

# **PHILADELPHIA HISTORICAL COMMISSION**

## **HISTORIC PRESERVATION RECOMMENDATIONS FOR THE UPPER NORTHWEST PLANNING DISTRICT**



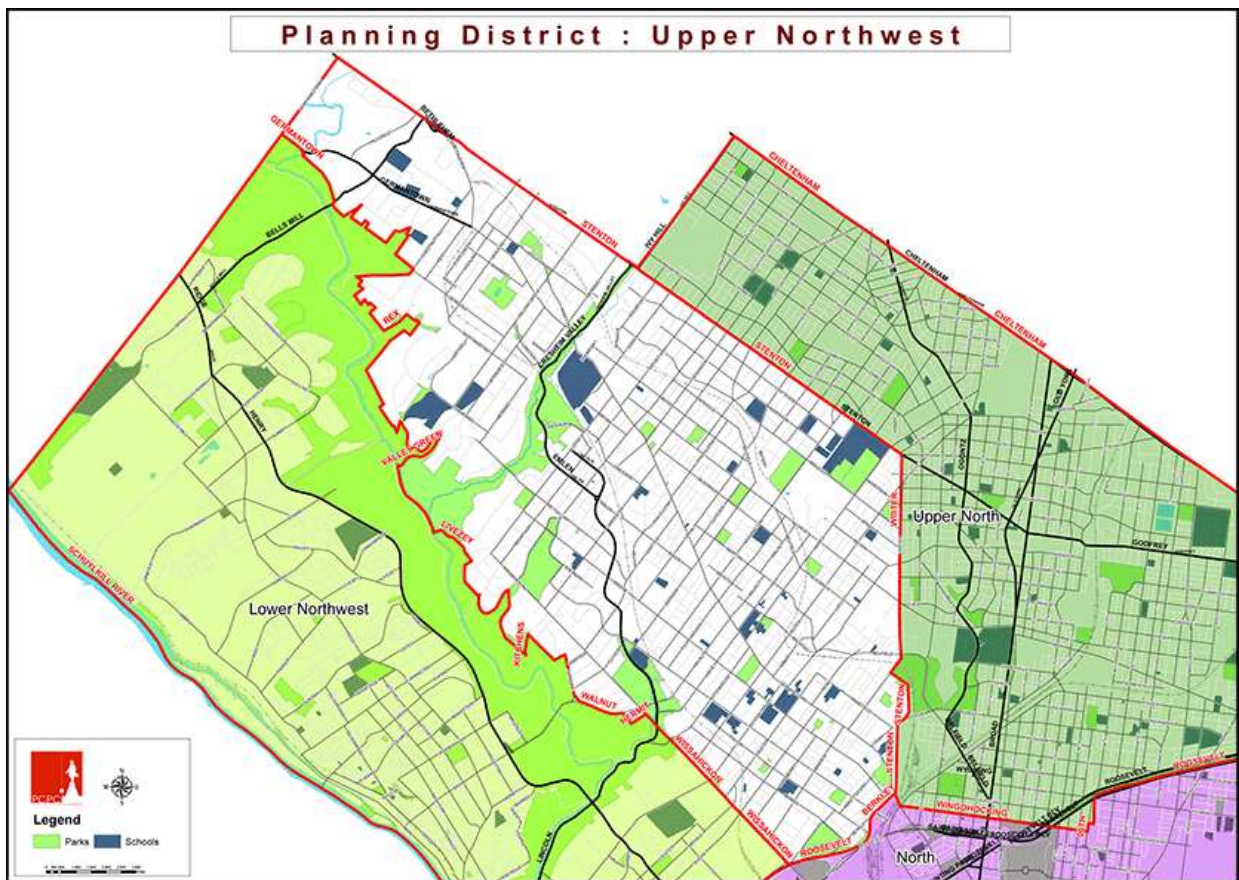
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2017**

## INTRODUCTION

The Philadelphia City Planning Commission has requested that the Philadelphia Historical Commission review the historical development of Upper Northwest Planning District and ongoing historic preservation initiatives in the area and then offer recommendations for enhancing those initiatives that might be incorporated into the plan, one of the 18 district plans that will accompany the overall Comprehensive City Plan, Philadelphia2035. In response to the request, the staff of the Historical Commission offers the following informal recommendations that have not been vetted by the 14-member Historical Commission itself.

## THE UPPER NORTHWEST PLANNING DISTRICT

The Upper Northwest Planning District encompasses the neighborhoods of Germantown, East Germantown, Blue Bell Hill, West Mount Airy, East Mount Airy, and Chestnut Hill.



## BRIEF HISTORY OF THE DEVELOPMENT OF THE UPPER NORTHWEST PLANNING DISTRICT

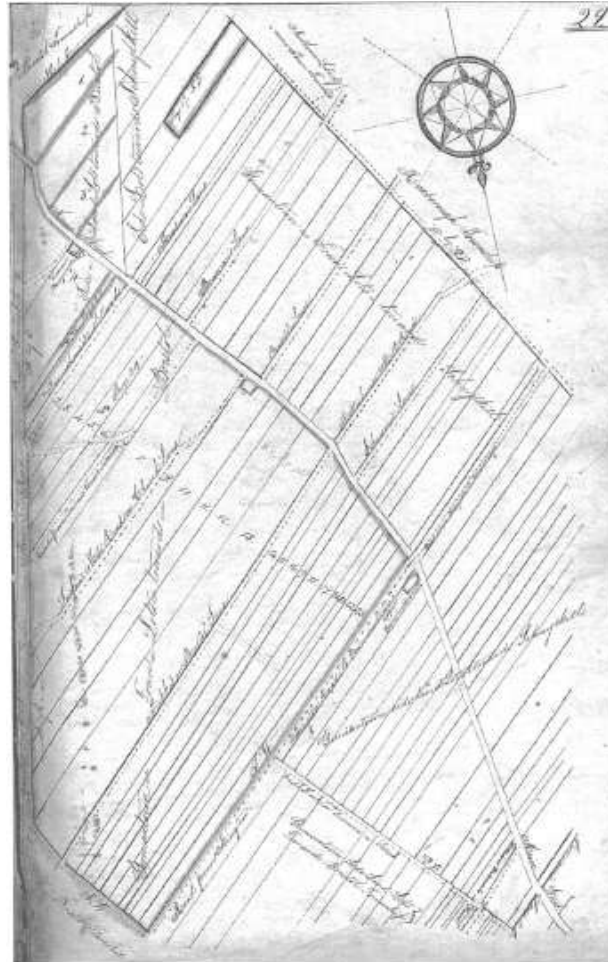
The area comprising the Upper Northwest Planning District was home to the Native Americans of the Lenni Lenape tribe long before the arrival of Europeans. The area is bounded at the southwest by the Wissahickon Creek, a corruption of the Lenape phrase meaning “catfish stream,” and at the northeast by the Wingohocking Creek, a corruption of “a favorite spot for planting.” German settlers, at first thirteen Quaker and Mennonite families from the Lower Rhineland town of Krefeld seeking religious freedom, began arriving in the area in 1683. The group was led by Francis Daniel Pastorius, who negotiated with William Penn for the 5700-acre tract. Originally known as the German Township, Penn granted the tract to Pastorius and his fellow settlers on 12 October 1683. The German Township was established along an existing Native American trail, known as the Minsi Path, which ran from Philadelphia to Minisink Island on the upper Delaware River and on to Kingston, New York. The trail, along which the township grew, became known as Germantown Main Street, and ultimately Germantown Avenue. Surveyor Thomas Fairman laid out long, narrow plots of land perpendicular to the trail for the early settlers. Purchasers of land received some of their acreage as “town lots” in the emerging village center and the remainder as “side lots” outside the village center. The plotting of the land, with Germantown Avenue as the spine, from which long, narrow town lots extended out in both directions, encouraged the establishment of a fairly dense, linear village. The first houses were built of logs, but Wissahickon schist soon replaced wood as the primary building material. By the late 1690s, all of the Lenape had left the area, moving to the north and west after receiving payments from Penn. In 1689, Penn signed a charter incorporating Germantown as a borough with an independent government; in 1691, the incorporation received royal approval. The Philadelphia County Tax List for 1693 counted 51 taxable households in Germantown.



Figure 1. Detail showing Germantown Township from *Map of improved part of Pensilvania in America, divided into counties, townships and lotts.*, Thomas Holme, 1681.



Many of the settlers, who had worked as weavers in their native land, continued in that line of work, producing fine linens. As early as 1692, Germantown was known as a place “Where trade in weaving Linnin Cloth is much.” Others took up farming in their new home. Mills were constructed along the streams. Richard Townsend constructed a grist mill on a branch of the Wingohocking, just beyond the township border, about 1685. Gerhart Hendricks operated a mill on the Wingohocking. William Rittenhouse built the first paper mill in America at the edge of the township, along the Monoshone Creek, also known as Paper Mill Run, a tributary of the Wissahickon. Gerhart Rittenhouse, son of William, erected a grist mill on Cresheim Creek. As additional settlers arrived from Germanic areas every year, the township grew. A market was established at Market Square. Two cemeteries, the Upper and Lower Burying Grounds, were established. The Quakers erected a meetinghouse in Germantown by 1686, probably on the current site of the Germantown Monthly Meeting and Friends School. In 1708, the Mennonites erected a meetinghouse at 6119 Germantown Avenue, where the 1770 Mennonite meetinghouse still stands. By 1700, four villages had emerged: Germantown to the south, up to Carpenter Lane; Krisheim or Cresheim, from Carpenter Lane to Mermaid Lane; Sommerhausen, from Mermaid Lane to Rex Avenue, and Crefeld at the north, from Rex Avenue to the Montgomery County line. By 1701, Germantown had grown to about 60 families. The first known school opened in Germantown in 1702. In 1707, the charter recognizing Germantown as a borough with an independent government was revoked during a dispute over taxes and political control reverted to the province.



**Figure 2. Plan by Christian Lehman of town and side lots in Germantown, 1766 (1868 copy). North is at the bottom and Germantown Avenue runs diagonally across the plan. Note the long, narrow lots.**

Owing to the way in which the land was apportioned as well as the topography, Germantown Avenue was from the beginning and continues to be the primary artery through the planning district. Streets perpendicular to Germantown Avenue were established as needed along the property lines of the long, narrow lots. Few streets parallel to Germantown Avenue were established in the early years because of the shapes of the lots as well as the universe of potential destinations. The first two cross streets were established by law in 1691: “Of the cross streets only two at first, namely Schuylkill and Mill streets, shall be opened and fenced off, and both shall be cleared by compulsory labor, from this date [28 August 1691] to the end of next October.” Schuylkill Street, now Queen Lane, linked Germantown to the Falls of Schuylkill, the farthest navigable point upstream on the river. Mill Street, now known as Church Lane, ran east from Market Square, connecting the village to Richard Townsend’s grist mill on the Wingohocking and eventually to Dublin Township. Rittenhouse Street connected Germantown to the paper mill of the same name. Washington Lane marked the boundary between the Germantown town

lots and the side lots. Carpenter Lane marked the boundary between Germantown and Cresheim. Gorgas Lane, which dates to about 1703, connected Germantown Avenue to Thomas Rütters lime kilns. Chew Avenue, originally called Division Street, which runs roughly parallel to Germantown Avenue, marked the boundary between the side lots toward the Schuylkill and those toward Bristol Township. Cresheim Road, which meandered without regard for property lines, provided access to Gerhart Rittenhouse's grist mill on the Cresheim Creek. At the summit of Chestnut Hill, the main road split, with one branch heading north along the Minsi Path, which would become Bethlehem Pike, and the other branch heading west to Plymouth Meeting and beyond.

During the first half of the eighteenth century, emigration from Germany to Pennsylvania accelerated. For example, between 1726 and 1755, 40,000 Germans arrived in Philadelphia, many of whom moved on to central Pennsylvania, but some of whom settled in Germantown. As more Germans arrived, new churches were founded. The Brethren, who came from Westphalia, met for worship in private homes from the early eighteenth century until they constructed a meeting house at 6611 Germantown Avenue in 1770, which still stands. German Lutherans began meeting for worship in Germantown in the late 1720s and erected their first church, St. Michael's, at 6671 Germantown Avenue about 1730. The original Lutheran church building has been replaced, but a Lutheran church surrounded by a burying ground survives on the site. Reformed Germans erected a church in 1733 adjacent to Market Square. Christopher Sower, who emigrated from Germany in 1724, imported a printing press and began publishing in Fraktur type in Germantown in 1739. In 1743, Sower began publishing bibles, the first printed in North America, at his shop at Germantown Avenue and Queen Lane. In 1758, they were about 350 households in Germantown.



Figure 3. Detail showing the linear village along Germantown Avenue and the two main cross streets, Schuylkill and Mill Streets, from *A Map of Philadelphia and Parts Adjacent*, N. Scull & G. Heap, 1750.

As the German-speaking inhabitants assimilated, non-German-speaking people joined the community, and the Avenue evolved into one of the main thoroughfares out of the city to central Pennsylvania and beyond on the Great Wagon Road, Germantown's Teutonic identity began to wane. Greentree Tavern, which still stands at 6023 Germantown Avenue, was founded in 1748 to provide services to travelers. In 1755, Germantown established a cemetery on Queen Lane for "all strangers, negroes, or mulattoes as die in any part of Germantown forever." In 1760, Germantown Academy was established with both German and English headmasters. Although the school moved to the suburbs in 1960, the eighteenth-century campus with its Main Building flanked by the German and English Headmasters' Houses survives on School House Lane and is now occupied by the Pennsylvania School for the Deaf. A regular stagecoach connected Germantown to Philadelphia as early as 1761. Before the Revolutionary War, wealthy Philadelphians began erecting houses in northwest Philadelphia to escape the heat and disease of the crowded sea-level city during the summer. Merchant John Wister built Grumblethorpe at 5267 Germantown Avenue as a summer residence in 1744. In 1750, William Allen Jr., a former mayor of Philadelphia and Chief Justice of the Province of Pennsylvania, erected Mount Airy, a manor house on a 47-acre estate, at Germantown Avenue and Allen's Lane, where the Lutheran Seminary is now located. Benjamin Chew constructed Cliveden, a grand Georgian house, at 6401 Germantown Avenue as a summer retreat for his family in the mid 1760s. A decade later, on 4 October 1777, the Battle of Germantown, a Revolutionary War battle that pitted the British Army led by William Howe and the Continental Army led by George Washington, reached its climax on the Cliveden grounds. Following the war, Germantown Township continued to attract wealthy families seeking to escape the summer heat of the city, until transportation innovations in the middle of the nineteenth century made daily commuting possible. For example, President George Washington escaped the heat and yellow fever of the city during the summers of 1793 and 1794 at the Deshler-Morris House at 5442 Germantown Avenue. Merchant Thomas Armat built Loudon, a grand country house, at 4650 Germantown Avenue in 1801. In 1835, architect Thomas U. Walter converted an older building on a hilltop at 7048 Germantown Avenue into an imposing Greek Revival style country seat for snuff baron George H. Garrett.

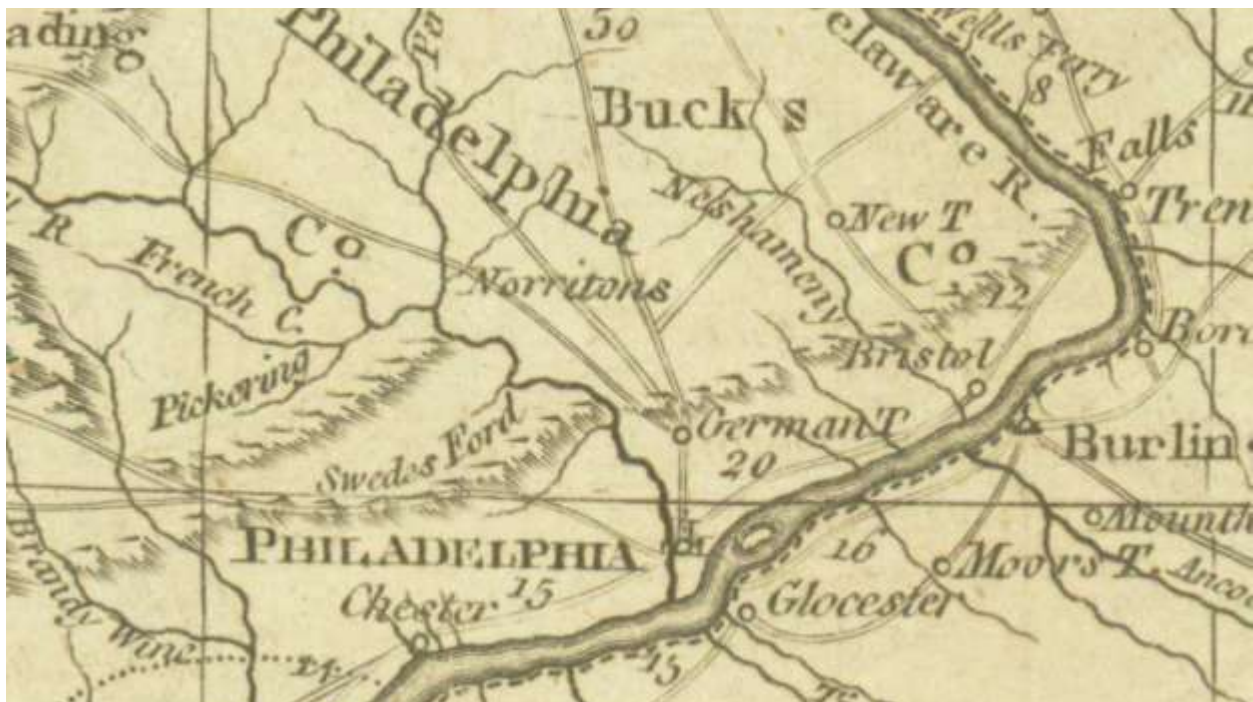


Figure 4. Detail showing the importance of "GermanT" as a gateway to the north and west from *A Map of the Country round Philadelphia*, London, 1776.



At the first U.S. census in 1790, Germantown reported 2,764 inhabitants. In 1801, the Germantown & Perkiomen Turnpike Company was chartered to construct and operate a 26-mile long turnpike from Philadelphia to a new stone-arch bridge over the Perkiomen Creek in Collegeville. Through Philadelphia, the turnpike followed the line of Germantown Avenue, which was paved, improved, and dotted with toll houses. Benjamin Chew, the owner of Cliveden, the grandest house in Germantown, served as the president of the company. Wealthy Germantown landowners like Chew supported the turnpike because it not only provided better access to Germantown from the city but it also prompted many commercial enterprises to shift from Germantown to the city, leaving the rural area more conducive to country estates. The John Hills map of 1808 shows that most of the development in Germantown Township was still primarily limited to Germantown Avenue. While several new cross streets were depicted on the map including Manheim Street, Bickham's Lane, Keyser's Lane, and Morgan's Lane, few if any structures stood on those streets. One exception was the area around Cresheim and Allen's Lanes, where a growing community was associated with the mills on Cresheim Creek. In addition to Germantown itself, the Hills map called out settlements at Neglee's Hill, Mt. Pleasant, Mt. Airy, and Chestnut Hill.



**Figure 5. Detail from *A Plan of the City of Philadelphia and Environs*, John Hills, 1808**

Although Germantown was home to several water-powered mills from its early years, the area along both branches of the Wingohocking Creek developed into a dense industrial zone in the early nineteenth century. The creek provided water power for woolen mills, print works, tan yards, a sickle factory, an oil mill, and other manufacturers. The construction of the Philadelphia, Germantown & Norristown Railroad, which was incorporated in February 1831, forever changed Germantown. By 1832, the trains

were running from a terminal in the city at 9<sup>th</sup> and Green Streets, through the southern end of Germantown, along the west branch of the Wingohocking Creek, to a station on Germantown Avenue at E. Price Street. The introduction of rail service not only accelerated industrial development along the Wingohocking, but also brought the first wave of suburban development to Germantown.

With transportation advances and increasing immigration and industrialization, the population in Germantown jumped from 4,642 to 5,482 between 1830 and 1840. That year, Germantown Township was divided into two wards, lower and upper wards, with Washington Lane as the dividing line. Evidencing the growth, Germantown Borough was erected out of the Township in 1844, with the boundary at Carpenter and Gorgas Lanes. In 1846, the boundary between the Borough and Township was reset to Washington Lane. The population of Germantown increased to 8,336 by 1850, with 6,209 in the Borough and 2,217 in the remainder. In 1854, all districts, boroughs, and townships within Philadelphia County, including Germantown, were consolidated into the City of Philadelphia. Germantown Friends School was established in 1845 on E. Haines Street. After a rocky start with closures and reopening, the school reopened at its current location in 1858.



Figure 7. Advertisement for the Philadelphia, Germantown Norristown Rail-Road service to Germantown, *American Daily Advertiser*, 24 November 1832.

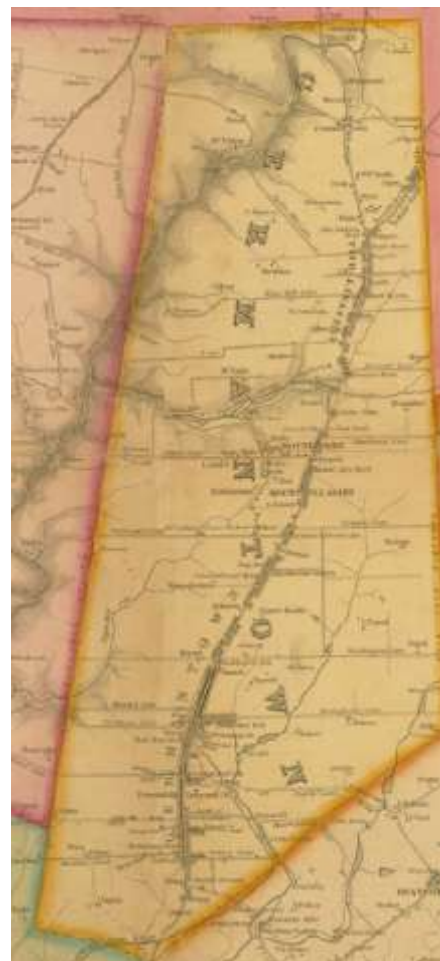
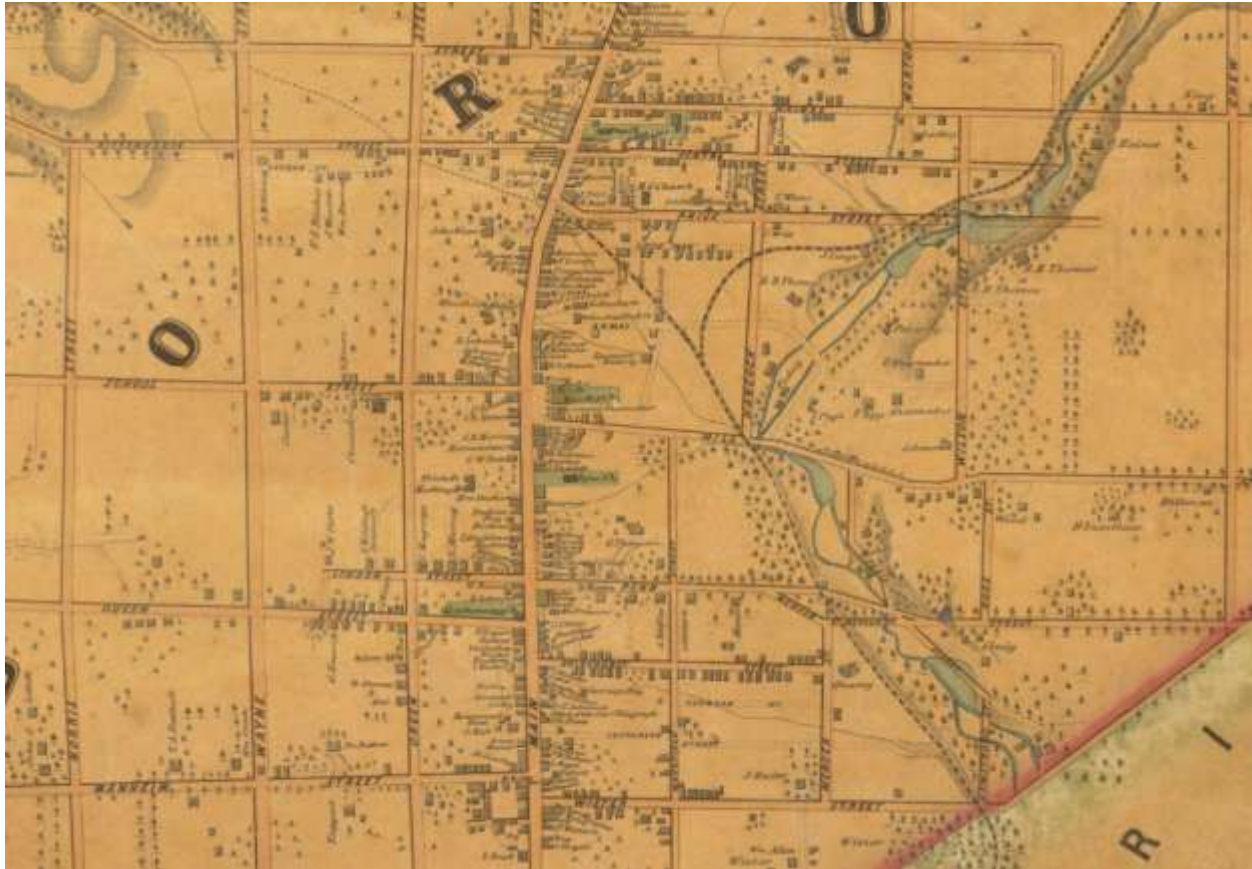


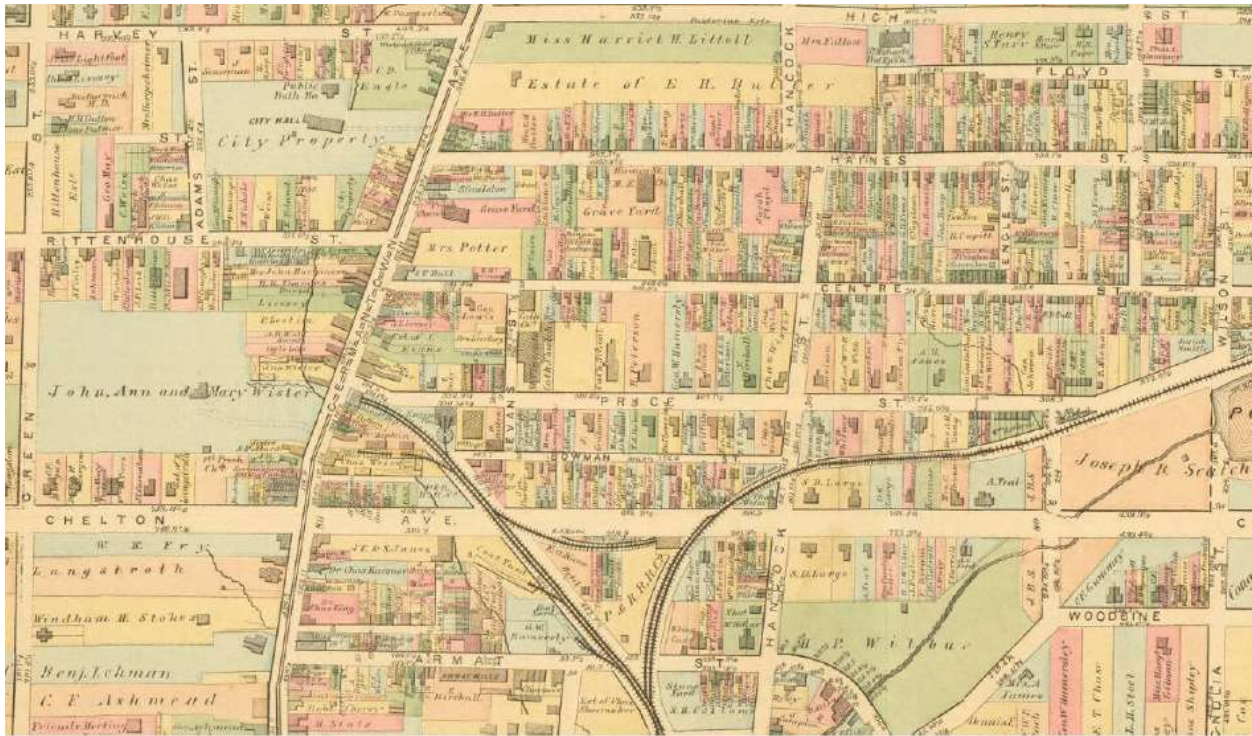
Figure 6. Detail of Germantown Township from *A Map of the County of Philadelphia*, Charles Ellett Jr., 1843.





**Figure 8. Detail showing that most development was still concentrated on or very near Germantown Avenue in 1851, from *Map of the Township of Germantown, Philadelphia County, Penna.*, A.E. Rogerson and E.J. Murphy, Civil Engineers, 1851.**

In 1854, the railroad was extended from Germantown through East Mt. Airy to Chestnut Hill, opening additional land to suburban development. Lawyer Samuel H. Austin purchased about 5.75 acres of land south of the new Chestnut Hill station, laid out Summit Street along the highest point in the city at 446 feet above sea level, and subdivided the land for the first development of suburban houses in Chestnut Hill. Several other real estate developers followed and Chestnut Hill was transformed from a crossroads trading center at the intersection of Germantown and Bethlehem Pikes to an upscale suburb over the next 50 years. In 1859, the Germantown Passenger Railway Company began operating horse-drawn streetcars along Germantown Avenue up to a large street car yard in Mt. Airy, adding additional impetus to development. The Smedley map of 1862 shows considerable residential development off of Germantown Avenue at the start of the Civil War. The Penn-Knox and Tulpehocken areas had already seen significant suburban construction. The first few blocks of E. Walnut Lane and E. Herman Street, just north of the railroad station, were also developed with detached and semi-detached houses. On 2 January 1883, the Philadelphia, Germantown and Chestnut Hill Railroad, a subsidiary of the Pennsylvania Railroad, was incorporated to construct a commuter line between North Philadelphia and Chestnut Hill on the west side of Germantown Avenue. Directed by the Henry Houston, the railroad's president, who owned huge tracts of land in the area, the line opened in 1884. Over the next several decades, Houston and his son-in-law George Woodward as well as their partners constructed hundreds of suburban houses for the middle and upper classes along the commuter rail line that is now known as the Chestnut Hill West line. Not to be outdone, Franklin B. Gowen, the president of the Philadelphia & Reading Railroad, which took over the Philadelphia, Germantown & Norristown Railroad in 1870, developed land for suburban houses along what is now known as the Chestnut Hill East line.



**Figure 9. Detail showing the density of development around the railroad station, from the *Atlas of the Late Borough of Germantown, 22<sup>nd</sup> Ward*, G.M. Hopkins, 1871.**

At the start of the Civil War, there were 17,173 people living in Ward 22, which encompassed all of Germantown, Mt. Airy, and Chestnut Hill. The 1871 Hopkins map of Ward 22 shows that the area centered on Germantown Avenue between Wayne Avenue at the west and Chew Avenue at the east as far north as Washington Lane was fairly densely developed. From Washington Lane north, most development was still concentrated on or very close to Germantown Avenue, with some concentrations extending a few blocks off the Avenue like E. Sharpnack Street, called Franklinville for the Franklin Mills. In 1868, the Wissahickon Valley, at the western border of Ward 22, was declared to be a part of Fairmount Park by an act of the General Assembly of the Commonwealth of Pennsylvania. Over the next several decades, the Wissahickon Valley was de-industrialized with the demolition of numerous mills. In 1874, the City of Philadelphia acquired Germantown Avenue from the Germantown & Perkiomen Turnpike Company and removed the toll houses and repaved the thoroughfare. From 1879 to 1928, all 21 miles of the branches of the Wingohocking Creek were converted from open streams to covered sewers. Belfield Avenue in East Germantown follows the line of the creek. In the 1890s, the Monoshone Creek, a tributary of the Wissahickon, was converted into a sewer and Lincoln Avenue, now know as Lincoln Drive, constructed on top of it. Until the construction of Lincoln Drive in the 1890s, Germantown Avenue was the primary thoroughfare from the city center into the 22<sup>nd</sup> Ward. The City constructed the Walnut Lane Bridge, spanning the Wissahickon, in 1908, connecting Germantown and Roxborough, which had been separated by the steep valley down to the creek. At its completion, the bridge was the longest single masonry span in the world.





**Figure 10. Detail showing the planned Lincoln Avenue following the line of the Monoshone Creek in West Mt. Airy, from *Baist's Atlas of the Properties in the Northwest Suburbs of Philadelphia*, G. Wm. Baist, 1893.**

During the second half of the nineteenth century and the first decades of the twentieth, northwest Philadelphia was quickly developed as an urban and suburban residential district. The population grew dramatically during this period, from 22,605 in 1870, to 64,655 in 1900, to 104,865 in 1930. The Tulpehocken area of Germantown emerged as an elite suburb in the 1850s and was built out with grand Italianate, Second Empire, Queen Anne, Arts & Crafts, and Colonial Revival houses by the turn of the century. Between 1893 and World War I, Wendell & Smith developed Pelham, a suburban neighborhood of 300 houses in West Mt. Airy for the Drexel Syndicate, headed by Edward T. Storesbury. Constructed on the former estate of George Carpenter, the Pelham houses were designed by several up-and-coming architects like Horace Trumbauer, William Price, and Keen & Mead. During the same period, Ashton Tourison created Sedgwick Farms, a neighborhood of grand Colonial and Tudor Revival homes, in East Mt. Airy. In the 1920s, George Woodward employed the finest Arts & Crafts architects of the day to design and build the French Village, a development of houses in the medieval French style perched above the Cresheim Creek on the northern edge of West Mt. Airy. In Chestnut Hill, large homes and mansions were constructed in the late nineteenth and early twentieth centuries for Philadelphia's elite. Among them Drum Moir, Henry Houston's mansion overlooking the Wissahickon Valley, was the grandest. While northwest Philadelphia is a veritable encyclopedia of grand houses by prominent architects, most of residents live in row and semi-detached houses. Housing for mill workers dating from the Civil War to the start of the Great Depression lines the streets of East and Lower Germantown. They provided housing for workers in the mills along the Wingohocking and then, after water power was supplanted by steam and electrical power, for the manufacturing facilities like Midvale Steel in Nicetown, Tioga, and Wayne Junction. Larger rowhouses and twins were built throughout Germantown,



East Mt. Airy, and Lower Chestnut Hill for workers who commuted to jobs in Germantown, Manayunk, and Center City.



Figure 11. *Plan of Pelham, Wendell & Smith, 1907.*

Numerous significant cultural, educational, religious, and social institutions were established in the Upper Northwest Planning District in the second half of the nineteenth century and the first of the twentieth. Philadelphia Cricket Club, the oldest country club in the United States, was founded in 1854. The club moved to its current site on W. Willow Grove Avenue in 1883. The club was one of the founders of the United States Lawn Tennis Association, which was formed in 1881. For more than 30 years, the U.S. Women's National Singles Tennis Championship was held at the club, from 1887 to 1921, before moving to Forest Hills. Germantown Cricket Club is the second oldest cricket club in the nation, founded in 1854. It moved to its current location on Manheim Street in 1890. The clubhouse was designed in 1893 by the famed architectural firm, McKim, Mead & White. Like the Philadelphia Cricket Club, the Germantown Cricket Club serves as a country club today. The Lutheran Theological Seminary at Philadelphia was founded in 1864 as an orthodox alternative to the Gettysburg Seminary. It moved to its 14-acre campus in Mt. Airy in 1889. Many national church leaders have attended or taught at the seminary. The Mt. Airy and Gettysburg seminaries will merge in 2017. The Pennsylvania School for the Death is the third oldest in the nation, founded in 1821. The school moved from downtown Philadelphia to a 70-acre campus on Germantown Avenue at the northern edge of Mt. Airy in the early 1890s. The main buildings on the campus were designed by the Wilson Brothers, a prominent architectural and engineering firm. In 1984, the School for the Death moved to the former Germantown Academy campus. The Mt. Airy campus is currently occupied by the New Covenant Church. Chestnut Hill Academy, an all-boys school, was founded in 1861 and moved to its current campus at the former Wissahickon Inn on W. Willow Grove Avenue in 1897. Springside School, an all-girls school, was founded in 1879. In 2010, Chestnut Hill Academy and Springside School merged. Germantown Hospital started as a medical dispensary in 1863 and opened its doors as a hospital on E. Penn Street in 1870. It was acquired in 1997 and merged with Albert Einstein Medical Center in 1999. Chestnut Hill Hospital was

founded in two houses with 14 beds on W. Gravers Lane in 1903. It moved to its current location on the 8800-block of Germantown Avenue in 1907. The Germantown Historical Society was founded in 1901 as the Site and Relic Society of Germantown to commemorate the area's historic sites with plaques. Today, it maintains a museum and large collection of materials related to the history of northwest Philadelphia in its Colonial Revival building on Market Square. The Sisters of St. Joseph of Philadelphia was established in 1858 in Chestnut Hill, where they founded the Mount St. Joseph Young Ladies Academy, a school for girls. In 1924, the Sisters established Mount St. Joseph College, a Catholic, four-year, liberal arts college for women. It was renamed Chestnut Hill College in 1938. In 1961, the academy moved from Chestnut Hill to Flourtown to allow the college to expand on its present site overlooking the Wissahickon Creek. The Woodmere Art Museum in Chestnut Hill was founded in 1940 by Charles Knox Smith, who amassed a fortune in the oil and mining businesses.

As the population grew, a commercial district was beginning to form at the intersection of Germantown and Cheltenham Avenues. In 1887, a local reporter published a front-page story entitled "Cheltenham Avenue as a Business Street." He noted stores and offices spreading away from Germantown Avenue on Cheltenham Avenue, along the formerly residential street. In 1892 a horse-car line was opened on Cheltenham Avenue from Pulaski Avenue to Chew Street. By 1906, the line had been electrified and trolleys had branched into East Falls and the Falls of the Schuylkill neighborhoods on the west and Logan, West Oak Lane, and suburban Glenside on the east and north. Residents from all over Philadelphia's northwest section were funneled into the heart of Germantown's commercial district by the confluence of trolley lines at Germantown and Cheltenham. The Germantown commercial district grew significantly between 1890 and 1915, becoming a major, urban center. A new banking institution, the Germantown Trust Company, signaled the change in 1889, when it purchased the lot at the southeast corner and constructing a major bank building, which, over the next 40 years, was enlarged several times to an eight-story tower in 1929. An old family firm, Robert Cherry's Sons, built a three-story addition in 1904 and expanded into three unified storefronts at 5541-47 Germantown Avenue in 1911. F.W. Woolworth's located at 5611-13 Germantown Avenue in 1907 and by 1930 had expanded into 5609-13 Germantown Avenue. S.S. Kresge & Company established a major store at 5549-53 Germantown Avenue in 1926. That year, the Langstroth Building at 5700-06 Germantown Avenue was completely rebuilt in the Art Deco style. Several other major buildings were erected on Germantown Avenue: the Germantown Theatre, c. 1913, at 5530 Germantown Avenue; the United Gas Improvement Company Building, c. 1911, at the southwest corner of Germantown Avenue and Maplewood Avenue; the Cheltenham Trust Company bank building, c. 1907, at 5614 Germantown Avenue. The first two blocks of West Cheltenham Avenue also saw major commercial developments: the Orpheum Theatre, c. 1917, at 26-34 West Cheltenham; the Philadelphia Electric Company Building, c. 1925, at 41 West Cheltenham; the Allen's Department Store, c. 1927, at 100 West Cheltenham, and the Bankers' Trust (Barker) Building, c. 1929, at 14-20 West Cheltenham. Germantown's commercial district was the second largest in the region to that of Center City. However, in the 1960s, it began to lose ground to suburban malls. The district's last department store, a J.C. Penney branch, closed in the early 1980s.

The Northwest Planning District underwent significant demographic changes in the twentieth century that mirrored the changes taking place across Philadelphia and the United States. With the Great Migration, when 6 million African Americans moved from the rural south to the north, midwest, and west between 1916 and 1970, Philadelphia's African American population rose significantly, from 63,000 in 1900, to 85,000 in 1910, to 134,000 in 1920, to 220,000 in 1930, to 250,000 in 1940, to 375,000 in 1950, and to 655,000 in 1970. From its founding to the early twentieth century, the residents of Germantown, Mt. Airy, and Chestnut Hill were predominately white. In the twentieth century, a significant shift occurred across the upper northwest, especially in Germantown and to a lesser extent in

Mt. Airy. In 1920, 6,640 African Americans lived in Ward 22; by 1930, the number had increased to 9,580. The changes were evident in a 1936 redlining map, which portrayed much of Germantown south of Chelton Avenue as “declining” or “hazardous,” code for occupied by African Americans, Italians, and other races and ethnicities. Blockbusting by predatory real estate agents took advantage of existing residents and new-comers. By the second half of the twentieth century, Germantown had transitioned into a predominantly African-American neighborhood, while Mt. Airy was celebrated as a successful experiment in racial integration. Today, Germantown is 84% African American and 11% white; Mt. Airy is 65% African American and 28% white; and Chestnut Hill is 15% African American and 75% white.

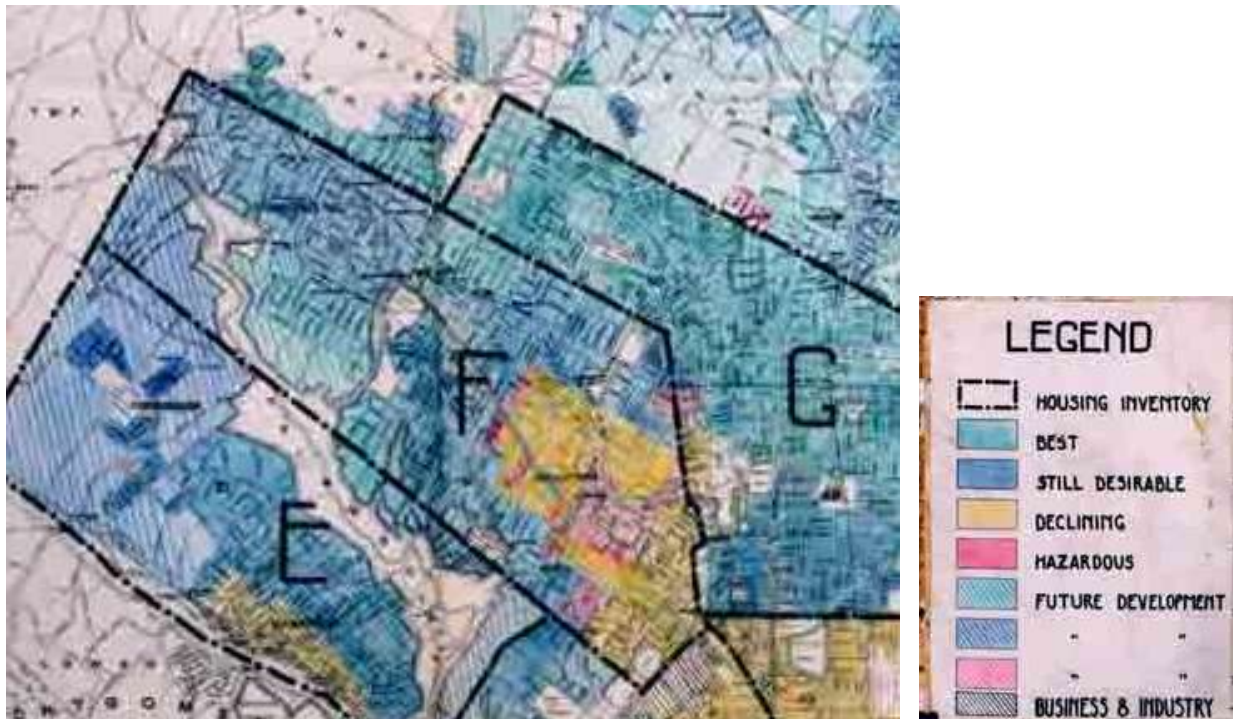


Figure 12. Detail of Ward 22 and Legend from Home Owners' Loan Corporation Redlining Map, 1936.



## SUMMARY OF EXISTING CONDITIONS

### Philadelphia Register of Historic Places

Created by City Council ordinance in 1955, reorganized in 1985, and reorganized again under Section 14-1000 of the Philadelphia Code in 2012, the Philadelphia Historical Commission is responsible for ensuring the preservation of historically significant buildings, structures, sites, objects, interiors, and districts in the city. The Commission identifies and designates historic resources, listing them on the Philadelphia Register of Historic Places, and then regulates those resources for preservation through the City's building and other permitting processes.



**Figure 13. Map showing properties already listed on the Philadelphia Register of Historic Places. Local historic districts are outlined in red. Pink parcels are properties listed on the local register. Red lines indicate historically paved streets that are listed on the Historic Street Paving Thematic District.**

There are approximately 12,000 properties (23,000 if condominium units are included) in total on the Philadelphia Register of Historic Places. Within the Upper Northwest Planning District, 550 addresses are listed on the Philadelphia Register of Historic Places, including condominium units. There are two Philadelphia Register historic districts located within the boundaries of the Upper Northwest Planning District: Awbury Historic District and East Logan Street Historic District.

The **Awbury Historic District** consists of the designed landscapes, buildings, and sites of the Cope extended family enclave in the East Germantown section of the city of Philadelphia. This includes the entire Awbury Arboretum, which takes up the majority of the land area of the District, and adjacent properties developed and occupied by Henry Cope (1793-1865), son and successor to prominent Philadelphia Orthodox Quaker merchant Thomas Pym Cope (1768-1854), his near relatives, and his descendants. The District is bounded roughly by the SEPTA Chestnut Hill East rail line, Chew Avenue, Haines Street, Ardleigh Street, and the Arboretum property line northwest of Washington Lane.



Figure 14. Left: 900-38 E. Washington Lane, Francis Cope House. Right: 5 Awbury Road.

The **East Logan Street Historic District** is a 19th century suburban development comprised of 29 parcels containing a combined total of collection of 30 structures that includes single-family detached houses, carriage houses, garages, outbuildings, semi-detached houses and one industrial building. Running along a curvilinear east-west axis, the East Logan Street district is anchored on the western end by the Hood Cemetery. Located at the corner of East Logan Street and Germantown Avenue, the cemetery serves a dual purpose as the gateway to the neighborhood and providing a calming transition from the busy commercial character of the Avenue to the quiet of the residential neighborhood. On the eastern end the district extends to Stenton Avenue. The houses on East Logan represent a variety of styles and are arranged along the street to create a stylistic romantic landscape. The majority of houses date from the early-to-mid 19th century, but the neighborhood also contains a collection of late-Victorian and early 20th century buildings that have been well incorporated into the streetscape.



Figure 15. Left: 39 E. Logan Street. Right: 62 E. Logan Street.

### **National Register of Historic Places**

The Upper Northwest Planning District is one area of the city where there is considerable survey data for individual resources and large districts. Outside of Center City and West Philadelphia, this area of the City has the highest concentration of existing survey data in Philadelphia.

### **Properties Listed in the National Register of Historic Places**

Within the Upper Northwest Planning District there are 47 individual buildings and ten districts listed in the National Register of Historic Places and four individual National Historic Landmarks and two NHL districts.

### **Individually Listed Properties**

Fifteen of the individually listed buildings are also located in and considered contributing to a National Register listed historic district, primarily the Colonial Germantown Historic District and Chestnut Hill Historic District; one property (St. Peter's Episcopal, 105643) is within the Tulpehocken Station Historic District. Eleven of the listed resources are public schools listed as part of thematic nominations in 1986 and 1988. These schools were resurveyed in 2014 as part of a PHMC-led project to verify the status and condition of previously listed schools and document post-1938 schools Citywide. Four of the individually listed properties are NHLs and 3 of those resources are also contributing to the Colonial Germantown NHL District. These properties include Cliveden, Wyck, and Johnson House. The Germantown Cricket Club is also a NHL, but is not within a separately listed district.

### **Shaded resources are also contributing to a National Register listed district.**

<b>KEY #</b>	<b>Address</b>	<b>Historic Name</b>
000819	319 W Cheltenham Ave.	Delmar Apartments
001327	6669 Germantown Ave.	Beggarstown School
001329	6504 Germantown Ave.	6504 Germantown Ave.
001330	6505-6507 Germantown Ave.	6505 Germantown Ave.
001346	5275-5277 Germantown Ave.	5275 Germantown Ave.
001353	5214 Germantown Ave.	5214 Germantown Ave.
001354	5442 Germantown Ave.	5442 Germantown Ave.
001389	Gravers Ln.	Gravers Lane Station
001391	5269 Germantown Ave.	5269 Germantown Ave.
001398	5218 Germantown Ave.	5218 Germantown Ave.
001403	29 E Penn St.	Ivy Lodge
001416	401 W Johnson St.	Mayfair House
001418	200 W Tulpehocken St.	Maxwell, Ebenezer, House
001420	6119 Germantown Ave.	6119 Germantown Ave.
001423		Monastery, The
001427	E Gowen Ave.	Reading Railroad: Station (Mt. Airy)
001433	627 St. Georges Rd.	Oakley, Violet Studio
001491	6430 Germantown Ave.	6430 Germantown Ave.
001497	5128 Wayne Ave.	Watson, Sally, House
001500	500 W Willow Grove Ave.	Wissahickon Inn
001501	5267 Germantown Ave.	5267 Germantown Ave.
001509		Anglecot, The



050813	5446 Wayne Ave.	Sharpless, William C., House
050968	6655 McCallum St.	Malvern Hall
050974		Wissahickon, The
051583	430 E Washington Ln.	Roosevelt, Theodore, Junior High School
054134	5722 Greene St.	Y.M.C.A. of Germantown
054140	221 W Johnson St.	Nugent Home for Baptists
054390	101 W Johnson St.	Presser Home for Retired Musicians
054815	6653 McCallum St.	McCallum Manor
079890	100 Pelham Rd.	Hogue, Robert M., Residence
083416	140 W Seymour St.	Filter, Edwin, High School
088897	5933 McCallum St.	Germantown Grammar School
089492	260 W Johnson St.	Seymour House
092069	4701 Germantown Ave.	Schaeffer, Charles E., School
092073	60-68 E Haines St.	Fulton, Robert, School
093363	601 W Carpenter Ln.	Henry, Charles Wolcott Public School
095023	5347 Pulaski St.	Meehan, Thomas, School
096022	6501 Chew Ave.	Emlen, Eleanor Cope School of Practice
096040	7300 Rural Ln.	Houston, Henry H., School
096048	8301-8317 Germantown Ave.	Jenks, John Story, School
096400	8765 Stenton Ave.	Welsh, John, House
104224		Grace Church, Mt. Airy
105463	6008 Wayne Ave.	Saint Peter's Episcopal Church of Germantown
113835	245 W Cheltenham Ave.	Smyser & English Pharmacy
140759	45 W Haines St.	Germantown Grammar School (Boundary Increase)
156981	4740 W Wayne Ave.	Happy Hollow Recreation Center Playground
001339	6401 Germantown Ave.	Cliveden
001404	6306 Germantown Ave.	Johnson, John House
001506	6026 Germantown Ave.	Wyck
054756	401 W Manheim St.	Germantown Cricket Club

### National Register Historic Districts

There are 10 National Register-listed districts within the planning district. Two of these districts, Colonial Germantown and Chestnut Hill, are large both geographically and in terms of contributing resources. The Colonial Germantown Historic District is unique, in that 2/3 of the district is a National Historic Landmark. The boundary was expanded in the 1980s to include the 6500-7600 blocks of Germantown Avenue, but the expanded area is listed only in the National Register and is not included in the NHL boundary. As noted above, there are 11 individually listed buildings within these two districts. Each of the districts has a detailed property-level inventory prepared as part of the nomination documentation. In addition to the individually listed properties, within each district there are a number of individual buildings were surveyed separately, either prior to or subsequent to the district's listing. There are also a several listed districts embedded within other districts or that overlap with other listed districts. The Drum Moir Historic District, for example, is entirely within the Chestnut Hill Historic District.

The Chestnut Hill Conservancy is actively working on an updated inventory and amendments to the NR nomination to expand the period of significance to include the significant number of mid-20<sup>th</sup> century resources within the district that were not considered contributing at the time of the original nomination because of their age.

KEY #	Historic District Name	NR Status	Listing Date
001359	Druim Moir Historic District	Listed	1979
001364	Fairmount Park Historic District	Listed	1972
001369	Fisher's Lane	Listed	1980
001386	Old Germantown Academy & Headmasters Houses	Listed	1972
077375	Tulpehocken Station Historic District	Listed	1985
077453	Pennsylvania Institute for the Deaf & Dumb	Listed	1985
078552	Chestnut Hill Historic District	Listed	1985
086806	Awbury Historic District	Listed	2001
086981	Colonial Germantown Historic District (Boundary Increase)	Listed	1987
156399	Wayne Junction Historic District (partially within planning district)	Listed	2012
001384	Colonial Germantown Historic District	NHL	1965

#### Properties Determined Eligible for the National Register of Historic Places

The Pennsylvania State Historic Preservation Office (SHPO) regularly evaluates properties for the eligibility to be listed in the National Register of Historic Places. These evaluations are often undertaken as part of the planning and permitting of projects that are funded, permitted, or sponsored by State or Federal agencies, but may also occur in connection with grant applications, advocacy efforts, or planning processes, or simply when a proud property owner wishes to recognize the importance of their property. An opinion of eligibility means that in the professional opinion of the SHPO staff, the property appears to meet one or more of the National Register eligibility criteria and integrity requirements and would likely be listed by the National Park Service if a formal nomination process were undertaken. There are 15 individual buildings in the planning district that have been individually evaluated for National Register eligibility. There are also 4 NR eligible structures and 5 eligible districts in the district.

KEY #	Address	Historic Name	Resource Type
051357	246 W Upsal St.	Upsal Garden Apartments	Building
051582	427 E Washington Ln.	Cheshire House	Building
051646	1025 Westview Ave.	Belvedere	Building
051662	5100 Wissahickon Ave.	Atwater Kent Plant	Building
052802		Pennsylvania Railroad: Chestnut Hill Branch: Station (Allens Lane)	Building
054132	6457 Greene St.	Ellis, Harvey, House	Building
086865	1-8 Penn's Ct.	Penn's Court	Building
087188	14 W Chelton Ave.	Barker Building	Building
092072	6214-6222 Wissahickon Ave.	Crease, Alfred, School	Building
095009	40 E. High St.	Germantown High School	Building
096993	5429-5443 Lena St.	Hamill Mill	Building

103710	5829 Wissahickon Ave.	Oaks Cloister	Building
119114	6245 Wissahickon Ave.	Thomas, George Clifford, Mansion	Building
157043	400 W Ellet St.	Germantown Jewish Centre	Building
206038	23-25 W. Penn St.	Germantown Boys' Club	Building
086802	8810-8860 Norwood Ave.	Dunn, Charles B., House District	District
097256	500-508 W Queen Ln.	West Queen Lane Historic District	District
097856		Penn-Knox/Wister Historic District	District
155596		Charlton - West Nippon Street Historic District	District
155597		Cresheim Road Historic District	District
137448	SR 7301		Structure
137474	SR 4013	Walnut Lane Bridge	Structure
137512	SR 7301		Structure
140912	5200-5400 Germantown Ave.	Germantown Avenue Historic Street Paving	Structure

### Archaeological Resources

There are 9 recorded archaeological sites within the Planning District.

Site #	Site Name	Site Type	NR Status	Meters To Water
36PH0025	Bell's Mill	Open Habitation, Prehistoric	Insufficient Information to Evaluate	50
36PH0038		Historic Domestic Site	Insufficient Information to Evaluate	289
36PH0047	Germantown/Wister	Historic Domestic Site	Insufficient Information to Evaluate	0
36PH0050	Gardette	Historic Domestic Site	Insufficient Information to Evaluate	61
36PH0106	Paul West	Historic Domestic Site	SHPO: Eligible	4
36PH0107	Deweese	Historic and Prehistoric	SHPO: Eligible	56
36PH0155	Cliveden	Historic Military Site	Insufficient Information to Evaluate	200
36PH0156	Upsala	Historic Domestic Site	Insufficient Information to Evaluate	1600
36PH0182	Queen Lane Apartments Project	Historic Domestic Site	Insufficient Information to Evaluate	1



## KEY ISSUES

The following are important historic preservation challenges facing the Upper Northwest District:

- **There is no comprehensive survey of historic resources**

It is important to note that a comprehensive survey of historic properties has not been undertaken in the planning area, so the resources identified in this memo should not be considered definitive or exhaustive. There are likely many more individual properties and districts within the planning area that may merit National Register listing, local designation, or both. The lists in this memo only reflect existing information at the time of preparation. Lack of current, complete, and consistent data about potential historic resources in the planning district makes it difficult to assess designation/listing priorities objectively and to understand how future projects may impact historic resources. The lack of a comprehensive survey relegates consideration of historic resources to purely reactionary and does not allow for proactive regulatory mechanisms or use of funding/incentive programs.

- **Limited monitoring of historically designated properties, specifically in Lower Germantown**

Deferred maintenance and reduced investment in historic properties, specifically in Lower Germantown, can result in the loss of character-defining features of historic buildings.

## MAJOR OPPORTUNITIES

Historic preservation opportunities in the Upper Northwest District:

- **Many well-intact estates and blocks of homes**

- The Upper Northwest Planning District is rich with unique, historic properties with great character. Interspersed among and around these are interesting institutional and religious properties that supported the lives of the residents of the neighborhood. Despite disinvestment in certain neighborhoods over the past several decades, there are a number of remarkably well preserved blocks of homes that represent the history of the district.

- **Many significant institutional, commercial, residential, and religious sites**

- The staff of the Historical Commission has preliminarily surveyed the Upper Northwest Planning District and finds that there are many religious, institutional, residential, commercial and industrial sites that likely satisfy one or more Criteria for Designation to the Philadelphia Register of Historic Places as outlined in the historic preservation ordinance, Section 14-1000 of the Philadelphia Code. Given the cursory nature of this survey, priorities for consideration for designation have not been assigned to the potential historic resources. Additional survey work is recommended within the Upper Northwest Planning District to fully assess the extant historic resources in the district; areas of particular interest are described below.

## HISTORIC PRESERVATION (SPECIFIC TOPICS)

### Historic Districts – Philadelphia Register of Historic Places

*Goal: Survey and consider nomination to the Philadelphia Register of Historic Places of the following potentially eligible historic districts.*

#### Tulpehocken

Tulpehocken is a historic area in Germantown which is already listed as a National Register Historic District. The district includes large houses built between 1850 and 1900 in a variety of styles including Carpenter Gothic, Italianate, Bracketed, High Victorian, and Second Empire. The National Register boundaries, encompassing approximately six square blocks bounded by McCallum Street, railroad tracks, Tulpehocken Street, and Walnut Lane, could be considered for a Philadelphia Register Historic District.



Figure 16. Left: 6013 Wayne Avenue, designed by G.W. Hewitt and commissioned by Henry Lister Townsend in 1887. Source: Wikimedia Commons. Right: 143 W. Walnut Lane, the Conyers Button House, designed by George T. Pearson and constructed c. 1890 in the Queen Anne style with a modern one-story addition fronting W. Walnut Lane. Source: Zillow.com.



Figure 17. Left: 149 W Walnut Lane, Kimball residence, designed by George T. Pearson, c. 1885. Right: 258 W Tulpehocken Street, c. 1886, attributed to G.W. & W.D. Hewitt. Source: Cyclomedia.

## French Village

French Village includes 21 houses designed in the French Norman Revival style, built between 1924 and 1930. This neighborhood is located in Chestnut Hill, just southeast of Cresheim Creek, on the edge of the Wissahickon Valley Park. The houses populate a small neighborhood on five streets: West Allens Lane, Emlen Street, Huron Street, Elbow Lane, and Gate Lane. The wooded landscape and secondary streets make up an enclosed neighborhood of houses built in this unusual romantic revival style. The planning that went into the design of this neighborhood included elements of the streetscape, much of which is extant. The houses designed for French Village reflect the 1920s trend of eclectic regional and period revivals in an unusual style inspired by the medieval farmsteads and manors of Normandy, France. Robert Rodes McGoodwin and other important Philadelphia architects, such as H. Louis Duhring, Edwyn Rorke, and the firms of Charles Willing, Joseph Sims and James Talbutt, and Marmaduke Tilden, Henry Register and George Pepper, designed houses which embraced traditional massing and forms seen in the Norman countryside. The French Village houses express a romanticized version of the native Norman vernacular architecture with exaggerated and fanciful details. Three types of residences are exhibited in the French Village: a villa or 'chateau,' a cottage, and a gatehouse.



Figure 18. Left: 325 West Allens Lane, also known as Gate House C. Right: 419 Gate Lane. Both properties would contribute to the French Village historic district.

## Germantown Avenue

One of the primary historic routes extending through the Northwest District is Germantown Avenue, which features a broad mix of commercial and residential buildings constructed over the course of three centuries. Along the approximately 1.3 mile stretch through the Germantown and Mount Airy neighborhoods, the route encompasses nearly five hundred properties contained within the boundaries of the old Fort Washington branch of the Pennsylvania Railroad to the north and West Apsley Street to the south. Of these properties, nearly half date from the late nineteenth century, with a significant increase in construction following the Civil War. However, Germantown Avenue predates the nation's founding, and numerous examples of colonial architecture survive along this stretch of road, including Loudoun, Grumblethorpe, Wyck, the Johnson House, Upsala, and Cliveden, among others. While largely consistent in scale and material, the stylistic range of the district fully parallels the changing fashions of American architecture from the colonial through the modern period; notable buildings of virtually every



major style found in America prior to 1930 are contained within the district's boundaries. The importance of this corridor is further evident through its recognition as a National Historic Landmark.



Figure 19. 6401 Germantown Avenue, Cliveden (left) and 5267 Germantown Avenue, Grumblethorpe (right) are among the designated historic house museums located on Germantown Avenue. Source: Freedomsbackyard.com.



Figure 20. 6363 Germantown Avenue (left) and 6344-50 Germantown Avenue (right) are examples of buildings on Germantown Avenue which are not listed on the local register. Source: Google Street View.



Figure 21. 6460 Germantown Avenue (left) and 5336-38 Germantown Avenue (right) are examples of buildings on Germantown Avenue which are not listed on the local register. Source: Google Street View.

## Chestnut Hill

Chestnut Hill's National Register Historic District boundary follows the natural boundaries of the neighborhood, being the Wissahickon and Cresheim Creeks and the city lines at Stenton and Northwestern Avenues. Over 2,600 buildings are included within the boundaries. According to the National Register Historic District, Chestnut Hill's historic significance is as follows:

Chestnut Hill is a distinct residential neighborhood that has evolved over more than two-and-a-half centuries. As early as 1711, the name "Chestnut Hill" was applied to this area in recorded land transfers. The tiny settlement grew around two roads, Germantown Pike (opened 1687) and Bethlehem Pike (opened 1703), linking Chestnut Hill with Philadelphia and with farms in the back country. The arrival of the Philadelphia, Germantown and Norristown Railroad in 1854 transformed the village into a beguiling summer retreat. Developers such as Charles Taylor and Samuel H. Austin and the summer residents they attracted hired noted Philadelphia architects for their ample dwellings. At the same time, Samuel Austin accommodated workers within the community by building homes for them on Devon Street and Germantown Avenue. In the early 1880s, the astute planning of Henry Howard Houston capitalized on the extension of the Pennsylvania Railroad to Chestnut Hill and created in the community's western portions a planned residential and social community of extraordinary quality. Concurrently, this building activity drew stone masons and other workers to Chestnut Hill, where they and their families remained, forming their own bonds to the community. Houston's son-in-law, Dr. George Woodward, enhanced Houston's work by designing innovative modest housing and attractive landscaping and courtyards, creating Pastorius Park, and constructing substantial mansions. Because of Houston and Woodward, and developers like Taylor and Austin before them, the architects these men chose, and the fine dwellings added to the community by other residents, Chestnut Hill is an uncommon assemblage of most residential styles found in the Philadelphia region. Within this rich display are excellent representations of the work of nearly every major Philadelphia architect or architectural firm, from Thomas Ustick Walter to George Howe. For the most part, architects, developers, and residents did not superimpose their roads and structures on the remarkable natural setting of Chestnut Hill's portion of the Wissahickon Valley, but allowed its features to shape the community's form.

The Philadelphia Historical Commission could consider designation of smaller historic districts within the larger Chestnut Hill neighborhood, so as to focus on the most historically significant buildings while omitting those that would be considered non-contributing in such a large district.



**Figure 22.** Left: High Hollow, located at 101 W. Hampton Road, was built in 1914-17 to a design by George Howe and was the architect’s personal residence. The sprawling estate was sold at Sheriff’s Sale in 2016. Source: Philly.com. Right: 5 East Chestnut Hill Ave., built not long after Chestnut Hill Railroad was completed in 1854. General Joshua T. Owen (1821-1887), who served during the Civil War, was “one of the house’s occupants.” Source: DiscoverFrance.net. These properties would be contributing to a local historic district, or may be eligible for individual listing on the Philadelphia Register of Historic Places.

**Pelham**

Pelham consists of more than three hundred buildings located in West Mount Airy. It was founded in 1894 as a carefully conceived residential community by speculative developers Herman Wendell and Willard Smith on the former Phil-Ellena estate of George Carpenter. Wendell & Smith already had experience as the innovative developers of a large neighborhood in Wayne, Pennsylvania and had begun construction on Overbrook Farms in West Philadelphia. With Pelham, Wendell & Smith honed the policies and plans that they had established in their other developments, including wide, curving streets with homes in varies designs set on large lots with minimum setback requirements and access to public transportation. Pelham homes were built of local Wissahickon schist, brick, and/or stucco, and included a wide variety of architectural styles, including Tudor Revival, Colonial Revival, Jacobean, Flemish, Italianate, and Dutch Colonial, along with an assortment of idiosyncratic late-Victorian hybrids, and additional influences of Queen Anne, Norman, Greek Revival, and East Lake. Buyers of lots in Pelham could choose from house plans already prepared by the builders’ group of capable young architects, or could have one of the architects prepare a new design in keeping with the character of the neighborhood. With a clear eye for talent, Wendell & Smith hired established firms such as the Hewitt brothers, but also young architects who would go on to become some of the most widely respected architects in Philadelphia in the early twentieth century: Horace Trumbauer, William L. Price, Charles Barton Keen & Frank Mead, George T. Pearson, Hazelhurst & Huckle, and D.K. and L.V. Boyd.



**Figure 23.** Left: 100 Pelham Rd, R.M. Hogue House, c. 1900, architects Boyd & Boyd. Center: 30 Pelham Rd, “Fairelawn,” 1902, architects G.W. & W.D. Hewitt. Right: 346 Pelham Rd, McIlhenny House, 1895, George T. Pearson.



## Wayne Junction

The boundary of the Upper Northwest Planning District bisects a potential local Wayne Junction Industrial Historic District. The district was added to the National Register of Historic Places in 2012. Properties on the northwest side of Berkley Street fall within the Upper Northwest Planning District. Wayne Junction is an intact industrial area that is significant for its cohesive concentration of significant innovative industrial producers in Philadelphia, and the site exemplifies the economic heritage of the neighborhood and the City. The Wayne Junction train station (just outside of the planning district) was the locus of mills and workshops that capitalized on rail transportation to move in raw goods and send out finished products. Goods produced here ranged in size from the very large to the very small: It was home to one of the largest carpet manufacturers in the nation (New Glen Echo Mills, now Wayne Mills, just outside of the planning district boundary), in addition to the company that invented the push-pin (113-29 West Berkley Street, Moore Push-Pin, listed individually on the Philadelphia Register of Historic Places in 2014). Other contributing buildings include the Max Levy Autograph building at 212-20 Roberts Avenue, an innovative photoengraving business which relocated to Wayne Junction in 1902, and the Blaisdell Paper Pencil Company building at 137-45 West Berkley Street, which was owned by Edward Blaisdell, the inventor of the self-sharpening pencil, referred to as a “china marker” today.



Figure 24. Left: 212-20 Roberts Avenue, Max Levy Autograph. Source: Kim Chantry. Right: 137-45 West Berkley Street, Blaisdell Paper Pencil Company. Source: Google Street View.

## Penn-Knox/Wister

The Penn-Knox/Wister neighborhood is located in Germantown, and its approximate boundaries are School House Lane to the north, West Queen Lane to the south, Germantown Avenue to the east, and Wayne Avenue to the west. The boundaries include over 630 residential, commercial, and institutional buildings that reflect the community’s 300 year history. The district’s form and buildings represent three distinct periods in the history of the City, including eighteenth century houses clustered mainly on Germantown Avenue when the area was a remote colonial village, nineteenth century suburban estates from the garden suburb era, and early twentieth century houses designed to fit into the development patterns of the nineteenth century suburb. Although the most prominent building types are the detached, single house and the semi-detached twin house, the district also includes rowhouses and freestanding apartment buildings. The district contains examples of the Gothic Revival, Second Empire, Queen Anne, and Colonial Revival, and each successive style has been rendered in local Wissahickon schist.





**Figure 25.** Left: 5430 Germantown Avenue was listed on the Philadelphia Register of Historic Places in 1957. Source: Google Street View. Center: 5335 Knox Street, updated in 1887 by William Augustus Church, treasurer of the Reading Railroad, was listed on the Philadelphia Register of Historic Places in 1966. Source: Google Street View. Right: 5334 Greene Street, Gates residence. Source: Cyclomedia. All three properties could be included in a larger Penn-Knox/Wister historic district.

### Manheim

Although not as cohesive as other potential districts, the half century of building in lower Germantown could be known as Manheim, for its central street and the cricket club of the same name (now Germantown Cricket Club). Though the district was largely created as an adjunct to the fashionable housing along East Logan Street on one side and the great H. Pratt McKean house on the other, the district did not gain a focus until the construction in 1889 of the Manheim Cricket Club, by McKim, Mead and White. Another important landmark is the former Calvary Episcopal Church, one of the imitators of St. James the Less, from the pre-Civil War years, at Pulaski and Manheim, one block from the Cricket Club. Though the main, Notman-designed, McKean House (Fernhill) is gone, the district could include Fernhill Park, for its open space and its remaining outbuildings. On the south and west, Wissahickon Avenue, Roberts Road and Pulaski Streets border the estate. The district could extend along Pulaski, west side only, to Hansbury Street, south side only, then to Wissahickon Avenue along Hansbury Street. It includes the Cricket Club, the Calvary Episcopal Church, the homes of William Tilden (father of “Big Bill” Tilden, who learned tennis at the Cricket Club), Nelson Z. Groves, developer of Cape May and a manufacturer of paint, and the Solis-Cohen family, one of the patriarchs of the Jewish community. Unlike the small brick houses to the north and east, and the factories across Roberts Road, these are unified by the historical revival styles, which include both Colonial Revival and Gothic Revival mansions.



**Figure 26.** Germantown Cricket Club, 401-57 Manheim Street, was listed on the Philadelphia Register of Historic Places in 1970. Source: Germantowncricketcatering.com.



Figure 27. Left: 5015 McKean Avenue, Overleigh Mansion, the home of William Tilden Sr., and the birthplace of “Big Bill” Tilden (1893, George T. Pearson). Source: Google Street View. Right: 300-18 Manheim Street, Calvary Episcopal Church and parish house. Source: Google Street View.

**Sedgwick Farms**

Within the first decade of the twentieth century, demand for homes in the suburbs of northwest Philadelphia had grown immensely. To capitalize on that demand, Ashton Tourison formed the Sedgwick Farms Company with his four sons. In a 1920 article featured in *American Magazine* and titled “What People Want When They Come to Buy a Home,” Tourison described the ideal house as having two stories of living space and being distinguished from its neighbors, something Tourison advocated for distinction even in rowhouse construction. The Sedgwick Farms Company developed approximately 150 acres around Chew and Stenton Avenues, along Mount Pleasant Avenue, Sedgwick Street, and Gorgas Lane.



Figure 28. Left: 100 E. Sedgwick Street. Source: Cyclomedia. Right: 200 block of E Gorgas Lane. Source: Google Streetview.



Figure 29. Left: 7000 block of Boyer Street. Right: 100 block E Mt Pleasant Avenue. Source: Google Streetview.



### George Woodward Developments Thematic District

Like his father-in-law H.H. Houston, Dr. George Woodward was a major player in the development of properties in northwest Philadelphia. Woodward, who was heavily involved in local improvement organizations, sought to develop attractive homes for renters in Chestnut Hill and the northern parts of Mount Airy. Like Houston before him, Woodward sought out talented local architects to design his houses. Unlike his father-in-law, however, Woodward's properties were often on the smaller scale, utilizing innovative and practical methods of fitting more residents into smaller spaces. Woodward's favored architects were Edmund B. Gilchrist, Robert R. McGoodwin, and H. Louis Duhring (also with the firm of Duhring, Okie, & Ziegler). As did many wealthy families of the early twentieth century, the Woodwards loved to travel to Europe whenever possible, and George Woodward was enamored with the Old World charm of medieval England and the English and French countrysides. Woodward instructed his architects to design residences with strong British and French influences, but to incorporate local materials, especially Wissahickon schist. In total, Woodward commissioned approximately 180 houses in Chestnut Hill and Mount Airy, most of which remain.



Figure 30. Quadruple Houses, 24-32 Benezet Street and 25-33 E Springfield Ave (1910, Duhring, Okie & Ziegler). One of Woodward's experiments in home building was the quadruple house (four units under one roof).



Figure 31. Twin Residences, 7800 block Lincoln Drive (1906, Frank Miles Day)



**Figure 32. Linden Court, 103 - 133 W Willow Grove Avenue (1915-16) was one of Woodward's few (if not only) commissions in red brick. Designed in a simple Colonial Revival style, its six units bordered on a central courtyard, with two semi-attached dwellings at either end and two in the middle.**



**Figure 33. The Half Moon Group (1916-17, H. Louis Duhring) at the intersection of Lincoln Drive and Willow Grove Avenue, is composed of six stone twin houses arranged in a crescent shape around an open court.**





Figure 34. Left: Double Residences, 8000 block of Navajo Street (1916-17, Edmund B. Gilchrist). Right: 7821-35 Winston Rd (1923-26, Duhring & Ziegler), part of the Winston Road development, along with 22-32 E Springfield Avenue.



Figure 35. Left: Cotswold Village, 8000 Block of Crefeld Street (1921, Edmund B. Gilchrist), Right: Roanoke Court, 8014-28 Roanoke Street (1931, H. Louis Duhring). George Woodward’s Cotswold Village and Roanoke Court were built of rough-cut local stone and topped with steep roofs that recalled the cottages that Woodward had admired during his trips through England’s Cotswold hills.



Figure 36. Sulgrave Manor, 200 W Willow Grove Ave (1926, H. Louis Duhring). The Colonial Dames had a replica of George Washington’s ancestral home built for the Sesquicentennial Exhibition held in Philadelphia in 1926. After the Exhibition, Woodward had it dismantled and reassembled in Chestnut Hill, renting it to Robert McLean, publisher of the *Philadelphia Evening Bulletin* for many years.

## George T. Pearson Thematic District

Prolific Philadelphia architect George T. Pearson is reported to have designed 300 houses within the first seven years after opening his own architectural office in 1880. He is chiefly known as a residential architect who designed Queen Anne style mansions for Philadelphia's mercantile and industrial capitalist elite. The majority of his commissions can be found in northwest Philadelphia, particularly in Germantown and Mount Airy. Not limited only to residences, he also designed a number of resort hotels, churches, and a few office buildings. He was also commissioned to design mixed-use commercial/residential buildings along Germantown Avenue. Many of the buildings he designed fall within the Tulpehocken Station National Register-listed historic district and within the National Register-eligible Penn Knox/Wister Historic District, while others are scattered about Germantown, Mount Airy, and lower Chestnut Hill.



Figure 37. Left: 244 E High Street, rectory for St. Michael's P.E. Church, 1880-81. Center: 221 W Upsal St, dwelling for Jesse A. Tilge, 1887. Right: 108 & 110 and 112 & 114 W. Johnson Street, two sets of paired dwellings, 1887.



Figure 38. Left: 45 E Penn St, Elizabeth Pearsall Smith house, 1881. Center: 7704-08 Navajo St, Samuel Porcher house, 1908. Right: 8425-27 Germantown Ave, Perseverance Lodge No. 46, Knights of Pythias, 1889.

## Wingohocking Heights

Tucked away on a now dead-end street known as Wingohocking Heights sits a small cluster of dwellings designed by George T. Pearson in 1887 for John T. Roberts.



Figure 39. The 5300 block of Wingohocking Heights. Source: Bryn Mawr College Growth and Structure of Cities Department, George T. Pearson exploratory compilation.



## Allens Lane/Cresheim Creek Mills Village

By the mid-nineteenth century, several mills were in operation along Cresheim Creek, including a powder mill, spice mill, and a spinning mill. Cresheim Road and Allen's Lane were two of the earliest roads in the area (in addition to Germantown Avenue), having been laid out as early as 1751. With the construction of the mills came residential development. Many of those buildings remain. Additionally, there is archaeological potential along the creek for foundations and artifacts associated with the mills, and potential Native American sites.

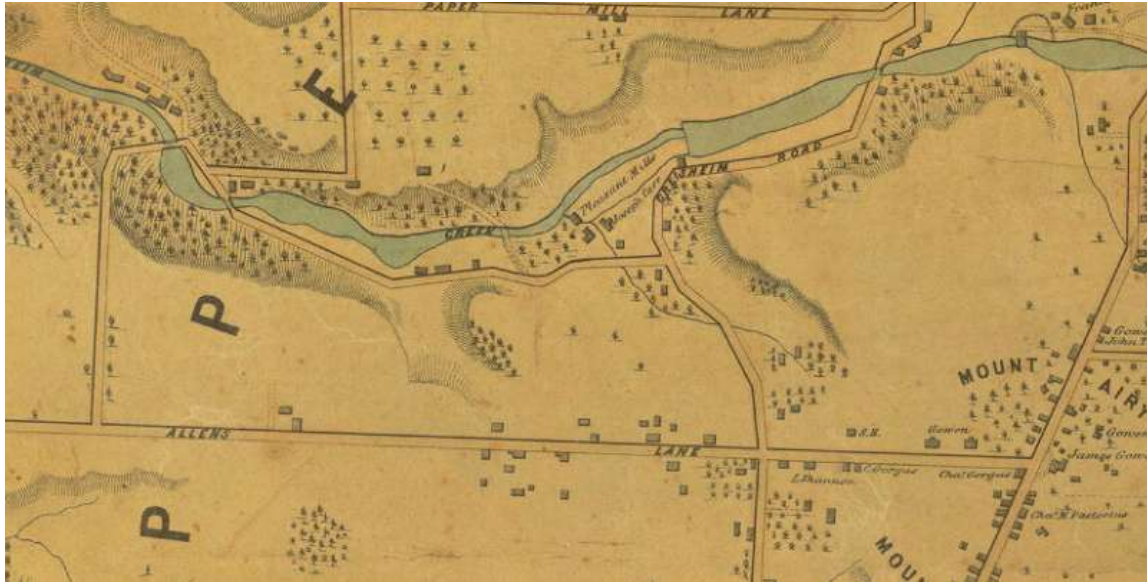


Figure 40. Detail from A.E. Rogerson & E.J. Murphy's Map of the Township of Germantown, 1851. Source: Germantown Historical Society via Athenaeum of Philadelphia.



Figure 41. Houses on W Allens Lane, southwest of Germantown Avenue. The rowhouses in the lower image are already listed on the Philadelphia Register of Historic Places.

## Franklin Mill and Village

After the establishment of Joseph Randall & Brothers' Franklin Yarn Mills on Sharpnack Street to the northeast of Germantown Avenue in 1856, residential development along the block blossomed.



Figure 42. Left: Detail from A.E. Rogerson & E.J. Murphy's Map of the Township of Germantown, 1851. Source: Germantown Historical Society via Athenaeum of Philadelphia. Right: Detail from 1862 Samuel Smedley's Atlas of the City of Philadelphia, 1862. Source: Free Library of Philadelphia, via Athenaeum of Philadelphia.

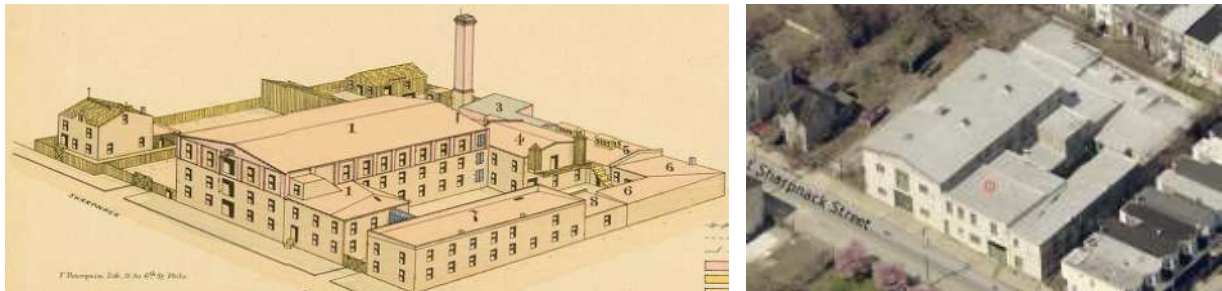


Figure 43. Left: 1887 Hexamer Survey for Joseph Randall & Brothers' Franklin Yarn Mills, which notes that buildings 1, 2, & 3 were constructed in 1856 and 1865, with the other buildings in the complex being constructed in between 1870 and 1882. A third floor was added to building 1 in 1886. Source: Free Library of Philadelphia via Athenaeum of Philadelphia. Right: The mill complex at 103 E Sharpnack Street and the neighboring Gothic Revival house at 97 E Sharpnack Street.



Figure 44. Top Left: Franklin Yarn Mill, building 1. Top Right: the Gothic Revival dwelling visible in the Hexamer survey. Bottom: Older dwellings along E. Sharpnack Street



## Herman Street

Herman Street, between Germantown Avenue and Morton Street, contains numerous early houses that may be eligible for listing on the Philadelphia Register of Historic Places.



Figure 45. 100 block of Herman Street (top and bottom left); 305 E. Walnut Lane, at the intersection of Herman Street and Morton Street (bottom right). Source: Google Street View.

## Mid-Century Modern Thematic District

By the mid-twentieth century, Chestnut Hill's reputation as one of the city's most exclusive neighborhoods was firmly established, and the character of its new construction began to shift. While a triumvirate of Mid-Century modern houses are already listed on the Philadelphia Register in Chestnut Hill, additional resources may warrant listing on the Philadelphia Register of Historic Places.



Figure 46. Left: 8220 Millman Street, Charles Woodward residence (1938, Kenneth Day), the first decidedly modernist house constructed in Chestnut Hill, inspired by the Bauhaus. Source: Cyclomedia. Right: 201 Sunrise Lane (1967, Gunter Buccholz) Source: Curbed Philadelphia, Francesca Prieto.

## Religious Properties

*Goal: Survey and consider nomination of the following potentially eligible religious buildings*

Multiple purpose-built historic **houses of worship** in the Upper Northwest District stand out for their architectural and/or social significance and may therefore be candidates for consideration for designation. This should not be considered an exhaustive list of all purpose-built religious buildings in the District. Some of the prominent buildings and sites in the Upper Northwest District are:

### **Immaculate Conception Roman Catholic Church**

Immaculate Conception Roman Catholic Church, located at Ardleigh and Price Streets in East Germantown, was constructed 1921-30 and designed by architect Paul Monaghan. Monaghan specialized in the design of Catholic churches and institutions. Stained glass windows are attributed to George Boos and D'Ascenzo Studios, and ironwork was created by Samuel Yellin. The church closed in 2012 and the future of the building appears to be uncertain.

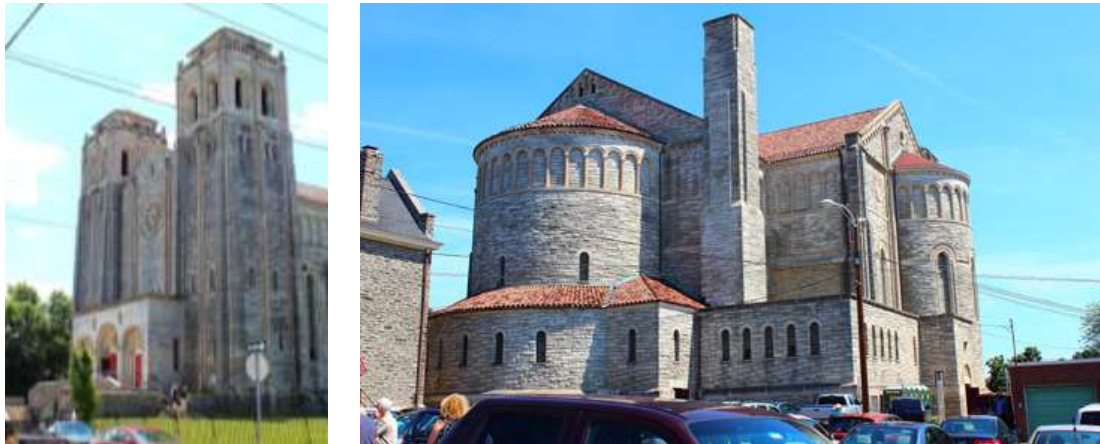


Figure 47. 5728 Ardleigh Street, Immaculate Conception Church. Source: Philadelphia Church Project.

### **Trinity Lutheran Church parish hall**

Trinity Lutheran Church, located at 5300 Germantown Avenue, was listed on the Philadelphia Register of Historic Places in 1957. However, the parish hall fronting West Penn Street is on a separate parcel at 22 West Penn Street, and is not listed on the local register. The parish hall was completed in 1915 and retains a high level of integrity.



Figure 48. 22 West Penn Street, Trinity Lutheran Church Parish Hall. Source: Google Street View.

### Chapel of the Immaculate Conception / St. Vincent's Seminary

In 1875, construction began for the Chapel of the Immaculate Conception at 526 East Cheltenham Avenue in Germantown, which was designed by architect Ephraim Francis Baldwin. The chapel was attached to St. Vincent's Seminary and originally it was to serve as a place of worship for the seminarians and priests of the Congregation of the Mission, of the order commonly known as the Vincentian Fathers and Brothers. The chapel was consecrated in 1879. At the request of Archbishop James F. Wood, it was built large enough to serve as a chapel of convenience for the surrounding neighborhood until 1902 when the local parish erected its own church. In 1927, a change in the structure of the chapel occurred. The transept area (west side of the chapel), dedicated to St. Vincent de Paul, was removed and the area enlarged. In its place Father Skelly built "Mary's Central Shrine."



Figure 49. 526 East Cheltenham Avenue, Chapel of the Immaculate Conception (left) and St. Vincent's Seminary (right). Source: Google Street View.

### St. James Methodist Episcopal Church / Holy Rosary Italian Church

When Italians first came to Germantown, they had no church of their own. As early as 1894, however, the Italian community was apparently large enough that it required the establishment of its own ministry. That same year, the basement of the public chapel in St. Vincent's Seminary at 526 East Cheltenham Avenue was renovated and converted into a chapel for the Italians. Many of the Italian immigrants allegedly did not feel welcomed by the Irish Catholics and wanted a church of their own. Holy Rosary Parish purchased St. James Methodist Episcopal Church on the eastern corner of Musgrave and Haines streets for the purpose of converting it for their own use. The church appears to have been constructed circa 1900. The remodeled church was dedicated in 1928, and was used by Holy Rosary Italian Church until 1977. See associated school in Institutional section.



Figure 50. 528 East Haines Street, St. James Methodist Episcopal Church / Holy Rosary Italian Church. Source: Google Street View (left); Pinterest (right).



### St. Catherine of Siena Roman Catholic Church

The former St. Catherine of Siena Roman Catholic Church, located at 440 West Penn Street, was constructed in 1914 as an offshoot of St. Vincent de Paul Catholic Church for African Americans. It was built in the style of the Spanish missions in California with a red tile roof. It closed in 1993, and is now the home of the Church of the Lord Jesus Christ of the Apostolic Faith.



Figure 51. 440 West Penn Street, St. Catherine of Siena Roman Catholic Church. Source: Germantown Historical Society (left, undated); Google Street View (right).

### Summit Presbyterian Church

Organized in 1894, the church acquired property at Greene and Frank (now Westview) Streets to erect a new church. The new church was dedicated in 1911 and was designed by Duhring, Okie & Ziegler, according to an advertisement for D'Ascenzo Studios, which used the church as an example of where their stained glass may be found. Although the church design is attributed to Hazlehurst & Huckel, circa 1895, in the Philadelphia Architects and Buildings database, it appears that the design by that firm was never realized.



Figure 52. 6757 Greene Street, Summit Presbyterian Church. Source: Chestnut Hill Local.



## Institutional Buildings

*Goal: Survey and consider nomination of the following potentially eligible institutional buildings*

Several **institutional buildings and sites** in the Upper Northwest Planning District that are not yet locally historically designated may merit consideration for listing on the Philadelphia Register.

### Franklin School for Boys / Settlement Music School

Constructed circa 1854 for businessman Charles Magarge, 6128 Germantown Avenue has subsequently been used for various institutional purposes, including the Franklin School for Boys (1885-1890), the Young Republicans Club (1893-1913), the Germantown Colored YWCA (1917-1958), and the Settlement Music School (1958 to present). The high-style Second Empire mansion is clad in ashlar stone and boasts nearly all of its original features, including its prominent quoining, slate mansard roof, intricate dormers, and decorative cresting. The property was awarded a historical marker by the Pennsylvania Historical and Museum Commission in 2004 for its association with African American athlete Ora Washington (1899-1971) who played and taught here when the building was a YWCA.



Figure 53. 6128 Germantown Avenue, presently the Settlement Music School. Source: Yelp (left, c. 1958); Google Street View (right).

### Morris Arboretum

Morris Arboretum of the University of Pennsylvania, located at Meadowbrook and Hillcrest Avenues in Chestnut Hill, is a cultural landscape comprised of beautiful historic and new buildings set within an internationally important arboretum. Contributors include Chandler, Cope and Stewardson, Eyre, Cret, McGoodwin, Olmsted Brothers, and Andropogon and Associates. The fernery is a signature Victorian feature, while 18th and early 19th century vernacular architecture dot the landscape, including a cottage from 1761 and mill from 1854. As agrarian land, private estate and public garden, Morris Arboretum has been a part of the community for 250 years. The 1968 demolition of the Compton mansion helped to broaden awareness of the area's burgeoning preservation movement and sparked subsequent preservation work at the Arboretum.



**Figure 54. The Dorrance H. Hamilton Fernery is the only remaining freestanding Victorian fernery in North America. Originally built in 1899 under the supervision of John Morris, the fernery stands today as a historical time piece, documenting the British obsession with ferns and glasshouses during the Victorian era. The building was constructed using locally mined stone and utilized cutting edge technology in glass cutting, steam heating, and architectural elements. Source: Chestnut Hill Local.**

### **Waterview Recreation Center**

This five-acre property in Germantown has served as a public recreation facility since the heirs of John S. Haines donated it to the City of Philadelphia in 1891. The park remained relatively undeveloped during its first decade of existence. Waterview's recreation building was completed in 1916. It was designed by Philip H. Johnson, the architect for the Philadelphia City Department of Public Health. Johnson's position provided him with a steady stream of commissions for municipal buildings, including recreation centers. Many of these buildings, such as C.B. Moore and Vare, are distinguished by long symmetrical wings that flank a central entrance hall. Waterview's design diverged from this template with a rectilinear body and a single transverse rear wing extending southwest toward Musgrave Street. However, the recreation center's Neoclassical architectural details are reminiscent of those that adorn several other recreation centers designed by Johnson during the first quarter of the twentieth century. These include the limestone quoining and keystone lintels at Kingsessing and the Doric columns and dentiled cornice of C.B. Moore's entrance portico.



**Figure 55. 5826 McMahon Avenue, Waterview Recreation Center. Source: Google Street View.**

### Young Men's Christian Association

The Young Men's Christian Association (Y.M.C.A.) of Germantown, located at 5722-28 Greene Street on the edge of Vernon Park, is an excellent example of the Georgian Revival style of architecture, and is an important example of the institutional work of the local architectural firm Thomas, Martin and Kirkpatrick. The building was constructed in 1928, during a major expansion of Y.M.C.A. facilities across the nation that occurred after the turn of the century, and is representative of the controlled image that the Y.M.C.A.'s National Building Bureau sought to portray to local communities. The building is currently owned by the Germantown Life Enrichment Center, which provides physical, intellectual, and social programs to the community.



Figure 56. 5722-28 Greene Street, Young Men's Christian Association. Source: Philadelphia Historical Commission archive (left); Kim Chantry (right).

### Philadelphia Germantown Grammar School

The former Philadelphia Germantown Grammar School, located at 5933-51 McCallum Street, was designed by Philadelphia public school architect Louis Esler in 1874. The building stands as one of the few surviving examples of school architecture dating from the 1870s. Esler was the first architect appointed Building Supervisor for the school district of Philadelphia. Prior to the creation of this official position, the School Board commissioned architects and builders to construct their school buildings, many of which were based upon the Sloan Plan. The Germantown Grammar School is larger in plan and massing than earlier Esler schools, and was slightly more sophisticated in detailing, perhaps inspired by the high style Victorian residential architecture surrounding the site of the Germantown Grammar School.



Figure 57. 5933-51 McCallum Street, Philadelphia Germantown Grammar School. Source: Google Street View.



### Holy Rosary Italian School

When Italians first came to Germantown, they had no church of their own. As early as 1894, however, the Italian community was apparently large enough that it required the establishment of its own ministry. In 1914 a combination school and convent was built at 334 E. Haines Street and Holy Rosary was established as a nationality parish. See associated church in Religious Properties section.



Figure 58. 334 East Haines Street. Source: Germantown Historical Society (left, 1925); Google Street View (right).

### Wissahickon Boys Club

The modest one-story building at the corner of Coulter Street and Pulaski Avenue was constructed in 1885 for the Pulaskitown Free Kindergarten, a school founded shortly after the Civil War by Germantown Quakers for the sons of freed slaves and black domestics working in and around Germantown. The organization soon expanded and began offering organized recreational programs and other out-of-school activities, based on the burgeoning Boys Club movement. The organization was renamed the Wissahickon Boys Club, and joined the national Boys Club Federation in 1906 as the only club serving an African-American population. The organization functioned out of the building at this location for 100 years, when it relocated a block away to the former Daniel L. Keyser Public School at 328 W Coulter Street (constructed 1886, also potentially eligible).



Figure 59. Left: The Wissahickon Boys Club as it appeared in 1913. Source: ExplorePAhistory.com, from J. Gordon Baugh, *Souvenir of Germantown Issued During the Fiftieth Anniversary Celebration of the Emancipation*. Right: 259 W Coulter Street as it appears today. Source: Cyclomedia.

### Thomas Meehan Higher Grade Primary School

Now used by the Faith Assembly Pentecostal Church, the former Thomas Meehan Higher Grade Primary School, located at the corner of West Penn Street and Pulaski Avenue, was constructed in 1902 for use by African American boys and girls.



Figure 60. 5347-53 Pulaski Avenue, former Meehan School. Source: Germantown Historical Society (left, undated); Google Street View (right).

## Residential Buildings

*Goal: Survey and consider nomination of the following potentially eligible residential buildings*

The Upper Northwest District includes many **residential buildings**, showcasing a variety of architectural styles that may warrant designation individually or in groups, and are listed below. This is not an exhaustive list of all potentially historical significant residential buildings in the Upper Northwest District.

### Thomas Mansion

Thomas Mansion, also known as “Clifford Park,” was built in 1869 on a hill overlooking the Wissahickon by George Clifford Thomas. This large stone Gothic Revival house retains much of its original interior and exterior detailing.



Figure 61. Thomas Mansion, 6245 Wissahickon Avenue. Source: Fairmount Park Historic Preservation Trust

### Edgecumbe (the Stevens House)

Edgecumbe is located at 8860 Norwood Avenue in Chestnut Hill. Originally constructed circa 1862-64 in the Italian Villa style, the design of this house has been attributed to architect Samuel Sloan. The house has been altered to its present eclectic state. In 1881, owner Charles B. Dunn hired Theophilus P. Chandler to add the south wing. In 1916 Chandler also drafted plans to remodel the main house with a new three-story addition and removal of its Italian Villa tower. The house was threatened with demolition in 1980, but is now restored.



Figure 62. 8860 Norwood Avenue, Edgecumbe. Source: Chestnut Hill Local.



### Efnemheim

Efnemheim is located at 416 West Moreland Avenue in Chestnut Hill. Walter H. Thomas designed this French-inspired stone house for Mrs. Nathan A. Taylor in 1917. She named this new house “Efnemheim” to honor her five daughters by using the first initial of each daughter’s name to form the name of the house. Thomas, Martin and Kirkpatrick designed plans for extensive renovations to the house in 1932, following a fire. These included an addition and miscellaneous interior alterations. Current owners protected this property with the historical society with a conservation easement in 2014.



Figure 63. 416 West Moreland Avenue, Efnemheim. Source: Chestnut Hill Local.

### Caspar Heft House

The former Caspar Heft house, located at 2 S. Ashmead Street (formerly 5122 Germantown Avenue), was constructed in 1854 on the site of the eighteenth-century Roebuck Tavern. The Heft mansion originally sat on a much larger parcel, which was subdivided around the 1920s, when Ashmead Street was cut through, and new commercial properties constructed along Germantown Avenue.



Figure 64. 2 S. Ashmead Street, Heft house. Source: Google Streetview.

### Horace F. Smith House

234 W Upsal Street was constructed in 1890 for Horace F. Smith on a design by J. William Shaw, who would later go on to work for the Pennsylvania Railroad Company.



Figure 65. 234 W Upsal Street. Source: Cyclomedia, 2017.

### Delmar Apartments

The Delmar Apartments, located at 319 West Cheltenham Avenue, were constructed in 1902 and designed by architect Frederick Fox. The apartment buildings were recently rehabilitated in a historically-sensitive manner.



Figure 66. 319 West Cheltenham Avenue, Delmar Apartments. Source: Philadelphia Department of Records (left, 1964); apartmentfinder.com (right).



## COMMERCIAL BUILDINGS

*Goal: Survey and consider nomination of the following potentially eligible commercial buildings*

Several **banks, theaters, and other commercial buildings** stand in Upper Northwest Philadelphia, showcasing a wide variety of architectural styles. Some of these buildings that may be eligible for designation to the Philadelphia Register of Historic Places are listed below.

### Mount Airy Station

Designed by Frank Furness in 1883, the Mount Airy Station is an important extant example of Furness's prolific work for the Philadelphia and Reading Railroad Company, for which he designed over 125 train stations and alterations to existing train stations.



Figure 67. Mount Airy Station, 149 E. Gowen Ave. Source: frankfurness.org (left); PAHouseLink.com (right).

### 6616-24 Germantown Avenue

The properties at 6614-24 Germantown Avenue appear on the National Register as components of the Colonial Germantown Historic District. 6616 Germantown Avenue is an early wood frame structure with stucco exterior, and was rehabilitated in 2005. William Price designed 6620-24 Germantown Avenue for Wendell & Smith, who developed the Pelham neighborhood. Erected in 1895, the row of Flemish, brick commercial buildings received unfortunate one-story storefronts in 1926; however, the remaining architectural detailing is intact.



Figure 68. 6616-24 Germantown Avenue. Source: Google Street View.



## Sedgwick Theater

The Sedgwick Theater is an Art Deco movie palace, designed by Philadelphia architect William Harold Lee and constructed in 1928. It opened during a revolutionary moment in the film industry, just after the advent of motion pictures and sync sound. The theater was designed with a stage for live performance as well as a large single screen, and hosted silent films as well as “talkies.” The theater remained in operation until 1966, when it was purchased for use as a warehouse. In 1995, a Mount Airy couple bought the building and restored it for use as the Sedgwick Cultural Center. The Quintessence Theatre group took over operation of the building in 2010 for use as a live theatre space.



Figure 69. Left: The Sedgwick Theatre, c. 1945. Source: Athenaeum of Philadelphia, Irvin R. Glazer Theater Collection, Local ID #43-P-168-001B. Right: The Sedgwick, 2017. Source: Cyclomedia.

## George T. Pearson Commercial Buildings

Although best known for his residential work, George T. Pearson also designed several commercial/mixed-use buildings along the commercial corridors of Northwest Philadelphia, adapting the styles used in his residential design to suit commercial needs.



Figure 70. Left: 107 Bethlehem Pike, store and residence for Charles E. Hopkin, 1888. Right: 8532 Germantown Ave, store and residence for Frank P. Steeper, 1891.

## Mermaid Inn

The original Mermaid Inn, built in 1734, was considered to be one of the oldest public houses in the country. It was at the “Mermaid” that coaching parties stopped to have dinner while on their way to Chestnut Hill. When Mermaid Lane was changed in 1913, the historic inn was demolished, and was promptly replaced by the present structure at 7673 Winston Road.



Figure 71. 7673 Winston Road, Mermaid Inn. Source: Germantown Historical Society (left); apartments.com (right).

## Industrial Buildings

*Goal: Survey and consider nomination of the following potentially eligible industrial buildings*

Although not as heavily an industrial area as Lower Northwest Philadelphia, in addition to Wayne Junction, a few industrial buildings remain in Upper Northwest Philadelphia. Some of these buildings that may be eligible for designation to the Philadelphia Register of Historic Places are listed below.

### Joseph Scatchard Sons Woolen Factory

Joseph B. Scatchard, a native of Yorkshire, England, came to America in 1940, where he pursued his calling of manufacturing woolen goods. He established a mill for this purpose at Germantown in the 1870s, which he operated with his three sons. The remaining buildings were constructed c. 1871 and 1883. The mill remained in operation through at least 1942.



Figure 72. 427-43 E Cheltenham Ave, Jos. Scatchard Sons Woolen Factory. Left: The mill c. 1900, Source: Hagley, Warren-Ehret Collection, Hagley ID #2002251\_060. Right: The mill as it appeared in 2016. Source: Google Streetview.

### John Bromley's Glencairn Woolen Mills

Established along the Wingohocking Creek in 1875, the Glencairn Woolen Mills was occupied by the John H. Bromley woolen yarn manufacturer and Foster & Isles worsted yarn manufacturers. It was used as a woolen mill and cloth manufactory through at least 1942, despite the fact that Wingohocking Creek was covered and converted into a combined sewer beginning in the 1880s. Belfield Avenue was eventually constructed over the former Wingohocking Creek.



Figure 73. 5115-39 Belfield Avenue, John Bromley's Glencairn Woolen Mills, c. 1875. Source: Pictometry (left); Google Streetview (right).



### George Peberdy's Wingohocking Hosiery Mills

Like the neighboring Glencairn Woolen Mills, Wingohocking Hosiery Mills was originally constructed along the Wingohocking Creek, which was covered and converted into a combined sewer beginning in the 1880s. Manufacturing of knit goods continued on this site through at least 1962.



Figure 74. 414 E. Penn Street, George Peberdy's Wingohocking Hosiery Mills, c. 1882. Source: Pictometry (left); Google Streetview (right).

### Mill Buildings, 101 East Cheltenham Avenue

These former mill buildings, constructed circa 1840-1850, were repurposed by the Whosoever Gospel Mission and Home for Rescued Men of Germantown beginning in 1895, with the assistance of the architecture firm of Brockie & Hastings in 1907 for an addition. The buildings originally housed space for broom-making and dormitories for the men.



Figure 75. 101 E. Cheltenham Avenue, former mill buildings shown in 1948. Source: Philadelphia Architects and Buildings.



Figure 76. The remaining mill buildings have been repurposed by the Whosoever Gospel Mission & Rescue Home. Source: Google Street View.

## Structures/Sites

*Goal: Survey and consider nomination of the following potentially eligible historic structures*

Several **historic structures** in Upper Northwest Philadelphia may be eligible for designation to the Philadelphia Register of Historic Places.

### **West Bells Mill Bridge over the Wissahickon**

This closed spandrel stone arch bridge is thought to be the oldest one in Philadelphia and the 5 surrounding counties, built in 1820 as a county bridge. Archaeological potential should also be evaluated for this area, as numerous mills were located along the Wissahickon and Cresheim Creeks. There is also the potential for Native American artifacts along the Wissahickon.



Figure 77. Stone bridge on West Bells Mill Road, constructed 1820. Source: bridgehunter.com.

## RECOMMENDED FOLLOW-UP

- Undertake a comprehensive survey of historic resources 50 years or older. The lack of current, complete, and consistent data about potential historic resources in the planning district makes it difficult to assess designation/listing priorities objectively and to understand how future projects involving State or Federal assistance may impact historic resources. It relegates consideration of historic resources to purely reactionary and does not allow for proactive regulatory mechanisms or use of funding/incentive programs.
- Perform additional survey and research on proposed historic districts to refine proposed boundaries of designation.
- Consider individual designation of the most important historic sites.
- Properties that were determined eligible for the National Register more than five years ago should be resurveyed and evaluated by the State Historic Preservation Office to confirm their eligibility status. Additionally, previously identified but unevaluated resources should be surveyed and submitted to the Pennsylvania Historical and Museum Commission for evaluation.
- Ensure the preservation and re-purposing of existing historically significant buildings to further support the development of the commercial corridor.
- Monitor more closely deferred maintenance and work to properties listed on the Philadelphia Register of Historic Places.
- Collaborate with Philadelphia City Planning Commission to ensure that existing zoning conforms to and encourages preservation of historic building stock.
- Collaborate with the Philadelphia Archaeological Forum or similar entities to determine potentially significant archaeological sites.



**APPENDIX I: Properties in the Upper Northwest Planning District that listed on the Philadelphia Register of Historic Places, as of 10/23/2017**

Address	Individual Designation Date	District Designation Date	District	Date	Building Name
103 W Allens La	4/28/1970				
105 W Allens La	4/28/1970				
106 W Allens La	4/28/1970				
107 W Allens La	4/28/1970				
108 W Allens La	4/28/1970				
109 W Allens La	4/28/1970				
110 W Allens La	4/28/1970				
111 W Allens La	4/28/1970				
112 W Allens La	4/28/1970				
113 W Allens La	4/28/1970				
116 W Allens La	4/28/1970				
118 W Allens La	4/28/1970				
120 W Allens La	4/28/1970				
122 W Allens La	4/28/1970				
200 W Allens La	8/6/1981				Allen Lane Railroad Station
6100-02 Ardleigh St	5/7/1981	5/14/2010	AWBURY	1852	Henry Cope House
6106 Ardleigh St	5/7/1981	5/14/2010	AWBURY	1852	Cope Carriage House
6108 Ardleigh St		5/14/2010	AWBURY	1921	Shippen Lewis House
6110 Ardleigh St		5/14/2010	AWBURY	1956	Johnson House
6120 Ardleigh St	5/7/1981	5/14/2010	AWBURY	1909	Alfred G. Scattergood House
6190 Ardleigh St		5/14/2010	AWBURY	1852	Awbury Servants' House
6200 Ardleigh St		5/14/2010	AWBURY	1964	Bethesda Court
6220 Ardleigh St		5/14/2010	AWBURY		
6230 Ardleigh St		5/14/2010	AWBURY	1911	Sharpless Ewing House
6015 Avonhoe Rd		5/14/2010	AWBURY		
6060 Avonhoe Rd		5/14/2010	AWBURY		
2 Awbury Rd		5/14/2010	AWBURY	1893	William D. Lewis House
3 Awbury Rd		5/14/2010	AWBURY	1922	Anna Cope Evans House
4 Awbury Rd		5/14/2010	AWBURY	1922	F. Algernon Evans House
5 Awbury Rd	5/7/1981	5/14/2010	AWBURY	1872	Jonathan and RC Evans House
125 E Bells Mill Rd	5/28/1957				John Huston House
113-29 Berkley St	12/12/2014			1884	Moore Push-Pin Co.
2 Bethlehem Pk	8/2/1973				Chestnut Hill Baptist Church
129 Bethlehem Pk	8/6/1981				Piper Price House
201 Carpenter La	8/6/1981				Carpenter Lane Station, R8
7-43 W Chelten Ave	1/25/1966			1871	First Presbyterian Church of Germantown
7940 Cherokee St	6/5/1980				
8000 Cherokee St	6/5/1980				Druim Moir Caretaker's and Carriage Houses, school buildings not designated
7-29 E Chestnut Hill Ave	8/2/1973				Our Mother of Consolation Church, School and Convent

18 E Chestnut Hill Ave	8/2/1973				St. Paul's Episcopal Rectory
22 E Chestnut Hill Ave	8/2/1973				St. Paul's Episcopal Church
30 W Chestnut Hill Ave	10/14/2016			1887	Edward V Douglas House
5356 Chew Ave	7/14/2017			1875	Johnathan Graham House
6000 Chew Ave		5/14/2010	AWBURY	1914	Harold Evans House
6000R Chew Ave		5/14/2010	AWBURY		
6012 Chew Ave	5/7/1981	5/14/2010	AWBURY	1887	Cope-Evans Double House
6014 Chew Ave	5/7/1981	5/14/2010	AWBURY	1887	Cope-Evans Double House
51 Church La	3/29/1966				
53 Church La	3/29/1966				
59 Church La	3/29/1966				
61 Church La	3/29/1966				
67 Church La	3/29/1966				
69 Church La	3/29/1966				
75 Church La	3/29/1966				
77 Church La	3/29/1966				
81 Church La	3/29/1966				
373 Church La	3/29/1966				
413 Church La	11/29/1966				
421 Church La	2/6/1975				
446 Church La	9/26/1967				
448 Church La	9/26/1967				
523 Church La	9/26/1967				
639 Church La	9/26/1967				
23 W Coulter St	1/25/1966				Germantown Monthly Meeting House at Germantown Friends School
36 W Coulter St	3/29/1966				
42 W Coulter St	3/29/1966				
44 W Coulter St	3/29/1966				
110 W Coulter St	3/29/1966				
114 W Coulter St	3/29/1966				
115 W Coulter St	3/29/1966				
117 W Coulter St	3/29/1966				
118 W Coulter St	3/29/1966				
121 W Coulter St	3/29/1966				
143 W Coulter St	3/29/1966				
151 W Coulter St	3/29/1966				
5913-23 Devon Pl	5/7/1981	5/14/2010	AWBURY	1849	John Smith Haines House
5925-31 Devon Pl		5/14/2010	AWBURY	1849	John Smith Haines Stable
2 Druim Moir La	6/5/1980				Druim Moir
4 Druim Moir La	6/5/1980				Druim Moir
4 Druim Moir La	6/5/1980				Druim Moir
6 Druim Moir La	6/5/1980				Druim Moir
11 Druim Moir La	6/5/1980				Druim Moir Heating House
22-24 Druim Moir La	6/5/1980				Druim Moir common land
27 Druim Moir La	6/5/1980				Brinkwood at Druim Moir
30 Druim Moir La	6/5/1980				Druim Moir common land
7450 Emlen St	5/28/1957				Buttercup Cottage and Barn

					demolished 1958
9 W Evergreen Ave	8/6/1981				Chestnut Hill West Railroad Station, R8
401 E Evergreen Ave	1/7/1982			1883	The Anglecott
403 E Evergreen Ave	1/7/1982			1883	The Anglecott
405 E Evergreen Ave	1/7/1982			1883	The Anglecott
407 E Evergreen Ave	1/7/1982			1883	The Anglecott
409 E Evergreen Ave	1/7/1982			1883	The Anglecott
4650 Germantown Ave	6/26/1956				Loudon
4821 Germantown Ave	5/28/1957				Mehl House
4825 Germantown Ave	5/28/1957				Ottinger House
4901 Germantown Ave	7/6/1972				Lower Burying Ground
4908-14 Germantown Ave	10/14/2016			1760	Wachsmuth-Henry House
5003 Germantown Ave	10/29/1963				St. John the Baptist Episcopal Church
5011 Germantown Ave	5/28/1957				Royal House
5056-60 Germantown Ave	5/28/1957				General Wayne Hotel
5106-08 Germantown Ave	5/28/1957				Commodore Barron House
5112-14 Germantown Ave	7/14/2017			1740	King-Green House
5139 Germantown Ave	5/28/1957				Dorfenille House
5203-05 Germantown Ave	3/28/1974				Owen Wister Birthplace
5208 Germantown Ave	6/26/1956				Baynton House
5209-13 Germantown Ave	5/28/1957				St. Stephen's Church Rectory
5214 Germantown Ave	6/26/1956				Conyham-Hacker House
5218 Germantown Ave	6/26/1956				Howell House
5222-24 Germantown Ave	6/26/1956				Theobald Endt House
5226 Germantown Ave	6/26/1956				Bechtel House
5229 Germantown Ave	1/25/1966				
5267-69 Germantown Ave	6/26/1956				Grumblethorpe
5275-77 Germantown Ave	5/28/1957				Clarkson-Watson House
5279-81 Germantown Ave	1/25/1966				Folwell House
5283 Germantown Ave	1/25/1966				
5300 Germantown Ave	5/28/1957			1856	Trinity Lutheran Church (1856) and Church (Sower) House (1723, 1755)
5310 Germantown Ave	1/25/1966				
5312 Germantown Ave	1/25/1966				
5314 Germantown Ave	1/25/1966				
5316 Germantown Ave	1/25/1966				
5318 Germantown Ave	1/25/1966				



5320 Germantown Ave	1/25/1966			1865	Bank Hotel
5340 Germantown Ave	3/30/1965				
5409-11 Germantown Ave	1/25/1966				St. Luke Church Rectory, St. Margaret H.S.
5419 Germantown Ave	1/25/1966				St. Luke Church Rectory, St. Margaret H.S.
5423 Germantown Ave	1/25/1966				Masonic Hall
5430 Germantown Ave	5/28/1957				Ashmead House
5434 Germantown Ave	5/28/1957				Ashmead House
5442 Germantown Ave	6/26/1956				Deshler-Morris House
5443-45 Germantown Ave	1/25/1966				
5448 Germantown Ave	5/28/1957				Bringhurst House
5450 Germantown Ave	5/28/1957				Thomas Armat House
5500-06 Germantown Ave	1/25/1966				Germantown National Bank
5503-05 Germantown Ave	6/26/1956				Fromberger House, Germantown Historical Society
5507-17 Germantown Ave	1/25/1966				Market Square Presbyterian Church
5519 Germantown Ave	1/25/1966				
5710-18 Germantown Ave	6/26/1956				Vernon and Vernon Park
5805 Germantown Ave	7/14/2017			1877	Heilig's
5820-24 Germantown Ave	2/2/1984				YWCA
5900 Germantown Ave	2/25/1964				
5918-20 Germantown Ave	5/28/1957				Keyser Houses
5922-26 Germantown Ave	5/28/1957				Keyser Houses
5928-30 Germantown Ave	8/11/1993				Germantown Town Hall
6000-02 Germantown Ave	5/28/1957				
6001-25 Germantown Ave	6/26/1956				Green Tree Tavern
6012-40 Germantown Ave	6/26/1956				Wyck House and Garden
6043 Germantown Ave	5/28/1957				
6112 Germantown Ave	5/28/1957				
6119-31 Germantown Ave	6/26/1956				Mennonite Meeting House
6233-35 Germantown Ave	2/25/1964				
6300-06 Germantown Ave	6/26/1956				Johnson House
6309 Germantown Ave	6/26/1956				Concord Schoolhouse; Upper Burying Ground
6316 Germantown Ave	5/28/1957				Peter Keyser House
6320 Germantown Ave	2/25/1964				

6358 Germantown Ave	5/28/1957				Sproegull House
6374 Germantown Ave	5/28/1957				Anthony Gilber House
6377 Germantown Ave	9/26/1961				
6400 Germantown Ave	4/6/1972				
6401 Germantown Ave	6/26/1956				Cliveden
6402 Germantown Ave	4/6/1972				
6404 Germantown Ave	4/6/1972				
6406 Germantown Ave	4/6/1972				
6408 Germantown Ave	4/6/1972				
6410 Germantown Ave	4/6/1972				
6412 Germantown Ave	4/6/1972				
6414 Germantown Ave	4/6/1972				
6430 Germantown Ave	6/26/1956				Upsala
6500 Germantown Ave	5/28/1957				Bardsley House
6504-06 Germantown Ave	5/28/1957				Daniel Billmayer House
6505 Germantown Ave	6/26/1956				Michael Billmayer House
6507 Germantown Ave	6/26/1956				Michael Billmayer House
6514 Germantown Ave	5/28/1957				Christopher Mason House
6613 Germantown Ave	6/26/1956				Church of the Brethren
6669 Germantown Ave	6/26/1956				Beggarstown School
6671 Germantown Ave	10/13/2017			1728, 1740, 1855, 1886, 1897	St. Michael's Lutheran Church
6841-43 Germantown Ave	5/28/1957				Paul House
6901 Germantown Ave	5/28/1957				Gorgas House
7127 Germantown Ave	5/28/1957				
7142-44 Germantown Ave	5/28/1957				Unruh House
7241 Germantown Ave	12/31/1984				Hagan Hall and Gowen House (Refectory) at Lutheran Theological Seminary
7402 Germantown Ave	9/26/1961				Creshiem Cottage
7406 Germantown Ave	4/30/1986			1892	PA School for the Deaf; New Covenant Church
7413 Germantown Ave	5/28/1957				
7921 Germantown Ave	5/28/1957				Melchior Newman House
8031 Germantown Ave	5/28/1957				Abraham Rex House
8132-34 Germantown Ave	5/28/1957				Peters House: conditional
8217-19 Germantown Ave	11/29/1966				Hiram House
8220-22 Germantown Ave	5/28/1957				Detwiler House
8226 Germantown Ave	5/28/1957				Detwiler House
8300 Germantown Ave	8/2/1973			1870	Christ Ascension Lutheran Church and Parish House

8314 Germantown Ave	5/28/1957				Kerper House
8316 Germantown Ave	5/28/1957				Kerper House
8316R Germantown Ave	5/28/1957				Kerper House
8327 Germantown Ave	5/28/1957				Wigard Jacoby House
8419 Germantown Ave	5/28/1957				Redheffer House
8433-35 Germantown Ave	5/28/1957				Sign of the Swan
8501-05 Germantown Ave	5/28/1957				Cress (Eagle) House
8608 Germantown Ave	8/6/1981				Chestnut Hill West Railroad Station, R8
8609-11 Germantown Ave	5/28/1968				Artem-Miller House
8617 Germantown Ave	5/28/1968				Kittinger House
8700 Germantown Ave	8/2/1973				7th Day Adventist Church of Chestnut Hill
8711 Germantown Ave	4/10/2015			1908	Chestnut Hill Branch of the Free Library
8840 Germantown Ave	5/28/1968				
9501 Germantown Ave	1/26/1965				
717 Glengarry Rd	10/13/2017			1963	White Residence
101A W Gravers Ln	9/9/2016			1867	Lewis Headman House
300 E Gravers Ln	4/28/1970				Gravers Lane Station R7
5337 Greene St	3/29/1966				
5339 Greene St	3/29/1966				
5340 Greene St	7/12/2013			1887	Flavell Residence
5343 Greene St	3/29/1966				
5345 Greene St	3/29/1966				
5349 Greene St	3/29/1966				
5418 Greene St	3/29/1966				
5428 Greene St	3/29/1966				
5430 Greene St	3/29/1966				
5436 Greene St	3/29/1966				
5438 Greene St	3/29/1966				
5511 Greene St	1/25/1966				Greene Street Friends Meeting House
6017 Greene St	3/31/1964				
6135 Greene St	3/31/1964				Parish House of Second Presbyterian Church of Germantown
6460 Greene St	8/6/1981				Upsal Railroad Station, R8
44 E Haines St	11/29/1966				
46R E Haines St	11/29/1966				
48 E Haines St	11/29/1966				
50-54 E Haines St	11/29/1966				
901-13 E Haines St		5/14/2010	AWBURY		
901 E Haines St		5/14/2010	AWBURY		
937 E Haines St		5/14/2010	AWBURY	1911	Samuel Emlen House
999 E Haines St	12/30/1987	5/14/2010	AWBURY	1914	William Kimber House



209-99 E Hartwell La	8/3/1978				Chestnut Hill Water Tower
615 W Hartwell La	5/13/2011				
25 High St	5/28/1957				Daniel Pastorius House
101 W Highland Ave	7/10/2015			1894	Chestnut Hill Fire Station
123 W Highland Ave	10/29/1963				
127 W Highland Ave	5/26/1964				
138 W Highland Ave	5/28/1968				
101 W Johnson St	9/27/2004				Presser Home for Retired Musicians
121 W Johnson St	9/27/2004				Presser Home for Retired Musicians
201 W Johnson St	10/8/2004				Nugent Home for Baptists
221 W Johnson St	10/8/2004				Nugent Home for Baptists
260 W Johnson St	9/14/1988				Seymour House
5302 Knox St	3/29/1966				
5303 Knox St	3/29/1966				
5304 Knox St	3/29/1966				
5306 Knox St	3/29/1966				
5308 Knox St	3/29/1966				
5321 Knox St	4/5/1984				
5335 Knox St	3/29/1966				
5337 Knox St	3/29/1966				
5339 Knox St	3/29/1966				
5343 Knox St	3/29/1966				
5355 Knox St	3/29/1966				
5357 Knox St	3/29/1966				
14 E Logan St		11/12/2010	EAST LOGAN	1860	
16 E Logan St		11/12/2010	EAST LOGAN	1850	
20 E Logan St		11/12/2010	EAST LOGAN	1850	
22 E Logan St		11/12/2010	EAST LOGAN	1850	
26 E Logan St		11/12/2010	EAST LOGAN	1890	
28 E Logan St		11/12/2010	EAST LOGAN	1890	
30 E Logan St		11/12/2010	EAST LOGAN	1890	
32 E Logan St		11/12/2010	EAST LOGAN	1890	
34 E Logan St		11/12/2010	EAST LOGAN	1900	
38 E Logan St		11/12/2010	EAST LOGAN	1890	
39 E Logan St	3/28/1967	11/12/2010	EAST LOGAN	1800	
40 E Logan St		11/12/2010	EAST LOGAN	1890	

42 E Logan St		11/12/2010	EAST LOGAN	1890	
48 E Logan St	3/28/1967	11/12/2010	EAST LOGAN	1860	
52-54 E Logan St		11/12/2010	EAST LOGAN	1950	
53 E Logan St	3/28/1967	11/12/2010	EAST LOGAN	1870	
62 E Logan St	3/28/1967	11/12/2010	EAST LOGAN	1860	
63 E Logan St		11/12/2010	EAST LOGAN	1858	
63R E Logan St		11/12/2010	EAST LOGAN	1870	
69 E Logan St	3/28/1967	11/12/2010	EAST LOGAN	1860	
75 E Logan St		11/12/2010	EAST LOGAN	1860	
76 E Logan St		11/12/2010	EAST LOGAN	1850	
81 E Logan St		11/12/2010	EAST LOGAN	1860	
84 E Logan St		11/12/2010	EAST LOGAN	1860	
90 E Logan St		11/12/2010	EAST LOGAN	1870	
92 E Logan St		11/12/2010	EAST LOGAN	1870	
201-05 E Logan St		11/12/2010	EAST LOGAN		
207 E Logan St		11/12/2010	EAST LOGAN		
213 E Logan St		11/12/2010	EAST LOGAN	1860	
45 Manheim St	9/24/1963				Junghurth House
401-57 Manheim St	5/26/1970				Germantown Cricket Club
24 Maplewood MI	3/29/1966				
26 Maplewood MI	3/29/1966				
46 Maplewood MI	3/29/1966				
47 Maplewood MI	3/29/1966				
48 Maplewood MI	3/29/1966				
51 Maplewood MI	3/29/1966				
53 Maplewood MI	3/29/1966				
54 Maplewood MI	3/29/1966				
55 Maplewood MI	3/29/1966				
56 Maplewood MI	3/29/1966				
57 Maplewood MI	3/29/1966				
59 Maplewood MI	3/29/1966				
116 Maplewood Ave	3/29/1966				
118 Maplewood Ave	3/29/1966				

124 Maplewood Ave	3/29/1966				
126 Maplewood Ave	3/29/1966				
132 Maplewood Ave	3/29/1966				
134 Maplewood Ave	3/29/1966				
140 Maplewood Ave	3/29/1966				
142 Maplewood Ave	3/29/1966				
148 Maplewood Ave	3/29/1966				
150 Maplewood Ave	3/29/1966				
156 Maplewood Ave	3/29/1966				
158 Maplewood Ave	3/29/1966				
164 Maplewood Ave	3/29/1966				
166 Maplewood Ave	3/29/1966				
172 Maplewood Ave	3/29/1966				
174 Maplewood Ave	3/29/1966				
180 Maplewood Ave	3/29/1966				
182 Maplewood Ave	3/29/1966				
188 Maplewood Ave	3/29/1966				
190 Maplewood Ave	3/29/1966				
6655 Mc Callum St, multiple units	1/7/1982				Malvern Hall
7638 Mc Callum St	3/25/1969				Krisheim
8330 Millman St	11/10/2016			1963	Vanna Venturi House, Mother's House
341 W Mount Airy Ave	12/31/1984				
347 W Mount Airy Ave	12/31/1984				
349 W Mount Airy Ave	12/31/1984				
100 Newton St	9/28/1971				
30 Pelham Rd	7/14/2017			1902	Fairelawn
19-21 E Penn St	10/17/1966				
29 E Penn St	5/26/1970				Ivy Lodge
30 W Penn St	3/29/1966				
32 W Penn St	3/29/1966				
38 W Penn St	3/29/1966				Linden Terrace
44 W Penn St	3/29/1966				Linden Place
48-62 E Penn St	11/10/2016			1850	Mifflin-Cope House
51 E Penn St	6/29/1971				
107 W Penn St	3/29/1966				
109 W Penn St	3/29/1966				
113 W Penn St	3/29/1966				
115 W Penn St	3/29/1966				
116 W Penn St	3/29/1966				
117 W Penn St	3/29/1966				
119 W Penn St	3/29/1966				
120 W Penn St	3/29/1966				
121 W Penn St	3/29/1966				
122 W Penn St	3/29/1966				
124 W Penn St	3/29/1966				
125 W Penn St	3/29/1966				
126 W Penn St	3/29/1966				



128 W Penn St	3/29/1966				
130 W Penn St	3/29/1966				
142 W Penn St	3/29/1966				
144 W Penn St	3/29/1966				
145 W Penn St	3/29/1966				
150 W Penn St	3/29/1966				
152 W Penn St	3/29/1966				
156 W Penn St	3/29/1966				
158 W Penn St	3/29/1966				
162 W Penn St	3/29/1966				
40 E Price St	8/7/1980				First Baptist Church of Germantown
101-23 E Price St	10/5/1972				St. Vincent DePaul Church
432 W Price St	6/1/1972				
8601 Prospect Ave	1/7/1982			1883	The Anglecott
8603 Prospect Ave	1/7/1982			1883	The Anglecott
8605 Prospect Ave	1/7/1982			1883	The Anglecott
8607 Prospect Ave	1/7/1982			1883	The Anglecott
24 W Queen La	3/29/1966				
30 W Queen La	3/29/1966				
32 W Queen La	3/29/1966				
42 W Queen La	3/29/1966				
46 W Queen La	3/29/1966				
50 W Queen La	3/29/1966				
62 W Queen La	3/29/1966				
103 W Queen La	3/29/1966				
109 W Queen La	3/29/1966				
109R W Queen La	3/29/1966				
111 W Queen La	3/29/1966				
113 W Queen La	3/29/1966				
115 W Queen La	3/29/1966				
119 W Queen La	3/29/1966				
121 W Queen La	3/29/1966				
126 W Queen La	3/29/1966				
127 W Queen La	3/29/1966				
128 W Queen La	3/29/1966				
129 W Queen La	3/29/1966				
133 W Queen La	3/29/1966				
145 W Queen La	3/29/1966				
115 Roumfort Rd, Units 1-30	7/5/1984				Leamy House
45 W School House La	1/25/1966				Greene Street Friends Meeting House
55 W School House La	1/25/1966				
61 W School House La	1/25/1966				
100-52 W School House La	6/26/1956			1760	Germantown Academy, Main Building and Headmasters' Houses
107 W School House La	8/7/1980				James Matthew House
5215-31 Schuyler St	8/6/1981				Wissahickon Apartments

8205 Seminole Ave	6/1/1972			1885	Houston-Sauveur House
225 W Springfield Ave	8/6/1981				Casey's Ice House, Willet Stained Glass Studio, George Woodward Co.
311 W Springfield Ave	8/6/1981				St. Martin's Station, R8
627 St Georges Rd	11/6/1980				Violet Oakley Studio
8020 St Martins La	8/7/1980			1888	Saint Martin-in-the-Fields Church
9198 Stenton Ave	5/28/1957				William Streeper House
1 Summit St	8/2/1973				
14 Summit St	8/2/1973				
17 Summit St	8/2/1973				
18 Summit St	8/2/1973				
21 Summit St	8/2/1973				
22 Summit St	8/2/1973				
25 Summit St	8/2/1973				
26 Summit St	8/2/1973				
30 Summit St	8/2/1973				
31 Summit St	8/2/1973				
32 Summit St	8/2/1973				
35 Summit St	8/2/1973				
37 Summit St	8/2/1973				
38 Summit St	8/2/1973				
41 Summit St	8/2/1973				
42 Summit St	8/2/1973				
46 Summit St	8/2/1973				
52 Summit St	8/2/1973				
54 Summit St	8/2/1973				
100 Summit St	8/2/1973				
204 Sunrise La	1/9/2009				Esherick House, Louis Kahn
9 W Tulpehocken St	1/27/1970				Queen Isabella House
20 W Tulpehocken St	12/31/1984				Ladies in Waiting House
160 W Tulpehocken St	3/31/1964				Second Presbyterian Church of Germantown
200 W Tulpehocken St	3/31/1964				Ebenezer Maxwell Mansion
240 W Tulpehocken St	3/9/2012			1893	Harry K. Cummings Residence
314 W Tulpehocken St	8/6/1981				Tulpehocken Railroad Station, R8
23 W Walnut La	5/28/1957				
28 W Walnut La	3/2/1972				
125 W Walnut La	6/14/2013			1893	George T. Pearson Residence
154 W Walnut La					
200-02 W Walnut La	12/31/1984				
260 W Walnut La	5/7/1973				
264 W Walnut La	5/7/1973				
900-38 E Washington La	5/7/1981	5/14/2010	AWBURY	1862	Francis Cope House
901 E Washington La		5/14/2010	AWBURY		
940 E Washington La		5/14/2010	AWBURY	1914	Jean Smith House
945 E Washington La		5/14/2010	AWBURY	1921	Caroline E. Cope Cottage
1010 E Washington La	5/7/1981	5/14/2010	AWBURY	1882	Alexis T. Cope House

1011 E Washington La	5/7/1981	5/14/2010	AWBURY	1793	Caroline E. Cope House
1030 E Washington La		5/14/2010	AWBURY	1911	G. Emlen Jr. House
1034 E Washington La		5/14/2010	AWBURY	1914	Cope & Emlen Development House
4740 Wayne Ave	6/14/2013			1910	Happy Hollow Playground Recreation Center
5128 Wayne Ave	6/1/1972				Sally Watson House
5250 Wayne Ave	1/13/2017			1910	Methodist Episcopal Church of the Advocate
5446 Wayne Ave	6/2/1983				William C. Sharpless House
6002 Wayne Ave	11/30/1965				Saint Peter's Episcopal Church and Rectory
6008 Wayne Ave	11/30/1965			1873	St. Peter's Episcopal Church and Rectory
6152 Wayne Ave	8/6/1981				Parking lot of Tulpehocken Railroad Station, R8
1025 Westview Ave	1/3/1985				Belvedere
1027 Westview Ave	1/3/1985				Belvedere
310 W Willow Grove Ave	8/6/1981				St. Martin's Station, R8
401 W Willow Grove Ave	8/7/1980				Saint Martin-in-the-Fields Church
550 W Willow Grove Ave	6/1/1972				Chestnut Hill Academy
5319 Wissahickon Ave	8/6/1981				Queen Lane Railroad Station, R8
5829 Wissahickon Ave	11/24/1970				Joseph Huston House
6700 Wissahickon Ave	2/23/1960				Springbank
243 E Wister St	3/2/1972				
304 E Wister St	9/26/1967				
313 E Wister St	9/26/1967				
314 E Wister St	9/26/1967				
321 E Wister St	9/26/1967				demolished
326 E Wister St	9/26/1967				
329 E Wister St	9/26/1967				
339 E Wister St	7/8/2016			1797	Woodside
402 E Wister St	9/26/1967				
424 E Wister St	9/26/1967				

## APPENDIX II: Properties That Have Been Identified But Not Evaluated for National Register Eligibility

Many resources are recorded in PHMC's database with only minimal information about location, age, and possibly materials. These details are entered into the SHPO's Cultural Resources GIS database (CRGIS) without evaluating the property's eligibility for the National Register, as the documentation submitted is generally lacking in the information necessary to make an informed assessment. These resources should be viewed as potentially eligible and targeted for additional recordation in order to assess eligibility. Other as-yet unidentified properties may be eligible, but have not yet been brought to the SHPO's attention through a systematic survey effort or owner initiative. There are 190 unevaluated properties recorded in CRGIS that are outside a listed district, but the records do not contain sufficient documentation for an eligibility evaluation. The list of these properties below is organized by street name and building number.

KEY #	Address	Historic Name	Resource Type	Construction Date
052803	401 W Allens Ln.	Gate Lodge	Building	c1928
052804	624 W Allens Ln.	Moffley, John W., House	Building	c1890
052805	701 W Allens Ln.	Page, Harlan, House	Building	c1900
052807	6709 Anderson St.	Mauran, Frank, Development House	Building	c1909
052808	6723 Anderson St.	Mitchell, Matthew & Catherine, Property	Building	c1928
201536	6199 Ardleigh St.	Ada H. H. Lewis Middle School	Building	1971
052812	13 E Ashmead St.		Building	c1880
052872	5321 Baynton St.	Leeds, R.R. House	Building	c1870;c1907
052873	5330 Baynton St.	Mackeller, Thomas, House	Building	c1885
052881	6701 Blakemore St.	Reading Railroad: Station (Stenton)	Building	c1890
052882	7322 Boyer St.	Gowen Estate	Building	c1887
052884	301 E Bringhurst St.		Building	c1830
201683	67 E. Bringhurst St.	Wister, John Public School	Building	1955
053027	101 E Cheltenham Ave.	Whosoever Gospel Mission & Rescue Home	Building	c1840;c1850
053028	121 E Cheltenham Ave.	Union Traction Company Substation No. 2	Building	c1900
053029	526 E Cheltenham Ave.	Saint Vincent's Seminary Roman Catholic Church	Building	c1902;c1905
053030	526 E Cheltenham Ave.	Saint Vincent's Seminary	Building	c1902;c1940
053031	1100 E Cheltenham Ave.	East Germantown Recreation Center	Building	c1924
053034	9 W Cheltenham Ave.	First Presbyterian Church of Germantown	Building	c1891;c1937
053033	26 W Cheltenham Ave.	Bell Telephone Office	Building	c1927
053035	100 W Cheltenham Ave.	Allen, George, Store	Building	c1927
053036	115-119 W Cheltenham Ave.		Building	c1926
053037	122-126 W Cheltenham Ave.		Building	c1872



053038	134 W Cheltenham Ave.		Building	c1927
053039	159 W Cheltenham Ave.	Koelle-Greenwood Auto	Building	c1923
053040	200 W Cheltenham Ave.	220-222 W Cheltenham Ave.	Building	c1886
053041	243 W Cheltenham Ave.	Leedom & Wissler Prescription Druggists	Building	c1880
053043	312 W Cheltenham Ave.	Dabis Buick Company	Building	c1923
053046	415 W Cheltenham Ave.		Building	c1895
053046	417 W Cheltenham Ave.		Building	c1895
053047	425 W Cheltenham Ave.	Bel Air & President Apartments	Building	c1928
053045	400-426 W Cheltenham Ave.		Building	c1870
053049	6439 Cherokee St.		Building	c1898
053100	5305 Chew Ave.	Good Shepherd Convent Home for Girls	Building	c1850;c1870
053101	5305 Chew Ave.	Northwest Center	Building	c1870
053102	6012 Chew Ave.	Cope, Francis R., House	Building	c1886
053103	7040 Chew Ave.		Building	c1900
053128	237 Church Ln.	Wallace Storage & Carpet	Building	c1927
053335	45 E Cliveden St.	Cliveden Apartments	Building	c1929
053332	601 W Cliveden St.	Cliveden Hall Apartments	Building	c1926
053333	608 W Cliveden St.		Building	c1910
053334	616 W Cliveden St.		Building	c1910
053331	1029 W Cliveden St.	Sionesky, Joseph, House	Building	c1923
053346	59 E Coulter St.		Building	c1885
053346	79 E Coulter St.		Building	c1885
053347	143 E Coulter St.	MacKeller, Thomas, Development Houses	Building	c1890
053345	24-26 E Coulter St.		Building	1900;c1920
053352	7200 Cresheim Rd.	Cresheim Valley Apartments	Building	c1914
141766	7801 Cresheim Rd.		Building	Slate
201534	6200 Crittenden St.	Joseph E. Hill Public School	Building	1979
201531	6324 Crittenden St.	Anna Blakiston Day Public School	Building	1952
053353	7412 Crittenden St.	Caldwell, W.H., House	Building	c1920
053443	166-168 E Duval St.		Building	c1885
053448	343 W Duval St.		Building	c1895
053448	361 W Duval St.		Building	c1895
053447	217-235 W Duval St.		Building	c1895
094723	6735 Emlen St.	Pelham Court Apartments	Building	c1925
053449	6815 Emlen St.	Pelham Club	Building	c1904
113113	4908 Germantown Ave.	4908 Germantown Ave.	Building	1760
121534	7926 Germantown Ave.		Building	
113053	8031 Germantown Ave.		Building	1762

113061	8220 Germantown Ave.	Detwiler House	Building	1744
113065	8223-8229 Germantown Ave.	Chestnut Hill Hotel	Building	1894
054126	509 E Gorgas Ln.		Building	c1915
054128	100 W Gorgas Ln.		Building	c1900
054127	30 E Gowen Ave.	Hammer, Thomas B., House (1910)	Building	c1887
115275	5920 Greene St.		Building	Asphalt
054137	6452 Greene St.	Saint Magdalene Roman Catholic School	Building	c1929
054138	6500 Greene St.	Upsal Station	Building	c1880
054136	6642 Greene St.		Building	c1890
094758	6757 Greene St.	Summit Presbyterian Church	Building	c1926
054135	6626-6628 Greene St.		Building	c1890
054151	517-535 Hansberry St.	Gardiner, B.D., House	Building	c1901
054389	90 E Johnson St.	Dunn, Joseph, House	Building	c1865
054391	119 E Johnson St.	Scott, Lewis, House	Building	c1900
054392	259 W Johnson St.	Greene Manor Apartments	Building	c1929
054394	318 W Johnson St.	Petre, A., Esquire, House	Building	c1903
054395	333 W Johnson St.	Paul House	Building	c1890
054396	100-118 W Johnson St.		Building	c1890
054437	530-542 King St.		Building	c1910
054441	5800-5834 Knox St.		Building	c1885
054497	5429-5443 Lena St.	Yarn Mill	Building	c1890
054499	6600 Lincoln Dr.		Building	c1910
054500	6805 Lincoln Dr.	6805 Lincoln Dr. Property	Building	c1915
094761	6903-6905 Lincoln Dr.	6903-05 Lincoln Dr. Property	Building	c1915
113279	53 E Logan St.	Henry, T. Charleston, House	Building	1858
113283	90 E Logan St.		Building	1870
113287	92 E Logan St.		Building	1870
054749	6100-6135 Magnolia St.		Building	c1955
054871	5432 Morris St.		Building	c1885
054871	5440 Morris St.		Building	c1885
054872	5721-5751 Morris St.		Building	c1900
054873	5801-5823 Morris St.		Building	c1910
157429	6312 Morton St.		Building	Asphalt
054877	6202-6204 Morton St.		Building	c1910
054879	129-131 E Mount Airy Ave.		Building	c1888
054880	133-135 E Mount Airy Ave.		Building	c1895
054878	29-35 E Mount Airy Ave.		Building	c1890
054881	714 W Mount Airy Ave.		Building	c1931
054882	716 W Mount Airy Ave.		Building	c1930
055049	328 Pelham Rd.	Boltz, John H., House	Building	c1894
055050	580 Pelham Rd.	Wolstenholme/Gillespie House	Building	c1898

053475	45 E Penn St.	Smith, L.F., House	Building	c1865;c1885
053477	51 E Penn St.	Wister, Thomas, House	Building	c1890
053478	225 E Penn St.	225 E Penn St. Property	Building	c1895
053479	226 E Penn St.	David, Edward M., House	Building	c1891
053476	48-62 E Penn St.		Building	c1855
053487	438 W Penn St.		Building	c1915
053487	444 W Penn St.		Building	c1915
053490	35 W Phil Ellena St.		Building	c1895
053491	118 W Phil Ellena St.		Building	c1898
053493	637 W Phil Ellena St.		Building	c1895
053683	38 E Price St.	First Baptist Church	Building	1852
053684	101 E Price St.	Saint Vincent De Paul Roman Catholic Church	Building	c1849;c1851
053685	101 E Price St.		Building	c1875;c1902
053686	108 E Price St.	Hayes, J.E., Funeral Parlor	Building	c1932
053688	209 E Price St.		Building	c1860
053689	1020 E Price St.	Immaculate Conception Roman Catholic Church	Building	c1926
053687	121-123 E Price St.		Building	c1884
053690	400 W Price St.		Building	c1885
053690	422 W Price St.		Building	c1885
201684	5116 Pulaski Ave.	Kelly, John B. Elementary School	Building	1968
053691	5430-5444 Pulaski Ave.	West Side Presbyterian Church	Building	c1930
053693	5900-5935 Pulaski Ave.		Building	c1911
053694	175 W Queen Ln.	Methodist Church of the Advocate	Building	c1906;c1909
053773	460 E Rittenhouse St.	Bethel African Methodist Episcopal Church	Building	c1893
053774	815 E Rittenhouse St.	Mitchell, James A., Development Houses	Building	c1922;c1924
053810	37 W Rittenhouse St.		Building	c1893
053811	62 W Rittenhouse St.		Building	c1850
053812	114 W Rittenhouse St.		Building	c1840
053813	115 Roumfort Rd.	Leamy Home	Building	c1901
053922	5217-5239 Schuyler St.		Building	c1911
053925	6935-6945 Scotforth Rd.	Walter Mellor House (Garth Gwyn)	Building	c1928
053927	22 E Sedgwick St.		Building	c1900
053928	50 E Sedgwick St.		Building	c1900
053929	100 E Sedgwick St.		Building	c1922
053930	438 E Sedgwick St.		Building	c1915
053931	509 E Sedgwick St.		Building	c1923
053932	515 E Sedgwick St.		Building	c1911

053935	7200 Sherman St.	Esherick, Joseph, House	Building	c1930
053934	6704-6706 Sherman St.		Building	c1930
201532	5650 Sprague St.	Pastorius, Francis D. Elementary School	Building	1965
054059	5725 Sprague St.	Covent of Immaculate Conception Roman Catholic Church	Building	c1921
054060	6640 Sprague St.		Building	c1929
053833	601 St. Georges Rd.	Smith, Jesse Wilcox, House	Building	c1920
201533	6100 Stenton Ave.	Martin Luther King High School	Building	c1972
051354	48 E Upsal St.		Building	c1855
051355	124 E Upsal St.		Building	c1890
051356	133 E Upsal St.		Building	c1885
051358	634 W Upsal St.		Building	c1900
051359	1012 W Upsal St.		Building	c1915
051377	5800-5836 Wakefield St.		Building	c1890
051376	5801-5837 Wakefield St.		Building	c1890
051584	1196 E Washington Ln.	Turner, William, Apt. House	Building	c1890;c1909
051636	150 W Washington Ln.	Jenkins, Charles, House	Building	c1909
051585	224 W Washington Ln.		Building	c1855
051586	228 W Washington Ln.		Building	c1850
051587	256 W Washington Ln.		Building	c1925
096205	4701 Wayne Ave.	Wyneva Hotel	Building	
051612	5114 Wayne Ave.		Building	c1885
051613	5130 Wayne Ave.		Building	c1886
051614	5149 Wayne Ave.		Building	c1855
051615	5426 Wayne Ave.	Wolff, George S., House	Building	c1902
051618	5442 Wayne Ave.	Williams, Charles, House	Building	c1870
201685	5700 Wayne Ave.	Pickett, Clarence E. Middle School	Building	1968
051616	5901 Wayne Ave.		Building	c1885
051622	6200 Wayne Ave.		Building	c1880
201682	6340 Wayne Ave.	Lingelbach, Anna Lane Public School	Building	1955
051623	6511 Wayne Ave.		Building	c1922
051624	6605 Wayne Ave.	Watt, C.C., House	Building	c1905
051626	7110 Wayne Ave.		Building	c1929
051627	7201 Wayne Ave.		Building	c1927
051625	6617-6639 Wayne Ave.	McClatchy, John H., Development Houses	Building	c1919
051639	646 Westview Ave.		Building	c1905
051644	1012 Westview Ave.		Building	c1930
051645	1013 Westview Ave.	Potts, Charles W., House	Building	c1919
113049	6 W Willow Grove Ave.	Wyndmoor Building	Building	1895



051664	5151 Wissahickon Ave.	Perot, R.L., House	Building	c1905
051663	5300 Wissahickon Ave.		Building	c1885
051667	6249 Wissahickon Ave.		Building	c1820;c1899
051669	6500 Wissahickon Ave.		Building	c1923;c1945
051670	6801 Wissahickon Ave.	Canby, W. Merriott, House	Building	c1908
051671	6910 Wissahickon Ave.		Building	c1911
051672	7030 Wissahickon Ave.		Building	c1912
051668	6250-6258 Wissahickon Ave.		Building	c1855
051679	206 E Wister St.		Building	c1865;c1890
051676	304 E Wister St.		Building	c1865
051678	6401 E Wister St.	Lutheran Church of the Advocate	Building	c1933
051674	5501-5535 Wister St.		Building	c1870
051699	401 Woodbrook Ln.		Building	c1936