

ADDRESS: 7001-09 GREENHILL RD

Name of Resource: Morris Estate House

Proposed Action: Designation

Property Owner: Kathryn Maschhoff & Paul Anziano

Nominator: Greenhill Famrs Preservation Club

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This nomination proposes to designate the property at 7001-09 Greenhill Road as historic and list it on the Philadelphia Register of Historic Places. A nearly identical nomination for 6953 Greenhill Road was submitted simultaneously, but the owner of that property requested and was granted a continuance of the review until the July 2026 meeting of the Committee on Historic Designation. The two nominations document an “unusual paired residential complex” of two stone houses with a shared twin garage on the adjacent properties, which were constructed between 1916 to 1919. The nominations argue that the mirror buildings reflect the environment in an era characterized by the Colonial Revival style with English stylistic overtones, satisfying Criterion C. Additionally, the nominations assert that the houses are unusual examples that reflect the local vernacular architecture of the eighteenth century and that embody distinguishing characteristics of the Colonial Revival style through their textbook use of historically inspired forms, materials, and compositions, satisfying Criterion D. Additionally, the nominations argue that the properties comprise a significant masterwork of the architectural firm of Mellor, Meigs & Howe, a prominent partnership that influenced the built environment of the Philadelphia region, satisfying Criterion E. Finally, the nominations contend that the buildings at 6953 and 7001-09 Greenhill Road satisfy Criterion J as part of the early twentieth-century subdivision and development of Green Hill Farm by the Morris Estate in West Philadelphia.

STAFF RECOMMENDATION: The staff recommends that the Committee on Historic Designation decline to review the nomination for 7001-09 Greenhill Road at this time and recommend to the Historical Commission that it table this review and remand the nomination to the Committee on Historic Designation at its July 2026 meeting so that the nominations for the paired buildings can be reviewed together. The owner of the property at 6953 Greenhill Road will not have an opportunity to fully participate in the deliberations about the shared significance of these paired properties if the nominations are reviewed at separate times. To ensure that both owners are afforded equal opportunity to participate in the reviews of the nearly identical properties, the review of the nomination for 7001-09 Greenhill Road should be postponed.



Figure 1: Photograph of 6953 Greenhill Road property from the nomination.



Figure 2: Photograph of 7001-09 Greenhill Road property from the nomination.



Figure 3: Historic photograph, c. 1918-19, of 6953 and 7001-09 Greenhill Road properties from the nomination.

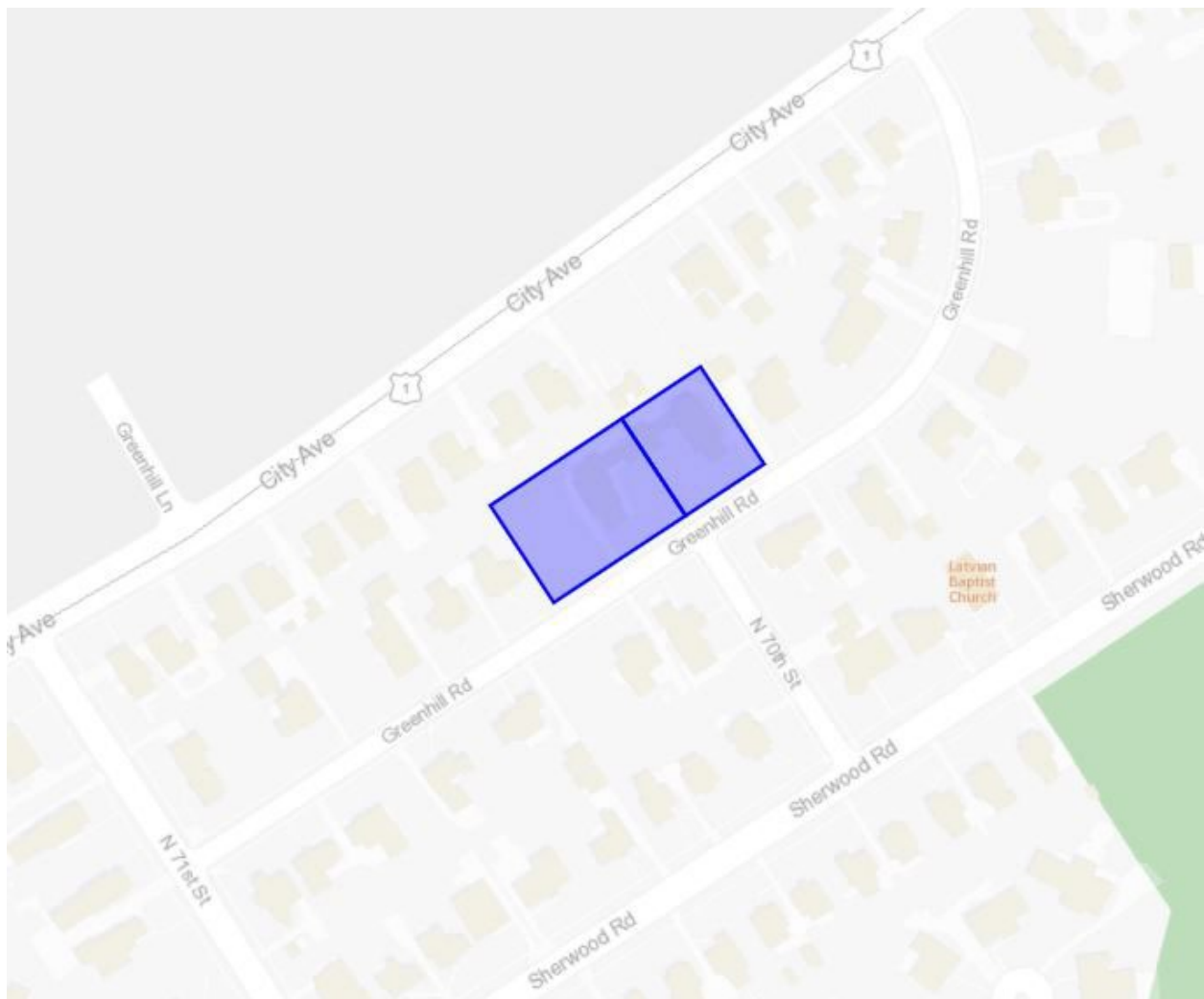


Figure 4: The subject properties are located on Greenhill Road near City Avenue in the Overbrook neighborhood.

NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT

PHILADELPHIA REGISTER OF HISTORIC PLACES

PHILADELPHIA HISTORICAL COMMISSION

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM (CD, EMAIL, FLASH DRIVE)
ELECTRONIC FILES MUST BE WORD OR WORD COMPATIBLE

1. ADDRESS OF HISTORIC RESOURCE *(must comply with an Office of Property Assessment address)*

Street address: **7001-09 Greenhill Road**

Postal code: **19151-2322**

2. NAME OF HISTORIC RESOURCE

Historic Name: **7001-09 Greenhill Road**

Current Name: **Unknown**

3. TYPE OF HISTORIC RESOURCE

☒ Building

☐ Structure

☐ Site

☐ Object

4. PROPERTY INFORMATION

Condition: ☐ excellent ☒ good ☐ fair ☐ poor ☐ ruins

Occupancy: ☒ occupied ☐ vacant ☐ under construction ☐ unknown

Current use: Residential

5. BOUNDARY DESCRIPTION

Please attach a narrative description and site/plot plan of the resource's boundaries.

6. DESCRIPTION

Please attach a narrative description and photographs of the resource's physical appearance, site, setting, and surroundings.

7. SIGNIFICANCE

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

Period of Significance (from year to year): **1915 to 1963**

Date(s) of construction: ca. **1916 to 1919**

Architects: **Mellor, Meigs and Howe, Architects**

Builders: **John J. Murphy & Co.**

Original owners: **The Morris Estate**

Significant person: **NA**

CRITERIA FOR DESIGNATION:

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

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

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Organization: **Greenhill Farms Preservation Club**

Owner: **Kathryn Maschhoff**

Author: **Keeping Society of Philadelphia**

Date: **25 November 2025**

EMAIL: **KEEPER@KEEPINGPHILADELPHIA.ORG**

Nominator ☒ is ☐ is not the property owner.

PHC USE ONLY

Date of Receipt: 11/25/2025

☒ Correct-Complete ☐ Incorrect-Incomplete

Date: 12/10/2025

Date of Notice Issuance: 12/16/2025

Property Owner at Time of Notice:

Name: Kathryn Maschhoff and Paul Anziano

Address: 7001-09 Greenhill Rd

City: Philadelphia State: PA Postal Code: 19151

Date(s) Reviewed by the Committee on Historic Designation: _____

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

☐ Designated ☐ Rejected

12/7/18

NOMINATION

FOR THE

PHILADELPHIA REGISTER OF HISTORIC PLACES



Figure 1. The House (northeast elevation), the Garden, and the Garage (southeast elevation) of 7001-09 Greenhill Road. Source: Keeping Society of Philadelphia, 2025.

TWO HOUSES OF THE MORRIS ESTATE — PART 2

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BUILT 1915-19

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7001-09 GREENHILL ROAD
PHILADELPHIA, PENNSYLVANIA

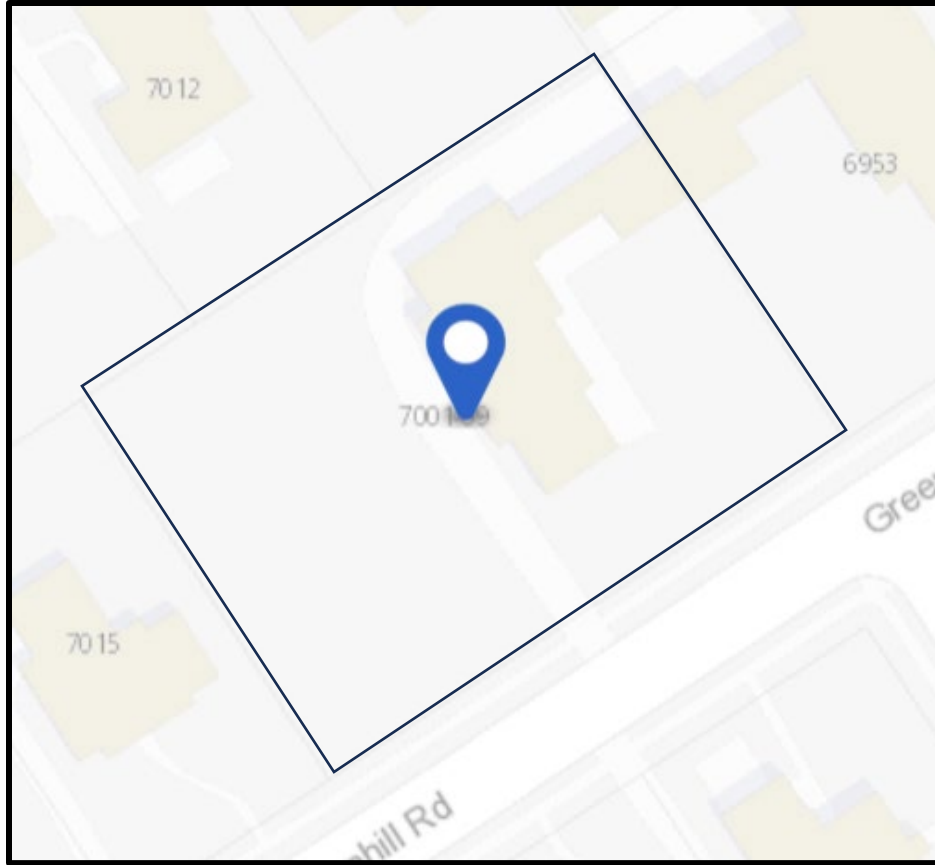


Figure 2. The boundary for the subject property is delineated by the blue line. Source: Atlas, City of Philadelphia, 2025.

5. BOUNDARY DESCRIPTION

The boundary for the designation of the subject property is as follows:

Premises A: ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, beginning at a point located at the Northwest side of Greenhill Road (formerly Overbrook Avenue) (50 feet wide) at a distance of 500 feet Northeastward from the Northeast side of 71st Street. Containing in front or breadth on the said Greenhill Road, seventy-five feet and extending of that width in length or depth Northwestward between parallel lines at right angles to the said Greenhill Road 135 feet.

Premises B: ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, beginning at a point located at the Northwest side of Greenhill Road (formerly Overbrook Avenue) (50 feet wide) at a distance of 575 feet Northeastward from the Northeast side of 71st Street. Containing in front or breadth on the said Greenhill Road, 110 feet and extending of that width in length or depth Northwestward between parallel lines at right angles to the said Greenhill Road 135 feet.

Map Registry No. 071N060037 and 071N060065
OPA Account No. 344182901



Figure 3. Top: Looking northeast at the Two Residences of the Morris Estate at 7001-09 and 6953 Greenhill Road. Source: Keeping Society of Philadelphia, 2025. Figure 4. Bottom: Looking northwest at the subject property from Greenhill Road. Source: Keeping Society of Philadelphia, 2025.

6. PHYSICAL DESCRIPTION

The Two Houses of the Morris Estate, including the subject property at 7001-09 Greenhill Road and the companion property at 6953 Greenhill Road, comprise an unusual paired residential complex composed of two large, nearly identical stone houses set symmetrically on either side of a shared central axis. Rather than facing the street, both houses are situated inward, their main façades oriented toward the interior of their respective lots, creating a mirrored, estate-like composition. At the midpoint between them, marking the property line, stands a stone twin garage block with a central cupola. The garages serve as both a physical divider and an architectural connector. The primary buildings of both properties are connected by a Garden Wall and Pergola, which provide covered egress between the House and the Garage at both addresses. The result is a balanced, picturesque grouping that reads as a unified country house complex while still clearly expressing two separate dwellings.

7001-09 GREENHILL ROAD

The property at 7001-09 Greenhill Road is a suburban residential dwelling site that includes the following historic resources: House, including the Main Block, the Enclosed Porch, and the Rear Wing; the Garage; the Garden Wall & Pergola; and the Garden. Facing the interior of the spacious lot, the subject property contains several stone structures that reflect a sophisticated blend of Pennsylvania Colonial building traditions and early-twentieth-century Colonial Revival reinterpretation, expressed through massing, materials, and careful design details. All the structures are constructed of irregular stone laid in a roughly coursed pattern, giving the walls a mottled, historic character. Historically, the subject property featured a white finish over the stone, distinguishing it from its largely identical counterpart at 6953 Greenhill Road; however, most of this treatment has deteriorated. The Main Block of the House rises two-and-a-half stories beneath a steeply pitched, side-gabled roof that is clad in wooden shingles and punctuated by regularly spaced gable-front dormers. Prominent brick end chimneys, set high on the gable walls, anchor the structure visually and emphasize its early-American stylistic lineage. A one-and-a-half-story frame addition extends from the southeast elevation of the Main Block, which will be referred to in this document as the Enclosed Porch. A one-and-one-half-story Rear Wing extends from the northwest elevation of the Main Block. At the northwest end of the Main Block, a Garden Wall & Pergola serves as a demarcation between the Garden and the rear driveway and service area. The Garden Wall connects the Main Block to the Garage. A low stone wall extends from the party wall of the Garage, separating the subject property from its mate at 6953 Greenhill Road.



Figure 5. Left: The southwest elevation of the Enclosed Porch. Figure 6. Right: The southeast elevation of the Enclosed Porch of the House. Source: Keeping Society of Philadelphia, 2025.

Referring to the southeast elevation, the gable end of the Main Block facing the street presents the House's most vertical presentation. It is a broad, two-and-one-half-story stone wall rising to a tall brick chimney stack. Projecting forward from this plane is a lower, one-and-a-half-story frame volume—the Enclosed Porch. At its center is the shadow of a lost Palladian-influenced lunette, which was ornamented with a molded arch and cartouche, the outline of which is still set above a group of multi-light windows. This composition softens the otherwise rustic stonework, introducing a refined Colonial Revival element to what was built to look like a vernacular stone dwelling. Originally, the fan light featured a mythical creature at the center of the lunette, which has since been removed.



Figure 7. The southwest elevation of the House, including the Enclosed Porch, the Main Block, and the Rear Wing, which includes the driveway and the yard in the foreground. Source: Keeping Society of Philadelphia, 2025.

The southwest elevation of the House reveals the elongated profile of the building, which includes the Enclosed Porch, the Main Block, and the Rear Wing. This elevation is built immediately upon the driveway, which extends from Greenhill Road. The southwest elevation of the Enclosed Porch is comprised of a three-bay fenestration defined by a multi-light wooden door that is flanked by multi-light windows, Doric pilasters, and vertical wooden panels. The slope of the roof rises above the first floor, featuring a central, gable-front dormer that is served by a six-light wooden casement sash. The southwest elevation of the Main Block is served by a fenestration of three generous bays, centered on a primary entrance with a wooden six-panel door set within an aperture delineated by a surround of flat pilasters, an entablature, and a cornice, which is supported by two ornamental brackets. To the northwest of the front door is a small six-light wooden casement window that serves a bathroom. Rising above the front door is a similar aperture on the second floor, delineated by integral stone quoins. The opening features slender, multi-light wooden French doors that open onto an iron balustrade that rests atop the cornice of the door surround. These doorways are flanked by windows on each floor that create a symmetrical fenestration. Each opening features a six-over-six wooden sash window. All four openings were once served by operational wooden louvered shutters, but these units are no longer present. Rising from the slope of the roof above, three gable-front dormers feature six-over-six wooden sash windows, aligning with the fenestration below. The northeast elevation of the Rear Wing is two bays wide, featuring one large opening with a sixteen-light Colonial Revival show window that bows out. Beneath the show window is a large basement bulkhead with double metal doors. A single, gable-front dormer with a six-light wooden casement window rises from the slope of the roof. All of the windows feature wooden sills.



Figure 8. The southwest elevation of the Rear Wing. Source: Keeping Society of Philadelphia, 2025.



Figure 9. The southwest elevation of the Main Block of the House, showing the central bay, which contains the front door and the balcony above. Source: Keeping Society of Philadelphia, 2025.



Figure 10. The northeast and northwest elevations of the Rear Wing. Source: Keeping Society of Philadelphia, 2025.

At the rear, the northwest elevation of the House exhibits characteristics influenced by early vernacular masonry: low eaves, small casement-like sash, and heavily weathered stone surfaces that suggest prolonged age and use. The gable end of the Main Block is modestly composed, with irregular window placement, emulating early domestic building practices. The Rear Wing's one-and-one-half-story stone massing is compact, and the cross-gable roof pitch is steep, lending the rear portion of the dwelling a distinct eighteenth-century farmhouse appearance, contrasting with the more formal street-facing elevation. A large brick chimney stack rises from the northwest wall along the low end of the joint in the cross-gable roof.



Figure 11. The northeast elevation of the House, including the Enclosed Porch and the Main Block. Source: Keeping Society of Philadelphia, 2025.

The northeast elevation also reveals the elongated profile of the House, which includes the Enclosed Porch, the Main Block, and the Rear Wing. Most of this elevation faces onto the Garden. The northeast elevation of the Enclosed Porch is comprised of a three-bay fenestration defined by a multi-light wooden door and windows that are flanked by Doric pilasters and vertical wooden panels. The slope of the roof rises above the first floor, featuring a central, gable-front dormer that is served by a six-light wooden casement sash. The northeast elevation of the Main Block features a fenestration of three generous bays that are centered on a primary entrance with a multi-light and paneled wooden door. The first and second floors are delineated by the scar of a pent eave that once extended from the northwest end of the Main Block to the Enclosed Porch, where it formerly joined the roof of that structure. The first floor of the southwest elevation features a tripartite mullion window in the southeasterly opening, which is served by multi-light wooden sash units. At the northwest end, there is a modest bay window that stands within space beneath the only remaining portion of the pent roof, featuring three leaded glass wooden casement windows. Beyond the bay window are double wooden doors that serve the Garden Wall and [the] Pergola, which extends from the Main Block to the Garage. The upper floor of the northeast elevation features multi-light wooden casement windows in each opening. Symmetrically placed with the apertures below, three gable-front dormers with six-light casement sash rise from the slope of the roof, also facing the garden.

The northeast elevation of the Rear Wing is on the northwesterly side of the Garden Wall & Pergola, featuring a central wooden door flanked by single window openings. There is a covered walkway between the kitchen door of the Rear Wing and the entrance to the Garage.



Figure 12. Looking southwest at the Garden of the subject House Source: Keeping Society of Philadelphia, 2025.

THE GARDEN

The Garden is a large open space that is framed by the stone walls of the Main Block, the Garden Wall & Pergola, and the Garage. The garden is enclosed and inward facing, creating the sense of a protected retreat. Mature trees and plantings are within the space.



Figure 13. Left: Looking northwest at the Garden Wall & Pergola. Source: Keeping Society of Philadelphia, 2025.

GARDEN WALL & PERGOLA

In the background of the Garden is the Garden Wall & Pergola, which is defined by a stone garden wall, a weathered pergola, and a rustic stone fountain. The stone construction of the Garden Wall & Pergola is like that of the Main Block and Rear Wing. The beams that form the top of the Pergola extend from the Garden Wall to rounded stone columns. The Garden Wall & Pergola feature a round arch opening to the driveway and service area, which is served by an original wooden door with strapped iron hinges. Near the center of the Garden Wall & Pergola, a stone fountain is built into the wall with a stone trough, which is served by a spigot above that is set within the face of a mythical creature appearing to be a Grotesque.



Figure 14. Left: Looking northwest at the fountain within the Garden Wall and Pergola. Figure 15. Right: Looking southwest, the Graden Wall and Pergola. Source: Keeping Society of Philadelphia, 2025.



Figure 16. The southwest elevation of the Garage, showing the round arch entrance from the Garden Wall and Pergola. Source: Keeping Society of Philadelphia, 2025.

GARAGE

Set back from Greenhill Road in alignment with the Rear Wing of the House, the Garage is a one-and-a-half-story stone structure with a side-gable roof. The northeast side of the Garage is a party wall that also serves the twin building at 6953 Greenhill Road. A cupola rises above the roofline—an unusual and picturesque feature that contributes to the estate-like character of the two properties. The cupola is a small, temple-like structure rising from the center of the roof, distinguished by its octagonal form, arched openings, and a domed roof. Its structure is essentially

a round-arched arcade of slender classical posts, giving the upper stage an open, airy lantern effect. The arches are framed by projecting moldings and small keystones, adding a refined, Georgian design element to the otherwise unadorned vernacular structure. A weathervane once extended from the top of the cupola, likely made by Samuel Yellin, but it is no longer present.



Figure 17. The southeast elevation of the Garage with the Garden in the foreground. Source: Keeping Society of Philadelphia, 2025.

The southeast elevation of the Garage is a stone wall with two small windows, each of which features a nine-light wooden casement sash. Wooden sills serve the openings. The upper level is the slope of the roof, which is served by a central, gable-front dormer with a six-light wooden casement sash. The northeast elevation is a continuation of the stone volume, featuring a pedestrian door just below the west corner. The round arch opening features an original wooden door with strapped iron hinges. That same elevation is divided just beyond the pedestrian entrance of the Garden Wall & Pergola. The upper level of northeast elevation is a gable end clad in lapped siding with a circular louvered opening at the center, which features a molding with keystones. The northwest elevation features the Garage opening, which is marked by a paneled wooden garage door. The upper level is the slope of the roof, which is served by a shed dormer that features a three-part mullion window. One opening in the mullion window features a six-light wooden casement sash, while the other two appear to be missing the sashes with interior sheathing. The roof is clad in wooden shingles.



Figure 18. The northwest and southwest elevations of the Garage, including the covered walkway between the Garage and the Rear Wing. Source: Keeping Society of Philadelphia, 2025.

A service court is formed by the Garage, the Garden Wall & Pergola, and the Rear Wing of the House, evoking a traditional arrangement among suburban properties of the era.



Figure 19. Looking northeast from the House at 7001-09 Greenhill Road toward the House at 6953 Greenhill Road around the time the houses were finished between 1917 and 1919. Source: Mellor, Meigs and Howe Collection, Athenaeum of Philadelphia.

7. STATEMENT OF SIGNIFICANCE

The subject property at 7001-09 Greenhill Road in the Green Hill Farm neighborhood of Philadelphia is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The subject property satisfies the following Criteria for Designation as enumerated in Section 14-1004 of the Philadelphia Code:

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

The period of significance begins in ca.1915-16 and extends through the residency of the first occupant in 1963.



Figure 20. Looking northeast at the Two Residences of the Morris Estate, including 7001-09 and 6953 Greenhill Road in ca.1918-19. Taken from across Greenhill Road, it is easy to see that the houses are in a newly developed area, despite the traditional appearance of the complex. Source: Mellor, Meigs and Howe Collection, Athenaeum of Philadelphia.

CRITERION J

The subject property at 7001-09 Greenhill Road, including the House, the Garage, the Garden Wall and Pergola, and the Garden, satisfies Criterion J for its strong association with the early twentieth-century subdivision and development of Green Hill Farm, which was owned and developed by the Morris Estate in West Philadelphia. The subject property is part of the earliest project known to be completed during the Morris Estate's residential development and thus reflects the formative period in which this section of the city, near Overbrook, transitioned from the semi-rural landscape of an inherited estate into a planned, architect-designed suburban neighborhood.

The land on which 7001-09 Greenhill Road stands formed part of the historic Green Hill Farm, a property that passed through prominent families from the late seventeenth through nineteenth centuries—including the Hughes, Hollingsworth, Wistar, and Morris families—before entering the stewardship of Wistar Morris and, after his death in 1891, the Girard Trust Company as estate trustees. Though Wistar Morris' anticipated eventual subdivision of the Philadelphia portion of his holdings, development proceeded slowly for two decades after his death as the estate balanced traditional landholding practices with emerging suburban pressures. By the 1910s, however, with Overbrook Farms expanding westward and transportation linkages improving, the Morris Estate began to implement the first projects of a planned residential subdivision.

The subject property—along with its companion at 6953 Greenhill Road—was among the very first residential projects that the Morris Estate both commissioned and completed, making it a keystone development in the transformation of Green Hill Farm. Designed in 1915-16 and built between 1916 and 1919, the paired houses by Mellor, Meigs and Howe, architects, embody the Morris Estate's vision for controlled, high-quality suburban growth: architect-designed houses on large, landscaped lots, approached by curving drives rather than the rigid gridiron Wistar Morris had detested in his Will. These houses not only marked one of the Morris Estate's first executed domestic projects but also set the stylistic and planning precedent for subsequent commissions—detached and twin residences designed by notable architects.

Additionally, the first long-term occupant of the subject house, Howard H. Yocum, a prominent lawyer in Philadelphia, and his wife, Mary Caldwell Gordon Yocum, a local civic leader, represent the type of people the Morris Estate hoped to attract to their development. Howard H. Yocum was a partner in Biddle, Paul, Dawson and Yocum, representing the Philadelphia, Baltimore, and Washington, D.C. Stock Exchange for more than half a century. Mary Caldwell Gordon Yocum was involved in innumerable charities and organizations, spending most of her time involved in civic affairs. The Yocums were socially engaged and wealthy, representing the economic and social history of the community. This family exhibited their socioeconomic status through the purchase of the subject property, their multi-decade period of occupancy, and the employment of three house servants by 1930. The Yocums occupied the subject property from 1921 to 1963, which speaks to the first long-term period of occupancy.

The subject property satisfies Criterion J, representing the economic, social, and historical heritage of the community from the time of its development through the mid-twentieth century, as Green Hill Farm became its own neighborhood of Philadelphia.



Figure 21. Top: The Wistar Morris Estate in 1910, with the subject property pinpointed, when it was part of the larger property that would soon be developed into the Green Hill neighborhood of Philadelphia. Source: 1910 Philadelphia Atlas, G.W. Bromley. Figure 22. Bottom: The Green Hill neighborhood of Philadelphia, showing the subject house in 1927 (see arrow). Source: 1927 West Phila, G.W. Bromley.

THE DEVELOPMENT OF GREEN HILL FARM, THE WISTER MORRIS ESTATE

Green Hill Farm, also known as Green Hill or Greenhill, was historically associated with land owned by David Price, a yeoman of Merion, who assembled a large property near the present-day juncture of City Avenue and 69th Street, in the late seventeenth and early eighteenth centuries. Since the property was in both Philadelphia and Lower Merion, it is important to note that Price's

dwelling site was just outside of Philadelphia.¹ While the precise construction date is not known, Price is credited as having built some portion of a once-famous stone house known as the “Old Homestead” (Demolished).² John Hughes (1711-1772), a member of the Pennsylvania Assembly, eventually purchased the property, leaving it to his son, John Hughes, Jr. (1745-1773) in 1772.³ The younger Hughes was married to Margaret Paschall (1748-1771), a descendant of Dr. Thomas Wynne, one of Lower Merion’s original European settlers.⁴ The couple had one daughter: Martha Hughes (1771-1796); however, with the death of her mother in 1771, and her father in 1773, she was orphaned at Green Hill Farm in the care of her cousin Mary Hollingsworth (1776-1820). In 1796, Martha Hughes died unmarried and without issue, essentially leaving Green Hill Farm to her caretaker and cousin Mary Hollingsworth.⁵ In 1799, Mary Hollingsworth wed Israel Wistar Morris (1778-1870), a wealthy broker and commission merchant.⁶ Israel and Mary had three children: Wistar Morris (1815-1891), Hannah Morris, and Jane Morris.⁷ After the early death of Mary Hollingsworth Morris, her husband and children inherited Green Hill Farm. All this time, these successive families occupied the “Old Homestead.” Wistar Morris founded Morris, Tasker & Company in Philadelphia. He was also a director of the Pennsylvania Railroad, president of the Board of Pennsylvania Hospital, and a trustee at Haverford College.⁸ In 1863, Wistar Morris married Mary Harris (1836-1924), a union which led to one daughter, Mary Hollingsworth “Holly” Morris (1864-1891). Wistar Morris built a large stone mansion on Green Hill Farm, some 300 yards from the “Old Homestead.”⁹ He would later enlarge the house, as inspired by a castle in Scotland, on designs by Mantle Fielding, the eminent Philadelphia architect. This house still stands on the grounds of Friends Central School. Mary Morris, Wistar Morris’ only daughter, eventually wed Rev. Charles Wood, with whom she had two children: Margaret Paschall Morris and Charles Wistar Morris. After the death of her first husband, Holly Morris Wood married Logan McCoy.¹⁰

¹ The background information for this historic context was guided by a summary of “Green Hill” published online as part of “The First 300” written by Dick Jones and Hugh L. Hamilton, III on the website of the Lower Merion Historical Society (lowermerionhistory.org).

² Bulletin of the Historical Society of Montgomery County, Pennsylvania. (Norristown: Historical Society of Montgomery County, Spring 1958), Vol. XI, No. 2, p. 135.

³ Historical Society of Pennsylvania Biographical Index.

⁴ Pennsylvania, U.S., Compiled Marriage Records, 1700-1821, Ancestry.com.

⁵ Philadelphia County, Pennsylvania, U.S., Will Index, 1682-1819, Ancestry.com.

⁶ *Evening Courier and Republic*, 19 August 1870.

⁷ Colonial Families of the USA, 1607-1775, 363.

⁸ Morris-Shinn-Maier Collection (HC.MC 1191) Quaker and Special Collections Haverford College, Haverford, PA. <https://archives.tricolib.brynmawr.edu/repositories/5/resources/544> Accessed 19 November 2025.

⁹ Morris family papers (Collection 2000B) Historical Society of Pennsylvania, Philadelphia, PA. https://hsp.org/sites/default/files/legacy_files/migrated/findingaide 19 November 2025.

¹⁰ Various family tree files, Ancestry.com.



Figure 23. Mary Morris, Holly Morris, and Wistar Morris, ca. 1870-75. Source: Lower Merion Historical Society.

In 1890, Wistar Morris penned his Last Will & Testament, which outlined a trust for his heirs and specified provisions regarding the development of Green Hill Farm, particularly the section of the property adjacent to his home in Philadelphia, now the site of the subject property and others developed by the Morris Estate. Wistar Morris hoped that his heirs would continue to occupy his mansion and the “Old Homestead” on the Lower Merion side of the property. Perhaps this is why he preferred that the Morris Estate manage any development of the Philadelphia property, and that if land was to be sold, it should be restricted to “one to three acres” with the preclusion of certain building types deemed injurious to surrounding properties. He even thought to incentivize his nieces and nephews to buy land at a 33 percent discount in any future development, with the contingency that they improve the property with an owner-occupied residence. Morris also directed his trustees to attempt to persuade the City of Philadelphia to alter the standard gridiron street plan to accommodate the natural contours of the local landscape. He also donated parkland to the city with specific environmental stipulations related to Indian Creek and its preservation.¹¹

¹¹ Pennsylvania, U.S., Wills and Probate Records, 1683-1993, Ancestry.com.



Figure 24. Left: The "Old Homestead" at Green Hill Farm in ca.1940s. Figure 25. Right: The Wistar Morris House at Green Hill Farm in ca.1900. Source: Lower Merion Historical Society.

Interestingly, the death of Wistar Morris in 1891 did not lead to the immediate development of the Philadelphia portion of Green Hill Farm. The Girard Trust Company managed the Morris Estate. For the first two decades after Morris' death, any advancements in the direction of real estate development were slow, even though Overbrook Farms was rapidly underway to the east of the Morris Estate's holdings. In 1895, the City of Philadelphia began the work of opening 64th and 66th Streets through the Morris Estate, which no doubt meant that some negotiations had occurred. The Morris Estate would eventually bequeath the acreage that would become known as Morris Park, just west of 66th Street, to the City of Philadelphia, which included land on both sides of Indian Creek. Wistar Morris stipulated that the bequest was for the purpose of preserving Indian Creek and that no sewage was to be dumped in its waters. Despite Morris's hope that his oldest granddaughter might one day own and occupy his birthplace, the "Old Homestead" was leased to William S. Belding, of the firm of Belding Bros. & Co., in March 1910, which led to extensive alterations to the dwelling.¹²

As the suburban development of Overbrook Farms crept towards Green Hill Farm, the Morris Estate began some movements towards development in the 1910s. One of the first sales was to an outside party, which occurred in 1912 when Ernest T. Tustin purchased a lot adjacent to his own property with 100 feet front on the southeast side of Church Street, northeast of 64th Street. Tustin proceeded to erect a commodious house on the enlarged suburban dwelling site that no doubt met the spirit of Morris' intent.¹³ In 1911, the Morris Estate proceeded with one of its first residential projects under the care of Wendell and Treat, agents of Wayne, Pennsylvania. The nascent partnership of Mellor and Meigs, architects, was commissioned to design a "Twin residence" at what was then called "Overbrook, Philadelphia." *The Philadelphia Real Estate Record and Builders' Guide* described the project as follows: "Brick and stucco, 2-1/2 stories, 25 x 49 feet each; steam heat; electric lighting."¹⁴ It is unknown whether this project was ever executed. Later that year, in November, the Morris Estate announced a similar project, which included the design of "Residences (2)" by John I. Bright, architect. This project, too, was described as located at Overbrook. The physical description was almost identical to the project announced in May 1911; however, the fate of this development is also unknown.¹⁵

¹² "Lease Morris Estate Property, *The Philadelphia Inquirer*, 9 March 1910, 13.

¹³ *The Philadelphia Inquirer*, 7 January 1912, 40.

¹⁴ *The Philadelphia Real Estate Record and Builders' Guide*, 17 May 1911, 315.

¹⁵ *The Philadelphia Real Estate Record and Builders' Guide*, 22 November 1911, 807.



Figure 26. An advertisement for houses built by the Morris Estate in Green Hill Farm with Morris Wood as the agent in 1920. Source: *Evening Public Ledger*, 6 July 1920, 5.

The development of the subject property, as well as 6953 Greenhill Road, appears to have been the first residential development project of the Morris Estate that is known to have been fully completed. The process began in 1915, but the properties were not sold until 1919. This extended period of construction was most likely a consequence of the First World War. A detailed discussion of the subject property and its development is forthcoming in the next section of this nomination. The progress of the subject property was essentially the launching point of the Green Hill Farm subdivision. In February 1916, the Morris Estate commissioned a detached residence at 70th Street and Overbrook Avenue, projected to cost \$9,200.¹⁶ In April 1916, another two-and-one-half-story stone dwelling was commissioned. Two additional houses and garages were proposed in April 1916 at 71st Street and Overbrook Avenue.¹⁷ In August 1916, the Morris Estate commissioned a two-and-one-half-story “Residence and Garage” on designs by John I. Bright, architect.¹⁸ That same month, a two-and-one-half-story stone residence designed by Druckenmiller & Williams, architects, was announced, also commissioned by the Morris Estate.¹⁹ In November 1916, it was announced that Robert Bodes McGoodwin, architect, was commissioned to design a two-and-one-half-story stone “Residence and Garage,” another Morris Estate project.²⁰

¹⁶ *The Philadelphia Real Estate Record and Builders' Guide*, 9 February 1916, 111.

¹⁷ *The Philadelphia Real Estate Record and Builders' Guide*, 5 April 1916, 243.

¹⁸ *The Philadelphia Real Estate Record and Builders' Guide*, 9 August 1916, 531.

¹⁹ *The Philadelphia Real Estate Record and Builders' Guide*, 23 August 1916, 559.

²⁰ *The Philadelphia Real Estate Record and Builders' Guide*, 8 November 1916, 736.

As a result of the First World War, the development of Green Hill Farm seems to have slowed, with no projects in 1917. New projects resumed in 1919, starting with a large apartment house at City and Lancaster Avenues.²¹ This would become the Green Hill Farms Hotel, a famous high-end hostelry of the era. Smaller residential commissions also resumed. In April 1919, the Morris Estate commissioned a three-story stone dwelling on Overbrook Avenue, south of City Avenue,²² By July 1920, Morris Wood, a descendant of Wistar Morris, appears to have become the primary agent for the Morris Estate's Green Hill Farm properties. His listings show photographs and renderings of the houses being sold by the Morris Estate. These advertisements continued into the early 1920s.



Figure 27. Left: An advertisement for Green Hill Farms by Morris Wood. Source: *Evening Public Ledger*, 2 November 1920, 12. Figure 28. Right: An advertisement for Green Hill Farms by Morris Wood. Source: *Evening Public Ledger*, 9 February 1921, 24.

The eighteen-acre portion of Green Hill Farm that included Wistar Morris' mansion was sold by the Morris Estate in 1925 to Friends Central School, which still owns the property in 2025.

²¹ *The Philadelphia Real Estate Record and Builders' Guide*, 19 March 1918, 147.

²² *The Philadelphia Real Estate Record and Builders' Guide*, 2 April 1918, 186.



Figure 29. An early photograph of the House at 7001-09 Greenhill Road. Source: Mellor, Meigs and Howe Collection, Athenaeum of Philadelphia.

THE DEVELOPMENT OF TWO RESIDENCES BY THE MORRIS ESTATE 6953 AND 7001-09 GREENHILL ROAD

Between November 1911 and November 1916, no other “Morris Estate” developments were announced in *The Philadelphia Inquirer* or *The Philadelphia Real Estate Record and Builders’ Guide*. By then, late in 1916, Henry P. Wright was the manager of the Morris Estate, and it was he who would oversee its early development operations on behalf of the Girard Trust Company. One of the first projects undertaken and known to have been completed was the commission of two Residences and two Garages on a site that was approximately one acre at 6953 and 7001-09 Greenhill Road. *The Philadelphia Real Estate Record and Builders’ Guide* announced the project on November 10, 1915, at which time the location was cited as Overbrook, Pennsylvania. The design was contracted to the budding firm of Mellor & Meigs, architects.²³ The proposed buildings were to be as follows: “Stone, 2-1/2 stories, shingle roofs, oak floors, tile work (electric work and heating reserved).” By November 17, the construction contract was awarded to John J. Murphy & Co. with an estimated cost of \$25,000.²⁴ Aptly named, the nomenclature of the subject street clearly memorialized the origin story that was Green Hill Farm. It appears that construction took some time, as the properties were not sold until the latter part of 1919.

²³ *The Philadelphia Real Estate Record and Builders’ Guide*, 10 November 1915, 735.

²⁴ *The Philadelphia Real Estate Record and Builders’ Guide*, 17 November 1915, 735.



Figure 30. The Reppenhagens. Source: Ancestry.com.

On April 21, 1919, Charles William and Augusta Reppenhagen purchased the subject property from the Morris Estate via the Girard Trust Company. Charles W. Reppenhagen (1875-1944), a native of New York City, was a successful importer of goods from the British East India, and various countries in Europe.²⁵

After a brief period of ownership, the Reppenhagens sold the property to Howard H. Yocum, the first long-term owner, on April 21, 1921. In 1930, the Yocums were in residence at the subject property, then worth \$45,000. The household included Howard H. Yocum, then 53; Mary Caldwell Gordon Yocum, then the 39-year-old wife of Howard; and James G. Yocum, the eleven-year-old son. In addition, the Yocum family's wealth was exhibited through the fact that three servants were living in the house, including Albert Gahart, a watchman; Elizabeth Harris, a cook; and Sarah Hartline, a servant.²⁶

Howard Herr Yocum (1876-1963), a native of Lancaster, Pennsylvania, was a prominent lawyer in Philadelphia. He graduated from Mercersburg Academy, Princeton University, and the University of Pennsylvania Law School.²⁷ Yocum purchased the subject house as a young attorney. He was a longtime partner of the law firm of Biddle, Paul, Dawson and Yocum, which was in the Land Title Building by the mid-twentieth century. He served as counsel for the Philadelphia, Baltimore, and Washington Stock Exchanges for more than fifty years.²⁸ It was likely no coincidence that his neighbor at the time of purchase was a past president of the Philadelphia Stock Exchange. Yocum was also a member of the Union League and a trustee of the First Presbyterian Church at 21st and Walnut Streets. He died in the subject house in June 1963.

A graduate of the Agnes Irwin School and active in the American Red Cross, Mary Caldwell Gordon Yocum was recognized as a local "Civic Leader" at the time of her death in 1971. She was a "gray lady" at Lankenau Hospital; chairman of the committee that operated Camp Firefly for

²⁵ Ancestry.com. *U.S., Passport Applications, 1795-1925* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2007.

²⁶ United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. T626, 2,667 rolls.

²⁷ *The News-Journal*, 11 June 1917, 3.

²⁸ "Howard H. Yocum, Attorney," *Philadelphia Daily News*, 26 June 1963, 37.

diabetic children at Spring Mountain; a board member of the Mercer Memorial House; a board member of the Rittenhouse Square Market; a board member of the Female Association of Philadelphia; and a member of First Presbyterian Church.²⁹ She was also a member of the local Garden Club, indicating that she was likely invested in landscaping the subject property.³⁰

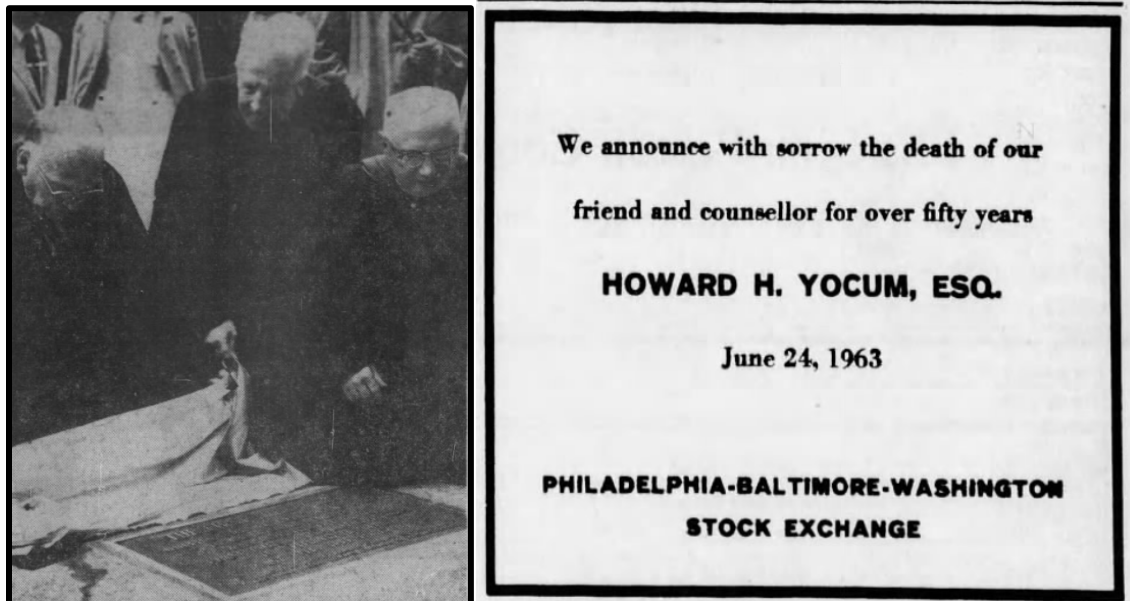


Figure 31. Left: Yocum (on left) unveils a plaque in the pavement at 230 Market Street, marking the founding of the first Presbytery in America. Source: *The Philadelphia Inquirer*, 28 May 1956, 20. Figure 32. Right: A Notice of Yocum's death published by the Philadelphia-Baltimore-Washington Stock Exchange in 1963. Source: *The Philadelphia Inquirer*, 27 June 1963, 27.

²⁹ "Mrs. H.H. Yocum Civic Leader," *The Philadelphia Inquirer*, 18 March 1971, 18.

³⁰ "Garden club notes," *The Philadelphia Inquirer*, 18 June 1961, 62.



Figure 33. Looking northeast from 7001-09 Greenhill Road to the subject House at 6953 Greenhill Road in ca.1918-19. Source: Mellor, Meigs and Howe Collection, Athenaeum of Philadelphia.

CRITERIA C AND D

The subject property at 7001-09 Greenhill Road, including the House, the Garage, the Garden Wall & Pergola, and the Garden, is part of the larger development of Two Residences by the Morris Estate, that are significant under Criteria C and D. Under Criterion C, the subject property reflects the environment in an era characterized by the Colonial Revival style with English stylistic overtones. The subject property shares its styling with other nearby suburban dwellings in Green Hill Farm, as well as in Overbrook Farms. Additionally, the subject property is a special example of a paired dwelling site that represents local vernacular architecture of the eighteenth century, as adapted to a design concept popularized in England and produced in numerous examples in Philadelphia. Under Criterion D, the subject property is a distinctive example of the Colonial Revival style with English stylistic architectural details. The said resources, including the House, the Garage, the Garden Wall & Pergola, and the Garden, are particularly fine specimens of the Colonial Revival style as interpreted and rendered by the architectural firm of Mellor, Meigs and Howe.



Figure 34. The central portion of the northeast elevation of the subject House at 6953 Greenhill Road in ca.1918-19. Source: Mellor, Meigs and Howe Collection, Athenaeum of Philadelphia.

CRITERION C

The subject property at 7001-09 Greenhill Road, including the House, the Garage, the Garden Wall & Pergola, and the Garden, represents the Colonial Revival style at a time when it was a popular aesthetic choice throughout the suburbs of Philadelphia. While the more urban parts of the city more commonly employed red brick buildings in the Colonial Revival style, the use of stone for houses and other building types was common in suburban neighborhoods. The most ubiquitous suburban building form was the two-and-one-half-story stone dwelling with a side-gable roof and a symmetrical fenestration with multi-light wooden sash windows. The subject house and its mate at 6953 Greenhill Road adhere to this popular model. Other common features include paneled wooden doors, occasionally with a multi-light section; a Georgian-inspired cornice; louvered shutters; multi-light wooden windows and doors; gable-front dormers; and red brick chimney stacks rising from larger stone structures. The subject house features a prominent pent eave, a once common feature on stone houses of the eighteenth century in Germantown and other parts of the Philadelphia region. Additionally, Colonial Revival design often includes beautiful ironwork, including balustrades, decorative door and shutter hinges, and weathervanes.

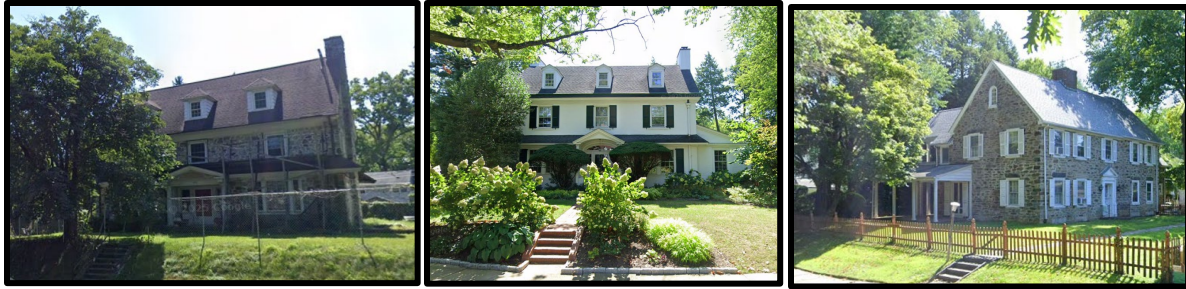


Figure 35. Left: The Thompson McClintock House at 6912 City Avenue. Source: Google Street View, August 2024. Figure 36. Middle: The Dr. Edward LeRoy Bortz House at 6936 Greenhill Road. Source: Google Street View. Figure 37. Right: A Colonial Revival house at 6946 Greenhill Road. Source: Google Maps, August 2024.

The Green Hill Farm neighborhood has numerous houses designed in the Colonial Revival style, many of which share similar features with the subject property. The closest geographically and stylistically is the Thompson McClintock House, a suburban residence that stands at 6912 City Avenue, which is adjacent to the subject property at its northern corner. This dwelling is a textbook example of the Colonial Revival style with its two-and-one-half-story stone structure; a symmetrical fenestration served by multi-light sash windows; the employment of three dormers in the primary elevation; and a pent eave along the primary and side elevations, featuring a wide-set, gable-front entrance hood within the larger pent eave. Also nearby, across the street, the Edward LeRoy Bortz House at 6936 Greenhill Road is another example of the Colonial Revival style with a roughcast finish, featuring a symmetrical fenestration with multi-light windows; three gable-front dormers; and a pent eave with a gable-front entrance hood at the center. Opposite the subject property, the two-and-one-half-story pointed stone house with a side-gable roof at 6946 Greenhill Road is an attractive example of the Colonial Revival style, facing the interior of its lot. The primary elevation features a symmetrical, five-bay fenestration with six-over-six wooden sash windows, as well as paneled shutters on the ground floor and louvered shutters on the second floor. A pair of two-and-one-half-story stone houses facing the interior of their respective lots in 1840 and 1850 N. 71st Street are also designed in the Colonial Revival style. These are just a few examples in the immediate vicinity of the subject property, exhibiting that the subject building represents a style that was commonly employed in its immediate context, satisfying Criterion C.



Figure 38. An expansive Victorian-era twin on Wakefield Street in Germantown. Source: Keeping Society of Philadelphia, 2020.

Another aspect of the subject property, including the House, the Garage, the Garden Wall & Pergola, and the Garden, is the distinctive design that embodies its physical layout, organization, and pairing with 6953 Greenhill Road. One doesn't expect a dwelling of this size and type to be part of a twin development; however, it was created within a larger movement that produced densely built suburban dwelling sites that were interspersed with gardens and open space in an idyllic setting. Perhaps the best example of a planned suburb with these characteristics was the Hampstead Garden Suburb, a 234-acre residential development in London, England, which commenced in 1906. Among many of its attributes, Hampstead included a distinctive low-rise density of house types, most of which were attached or semi-detached. Eminent architects like Sir Edward L. Lutyens (1869-1944) designed twin or paired houses and other clusters of attached dwellings that were in the same category as the subject property. On this side of the Atlantic, similar developments occurred in Philadelphia. In fact, the "twin" house is a ubiquitous building type commonly known in the City of Homes, it being defined as a pair of single-family dwellings, built side-by-side, generally sharing a single party wall, designed to look like one cohesive structure. In the mid-nineteenth century, twin houses were employed in emerging suburbs throughout the region, evolving in different ways to the present time. Attached, multi-house developments also increased in popularity even in lush suburban enclaves.



Figure 39. Left: Willow Court at 42-52 W. Willow Grove Avenue. Figure 40. Right: Linden Court at 103-13 W. Willow Grove Avenue. Source: Keeping Society of Philadelphia, 2025.



Figure 41. Top: A twin residence in Cotswold Village in the 8000 block of Navajo Street. Figure 42. Bottom: Half Moon Houses at 7921-23 Lincoln Drive. Source: Keeping Society of Philadelphia, 2025.

In Chestnut Hill, George and Gertrude (Houston) Woodward commissioned numerous residential projects that included paired dwellings, as well as other multi-house complexes that were akin to the subject property. These were not rows of houses in the same way that terraces were usually constructed in Philadelphia. The Woodward developments, like the subject property of the Morris Estate, were placemaking projects that were achieved through thoughtful planning that went beyond architectural style. The physical organization and layout, as well as the total aesthetic presentation, were factors employed by the Woodwards, and it is these characteristics that relate to the subject property.³¹ Examples of relevant Woodward projects include the following:

Cotswold Court (1915), designed by Robert R. McGoodwin, at 8000 Lincoln Drive, 135 W. Willow Grove Avenue, and 8001 Navajo Street.

Cotswold Row (1921), designed by Edwin B. Gilchrist, at 8008, 8010, and 8012 Crefeld Street, a row of vernacular two-and-one-half-story stone houses built immediately upon Crefeld Street that are connected by one-story hyphens.

Cotswold Village (1915), designed by Edwin B. Gilchrist, at 8001-15 Navajo Street, a block of unusual English-inspired two-and-one-half-story stone twins.

Double Residence (1914), designed by Edmund B. Gilchrist, at 116-18 W. Abington Avenue, being constructed of stone with a stucco finish in an interesting twin design.

Half Moon Houses (1927), designed by Duhring, Okie & Zeigler, at 7919-25 Lincoln Drive, a curved row of two-and-one-half-story stone houses set off from Lincoln Drive by a park.

³¹ History of the George Woodward Company. <[History – George Woodward Co.](#)> Accessed on 23 November 2025.

Linden Court (1915), designed by Edmund B. Gilchrist, 103-13 W. Willow Grove Avenue, is a red brick, Colonial Revival style U-shaped cluster of six structures that form a multi-house property.

Roanoke Court (1931-33), designed by H. Louis Duhring, at 8014-28 Roanoke Street, is a cluster of three large stone structures planned around a central courtyard and behind a stone wall.

Two Detached Houses

“Sulgrave Manor,” (1926), designed by Ritter & Shay, at 200 W. Willow Grove Avenue, is a two-story stone Tudor-style country house.

Detached House (1916), designed by Robert Rodes McGoodwin, at 224 W. Willow Grove Avenue, a two-story stone country house.

Willow Court (1915), designed by Duhring, Okie & Zeigler, at 42-52 W. Willow Grove Avenue, a court of two-and-one-half-story red brick houses around a central garden.

Woodward Residences (1914), designed by Robert Rodes McGoodwin, at 8007-13 Crefeld Street.³²



Figure 43. Left: Cotswold Row at 8008, 8010, and 8012 Crefeld Street in Chestnut Hill. Figure 44. Right: Roanoke Court at 8014-28 Roanoke Street in Chestnut Hill. Source: Keeping Society of Philadelphia, 2025.

These examples demonstrate that the subject property, along with its companion at 6953 Greenhill Road, forms a residential complex that is part of a larger movement in the design of suburban houses and dwelling sites, satisfying Criterion C.

³² This list of projects completed by the George Woodward was found in the Philadelphia Architects and Builders Database of the Athenaeum of Philadelphia.



Figure 45. Looking northwest at the subject property from Greenhill Road in ca.1917-18. Source: Mellor, Meigs and Howe Collection, Athenaeum of Philadelphia.

CRITERION D

Under Criterion D, the subject property, including the House, the Garage, the Garden Wall and Pergola, and the Garden, is a distinctive example of the Colonial Revival style through its textbook use of historically inspired forms, materials, and compositions. The two-and-one-half-story stone house exhibits hallmark Colonial Revival features, including a steeply pitched, side-gabled roof with prominent redbrick chimneys at each end, symmetrically placed dormers, multi-light double-hung sash windows, and operable shutters that reinforce an idealized eighteenth-century aesthetic. Its finely laid stone masonry echoes early regional building traditions, while the refined entrance bay and orderly façade composition demonstrate the Colonial Revival’s characteristic blend of romantic historicism and modern craftsmanship. The one-and-one-half-story garage, designed as a complementary dependency, incorporates similar stonework, gabled roof forms, and multi-light windows, as well as its Georgian-style cupola. Together with the carefully planned central Garden, as well as the Garden Wall and Pergola, the buildings create a formally composed domestic landscape typical of high-style Colonial Revival design, emphasizing symmetry, craftsmanship, and a picturesque reinterpretation of early American architectural precedents with a special focus on the Philadelphia Region.

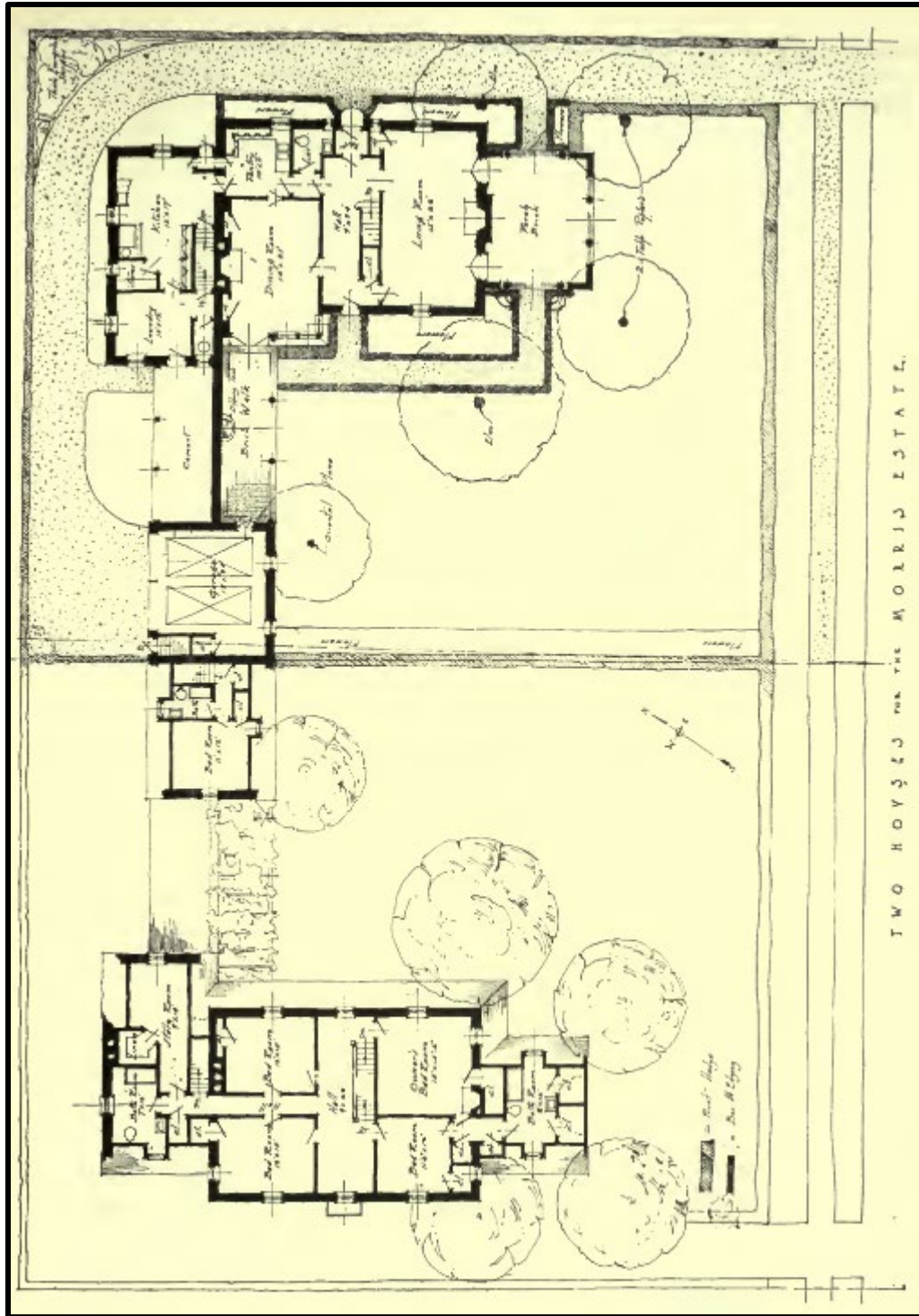


Figure 46. An overall plan for the “Two Houses for the Morris Estate” was published in *The Architectural Record* in March 1920.

CRITERION E

The subject property at 7001-09 Greenhill Road, including the House, the Garage, the Garden Wall & Pergola, and the Garden, comprises a significant masterwork of the eminent architectural firm of Mellor, Meigs and Howe. There is no question that Mellor, Meigs and Howe was a significant

partnership that greatly influenced the built environment of the Philadelphia region. The subject project was designed between 1915 and 1916, when the firm was still Mellor and Meigs, and constructed between 1916 and 1919, when the firm became Mellor, Meigs and Howe. While much of their early work was influenced by the vernacular architecture of the region, the firm's residential designs began to evolve significantly in the 1910s, when their Colonial Revival designs took on decidedly English overtones and features. This project represents a transitional period in the firm's oeuvre, when the architecture was still decidedly Colonial Revival, but the planning and layout, as well as some features, were increasingly influenced by English precedent.



Figure 47. Left: The Bernard A. Illoway Place in Chestnut Hill. Source: "The Firs, In Suburban Philadelphia," *The Spur*, 15 June 1924, 66. Figure 48. Right: The George House Place at Chestnut Hill in 1924. Source: Frank A. Wrensch. "Country House & Gardens: The George Howe Place, at Chestnut Hill, Philadelphia," *The Spur*, 1 November 1924.

The work of Mellor, Meigs and Howe is widely celebrated for its masterful adaptation of English and French country architecture to the lush suburban context of the Philadelphia region. The following examples speak to that legacy: The Leonard T. Beale Residence (1912) at St. Davids, Pennsylvania; "High Hollow" (1914), the George Howe Residence at Chestnut Hill; The Caspar Wistar Morris House (1916) at Haverford, Pennsylvania; the Heatly C. Dulles Residence (1917) at Villa Nova, Pennsylvania; the Francis S. McIlhenny Residence (1918) at Chestnut Hill; the Robert T. McCracken House (1920) at Germantown; and the Christopher L. Ward Residence (1922) at Centerville, Delaware.³³

Lesser known, the firm also proved to be master architects in regional variants of the Colonial Revival. According to Sandra Tatman, Architectural Historian, "the earliest projects [of Mellor, Meigs and Howe] often kept close to the traditional architecture of the Middle Atlantic States, with heavy stone construction, broad proportions, and Georgian details." This is certainly represented in the characteristics of the subject property, which embodies the Colonial Revival as well as the firm's evolution as a practitioner of English-inspired design. Tatman explained that the firm's style "changed, however, to a use of English forms, particularly those associated with the Cotswold

³³ A Monograph of the Work of Mellor, Meigs & Howe. (New York: The Architectural Book Publishing Co., 1923).
Nomination to the Philadelphia Register of Historic Places, November 2025 - 36
Two Houses for the Morris Estate – Part 2, 7001-09 Greenhill Road, Philadelphia, Pennsylvania

style or with Sir Edward L. Lutyens, still making use of the Chestnut Hill [or local] stone to produce a regional style built with the additive massing associated with English vernacular architecture.”³⁴ As discussed in previous sections of this nomination, the subject property and 6953 Greenhill Road are largely Colonial Revival in the execution of their building forms and architectural styling, but with an overall plan that seems decidedly influenced by English precedent, and the use of paired dwellings and other multi-house developments, with the garden as a particularly important component of the project. A Monograph of the Works of Mellor, Meigs & Howe was published in 1923, which included many of their English and French country house designs. One of the few in the Colonial Revival style was their design of Two Houses for the Morris Estate, including the subject property.³⁵



Figure 49. “Garden side of the house at Cynwyd, showing that an old stone house seems to belong by rights, with fruit, trees and gardens,” as published in *Touchstone* on 1 June 1917.

The work of Mellor and Meigs, prior to George Howe joining the firm, was also recognized regularly in professional journals and other lifestyle publications of the period as skilled Colonial Revival designs. For example, the firm was noted as having designed a “wonderful, great rambling Colonial house” for Dr. Francis H. Murray at South Ashfield, Massachusetts, which *Art World* described as “simple, pure, true beauty” in January 1917.³⁶ Later that year, in June, *Touchstone*, a New York publication, featured a heavily illustrated article, “Making Historical Architecture: The American Style That Is Unconsciously Developing,” on several houses designed by Mellor and Meigs. The article culminates in the following paragraph:

Looking at these houses designed by Mellor and Meigs, it seems as if the acme of stone beauty has been reached. It is a style distinctly Pennsylvanian, the texture is varied, the colors of the joints modulated with the natural tints of the stone. These houses seem as near imperishable as anything made by the hand of man can be. Storms of a hundred years could pass over, leaving but a fine mellowing.³⁷

³⁴ Sandra Lee Tatman. Thesis: A Study of the Work of Mellor, Meigs and Howe. (University of Oregon, September 1977), 34.

³⁵ A Monograph of the Work of Mellor, Meigs & Howe. (New York: The Architectural Book Publishing Co., 1923).

³⁶ “Arts and Crafts in the Home,” *Art World*, 1 January 1917.

³⁷ “Making Historical Architecture...,” *Touchstone*, 1 June 1917.

Another aspect of the article is the number of views that depict the respective dwellings within their beautifully rendered gardens, which is certainly an important feature of the subject development, as well as the Colonial Revival and the work of Mellor, Meigs and Howe.



Figure 50. Top: A rear view, showing the driveway and service areas of both the subject house and 7001-09 Greenhill Road in June 1918. Figure 51. Bottom: From the northeast, “The Residence of Mr. Ellis Y. Brown, Jr., Downingtown, PA.” is another Colonial Revival-inspired design by Mellor, Meigs and Howe. Source: “American Country Homes,” *The Architectural Review*, June 1918.

The importance of the Morris Estate project is confirmed in period publications and reviews of its design and execution. By June 1918, it appears that the subject property and 6953 Greenhill Road were nearly completed, as *The Architectural Review* published the plans in their journal, along with several exterior photographs under the header “American Country Homes.” The publication stated the following about the design:

The pair of houses on the Morris estate, by Mellor, Meigs & Howe, are interesting both in plan and exterior treatment, in the latter way carrying on the well-earned prestige of stone ashlar Colonial work in the vicinity of Philadelphia.³⁸

Interestingly, these plates were published alongside “Modern English Country Houses” with designs by Sir Edward L. Lutyens, delivering on the quality comparison that was alluded to by Sandra Tatman in her thesis.³⁹

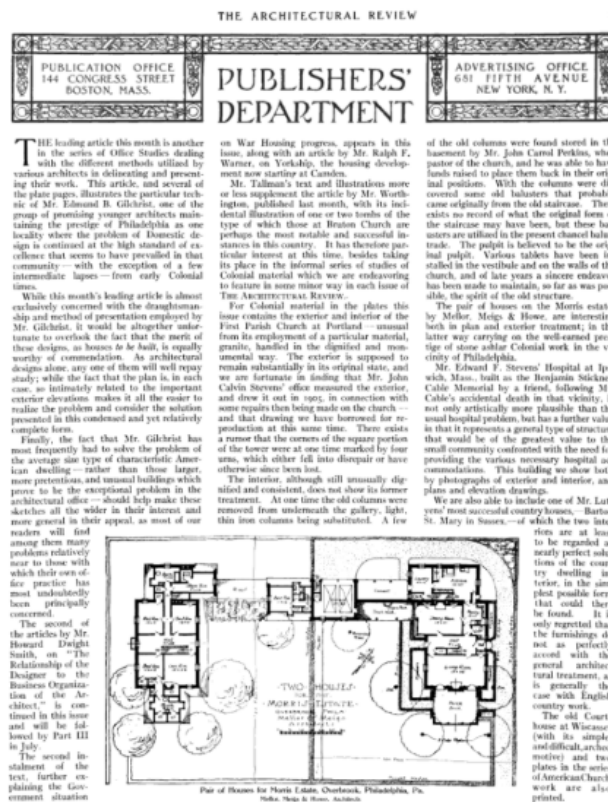


Figure 52. The subject property was illustrated and referenced in an article published by *The Architectural Review* in 1918. Source: “Publisher’s Department,” *The Architectural Review*, June 1918, xi.

In the years after the Morris Estate had finished and sold the properties, the design received additional media attention, confirming the unique importance of the project. In March 1920, John Taylor Boyd, Jr. wrote an interesting article, entitled “Some Principles of Small House Design, Part V – Elevation Style,” for *The Architectural Record*, in which he discussed the exterior presentation of small to medium-sized houses for suburban and country locations. The article included photographs of the Morris Estate properties, as well as commentary on the high quality of the exterior presentation of designs by Mellor, Meigs and Howe. The article showcased the firm alongside other important architects like Wilson Eyre & McIlvaine, Parker Morse Hooper, Frank Arnold Colby, and William Edgar Moran.⁴⁰

³⁸ “Publisher’s Department,” *The Architectural Review*, June 1918, xi.

³⁹ Sandra Lee Tatman. Thesis: A Study of the Work of Mellor, Meigs and Howe. (University of Oregon, September 1977), 34.

⁴⁰ “Some Principles of Small House Design, Part V-Elevation Style,” *The Architectural Record*, March 1920.

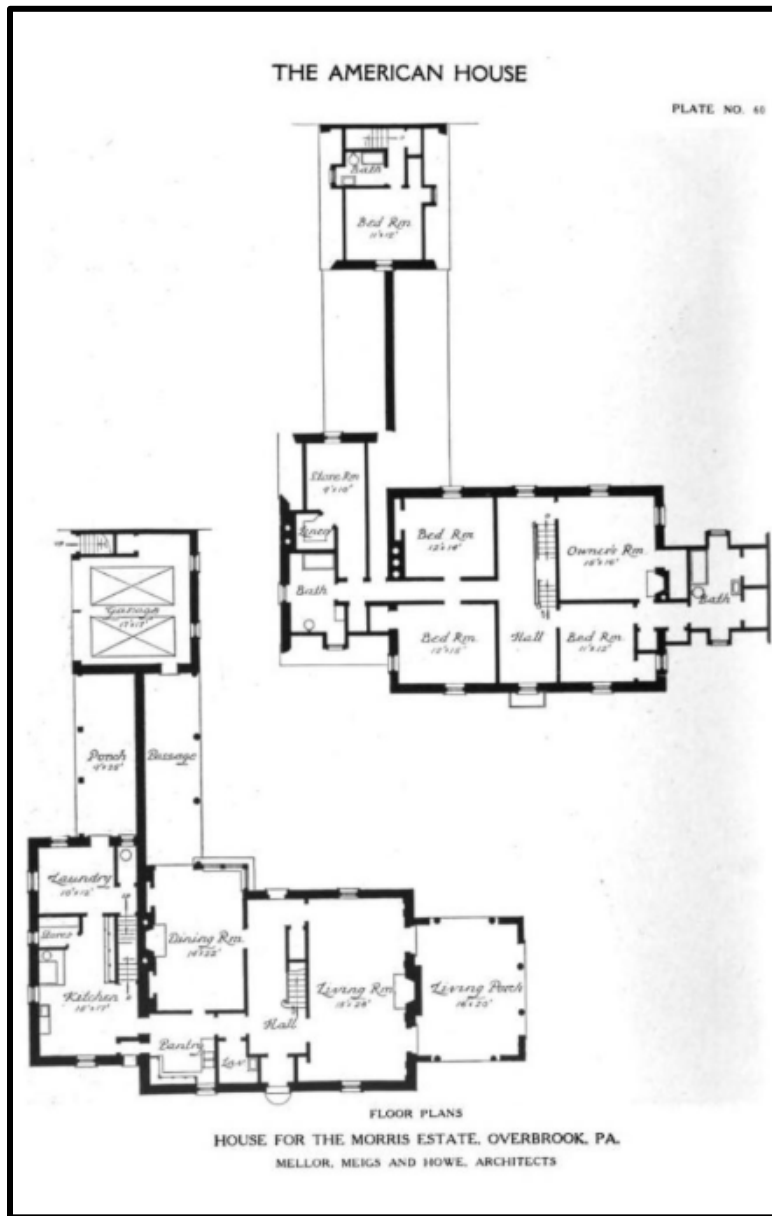


Figure 53. A plan of the buildings at 7001-09 Greenhill Road. Source: Charles S. Keefe. *The American House*. (New York: U.P.C. Book Company, Inc., 1922).

Two years later, plates and a plan of the Morris Estate buildings were published in *The American House*, an architectural book by Charles F. Keefe in 1922. The author lauded the firm's work by including other recent projects. Also designed in the Colonial Revival style, the inclusion of "The Residence of Mr. Ellis Y. Brown, Jr., Downingtown, PA." in the book exhibits the firm's ongoing practice with the employment of historically inspired vernacular architecture of the region. Additionally, the book also showcased other styles employed by the firm. "The House of C.W. Morris, Esq., Haverford, PA." was also featured with both exterior and interior views, another significant design, this one in the Tudor Revival style.⁴¹

⁴¹ Charles S. Keefe. *The American House*. (New York: U.P.C. Book Company, Inc., 1922).



Figure 54. "A Composition of House and Garden," *House & Garden*, June 1923, 50.

The hype for the Morris Estate project continued into 1923. In fact, several projects by Mellor, Meigs and Howe were showcased in *House & Garden* issues of June and July 1923, which included the Greenhill Road houses in both publications. The June 1923 issue featured a photograph of the garden at 7001-09 Greenhill Road with the following statement:

The elusive ideal in country house design and in the planning of the garden is to create with both together a pictorial composition. A composition of such true pictorial charm as this corner of the garden on the Morris estate in Philadelphia is not often achieved. The relationship between the building and the planning is so subtly right that no effort of means is apparent the picture has a fine quality of completeness.⁴²

⁴² "A Composition of House and Garden," *House & Garden*, June 1923, 50.

This period quote regarding the subject property is the perfect summary of its importance. The design of 7001-09 Greenhill Road represents a notable early work of Mellor, Meigs and Howe, an architectural firm that greatly impacted the built environment of the Philadelphia region, satisfying Criterion E.

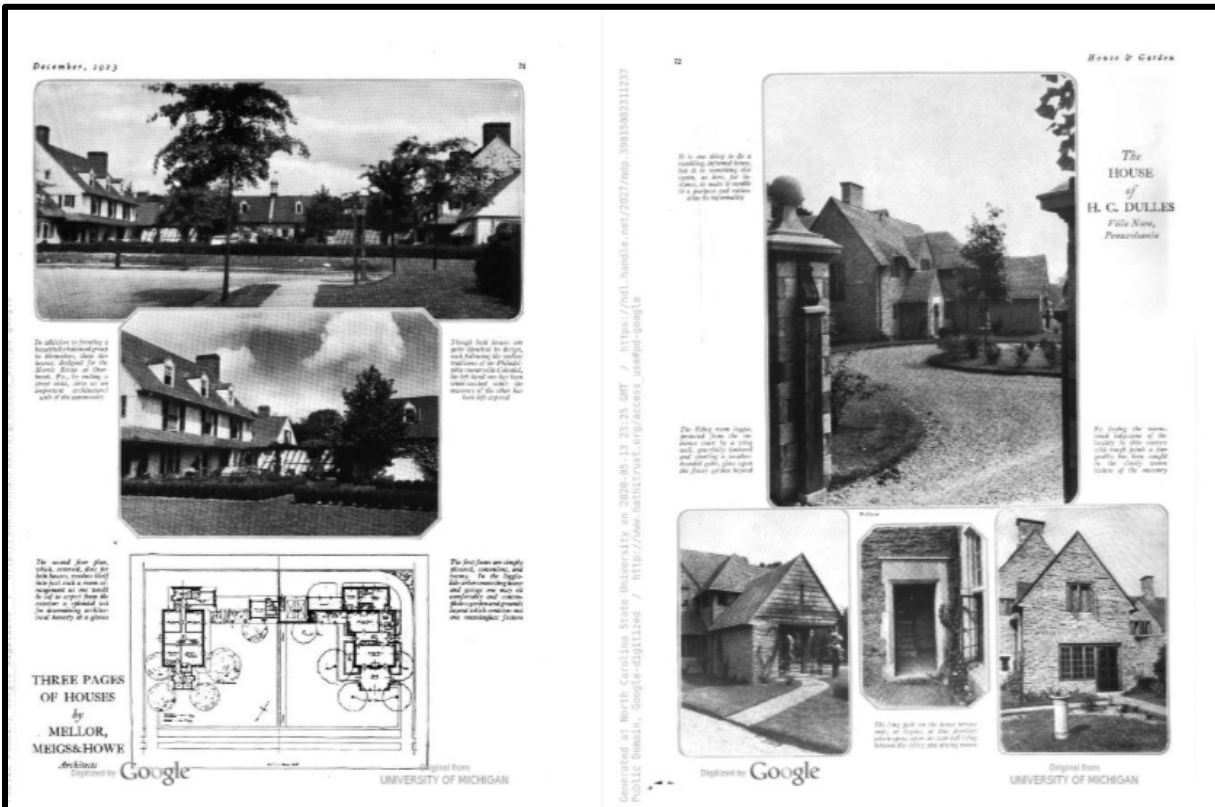


Figure 55. The first two pages of a spread on “Houses by Mellor, Meigs & Howe,” published in *House & Garden* in 1923, show the subject property on the first page. Source: *House & Garden*, 12 July 1923, 71-72.



Figure 56. The interior of the dining room at the subject property, looking northeast through the Garden Wall and Pergola to the door to the Garage in ca.1917-18. Source: Mellor, Meigs and Howe Collection, Athenaeum of Philadelphia.

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This nomination was completed for the Greenhill Farms Preservation Club and Kathryn Maschhoff, the owner of the subject property, by the Keeping Society of Philadelphia, with the primary author as Oscar Beisert, Architectural Historian and Historic Preservationist, with assistance from Nancy McBreen, retired school teacher.

The following repositories and sites were used to create the nomination:

Ancestry.com

Greater Philadelphia GeoHistory Network

Newspapers.com

Philadelphia Architects and Buildings (PAB) Database, Athenaeum of Philadelphia

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