

# **NOMINATION OF HISTORIC DISTRICT PHILADELPHIA REGISTER OF HISTORIC PLACES**

## **PHILADELPHIA HISTORICAL COMMISSION**

**SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)**

### **1. NAME OF HISTORIC DISTRICT**

**WASHINGTON SQUARE WEST**

### **2. LOCATION**

Please attach a map of Philadelphia locating the historic district.

Councilmanic District(s): **1<sup>st</sup> District**

**SEE ATTACHED**

### **3. BOUNDARY DESCRIPTION**

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

**SEE ATTACHED**

### **4. DESCRIPTION**

Please attach a description of built and natural environments in the district.

**SEE ATTACHED**

### **5. INVENTORY**

Please attach an inventory of the district with an entry for every property. All street addresses must coincide with official Board of Revision of Taxes addresses.

Total number of properties in district: **1,509**

Count buildings with multiple units as one.

Number of properties already on Register/percentage of total: **773 / 51%**

Number of significant properties/percentage of total: **135 / 9%**

Number of contributing properties/percentage of total: **1,251 / 83%**

Number of non-contributing properties/percentage of total: **105 / 7%**

**(21 / 1% not visible from public right-of-way)**

### **6. SIGNIFICANCE**

Please attach the Statement of Significance. **SEE ATTACHED**

Period of Significance (from year to year): from **1800** to **1979**

**CRITERIA FOR DESIGNATION:**

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

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

**7. MAJOR BIBLIOGRAPHICAL REFERENCES**

Please attach a bibliography.

**SEE ATTACHED STATEMENT OF SIGNIFICANCE**

**8. NOMINATOR**

Name with Title **John Andrew Gallery, Executive Director** Email: **john@preservationalliance.com**

Organization **Preservation Alliance for Greater Philadelphia** Date \_\_\_\_\_

Street Address **1616 Walnut Street, Suite 1620** Telephone **215-546-1146 x1\_**

City, State, and Postal Code **Philadelphia PA 19103**

**PHC USE ONLY**

Date of Receipt: \_\_\_\_\_

☐ Correct-Complete      ☐ Incorrect-Incomplete      Date: \_\_\_\_\_

Date of Preliminary Eligibility: \_\_\_\_\_

Date of Notice Issuance: \_\_\_\_\_

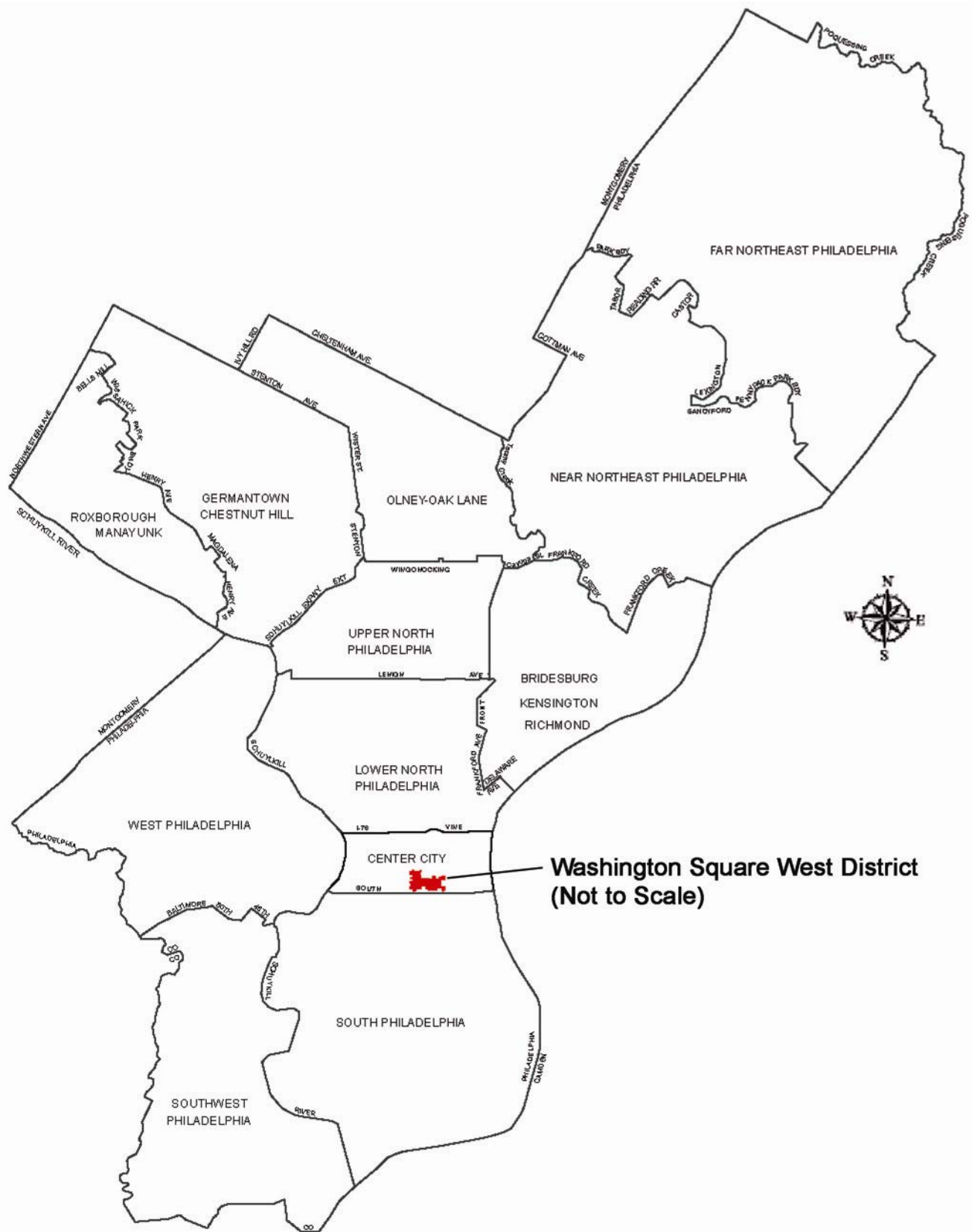
Date(s) Reviewed by the Committee on Historic Designation: \_\_\_\_\_

Date(s) Reviewed by the Historical Commission: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

☐ Designated      ☐ Rejected

2/1/07



**Washington Square West District  
(Not to Scale)**

### 3: Boundary Description

The Washington Square West Historic District and its boundaries are illustrated on the map on the following page. The boundaries are irregular. The **general** boundaries of the district are:

**North:** Walnut Street between Watts and 11<sup>th</sup> Street, including some properties on the north side of Walnut Street at 13<sup>th</sup> Street and between 11<sup>th</sup> and 12<sup>th</sup> Streets;

Irving Street and Locust Street between 11<sup>th</sup> and 8<sup>th</sup> Streets.

**West:** Watts Street between Walnut and Lombard Streets; some properties west of Juniper Street between Lombard and South Streets.

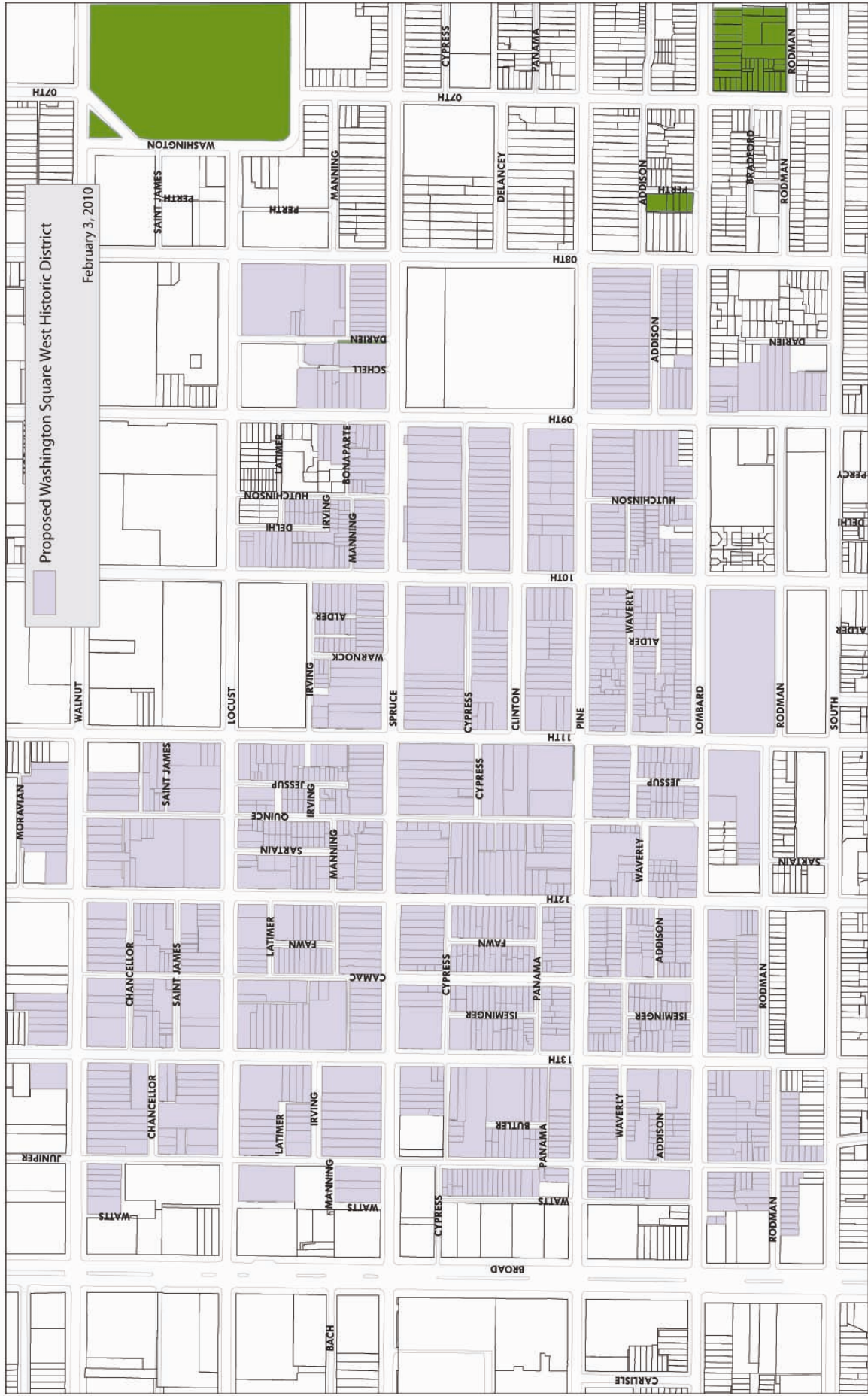
**South:** Rodman Street between Broad and 10<sup>th</sup> Streets, including some properties on the south side of Rodman between Broad and 13<sup>th</sup> Streets;

Lombard Street between 10<sup>th</sup> and 8<sup>th</sup> Streets, including properties south of Lombard on the east side of 9<sup>th</sup> Street between Lombard and South Streets.

**East:** 8<sup>th</sup> Street between Locust and Spruce Streets and Pine and Lombard Streets;

9<sup>th</sup> Street between Spruce and Pine Streets;

11<sup>th</sup> Street between Walnut and Locust Streets.



## **SECTION 4. DESCRIPTION**

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### **Introduction**

The Washington Square West Historic District, located in Center City Philadelphia, is roughly bounded by 8th, Watts, Walnut, and Rodman streets. The eastern edge of the District abuts the Society Hill Historic District, and is less than one mile from the Delaware riverfront. Broad Street's "Avenue of the Arts" is at the western edge; the South Street corridor borders the south; and the dense commercial/office uses of Chestnut Street are north of the District's boundary. The District consists of approximately 26 city blocks encompassing a very dense roughly one-half square mile. The mostly contiguous buildings exhibit the range of architectural styles one would expect to find employed during the period of significance, from the eighteenth through late twentieth centuries. Federal and Greek Revival styles dominate, and these and several other styles can be found as readily identifiable high-style examples, as well as more vernacular adaptations.

The scale of buildings, which are overwhelmingly rowhouses, is mostly in the range of two to four stories tall and two to three bays wide. Tall commercial, office, and apartment buildings, clustered at the northern and western edges of the District, break significantly from this pattern. While there have been numerous changes to individual buildings, overall the Washington Square West Historic District retains a high degree of integrity in terms of building type and materials, scale, plan, general architectural character and style, and the overall feeling of the district.

### **Narrative Description**

The development of the Washington Square West Historic District follows the early development of the city from the eighteenth century. As the Delaware riverfront and adjacent lands became increasingly crowded, residents and businesses moved further west. This was not a uniform street-by-street march to the Schuylkill, however, and the District is thus a patchwork of buildings and rows built over the course of two centuries.

The District follows the grid pattern of Philadelphia's streets. North-south running "number" streets (8th through 13th) and east-west "tree" streets (Walnut, Locust, Pine, etc.) are the major thoroughfares. Subdivided blocks, a diversion from William Penn's original plan, contain a network of small streets with correspondingly smaller buildings. The major thoroughfares have cartways approximately twenty-six feet wide with sidewalks ranging from nine to sixteen feet; smaller streets range from approximately six to twenty feet wide, with sidewalks from four to nine feet wide. Numerous street trees and a few small parks and community gardens provide relief from the very dense building pattern, and lend to the intimacy of the streetscapes.

The width and height of buildings correspond to the width of the street on which they are located. Building widths on the smaller streets range from twelve to sixteen feet, while rowhouses on the larger thoroughfares are between sixteen and twenty feet, with some as wide as twenty-five feet. These larger rowhouses can be up to four stories tall (see Spruce and Pine streets, 1100-1200 blocks). Buildings are situated directly adjacent to the sidewalk, with a stoop

or similar entry. There are a few buildings on Pine and Spruce streets that have small setbacks, and these are either paved or planted.

Brick is the primary building material in the District, paired with limestone, marble, or brownstone trim. Stucco covers some brick facades. Some of the larger residences feature brownstone exteriors. Roofs are primarily flat, though there are a number of mansard roofs from the late nineteenth century, and a relatively small number of gable roofs.

The overall character of the District is a dense urban residential neighborhood composed of mostly contiguous rowhouses (approximately 90%) with supporting commercial, religious, restaurant, and other uses. The District's history as an early and consistent locus of speculative rowhouse development is evident in the number of uniformly designed blocks of buildings. Spruce Street, in particular, contains significant examples of developer rows, including the Thomas Ustick Walter-designed Portico Row on the 900 block of Spruce (c. 1830), and on the 1000 block: the William Lewis Development Row (c. 1840), John Stewart Development Houses (c. 1874), and Jefferson Village Row (c. 1840). Another example, the result of the partnership of John Savage and Joseph Dugan, is several buildings at 1206-1217 Spruce Street built from about 1820-1830. While there are a number of uniformly designed rowhouse blocks, there are also examples of individual design and construction. For example, Wilson Eyre, Jr. designed several distinctive rowhouses in the vicinity of 13th, Locust, and Spruce streets. While single-family dwellings remain in the District, conversions into condominiums or apartments are common, particularly in the larger buildings on the District's main thoroughfares. More narrow two- to three-story rowhouses on the smaller streets, such as Fawn or Quince, often remain single family.

Apartment buildings, a manifestation of changing housing patterns in the early twentieth century, are located near the north and west edges of the District. Many illustrate the various scales and styles of apartment buildings as they developed, from three and four-story buildings (e.g. 1313 Spruce, Kennington Apartments at 1328-36 Pine, and the Pequot at 1300 Pine) to large multi-story buildings like The Burlington (1321-23 Spruce), The Lenox (250 S. 13th), and The Parker (1233-37 Spruce). The apartment buildings from the first half of the twentieth century often have prominent central entries with canopies and/or signage. The construction of modernist Casa Fermi (1300 Lombard) in the 1960s, designed by Oscar Stonorov as apartments for the elderly, demonstrates the longevity and adaptability of this building type.

Churches remaining in the District are John Haviland's St. George Orthodox Cathedral (250-56 S. 8th Street), Thomas Ustick Walter's St. Peter Claver's Church and associated school on the 1200 block of Spruce, Church of St. Luke and the Epiphany (318-30 S. 13th) and the Former Central Presbyterian Church (832-36 Lombard; recently converted to residential use). Another of Walter's churches, the former Protestant Episcopal Church of the Ascension (also known as Shiloh Baptist and Lombard St. Macedonia Church) at 1112-20 Lombard, has been converted to apartments. The single cemetery, Mikveh Israel, on the 800 block of Spruce, is a National Historic Landmark. The diversity of denominations associated with these houses of worship reflects the multiplicity and shifting neighborhood populations over time.

Examples of additional building types are scattered throughout the District; most have been converted to other uses. Carriage houses small and large, mostly located on secondary streets, have since been converted to residences (1342 Cypress, 1315 and 1317 Irving, 308 S. Quince, and 825-27 Lombard) and a bar/restaurant (1322 Chancellor). A mid-nineteenth-century warehouse at 1319 Irving is indicative of the earlier industrial presence in the neighborhood, which has all but been erased. Utility buildings on South Juniper Street support the electricity-intensive needs of local infrastructure as it developed in the early twentieth century (PECO Waverly Street Substation at 401-413 and "City of Philadelphia Broad Street Subway Substation No. 7" at 402-410).

Institutions, churches, schools, and other specialized uses are housed in free-standing buildings, though some of these also conform to the row form, such as the Morris Animal Refuge at 1238-42 Lombard Street. Institutional uses are grouped on the 1300 block of Locust Street (Historical Society of Pennsylvania and the Library Company of Philadelphia) and the 800 blocks of Spruce and Pine (though the primary Pennsylvania Hospital buildings on the 800 block of Pine are just outside the district boundary, within the Society Hill Historic District). The famous historical clubs in the District are clustered on the 200 block of Camac Street, although the Mask & Wig is located on the 300 block of Quince.

Commercial uses are primarily located on the numbered streets and at the District's northern edge along Walnut Street. One notable exception is the area known as Antique Row on the 1000 and 1100 blocks of Pine Street. Mixed uses are common, with non-residential uses located at the first floor, with residences or offices above. The Walnut Street corridor, the most concentrated commercial strip in the District, evolved from a street of important residences to a primarily commercial thoroughfare beginning in the years after the Civil War. Storefronts inserted at the first floor have been altered according to changing fashions through the twentieth century, but the upper stories often retain original character-defining features. The three-block Walnut Street corridor has the widest variety of materials, building heights and styles in the District. Buildings range from two to thirteen stories tall, and from one to five bays wide. A theater, offices, retail establishments, and restaurants share the strip with former office buildings now converted to multi-tenant housing in the upper stories.

Virtually any stylistic detail could be applied to the highly adaptable rowhouse form. Owing to the presence of original building features and later alterations, the District contains a rich diversity of style. The styles represent the major periods of construction, from Federal to Italianate, to Colonial Revival to Post-Modern. Federal and Greek Revival styles are by far the most represented, corresponding to the development of a large portion of the District in the first half of the nineteenth century. Examples include the high style Greek Revival churches in the district (St. George's and St. Luke's); blocks of Greek Revival buildings at 1304-24 Pine and on the 1000 block of Clinton streets; and cohesive units of Federal style rowhouses on the north side of the 1200 block of Rodman Street and at 1037-1043 Lombard. The block at 215-221 South Sartain Street offers a smaller-scale example of the Federal, and block at 1110-1116 Pine illustrates the typical door surrounds and other details of the Greek Revival style in the District.

Dominant late nineteenth-century styles include Queen Anne, Italianate, and Second Empire. The twentieth century brought a mixture of new and revival styles. Colonial Revival and Tudor



Revival gave way to the new aesthetics of Art Deco, Post-Modernism and the Neo Colonial. Gothic Revival, Beaux Arts, Brutalism, Romanesque, and others are less of a presence in this District. Vernacular rowhouses lacking defining stylistic details conform to the Philadelphia rowhouse tradition of a brick façade with simple cornice and window and door openings.

Most construction related to Urban Renewal activities in the 1960s to 1980s was focused in the southern portions of the District, particularly around Lombard, Pine, and intermediary streets. Buildings were built and rehabilitated as part of larger development schemes or in a scattered site approach. The Camac Village Development Plan, designed by Frank Weise in the 1960s, is evocative of this period. The three-story, two-bay brick buildings built at 1201-17 Lombard and 423-29 South Camac streets are obviously modern, but were designed to suit the scale and material of the surrounding neighborhood. The rehabilitation of 1204 and 1210-1216 Pine (evens), also designed by Weise, retained existing buildings.

## **Conclusion**

The Washington Square West Historic District illustrates the development of Philadelphia's residential and commercial core over two centuries. Contiguous rowhouses defined the form and aesthetic of this dense urban neighborhood. As the city's developed area continued to expand, the neighborhood's identity evolved from being at the city's pioneering western edge to being a distinct portion of the broader "Center City." From the fashionable Portico Row speculative housing of the early nineteenth century to the rehabilitations and new construction of the late twentieth-century Urban Renewal era, the District illustrates the neighborhood's major development trends and architectural styles. Today the District continues to be a lively residential neighborhood served by commercial, religious, and other supporting uses.

Much of the proposed Washington Square West Historic District is listed in the National Register of Historic Places, and a portion of the District along Walnut Street overlaps the National Register-listed East Center City Commercial Historic District. The Clinton Street Historic District and Portico Row are smaller National Register historic districts nestled within the boundaries. There are seventeen (17) individual resources already listed in or determined eligible for the National Register, in addition to two (2) National Historic Landmarks.

Within the proposed District boundaries, 773 of the 1,509 properties (51%) are currently individually listed in the Philadelphia Register of Historic Places. The 200 block of South Camac Street, with its wood block paving, is included in the locally designated Thematic Paving District. There are 135 significant (9%), 1,251 contributing (83%), and 105 non-contributing (7%) resources. Twenty-one properties were not visible for survey from the public right of way, and therefore have no classification (1%). The non-contributing resources in the District are primarily parking lots, vacant lots, lots that have been converted to community gardens, and buildings built outside of the period of significance (before 1800 or after 1979). The District fully conveys its significance as an important example of Philadelphia's development from the late eighteenth through the twentieth centuries. The scale, materials, layout, architectural styles, and overall character of a dense urban neighborhood and its attendant uses are fully represented in Washington Square West.



Photo 1. Spruce Street, 900 block, Portico Row, view southwest.



Photo 2. Spruce Street, 1000 block, view southwest. William Lewis Development Row in the center of the block.



Photo 3. Locust Street, 1300 block, Wilson Eyre, Jr.-designed buildings, view northeast.





Photo 4. Quince Street, 200 block, view northeast.



Photo 5. Alder Street, 200 block, view southwest.



Photo 6. 13th Street, 300 block, view northwest.





Photo 7. 13th Street, St. Luke's Church, view southwest.



Photo 8. Spruce Street, 800 block, Mikveh Israel Cemetery, view north.





Photo 9. Locust Street, 1300 block, view southeast.



Photo 10. 10th Street, commercial uses, view southeast.





Photo 11. Camac Street, 200 block, Franklin Inn Club, view northeast.



Photo 12. Pine Street, 1000 block, Antiques Row, view southeast.





Photo 13. Walnut Street, 1200 block, view southwest.



Photo 14. Walnut Street, 1300 block, view southwest.





Photo 15. Clinton Street, 1000 block, view northeast.



Photo 16. Lombard Street, 900 block, view northeast.





Photo 17. Sartain Street, 200 block, view south.



Photo 18. Pine Street, 1300 block, view southeast.



Photo 19. Spruce Street, 1000 block, view northeast.





Photo 20. Locust Street, 1200 block, view northeast.



Photo 21. 12th Street, 200 block, view southwest.



Photo 22. Jessup Street, 200 block, view south.



## **SECTION 5. INVENTORY**

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The following are sample inventory property forms for one representative block in the district. The full inventory of property forms can be found on the CD enclosed with the nomination, including a cross-referenced CRID index, a paving, curb, sidewalk and furniture survey, and a table of identified BRT discrepancies.

# Philadelphia Register of Historic Places

1300—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1174

GEOID:

PARCEL:

Individually Listed: 11/2/1972

## Historical Data

**Data Source** NR Nomination

**Prior Survey Date:**

**Address Listed:**

**Resource Type:** Apartment Building

**Year Built:** 1901

**Year(s) Altered:** 1921, 1947

**Historic Name:** The Pequot Apartments

**Historic Function:** Multi-unit residential

**Architect:** Edward Hazelhurst

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Noted in Washington Square West National Register nomination as Second Renaissance pied-a-terre apartment building.

## Survey Data

**Survey Date:** 11/14/2008

**Resource Type:** Apartment Building

**Use:** Mixed use - residential/commercial

**Stories:** 4

**Bays:** 1

**Style:** Renaissance Revival

**Foundation:** Stucco

**Windows:** Non-historic - aluminum

**Roof Material:** Not visible

**Doors:** Non-historic - other

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Wood

**Landscape Features** ☐

**Other Materials:** Metal

**Sidewalk Material:** Concrete

Stone

**Survey Notes:**



**Assessment of Significance:** Significant

# Philadelphia Register of Historic Places

1302—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1175

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

Data Source PHMC Survey Form

Prior Survey Date: 1981

Address Listed:

Resource Type: Rowhouse

Year Built: 1860 +/-

Year(s) Altered:

Historic Name:

Historic Function: Single-unit residential

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes: Year built per field observation/maps (2008).

## Survey Data

Survey Date: 11/13/2008

Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 4

Bays: 2

Style: Greek Revival

Foundation: Marble

Windows: Historic - wood

Roof Material: Not visible

Doors: Non-historic - wood

Exterior Wall Material: Brick

Ancillary Structure(s):

Additional Wall Material: Marble

Landscape Features ☐

Other Materials: Metal

Sidewalk Material: Concrete

Wood

Survey Notes: Partially infilled entrance; altered 1st floor window



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1304—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1176

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1860 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Year built per field observation/maps (2008).

## Survey Data

**Survey Date:** 11/13/2008

**Resource Type:** Rowhouse

**Use:** Single-unit residential

**Stories:** 4

**Bays:** 2

**Style:** Greek Revival

**Foundation:** Marble

**Windows:** Non-historic - vinyl

**Roof Material:** Not visible

**Doors:** Historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Marble

**Landscape Features** ☐

**Other Materials:** Metal

**Sidewalk Material:** Concrete

Wood

**Survey Notes:** Marble steps



**Assessment of Significance:** Contributing

# Philadelphia Register of Historic Places

1306—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1177

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1860 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Year built per field observation/maps (2008).

## Survey Data

**Survey Date:** 11/13/2008

**Resource Type:** Rowhouse

**Use:** Multi-unit residential

**Stories:** 4

**Bays:** 2

**Style:** Greek Revival

**Foundation:** Marble

**Windows:** Non-historic - wood

**Roof Material:** Not visible

**Doors:** Historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Marble

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

**Survey Notes:** Marble steps; vinyl windows on 3rd and 4th floor.



**Assessment of Significance:** Contributing



# Philadelphia Register of Historic Places

1308—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1179

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

Data Source PHMC Survey Form

Prior Survey Date: 1981

Address Listed:

Resource Type: Rowhouse

Year Built: 1860 +/-

Year(s) Altered:

Historic Name:

Historic Function: Single-unit residential

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes: Year built per field observation/maps (2008).

## Survey Data

Survey Date: 11/13/2008

Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 4

Bays: 2

Style: Greek Revival

Foundation: Marble

Windows: Non-historic - wood

Roof Material: Not visible

Doors: Historic - wood

Exterior Wall Material: Brick

Ancillary Structure(s):

Additional Wall Material: Marble

Landscape Features ☐

Other Materials: Wood

Sidewalk Material: Concrete

Survey Notes: Marble steps



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1310—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1180

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

Data Source PHMC Survey Form

Prior Survey Date: 1981

Address Listed:

Resource Type: Rowhouse

Year Built: 1860 +/-

Year(s) Altered:

Historic Name:

Historic Function: Single-unit residential

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes: Date of construction from PHC file.

## Survey Data

Survey Date: 11/13/2008

Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 4

Bays: 2

Style: Greek Revival

Foundation: Marble

Windows: Historic - wood

Roof Material: Not visible

Doors: Historic - wood

Exterior Wall Material: Brick

Ancillary Structure(s):

Additional Wall Material: Marble

Landscape Features ☐

Other Materials: Wood

Sidewalk Material: Concrete

Survey Notes: Marble steps; partial brick infill in basement windows



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1312—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1181

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1860 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Year built per field observation/maps (2008).

## Survey Data

**Survey Date:** 11/13/2008

**Resource Type:** Rowhouse

**Use:** Multi-unit residential

**Stories:** 4

**Bays:** 2

**Style:** Greek Revival

**Foundation:** Marble

**Windows:** Non-historic - wood

**Roof Material:** Not visible

**Doors:** Non-historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Marble

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

**Survey Notes:** Replacement wood 1/1 dhs on 1st floor; painted marble watertable, lintels and sills



**Assessment of Significance:** Contributing



# Philadelphia Register of Historic Places

1314—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1183

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1860 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Year built per field observation/maps (2008).

## Survey Data

**Survey Date:** 11/13/2008

**Resource Type:** Rowhouse

**Use:** Multi-unit residential

**Stories:** 4

**Bays:** 2

**Style:** Greek Revival

**Foundation:** Marble

**Windows:** Historic - wood

**Roof Material:** Not visible

**Doors:** Historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

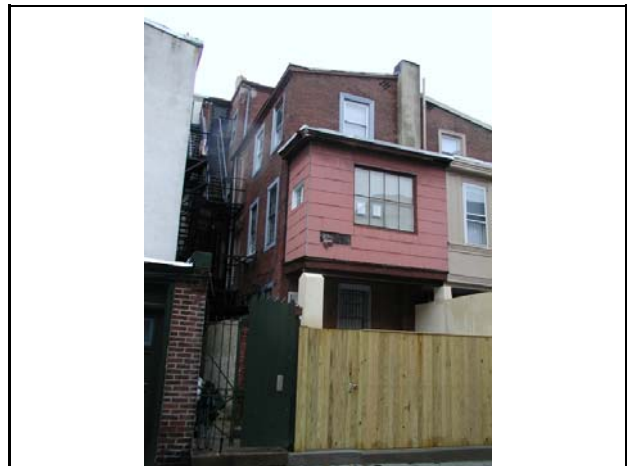
**Additional Wall Material:** Marble

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

**Survey Notes:** Marble steps; painted marble watertable, lintels and sills.



**Assessment of Significance:** Contributing

# Philadelphia Register of Historic Places

1316—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1185

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

Data Source PHMC Survey Form

Prior Survey Date: 1981

Address Listed:

Resource Type: Rowhouse

Year Built: 1850 +/-

Year(s) Altered:

Historic Name:

Historic Function: Single-unit residential

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes: Date of construction from PHC file.

## Survey Data

Survey Date: 11/13/2008

Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 4

Bays: 2

Style: Greek Revival

Foundation: Marble

Windows: Non-historic - wood

Roof Material: Not visible

Doors: Historic - wood

Exterior Wall Material: Brick

Ancillary Structure(s):

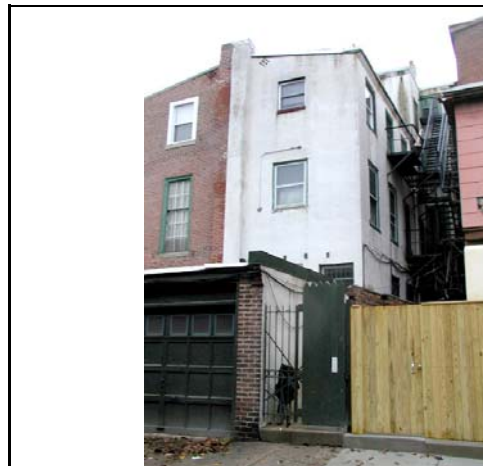
Additional Wall Material: Marble

Landscape Features ☐

Other Materials: Wood

Sidewalk Material: Concrete

Survey Notes: Marble steps



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1318—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1187

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1860 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Date of construction from PHC file.

## Survey Data

**Survey Date:** 11/13/2008

**Resource Type:** Rowhouse

**Use:** Single-unit residential

**Stories:** 4

**Bays:** 2

**Style:** Greek Revival

**Foundation:** Marble

**Windows:** Historic - wood

**Roof Material:** Not visible

**Doors:** Historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

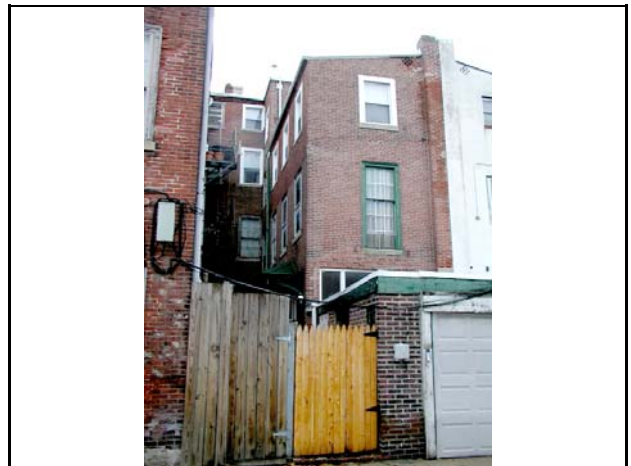
**Additional Wall Material:** Marble

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

**Survey Notes:** Marble steps



**Assessment of Significance:** Contributing

# Philadelphia Register of Historic Places

1320—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1189

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1860 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Date of construction from PHC file.

## Survey Data

**Survey Date:** 11/13/2008

**Resource Type:** Rowhouse

**Use:** Multi-unit residential

**Stories:** 4

**Bays:** 2

**Style:** Greek Revival

**Foundation:** Marble

**Windows:** Non-historic - vinyl

**Roof Material:** Not visible

**Doors:** Non-historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Marble

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

**Survey Notes:** Marble steps; replacement basement windows.



**Assessment of Significance:** Contributing

# Philadelphia Register of Historic Places

1322—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1191

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

Data Source PHMC Survey Form

Prior Survey Date: 1981

Address Listed:

Resource Type: Rowhouse

Year Built: 1860 +/-

Year(s) Altered:

Historic Name:

Historic Function: Single-unit residential

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes: Year built per field observation/maps (2008).

## Survey Data

Survey Date: 11/13/2008

Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 4

Bays: 2

Style: Greek Revival

Foundation: Marble

Windows: Historic - wood

Roof Material: Not visible

Doors: Historic - wood

Exterior Wall Material: Brick

Ancillary Structure(s):

Additional Wall Material: Marble

Landscape Features ☐

Other Materials: Wood

Sidewalk Material: Concrete

Survey Notes: Marble steps



Assessment of Significance: Contributing



# Philadelphia Register of Historic Places

1324—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1193

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

Data Source PHMC Survey Form

Prior Survey Date: 1981

Address Listed:

Resource Type: Rowhouse

Year Built: 1860 +/-

Year(s) Altered:

Historic Name:

Historic Function: Single-unit residential

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes: Year built per field observation/maps (2008).

## Survey Data

Survey Date: 11/13/2008

Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 4

Bays: 2

Style: Greek Revival

Foundation: Marble

Windows: Non-historic - vinyl

Roof Material: Not visible

Doors: Non-historic - steel

Exterior Wall Material: Brick

Ancillary Structure(s):

Additional Wall Material: Marble

Landscape Features ☐

Other Materials: Wood

Sidewalk Material: Concrete

Stucco

Survey Notes: Marble steps, faux shutters



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1326—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1195

GEOID:

PARCEL:

Individually Listed:

## Historical Data

Data Source

Prior Survey Date:

Address Listed:

Resource Type:

Year Built:

Year(s) Altered:

Historic Name:

Historic Function:

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes:

## Survey Data

Survey Date: 11/13/2008

Resource Type: Parking Lot

Use: Parking

Stories:

Bays:

Style:

Foundation: Asphalt

Windows:

Roof Material:

Doors:

Exterior Wall Material:

Ancillary Structure(s):

Additional Wall Material:

Landscape Features ☐

Other Materials:

Sidewalk Material: Concrete

Survey Notes: 9 spaces; metal bollards



Assessment of Significance: Non-contributing

# Philadelphia Register of Historic Places

1328-36

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es): 1330 Pine Street

PhilaCRID: 1197

GEOID:

PARCEL:

Individually Listed:

## Historical Data

**Data Source** PHMC Survey Form **Prior Survey Date:** 1981 **Address Listed:** 1330 Pine Street

**Resource Type:** Apartment Building

**Year Built:** 1914

**Year(s) Altered:**

**Historic Name:** Kennington Apartments

**Historic Function:** Multi-unit residential

**Architect:** Richard C. Loos

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Also called Beacon Hill Apartments (1980s).

## Survey Data

**Survey Date:** 11/17/2008 **Resource Type:** Rowhouse

**Use:** Mixed use - residential/commercial

**Stories:** 4

**Bays:** 2

**Style:** Colonial Revival

**Foundation:** Stucco

**Windows:** Historic - wood

**Roof Material:** Not visible

**Doors:** Non-historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Stone

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

Wrought Iron

**Survey Notes:** 1st floor altered for commercial use.



**Assessment of Significance:** Contributing



# Philadelphia Register of Historic Places

1328-36

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es): 1330 Pine Street

PhilaCRID: 1199

GEOID:

PARCEL:

Individually Listed:

## Historical Data

**Data Source** PHMC Survey Form **Prior Survey Date:** 1981 **Address Listed:** 1330 Pine Street

**Resource Type:** Apartment Building **Year Built:** 1914 **Year(s) Altered:**

**Historic Name:** Kennington Apartments **Historic Function:** Multi-unit residential

**Architect:** Richard C. Loos

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Also called Beacon Hill Apartments (1980s).

## Survey Data

**Survey Date:** 11/17/2008 **Resource Type:** Apartment Building **Use:** Multi-unit residential

**Stories:** 6 **Bays:** 4 **Style:** Colonial Revival

**Foundation:** Stucco

**Windows:** Non-historic - aluminum

**Roof Material:** Not visible

**Doors:** Non-historic - other

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Stone

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

**Survey Notes:** Stone stringcourses.



**Assessment of Significance:** Contributing

# Philadelphia Register of Historic Places

1328-36

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es): 1334 Pine Street

PhilaCRID: 1203

GEOID:

PARCEL:

Individually Listed:

## Historical Data

**Data Source** Field observation

**Prior Survey Date:**

**Address Listed:**

**Resource Type:**

**Year Built:** 1915 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:**

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Potentially built as part of Kennington Apartments, designed by Richard C. Loos.

## Survey Data

**Survey Date:** 11/17/2008

**Resource Type:** Rowhouse

**Use:** Mixed use - residential/commercial

**Stories:** 4

**Bays:** 2

**Style:** Colonial Revival

**Foundation:** Stucco

**Windows:** Non-historic - aluminum

**Roof Material:** Not visible

**Doors:** Non-historic - other

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

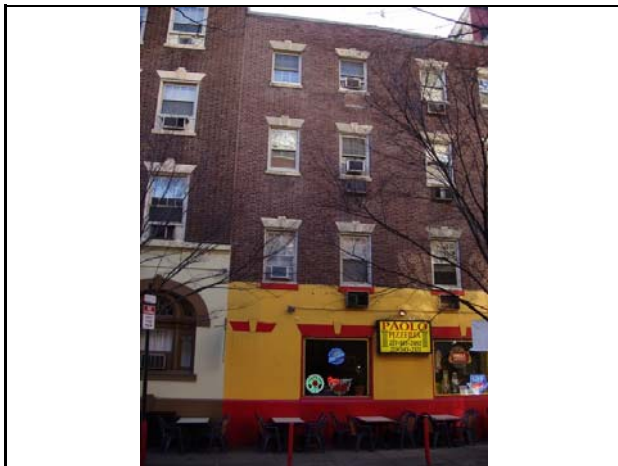
**Additional Wall Material:** Stone

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

**Survey Notes:** Combined w 1336 Pine Street.



**Assessment of Significance:** Contributing

# Philadelphia Register of Historic Places

1328-36

PINE

ST

Washington Square West Historic District

Unit(s): Alternate Address(es): 1336 Pine Street

PhilaCRID: 1204 GEOID: PARCEL: Individually Listed:

## Historical Data

Data Source Field observation

Prior Survey Date:

Address Listed:

Resource Type:

Year Built: 1915 +/-

Year(s) Altered:

Historic Name:

Historic Function:

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes: Potentially built as part of Kennington Apartments, designed by Richard C. Loos.

## Survey Data

Survey Date: 11/17/2008 Resource Type: Rowhouse

Use: Mixed use - residential/commercial

Stories: 4 Bays: 2 Style: Colonial Revival

Foundation: Stucco

Windows: Non-historic - aluminum

Roof Material: Not visible

Doors: Non-historic - other

Exterior Wall Material: Brick

Ancillary Structure(s):

Additional Wall Material: Stone

Landscape Features ☐

Other Materials: Wood

Sidewalk Material: Concrete

Survey Notes: Combined with 1334 Pine. 1st floor altered for commercial use.



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1301-13

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1178

GEOID:

PARCEL:

Individually Listed:

## Historical Data

Data Source

Prior Survey Date:

Address Listed:

Resource Type:

Year Built:

Year(s) Altered:

Historic Name:

Historic Function:

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes:

## Survey Data

Survey Date: 12/15/2008 Resource Type: Parking Lot

Use: Parking

Stories:

Bays:

Style:

Foundation:

Windows:

Roof Material:

Doors:

Exterior Wall Material:

Ancillary Structure(s):

Additional Wall Material:

Landscape Features ☐

Other Materials:

Sidewalk Material: Concrete

Survey Notes: Asphalt lot encompassing 1301-1315 Pine Street.



Assessment of Significance: Non-contributing



# Philadelphia Register of Historic Places

1309-13

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1182

GEOID:

PARCEL:

Individually Listed:

## Historical Data

Data Source

Prior Survey Date:

Address Listed:

Resource Type:

Year Built:

Year(s) Altered:

Historic Name:

Historic Function:

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes:

## Survey Data

Survey Date: 12/15/2008 Resource Type: Parking Lot

Use: Parking

Stories: Bays: Style:

Foundation:

Windows:

Roof Material:

Doors:

Exterior Wall Material:

Ancillary Structure(s):

Additional Wall Material:

Landscape Features ☐

Other Materials:

Sidewalk Material: Concrete

Survey Notes: Asphalt lot encompassing 1301-1315 Pine Street.



Assessment of Significance: Non-contributing

# Philadelphia Register of Historic Places

1315—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1184

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1835 +/-

**Year(s) Altered:** 1916

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:** Frank Hahn (interior alt.)

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Date of construction per chain of title at PHC.

## Survey Data

**Survey Date:** 12/15/2008

**Resource Type:** Rowhouse

**Use:** Single-unit residential

**Stories:** 3.5

**Bays:** 2

**Style:** Mixed

**Foundation:** Marble

**Windows:** Historic - wood

**Roof Material:** Not visible

**Doors:** Historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Stucco

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

Marble

**Survey Notes:** Greek Revival with Colonial Revival alterations; mural on east wall.



**Assessment of Significance:** Contributing

# Philadelphia Register of Historic Places

1317-

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1186

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1835 +/-

**Year(s) Altered:** 1916

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:** Frank Hahn (interior alt.)

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Date of construction per chain of title at PHC.

## Survey Data

**Survey Date:** 12/15/2008

**Resource Type:** Rowhouse

**Use:** Single-unit residential

**Stories:** 3.5

**Bays:** 2

**Style:** Mixed

**Foundation:** Marble

**Windows:** Non-historic - wood

**Roof Material:** Not visible

**Doors:** Historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:**

**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

Marble

**Survey Notes:** Greek Revival with Colonial Revival alterations..



**Assessment of Significance:** Contributing



# Philadelphia Register of Historic Places

1319—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1188

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1835 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** Date of construction per chain of title at PHC.

## Survey Data

**Survey Date:** 12/15/2008

**Resource Type:** Rowhouse

**Use:** Single-unit residential

**Stories:** 3.5

**Bays:** 2

**Style:** Vernacular

**Foundation:** Marble

**Windows:** Non-historic - vinyl

**Roof Material:** Not visible

**Doors:** Historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:**

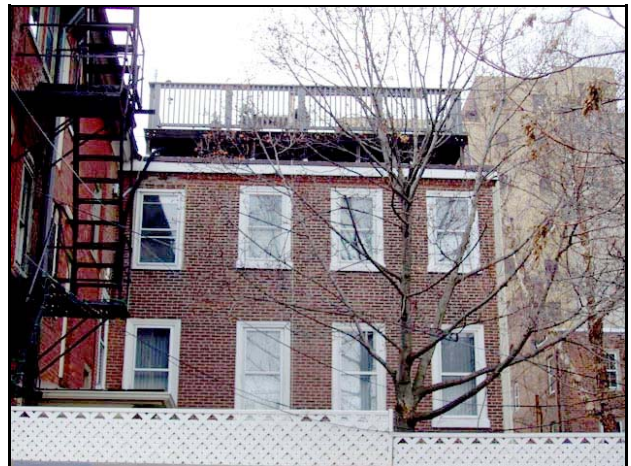
**Landscape Features** ☐

**Other Materials:** Wood

**Sidewalk Material:** Concrete

Marble

**Survey Notes:** Stucco west wall



**Assessment of Significance:** Contributing

# Philadelphia Register of Historic Places

1321-25

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1190

GEOID:

PARCEL:

Individually Listed: 3/28/1961 (#1325)

## Historical Data

Data Source PHC file

Prior Survey Date:

Address Listed:

Resource Type:

Year Built: 1916

Year(s) Altered:

Historic Name:

Historic Function:

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes:

## Survey Data

Survey Date: 12/15/2008 Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 3 Bays: 2 Style: Colonial Revival

Foundation: Marble

Windows: Historic - wood

Roof Material: Slate

Doors: Historic - wood

Exterior Wall Material: Brick

Ancillary Structure(s): Brick wall; pergola

Additional Wall Material: Stucco

Landscape Features ☐

Other Materials: Wood

Sidewalk Material: Concrete

Survey Notes: Much of facade at 1321-1323 (side wing) concealed by brick wall.



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1327-

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1196

GEOID:

PARCEL:

Individually Listed:

## Historical Data

**Data Source** PHMC Survey Form

**Prior Survey Date:** 1981

**Address Listed:**

**Resource Type:** Rowhouse

**Year Built:** 1895 +/-

**Year(s) Altered:**

**Historic Name:**

**Historic Function:** Single-unit residential

**Architect:**

**Builder:**

**Associated Individual:**

**Event:**

**Demolished:**

**History Notes:** By 1981, this building had lost many of its Queen Anne details.

## Survey Data

**Survey Date:** 12/15/2008

**Resource Type:** Rowhouse

**Use:** Single-unit residential

**Stories:** 3

**Bays:** 1

**Style:** Queen Anne

**Foundation:** Sandstone/Brownstone

**Windows:** Historic - wood

**Roof Material:** Not visible

**Doors:** Historic - wood

**Exterior Wall Material:** Brick

**Ancillary Structure(s):**

**Additional Wall Material:** Sandstone/Brownstone

**Landscape Features** ☐

**Other Materials:** Metal

**Sidewalk Material:** Concrete

**Survey Notes:** Vinyl windows on 3rd floor.



**Assessment of Significance:** Contributing



# Philadelphia Register of Historic Places

1329—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1198

GEOID:

PARCEL:

Individually Listed: 3/28/1961

## Historical Data

Data Source PHC file

Prior Survey Date:

Address Listed:

Resource Type:

Year Built: 1815 +/-

Year(s) Altered: 1868 +/-

Historic Name:

Historic Function:

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes:

## Survey Data

Survey Date: 12/15/2008

Resource Type: Rowhouse

Use: Commercial/retail

Stories: 3.5

Bays: 2

Style: No Style

Foundation: Stucco

Windows: Non-historic - wood

Roof Material: Not visible

Doors: Non-historic - wood

Exterior Wall Material: Stucco

Ancillary Structure(s):

Additional Wall Material:

Landscape Features ☐

Other Materials: Wood

Sidewalk Material: Concrete

Marble

Survey Notes: Marble stoop.



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1331—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1200

GEOID:

PARCEL:

Individually Listed:

## Historical Data

Data Source Field Observation

Prior Survey Date:

Address Listed:

Resource Type:

Year Built: 1860 +/-

Year(s) Altered:

Historic Name:

Historic Function:

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes:

## Survey Data

Survey Date: 12/15/2008 Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 4 Bays: 2 Style: Greek Revival

Foundation: Marble

Windows: Non-historic - vinyl

Roof Material: Not visible

Doors: Historic - wood

Exterior Wall Material: Brick

Ancillary Structure(s):

Additional Wall Material: Vinyl

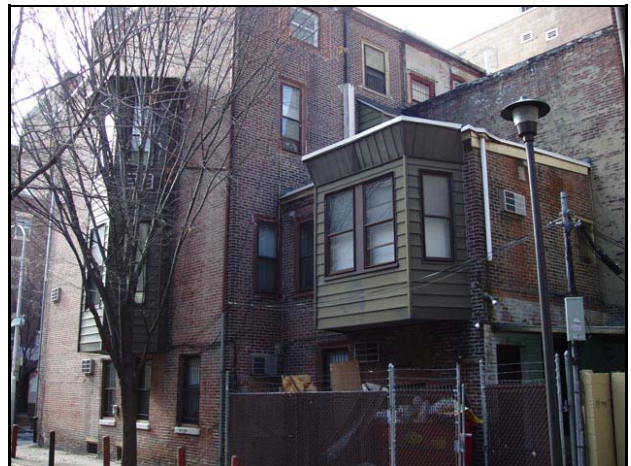
Landscape Features ☐

Other Materials: Marble

Sidewalk Material: Concrete

Wood

Survey Notes: Marble stoop.



Assessment of Significance: Contributing

# Philadelphia Register of Historic Places

1333—

PINE

ST

Washington Square West Historic District

Unit(s):

Alternate Address(es):

PhilaCRID: 1202

GEOID:

PARCEL:

Individually Listed:

## Historical Data

Data Source Field Observation

Prior Survey Date:

Address Listed:

Resource Type:

Year Built: 1860 +/-

Year(s) Altered:

Historic Name:

Historic Function:

Architect:

Builder:

Associated Individual:

Event:

Demolished:

History Notes:

## Survey Data

Survey Date: 12/15/2008

Resource Type: Rowhouse

Use: Multi-unit residential

Stories: 4

Bays: 2

Style: Greek Revival

Foundation: Marble

Windows: Non-historic - aluminum

Roof Material: Not visible

Doors: Non-historic - steel

Exterior Wall Material: Brick

Ancillary Structure(s):

Additional Wall Material:

Landscape Features ☐

Other Materials: Marble

Sidewalk Material: Concrete

Wood

Survey Notes: Vinyl windows on 2nd floor; marble stoop.



Assessment of Significance: Contributing



## SECTION 6. SIGNIFICANCE

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### Introduction and Summary of Significance

The municipal Washington Square West Historic District is significant in the history of the city of Philadelphia as a distinct urban residential neighborhood characterized by the importance of its architecture and by the closely juxtaposed historic occupation of people of different economic strata, ethnic origin, and sexual orientation. The District constitutes a weave of secondary, small streets into the City's characteristic grid of larger thoroughfares in its principal, named east-west axes and north-south numbered streets. While this variety of scales can be found in more fragmentary form in other portions of the City, nowhere else does it so characterize a distinct District in its extent and, more important, in the amount of historic building and streetscape fabric that survives intact on these streets.

This overall pattern of scale reflects several key historic ones of design, use, and social organization. First among these is the prominence of many important individual properties as well as row blocks of residential buildings constructed from the early nineteenth through the late twentieth centuries that exemplify on the one hand the work of designers of the region and on the other the architectural styles of earlier periods. The vast majority of the buildings that fall into the first category are located on the principal thoroughfares already noted. The District is unified by quality of design: the standard of architectural distinction set by the District's first architect-designed row developments of the early nineteenth century continued through to the late twentieth century, and it remains the city's most visibly Greek Revival neighborhood. The smaller streets contain individual houses and block developments equally valuable for their record of the latter category.

The District has never, however, been an area exclusively of residential use. From the beginning, institutions and commercial and manufacturing facilities were part of the neighborhood. The District is thus significant as a neighborhood that exemplifies the complexity of Philadelphia's urban fabric.

The narrowly juxtaposed variation in building scale reflects a characteristic, historically significant social pattern of occupation in which residents of different economic strata and with different ethnic heritages lived and worked in close proximity. The District's many surviving examples of high-style, architect-designed buildings reflect its development and long-standing history as an area of the city of elite residence and cultural life of individuals and families of British background. But the District's diverse scales of buildings and streets also reflect and stand as a metaphor for the significant place the District has held in the City's cultural history as a neighborhood of workers and entrepreneurs of a variety of ethnic backgrounds living in close proximity to their wealthier fellow citizens. While this heterogeneity of residential, small-scale manufacturing, commercial, architect-designed and vernacular buildings existed in other areas of the city, the ensemble, and thus the rich vitality of Philadelphia's cultural life, is nowhere better preserved than in the distinct neighborhood that is the District.

With regard to its more recent past, the District is also a neighborhood significant for its role in the history of gay and lesbian culture in the city.

In summary, the District meets Criterion (a) of Section 14-2007 of the Philadelphia City Code for its significant character, interest, and value for its substantial part in the development of the City of Philadelphia. The District is also significant under Criterion (c) for its many surviving buildings in distinctive architectural styles of earlier eras. The District retains many buildings that are valuable examples of designs by architects whose work has significantly influenced the cultural development of the City, and thus meets Criterion (e). As the neighborhood that saw the beginning of the construction of speculative rows of houses (in contrast to individual dwellings that happen to share party walls) in Philadelphia at the turn of the nineteenth century, the District is significant under Criterion (f) for its innovations that set the pattern for residential development throughout the City into the early twentieth century. Because of its singular mix of building scales and types in a rich, urban, distinctive neighborhood fabric, the District represents an established and familiar feature of the City, thus qualifying under Criterion (h). The district also exemplifies a number of important aspects of the cultural, economic, social, and historical heritage of the community, thus meeting Criterion (j).

## **Historical Development**

The District is a distinct, historically mixed-use neighborhood within the original boundaries of Philadelphia before the 1854 Consolidation. It is bordered on the north by the principally commercial corridor of Walnut Street; on the east by the characteristic intermixing of historic and modern construction of Society Hill, Independence Square, and Independence National Historical Park; on the south by the commercial and redevelopment corridor of South Street; and on the west by the commercial and institutional zone of Broad Street.

The District is characterized by a range of architectural fabric of small to medium scale that reflects the uses that have been present since the completion of the first stage of the neighborhood's development at the eve of the Civil War. These uses are: residential, commercial, institutional, social, and small-scale industrial. The first developments in the district were completed in the mid-eighteenth century, when Pennsylvania Hospital and the former Alms House and House of Employment set the pattern for a series of Philadelphia philanthropic institutions constructed at the periphery of development of the city. The peripheral location of the area of the District also made it the locus for the establishment of the first Jewish burying ground in the city: Mikveh Israel, which survives to the present in the 800 block of Spruce Street.

The construction that brought about the character-defining features of the District began as the eighteenth century neared its close, when dense development had infiltrated the northeastern section of the District as the city grew in its characteristic bell shape from the Delaware River port with Market Street at its center.<sup>1</sup> Residential development in the District set the pattern for

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<sup>1</sup> This physical pattern is evident through an examination of period maps and has also been most recently commented on by Dell Upton in *Another City: Urban Life and Urban Spaces in the New American Republic* (New Haven and London: Yale University Press, 2008), p. 22.

Philadelphia housing construction for over a century in the form of the speculative rowhouse development.<sup>2</sup> By the 1820s, the area around Washington Square had become (along with the corresponding area around Franklin Square) an elite residential neighborhood; so much so, in fact, that the need for the amenity of a public garden within the Square was felt for the first time.<sup>3</sup>

While the area near Washington Square featured large houses for wealthy Philadelphians on the major streets, particularly Walnut and Spruce, and later Locust and Pine, the area that is now the District developed as a neighborhood segregated by neither economic stratum nor race. The introduction of the speculative row led, however, to slightly greater uniformity in scale within given blocks, although wealthy citizens, those employed by them, as well as small scale manufacturing and commercial services remained in close proximity. Smaller thoroughfares were built up with smaller-scale rows, workshops, and service facilities such as livery stables. As in earlier Philadelphia neighborhoods, there was no extensive ethnic or religious segregation in the growing area of the District. Beginning at the end of the eighteenth century, the District's residents included members of Philadelphia's growing and vital African-American community. At first, African-American residence was concentrated in the District's southeastern portion, but later spread throughout, particularly to the smaller streets.

Between the turn of the nineteenth century and the 1840s, construction moved rapidly east to west through the District.<sup>4</sup> On the major east-west axes of Walnut, Locust, Spruce, and Pine, rowhouse development remained the predominate mode. Construction of contiguous buildings immediately fronting on the street had been the principal house form in Philadelphia since the earliest period of settlement. This architectural form was even noted early on as a typically Philadelphia phenomenon among the American colonies, although it was a convention brought from Britain by early builders.<sup>5</sup> Further, while many houses were built singly with only party walls separating them from their neighbors, planned rows were not unknown: "Budd's Row" of 1691 near Dock Creek probably marked the first instance of the practice of building a group of contiguous houses of unified scale, detail, and plan.<sup>6</sup> As William Murtaugh documented in the late 1950s, these planned row developments were predominantly of the relatively small, "bandbox" plan (also called trinity houses) dwellings, or of the more substantial "London Plan" type through most of the eighteenth century.<sup>7</sup>

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<sup>2</sup> Philadelphia's rowhouse construction has long been identified as one of its key characteristic building types. For an extensive investigation of the circumstances of speculative row development in the period when the District was first built out, see Donna J. Rilling, *Making Houses, Crafting Capitalism: Builders in Philadelphia, 1790-1850* (Philadelphia: University of Pennsylvania Press, 2001).

<sup>3</sup> See John Thomas Scharf and Thompson Westcott, *History of Philadelphia, 1609-1884* (Philadelphia: L. H. Everts & Co., 1884), Vol. 3, 1845.

<sup>4</sup> The progression of development is clear from an examination of historic maps, insurance atlases, and from such sources as Dell Upton, *Another City*, passim.

<sup>5</sup> See Edgar P. Richardson, "The Athens of America, 1800-1825," in Russell F. Weigley, ed. *Philadelphia: A 300-Year History* (New York and London: W. W. Norton, 1982), 251.

<sup>6</sup> "Budd's Row" was commented on early by John Fanning Watson, *Annals of Philadelphia [1830]*, 1st ed. (Philadelphia and New York, 1830), 290.

<sup>7</sup> William John Murtagh, "The Philadelphia Row House," *The Journal of the Society of Architectural Historians* 16, no. 4 (December 1957): 9-11.



While the construction of planned rows of houses existed from the beginning of Philadelphia's settlement, the turn of the eighteenth century brought two significant changes to this form that would have substantial impact on the city's appearance. Both of these would also have a key role in shaping the District as it developed, particularly in the first half of the nineteenth century. The first of these changes was the role of the professional architect in creating planned rows. The second was the speculative development of these rows.

The first known instance of an architect-designed, speculative row in Philadelphia was the creation of the group of dwellings for merchant and speculator William Sansom by Benjamin Henry Latrobe, who is not coincidentally viewed by most as among the most important first true professional architects to practice in the fledgling United States. This famous row, portions of which survive in the 700 block of Walnut Street, brought to the new world the sort of Georgian block developments that had come to characterize grand scale urban estate construction in Bath and London, to name two well-known examples in England.<sup>8</sup>

Latrobe's students and architectural successors, working with speculative developers, came to define the appearance of many key blocks in the District in the succeeding decades. Among the first and most notable of these are Robert Mills's Franklin Row (1809-1810; formerly the west side of the 200 block of S. 9<sup>th</sup> - now represented by the moved Sims residence located at 234 S. 8<sup>th</sup> St.) and Carolina Row (ca. 1812-1815; originally 923-941 Spruce). One of the District's most important and most intact groups by nationally significant architects from the pre-1850 period is Portico Row (1831-1833, 900-930 Spruce St.) by Thomas Ustick Walter, built at the time he was working on the creation of the grand river front at Andalusia, Nicholas Biddle's country seat on the Delaware River in Bucks County.

As Elizabeth R. Mintz details in her 1984 National Register of Historic Places Inventory-Nomination Form for the Washington Square West National Historic District, the model established by T. U. Walter's design visibly provided the pattern for development in Spruce Street as the District was built out: the William Lewis Development Row (1006-1018) was followed by Linden Place (1100-1114) and Dugan's Row (1209-17), among others.<sup>9</sup> While architect-designed rows are perhaps better known, as this list suggests, and as is detailed in the files for corresponding properties at the Philadelphia Historical Commission, much of the development of the District was the manifestation of a new Philadelphia phenomenon: the speculative row as dominant form of residential building construction, often created without the assistance of a professional architect.<sup>10</sup>

Donna J. Rilling provides a detailed understanding of the rich web of builder and capitalist that led to the beginning of Philadelphia's rowhouse construction industry. As she remarks:

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<sup>8</sup> See George B. Tatum, *Penn's Great Town* (Philadelphia: University of Pennsylvania Press, 1961), 47.

<sup>9</sup> Elizabeth R. Mintz, "National Register of Historic Places Inventory-Nomination Form," Washington Square West National Historic District, 1984, on file at the Bureau for Historic Preservation, Pennsylvania Historical and Museum Commission. [http://www.arch.state.pa.us/pdfs/H077468\\_01B.pdf](http://www.arch.state.pa.us/pdfs/H077468_01B.pdf), accessed May 15, 2009. See Section 7, p. 2. Mintz's narrative depends on deed research for properties and other documentation that can be found in the files of the Philadelphia Historical Commission.

<sup>10</sup> See Mintz's documentation of the development of the John Savage/Joseph Dugan row: Mintz, "National Register," Section 8, 2-3.

Throughout the nation, embargo and navigation acts (in 1807-1809) ushered in depression. But construction in Philadelphia exploded. American policy—and war—curtailed international commerce dramatically, and merchants investigated alternative outlets for capital. They found an option in real estate development . . . .<sup>11</sup>

Rilling also notes that one of the key mechanisms that led to rampant speculation (with builders often acting as developers themselves) was the real estate practice of ground rent - a “land tenure form evolved from English law and custom.”<sup>12</sup> The purchase of ground rent meant that the amount of capital required to develop the property was reduced from the outright purchase of lots, thus enabling developers to invest more, proportionally, in speculative construction, and in turn, to build more and at a faster rate. Chain-of-title information for properties in the District in the files of the Philadelphia Historical Commission amply demonstrates this financial engine at work.<sup>13</sup>

The “explosion” of construction that began in the early nineteenth century enveloped other areas in the “bell” of the city’s development, most notably the corresponding neighborhood that grew around Franklin Square to the north of the District. Unlike the District, however, the vast majority of the material record of this period of growth in the Franklin Square neighborhood has been demolished for subsequent construction, while much remains in the District to testify to this important era of the city’s growth.

As the foregoing discussion of the close juxtaposition of different scales of buildings and streets within the District suggests, the growth of the elite residential area rows on the main east-west streets was coupled with smaller row development on smaller streets in the District that served purchasers and renters with middling and lower incomes. As the District was first built out in the period before the Civil War, some of these secondary streets (such as Watts) were also the site of shops, and small manufacturing in the form of carpenter shops, bakeries, dyeing shops, and similar relatively local production.<sup>14</sup> A number of service functions such as livery were also accommodated on the western end of the District and in the secondary streets.

One other important aspect of the initial residential construction in the District should be noted. In addition to the rows that comprised the vast majority of buildings put up in the period of the District’s development before the Civil War, a number of larger, contiguous and free-standing dwellings were constructed for wealthy clients. In contrast to the speculative rows, these were, of course, commissioned by individuals. Larger, attached houses on double and triple lots, as well as a few free-standing houses with garden settings, appeared in the northwestern portion of the District, including the surviving Butler residence at 13<sup>th</sup> and Walnut streets (1837, attributed to William Strickland) and the former Patterson Mansion at the southwest corner of 13<sup>th</sup> and Locust streets, whose large garden became the locus of 1880s house construction from designs by Frank Furness.

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<sup>11</sup> Donna J. Rilling, *Making Houses, Crafting Capitalism: Builders in Philadelphia, 1790-1850* (Philadelphia: University of Pennsylvania Press, 2001), 19.

<sup>12</sup> Rilling, *Making Houses*, 43. It should be noted that Rilling erroneously asserts the practice of ground rent as being “peculiar to Philadelphia.” It was also widespread in Baltimore.

<sup>13</sup> See, for example, the files for the south side of the 1100 block of Locust Street.

<sup>14</sup> The precise distribution of small-scale manufacturing, service, and retail establishments in the District is documented by Ernest Hexamer & William Locher, *Maps of the City of Philadelphia* (Philadelphia, 1860), Vol. 1.

Social organizations and institutions were, not surprisingly, part and parcel of the development of the District, and in the earliest period many related to the elite cohort. Among the more notable architecturally are the religious institutions. Several important churches from the pre-Civil War period survive, including the former St. Andrew's by John Haviland (1822-1823, 250-256 S. 8<sup>th</sup> St.; now St. George Orthodox Cathedral); the Church of St. Luke and the Epiphany by Thomas Somerville Stewart (1839-1840, 330 S. 13<sup>th</sup> St.); and the former Fourth Presbyterian Church by Thomas Ustick Walter (1841-1842, 1200-1210 Lombard St.; now St. Peter Claver). Secular organizations relating to the city's wealthy also were established. Among those that survive are the Musical Fund Hall (802-810 Locust St.), originally constructed in 1824 from William Strickland's designs (later altered by Napoleon LeBrun and Addison Hutton). This building marked the first performance hall established by the Musical Fund Society and an important precedent to the construction of the Academy of Music. Another example can be found in the former Episcopal Academy, which moved to the southwest corner of Locust and Juniper at mid-century, commissioning a building from eminent architect John Notman (demolished; now the site of the Sylvania Hotel, 1324 Locust St.).

Elite residences and institutions are notable within the District from its beginning, but just as the smaller houses and streets mark diversity in the neighborhood from the start, so do its institutions. In the southeastern portion of the District, the rapid growth of Philadelphia's free African-American community after the Revolution is marked by the surviving former Central Presbyterian Church (832-836 Lombard Street), established by the Rev. Stephen Gloucester, son of John Gloucester, the founding clergyman of the First African Presbyterian Church and brother to the founder of the Second African Presbyterian Church. This building (William L. Johnston, ca. 1845) is the only remaining monument to early African American Presbyterianism in the city.<sup>15</sup>

In the period before the Civil War, another key development occurred in the District relating to its ongoing redevelopment, to its role as a wealthy neighborhood, and in the social life of the city: the Philadelphia Club (one of the first such organizations in the nation) took over the Butler house at mid-century. This was the first such change in a pattern of the District as the locus of the city's clubs for a variety of social groups, particularly those related to the arts. While clubs came to be scattered throughout the District, they were found in particular concentration in and around Chancellor, S. Camac, and Quince streets, and many of these survive there today. Examination of Sanborn Atlas plates for 1916 reveal the notable density in this vicinity that had developed by the early twentieth century. Moving from north to south from Chancellor Street on S. Camac, one notes the Meriden Club (on Chancellor), the Straggler's Club, the Franklin Inn Club, the Princeton Club (facing Locust Street), the Sketch Club, the Plastic Club, and the Coin d'Or Club. Nearby was the Charlotte Cushman Club at 1200 Locust, and the Mask & Wig Club at 310-312 Quince Street.<sup>16</sup> Other clubs were found throughout the District above Lombard Street.

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<sup>15</sup> See Matthew S. Hopper, "From Refuge to Strength: the Rise of the African American Church in Philadelphia, 1787-1949," Historic Context Study prepared for the Preservation Alliance for Greater Philadelphia, 1998, 7; and Emily T. Cooperman, "Inventory of African-American Church Resources, 1787-1949, City of Philadelphia," prepared for the Preservation Alliance for Greater Philadelphia, 2008.

<sup>16</sup> Sanborn Map Company, *Insurance Maps of Philadelphia, Pennsylvania*, Volume 2 (New York, 1916), plate 143.



By the end of the antebellum period, almost no land remained undeveloped in the area of the District. In the period immediately after the war, the elite cohort that had constructed large dwellings and occupied architect-designed rows within the District continued to move westward: in the 1840s, the Philadelphia Club's membership had lived mostly to the east of the Butler House, with a concentration around 5<sup>th</sup> Street. By the 1860s, most lived west of Washington Square, and a significant concentration was growing around Rittenhouse Square.<sup>17</sup> This soon became the preferred nexus for the residence of Philadelphia's wealthiest sort. Within the District, succeeding waves of successional redevelopment and occupation had begun to take place, with many houses on Locust and Pine converted on the first floor to commercial use, particularly in the eastern area of the District.<sup>18</sup> By 1916, many, if not most properties on Locust, Walnut, and Pine had been converted to mixed use, with a store on the first floor and residence above. By this date, the Antiques' Row in the 900 and 1000 blocks of Pine had already been established.<sup>19</sup>

The western progress of the city's development in general was spurred by the initiation of the move of City Hall from Independence Square to Central Square beginning in 1869. By the time of City Hall's completion in 1901, substantial change had occurred in the District and its immediate environs. Elite residences continued to be constructed, but these were concentrated at the western side of the District and particularly along Locust Street west of 12<sup>th</sup> Street. There, works exemplary of their designs by important Philadelphia architects, including Frank Furness, Frank Miles Day, and Wilson Eyre, were built.

Another related change in the western part of the District was also residential. Among the most significant developments in the early twentieth century was the spread of hotels, residential hotels, and apartment buildings, beginning with the conversion of large mansions such as the Hamilton Hotel at 1334 Walnut Street in the 1880s. This enlargement by architect Addison Hutton of an existing, double-lot house typified the way in which many hotels were created in the period before Hutton's project, and a small number of examples could be found in various locations in the District before this period.<sup>20</sup> Later, purpose-built apartments and hotels, which arose as facilities for the downtown commercial district as well as residences above the increasingly automobile-filled streets, include the St. James (1901-1904), at 1224-1232 Walnut Street, by Horace Trumbauer. The present relative concentration of hotel and apartment buildings in the western portion of the District reflects the proximity to and influence of the Broad Street downtown core in the first decades of the twentieth century, as well as the westward movement of the wealthier residence within the District after the Civil War.

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<sup>17</sup> "Patterns of Wealth and Class in Philadelphia: 1846 and 1865", <http://www.brynmawr.edu/iconog/uphp/ripo/Pages/Philadelphia%20Club.htm>, accessed 3/10/2009.

<sup>18</sup> See photographs in PHC files for properties on these streets.

<sup>19</sup> Sanborn 1916, Vol. 1, Plates 45 and 44a. The presence of antique dealers is indicated at 918-936 Pine Street and the 1000 block by the uses shown for the properties, which include cabinet shops, upholsterers, and finishing on upper floors of several buildings, in addition to the classification of the buildings as stores. A cabinet shop is also noted at 1130 Pine – Sanborn 1916, Vol. 1, Plate 43, although 1100-1118 Pine are mostly identified as dwellings exclusively in the same source. Antique dealers also advertised 900 and 1000 blocks of Pine Street in *Boyd's Philadelphia Blue Book Elite Directory* (Philadelphia: C. E. Howe and Company, 1906), p. 980.

<sup>20</sup> See PHC file for this property for further detail. Another early example was the Peabody Hotel at the southwest corner of the Latimer and S. 9<sup>th</sup> streets. See George W. Bromley and Walter S. Bromley, *Atlas of the City of Philadelphia, 1885* (Philadelphia: George W. Bromley Co., 1885), Plate J.

In addition to conversion to hotels and the construction of apartment buildings, the changing demographics of the District led to changes in occupancy in existing houses further east as well as modifications for commercial use (and some conversion to hotel use). By the early years of the twentieth century, rooming and boarding houses could be found scattered throughout the eastern part of the Washington Square West neighborhood. Many residences built for single occupation were converted to rooming and boarding houses and were sometimes combined for these purposes with adjacent properties. For example, a “Young Woman’s Boarding Home” had appeared at 915-913 Clinton in the early twentieth century (it survived until after mid-century).<sup>21</sup> “Negro Lodging Rooms” could be found at 409 S. 11<sup>th</sup> Street, and a “Negro Lodging Ho[me]” was located at 504-508 S. 10<sup>th</sup> Street.<sup>22</sup> By the middle of the twentieth century, many if not most single rowhouse dwellings that remained in residential use were subdivided into apartments.<sup>23</sup>

Institutions also grew in size and impact on the district in the late nineteenth and early twentieth centuries. By the 1890s, related institutions had begun to congregate near Pennsylvania Hospital, and before the end of World War I, secondary laboratories and fraternities can also be found in the vicinity. For example, both the Pennsylvania Dental College and the Pennsylvania Institute for the Deaf and Dumb were at the northeast and southeast corners of Clinton and S. 11th streets, respectively, by 1895.<sup>24</sup> By 1916, the Philadelphia College for Osteopathy was located at 832 Pine Street across from Pennsylvania Hospital.<sup>25</sup> In the same period, the Alpha Kappa Kappa Fraternity was located a block away at 317 S. 10<sup>th</sup> Street, and Omega Upsilon Phi was around the corner from this at 927 Pine Street.<sup>26</sup>

Jefferson Medical College’s move from a nearby location to the 1000 block of Walnut Street just outside the District in 1896 also would have its own long-term effects on the District. For example, before 1915, the Daniel Braugh Institute of Anatomy of Jefferson Medical College had found its place at 307 S. 11<sup>th</sup> Street.<sup>27</sup> Several decades later, the Jefferson Hospital Nurses’ Home had taken over much of the south side of the 1000 block of Spruce Street.<sup>28</sup>

The changing character of the neighborhood can also be registered by the type of schools within it and the growth of charitable organizations providing services of different sorts within the District. For example, by 1895, vocational and charitable institutions such as the St. Francis Industrial School had moved into the District, and the St. Joseph House for Homeless Industrious Boys had taken over six rowhouse properties on Pine Street at S. 8<sup>th</sup> Street before the end of World War I, with the St. Joseph’s Orphan Asylum occupying rowhouses at 700-704 Spruce at

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<sup>21</sup> Sanborn 1916, Vol. 1, plate 45.

<sup>22</sup> Sanborn 1916, Vol. 1, plate 44a.

<sup>23</sup> This can be seen, for example, by examination of Sanborn 1950, Vol. 1, plates 45,

<sup>24</sup> George W. Bromley and Walter S. Bromley, *Atlas of the City of Philadelphia, 1895* (Philadelphia: Geo. Bromley & Co., 1895), Plate 1.

<sup>25</sup> Sanborn 1916, Vol. 1, Plate 46a.

<sup>26</sup> Sanborn 1916, Vol. 1, Plate 45.

<sup>27</sup> Sanborn 1916, Vol. 1, Plate 44a.

<sup>28</sup> Sanborn 1950, Vol. 1, Plate 44a.

the same time, just beyond the boundaries of the District.<sup>29</sup> The former Philadelphia Trades School #1 was situated within the District at 1127-1137 Locust Street.<sup>30</sup>

In contrast to these institutions, the ongoing presence of two in and immediately adjacent to the District testified to an enduring concentration of wealthier citizens' interests: the creation of the Historical Society of Pennsylvania at 13<sup>th</sup> and Locust streets, along with the Library Company of Philadelphia (formerly located in a 1879-1880 Frank Furness-designed building at the northwest corner of Locust and Juniper Streets), were established and relocated, respectively, in an enclave of elite residences near 13<sup>th</sup> and Locust streets.

At the end of the nineteenth and the beginning of the twentieth centuries, Philadelphia's pre-eminence in the country's industrial economy arguably had the most substantial, if largely indirect effects on redevelopment and re-use in the District, as well as on the demographic profile of its residents. As noted above, relatively small-scale production facilities had been integral to the development of the District from before the Civil War. Nearer the end of the nineteenth century, however, larger-scale industrial buildings and conversions of existing buildings made their way increasingly into the District, mixing into the already established fabric of residence, production, institution, and retail uses. Factories related to various aspects of the publication industry came to be by far the most prevalent type of facility in and on the periphery of the Washington Square West neighborhood. One of the earliest examples was the now-demolished Philadelphia Printing Ink works located just outside the District boundary on S. 10<sup>th</sup> Street below Lombard.<sup>31</sup> Within the District, the most notable remaining facilities of this sort are the American Baptist Publication Society at the northwest corner of Juniper and Lombard streets (1895, Frank Miles Day & Brother) and the Bretnall or Keystone Type Foundry Building (1901, Charles K. Balderston) at 829 Spruce (269-275 S. 9<sup>th</sup>). One of the largest surviving factories in the District and an exception to the pattern of print industry-related facilities is the former S. S. White Dental factory designed by D. K. Boyd at 205-207 S. 12<sup>th</sup> Street.

As the city's wealthiest denizens gradually left the District for residence nearer to Rittenhouse Square, or, increasingly, in the railroad suburbs of Chestnut Hill and the Main Line, and as the downtown commercial zone expanded, the first change was demographic. The African-American population in the District continued to thrive and extend to the north and west as well as into other areas of the city. This growth in the latter portion of the nineteenth century is evidenced by the establishment of a number of African-American associated religious institutions. Of three particularly notable church congregations within the District, only one survives intact and in the same use to the present. The former Fourth Presbyterian Church at S. 12<sup>th</sup> and Lombard streets (T. U. Walter, architect, see above) became the first African-American Roman Catholic Church congregation in the city, St. Peter Claver. As Matthew Hopper records that

in July 29, 1889, Rev. Patrick McDermott, arrived in Philadelphia to take charge of the burgeoning black Catholic congregation at the request of Mother Katherine Drexel, founder of the Sisters of the Blessed Sacrament, after she visited Holy Ghost College (now

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<sup>29</sup> 1895 Baist, Plate 4; Sanborn 1916, Vol. 1, plate 47.

<sup>30</sup> Sanborn 1916, Vol. 1, plate 33.

<sup>31</sup> Bromley 1885, Plate I.



Duquesne University) in Pittsburgh, PA. McDermott's congregation began assembling in a small chapel in the second story of a home at 832 Pine Street in 1889, but it soon became too crowded.<sup>32</sup>

In 1890, the Fourth Presbyterian Church was put on the market since its congregation had moved out of the area. The nascent congregation led by Father McDermott put together enough money for the purchase and the building was re-dedicated as "St. Peter Claver's Church, Philadelphia's first black Catholic church, on January 3, 1892."<sup>33</sup>

Another important African-American associated congregation that established its place in the District in the late nineteenth century was the Shiloh Baptist Church. Shiloh's original location was at 609 Kater Street, but this rapidly growing congregation within a burgeoning denomination, "second in the city only in numbers to Union Baptist, relocated from their original building between 1888 and 1895" moved west and north to follow the community it served.<sup>34</sup> The Shiloh congregation acquired the former Church of the Ascension building at 1112-1120 Lombard, an Episcopal congregation who commissioned alterations to their existing ca. 1836 building from John Notman in 1846-1850 (the building survives in a much altered state).

Equally significant was the relocation of the African Episcopal Church of St. Thomas, the first African-American associated church congregation to be founded in Philadelphia, at the end of the eighteenth century. St. Thomas left its original property on Adelphi (St. James) Street between S. 5<sup>th</sup> and S. 6<sup>th</sup> streets to follow its congregation west into the District at the end of the 1880s, commissioning a new building (now demolished) from architect T. Frank Miller in 1889 at 203-209 S. 12<sup>th</sup> Street.<sup>35</sup>

Beginning roughly in the same period, the Washington Square West neighborhood was affected by the eastern European immigrant populations that arrived in Philadelphia. Among the largest ethnic groups in the wave of end-of-century migrations were Jews of various eastern European national origins. The "Jewish Quarter" had been well established in the 1880s just outside the District to the south and east, overlapping the African-American neighborhood to a certain extent before the African-American neighborhood grew to the west and expanded into other parts of the city.<sup>36</sup> Within the District, Jews came to have a particularly strong presence in the commercial redevelopment of Walnut Street in the 1920s, both as clients and architects. This is exemplified, for example, by 1107 Walnut, a store designed by Edwin Rothschild for Bogash & Klutsch, and by the nearby Benjamin Victor store at 1113 Walnut by Leroy Rothschild, of 1923 and 1922, respectively.<sup>37</sup> The District also came to be a focus for a Greek immigrant community, which purchased the former St. Andrew's Church on 8<sup>th</sup> Street for Greek Orthodox worship in 1922.<sup>38</sup>

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<sup>32</sup> Hopper, "From Refuge to Strength," 24.

<sup>33</sup> Hopper, op. cit.

<sup>34</sup> Emily T. Cooperman, "Inventory of African-American Church Resources 1787-1949, City of Philadelphia," prepared for the Preservation Alliance for Greater Philadelphia, 2008, 56.

<sup>35</sup> Hopper, "From Refuge to Strength," 26; and Cooperman "Inventory," 15.

<sup>36</sup> Harry D Boonin, *Jewish Quarter of Philadelphia: A History and Guide, 1881-1930* (Philadelphia: Jewish Walking Tours of Philadelphia, 1999).

<sup>37</sup> *Philadelphia Real Estate Record and Builders' Guide* vol. 38, no. 19 (9 May 1923); Vol. 37, no. 22 (31 May 1922).

<sup>38</sup> <http://www.saintgeorgecathedral.org/>. Accessed 10 May 2009.

Increasing poverty also infiltrated the area of Washington Square West with the Great Migration of black populations from the American South, the arrival of European immigrants, the internal migration of wealthy whites away from much of the District, and with infiltration by hospitals and factories. Between the 1880s and World War I, while elites lived less in the District, they continued to have a presence in it as reformists. A number of pet relief projects and charitable institutions were established within and near the District. The Octavia Hill Association largely concentrated its work around the early heart of the African-American neighborhood at 6<sup>th</sup> and Lombard streets, but a related effort was found in the former Inasmuch Mission and Hotel at 1011 Locust Street.<sup>39</sup> Another manifestation was the former “Negro” Friends School at 913 Latimer Street.<sup>40</sup>

By the middle of the twentieth century, much of the District was perceived as dilapidated by Philadelphians, despite the continued presence of a number of clubs frequented by the elite. The massive redevelopment efforts of the city that most clearly manifested themselves in construction in Society Hill and Penn Center threatened to both displace poorer, elderly, and minority residents and destroy historic fabric of the District. Law cases brought by community groups, particularly the members of the Washington Square Project Action Committee, began in 1969 seeking to enjoin both HUD and the City of Philadelphia from conducting urban renewal without adequate citizen participation. In 1974, a Community Development Block Grant aided local efforts at local control in redevelopment projects. One result of this increased participation was that, in distinct contrast to the redevelopments of Society Hill to the east, the historic small streets fabric was much more extensively preserved in Washington Square West. Litigation to ensure adequate amounts of subsidized housing (Section 8) in the District culminated in the 1982 Fox v. HUD decision, in which the displacees prevailed.<sup>41</sup>

Despite the perception of the District as deteriorated on the part of some Philadelphians, it remained a vital neighborhood for its residents. Among the most significant cohort of these, and one of the key forces in both the cultural life and historic preservation in the District to the present, was Philadelphia's gay and lesbian community, which may have first been attracted to the District by the 1890s for its concentration of artistic and reform social life in the form of its clubs, among other factors. The District's residential hotels and apartment buildings, like those in Rittenhouse Square, provided safe zones for life away from the dangers of public visibility. Beginning in the 1960s, as support for gay rights emerged and gathered strength, the gay community became increasingly visible in the District, and important landmarks of this community can be found in a number of locations from this period and before. The area near the “Locust Strip,” and particularly the intersection of S. 13<sup>th</sup> and Locust streets, was the center of the highest concentration in the city of lesbian and gay commercial sites in the period between 1945 and 1974.<sup>42</sup> Locust Street in this area was also the former site of an annual Halloween gay drag queen parade that took place into the early 1960s.<sup>43</sup> Spruce and Pine streets within the

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<sup>39</sup> Sanborn 1916, vol. 1, plate. 34a. On the Inasmuch Mission, see David Contosta, *A Philadelphia Family: The Houstons and Woodwards of Chestnut Hill* (Philadelphia: University of Pennsylvania Press, 1988), p. 62, and *Missionary Review of the World* 43, no. 12 (December 1920): 1108.

<sup>40</sup> Sanborn 1916, Vol. 1, plate 35

<sup>41</sup> Interview with Joann Weeks and Virginia Trosino, 24 February 2009. Fox v. HUD, 680 F2d 315 (3<sup>rd</sup> Cir. 1982) 30.

<sup>42</sup> Marc Stein, *City of Sisterly and Brotherly Loves: Lesbian and Gay Philadelphia, 1945-1972* (Philadelphia: Temple University Press, 2004), 56-57.

<sup>43</sup> Stein, *City of Sisterly and Brotherly Loves*, 106-107.

District were also places where gays and lesbians visibly congregated, even in the 1950s and 1960s, despite “the idea that people were closeted.”<sup>44</sup> Among the most important markers of this key aspect of the cultural history and life of the District are Giovanni’s Room, 345 S. 12<sup>th</sup> Street, a bookstore specializing in Lesbian, Gay, Bisexual, and Transgender-related publications; and the William Way Community Center at 1315 Spruce Street (formerly the Engineers Club).

## Conclusion

As the foregoing indicates, the historic fabric of the Washington Square West Historic District is significant in the history of Philadelphia under Criterion (a) for its significant character, interest, and value for its substantial part in the development of the City of Philadelphia. As much if not more than any other neighborhood, the District records, in its historic integrity, the “explosion” of rowhouse development at a variety of scales in the City in its formative and influential period before the Civil War. In contrast to other areas, including Society Hill, more of this fabric survives in its diversity of scale and streetscape within the District to record this significant aspect of the city’s history.

The District is also significant under Criterion (c) for its many surviving buildings in distinctive architectural styles of earlier eras. In particular, while representative and well-preserved examples of Federal, Second Empire, Victorian and twentieth-century Revival styles can be found throughout the District, Greek Revival buildings, both residential and institutional, provide a cohesive stylistic fabric that both knits together the whole District and provides a flexible framework in which later styles rest compatibly.

In much the same vein, the District’s fabric retains many buildings that are both representative and important examples of designs by architects whose work has significantly influenced the cultural development of the City, thus meeting Criterion (e). Further, this legacy of design spans from Robert Mills (1781-1855), whose early and representative work on the Franklin and Carolina Rows mark the beginning of a nationally significant career, to Oscar Stonorov (1905-1970), represented in the District by Casa Fermi at 1300 Lombard Street and one of Philadelphia’s most important modernists. The context-sensitive work of Frank Weise (1918-2003), who profoundly impacted Philadelphia by his work in planning for the Penn’s Landing route for I95, can be found in multiple locations in the District.<sup>45</sup> Although too recent to be considered part of the period of significance of the District (and locally controversial for some), David Slovic’s residence at 244 S. 12<sup>th</sup> Street marks the continued tradition of significant architects in the District, as does the work of Cecil Baker at 264-268 S. 11<sup>th</sup> Street. Between the present day and Robert Mills, some of Philadelphia’s most significant and influential designers’ work has shaped the character of the District: T. U. Walter, Addison Hutton, Frank Furness, Frank Miles Day, Wilson Eyre, Jr., Mellor, Meigs & Howe, and others. It is particularly notable that the last two, nationally significant firms, had an additional, important association with the District: Mellor & Meigs (later Mellor, Meigs & Howe) designed their own architectural office

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<sup>44</sup> Stein, *City of Sisterly and Brotherly Loves*, 96.

<sup>45</sup> On Weise, see Emily T. Cooperman, “Frank Weise,” [http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/18955](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/18955), accessed 6/5/2009.

(surviving at 205-207 S. Juniper Street), and Eyre not only had his studio but also his residence at 1003-1005 Spruce Street.

As the neighborhood that saw the beginning of the construction of speculative rows of houses (in contrast to individual dwellings that happen to share party walls) in Philadelphia at the end of the eighteenth century, the District is significant under Criterion (f) for its innovations that set the pattern for residential development throughout the City into the early twentieth century. Because of its singular mix of building scales and types in a rich, urban, distinctive neighborhood fabric, the District represents an established and familiar feature of the City, thus qualifying under Criterion (h).

In addition to the merits of its historic built fabric, the district also exemplifies a number of important aspects of the cultural, economic, social, and historical heritage of the community. More specifically, the District embodies important aspects of the African-American heritage of the City in the period of its substantial growth and development between the early nineteenth and early twentieth centuries. Further, as the twentieth-century locus of Philadelphia's gay and lesbian community, the District embodies a key aspect of the City's cultural heritage. The District thus meets Criterion (j).

## **PERIOD OF SIGNIFICANCE**

1800-1979

## **JUSTIFICATION**

The Period of Significance encompasses the span of time from the beginning of the substantial development of the District until the end of the establishment of Washington Square West as a gay and lesbian community.

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