN AVE.**



Top: William Ashmead House, 5434 Germantown Ave., NE Elevation. Source: Oscar Beisert, 2023. Middle: William Ashmead House, 5434 Germantown Ave., SE and NE Elevations, ca.1913, taken by John G. Bullock. Bottom: William Ashmead House, 5434 Germantown Ave., NE Elevation, 1890, taken by Marriot Canby Morris. Source: Library Company of Philadelphia

MARKET SQUARE VIEWSHED



Top: Market Square from the Deshler-Morris House, ca.1919, taken by Marriot Canby Morris. Source: Library Company of Philadelphia. Bottom: Market Square from the Deshler-Morris House. Source: Oscar Beisert, 2022.

THE DESHLER-[FRANKS]-MORRIS, THE BRINGHURST, & THE ARMAT HOUSES



Top: Deshler-[Franks]-Morris, Bringhurst, & Armat Houses, NE Elevation. Bottom: The Deshler-Morris, The Bringhurst, & the Armat House, NE and NW Elevations. Source: Oscar Beisert, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5442 GERMANTOWN AVE	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	785239000
Designation Date:	6/26/1956	Base Reg. Number:	049N170054

Historical Data

Historic Name:	Deshler-Morris House; The Germantown	Year Built:	1772
Current Name:	Deshler-Morris House	Associated Individual:	George Washington
Hist. Resource Type:	Institutional	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	Unknown

Known prior to 1894 as 4782 Main St., the Deshler-[Franks]-Morris House at 5442 Germantown Ave. was built by David Deshler, a Quaker merchant, in two phases: the rear in 1752 and the front in 1772-73. Deshler came to America from Baden, where his father was an aid-de-camp to the reigning prince. He engaged in business at Philadelphia, where he created "Deshler's Salve," a product that was sold by druggists for many years. During the Battle of Germantown, the house served as General Howe's Headquarters for the British forces. After the death of Deshler in 1792, the house was sold to Colonel Isaac Franks (1759-1822), a Jewish financial broker, who later became a practicing Christian and notably served in the Continental Army. At the time of the Yellow Fever in 1793, Colonel Franks rented his summer house to President George Washington, who occupied it as a residence in the Fall of 1793 and again from July 30 to September 20, 1794. This makes the subject building the oldest surviving presidential residence in the United States. In 1804, the subject house was purchased by brothers Elliston Perot and John Perot, Quaker merchants of French Huguenot descent. After the death of Elliston Perot in 1834, the property was sold to his son-in-law Samuel Buckley Morris of the shipping firm of Waln & Morris, who was married to Hannah Perot, the daughter Mr. Perot. Continued in Notes section.

References:

History of Old Germantown, 239.; NRHP; and 1991 Study.

Physical Description

Style:	Federal	Current Function:	Government
Stories: 2.5	Bays: 5	Additions/Alterations:	The house has been restored several times.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Brick walkway, Tall hedges, Wood Fence/gate
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Marble, Wood		

Notes:

Upon the death of Samuel B. Morris in 1859, the house was bequeathed to his son, Elliston Perot Morris, and, later to his heirs, who ultimately donated the house to the National Park Service in 1948. The house has been restored several times and is a museum.

Due to the age of the subject building, its unchanged location, the surviving rear yard space, and its siting upon Market Square, the subject property is contributing under Criterion I.

**DESHLER-[FRANKS]-MORRIS HOUSE
“THE GERMANTOWN WHITE HOUSE”
5442 GERMANTOWN AVE.**



Top: Deshler-[Franks]-Morris House, “The Germantown White House,” 5442 Germantown Ave., SE and NE Elevations. Source: Oscar Beisert, 2023. Bottom: Deshler-[Franks]-Morris House, “The Germantown White House,” 5442 Germantown Ave., SE and NE Elevations, April 1859. Source: Library Company of Philadelphia.

**THE DESHLER-[FRANKS]-MORRIS HOUSE (1772)
“THE GERMANTOWN WHITE HOUSE”
5442 GERMANTOWN AVE.**



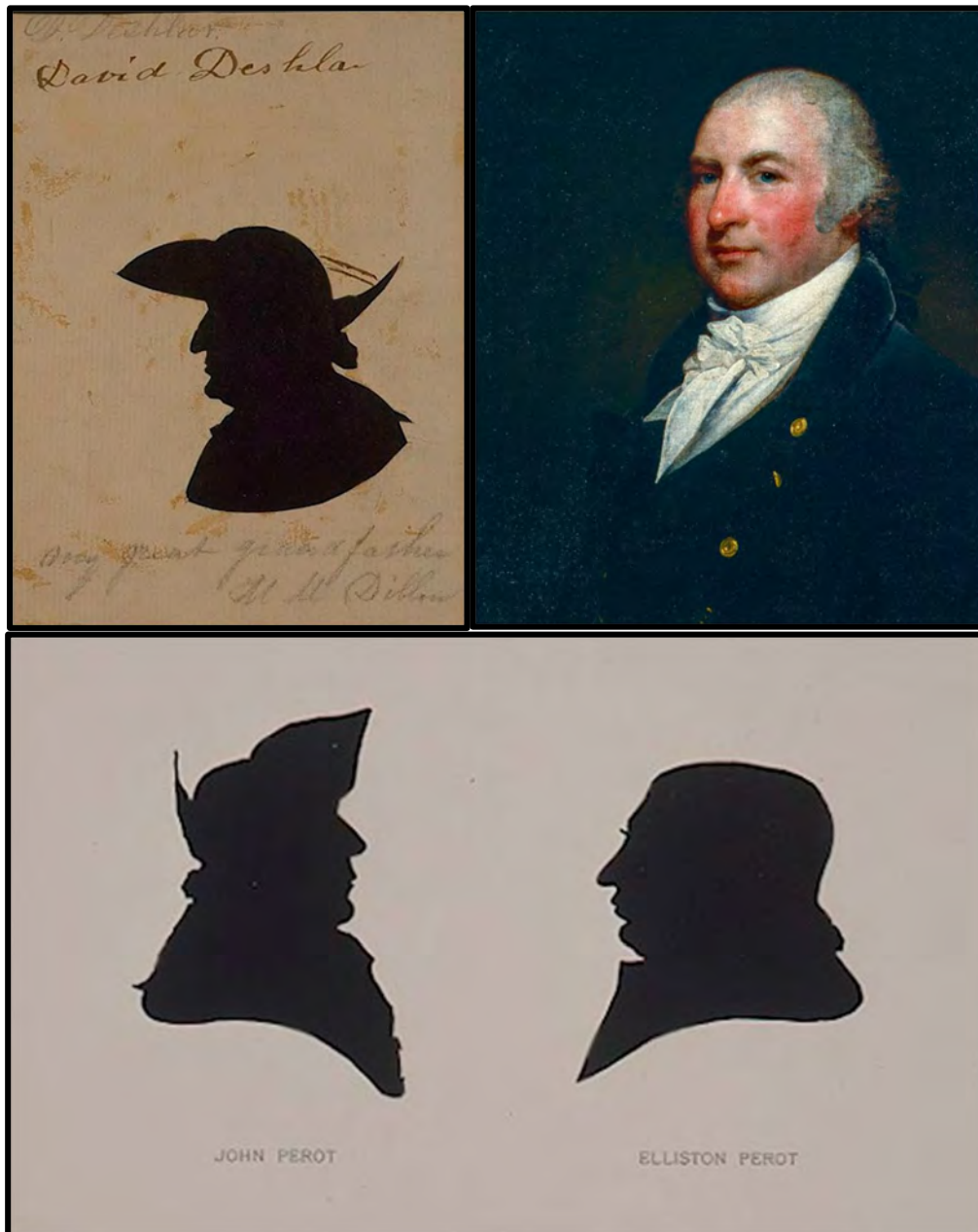
Top: Deshler-[Franks]-Morris House, “The Germantown White House,” 5442 Germantown Ave., SE and NE Elevations. Source: Oscar Beisert, 2023. Bottom: Deshler-[Franks]-Morris House, “The Germantown White House,” 5442 Germantown Ave., SE and NE Elevations, n.d. Source: Library Company of Philadelphia.

**THE DESHLER-[FRANKS]-MORRIS HOUSE (1772)
“THE GERMANTOWN WHITE HOUSE”
5442 GERMANTOWN AVE.**



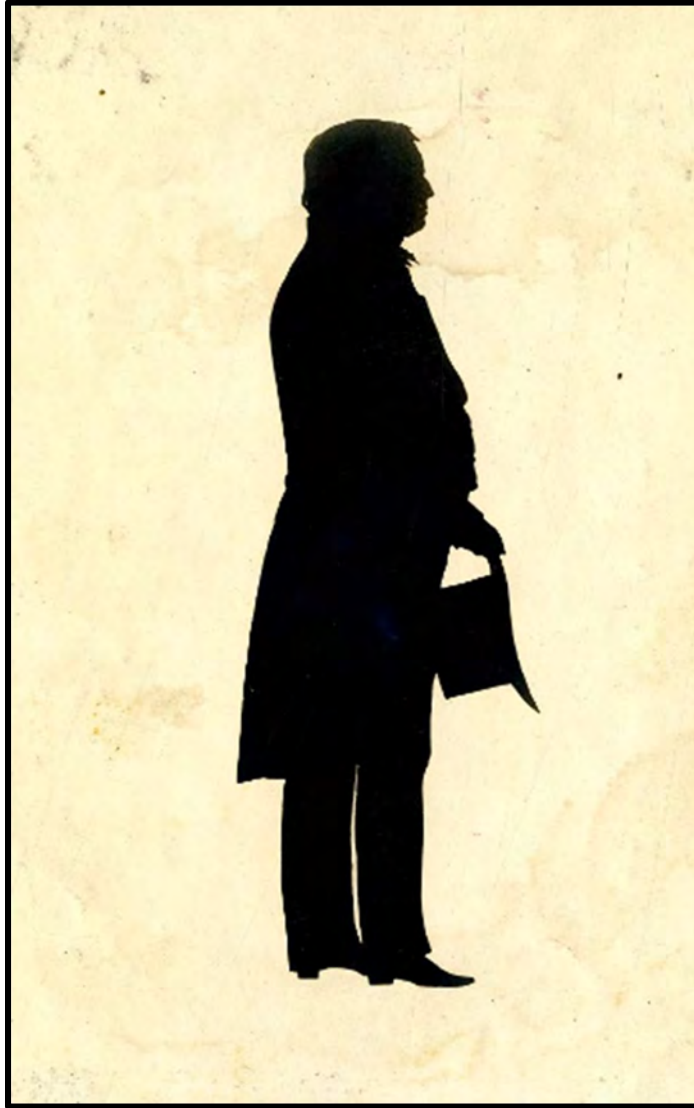
The doorway of the Deshler-[Franks]-Morris House, 5442 Germantown Ave., NE Elevation, ca. 1894, taken by Marriot Canby Morris. Source: Library Company of Philadelphia.

**DESHLER-[FRANKS]-MORRIS HOUSE (1752, 1772)
“THE GERMANTOWN WHITE HOUSE”
5442 GERMANTOWN AVE.**



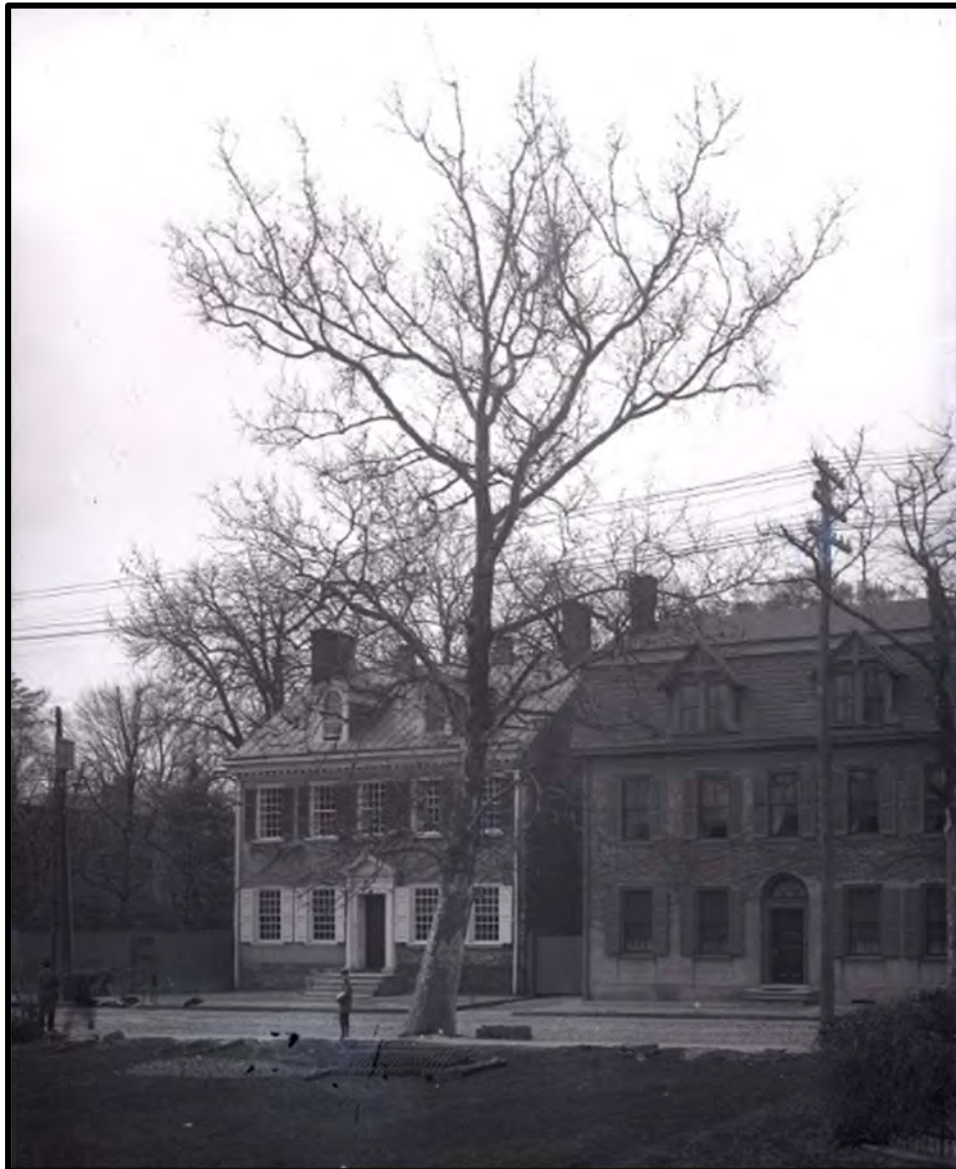
Top left: David Deshler. Source: Morris Family Papers. Top right: Colonel Isaac Franks in 1802 by Gilbert Stuart. Source: Pennsylvania Academy of Fine Arts. Bottom: John Perot and Elliston Perot. Source: Morris Family Papers.

**OLD BUTTONWOOD TREE
PLANTED BY SAMUEL B. MORRIS
MARKET SQUARE**



Samuel B. Morris. Source: Marriot Canby Morris Collection, Library Company of Philadelphia.

**OLD BUTTONWOOD TREE
PLANTED BY SAMUEL B. MORRIS
MARKET SQUARE**



An old Buttonwood tree standing in Market Square in 1901, which was planted by Samuel B. Morris after he moved to the Deshler-[Franks]-Morris House in 1834. Source: Marriot Canby Morris Collection, Library Company of Philadelphia.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5443-45 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	871299300
Designation Date:	1/25/1966	Base Reg. Number:	096N030095

Historical Data

Historic Name:	Charles L. Eberle Pharmacy	Year Built:	1863
Current Name:	Uncle Bobby's	Associated Individual:	Charles L. Eberle, Druggist
Hist. Resource Type:	Commercial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	Unknown

Known prior to 1894 as 4777-79 Main St., the Charles L. Eberle Pharmacy was constructed as a 3-story commercial-residential building in the Italianate style in 1863 at the corner, known today as 5443-45 Germantown Ave. Charles L. Eberle, a druggist, purchased the property from the Estate of Frederick S. Axe, who had previously operated a store on the site. Prior to the present building, the site included a 1-story store and a 2.5-story frame house, the latter of which was moved to the rear of the site by Eberle and later demolished. A native of Germantown and graduate of the Philadelphia College, Eberle operated one of Germantown's early pharmacies in the subject building until 1899. In 1905, William B. Thomas, a tailor, purchased the property and made extensive alterations to the building at 5445 Germantown Ave. In 1925, the property was sold to William F.B. Koelle.

References:

History of Old Germantown; "Charles L. Eberle," American Journal of Pharmacy, January 1916, 47-48; Deed Poll, Reg. Plan 96-N-3, CAP.; and The Germantown Telegraph, 1906.

Physical Description

Style:	Italianate	Current Function:	Mixed Use- Residential/Commercial
Stories: 3	Bays: 4	Additions/Alterations:	The first floor has undergone extensive alterations, as well as additions at the rear.
Foundation:	Stone	Ancillary:	Other
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Mature trees
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

**THE CHARLES L. EBERLE PHARMACY (1863)
5443-45 GERMANTOWN AVE.**



Top: The Charles L. Eberle Pharmacy, 5443-45 Germantown Ave., NW and SW Elevations. Source: Oscar Beisert, 2023. Bottom: The Charles L. Eberle Pharmacy, 5443-45 Germantown Ave., NW and SW Elevations, n.d. Source: GHS.

**THE CHARLES L. EBERLE PHARMACY (1863)
5443-45 GERMANTOWN AVE.**



Top: The Charles L. Eberle Pharmacy, 5443-45 Germantown Ave., NW and SW Elevations. Source: Oscar Beisert, 2023. Bottom: The Charles L. Eberle Pharmacy, 5443-45 Germantown Ave., NW and SW Elevations, ca.1910. Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5448 GERMANTOWN AVE	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	785239200
Designation Date:	5/28/1957	Base Reg. Number:	049N170065

Historical Data

Historic Name:	Bringhurst House	Year Built:	ca.1760
Current Name:	Deshler-Morris House	Associated Individual:	George Bringhurst
Hist. Resource Type:	Institutional	Architect:	Unknown
Historic Function:	Institutional	Builder:	Unknown

Known before 1894 as 4784 Main St., the Bringhurst House at 5448 Germantown Ave. was in the Bringhurst family in 1725, though it is said to date to ca.1760. The subject property was owned by George Bringhurst (1732-1797) in 1752. The son of Anna Ashmead and the husband of Sarah Trump, he styled himself as a "saddle-tree maker". His sons, Robert and William Bringhurst, coachmakers, continued to reside on the property after their father's death. By 1832, the house was occupied by Tudor Roberts Bringhurst. When he died in 1843, the house was sold to Susan Mason and, in 1844, it was sold to James Ashmead. By 1875, Charles W. Schaeffer resided in the house, at which time the gambrel roof was built to serve the third, half-story. While later adapted to commercial use, the house is now owned by the Nation Park Service and is part of the Deshler-Morris House site.

References:

History of Old Germantown, 307.; NRHP; and 1991 Study.

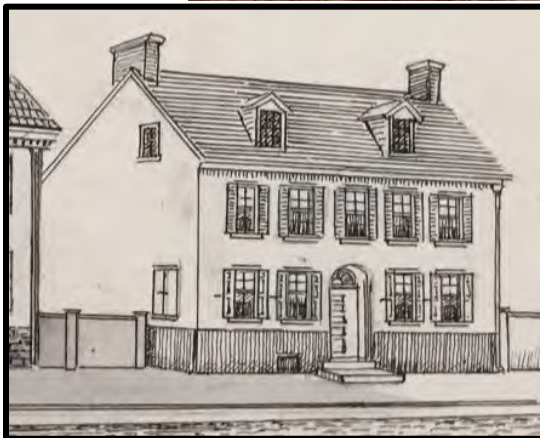
Physical Description

Style:	Colonial Revival	Current Function:	Government
Stories:	2.5	Bays:	5
Foundation:	Stone	Additions/Alterations:	The gambrel roof was added in 1875. The building has been restored several times during its history.
Exterior Walls:	Stone	Ancillary:	
Roof:	Gambrel	Sidewalk Material:	Brick
Windows:	Historic and non-historic	Site Features:	Brick walkway, Iron fence, Wood Fence/gate
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due to the age of the subject building, its location upon Market Square, and the preservation of open space in the rear, the subject property is contributing under Criterion I.

**THE BRINGHURST HOUSE (CA.1760)
5448 GERMANTOWN AVE.**



Top: Bringhurst House, 5448 Germantown Ave. NE Elevation. Source: Oscar Beisert, 2023. Middle: Bringhurst House, 5448 Germantown Ave. NE Elevation., ca.1880s. Source: GHS. Bottom left: Bringhurst House, 5448 Germantown Ave. SE and NE Elevations, ca.1880s, drawn by John Richard. Bottom right: Bringhurst House, 5448 Germantown Ave. SE and NE Elevations. Source: GHS.

**THE BRINGHURST HOUSE (CA.1760)
5448 GERMANTOWN AVE.**



Left: Doorway, Bringhurst House, 5448 Germantown Ave., NE Elevation, ca.1890. Source: Shoemaker Collection, HSP. Right: Bringhurst House, 5448 Germantown Ave. SE and NE Elevations, ca.1920s. Source: HSP.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5450 GERMANTOWN AVE	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	883374100
Designation Date:	5/28/1957	Base Reg. Number:	049N170065

Historical Data

Historic Name:	Thomas Armat House	Year Built:	Built after 1762, ca.1802
Current Name:	Thomas Armat House	Associated Individual:	Richard Waln; Thomas Morgan; Tho
Hist. Resource Type:	Commercial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	Unknown

Known before 1894 as 4788 Main St., the Thomas Armat House, a 2.5-story stone house, at 5450-52 Germantown Ave. was built sometime after 1762, when Robert Waln (1721-1784), a prominent merchant, acquired the property. After Waln's death in 1784, the property appears to have passed to his daughter Anne Nancy Waln (1760-1814), the wife of Thomas Morgan (1760-1804). The Waln-Morgans kept the house until 1807, when it was purchased by Thomas Armat. After the death of his son in 1806 at Cherry Hill, now known as Loudoun, Thomas Armat purchased the subject house on Market Square, where he would reside until his death in 1831. During this time, he was the guardian of Sarah Ann and Jane Caroline Armat, the daughters of his deceased son. In later years, he would also house his great-granddaughters, Anna and Fanny, the daughters of his granddaughter Jane Caroline. Even after his death, the Armat descendants occupied the house until ca.1841. Subsequently the house was occupied by Dr. William Ashmead, and, later, by Dr. Samuel B. Shoemaker. It was likely one of them who added the Colonial Revival office entrance and wing to the southeast elevation.

References:

Mapping West Phila, 1777.; History of Old Germantown, 308.; Historic Germantown, 69.; and Mark Arnold Bower. Loudoun, Germantown, Philadelphia: Country House of the Armat Family: The Years 1801-1835. (1984).

Physical Description

Style:	Federal	Current Function:	Education
Stories: 2.5	Bays: 4	Additions/Alterations:	Alterations include rear brick el in the 19th century; alterations to shop in 20th century; a side addition in 1926; and shenfront and rear
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Brick
Roof:	Gable; other	Site Features:	Iron fence
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due to the age of the subject building and its location upon Market Square, the subject property is contributing under Criterion I.

**THE THOMAS ARMAT HOUSE (AFTER 1762)
5450 GERMANTOWN AVE.**



Top: Thomas Armat House, 5450 Germantown Ave., NE Elevation. Source: Oscar Beisert, 2023. Middle: Thomas Armat House, 5450 Germantown Ave., NE Elevation, ca.1880s. Source: GHS. Bottom right: Thomas Armat House, 5450 Germantown Ave., NE Elevation, October 5, 1920, taken by Alfred Hand. Source: Library Company of Philadelphia.

**THE THOMAS ARMAT HOUSE (AFTER 1762)
5450 GERMANTOWN AVE.**



Top left: Thomas Armat House, 5450 Germantown Ave., NE Elevation, ca.1900. Source: GHS. Top right: Thomas Armat and his granddaughter. Source: Shoemaker Collection, HSP. Middle left: Streetscape opposite Market Square, SE side, ca.1870s. Source: GHS. Middle right: Streetscape opposite Market Square, SE side, ca.1880s. Source: Free Library of Philadelphia. Bottom: Thomas Armat House, 5450 Germantown Ave., NE Elevation, ca.1900. Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5452-58 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	882963310
Designation Date:	Not individually designated	Base Reg. Number:	49N17 13 ETC

Historical Data

Historic Name:	Saving Fund Society of Germantown	Year Built:	1929-30
Current Name:	Wells Fargo	Associated Individual:	Arthur W. Jones, President
Hist. Resource Type:	Commercial	Architect:	Ritter & Shay, Architects
Historic Function:	Commercial/ Retail	Builder:	Roberts & Roller

Known before 1894 as 4790, 4792, and 4794 Main St., the Saving Fund Society of Germantown (SFSG), built in 1929-30, was once the site of three 18th century houses. A 2.5-story stone house at 5452 Germantown Ave. was built by John Ashmead in the late 18th century. A 2.5-story stone house at 5454 Main Street was built by the Ashmeads in ca.1790, though the rear portion supposedly dated to ca.1711. Count Nikolaus Ludwig von Zinzendorf (1700-1760), German religious and social reformer, Bishop of the Moravian Church, occupied the original building, when he founded the first Moravian school in America at Germantown. Both 5252 and 5254 were demolished in 1904 for an addition to the 1880 building of the SFSG. On the corner at 4794 Main St., there was a 17th century, Germanic style house, once owned by Jacob Tellner, a Mennonite merchant from Amsterdam, who was instrumental in organizing the settlement of Germantown from abroad. The Tellner House was pulled down when Dr. George Bensell (1757-1827), a prominent physician, erected a 2.5-story stone house ca.1795. The Bensell House stood until 1880, when it was demolished for the SFSG. Dr. William R. Dunton installed Dr. Bensell's Federal style door surround on the Pastorius-Dunton House at 6001 Germantown Ave., later moved to 25 E. High St. E.I.H. Howell salvaged the cornice for his residence at 5218 Germantown Ave. Inspired by the Savings Fund Society of Philadelphia, the SFSG was established in 1854 by Samuel Buckley Morris (1791-1859), a prominent Quaker. Continued in Notes section.

References:

History of Old Germantown, 308-09.; The Preservation Coalition of Greater Philadelphia. (1991). Germantown Avenue Study: 4500-6533 Germantown Avenue, 99.; Phamplet: Saving Fund Society of Germantown, 1904. Source: GHS.; "Germantown Bank Permit Is Issued,

Physical Description

Style:	Colonial Revival	Current Function:	Commercial/Retail
Stories: 2	Bays: 5	Additions/Alterations:	Limited to no alterations.
Foundation:	Stone	Ancillary:	Other
Exterior Walls:	Brick	Sidewalk Material:	Brick
Roof:	Flat; other	Site Features:	Brick walkway, Iron fence
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Limestone		

Notes:

Morris and his fellows founded the SFSG to allow working class Germantowners to open a savings account and accumulate wealth sufficient to purchase a home. As stated, the 18th century houses were replaced in 1880 and 1904 for SFSG's banking house. In 1929, the SFSG either overhauled or replaced their earlier building with the present Colonial Revival style edifice, which was designed by Ritter & Shay, Architects. Construction was completed Roberts & Roller at a cost of \$350,000. The rear of the subject property is comprised of a large parking lot that may contain information on the early history and development of Germantown, as well as the Battle of Germantown, and, as a result, is contributing under Criterion I.

**THE SAVING FUND SOCIETY OF GERMANTOWN (1929-30)
5452-58 GERMANTOWN AVE.**



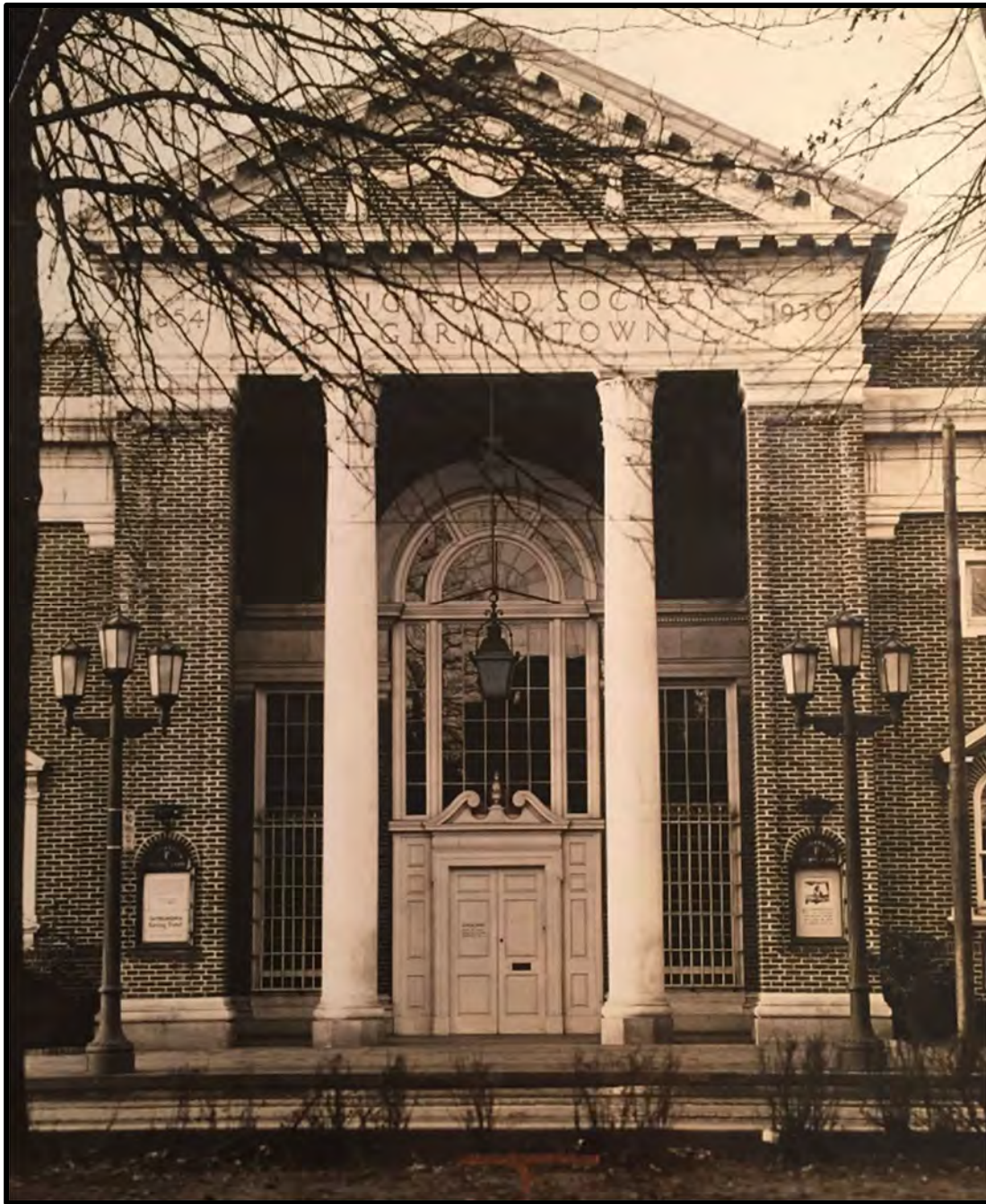
Top: Saving Fund Society of Germantown, 5452-58 Germantown Ave., NE Elevation. Source: Oscar Beisert, 2023.
Bottom: Architectural model of the Saving Fund Society of Germantown, 5452-58 Germantown Ave., designed by Ritter & Shay, architects, in 1929. Source: HSP.

**THE SAVING FUND SOCIETY OF GERMANTOWN (1929-30)
5452-58 GERMANTOWN AVE**



Top left: Saving Fund Society of Germantown, 5452-58 Germantown Ave., NE Elevation. Source: Oscar Beisert, 2023. Top right: Saving Fund Society of Germantown (Demolished), 5452-58 Germantown Ave., NE and NW Elevations, after 1904. Source: GHS. Middle Left: Saving Fund Society of Germantown (Demolished), 5452-58 Germantown Ave., NE Elevation, between 1880 and 1904. Source: GHS. Middle right: Site of the Saving Fund Society of Germantown prior to its construction, showing the Dr. George Bense House (Demolished) at the corner, ca.1880. Source: GHS. Bottom left: John Ashmead House (on right/Demolished), 5454 Germantown Ave., NE Elevation. Bottom right: John Ashmead House, 5454 Germantown Ave, and Dr. George Bense House, 5456-58 Germantown Ave. (both Demolished), NE Elevation, before 1880. Source: GHS.

**THE SAVING FUND SOCIETY OF GERMANTOWN (1929-30)
5452-58 GERMANTOWN AVE.**



Germantown Saving Fund Society, 5452-58 Germantown Ave., NE Elevation, 1930s. Source: HSP.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5511 GREENE ST	Classification:	Significant
Resource Identifier:	5500 Germantown Ave	OPA Account Number:	776537001
Designation Date:	1/25/1966	Base Reg. Number:	049N180250

Historical Data

Historic Name:	National Bank of Germantown	Year Built:	1867, 1890
Current Name:	Unknown	Associated Individual:	Samuel Harvey, President (1867)
Hist. Resource Type:	Commercial	Architect:	James C. Sidney, Architect; Theophilus P. Chandler, Jr., Architect
Historic Function:	Commercial/ Retail	Builder:	Unknown

Chartered in 1814, the National Bank of Germantown purchased the lot at the corner of Germantown Ave. and School House Ln. by May 1867, which then included 4800 and 4802 Main St., later known as 5500 and 5502 Germantown Ave. At the time of purchase, a double, 2.5-story stone house with a gambrel roof stood at the corner, which appears to have built by Hans George Bensell, a shopkeeper and a prominent member of the German Reformed Church. After demolishing the Hans George Bensell House, the bank erected the first part of the subject building in 1867 on designs by James C. Sidney, Architect. Eventually, the bank purchased the adjacent property to the north, once known as 4804 Main St., later 5504 Germantown Ave. This property then contained a 3-story stone house, which had been built by Charles Bensell, a son of Hans George Bensell, in the years before the American Revolution. In 1889, the bank commissioned Theophilus P. Chandler, Jr., Architect, to design a large addition to the north, extending 70' along Germantown Ave. This design led to the present appearance of the building, continuing the granite facade and creating a new formal entrance with polished red granite columns.

References:

"New Bank Building", The Philadelphia Inquirer, 28 May 1867, 2.

Physical Description

Style:	Renaissance Revival	Current Function:	Office/Professional
Stories: 2	Bays: 6	Additions/Alterations:	The balustrades have been removed from the roofline. Additions have been completed in the rear of the building and large parking lot is
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Concrete walkway
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Granite		

Notes:

The rear of the subject property is comprised of a large parking lot that may contain information on the early history and development of Germantown, as well as the Battle of Germantown, and, as a result, is contributing under Criterion I.

**THE NATIONAL BANK OF GERMANTOWN (1867; 1890)
5500 GERMANTOWN AVE.**



Top: The northwest corner of Germantown Ave. and School House Ln., featuring the original volume of the National Bank of Germantown, ca.1868. Source: GHS. Middle: The northwest corner of Germantown Ave. and School House Ln., featuring the original volume of the National Bank of Germantown, April 10, 1889, taken by Marriot Canby Morris. Bottom: National Bank of Germantown, 5500 Germantown Ave., SE and NE Elevations, April 15, 1891, taken by Marriot Canby Morris. Source: Library Company of Philadelphia.

**THE NATIONAL BANK OF GERMANTOWN (1867; 1890)
5500 GERMANTOWN AVE.**



Top: National Bank of Germantown, 5500 Germantown Ave., NE Elevation. Source: Oscar Beisert, 2023. Middle: National Bank of Germantown, 5500 Germantown Ave., SE and NE Elevations, between 1890 and 1909. Source: GHS. Bottom: National Bank of Germantown, 5500 Germantown Ave., SE and NE Elevations, after 1909. Source: GHS.

**THE NATIONAL BANK OF GERMANTOWN (1867; 1890)
5500 GERMANTOWN AVE.**



Top: National Bank of Germantown, 5500 Germantown Ave., NE Elevation, between 1890 and 1909. Source: GHS. Middle: Original volume of the National Bank of Germantown, 5500 Germantown Ave., SE and NE Elevations, between 1867 and 1890, drawn by John Richard. Source: GHS. Bottom: Bensell House (Demolished), 5500 Germantown Ave., SE and NE Elevations, ca. 1880s. Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5511 GREENE ST	Classification:	Significant
Resource Identifier:	5506 Germantown Ave	OPA Account Number:	776537001
Designation Date:	1/25/1966	Base Reg. Number:	049N180250

Historical Data

Historic Name:	National Bank of Germantown; Real Estate	Year Built:	1909
Current Name:	Unknown	Associated Individual:	Glyndon Priestman
Hist. Resource Type:	Commercial	Architect:	Watson & Huckel, Architects
Historic Function:	Commercial/ Retail		
Social History:		Builder:	R.M. Peterson

Known prior to 1894 as 4806 Main St., the subject building at 5506 Germantown Ave. appears to have been developed by the Nation Bank of Germantown after the instiution purchased the property from the Patton family in 1906. The house that once occupied the site was one of the oldest in the neighborhood, at least in part, having been purportedly constructed by Heivert Papen prior to 1707. Later owners included Griffith Jones, Hans George Bense, Engle Bensell, John Jones, Abraham Rex, William Hodgson, and William W. and Annie E. Patton. When the Pattons purchased the building in 1869, they made numerous of alterations, including the addition of a Mansard roof at the third, half-story. After purchasing the property in 1906, it appears that the Bank of Germantown commissioned a granite-faced office building that occupies on the site today. The addition appears to have been designed by Watson & Huckel, Architects, and constructed by R.M. Peterson, Builder. Some occupants included the Coal Office of Martin F. Conner and Glyndon Priestman, a real estate agent.

References:

"Our New Coal Office," Germantown Independent Gazette, 5 March 1909.

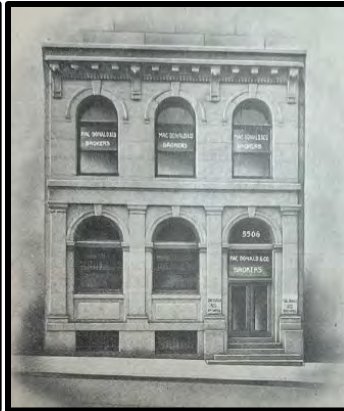
Physical Description

Style:	Italianate		
Stories:	2	Bays:	3
Foundation:	Stone	Current Function:	Unknown
Exterior Walls:	Stone	Additions/Alterations:	Limited to no alterations.
Roof:	Flat; other		
Windows:	Historic and non-historic	Ancillary:	
Doors:	Historic and non-historic	Sidewalk Material:	Concrete
Other Materials:	Granite	Site Features:	Brick walkway, Concrete walkway, Parking Lot

Notes:

The rear of the subject property is comprised of a large parking lot that may contain information on the early history and development of Germantown, as well as the Battle of Germantown, and, as a result, is contributing under Criterion I.

5506 GERMANTOWN AVE. (1909)



Top: Commercial Building, 5506 Germantown Ave., NE Elevation. Source: Oscar Beisert, 2023. Middle left: Commercial Building, 5506 Germantown Ave., NE Elevation, after 1909. Middle right: Rendering of Commercial Building, 5506 Germantown Ave., NE Elevation, ca.1909. Source: GHS. Bottom: Earlier Store-and-Dwelling (Demolished), 5506 Germantown Ave., NE Elevation, before 1909. Source: Shoemaker Collection, HSP.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5501 GERMANTOWN AVE	Classification:	Significant
Resource Identifier:	Market Square	OPA Account Number:	122128305
Designation Date:	Not individually designated	Base Reg. Number:	067N020003

Historical Data

Historic Name:	Market Square	Year Built:	1704
Current Name:	Market Square	Associated Individual:	James de la Plaine
Hist. Resource Type:	Park	Architect:	Benjamin Eastburn, Surveyor General of the Province
Historic Function:	Institutional	Builder:	Unknown

Known early on as "The Green," Market Square was established from a portion of Lot No. 10 (towards Bristol), which was "drawn in the names of Dirck Kolk and Wiggart Levering. By 1703, it was owned by James de la Plaine, who sold what became known as Market Square to the Borough of Germantown for £4. Market Square is said to have included a pound and a log prison in the southeast corner; however, the latter was eventually removed from the site. In preparation for a market house, Market Square was surveyed by Benjamin Eastburn, Surveyor General of the Province, on September 14, 1740. The market house was built at the northwest corner of the property in 1741. Hayscales would eventually stand in this locality as well, having been erected as a donation by Thomas Armat for public use. The market house was also used for storing the fire apparatus. An engine house was built near the market house; however, it was sold and removed from the site by Paschal H. Coulter to his residence in School House Lane near Wayne Avenue. After the Coulter House was demolished, the engine house remained and was used as a tool shed. The old market house was demolished in the mid-19th century. In the second half of the 19th century, Market Square was largely used as a public park, which was beautified with many beloved trees. Market Square is dominated by the Soilders Monument, which stands at the center. There have been several renovation campaigns in the 20th century.

References:

Gtn Telegraph, 6 Oct 1869.; and History of Old Germantown, 322-329.

Physical Description

Style:		Current Function:	Government
Stories:		Additions/Alterations:	Alterations were made over the long history of Market Square.
Foundation:		Ancillary:	
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	Brick walkway, Concrete walkway, Flower beds, Iron fence, Lamp
Windows:			
Doors:			
Other Materials:			

Notes:

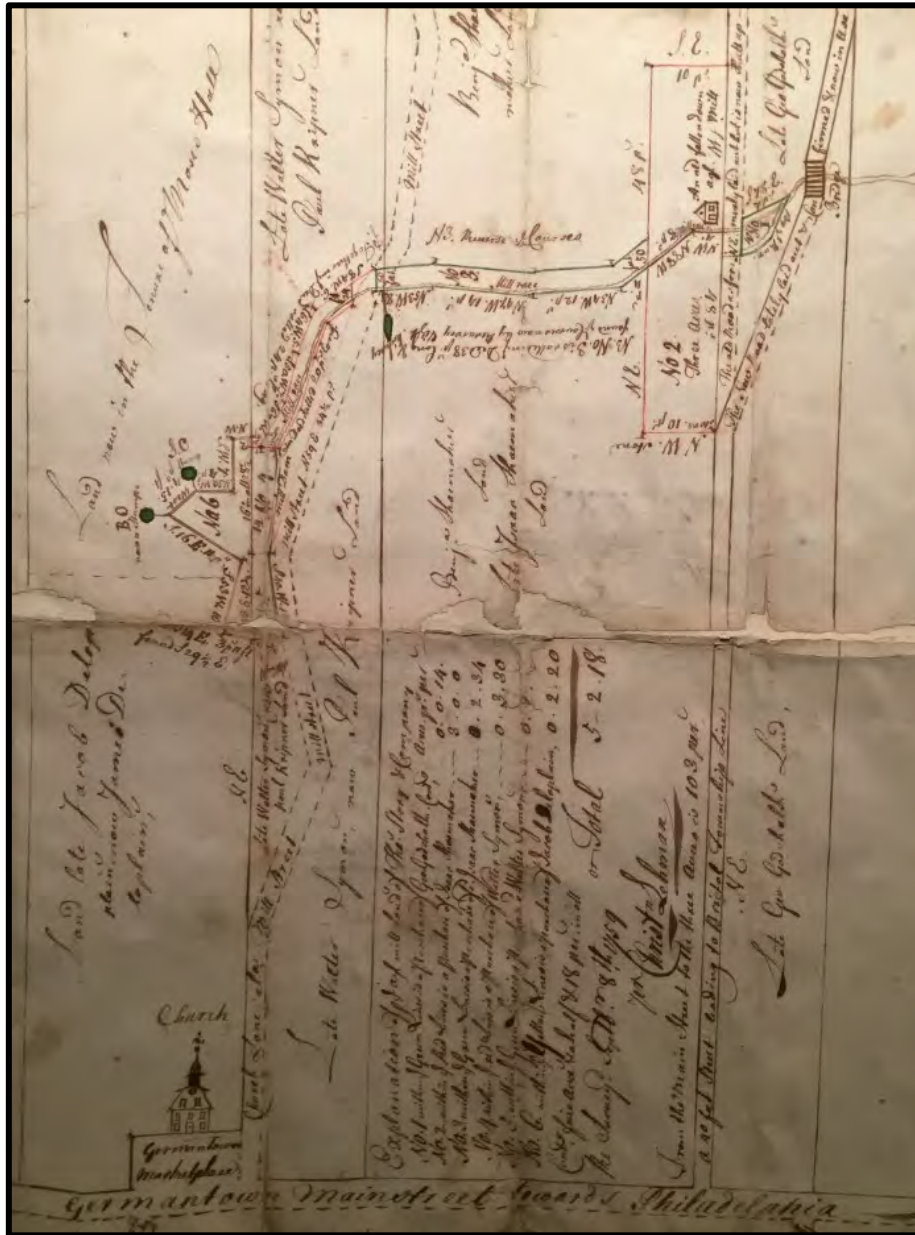
Due age of the open space and past archaeological investigations, the subject property is contributing under Crtierion I.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Top: Market Square, Looking NE. Source: Oscar Beisert, 2022. Bottom: Market Square, Looking NE, July 10, 1897, taken by John J. Campbell. Source: Jane Campbell Scrapbooks, HSP.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Survey of Church Lane, showing Market Square at the bottom left, in 1759, by Christian Lehman. Source: Lehman Collection, HSP.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Top: Rending of Market Square, 5400-5500 Germantown Ave. Source: GHS. Middle: Rending of Market Square, 5400-5500 Germantown Ave. Bottom: Survey of Market Square, 5400-5500 Germantown Ave., 1766 copy, by Christian Lehman, of the 1740 survey, by Benjamin Eastburn, General Surveyor. Source: GHS.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Top: Market Square, Germantown, ca.1820, by William Britton. Source: Philadelphia Museum of Art. Bottom left: A rendering of Market Square from Church Lane, showing the Market Scales and the Engine House, ca.1880s, by John Richard. Bottom right: Engine House (Demolished), ca.1880s, after it was removed from Market Square to a rear yard on School House Lane, where it was repurposed as a garden shed. Source: GHS.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Top left: Sketch of the Soldiers Monument at Market Square, ca.1880s, by John Richard. Source: GHS. Top right, bottom left, and bottom right: Post Cards showing Market Square. Source: Oscar Beisert Collection.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Top: Looking NW, Market Square, 5400-5500 Germantown Ave., ca.1900. Source: GHS. Bottom: Looking NW, Market Square, 5400-5500 Germantown Ave., in 1904, taken by J.B. Rich. Source: Oscar Beisert.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Top: Looking N, Market Square, 5500 Germantown Ave. Source: Oscar Beisert, 2023. Middle: Looking N, Market Square, featuring the German Reformed Church at center, prior to its demolition for the new Market Square Presbyterian Church, SW Elevations, May 5, 1887, taken by Marriot Canby Morris. Source: Library Company of Philadelphia. Bottom: Looking N, Market Square, featuring the newly built Market Square Presbyterian Church at center, April 25, 1890, taken by Marriot Canby Morris. Source: Library Company of Philadelphia.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Top: Looking SW, Market Square, 5400-5500 Germantown Ave. Bottom: Looking E, Market Square, 5400-5500 Germantown Ave. Source: Oscar Beisert, 2023.

**MARKET SQUARE
5400-5500 GERMANTOWN AVE.**



Looking E, Market Square, 5400-5500 Germantown Ave. Source: Oscar Beisert, 2022.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5501 GERMANTOWN AVE	Classification:	Significant
Resource Identifier:	Civil War Memorial	OPA Account Number:	122128305
Designation Date:	Not individually designated	Base Reg. Number:	067N020003

Historical Data

Historic Name:	Soldiers' Monument	Year Built:	1882-83
Current Name:	Civil War Memorial	Associated Individual:	Unknown
Hist. Resource Type:	Park	Architect:	John T. Windrim, Director of Public Works
Historic Function:	Commercial/ Retail	Builder:	Thomas Delahanty, Contractor

Market Square is dominated by the Soldiers Monument, which stands at the center. The memorial was erected in 1883 through efforts of Ellis Post No. 6 G.A.R. The contract to put the monument in place was given to Thomas Delahanty for the sum of \$7,500 with an additional \$2,000 to beautify the park around the monument. It is built of Quincy granite with the top piece of granite from Devil's Den at Gettysburg. It is surmounted by the granite figure of a soldier at parade rest. The fence surrounding monument is made of old musket barrels and bayonets. In the enclosure are many relics of the Civil War, including old cannon, mortars, and shot. The two mounted cannon in front of the monument were among the materials of war secured by the south from U.S. Arsenal at the outbreak of the Civil War and were used against the Union Army, but were finally captured by Union troops. Within the railing on the north side is an old cannon broken off the trunnions which was recovered from the wreck of the British frigate Augusta in 1876. This vessel was blown up near Fort Mifflin on the morning following the Battle of Red Bank in October 1777. Upon the sides of the monument are the Coats of Arms of the United States, of Pennsylvania, and of the City of Philadelphia. In 1900, bronze memorial tablets were placed on the four corners. The first contains the names of those Germantown soldiers who died in battle or of disease during the Civil War. Continued in Notes section.

References:

The Philadelphia Inquirer, 6 October 1882, 2.; The Philadelphia Inquirer, 18 October 1882, 2.; The Philadelphia Inquirer, 15 November 1882, 3.; & The Philadelphia Inquirer, 3 July 1883, 3.

Physical Description

Style:		Current Function:	Government
Stories:		Additions/Alterations:	Limited to no alterations.
Foundation:	Stone	Ancillary:	
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	Brick walkway, Concrete walkway, Flower beds, Iron fence, Lamp
Windows:			
Doors:			
Other Materials:	Granite, Iron, Marble, Wood		

Notes:

The second and third tablets contain the names of soldiers who died between 1885 and 1900. The eagles and plaques are by John Massey Rhind. The soldier is attributed to John Lachmier or Lachmer. The figure is identical to the soldier on the Civil War Soldiers & Sailors Monument in West Park. The land upon which the subject resource is sited is contributing under Criterion I.

MARKET SQUARE SOLDIERS' MONUMENT



Top: Looking NE, Soldiers' Monument, 5501 Germantown Ave. Bottom: Looking SE, Soldiers' Monument, 5501 Germantown Ave. Source: Oscar Beisert, 2023.

MARKET SQUARE SOLDIER'S MONUMENT



Left: Rendering of Soldiers Monument at Market Square, ca.1883. Source: GHS. Right: Soldiers Monument at Market Square, August 30, 1883, taken by Marriot Canby Morris. Source: Library Company of Philadelphia.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5503-05 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Fromberger House	OPA Account Number:	776767500
Designation Date:	6/26/1956	Base Reg. Number:	067N230229

Historical Data

Historic Name:	Fromberger House; The John Fromberger	Year Built:	ca.1795-96; 1801
Current Name:	Germantown Historical Society	Associated Individual:	John Fromberger
Hist. Resource Type:	Institutional	Architect:	G. Edwin Brumbaugh, Architect
Historic Function:	Commercial/ Retail	Builder:	Unknown

Known prior to 1894 as 4781 and 4783 Main St., the John Fromberger Houses are 2-1/2-story, Federal style brick houses associated with 5501, 5503, and 5505 Germantown Ave. For many years the houses were dated ca.1795-96; however, subsequent research has found that the two or three house row was built over time. The 1798 Direct Tax describes the site as having one brick house, measuring 28' by 20'; one stone house, measuring 20' by 24'; and one frame house, measuring 20' by 18'. Based on this assessment it appears that the building component associated with 5503 and 5505 may date to ca.1795-96. And based on an 1802 mortgage, the building component associated with 5501 at the corner was built around the time of the 1802 mortgage, as it is constructed of brick. One source states that 5501 was once home to the Bank of the United States, which started using the property during the Yellow Fever Epidemic. In time 5501 was sold to James Stokes, who eventually offer the house to St. Luke's Episcopal Church during their early years. In 1829 the building became a hotel that was kept by a man name Wade. In 1871, it was the abode of Thomas Garrett. As for the building associated with 5503, the property as in use as Miss Rooker's school in 1840. Miss Campbell kept a school there afterwards. In later years, J.R. Shellenberger occupied the building as his dwelling house. Eventually the Young Women's Christian Association (YWCA) occupied the entirety of 5501-05, a tenure that no doubt included some alterations. Continued in Notes section.

References:

History of Old Germantown, 313.; County Tax Lists of 1798, 1799, 1800, 1801, & 1802, City of Philadelphia Archives; Mortgage: John Fromberger to Charles Albrecht, April 1802, Philadelphia Deed Book E.F.S., No. 227.; & The Preservation Coalition of Greater

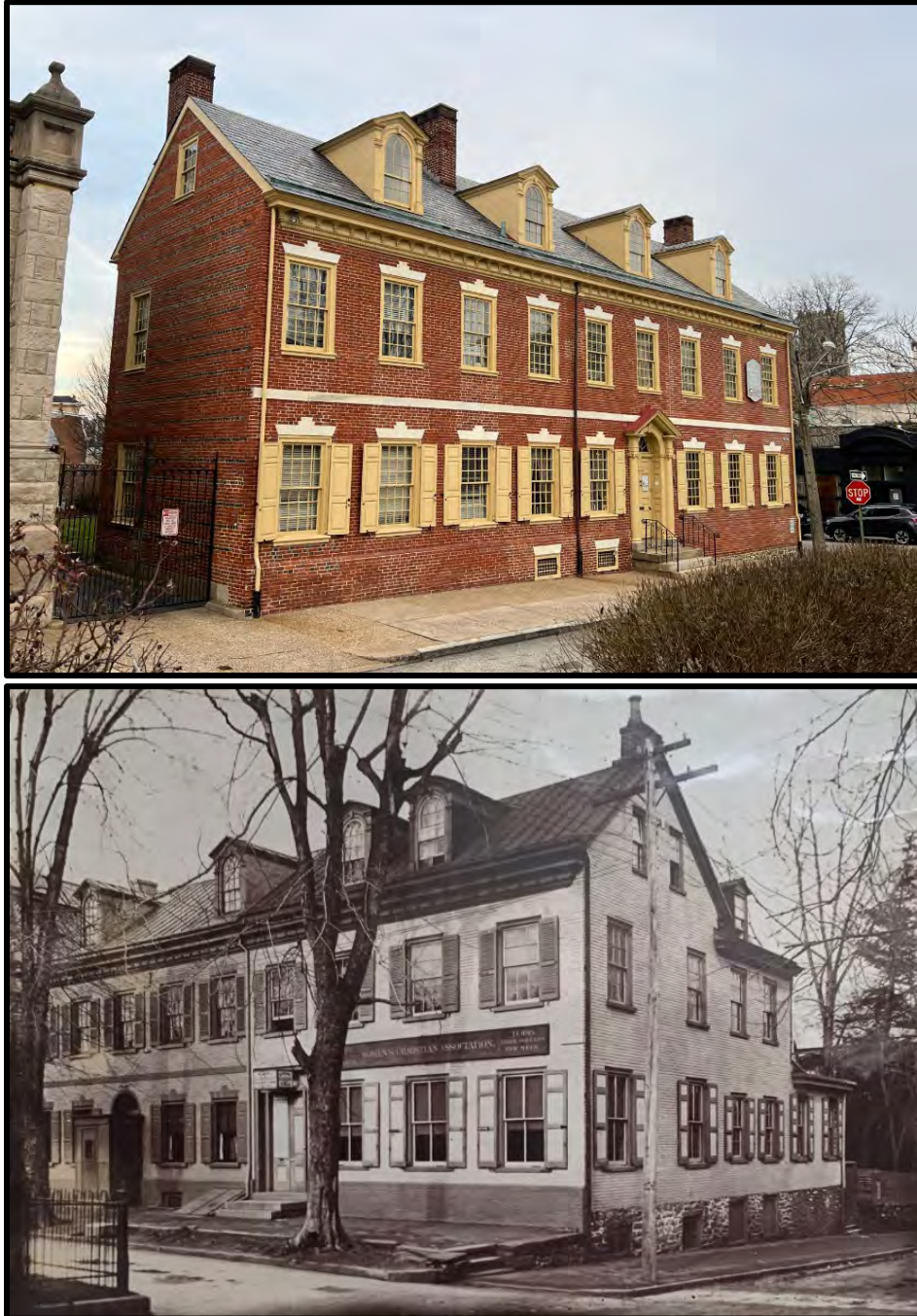
Physical Description

Style:	Federal	Current Function:	Education
Stories: 2.5	Bays: 9	Additions/Alterations:	Extensive alterations have occurred over the years, as described in the social history.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Gable; other	Site Features:	Brick walkway, Concrete walkway, Courtyard, Driveway pillars,
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Brick, Marble, Wood		

Notes:

In 1917, the building passed from the YWCA to the Mary Warden Harkness House, a boarding school for girls, which occupied the site from 1917 to 1941. During this tenure, there was a fire that led to another renovation in 1930. Eventually, as part of the colonialization and restoration of Market Square, the Germantown Fire Insurance Company moved from their building at Germantown Ave. and School House Ln. to the subject building. This occurred in 1952-54, when the firm hired G. Edwin Brumbaugh, Architect, to restore the building and retrofit it for their purposes. The building is now home to Historic Germantown and the Germantown Historical Society. Due to the age of the buildings and the location upon Market Square, the subject property is contributing under Criterion I.

**FROMBERGER HOUSES (1795-97; 1801)
(HISTORIC GERMANTOWN)
5503-05 GERMANTOWN AVE.**



Top: Fromberger Houses, (Historic Germantown), 5503-05 Germantown Ave., NW and SW Elevations. Source: Oscar Beisert, 2023. Bottom: Fromberger Houses, 5503-05 Germantown Ave., SW and SE Elevations, 1902. Source: GHS.

**FROMBERGER HOUSES (1795-97; 1801)
(HISTORIC GERMANTOWN)
5503-05 GERMANTOWN AVE.**



Top: Fromberger Houses, (Historic Germantown), 5503-05 Germantown Ave., SW Elevation. Source: Oscar Beisert, 2023. Middle: Fromberger Houses, 5503-05 Germantown Ave., SW Elevation, 1890s. Source: GHS. Bottom: Fromberger Houses, 5503-05 Germantown Ave., SW and SE Elevations, 1890s. Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5503-05 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Cottage	OPA Account Number:	776767500
Designation Date:	6/26/1956	Base Reg. Number:	067N230229

Historical Data

Historic Name:	Cottage/Janitor's Lodge	Year Built:	Pre-1917; 1917
Current Name:	Germantown Historical Society	Associated Individual:	Unknown
Hist. Resource Type:	Institutional	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	W.J. Gruhler Co.

The Cottage or Janitor's Lodge in the rear of 5503-05 Germantown Ave. is a 1.5-story brick cottage that substantially renovated to its present appearance in 1917. The building was commissioned by the Young Women's Christian Association and completed by the W.J. Gruhler Co.

References:

PRERBG, 29 August 1917, 574.

Physical Description

Style:	Colonial Revival	Current Function:	Residential
Stories: 1.5	Bays: 3	Additions/Alterations:	This building was rebuilt several times to reach its present form.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Gable; other	Site Features:	Brick walkway, Concrete walkway, Courtyard, Driveway pillars,
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due age of the subject building, its siting on Market Square, and its preserved open yard space, the subject property is contributing under Criterion I.

**COTTAGE/JANITOR'S LODGE (BEFORE 1917)
5503-05 GERMANTOWN AVE.**



Cottage/Janitor's Lodge, 5503-05 Germantown Ave., SW Elevation. Source: Oscar Beisert, 2022.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5507-17 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Burial Ground	OPA Account Number:	776172000
Designation Date:	1/25/1966	Base Reg. Number:	067N230269

Historical Data

Historic Name:	Market Square Presbyterian Church	Year Built:	ca.1732-70
Current Name:	Unknown	Associated Individual:	Unknown
Hist. Resource Type:	Church	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	John D. Caldwell

The Market Square Presbyterian Church campus at 5507-17 Germantown Ave. was largely built in the 1880s; however, the burial ground, in the rear of the property dates to the 18th century. The congregation was originally part of the Reformed Church, which originated in the 16th century, eventually evolving to become the Reformed Church of the Netherlands (Holland), being similar to the Reformed Church of Germany, Switzerland, and France. Originating in the decades prior, "the High Dutch Reformed congregation" of Germantown made its first purchase of land at Market Square on November 8, 1732, at which time the property was one-eighth of an acre. The purchasers included John Bechtel, turner and later the pastor, who came to Germantown in 1726 from Weinheim in the Palatinate; Christopher Meng, mason, from Mannheim; and George Benschel, yeoman. A stone house of worship was built in 1733 and within one year there were 30 members. During this time, John Bartholomew Rieger was their minister from 1731 to 1734. Other than the location, the primary evidence of its early history is the burial ground in the rear, which was engaged between ca.1732 and 1770. In 1742, Count Zinzendorf preached in the church after arriving in the New World. In 1743, John Bechtel was contracted as by the congregation to serve as its minister for one year, during which the church was improved. A rear addition was completed in 1762. In 1839 the colonial building was razed for a typical brick preaching box, which was enlarged in 1857. Continued in Notes section.

References:

William Prescott White. The Presbyterian Church in Philadelphia. (Philadelphia: Allen, Lane & Scott, 1895), 16-17.

Physical Description

Style:	Vernacular	Current Function:	Church/Religious
Stories:		Additions/Alterations:	The cemetery appears to be interrupted by a building. Many of the head stones appear to be in poor condition.
Foundation:		Ancillary:	
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	Brick walkway, Chain-link fence, Concrete walkway, Iron fence,
Windows:			
Doors:			
Other Materials:			

Notes:

Under the leadership of Pastor Jacob Helffenstein, the congregation withdrew from the Reformed Church in 1855, officially becoming the Market Square Presbyterian Church on July 1, 1856. In April 1887, the PRERBG announced that the old Market Square Presbyterian Church would be demolished for a new building. By July, the congregation had contracted John D. Caldwell as the general contractor and Thomas Young for stone work, which included Indiana limestone for the primary elevation. In September, the cornerstone was laid, and in June 1888, the current building was completed at a total cost of \$48,500. As an important early burial ground in Germantown, the subject property is contributing under Criterion I.

**MARKET SQUARE PRESBYTERIAN CHURCH (CA.1732-70)
BURIAL GROUND
5507-17 GERMANTOWN AVE.**



Top: Looking E, Burial Ground of Market Square Presbyterian Church, 5507-17 Germantown Ave. Source: Oscar Beisert, 2023. Bottom: Looking NE, a photograph of the Burial Ground of Market Square Presbyterian Church. Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5507-17 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Church	OPA Account Number:	776172000
Designation Date:	1/25/1966	Base Reg. Number:	067N230269

Historical Data

Historic Name:	Market Square Presbyterian Church	Year Built:	ca.1887-88
Current Name:	Unknown	Associated Individual:	Rev. John Eliot Wright, D.D.
Hist. Resource Type:	Church	Architect:	Potentially George T. Pearson, Architect
Historic Function:	Commercial/ Retail	Builder:	John D. Caldwell

The Market Square Presbyterian Church campus at 5507-17 Germantown Ave. was largely built in the 1880s, though the congregation is actually much older. Other than the location, the primary evidence of its early history is the burial ground in the rear, which may date to ca. 1733. Said to be associated with the Dutch Reformed Church as early as 1710, the congregation was formally organized under the German Reformed Church in 1732. The next year, in 1733, the first meeting house, a stone building with a steeple "in the Dutch manner," was erected. A rear addition was completed in 1762. In 1839 the colonial building was razed for a typical brick preaching box, which was enlarged in 1857. Under the leadership of Pastor Jacob Helffenstein, the congregation withdrew from the Reformed Church in 1855. Enrolling in the Fourth Presbytery of Philadelphia (New School), becoming a corporate member of the Presbytery of Philadelphia North, the congregation officially became the Market Square Presbyterian Church on July 1, 1856. There were approximately 293 members at that time. In April 1887, the PRERBG announced that the old Market Square Presbyterian Church would be demolished for a new building. By July, the congregation had contracted John D. Caldwell as the general contractor and Thomas Young for stone work, which included Indiana limestone for the primary elevation. In September, the cornerstone was layed, and in June 1888, the current building was completed at a total cost of \$48,500. The dedication ceremonies took place on June 24, 1888. Continued in Notes section.

References:

PRERBG, July 1887, 328.; The Philadelphia Times, 18 September 1887, 16.; Building: An Architectural Monthly, 8 October 1887, 119.; "Germantown's New Church," The Phila Times, 18 June 1888, 2.; White, William Prescott. The Presbyterian Church in Philadelphia

Physical Description

Style:	French	Current Function:	Church/Religious
Stories:	1	Bays:	5
Foundation:	Stone	Additions/Alterations:	Limited to no alterations.
Exterior Walls:	Stone	Ancillary:	
Roof:	Complex	Sidewalk Material:	Concrete
Windows:	Historic and non-historic	Site Features:	Concrete walkway, Driveway pillars, Iron fence, Lamp Posts,
Doors:	Historic and non-historic		
Other Materials:	Brick, Cast Iron, Leaded Glass, Limestone, Marble, Schist, Stone, Terra Cotta, Wood		

Notes:

It was built as one of several improvements that reshaped the complex to its present late Victorian appearance, which was undertaken during the pastorate of John Elliot Wright, D.D. Located on Market Square, the subject property is contributing under Criterion I.

**MARKET SQUARE PRESBYTERIAN CHURCH (1887-88)
5507-17 GERMANTOWN AVE.**



Top: Market Square Presbyterian Church, 5507-17 Germantown Ave., SW Elevation. Source: Oscar Beisert, 2022.
Bottom left: Market Square Presbyterian Church, 5507-17 Germantown Ave., SW Elevation, n.d. Source: GHS.
Bottom right: Market Square Presbyterian Church, 5507-17 Germantown Ave., SW Elevation, April 25, 1890, taken by Marriot Canby Morris. Source: Library Company of Philadelphia.

MARKET SQUARE PRESBYTERIAN CHURCH (ca.1732-70)
THE CHURCH
5507-17 GERMANTOWN AVE.



Top: Market Square Presbyterian Church, 5507-17 Germantown Ave., SW Elevation. Source: Oscar Beisert, 2022.
Bottom right: Market Square Presbyterian Church, 5507-17 Germantown Ave., SW Elevation, May 5, 1887, taken by Marriot Canby Morris. Source: Library Company of Philadelphia. Bottom: Bottom left: Rendering of Market Square Presbyterian Church, as it may have appeared in the early 1800s, 5507-17 Germantown Ave., SW Elevation, n.d. Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5507-17 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Chapel & Sunday School	OPA Account Number:	776172000
Designation Date:	1/25/1966	Base Reg. Number:	067N230269

Historical Data

Historic Name:	Market Square Presbyterian Church's Chap	Year Built:	1884
Current Name:	Unknown	Associated Individual:	Rev. John Eliot Wright, D.D.
Hist. Resource Type:	Church	Architect:	George T. Pearson, Architect
Historic Function:	Commercial/ Retail	Builder:	William Garvan, Contractor

Located between the church and the parsonage, the Chapel & Sunday School is a 1.5-story masonry building designed in the Queen Anne Revival style to serve the Market Square Presbyterian Church. It was built as one of several improvements that reshaped the complex to its present late Victorian appearance, which was undertaken during the pastorate of John Elliot Wright, D.D. The building was designed by prominent Germantown architect George T. Pearson with a primary elevation in stone and the sides in brick, including a finished basement. Construction was undertaken by William Garvan in 1884, costing roughly \$16,000. Dedication services took place on February 22, 1885. Alterations were made to the interior of the Chapel & Sunday School in 1894.

References:

Record of Payment Nos. 1-5 for the Erection of Market Square Chapel: Geo. T. Pearson, Architect, to William Garvin, Contractor, June-December 1884. Source: Market Square Presbyterian Church Archives, GHS.; AABN, 7 June 1884.; Pennsylvania Historical Review

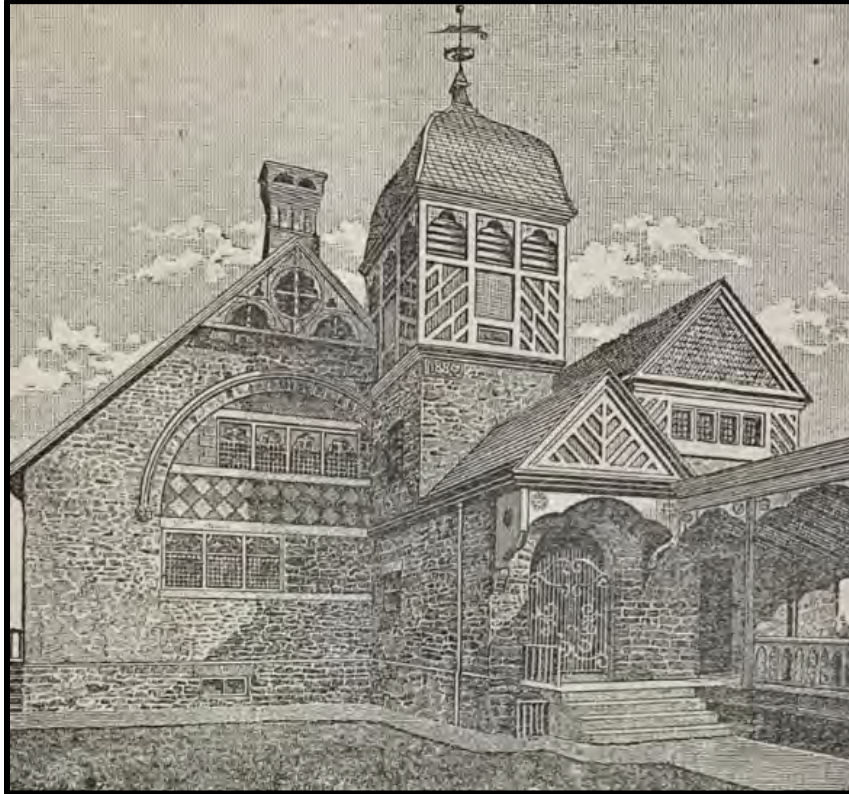
Physical Description

Style:	Queen Anne	Current Function:	Church/Religious
Stories:	1.5	Bays:	3
Foundation:	Stone	Additions/Alterations:	The original doors appear to have been removed, but are standing in the yard.
Exterior Walls:	Stone	Ancillary:	
Roof:	Complex	Sidewalk Material:	Concrete
Windows:	Historic and non-historic	Site Features:	Concrete walkway, Courtyard, Iron fence, Lamp Posts, Wrought iron
Doors:	Historic and non-historic		
Other Materials:	Brick, Concrete, Half-timbering, Leaded Glass, Schist, Shake, Stained Glass, Stone, Terra Cotta, Wood		

Notes:

Due age of the subject building, its siting on Market Square, and its preserved open yard space, the subject property is contributing under Criterion I.

**MARKET SQUARE PRESBYTERIAN CHURCH
THE CHAPEL & SUNDAY SCHOOL (1884)
5507-17 GERMANTOWN AVE.**



Top: Chapel & Sunday School of Market Square Presbyterian Church, 5507-17 Germantown Ave., SW Elevation. Source: Oscar Beisert, 2023. Bottom: Rendering of Chapel & Sunday School of Market Square Presbyterian Church, 5507-17 Germantown Ave., SW Elevation. Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5507-17 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Parsonage	OPA Account Number:	776172000
Designation Date:	1/25/1966	Base Reg. Number:	067N230269

Historical Data

Historic Name:	Market Square Presbyterian Church's Pars	Year Built:	1881-82
Current Name:	Unknown	Associated Individual:	Rev. E.P. Crown
Hist. Resource Type:	Church	Architect:	James H. Windrim, Architect
Historic Function:	Commercial/ Retail	Builder:	Unknown

Located on what was the adjacent lot, the earlier parsonage of the Market Square Presbyterian Church was replaced in 1882 with the present Queen Anne Revival style dwelling, designed by James H. Windrim, Architect, at a cost of \$9,000.

References:

Estimate for the Erection of the Market Square Presbyterian Church Parsonage: James Kinnier & Sons, Builders, to Mr. John T. Roberts, Market Square Presbyterian Church, 10 August 1881. Source: Market Square Presbyterian Church Archives, GHS.; The Philadel

Physical Description

Style:	Queen Anne	Current Function:	Church/Religious
Stories: 2.5	Bays: 3	Additions/Alterations:	The original porch has been removed.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Complex	Site Features:	Concrete walkway, Driveway pillars, Iron fence, Wrought iron
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Limestone, Schist, Wood		

Notes:

Due its siting on Market Square and its preserved open yard space, the subject property is contributing under Crtierion I.

**MARKET SQUARE PRESBYTERIAN CHURCH
PARSONAGE (1881-82)
5507-17 GERMANTOWN AVE.**



Top left: Parsonage of Market Square Presbyterian Church, 5507-17 Germantown Ave., SW Elevation. Top right: Parsonage of Market Square Presbyterian Church, 5507-17 Germantown Ave., SW and SE Elevations. Bottom Left: Parsonage of the Market Square Presbyterian Church, SW Elevation, September 26, 1885, taken by Marriot Canby Morris. Bottom right: Parsonage of the Market Square Presbyterian Church, SW and SE Elevations, April 25, 1890, taken by Marriot Canby Morris. Source: Library Company of Philadelphia.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5519 GERMANTOWN AVE	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	883810000
Designation Date:	1/25/1966	Base Reg. Number:	067N230232

Historical Data

Historic Name:	James S. Jones House; Reliance Federal Sa	Year Built:	ca.1807-28
Current Name:	Unknown	Associated Individual:	William A. Adam, Manager; James
Hist. Resource Type:	Commercial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	Unknown

Built prior to 1869, the James S. Jones House, later known as the Reliance Federal Savings and Loan, is a 2.5-story brick and stone building that stands at 5519 Germantown Ave., earlier known as 4795 Main St. The Reliance Federal Savings & Loan was founded in the subject building in 1869, when it was the residence of James S. Jones. The institution elected Jones as their first president. As part of the colonialization and restoration of Market Square, the Reliance Federal Savings & Loan purchased the house and renovated it to its present Federal style appearance in 1955, making it their headquarters, which had previously been at 5519 Germantown Ave.

References:

Charles Francis Jenkins. Jefferson's Germantown Letters. (Philadelphia: William J. Campbell, 1906).; 1871 Germantown Atlas.; 1889 Philadelphia Atlas.; Phila Inquirer, 20 Jan 1955, 28.; "Reliance Federal Is Back Home," Germantown Courier, 8 December 1955.;

Physical Description

Style:	Federal	Current Function:	Office/Professional
Stories: 2.5	Bays: 2	Additions/Alterations:	This ca.1870 building was altered to the Federal style in 1955.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Gable; other	Site Features:	Concrete walkway, Flower beds, Iron fence, Parking Lot
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Granite, Wood		

Notes:

Due age of the subject building, its siting on Germantown Ave., and its preserved open yard space, the subject property is contributing under Crtierion I.

**JONES HOUSE (CA.1807-28)
AKA RELIANCE FEDERAL SAVINGS & LOAN ASSOCIATION (1955)
5519 GERMANTOWN AVE.**



Top: James S. Jones House, later the Reliance Federal Savings & Loan Association, 5519 Germantown Ave., SW Elevation. Source: Oscar Beisert, 2023. Bottom: James S. Jones House, later the Reliance Federal Savings & Loan Association, 5519 Germantown Ave., SW Elevation, ca.1890s. Source: GHS.

**JONES HOUSE (CA.1807-28)
AKA RELIANCE FEDERAL SAVINGS & LOAN ASSOCIATION (1955)
5519 GERMANTOWN AVE.**



Signature of the Architect, Jones House, later the Reliance Federal Savings & Loan Association, 5519 Germantown Ave., SW Elevation. Source: Oscar Beisert, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5521-29 GERMANTOWN AV	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	883377120
Designation Date:	Not individually designated	Base Reg. Number:	67N23 243 251

Historical Data

Historic Name:	Fidelity Bank	Year Built:	1959
Current Name:	The Achievement Center	Associated Individual:	Arthur O. Rosenlund, President of th
Hist. Resource Type:	Institutional	Architect:	Paul M. Hesser, Jr., Architect; G. Edwin Brumbaugh, Architect
Historic Function:	Commercial/ Retail	Builder:	Unknown

As part of a larger mission to restore Market Square to a more Colonial style appearance, the Germantown Fire Insurance Company, founded in 1841, removed from their 1884 building at the northeast corner of Germantown Ave. and School House Ln. to the Fromberger Houses at 5001-05 Germantown Ave. The Germantown Fire Insurance Company had commissioned George T. Pearson, architect, to design their new Queen Anne Revival style building in 1884, which resulted in a stunning and highly eclectic edifice. This building had replaced the James De la Plaine House, then 4801 Main St., a 2.5-story stone dwelling with a gambrel roof, which was located upon part of what was Lot No. 10. After purchasing Lot No. 10 from Dirck Kolck in 1691 and Wigard Levering in 1692, James De la Plaine (1666-1750), an early Quaker settler and prominent citizen, built himself a house, which, in time, became the famous De la Plaine House that was demolished in 1884. After his death in 1750, the subject property passed to James De la Plaine the younger, who, married first to Elizabeth Shoemaker and, later, to Ann Jones. In 1775, the subject property passed to Sarah De la Plaine, who married Joseph Ferree. It is said that George Whitefield preached from the balcony of this house to people standing in Market Square. John Fromberger eventually purchased the house, who sold it to James Stokes in 1799. Continued in Notes section.

References:

"Historic De La Plaine House To Be Rebuilt in Germantown," Germantown Courier, 11 December 1955.; and Zoning Archive, City of Philadelphia.

Physical Description

Style:	Colonial Revival	Current Function:	Office/Professional
Stories: 2.5	Bays: 5	Additions/Alterations:	The balcony was recently replaced.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Gambrel	Site Features:	Concrete walkway, Iron fence
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Granite, Limestone, Wood		

Notes:

The house was then subdivided into a twin, one side being occupied by Rev. B. Wistar Morris. Eventually, the building was altered to become three stores. A.P. Keyser started his first business there, selling tea and coffee, and E.B. Paramore was the last occupant of the corner store. In 1955, the De La Plaine House was recreated on a design by Paul M. Hesser, Jr., Architect, who worked on several other buildings on Market Square. Zoning Permit No. 75767 was issued on June 2, 1959, for the demolition of the Germantown Fire Insurance Company and construction of a new banking house on part of the old foundation. Soon after the recreated De la Plaine House was finished, it became home to the Germantown Branch of the Fidelity Philadelphia Trust Company. In 1968, Fidelity commissioned G. Edwin Brumbaugh, the eminent architect, to create a "Plan of Altered Building and Traffic Patterns," which was executed soon after. This led to the construction of the bank's drive-in that emulated the market stalls once associated with Market Square, which has subsequently been demolished. Due to the location at Germantown Ave. and School House Lane, the subject property is contributing under Criterion I.

**FIDELITY BANK (1959)
AKA THE DELAPLAINE HOUSE
5521-29 GERMANTOWN AVE.**



Top: SW and SE Elevations. Bottom: SE Elevation. Source: Keeping Society of Philadelphia, 2023.

**FIDELITY BANK (1959)
AKA THE DELAPLAINE HOUSE
5521-29 GERMANTOWN AVE.**



Top: SW and SE Elevations of the Delaplaine House (Demolished). Bottom: SW and SE Elevations of the Mutual Fire Insurance Co. of Germantown (Demolished). Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	31-35 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	885543660
Designation Date:	Not individually designated	Base Reg. Number:	067N230264

Historical Data

Historic Name:	Unknown	Year Built:	Not Available
Current Name:	Unknown	Associated Individual:	Unknown
Hist. Resource Type:		Architect:	NA
Historic Function:		Builder:	

The subject property was once the site of a stone twin, which was eventually replaced with a parking lot. Located along the unit block of Church Lane, the subject property is also contributing under Criterion I.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Parking
Stories:		Additions/Alterations:	
Foundation:		Ancillary:	Other
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	Concrete driveway, Flower beds, Parking Lot, Retaining wall, Stone
Windows:			
Doors:			
Other Materials:			

Notes:

Due to its location on Church Lane and the lack substantive development on the parcel, the subject property is also contributing under Criterion I.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	37 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	885543920
Designation Date:	Not individually designated	Base Reg. Number:	067N230264

Historical Data

Historic Name:	Unknown	Year Built:	Not Available
Current Name:	Unknown	Associated Individual:	Unknown
Hist. Resource Type:		Architect:	NA
Historic Function:		Builder:	

The subject property was once the site of a stone twin, which was eventually replaced with a parking lot. Located along the unit block of Church Lane, the subject property is also contributing under Criterion I.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Parking
Stories:		Additions/Alterations:	
Foundation:		Ancillary:	Other
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	Concrete driveway, Flower beds, Parking Lot, Retaining wall, Stone
Windows:			
Doors:			
Other Materials:			

Notes:

Due to its location on Church Lane and the lack substantive development on the parcel, the subject property is also contributing under Criterion I.

31-35 AND 37 CHURCH LANE



The vacant lots at 31-35 and 37 Church Lane. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	26-34 CHURCH LN	Classification:	<u>Contributing</u> *Non-contributing
Resource Identifier:	Same as address	OPA Account Number:	885928360
Designation Date:	Not individually designated	Base Reg. Number:	096N030130

Historical Data

*Court of Common Pleas grant of appeals, December 9, 2024. Related document attached to end of nomination.

Historic Name:	Unknown	Year Built:	Not Available
Current Name:	Unknown	Associated Individual:	Unknown
Hist. Resource Type:		Architect:	NA
Historic Function:		Builder:	

The subject property was once the site of a stone twin, which was eventually replaced by an industrial building.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Parking
Stories:		Additions/Alterations:	
Bays:		Ancillary:	
Foundation:		Sidewalk Material:	Concrete
Exterior Walls:		Site Features:	Chain- link fence, Concrete driveway, Parking Lot
Roof:			
Windows:			
Doors:			
Other Materials:			

Notes:

Due to its location on Church Lane and the lack substantive development on the parcel, the subject property is also contributing under Criterion I.

VACANT LOT
26-34 CHURCH LANE



Looking SE, Vacant Lot, 26-34 Church Lane. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	36 CHURCH LN	Classification:	Contributing *Non-contributing
Resource Identifier:	Same as address	OPA Account Number:	885822200
Designation Date:	Not individually designated	Base Reg. Number:	096N030025

Historical Data

*Court of Common Pleas grant of appeals, December 9, 2024. Related document attached to end of nomination.

Historic Name:	Unknown	Year Built:	Not Available
Current Name:	Unknown	Associated Individual:	Unknown
Hist. Resource Type:		Architect:	NA
Historic Function:		Builder:	

The subject property was once the site of a stone twin, which was eventually replaced by an industrial building.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Vacant
Stories:		Additions/Alterations:	
Bays:		Ancillary:	
Foundation:		Sidewalk Material:	Concrete
Exterior Walls:		Site Features:	Chain- link fence
Roof:			
Windows:			
Doors:			
Other Materials:			

Notes:

Due to its location on Church Lane and the lack substantive development on the parcel, the subject property is also contributing under Criterion I.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	38-40 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	885928480
Designation Date:	Not individually designated	Base Reg. Number:	096N030025

Historical Data

Historic Name:	Unknown	Year Built:	Not Available
Current Name:	Unknown	Associated Individual:	Unknown
Hist. Resource Type:		Architect:	NA
Historic Function:		Builder:	

The subject property was once home to a stone twin, which was eventually replaced by an industrial building.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Vacant
Stories:		Additions/Alterations:	
Foundation:		Ancillary:	
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	Chain- link fence
Windows:			
Doors:			
Other Materials:			

Notes:

Due to its location on Church Lane and the lack substantive development on the parcel, the subject property is also contributing under Criterion I.

VACANT LOTS
36 AND 38-40 CHURCH LANE



Looking SE, Vacant Lot, 36 and 38-40 Church Lane. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	39 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122038500
Designation Date:	Not individually designated	Base Reg. Number:	067N230160

Historical Data

Historic Name:	Provost House	Year Built:	1889
Current Name:	NA	Associated Individual:	Thomas L. Emerson
Hist. Resource Type:	Detached Dwelling	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

The subject building appears to have been constructed by 1889. The first owner and occupant could have been Thomas L. Emerson, who sold the building to Paul B. Provost in June 1894. The house was later deeded to Annie Sommers Provost, who owned the building until the first decade of the 20th century.

References:

Permit No. 2834, August 1889. Source: CAP.

Physical Description

Style:	Second Empire	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	NA
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway, Iron fence, Stone wall, Tall hedges
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due to its location on Church Lane and the preservation of its open yard space, the subject property is also contributing under Criterion I.

39 CHURCH LANE (1889)



Top left: The SW and SE elevations. Source: Keeping Society of Philadelphia, 2023. Top right: The SE elevation in 1971. Source: Philadelphia Historical Commission, DOR Archives. Bottom: The SE and NE elevations. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	42-68 CHURCH LN	Classification:	Contributing
Resource Identifier:	Building 1	OPA Account Number:	884560200
Designation Date:	Not individually designated	Base Reg. Number:	096N030122

Historical Data

Historic Name:	James F. Nolen & Sons	Year Built:	1952
Current Name:	Nolen Building Materials	Associated Individual:	James F. Nolen
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	James F. Nolen & Sons

Social History:

Building 1 Building 1, commissioned in 1952, is a one-story rectangular building of cinder block construction, designed for use as offices and the storage of building materials. The building is non-contributing. The site was previously used for residential and industrial purposes.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Commercial/Retail
Stories:	1	Bays:	5
Foundation:	Concrete	Additions/Alterations:	The building has been altered over time as needed for business purposes.
Exterior Walls:	Brick	Ancillary:	Other
Roof:	Gambrel; other	Sidewalk Material:	Concrete
Windows:	Non-historic- other	Site Features:	Chain- link fence, Concrete driveway, Parking Lot
Doors:	Non-historic- other		
Other Materials:	Concrete, Glass Block, Wood		

Notes:

Due to its location upon Church Lane, the subject property is contributing under Criterion I.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	42-68 CHURCH LN	Classification:	Contributing
Resource Identifier:	Building 2	OPA Account Number:	884560200
Designation Date:	Not individually designated	Base Reg. Number:	096N030122

Historical Data

Historic Name:	James F. Nolen & Sons	Year Built:	1952-57
Current Name:	Nolen Building Materials	Associated Individual:	James F. Nolen
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	James F. Nolen & Sons

Building 2, erected between 1952 and 1957, is a two-part, one-story shed of cinder block construction, designed for storage purposes. The building is non-contributing. The subject property was previously used for residential and industrial purposes.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Commercial/Retail
Stories: 1	Bays: 2	Additions/Alterations:	The building has been altered over time as needed for business purposes.
Foundation:	Concrete	Ancillary:	Other
Exterior Walls:	Stucco	Sidewalk Material:	Brick and Concrete
Roof:	Flat; other	Site Features:	Chain- link fence, Concrete driveway, Parking Lot
Windows:	Non-historic- other		
Doors:	Non-historic- other		
Other Materials:	Stucco		

Notes:

Due to the lack of substantive development at the front of the site, the location upon Church Lane, and the previous residential and industrial uses of the property within the period of significance, the subject property is contributing under Criterion I.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	42-68 CHURCH LN	Classification:	Contributing
Resource Identifier:	Building 3	OPA Account Number:	884560200
Designation Date:	Not individually designated	Base Reg. Number:	096N030122

Historical Data

Historic Name:	James F. Nolen & Sons	Year Built:	1948
Current Name:	Nolen Building Materials	Associated Individual:	James F. Nolen
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	James F. Nolen & Sons

Social History:

Building 3, built in 1948, is a one-story garage of cinder block construction. The building is non-contributing. The subject property was previously used for residential and industrial purposes.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Commercial/Retail
Stories: 1	Bays: 2	Additions/Alterations:	The building has been altered over time as needed for business purposes.
Foundation:	Concrete	Ancillary:	
Exterior Walls:	Stucco	Sidewalk Material:	Brick and Concrete
Roof:	Flat; other	Site Features:	Chain- link fence, Concrete driveway, Parking Lot
Windows:	Non-historic- other		
Doors:	Non-historic- other		
Other Materials:	Concrete		

Notes:

Due to the lack of substantive development at the front of the site, the location upon Church Lane, and the previous residential and industrial uses of the property within the period of significance, the subject property is contributing under Criterion I.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	42-68 CHURCH LN	Classification:	Contributing
Resource Identifier:	Building 4	OPA Account Number:	884560200
Designation Date:	Not individually designated	Base Reg. Number:	096N030122

Historical Data

Historic Name:	James F. Nolen & Sons	Year Built:	Before 1957
Current Name:	Nolen Building Materials	Associated Individual:	James F. Nolen
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	James F. Nolen & Sons

Social History:

Building 4, erected prior to 1957, is a one-story garage of rubble stone construction. The building is non-contributing. The subject property was previously used for residential and industrial purposes.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Commercial/Retail
Stories: 1	Bays: 2	Additions/Alterations:	The building has been altered over time as needed for business purposes.
Foundation:	Stone	Ancillary:	Other
Exterior Walls:	Stone	Sidewalk Material:	Brick and Concrete
Roof:	Flat; other	Site Features:	Chain- link fence, Concrete driveway, Parking Lot
Windows:	Non-historic- other		
Doors:	Non-historic- other		
Other Materials:	Concrete		

Notes:

Due to the lack of substantive development at the front of the site, the location upon Church Lane, and the previous residential and industrial uses of the property within the period of significance, the subject property is contributing under Criterion I.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	42-68 CHURCH LN	Classification:	Contributing
Resource Identifier:	Building 5	OPA Account Number:	884560200
Designation Date:	Not individually designated	Base Reg. Number:	096N030122

Historical Data

Historic Name:	James F. Nolen & Sons	Year Built:	Before 1957
Current Name:	Nolen Building Materials	Associated Individual:	James F. Nolen
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	James F. Nolen & Sons

Social History:

Building 5, also built prior to 1957, is a one-story shed of cinder block construction, once used for tire storage. The building is non-contributing. The subject property was previously used for residential and industrial purposes.

References:

Zoning Permit No. 46242, 10 July 1952, Bureau of Engineering Surveys and Zoning, City of Philadelphia. Source: Zoning Archives for 42 Church Lane, Atlas, City of Philadelphia.; and Permit No. 901, 18 February 1952, City of Philadelphia. Source: City Archi

Physical Description

Style:		Current Function:	Commercial/Retail
Stories: 1	Bays: 2	Additions/Alterations:	The building has been altered over time as needed for business purposes.
Foundation:	Stone	Ancillary:	Other
Exterior Walls:	Concrete	Sidewalk Material:	Brick and Concrete
Roof:	Flat; other	Site Features:	Chain- link fence, Concrete driveway, Concrete walkway,
Windows:	Non-historic- other		
Doors:	Non-historic- other		
Other Materials:	Concrete		

Notes:

Due to the lack of substantive development at the front of the site, the location upon Church Lane, and the previous residential and industrial uses of the property within the period of significance, the subject property is contributing under Criterion I.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	42-68 CHURCH LN	Classification:	Contributing
Resource Identifier:	Building 6	OPA Account Number:	884560200
Designation Date:	Not individually designated	Base Reg. Number:	096N030122

Historical Data

Historic Name:	James F. Nolen & Sons	Year Built:	Before 1920
Current Name:	Nolen Building Materials	Associated Individual:	James F. Nolen
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Commercial/ Retail	Builder:	James F. Nolen & Sons

Social History:

Building 6, built prior to the 1920s, is a one-and-one-half-story structure of rubble stone construction, likely designed for industrial purposes and later reconfigured for vehicle storage. The building is non-contributing.

References:

Zoning Archives, City of Philadelphia.

Physical Description

Style:		Current Function:	Commercial/Retail
Stories: 2	Bays: 5	Additions/Alterations:	The building has been altered over time as needed for business purposes.
Foundation:	Stone	Ancillary:	Other
Exterior Walls:	Stucco	Sidewalk Material:	Brick and Concrete
Roof:	Flat; other	Site Features:	Chain- link fence, Concrete driveway, Stone wall
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Stone		

Notes:

Due to the lack of substantive development on the site, the location upon Church Lane, and the previous residential use of the property within the period of significance, the subject property is contributing under Criterion I.

42-68 CHURCH LANE

BUILDING 1



Looking SE, Nolen Building, 42-68 Church Lane. Source: Keeping Society of Philadelphia, 2023.

42-68 CHURCH LANE
BUILDINGS 2, 3, 4, 5, & 6



Top: Looking SE, Masonry Buildings of Nolen, 42-68 Church Lane. Source: Atlas, City of Philadelphia, 2023.
Bottom: Looking SE, the subject property from Church Lane. Source: Keeping Society of Philadelphia, 2023.

42-68 CHURCH LANE
BUILDINGS 2, 3, 4, 5, & 6



Top: Looking SE, Masonry Buildings of Nolen, 42-68 Church Lane. Source: Atlas, City of Philadelphia, 2023.
Bottom: Looking SE, the subject property from Church Lane. Source: Keeping Society of Philadelphia, 2023.

42-68 CHURCH LANE
BUILDINGS 2, 3, 4, 5, & 6



Top: Looking SE, Masonry Buildings of Nolen, 42-68 Church Lane. Source: Atlas, City of Philadelphia, 2023.
Bottom: Looking SE, the subject property from Church Lane. Source: Keeping Society of Philadelphia, 2023.

42-68 CHURCH LANE
BUILDINGS 2, 3, 4, 5, & 6



Top: Looking SE, Masonry Buildings of Nolen, 42-68 Church Lane. Source: Atlas, City of Philadelphia, 2023.
Bottom: Looking SE, the subject property from Church Lane. Source: Keeping Society of Philadelphia, 2023.

42-68 CHURCH LANE
BUILDINGS 2, 3, 4, 5, & 6



Top: Looking SE, Masonry Buildings of Nolen, 42 Church Lane. Middle: Looking E, Stone Garage of Nolen, 42 Church Lane. Bottom: Retaining wall of Nolen at 42 Church Lane. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	45 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	881210725
Designation Date:	Not individually designated	Base Reg. Number:	067N230112

Historical Data

Historic Name:	Seminole Hall	Year Built:	1889
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes
Hist. Resource Type:	Institutional	Architect:	Unknown
Historic Function:	Office/Professional	Builder:	M.D. Wartman

Built in 1889, Seminole Hall is a 3-story masonry building that was constructed as a hall for this branch of the Improved Order of Red Men (I.O.R.M.). The building is an unusual and important specimen of an institutional space that was subsidized by a row of houses that continue to occupy the first and second floors. The hall entrance is on the first floor at Church Lane, while the row houses are accessed by a pedestrian lane at the southwest side of the building with small yards that were originally delineated with iron fences. The I.O.R.M. had been active at the site for some years prior to the erection of Seminole Hall, when the subject property was home to a stone mill building. Wyndham Stokes built the former mill in 1838 at which time the building served as the first steam powered mill in Philadelphia. While the technology proved to be problematic and the mill ceased in its original use, Stokes repurposed the building as a hall for several decades. The Stokes Mill was eventually demolished for the subject building.

References:

Permit No. 2700, 2 August 1889. Source: CAP.; and The Philadelphia Real Estate Record & Builders' Guide, 21 August 1889, 394.

Physical Description

Style:	Italianate	Current Function:	Multi-unit Residential
Stories: 3	Bays: 3	Additions/Alterations:	A one-story addition has been added to the side of the building.
Foundation:	Stone	Ancillary:	Other
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Gable; asphalt shingles	Site Features:	Brick walkway, Flower beds, Iron fence, Wrought iron gate
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Stone		

Notes:

Due to its location on Church Lane, and the preservation of its open side yard space, the subject property is also contributing under Criterion I.

SEMINOLE HALL (1889)
45 CHURCH LANE



Top: The NW side of Church Lane. Bottom: The “Seminole Hall” plaque in the façade of 45 Church Lane. Source: Keeping Society of Philadelphia, 2023.

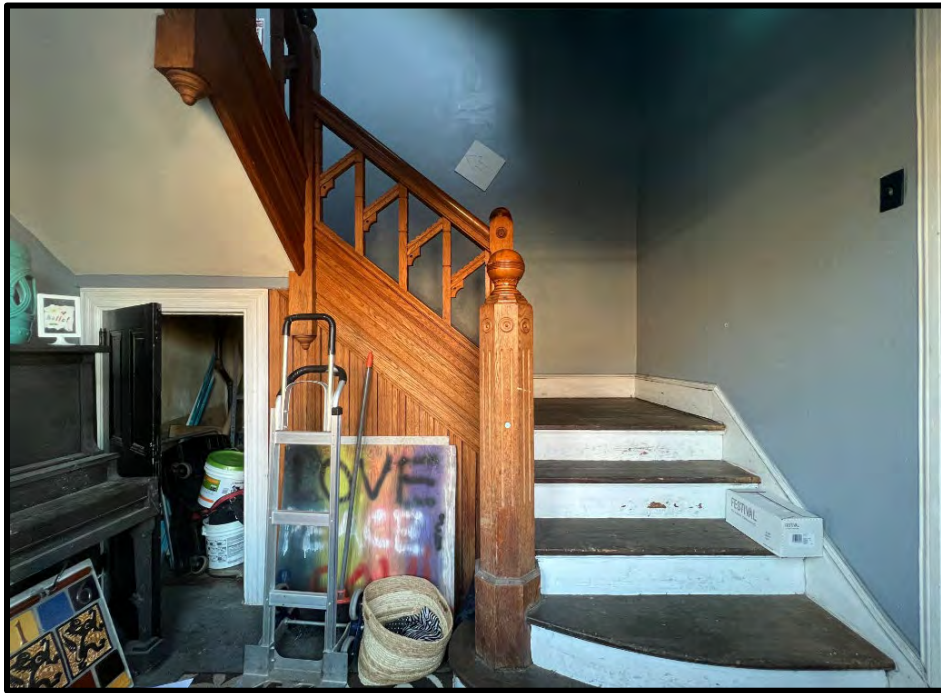
SEMINOLE HALL (1889)

45 CHURCH LANE



Top: The SE elevation. Source: Keeping Society of Philadelphia, 2023. Bottom: The SW and SE elevations in 1971. Source: DOR.

SEMINOLE HALL (1889)
45 CHURCH LANE



Interior view of Seminole Hall. Source: Keeping Society of Philadelphia, 2023.

SEMINOLE HALL (1889)

45 CHURCH LANE



Top left: The SW elevation, showing the yards of the rowhouses of Seminole Hall. Source: Keeping Society of Philadelphia, 2023. Top right: The SW elevation, showing the yards of the rowhouses of Seminole Hall in 1971. Source: Philadelphia Historical Commission, DOR Archives. Bottom: The side elevations and yards of the rowhouses of Seminole Hall. Source: Keeping Society of Philadelphia, 2023.

THE NORTHWEST SIDE OF CHURCH LANE



The NW side of Church Lane. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	49 CHURCH LN	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	122038700
Designation Date:	Not individually designated	Base Reg. Number:	067N230204

Historical Data

Historic Name:	Unknown	Year Built:	ca.1867-89
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

According to local atlases, the subject building appears to have been constructed between 1876 and 1889. However, it could have existed years, as the employment of 49 Mill Street was in place by 1867, when that address was occupied by Sarah Packer, the widow of Jacob Packer. By the following year, Sarah Packer appears to have taken a boarder, William Nunemaker, a carpenter.

References:

1867 Philadelphia City Directory.; 1876 22nd Ward Atlas.; and 1889 22nd Ward Atlas.

Physical Description

Style:	Vernacular	Current Function:	Private Residence
Stories: 2	Bays: 2	Additions/Alterations:	A brick façade has been added to what appears to have been a stone building.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Brick		

Notes:

Due to its location on Church Lane, and the preservation of its open yard space, the subject property is also contributing under Criterion I.

49 CHURCH LANE (CA.1867-89)



Top: The SE and NE elevations. Bottom: SW and SE elevations. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	51 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122038800
Designation Date:	3/29/1966	Base Reg. Number:	067N230205

Historical Data

Historic Name:	Stokes Twin	Year Built:	ca.1839-58
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

Between 1839 and 1853, Wyndham H. Stokes, a local businessman, developer, and politician, developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Featuring Federal and Greek Revival stylistic overtones, the two-bay twins at Nos. 51-53 and Nos. 59-61 were likely built between 1839 and 1858, a timeframe based on both Stokes' initial ownership of the property and the presence of the houses in an 1858 photograph. By 1867, the subject house was occupied by James B. Gibson, a carpenter. The next year (1868) the occupants included Charles Siddons and John Siddons, both of whom were weavers.

References:

Deed: William E. Morris, et. al., to Wyndham H. Stokes, 12 May 1853, Philadelphia Deed Book T.H., No. 80, p. 519. Source: City Archives of Philadelphia.

Physical Description

Style:	Greek Revival	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The porch was removed.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Concrete, Wood		

Notes:

Due to the age of the subject house, its location on Church Lane, and the preservation of its open yard space, the subject property is also contributing under Criterion I.

51 CHURCH LANE (CA.1839-58)



The primary elevation of the subject property in 2023. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	53 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122038900
Designation Date:	3/29/1966	Base Reg. Number:	067N230159

Historical Data

Historic Name:	Stokes Twin	Year Built:	ca.1839-58
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes; George Selsor
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

Between 1839 and 1853, Wyndham H. Stokes, a local businessman, developer, and politician, developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Featuring Federal and Greek Revival stylistic overtones, the two-bay twins at Nos. 51-53 and Nos. 59-61 were likely built between 1839 and 1858, a timeframe based on both Stokes' initial ownership of the property and the presence of the houses in an 1858 photograph. By 1868, the subject house was occupied by George Selsor, of Selsor, Cook & Co. The firm was comprised of George Selsor and William Cook, manufacturers of tools, at 44 Armat Street.

References:

Deed: William E. Morris, et. al., to Wyndham H. Stokes, 12 May 1853, Philadelphia Deed Book T.H., No. 80, p. 519. Source: City Archives of Philadelphia.

Physical Description

Style:	Georgian/Federal/Greek Revival	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The porch has been altered in an unsympathetic manner.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Driveway pillars
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due to the age of the subject house, its location on Church Lane, and the preservation of its open yard space, the subject property is also contributing under Criterion I.

53 CHURCH LANE (CA.1839-58)



Top: The SE and NE elevations. Bottom left: SE elevation. Bottom right: The subject property in 1934, formerly the home of Frances Gallina. Source: GHS.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	59 CHURCH LN	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	122039000
Designation Date:	3/29/1966	Base Reg. Number:	067N230128

Historical Data

Historic Name:	Stokes Twin; Mason House	Year Built:	ca.1839-58
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes; John L. Mason
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:		Builder:	Unknown

Between 1839 and 1853, Wyndham H. Stokes, a local businessman, developer, and politician, developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Featuring Federal and Greek Revival stylistic overtones, the two-bay twins at Nos. 51-53 and Nos. 59-61 were likely built between 1839 and 1858, a timeframe based on both Stokes' initial ownership of the property and the presence of the houses in an 1858 photograph. By 1867, the subject house appears to have been occupied by John L. Mason, a bookkeeper.

References:

Deed: German Reformed Congregation to Wyndham H. Stokes, 28 March 1839, Philadelphia Deed Book G.S., No. 6, p. 71. Source: City Archives of Philadelphia.; Ancestry.com.; and 1867 City Directory.

Physical Description

Style:	Georgian/Federal	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The porch has been altered and/or rebuilt.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Concrete walkway, Retaining wall, Stone Wall
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Vinyl, Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

59 CHURCH LANE (CA.1839-58)



Top: The SE and SW elevations. Bottom: The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	61 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122039100
Designation Date:	3/29/1966	Base Reg. Number:	067N230141

Historical Data

Historic Name:	Stokes Twin; Fanshawe House	Year Built:	ca.1839-58
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes; Catharine A. F
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

Between 1839 and 1853, Wyndham H. Stokes, a local businessman, developer, and politician, developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Featuring Federal and Greek Revival stylistic overtones, the two-bay twins at Nos. 51-53 and Nos. 59-61 were likely built between 1839 and 1858, a timeframe based on both Stokes' initial ownership of the property and the presence of the houses in an 1858 photograph. By 1868, the subject house was occupied by Catherine A. Fanshawe, the widow of William Fanshawe, and John R. Fanshawe, an accountant, as well as William Mittenour/Nittenour, listed as both a farmer and a horse dealer.

References:

Deed: German Reformed Congregation to Wyndham H. Stokes, 28 March 1839, Philadelphia Deed Book G.S., No. 6, p. 71. Source: City Archives of Philadelphia.; Ancestry.com.; and 1868 City Directory.

Physical Description

Style:	Georgian/Federal	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The porch has been altered and/or rebuilt.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Brick walkway, Concrete walkway, Retaining wall
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Concrete, Vinyl, Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

61 CHURCH LANE (CA.1839-58)



Top: The SE and NE elevations. Bottom: The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	67 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122039205
Designation Date:	3/29/1966	Base Reg. Number:	067N230135

Historical Data

Historic Name:	Stokes Twin; Mason House	Year Built:	1853-54
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes; Margaret Maso
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:		Builder:	Unknown

Between 1839 and 1853, Wyndham H. Stokes, a local businessman, developer, and politician, developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Featuring Federal, Greek Revival, and Italianate stylistic overtones, the twins at Nos. 67-69 and Nos. 75-77 were built in ca. 1853-54, as stipulated in part by the 1853 deed when William E. Morris, civil engineer, sold the property to Wyndham H. Stokes. While similar in form, style, and material composition, these houses featured larger porches, three-bay fenestrations, and Italianate brackets within the cornice. By 1867-68, the subject house appears to have been occupied by Margaret Mason, widow of John Mason, and Henry F. Mason, a clerk, as well as several carpenters, including James McKeeman, John Leister, and William Mittenburger.

References:

Deed: William E. Morris, et. al., to Wyndham H. Stokes, 12 May 1853, Philadelphia Deed Book T.H., No. 80, p. 519. Source: City Archives of Philadelphia.; Ancestry.com.; 1867 City Directory; and 1868 City Directory.

Physical Description

Style:	Georgian/Federal/Italianate	Current Function:	Private Residence
Stories: 2.5	Bays: 3	Additions/Alterations:	Colonial Revival porch posts have been added and a faux historic railing.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Concrete walkway, Retaining wall, Stone wall
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Vinyl, Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

67 CHURCH LANE (1853-54)



Top: The SE and SW elevations. Bottom: The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	69 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122039300
Designation Date:	3/29/1966	Base Reg. Number:	067N230121

Historical Data

Historic Name:	Stokes Twin; Butler House	Year Built:	1853-54
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes; Bayard Butler
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residen	Builder:	Unknown

Between 1839 and 1853, Wyndham H. Stokes, a local businessman, developer, and politician, developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Featuring Federal, Greek Revival, and Italianate stylistic overtones, the twins at Nos. 67-69 and Nos. 75-77 were built in ca.1853-54, as stipulated in part by the 1853 deed when William E. Morris, civil engineer, sold the property to Wyndham H. Stokes. While similar in form, style, and material composition, these houses featured larger porches, three-bay fenestrations, and Italianate brackets within the cornice. By 1867, the subject house appears to have been occupied by the Butler family, including both Bayard Bulter and Joshua M. Butler. Bayard Butler was then the cashier of a bank at 238 S. 3rd Street, demonstrating the social spectrum that the block housed in the post-Civil War period.

References:

Deed: William E. Morris, et. al., to Wyndham H. Stokes, 12 May 1853, Philadelphia Deed Book T.H., No. 80, p.519.; Ancestry.com.; and 1867 Philadelphia City Directory.

Physical Description

Style:	Georgian/Federal/Italianate	Current Function:	Private Residence
Stories: 2.5	Bays: 3	Additions/Alterations:	The porch posts have been altered, as well as the railing.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Concrete walkway, Flagstone walkway, Iron fence, Wrought iron
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Vinyl, Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

69 CHURCH LANE (1853-54)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

70-72-74-76 AND 78-80 CHURCH LANE



Top: Looking SE, NW elevations of 70-72-74-76 and 78-80 Church Lane. Bottom: Looking SE, the NW elevations of 70-72-74-76 and 78-80 Church Lane. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	70 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122029400
Designation Date:	Not individually designated	Base Reg. Number:	096N030035

Historical Data

Historic Name:	Browning House	Year Built:	1872
Current Name:	Unknown	Associated Individual:	Elias Cox
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:		Builder:	Unknown

The subject house appears to have been developed by Elias Cox, being built by 1872. Cox sold the property to John Browning in November 1872. It was later willed to Eliza Browning. In 1886, the house was sold to William G. Hammer.

References:

Reg. Plan No. 96-N-3-A, New Historical Index, City of Philadelphia.

Physical Description

Style:	Italianate	Current Function:	Private Residence
Stories: 2	Bays: 2	Additions/Alterations:	The façade has been stuccoed.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	
Roof:	Flat; other	Site Features:	
Windows:	Historic and non-historic		
Doors:	Not visible		
Other Materials:			

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

70 CHURCH LANE (1872)



The NW and SW elevations. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	72 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122029500
Designation Date:	Not individually designated	Base Reg. Number:	096N030037

Historical Data

Historic Name:	Ackley House	Year Built:	1872
Current Name:	Unknown	Associated Individual:	Elias Cox
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

The subject house appears to have been developed by Elias Cox, being built by 1872. Cox sold the property to Sarah Ackley in December 1872. It was later deeded to Patrick Lee in 1881, who later willed the house to Ivan R. Lee.

References:

Reg. Plan No. 96-N-3-A, New Historical Index, City of Philadelphia.

Physical Description

Style:	Italianate	Current Function:	Private Residence
Stories: 2	Bays: 2	Additions/Alterations:	A mansard roof was added as a third floor.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Concrete walkway, Retaining wall, Stone Wall
Windows:	Historic and non-historic		
Doors:	Non-historic- wood		
Other Materials:			

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

72 CHURCH LANE (1872)



The NW and SW elevations. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	74 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122029600
Designation Date:	Not individually designated	Base Reg. Number:	096N030038

Historical Data

Historic Name:	Donagan House	Year Built:	1872
Current Name:	Unknown	Associated Individual:	Elias Cox
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:		Builder:	Unknown

The subject house appears to have been developed by Elias Cox, being built by 1872. Cox sold the property to William H. Donagan in February 1887.

References:

Reg. Plan No. 96-N-3-A, New Historical Index, City of Philadelphia.

Physical Description

Style:	Italianate	Current Function:	Private Residence
Stories: 2	Bays: 2	Additions/Alterations:	An enclosed porch was added historically.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Concrete walkway, Retaining wall, Stone Wall
Windows:	Historic and non-historic		
Doors:	Non-historic- wood		
Other Materials:	Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

74 CHURCH LANE (1872)



The NW and SW elevations. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	75 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122039400
Designation Date:	3/29/1966	Base Reg. Number:	067N230123

Historical Data

Historic Name:	Stokes Twin; Pleasants House	Year Built:	1853-54
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes; Charles P. Plea
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

Between 1839 and 1853, Wyndham H. Stokes, a local businessman, developer, and politician, developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Featuring Federal, Greek Revival, and Italianate stylistic overtones, the twins at Nos. 67-69 and Nos. 75-77 were built in ca. 1853-54, as stipulated in part by the 1853 deed when William E. Morris, civil engineer, sold the property to Wyndham H. Stokes. While similar in form, style, and material composition, these houses featured larger porches, three-bay fenestrations, and Italianate brackets within the cornice. By 1868, the subject house appears to have been occupied by Charles P. Pleasants, a merchant of musical instruments at 929 Chestnut Street.

References:

Deed: William E. Morris, et. al., to Wyndham H. Stokes, 12 May 1853, Philadelphia Deed Book T.H., No. 80, p. 519. Source: CAP.; and Ancestry.com.

Physical Description

Style:	Georgian/Federal/Italianate	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The porch posts have been altered.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Flagstone walkway, Flower beds, Iron fence, Retaining wall, Stone
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

75 CHURCH LANE (1853-54)



Top: The SE and SW elevations. Bottom: The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	76 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122029700
Designation Date:	Not individually designated	Base Reg. Number:	096N030040

Historical Data

Historic Name:	Solomon House	Year Built:	1872
Current Name:	Unknown	Associated Individual:	Elias Cox
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

The subject house appears to have been developed by Elias Cox, being built by 1872. Cox sold the property to Stephan L. Solomon in January 1881. The house was sold to Job R. Mansfield in 1903 and again to Stephen and Alice Underwood in 1920.

References:

Reg. Plan No. 96-N-3-A, New Historical Index, City of Philadelphia.

Physical Description

Style:	Italianate	Current Function:	Private Residence
Stories: 2	Bays: 2	Additions/Alterations:	
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Brick walkway, Concrete walkway, Flower beds, Iron fence, Retaining
Windows:	Historic and non-historic		
Doors:	Historic- wood		
Other Materials:	Glass Block, Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

76 CHURCH LANE (1872)



The NW elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	77 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122039500
Designation Date:	3/29/1966	Base Reg. Number:	067N230124

Historical Data

Historic Name:	Stokes Twin	Year Built:	1853-54
Current Name:	Unknown	Associated Individual:	Wyndham H. Stokes
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

Between 1839 and 1853, Wyndham H. Stokes, a local businessman, developer, and politician, developed four sets of twins along the northwest side of Church Lane, which derived from two separate land purchases. These masonry twins, clad in smooth-faced stucco, include the following Church Lane addresses: Nos. 51-53, Nos. 59-61, Nos. 67-69, and Nos. 75-77. Featuring Federal, Greek Revival, and Italianate stylistic overtones, the twins at Nos. 67-69 and Nos. 75-77 were built in ca. 1853-54, as stipulated in part by the 1853 deed when William E. Morris, civil engineer, sold the property to Wyndham H. Stokes. While similar in form, style, and material composition, these houses featured larger porches, three-bay fenestrations, and Italianate brackets within the cornice. By 1868, the subject house was occupied by John T. Comly.

References:

Deed: William E. Morris, et. al., to Wyndham H. Stokes, 12 May 1853, Philadelphia Deed Book T.H., No. 80, p. 519. Source: CAP.; and Ancestry.com.

Physical Description

Style:	Georgian/Federal/Italianate	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Flagstone walkway, Flower beds, Iron fence, Wrought iron gate
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

77 CHURCH LANE (1853-54)



Top: The SE and NE elevations. Bottom: The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	78 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122029800
Designation Date:	Not individually designated	Base Reg. Number:	096N030041

Historical Data

Historic Name:	Shore House	Year Built:	ca.1872-76
Current Name:	Unknown	Associated Individual:	Thomas Shore, Robert Shore, and Ja
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

Social History:

Between 1872 and 1876, the subject house appears to have been developed and built as one half of a twin by the Shore family, who operated the Shore Bros. Machine Works at 82-88 Church Lane. The house was owned by James Shore, Thomas Shore, and Fannie Shore over the years.

References:

Reg. Plan No. 96-N-3-A, New Historical Index, City of Philadelphia.; 1871 Germantown Atlas; and 1876 22nd Ward Atlas.

Physical Description

Style:	Italianate	Current Function:	Private Residence
Stories: 2	Bays: 2	Additions/Alterations:	Front porch.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Retaining wall, Stone wall
Windows:	Historic and non-historic		
Doors:	Historic- wood		
Other Materials:	Glass Block, Stone, Wood		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

78 CHURCH LANE (CA.1872-76)



The NW and SW elevations. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	80 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122029900
Designation Date:	Not individually designated	Base Reg. Number:	096N030128

Historical Data

Historic Name:	Shore House	Year Built:	ca.1872-76
Current Name:	Unknown	Associated Individual:	Thomas Shore, Robert Shore, and Ja
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

Between 1872 and 1876, the subject house appears to have been developed and built as one half of a twin by the Shore family, who operated the Shore Bros. Machine Works at 82-88 Church Lane. Originally the house was part of the property at 82-88 Church Lane, but was eventually subdivided onto its own lot.

References:

Reg. Plan No. 96-N-3-A, New Historical Index, City of Philadelphia.; 1871 Germantown Atlas; and 1876 22nd Ward Atlas.

Physical Description

Style:	Italianate	Current Function:	Private Residence
Stories: 2	Bays: 2	Additions/Alterations:	Porch not present.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Brick walkway, Concrete walkway, Stone wall, Tall hedges
Windows:	Historic and non-historic		
Doors:	Non-historic- wood		
Other Materials:	Granite, Marble		

Notes:

Due age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

80 CHURCH LANE (CA.1872-76)



Left: The NE and NW elevations. Source: Keeping Society of Philadelphia, 2023. Right: The NE and NW elevations in 1969. Source: DOR Archives.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	81 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122039600
Designation Date:	3/29/1966	Base Reg. Number:	067N230178

Historical Data

Historic Name:	Charles Spencer Twin	Year Built:	ca.1850-51
Current Name:	Unknown	Associated Individual:	Charles Spencer, Manufacturer
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

The subject house was built as a twin in ca.1850-51 by Charles Charles Spencer, a prominent Germantown mill owner, who operated a large industrial complex at Armat and Lena Streets. Spencer purchased the ground, upon which the subject twin was built, in 1850, and construction likely began soon after. By 1868, the subject house was occupied by Amanda James, widow of Jeremiah James. In 1907, the Estate of Charles Spencer sold the subject house to its first owner occupant, Edward Phillips.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia

Physical Description

Style:	Georgian/Federal/Italianate	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	Unknown
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Gable; asphalt shingles	Site Features:	Concrete walkway
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due to the industrial history and age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Criterion I.

81 CHURCH LANE (CA.1850-51)



Top: The SE elevation. Bottom: The SE and SW elevations. Source: Keeping Society of Philadelphia, 2023.

CHURCH LANE AND LENA STREET



Top: Looking NE, Church Lane and Lena Street. Bottom: Looking SW on Church Lane from Lena Street. Source: Keeping Society of Philadelphia, 2023.

**CHURCH LANE AND LENA STREET
FORMERLY MILL AND CUMBERLAND STREETS**



Top: The NW elevation of Hamill's Mill. Bottom: The NE elevation of Shore Brothers Machine Works. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	82-88 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	884342075
Designation Date:	Not individually designated	Base Reg. Number:	096N030129

Historical Data

Historic Name:	Shore Brothers Machine Works	Year Built:	ca.1866
Current Name:	Unknown	Associated Individual:	Thomas Shore, Robert Shore, and Ja
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Industrial	Builder:	Unknown

Social History:

In January 1866, Thomas Shore, a machinist from England, purchased the subject property from John Armstrong. The property then included 100' front on Church Lane, extending to the southwest from Lena Street. Shore appears to have built the mill on the subject property around the time of purchase. The Shore family built a twin to the southwest of their industrial building, where the family lived for many decades. Shore Bros. were machinists, which included the production of iron work for buildings and structures in Germantown and Philadelphia. In fact, Shore Bros. completed the iron fence around the Soilders Monument in Market Square. The property was later deeded to Stephen Coulter, a trustee, on June 19, 1873, at which time it was deeded to Thomas Shore, Robert Shore, and James Shore. In 1884, the property was deeded to Thomas Shore, and, in 1912, to various heirs of the Shore family. The property was sold to George P. Kinzel in 1917.

References:

Reg. Plan No. 96-N-3-A, New Historical Index, City of Philadelphia.; 1871 Germantown Atlas; and 1876 22nd Ward Atlas.

Physical Description

Style:	Vernacular	Current Function:	Commercial/Retail
Stories: 2	Bays: 4	Additions/Alterations:	The rubble stone building has been stuccoed, reducing the size of the windows on Church Lane.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Gable; asphalt shingles	Site Features:	Concrete walkway
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Stucco		

Notes:

Due to the industrial history and age of the subject building, its siting on Church Lane, and its preserved open yard space, the subject property is contributing under Crtierion I.

SHORE BROTHERS MACHINE WORKS (CA.1866)
82-88 CHURCH LANE



Top: The NW elevation. Source: Keeping Society of Philadelphia, 2023. Bottom: The NW and NE elevation, taken by Mallis on 5 May 1959. Source: DOR Archives.

SHORE BROTHERS MACHINE WORKS (CA.1866)
82-88 CHURCH LANE



Top: The NW and NE elevations. Source: Keeping Society of Philadelphia, 2023. Bottom: The NW and NE elevations, taken by Mallis on 5 May 1959. Source: DOR Archives.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	83 CHURCH LN	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	122039702
Designation Date:	Not individually designated	Base Reg. Number:	067N230177

Historical Data

Historic Name:	Charles Spencer Twin	Year Built:	ca.1850-51
Current Name:	Unknown	Associated Individual:	Charles Spencer, Manufacturer
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

The subject house was built as a twin in ca.1850-51 by Charles Charles Spencer, a prominent Germantown mill owner, who operated a large industrial complex at Armat and Lena Streets. Spencer purchased the ground, upon which the subject twin was built, in 1850, and construction likely began soon after. By 1867, the subject house was occupied by William R. Mason, a clerk. In 1907, the Estate of Charles Spencer sold the subject house to its first owner occupants, Elias H. and Sarah Elston.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia

Physical Description

Style:	Georgian/Federal	Current Function:	Private Residence
Stories: 2.5	Bays: 2.5	Additions/Alterations:	Rear additions have been completed in the past.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Gable; asphalt shingles	Site Features:	
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due to the age of the subject building, its unchanged location, the surviving yard space, and its siting upon Church Lane, the subject property is contributing under Criterion I.

83 CHURCH LANE (CA.1850-51)



Top: The SE elevation. Bottom: The SE and SW elevations.. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	85 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122039805
Designation Date:	Not individually designated	Base Reg. Number:	067N230180

Historical Data

Historic Name:	Spencer Stone Wall	Year Built:	ca.1995 (twin); ca.1900 (wall)
Current Name:	Unknown	Associated Individual:	Charles Spencer, Manufacturer
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:		Builder:	Unknown

Once home to a two-and-one-half-story brick twin, the historic building was demolished and replaced with the neo-Gothic Revival style twin in ca.1995. While the building is non-contributing, the stone wall at the front, side, and rear of the property are contributing to the proposed historic district.

References:

The age of the stone wall was determined through visual observation.

Physical Description

Style:	Gothic Revival	Current Function:	Multi-unit Residential
Stories: 2.5	Bays: 2	Additions/Alterations:	
Foundation:	Concrete	Ancillary:	
Exterior Walls:	Stucco	Sidewalk Material:	Concrete
Roof:	Cross-gable; asphalt shingles	Site Features:	Stone Wall
Windows:	Non-historic- vinyl		
Doors:	Non-historic- vinyl		
Other Materials:	Stone		

Notes:

Located along the unit block of Church Lane, the subject property is contributing under Criterion I.

85 CHURCH LANE



Top: The SE elevation. Source: Keeping Society of Philadelphia, 2023. Bottom: The SE and NE elevations, taken by Mallis on 4 May 1959. Source: DOR Archives.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	87 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122039905
Designation Date:	Not individually designated	Base Reg. Number:	067N230181

Historical Data

Historic Name:	Spencer Stone Wall	Year Built:	ca.1995 (twin); ca.1900 (wall)
Current Name:	Unknown	Associated Individual:	Charles Spencer, Manufacturer
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:		Builder:	Unknown

Once home to a two-and-one-half-story brick twin, the historic building was demolished and replaced with the neo-Gothic Revival style twin in ca.1995. While the building is non-contributing, the stone wall at the front, side, and rear of the property are contributing to the proposed historic district.

References:

The age of the stone wall was determined through visual observation.

Physical Description

Style:	Gothic Revival	Current Function:	
Stories: 2.5	Bays: 2	Additions/Alterations:	
Foundation:	Concrete	Ancillary:	
Exterior Walls:	Stucco	Sidewalk Material:	Concrete
Roof:	Cross-gable; asphalt shingles	Site Features:	
Windows:	Non-historic- vinyl		
Doors:	Non-historic- vinyl		
Other Materials:			

Notes:

Located along the unit block of Church Lane, the subject property is contributing under Criterion I.

87 CHURCH LANE



Top: The SE and NE elevations. Source: Keeping Society of Philadelphia, 2023. Bottom: The SE and NE elevations, taken by Mallis on 4 May 1959. Source: DOR Archives.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	201-03 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122040005
Designation Date:	Not individually designated	Base Reg. Number:	067N240124

Historical Data

Historic Name:	Clark House	Year Built:	ca.18521-70
Current Name:	Unknown	Associated Individual:	E. W. Clark
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

The subject twin appears to have been constructed between 1851 and 1871. In 1871, the house was owned and/or occupied by E.W. Clark.

References:

1871 Germantown Atlas.

Physical Description

Style:	Georgian/Federal/Italianate	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	Historic additions append the rear.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Brick walkway, Iron fence, Stone Wall, Wrought iron gate
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Located just beyond the unit block of Church Lane, the subject property is contributing under Criterion I.

201-03 CHURCH LANE (CA.1852-70)



Top: The SW and SE elevations. Source: Keeping Society of Philadelphia, 2023. Bottom: The SW and SE elevations, taken by Mallis on 4 May 1959. Source: DOR Archives.

201-03 CHURCH LANE (1852-70)



Top: The SW elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	205 CHURCH LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122040100
Designation Date:	Not individually designated	Base Reg. Number:	067N240125

Historical Data

Historic Name:	Alberger House	Year Built:	ca.1852-70
Current Name:	Unknown	Associated Individual:	John Alberger
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

The subject twin appears to have been constructed between 1851 and 1870. By 1870, the subject house was owned and occupied by John Alberger of John Alburger & Co., specializing in trimmings, at 803 Market Street in Philadelphia. The partnership was between John Alberger, John F. Stoer, and William K. Parker.

References:

1874 Philadelphia City Directory

Physical Description

Style:	Georgian/Federal/Italianate	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	Historic additions append the rear.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Side-gable; asphalt shingles	Site Features:	Concrete walkway, Mature trees
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Stone, Wood		

Notes:

Located just beyond the unit block of Church Lane, the subject property is contributing under Criterion I.

205 CHURCH LANE (CA.1852-70)



The SE and NE Elevations. Source: Keeping Society of Philadelphia, 2023.

NORTHEAST SIDE OF LENA STREET (FORMERLY CUMBERLAND STREET)



SW side of Lena Street. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5416-26 LENA ST	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	884560810
Designation Date:	Not individually designated	Base Reg. Number:	096N030043

Historical Data

Historic Name:	New Lena Garage	Year Built:	ca.1914-30
Current Name:	Unknown	Associated Individual:	Unknown
Hist. Resource Type:	Warehouse	Architect:	Unknown
Historic Function:	Warehouse	Builder:	Unknown

Social History:

In 1914, the subject property was occupied by the Staybestos Manufacturing Company just before the company moved to Wayne Junction. By 1930, the subject building likely stood on the property, then owned and operated as a garage and warehouse by the New Lena Garage.

References:

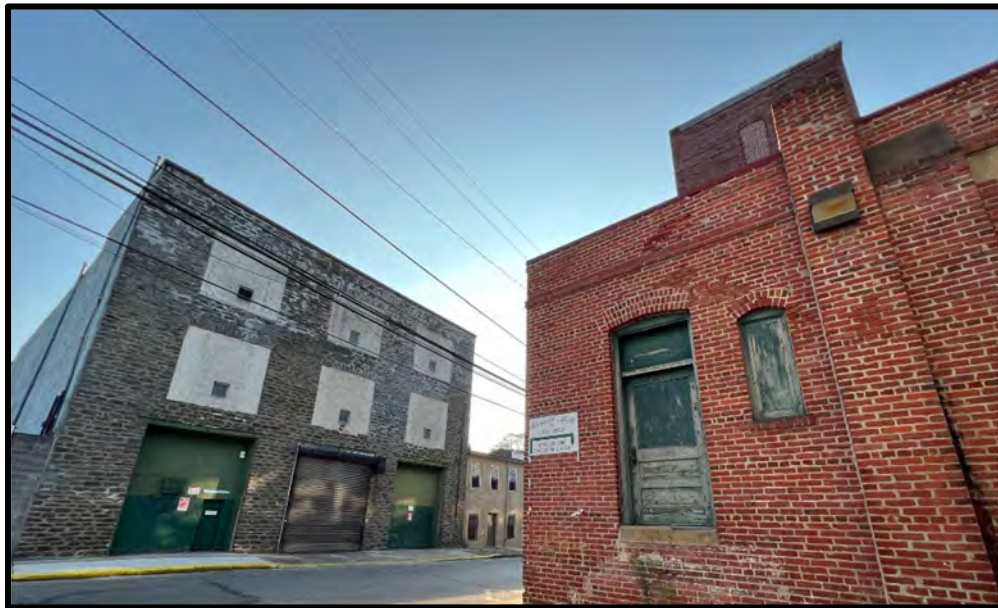
Unknown Germantown Publication, August 1914. Source: GHS.; and Permit No. 591, City of Philadelphia, 13 February 1930.

Physical Description

Style:	Industrial	Current Function:	Industrial
Stories: 3	Bays: 3	Additions/Alterations:	The windows have been infilled and new doors have been added at the ground floor.
Foundation:	Concrete	Ancillary:	Other
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Stone Wall
Windows:	Infilled		
Doors:	Non-historic		
Other Materials:	Asphalt		

Notes:

NEW LENA GARAGE
5416-26 LENA STREET



Top: The NE elevation of the New Lena Garage. Bottom: The NE elevation of the New Lena Garage. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5417 LENA ST	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122138205
Designation Date:	Not individually designated	Base Reg. Number:	122138205

Historical Data

Historic Name:	Jonathan Patrick Twin	Year Built:	ca.1871-76
Current Name:	Unknown	Associated Individual:	Jonathan Patrick
Hist. Resource Type:	Twin	Architect:	Unknown
Historic Function:	Residential	Builder:	Unknown

The twin at 5417 Lena Street was built as one-half of a stone twin between 1871 and 1876 by Jonathan Patrick.

References:

1871 Germantown Atlas.; and 1876 22nd Ward Atlas.

Physical Description

Style:		Current Function:	Private Residence
Stories:	2.5	Bays:	2
Foundation:	Stone	Additions/Alterations:	The building has been substantially renovated.
Exterior Walls:	Stucco	Ancillary:	
Roof:	Side-gable; asphalt shingles	Sidewalk Material:	Concrete
Windows:	Non-historic- vinyl	Site Features:	
Doors:	Non-historic- vinyl		
Other Materials:	Wood		

Notes:

5417 LENA STREET



The SW and SE elevations of the subject property. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5419 LENA ST	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122138300
Designation Date:	Not individually designated	Base Reg. Number:	096N010049

Historical Data

Historic Name:	Unknown	Year Built:	NA
Current Name:	Unknown	Associated Individual:	Jonathan Patrick
Hist. Resource Type:		Architect:	Unknown
Historic Function:		Builder:	

The subject vacant lot at 5419 Lena Street was once home to one-half of a stone twin that was built between 1871 and 1876 by Jonathan Patrick.

References:

1871 Germantown Atlas.; and 1876 22nd Ward Atlas.

Physical Description

Style:		Current Function:	
Stories:		Additions/Alterations:	
Foundation:		Ancillary:	
Exterior Walls:		Sidewalk Material:	
Roof:		Site Features:	
Windows:			
Doors:			
Other Materials:			

Notes:

5419 LENA STREET



The subject vacant lot. Source: Google, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5421 LENA ST	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122138405
Designation Date:	Not individually designated	Base Reg. Number:	096N010190

Historical Data

Historic Name:	Unknown	Year Built:	1898
Current Name:	Unknown	Associated Individual:	Eli Leach, Contractor
Hist. Resource Type:	Detached Dwelling	Architect:	Unknown
Historic Function:	Residential	Builder:	Eli Leach, Contractor

The subject house, constructed of rusticated Wissahickon schist, was built in 1898 by Eli Leach, contractor of 5345 Bellefield Avenue.

References:

The Philadelphia Real Estate Record and Builders' Guide, 20 April 1898, 249.

Physical Description

Style:	Queen Anne	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The building has been renovated over the years.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Iron fence, Wrought iron gate
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Iron, Wrought Iron		

Notes:

5421 LENA STREET



The NW and SW elevations of the subject building. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5423-27 LENA ST	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	886650950
Designation Date:		Base Reg. Number:	096N010191

Historical Data

Historic Name:	Hamill Spinning Company	Year Built:	1919
Current Name:	Hamill Mill Apartments	Associated Individual:	Hamill Family
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Manufacturing	Builder:	R. M. Peterson

In 1919, a company owned by the Hamill family commissioned a two-story brick factory, measuring 43 by 176 feet, which led to the construction of the subject building. R.M. Peterson, contractor, was engaged to construct the \$56,000 structure.

References:

The Philadelphia Real Estate Record and Builders' Guide, 21 May 1919, 299.

Physical Description

Style:	Industrial	Current Function:	Residential
Stories: 3	Bays: 3	Additions/Alterations:	The windows along the Lena Street façade have been infilled, but are still readable. The garage doors are modern.
Foundation:	Stone	Ancillary:	Other
Exterior Walls:	Stone	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	Parking Lot
Windows:	Non-historic		
Doors:	Non-historic		
Other Materials:	Wood		

Notes:

Due to its close proximity to the unit block of Church Lane, the subject property is contributing under Criterion I.

**HAMILL SPINNING CO.
5423-27 LENA STREET**



The primary and side elevations of the subject building. Source: Keeping Society of Philadelphia, 2023.

**HAMILL SPINNING CO.
5423-27 LENA STREET**



Top and middle: The NE and NW elevations. Bottom: The SW elevation of a stone wall on the subject property.
Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	5429-43 LENA ST	Classification:	Significant
Resource Identifier:	Same as address	OPA Account Number:	886651000
Designation Date:	Not individually designated	Base Reg. Number:	096N010194

Historical Data

Historic Name:	B. Hamill & Co.	Year Built:	1888
Current Name:	Hamill Mill Apartments	Associated Individual:	Bernard Hamill; Bridget Hamill
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Manufacturing	Builder:	Unknown

After a fire, B. Hamill & Co.'s Mill at 5429-43 Lena Street was rebuilt in 1888 as a four-story, five-bay red brick building, which still stands on the site in 2023. The building was constructed for the manufacture of "Spin Woolen and Cotton and Woolen Mixed yarns" with raw stock on site including cotton, wool, and shoddy mixed. By 1890, the first three floors were occupied by the owner, B. Hamill & Co., employing 40 hands, using six complete sets of machines, including two pickers, two willows, six 60" cards, twelve mules, and three card grinders. The fourth floor was leased to L. Murray, a firm that employed 20 hands, conducting similar operations. Bernard and Bridget Hamill, Irish immigrants, operated on the site as early as 1885 in building constructed by an earlier manufacturer and improved under their ownership. The Hamill family was an important employer in the area and fits into the context of textile manufacturing in Germantown in the late 19th and early 20th centuries. The company was sold in 1940.

References:

"B. Hamill & Co.'s Mill," Plate 2336, Hexamer General Surveys, Vol. 24, 1890. Source: Greater Philadelphia GeoHistory Network.

Physical Description

Style:	Vernacular	Current Function:	Multi-unit Residential
Stories: 4	Bays: 5	Additions/Alterations:	The building has been renovated and/or restored at least one time.
Foundation:	Stone	Ancillary:	Other
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Gable; asphalt shingles	Site Features:	Parking Lot, Stone Wall
Windows:	Historic and non-historic		
Doors:	Historic and non-historic		
Other Materials:	Wood		

Notes:

Due to the history of the subject building, its unchanged location, the surviving yard space, and its siting upon Church Lane, the subject property is contributing under Criterion I.

HAMILL'S MILL (1888)
5429-43 LENA STREET



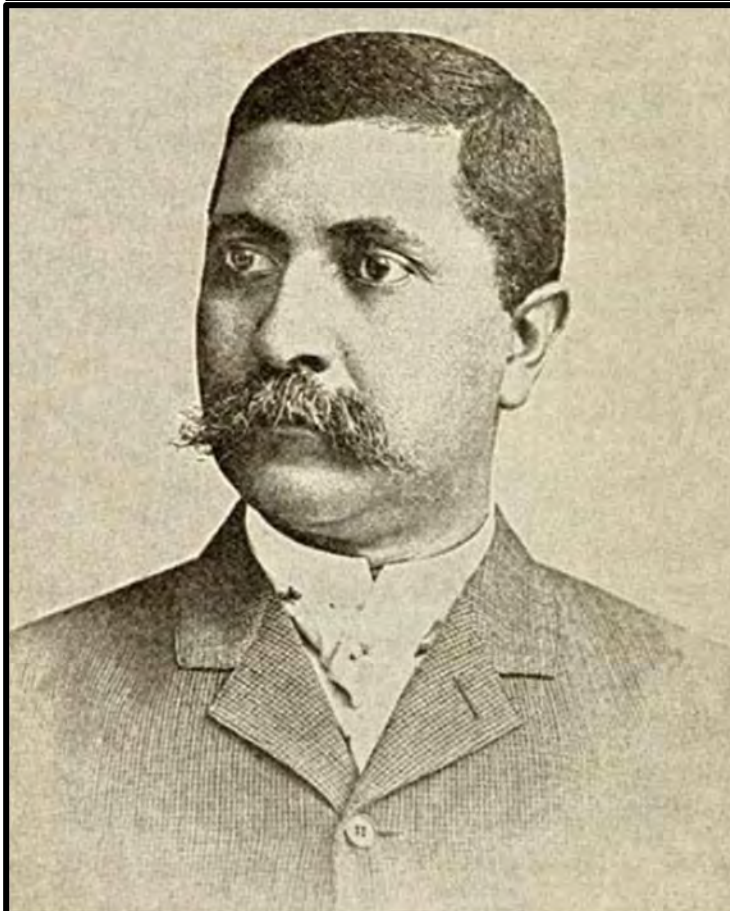
The NW elevation of Hamill's Mill in 2023 (top) and in 1959 (bottom). Source: Keeping Society of Philadelphia, 2023, and Phillyhistory.org.

HAMILL'S MILL (1888)
5429-43 LENA STREET



Top: The NW and SW elevations. Bottom: The NW and NE elevations. Source: Keeping Society of Philadelphia, 2023.

EAST SCHOOL HOUSE LANE



Top: East School House Lane. Source: GHS. Bottom: John S. Trower. Source: G.F. Richings. *Evidences of Progress among Colored People*. (Philadelphia: G.S. Ferguson, 1902), p. 307

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	19 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122051200
Designation Date:	Not individually designated	Base Reg. Number:	067N230115

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts; John S. Trow
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:		Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Charles H. Weiss, an insurance clerk, at No. 19, was an early owner occupant.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com.; and Ancestry.com.

Physical Description

Style:	Second Empire	Current Function:	Mixed Use- Residential/Commercial
Stories: 2.5	Bays: 2	Additions/Alterations:	A storefront was added historically, featuring a pent roof with brackets.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Non-historic- vinyl		
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

19 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	21-23 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	21 E School House Ln	OPA Account Number:	882017050
Designation Date:	Not individually designated	Base Reg. Number:	067N230093

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts; John S. Trow
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:		Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Mary L. Perdriau, a landlord, purchased Nos. 21, 23, 31, 37, and 39 in 1873. In 1894, the Estate of Mary L. Perdriau sold the five East School House Lane properties to John S. Trower (1849-1911), a prominent African American caterer of Germantown.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia; and Ancestry.com.

Physical Description

Style:	Second Empire	Current Function:	Multi-unit Residential
Stories: 2.5	Bays: 2	Additions/Alterations:	A two-story modern, Colonial Revival-inspired addition was added to the primary elevation.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Non-historic- vinyl		
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

21 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	21-23 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	23 E School House Ln	OPA Account Number:	882017050
Designation Date:	Not individually designated	Base Reg. Number:	067N230092

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts; John S. Trow
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Mary L. Perdriau, a landlord, purchased Nos. 21, 23, 31, 37, and 39 in 1873. In 1894, the Estate of Mary L. Perdriau sold the five East School House Lane properties to John S. Trower (1849-1911), a prominent African American caterer of Germantown.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com.

Physical Description

Style:	Second Empire	Current Function:	Mixed Use- Residential/Commercial
Stories: 2.5	Bays: 2	Additions/Alterations:	A two-story modern, Colonial Revival-inspired addition was added to the primary elevation.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Non-historic- vinyl		
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

23 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	25 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122051400
Designation Date:	Not individually designated	Base Reg. Number:	067N230096

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Vacant	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Samuel Goodfellow, a watchman in a bank, at No. 25, was an early owner-occupant. Alterations and additions occurred in 1937 and 1948.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; Ancestry.com.; Permit No. 5122, 1937, CAP.; Permit No. 4901, 1948, CAP.; and Permit No. 4902, 1948, CAP.

Physical Description

Style:	Second Empire	Current Function:	Mixed Use- Residential/Commercial
Stories: 2.5	Bays: 2	Additions/Alterations:	Historically, this building underwent renovations in the Colonial Revival style and was also enlarged at the front with a one-story addition.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Historic-metal		
Doors:	Historic- wood		
Other Materials:	Pressed Metal, Wood		

Notes:

25 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	24-36 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	885101600
Designation Date:	Not individually designated	Base Reg. Number:	067N230236

Historical Data

Historic Name:	NA	Year Built:	NA
Current Name:	Unknown	Associated Individual:	
Hist. Resource Type:	Parking Lot	Architect:	Unknown
Historic Function:	Vacant	Builder:	NA

The subject property was once the rear yard of the James Jones House and is considered contributing under Criterion I.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia

Physical Description

Style:		Current Function:	Parking
Stories:		Additions/Alterations:	This former rear yard eventually became a paved parking lot.
Foundation:		Ancillary:	
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	Parking Lot
Windows:			
Doors:			
Other Materials:			

Notes:

24-36 EAST SCHOOL HOUSE LANE



The parking lot at the subject property. Source: Google 2022.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	27 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122051500
Designation Date:	Not individually designated	Base Reg. Number:	067N230097

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. John Goodfellow, a clerk at a coal yard, at No. 27, was an early owner-occupant.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com.

Physical Description

Style:	Second Empire	Current Function:	Mixed Use- Residential/Commercial
Stories: 2.5	Bays: 2	Additions/Alterations:	Historically, this building underwent renovations in the Colonial Revival style and was also enlarged at the front with a one-story porch.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Historic- wood		
Doors:	Historic- wood		
Other Materials:	Pressed Metal, Wood		

Notes:

27 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	29 E SCHOOL HOUSE LN	Classification:	Non-contributing
Resource Identifier:	Same as address	OPA Account Number:	122051600
Designation Date:	Not individually designated	Base Reg. Number:	067N230103

Historical Data

Historic Name:	NA	Year Built:	NA
Current Name:	Unknown	Associated Individual:	NA
Hist. Resource Type:		Architect:	Unknown
Historic Function:		Builder:	

The subject vant lot was formerly home to a rowhouse that was built in 1873 as part of a row of eighteen houses.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com.

Physical Description

Style:		Current Function:	
Stories:		Additions/Alterations:	
Foundation:		Ancillary:	
Exterior Walls:		Sidewalk Material:	Concrete
Roof:		Site Features:	
Windows:			
Doors:			
Other Materials:			

Notes:

29 EAST SCHOOL HOUSE LANE



Looking NW, the subject property is a vacant lot. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	31 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122051710
Designation Date:	Not individually designated	Base Reg. Number:	067N230116

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts; John S. Trow
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Mary L. Perdriaux, a landlord, purchased Nos. 21, 23, 31, 37, and 39 in 1873. In 1894, the Estate of Mary L. Perdriaux sold the five East School House Lane properties to John S. Trower (1849-1911), a prominent African American caterer of Germantown.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com.

Physical Description

Style:	Second Empire	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The porch details have been changed and the front yard has been paved.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Brick and Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Brick walkway, Concrete walkway
Windows:	Non-historic- vinyl		
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

31 EAST SCHOOL HOUSE LANE (1873)



The SE Elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	33 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122051800
Designation Date:	Not individually designated	Base Reg. Number:	067N230101

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com

Physical Description

Style:	Second Empire	Current Function:	Multi-unit Residential
Stories: 2.5	Bays: 2	Additions/Alterations:	A one-story porch was added to the first floor, occupying the former yard space. This porch was later enclosed. The dormer has been
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Non-historic- vinyl		
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

33 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	35-41 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	35 E School House Ln	OPA Account Number:	776718000
Designation Date:	Not individually designated	Base Reg. Number:	067N230105

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Peter Harrington, a policeman, and Mercy Harrington, his wife, at No. 35, comprised an early owner-occupant. An addition was executed in 1921.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Permit No. 5424, 1921, CAP.

Physical Description

Style:	Second Empire	Current Function:	Health Care
Stories: 2.5	Bays: 2	Additions/Alterations:	A one-story store was added to the first floor.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Non-historic- vinyl		
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

35 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	35-41 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	37 E School House Ln	OPA Account Number:	776718000
Designation Date:	Not individually designated	Base Reg. Number:	067N230087

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts; John S. Trow
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Mary L. Perdriaux, a landlord, purchased Nos. 21, 23, 31, 37, and 39 in 1873. In 1894, the Estate of Mary L. Perdriaux sold the five East School House Lane properties to John S. Trower (1849-1911), a prominent African American caterer of Germantown. Alterations and additions occurred in 1963 and 1964.

References:

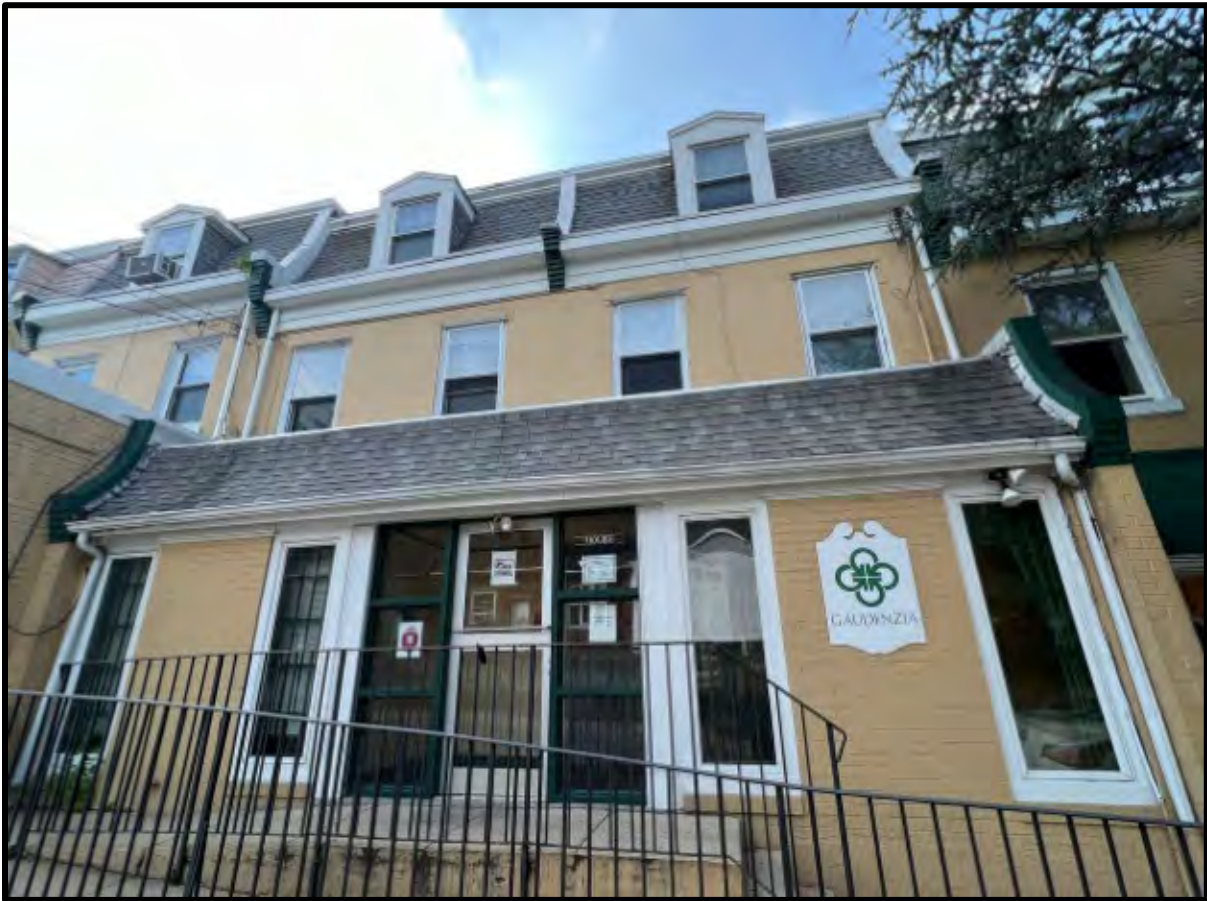
Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; Ancestry.com.; Permit No. 7862, 1963, CAP.; and Permit No. 2419, 1964, CAP.

Physical Description

Style:	Second Empire	Current Function:	Health Care
Stories: 2.5	Bays: 2	Additions/Alterations:	A one-story store was added to the first floor.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Non-historic- vinyl		
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

37 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	38-42 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	884342085
Designation Date:	Not individually designated	Base Reg. Number:	067N230212

Historical Data

Historic Name:	NA	Year Built:	ca.1926-38
Current Name:	Unknown	Associated Individual:	Unknown
Hist. Resource Type:	Industrial	Architect:	Unknown
Historic Function:	Industrial	Builder:	Unknown

The subject building was built between ca.1926 and 1938. The building was used early on as a warehouse and sheet metal shop.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and 1926 Sanborn Atlas, 22nd Ward, Philadelphia.

Physical Description

Style:	Colonial Revival	Current Function:	Commercial/Retail
Stories: 2	Bays: 5	Additions/Alterations:	Minor alterations to the windows.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Flat; other	Site Features:	
Windows:	Non-historic- other		
Doors:	Non-historic- other		
Other Materials:	Wood		

Notes:

38-42 EAST SCHOOL HOUSE LANE (CA.1926-38)



The NW elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	35-41 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	39 E School House Ln	OPA Account Number:	776718000
Designation Date:	Not individually designated	Base Reg. Number:	067N230091

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts; John S. Trow
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:		Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Mary L. Perdriaux, a landlord, purchased Nos. 21, 23, 31, 37, and 39 in 1873. In 1894, the Estate of Mary L. Perdriaux sold the five East School House Lane properties to John S. Trower (1849-1911), a prominent African American caterer of Germantown.

References:

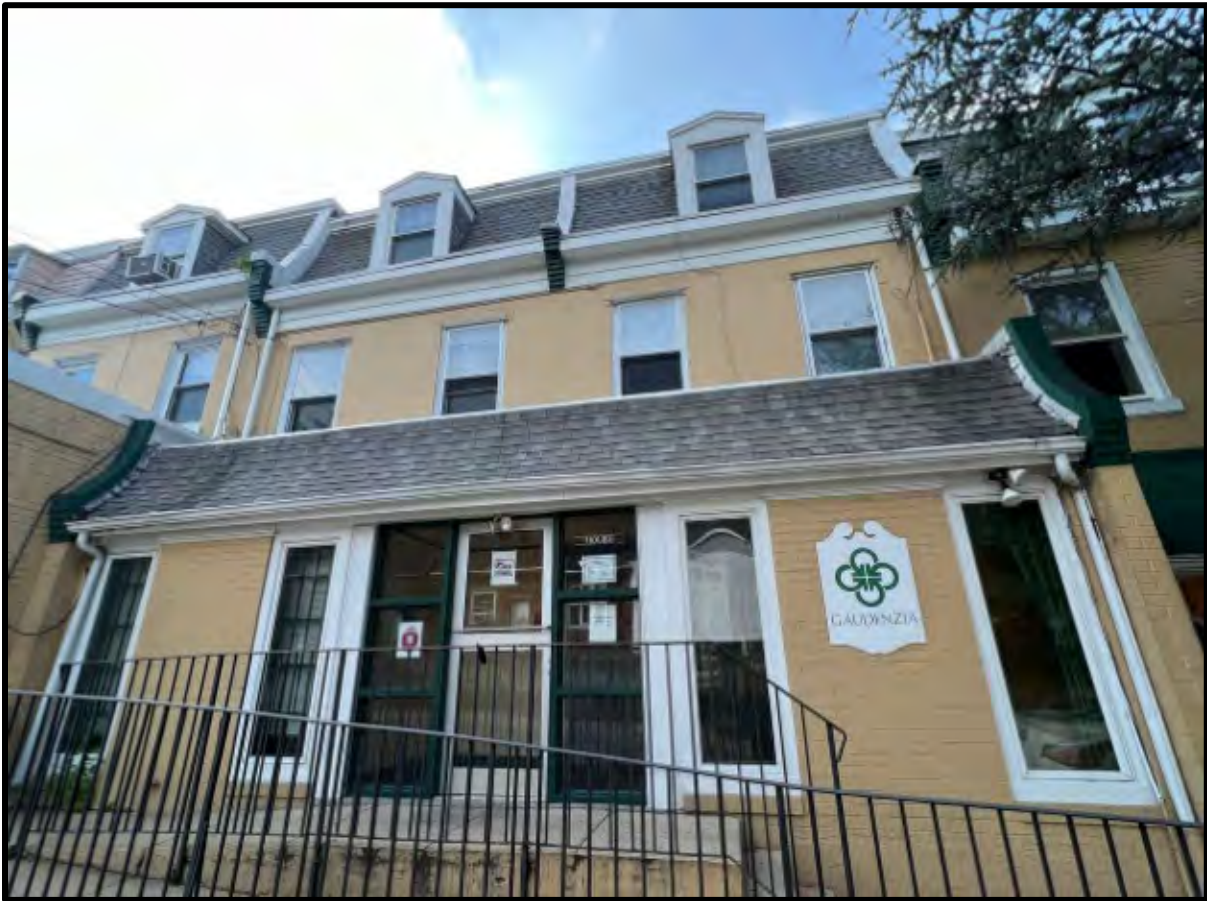
Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com.

Physical Description

Style:	Second Empire	Current Function:	Health Care
Stories: 2.5	Bays: 2	Additions/Alterations:	A one-story store was added to the first floor.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway, Mature trees
Windows:	Non-historic- other		
Doors:	Non-historic- wood		
Other Materials:	Pressed Metal, Wood		

Notes:

39 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	35-41 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	41 E School House Ln	OPA Account Number:	776718000
Designation Date:	Not individually designated	Base Reg. Number:	067N230090

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. The houses at Nos. 41, 43, and 45 were purchased by Philip J. Kelly, a landlord, in 1873. By 1880, his tenants included Francis Hansell, a house painter, at No. 41; William Wright, a watchman in a mill, at No. 43; and John Patterson, a blacksmith, at No. 45. An addition was executed in 1955.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; Ancestry.com.; and Permit No. 7333, 1955, CAP.

Physical Description

Style:	Second Empire	Current Function:	Mixed Use- Residential/Commercial
Stories:	2.5	Bays:	2
Foundation:	Stone	Additions/Alterations:	The façade was altered at the first floor to include a pent roof.
Exterior Walls:	Brick	Ancillary:	
Roof:	Mansard; asphalt shingles	Sidewalk Material:	Concrete
Windows:	Non-historic- other	Site Features:	Mature trees
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

41 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	43 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122052200
Designation Date:	Not individually designated	Base Reg. Number:	067N230089

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:		Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. The houses at Nos. 41, 43, and 45 were purchased by Philip J. Kelly, a landlord, in 1873. By 1880, his tenants included Francis Hansell, a house painter, at No. 41; William Wright, a watchman in a mill, at No. 43; and John Patterson, a blacksmith, at No. 45. Alterations occurred in 1965, at which time the building was used as an insurance office and residence.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; Ancestry.com.; and Permit Nos. 10651 and 11454, 1965, CAP.

Physical Description

Style:	Second Empire	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	There have been some minor alterations to the first floor to reflect the Colonial Revival style.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Brick walkway
Windows:	Historic- wood		
Doors:	Non-historic- wood		
Other Materials:	Pressed Metal, Wood		

Notes:

43 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	45 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122052300
Designation Date:	Not individually designated	Base Reg. Number:	067N230088

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. The houses at Nos. 41, 43, and 45 were purchased by Philip J. Kelly, a landlord, in 1873. By 1880, his tenants included Francis Hansell, a house painter, at No. 41; William Wright, a watchman in a mill, at No. 43; and John Patterson, a blacksmith, at No. 45. Alterations and additions occurred in 1910, 1914, etc.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; Ancestry.com.; and Permit Nos. 1152 and 4083, 1910 and 1914, CAP.

Physical Description

Style:	Second Empire	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The fenestration, while still readable on the second and third floors, has been altered.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Brick walkway, Concrete walkway
Windows:	Non-historic- vinyl		
Doors:	Non-historic- other		
Other Materials:	Pressed Metal, Wood		

Notes:

45 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	47 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122052400
Designation Date:	Not individually designated	Base Reg. Number:	067N230104

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. Alfred W. Smith, a wood planer, at No. 47, was an early owner-occupant. Alterations occurred in 1961.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia

Physical Description

Style:	Second Empire	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	A porch has been added, as well as Colonial Revival style features.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Concrete walkway
Windows:	Historic- wood		
Doors:	Non-historic- wood		
Other Materials:	Pressed Metal, Wood		

Notes:

47 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	49 E SCHOOL HOUSE LN	Classification:	Contributing
Resource Identifier:	Same as address	OPA Account Number:	122052500
Designation Date:	Not individually designated	Base Reg. Number:	067N230106

Historical Data

Historic Name:	NA	Year Built:	1873
Current Name:	Unknown	Associated Individual:	William T. B. Roberts; John S. Trow
Hist. Resource Type:	Rowhouse	Architect:	Unknown
Historic Function:	Residential	Builder:	William T. B. Roberts, Builder

The subject building was built in 1873 as part of a row of eighteen houses, which reflected the Second Empire style, at which time East School House Lane was opened. The project began when William E. Morris entered an Agreement with William T. B. Roberts, a builder and developer, through a real estate development mechanism known as bonus building. Along with a survey of East School House Lane and the new subdivision of eighteen lots, an Agreement between Morris and Roberts, dated April 15, 1873, stipulated architectural details and building plans for the eighteen houses that would be constructed on the newly created lots. John S. Trower (1849-1911), a prominent African American caterer of Germantown, purchased both 49 and 51; however, the latter was later demolished. Alterations occurred in 1937, 1938, and 1960.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com.

Physical Description

Style:	Second Empire	Current Function:	Private Residence
Stories: 2.5	Bays: 2	Additions/Alterations:	The door surround has been updated to reflect the Colonial Revival style.
Foundation:	Stone	Ancillary:	
Exterior Walls:	Brick	Sidewalk Material:	Concrete
Roof:	Mansard; asphalt shingles	Site Features:	Iron fence, Ivy, Mature trees, Wrought iron gate
Windows:	Historic- wood		
Doors:	Non-historic- wood		
Other Materials:	Pressed Metal, Wood		

Notes:

49 EAST SCHOOL HOUSE LANE (1873)



The SE elevation. Source: Keeping Society of Philadelphia, 2023.

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT INVENTORY

Address:	51 E SCHOOL HOUSE LN	Classification:	Non-contributing
Resource Identifier:	Same as address	OPA Account Number:	122052600
Designation Date:	Not individually designated	Base Reg. Number:	067N230099

Historical Data

Historic Name:	NA	Year Built:	
Current Name:	Unknown	Associated Individual:	
Hist. Resource Type:		Architect:	Unknown
Historic Function:		Builder:	NA

The subject vacant lot was created when the former building, constructed in 1873, was demolished.

References:

Reg. Plan No. 67-N-23, New Historical Index, City of Philadelphia.; and Ancestry.com.

Physical Description

Style:		Current Function:	Vacant
Stories:		Additions/Alterations:	
Bays:		Ancillary:	
Foundation:		Sidewalk Material:	Concrete
Exterior Walls:		Site Features:	Wood Fence/gate
Roof:			
Windows:			
Doors:			
Other Materials:			

Notes:

51 EAST SCHOOL HOUSE LANE



The vacant lot at 51 East School House Lane. Source: Keeping Society of Philadelphia, 2023.

**IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
TRIAL DIVISION – CIVIL**

IN RE: APPEALS OF
NADLAN PROPERTIES, LLC

From Decisions of the
PHILADELPHIA HISTORICAL COMMISSION

APRIL TERM 2024
NO. 00193
&
APRIL TERM 2024
NO. 00194

ORDER

AND NOW this 9th day of December 2024, upon consideration of the two above-captioned related statutory appeals filed on behalf of Nadlan Properties, LLC, the responses on behalf of the of the opposing Agency, the Certified Record, and the Exhibits, Briefs, and oral arguments that had been tendered on behalf of all parties on December 3, 2024, it is hereby **ORDERED** and **DECREED** that both statutory appeals are **GRANTED**.

It is further **ORDERED** and **DECREED** that the contested decisions of the City of Philadelphia Historical Commission (“Commission”), to designate Appellant’s properties (“Subject Properties”), which are adjoining vacant lots owned by Appellant located at 26-34 Church Lane and at 36 Church Lane, Philadelphia PA, as “historic” and as “contributing properties to the Germantown Urban Village Historical District,” and to place the Subject Properties upon the *Philadelphia Register of Historic Places* as a historical building, place or entity under the *City of Philadelphia Historical Preservation Ordinance*, are **VACATED** and **REVERSED**.

It is further **ORDERED** and **DECREED** that upon consideration of the entire record inclusive of the submitted Nomination Petition, related exhibits, and cumulative data established during recorded hearings, the Commission’s determinations that the Subject Properties had satisfied the criterion for historic designation as “contributing properties to the Germantown Urban

ORDRF-In Re: Appeal Of Nadlan Properties Llc [JYB]



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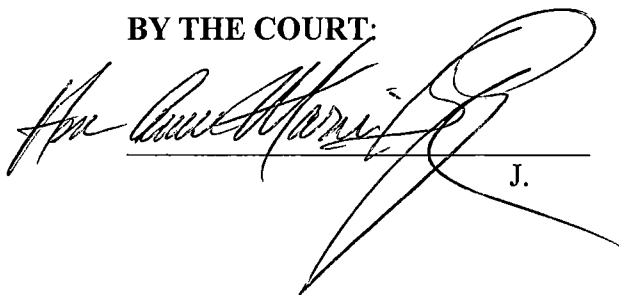
Village Historical District” pursuant to *The City of Philadelphia Historic Preservation Ordinance*, §§ 14-1004(1)(i) lacked substantial supporting evidence.

It is further **ORDERED** and **DECREED** the Commission’s underlying determination that the Subject Properties, were deemed “contributing,” because the lots were likely to yield relevant archeological remains in the future, did not comport with the statutory definition of qualifying contributing Properties as outlined under the City of Philadelphia Historic Preservation Ordinance, §§ 14-203(78), and lacked substantial evidence, and was broadly based upon pure speculation.

It is further **ORDERED** and **DECREED** that substantial evidence supported the designation of the Subject Properties as “non-contributing” properties located within the duly designated Germantown Urban Village Historical District.

It is further **ORDERED** and **DECREED** that remand for further agency proceedings is not appropriate remedy because there was ample opportunity for the Nominators and the Commission to have sufficiently evaluated the individual histories of the Subject Properties before rendering a decision that would necessarily impact the Appellant’s property ownership and anticipated development rights.

BY THE COURT:


J.

