

**NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT
PHILADELPHIA REGISTER OF HISTORIC PLACES
PHILADELPHIA HISTORICAL COMMISSION**

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

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

Street address: 150 W Washington Ln

Postal code: 19144

2. NAME OF HISTORIC RESOURCE

Historic Name: Cranford

Current/Common Name: _____

3. TYPE OF HISTORIC RESOURCE

Building Structure Site Object

4. PROPERTY INFORMATION

Condition: excellent good fair poor ruins
Occupancy: occupied vacant under construction unknown

Current use: Residential

5. BOUNDARY DESCRIPTION

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

6. DESCRIPTION

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

7. SIGNIFICANCE

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

Period of Significance (from year to year): from 1893 to 1923

Date(s) of construction and/or alteration: House built 1893, enlarged 1914; garage built 1923

Architect, engineer, and/or designer: Garage by Bunting & Shrigley

Builder, contractor, and/or artisan: House by Thomas W. Wright & Son

Original owner: Charles Francis Jenkins and Maria Galloway Mitchell Cope

Other significant persons: _____

CRITERIA FOR DESIGNATION:

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

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

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Organization Keeping Society of Philadelphia Date May 31, 2023

Name with Title Oscar Beisert Email Keeper@KeepingPhiladelphia.org

Street Address _____ Telephone _____

City, State, and Postal Code _____

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: May 31, 2023

Correct-Complete Incorrect-Incomplete Date: June 13, 2023

Date of Notice Issuance: June 15, 2023

Property Owner at Time of Notice:

Name: G13 Residences, LLC

Address: 247 Prospect Avenue, Suite 4G

City: Brooklyn State: NY Postal Code: 11215

Date(s) Reviewed by the Committee on Historic Designation: 9/6/2023

Date(s) Reviewed by the Historical Commission: 10/13/2023

Date of Final Action: 10/13/2023

Designated Rejected

NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT
PHILADELPHIA REGISTER OF HISTORIC PLACES
PHILADELPHIA HISTORICAL COMMISSION

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

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

Street address: 160 W Washington Ln

Postal code: 19144

2. NAME OF HISTORIC RESOURCE

Historic Name: Cranford

Current/Common Name: _____

3. TYPE OF HISTORIC RESOURCE

Building

Structure

Site

Object

4. PROPERTY INFORMATION

Condition: excellent good fair poor ruins

Occupancy: occupied vacant under construction unknown

Current use: Vacant Lot

5. BOUNDARY DESCRIPTION

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

6. DESCRIPTION

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

7. SIGNIFICANCE

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

Period of Significance (from year to year): from 1893 to 1923

Date(s) of construction and/or alteration: _____

Architect, engineer, and/or designer: _____

Builder, contractor, and/or artisan: _____

Original owner: Charles Francis Jenkins and Maria Galloway Mitchell Cope

Other significant persons: _____

CRITERIA FOR DESIGNATION:

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

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

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Organization Keeping Society of Philadelphia Date May 31, 2023

Name with Title Oscar Beisert Email Keeper@KeepingPhiladelphia.org

Street Address _____ Telephone _____

City, State, and Postal Code _____

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: May 31, 2023

Correct-Complete Incorrect-Incomplete Date: June 13, 2023

Date of Notice Issuance: June 15, 2023

Property Owner at Time of Notice:

Name: Sapphire Corp.

Address: 214 Maple Avenue

City: Wyncote State: PA Postal Code: 19095

Date(s) Reviewed by the Committee on Historic Designation: 9/6/2023; rec. Criteria A and D

Date(s) Reviewed by the Historical Commission: 10/13/2023

Date of Final Action: 10/13/2023; PHC found that the nomination failed to demonstrate that the property satisfies any
criteria for designation.

Designated Rejected

NOMINATIONS

FOR THE

PHILADELPHIA REGISTER OF HISTORIC PLACES



Figure 1. Looking east at the northwest (primary) and southwest elevations of “Cranford” in Germantown.
Source: Keeping Society of Philadelphia, 2023.

“CRANFORD”

-

**THE RESIDENCE OF
CHARLES FRANCIS JENKINS &
MARIA COPE JENKINS**

-

**150 AND 160 W. WASHINGTON LANE
GERMANTOWN
PHILADELPHIA, PENNSYLVANIA 19144**

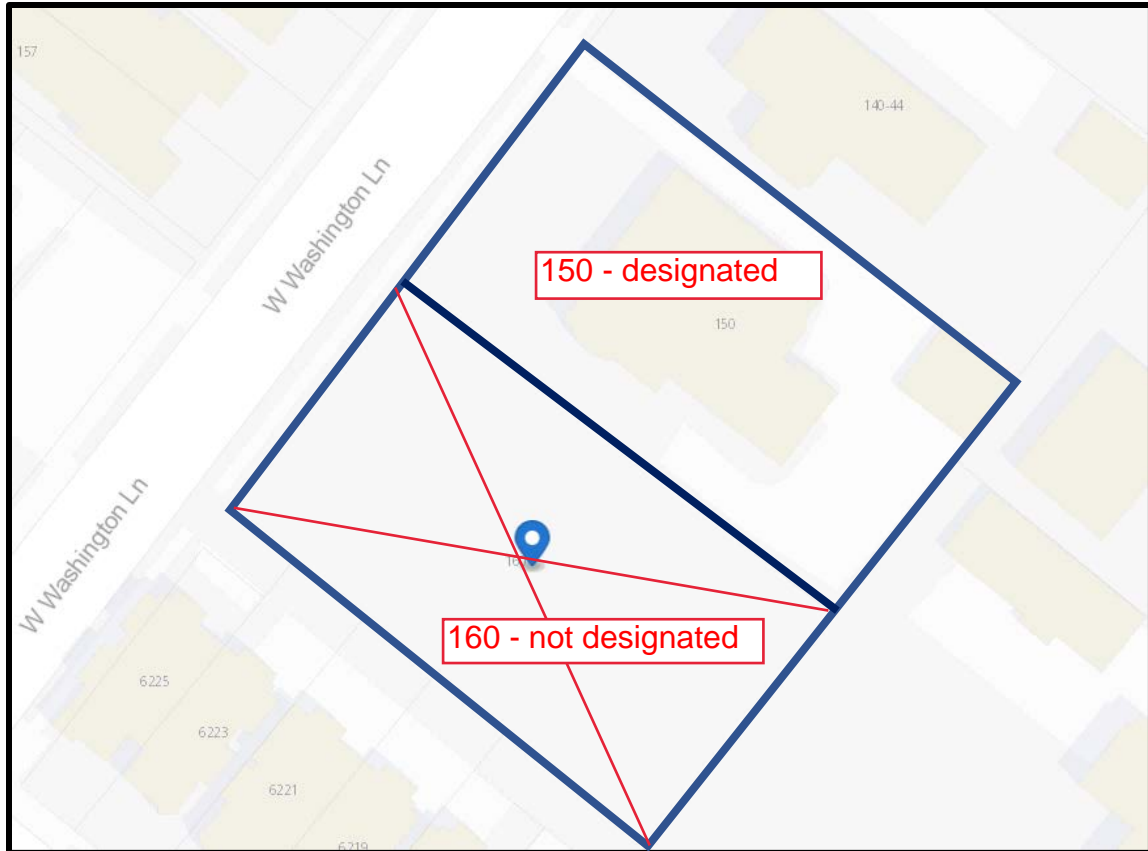


Figure 2. The boundaries of the proposed designations are delineated in blue. Source: Atlas, City of Philadelphia. Please note that the resource numbers for the subject properties have been included above.

3. BOUNDARY DESCRIPTION

The boundaries for the proposed designations are as follows:

~~160 W. Washington Lane
 OPA Account Number: 593081785
 Parcel Number: 050-N02-0010~~

~~ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE on the Southeast side of West Washington Lane 100 feet Northeastward from the intersection thereof with the Northeast side of Greene Street; THENCE North 42° East along said side of West Washington Lane 82 feet more or less to a point; THENCE South 48° 13' East 153 feet 6 inches; thence South 41° 57' West 85 feet 11 inches more or less to a point; THENCE North 46° 24' West 153 feet 7 inches to said West Washington Lane and point of BEGINNING.~~

150 W. Washington Lane
OPA Account Number: 881212200
Parcel Number: 050-N02-0071

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Southeast side of West Washington Lane in the 59th Ward (formerly part of the 22nd Ward) of the said City of Philadelphia at the distance of 182 feet more or less Northeastward from the Northeast corner of Greene Street, and the said West Washington Lane. CONTAINING in front or breadth on the said Washington Lane 83 feet 8 inches and extending of that width between parallel lines at right angles to said Washington Lane in length or depth Southeastward 155 feet 10-1/8 inches on the Southwest line thereof and 255 feet 10-5/8 inches on the Northeast line thereof to the rear line of lots fronting on Tulpehocken Street.



Figure 3. Northwest (primary) elevation facing W. Washington Lane. Source: Keeping Society of Philadelphia, 2023.

4. DESCRIPTION

“Cranford,” the Residence of Charles Francis and Maria (Cope) Jenkins, at 150 and 160 W. Washington Lane in Germantown, is a unique, two-and-one-half-story Colonial Revival style dwelling notable for its Adamesque façade and more familiar Colonial Revival presentations at other elevations. Inigo Jones goes to America if you will. The main volume was erected in 1893, with a subsequent rear addition in 1914 by the Quaker architects Bunting & Shrigley, a firm rooted in the Beaux-Arts tradition.¹ Designed and constructed as a suburban residence, the building today houses several apartments.

SITE

The properties are set back from the street and sidewalk right-of-way along Washington Lane. A low, brick wall with intermediate posts (all capped with cast stone) defines the edge of the yard. Between the two tallest newels are three bluestone steps leading up to a straight, concrete pathway to the centered entry porch accessed from an additional three stone steps.

To the southwest of the residence is a side yard at 160 W. Washington Lane with a few large trees and the remains of an orderly, and possibly sunken, garden. The formality suggested by the garden communicates with the more private and elaborate southwest elevation; here, there is a semi-private, curved porch with overhang at a curved bay near the north side, accessed from the interior, that opens onto the yard, a sumptuous element within an otherwise ordered design.

¹ *Philadelphia Real Estate Record and Builder's Guide*, 11 November 1914.

*“Cranford,” the Residence of Charles F. & Maria (Cope) Jenkins, Built 1893
150 W. Washington Lane, Germantown, Philadelphia, Pennsylvania
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Figure 4. Top: The southwest and northwest (primary) elevations of the Garage. Figure 5. The northwest (primary) and southwest elevations of the Garage. Source: Keeping Society of Philadelphia, 2023.

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There is a one-story, two-car garage in the southeast corner of the property at 150 W. Washington Lane, visible and directly accessed from Washington Lane by an asphalt driveway; it is sited in the far corner of the property. The walls are of a Flemish bond brick with glazed headers and the east and west sides each have a window opening with two 4/4 double-hung windows. The roof is clad in light gray asphalt shingles. The gabled roof is punctuated at the northwest elevation by a dormer with shed roof containing three 2/2 windows. The northwest elevation, facing the driveway, contained two large, wooden doors, installed with long hinges that open from the centerline.



Figure 6. Detail of principal entry door at northwest (primary) elevation. Source: Keeping Society of Philadelphia, 2023.

NORTHWEST (PRIMARY) ELEVATION

From the right-of-way along Washington Lane, the house presents a rather Adamesque façade: the hipped roof and central pediment are integrated with a cornice line punctuated by dentils. The architrave under the eave dentils contains relief decoration that, in the form of garlands, accentuate the three registers, and in the form of garland circles, accentuates the fluted, Ionic pilasters demarcating each register. The wall plane is in a Flemish bond brick with the center register projecting out from the flanking bays by a minimal dimension to give some relief to the otherwise flat façade.

There is one simple opening per register per floor with a decorative deviation at the entry. The paneled entry door is embedded in a classical frame of fluted Doric columns, an entablature with an elaborate bas relief of flora, and a heavy, broken pediment with scroll detail. Side lights with curved tracery flank the door above a wainscot. The entry door is flanked by two oval oculi with exaggerated keystones at the four cardinal positions and tracery of eight spokes. Each of the other openings at this elevation are for 6/1, double-hung windows with simple frames and cast stone sills. The two windows at the first level have lintels with jack arches and keystones accentuated

with a vertical row of raised dots. There are remains of shutter hardware at all five window openings.

At the attic level, there is one window in the pediment without much of a framed opening; a replacement 8/1 double-hung window is intact. There are two dormers flanking the pediment, each with a 6/1 double-hung window framed by flat, corner columns and capped by a gabled peak. The roof is covered in light gray asphalt shingles.



Figure 7. East elevation from the northwest or street side of the property at 150 W. Washington Lane illustrating the relationship to the primary elevation. Source: Keeping Society of Philadelphia, 2023.

NORTHEAST ELEVATION

The northeast elevation has similar window opening hierarchy as at the northwest elevation (more elaborate at the first level and closer to the northwest elevation; second level windows matching those at the second level of the northwest elevation) but with a difference in sizes that seem to reveal this elevation as the service side of the house. While there are five bays each with a window opening at the first and second levels, the first two bays are in a wall plane of Flemish bond brick upon a foundation of Wissahickon schist that has a few small openings into a basement. The three bays toward the south elevation or rear of the house do not have a schist foundation; the brick extends to the ground plane. This may reveal a divide between an initial 1893 build and a later addition. At the first level, the window opening closest to the northwest elevation has a 6/1 double-hung window and a simplified form of the jack arched lintel around the corner. That same corner

*“Cranford,” the Residence of Charles F. & Maria (Cope) Jenkins, Built 1893
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is articulated by a brick pilaster that wraps both elevations: it projects out from the primary wall plane and is capped by a simplified capital that stops under the architrave. The window opening in that first bay at the second level mirrors those at the second level of the northwest elevation.



Figure 8. Northeast elevation taken from the rear, or south side, of the property at 150 W. Washington Lane illustrating its connection to a later addition and modifications. Source: Keeping Society of Philadelphia, 2023.

All first level windows at this elevation have the same flat jack arch lintels. The next bay toward the south elevation has a Palladian window at the first level. Moving further south, the next two bays at the first level contain two simple window openings with higher sill heights than all other. The final bay closest to the south elevation has a window opening identical to that in the first bay closest to the northwest elevation; however, the window here is a 1/1 double hung. All second level window openings are identical except for the second to the end closest to the south elevation; this window is slightly smaller with a higher sill height, likely indicating a bathroom at the interior.

At the roof level is a wide dormer with hipped roof that contains five windows in four window openings punctuating the asphalt siding. Each window is framed by the same flat pilasters that appear on the northwesterly dormers. The opening closest to the south elevation contains two windows. All windows are 1/1 replacements.



Figure 9. South elevation of the main volume illustrating original and modified elements to accommodate the current multi-family use. Source: Keeping Society of Philadelphia, 2023.

SOUTH ELEVATION

The rear elevation of the main volume has a gambrel-end roof containing a window opening with two windows and a door acting as emergency egress. There is a double-height bay projection immediately after the turn from the northeast elevation at the first and second levels. Next to this, and nested into an extension from the main volume that provides egress, is a porch at the first level

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above which is a contemporary balcony likely for a second level tenant. There is a door and window opening each at the porch and a window at the second level; both are next to the double height bay and under a heavy eave that defines the bottom of the gambrel end at the third floor.



Figure 10. South elevation. Source: Keeping Society of Philadelphia, 2023.

Extending from the westernmost side of the south elevation is a three-story, brick connector with a slim footprint that opens to a larger brick addition in the rear. This rear addition has a modified gambrel roof profile but without the heavy cornice line throughout the rest of the dwelling. There is one window opening at each of the three floors. The bottom most opening has two windows and is capped by a jack-arch lintel, continuing the same fenestration hierarchy exhibited throughout the residence. The foundation of the rear addition is of schist. In the foundation wall is a window opening under the other stacked windows above and a door.



Figure 11. The southwest elevation from the garden at 160 W. Washington Lane. Source: Keeping Society of Philadelphia, 2023.

SOUTHWEST ELEVATION

The southwest elevation faces the side yard and garden at 160 W. Washington Lane. The rear addition to the main volume at the south side of this elevation presents as much more congruent to the original 1893 construction than do its other elevations. Here, at the southwest side of the addition are four bays, each with a window opening at the first and second levels and a dormer protruding from the roof. At the first and second levels, the same window hierarchy is followed as with the other elevations, with simple openings at the upper level and jack arch lintels for the lower level. There are one or two windows in each opening following an A-B-A-B pattern and the same number of windows matches between levels. The eave line continues from the northwest elevation across the southwest elevation, a heavy, painted wood architrave with prominent dentils.

Moving to the northwest side of the southwest elevation is the presentation of the original, main volume of the house from 1893. This date is carved into limestone and placed as a cartouche in the base of the brick chimney. The chimney acts as a dividing line between the two bays in this section. This volume is slightly set back from the wall of the addition. At the first level, there is a porch overhang that is curved in the first bay and straightens out at the second bay. The wall plane reflects the same undulation as the porch with a two story, rounded bay that returns to the principal wall plane. Likewise, the architrave and dentils at the eave line trace the roof line at this elevation. There are window openings in each bay at each level. There are also dormers at the roof above

each bay. There is a door in the curved bay that leads to the porch from the interior. At the second level of the curved bay are two windows that do not follow the curve of the wall plane.



Figure 12. The southwest elevation, showing the porch, which faces the garden at 160 W. Washington Lane. Source: Keeping Society of Philadelphia, 2023.



*“Cranford,” the Residence of Charles F. & Maria (Cope) Jenkins, Built 1893
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Figure 13. The southwest elevation of the chimney stack, featuring a blind, round-arch opening and a date state, which reads: "1893." Source: Keeping Society of Philadelphia, 2023.



Figure 14. The northwest (primary) elevation of “Cranford” in 1908. Source: Fire Insurance Survey No. 15940, 3 August 1908.

6. STATEMENT OF SIGNIFICANCE

“Cranford,” the former Residence of Charles F. and Maria (Cope) Jenkins at 150 and 160 W. Washington Lane comprise are significant historic resources that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The subject properties satisfy the following Criteria for Designation as enumerated in Section 14-1004 of the Philadelphia Code:

- (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; and
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen.

Under Criterion A, the period of significance, as related to Charles F. Jenkins is limited to the period of his occupancy from 1893 to ca.1916-17, including both the house and the grounds. Under Criterion D, architectural style, the period of significance for the house is limited to 1893, when it was constructed, as well as 1914, when the building was enlarged. Under Criterion D, architectural style, the period of significance for the garage is limited to 1923, when it was constructed by a later owner.

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Figure 15. The northwest (primary) elevation of “Cranford” in 1925. Source: Fire Insurance Survey No. 15940, 21 September 1925. Source: Historical Society of Pennsylvania.

CRITERIA A AND D

"Cranford," the Charles F. and Maria (Cope) Jenkins House, at 150 and 160 W. Washington Lane in Germantown, is a significant historic resource that merits individual designation and listing in the Philadelphia Register of Historic Places. The properties satisfy Criterion A, as it "is associated with the life of a person significant in the past." From 1893 to 1917, "Cranford" was the home of Charles Francis Jenkins, a prominent Quaker businessman, historian, and publisher, who significantly impacted the cultural and social development of the Germantown community, as well as the larger Philadelphia Region. The buildings associated with the subject properties satisfy Criterion D, as a distinctive example of the Colonial Revival style.

HISTORIC CONTEXT: THE HISTORY OF "CRANFORD"

The land upon which "Cranford" now stands was historically part of a larger parcel owned by the Johnson family, extending, like most of the town lots, from Germantown Avenue to the subject properties and beyond. Between 1887 and 1888, the Estate of Samuel Johnson sold several lots that were created through subdivisions, which included the subject properties, on W. Washington Lane. The Executors of the Samuel Johnson Estate sold the subject properties to Edward (1835-1911) and Isabella Mitchell Cope (b.1837) on December 30, 1887.² Cope also owned the lot to the southwest of the subject properties, measuring 80'-9" front on W. Washington Lane, which was purchased on October 14, 1885, from George Barnes, who had purchased the property from Lane

² Tenth Census of the United States, 1880. (NARA microfilm publication T9, 1,454 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.; and Reg. Plan No. 50-N-A-2-A, City of Philadelphia.

Strawbridge, an Executor of the Samuel Johnson Estate.³ Cope's interest in these W. Washington Lane properties was no doubt spurred by the nearby locality of his own dwelling, a mansion that stood on the northeast corner of Tulpehocken and Greene Streets.⁴ Cope's Tulpehocken Street parcel was 100' front, extending 378' back to W. Washington Lane, where his stable stood near the center of the street frontage. Cope's own dwelling site was immediately adjacent to the aforementioned lots. In 1890, Cope's daughter, Maria Galloway Mitchell Cope (1868-1974), married Charles Francis Jenkins.⁵ Roughly three years later, on May 24, 1893, Cope sold 150 and 160 W. Washington Lane to his daughter and son-in-law, which became the site of their dwelling house—the subject properties.⁶

In mid-July 1893, *The Philadelphia Real Estate Record & Builders' Guide* reported that Charles F. Jenkins had commissioned Thomas W. Wright & Son, of Germantown, to erect his \$15,000 dwelling house at 150 and 160 W. Washington Lane.⁷ It was also projected that the new house would be "of a colonial style," designed "to resemble Mt. Vernon, the home of [George] Washington."⁸ This news was confirmed in the same publication, which reported that work "will soon commence" in late July. While no architect is referenced, one can imagine any number of eligible candidates, including local stars like Mantle Fielding, Jr. Nevertheless, in 1909, Jenkins commissioned the architectural firm of Bunting & Shrigley to alterations to the building.⁹ Jenkins expanded his holdings in the neighborhood over the years, one example being in 1912, when E.A. Heffner, a contractor, was commissioned to build a \$1,335 garage.¹⁰ In 1914, Jenkins commissioned Bunting & Shrigley to design an addition to the building.¹¹

The Jenkins family occupied the subject house until ca.1916-17, when Charles F. Jenkins commissioned a large, \$30,000 Colonial Revival style house on a multi-acre site on Kitchen's Lane.¹² The place was called "Far Country."¹³

³ Reg. Plan No. 50-N-A-2-A, City of Philadelphia.

⁴ 22nd Ward Atlas, 1889, Greater Philadelphia GeoHistory Network.

⁵ Ancestry.com. *Philadelphia, Pennsylvania, U.S., Marriage Index, 1885-1951* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.; and Ancestry.com. *U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

⁶ Reg. Plan No. 50-N-A-2-A, City of Philadelphia.

⁷ *The Philadelphia Real Estate Record & Builders' Guide*, 19 July 1893, 458.

⁸ *The Philadelphia Real Estate Record & Builders' Guide*, 26 July 1893, 473.

⁹ *The Philadelphia Real Estate Record & Builders' Guide*, 16 June 1909, 369.

¹⁰ *The Philadelphia Real Estate Record & Builders' Guide*, 25 September 1912, 625.

¹¹ *The Philadelphia Real Estate Record & Builders' Guide*, 11 November 1914.

¹² *The Philadelphia Real Estate Record & Builders' Guide*, 10 May 1916, 323.

¹³ Frank Aydelotte. [Biography of] *Charles Francis Jenkins, 1865-1951*. RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.



Figure 16. Top: The garage of the subject property at 150 W. Washington Lane under construction in 1919. Source: Fire Insurance Survey No. 19896, 8 May 1919, Historical Society of Pennsylvania. Figure 17. Bottom: The garage of the subject house in 1925. Source: Fire Insurance Survey No. 19896, 21 September 1925, Historical Society of Pennsylvania.

In 1919, Elizabeth Mulford Simons commissioned the one-and-one-half-story brick, Colonial Revival style garage building in the rear of “Cranford.” The building is under construction in her Fire Insurance Survey, No. 19896, and is referred to as “new.”¹⁴

¹⁴ Fire Insurance Survey No. 19896, 8 May 1919. Source: Historical Society of Pennsylvania.



Figure 18. Left: Charles F. Jenkins. Figure 19. Right: Charles F. Jenkins. Source: Germantown Historical Society.

Criterion A: Charles Francis Jenkins (1864-1951)

“Cranford,” the Residence of Charles Francis and Maria (Cope) Jenkins, at 150 and 160 W. Washington Lane, Germantown, is a former suburban residence associated with the life of Charles Francis Jenkins (1864-1951), “a person significant in the past.” Charles F. Jenkins (CFJ) was a prominent Quaker author, businessman, collector, historian, horticulturist, philanthropist, and publisher, who figures uniquely in the cultural, economic, and social development and heritage of Germantown and the larger Philadelphia Region. Overshadowed by the enormity of “Far Country”—Jenkins’ later estate, “Cranford,” the subject house, is the largely forgotten domicile of CFJ from 1893 to ca.1916-17, during which time he became a prominent and important civic leader and local historian in Germantown.

Born on December 17, 1865, at Norristown, Montgomery County, Pennsylvania, CFJ was the eldest of Howard M. Jenkins and Mary Anna Atkinson Jenkins’ seven children. Howard M. Jenkins was a scholar of Pennsylvania history, active in the Society of Friends, editor of the *Friends’ Intelligencer*, and a member of the Board of Managers of Swarthmore College. Growing up, CFJ lived with his parents in both Wilmington, Delaware, and, later, on E. Washington Street in West Chester, Pennsylvania. In 1880, the U.S. Census reported that he was “at school;” however, despite his extensive intellectual powers and knowledge, he never attended college, though he was awarded an honorary degree from the University of Pennsylvania later in life.¹⁵

CFJ’s marriage to Maria Galloway Mitchell Cope in 1890 would ultimately produce the following progeny: Algernon Sidney Jenkins (1891-1972); Isabella Cope Jenkins Booth (1893-1990); Charles Francis Jenkins, Jr. (1901-1947); and Edward Cope Jenkins (1904-1992).¹⁶ All of the Jenkins children would grow up at “Cranford.”¹⁷

¹⁵ 1880 Census, Ancestry.com.

¹⁶ Ancestry.com. *U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

¹⁷ Jenkins Family Tree, RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.

“Cranford,” the Residence of Charles F. & Maria (Cope) Jenkins, Built 1893
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A Hicksite Quaker, CFJ the Friend was clerk of the Green Street Monthly Meeting at Germantown from 1901 to 1943; treasurer of the American Friends Service Committee from 1917 to 1930; an officer in the Philadelphia Yearly Meeting from 1919 to 1934; etc. He was also a great benefactor to Swarthmore College, the revered Hicksite Quaker university, where he funded the Howard M. Jenkins Chair of Quaker History, honoring the legacy of his father. CFJ was also a Manager of Swarthmore College for 40 years and president of the board from 1933 to 1944.¹⁸ As a Quaker, as well as an author, historian, and publisher, he produced several books, along with articles and pamphlets, on Quaker subjects, including *Quaker Poems* in 1893; *Tortola, A Quaker Experiment of Long Ago in the Tropics* in 1923; etc. Jenkins' expertise in publishing was also incredibly useful during his tenure as one of the longtime managers, as well as the treasurer, of the *Friends' Intelligencer*, a religious weekly of the Society of Friends.



Figure 20. The Farm Journal Building in Washington Square. Source: Google.

In his professional life, CFJ the author, businessman, and publisher was chairman of the board of the Farm Journal, Inc., publishers of the *Farm Journal* and *Pathfinder News* magazine. After his education, CFJ entered the publishing business of the *Farm Journal*, which was “founded and established in 1877 by Quaker farmer Wilmer Atkinson” (1840-1920), who just so happened to be his uncle. The purpose and mission of the *Farm Journal* was to serve as a publication and venue for sharing “practical advice to improve the livelihoods of farms living within a day’s horseback ride of the publication office in Philadelphia.”¹⁹

After his death, CFJ’s contributions to the *Farm Journal* were characterized as follows:

¹⁸ Richmond P. Miller. “Charles F. Jenkins,” *The Daily American*, 2 July 1951.; “In Tribute To Charles Francis Jenkins 1865-1951,” *The Garnet Letter*, 1951.; and Finding Aid, RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.

¹⁹ Frank Aydelotte. *Charles Francis Jenkins, 1865-1951*. (Princeton, NJ: Institute for Advanced Study, ca.1951).
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This magazine guaranteed to its readers the honesty of its advertising. Its policy was not to see how much money it could make, but rather how much good it could do, and Charles Jenkins helped to lay the foundations for the phenomenal circulation and influence of the magazine today.²⁰

Ultimately, CFJ would serve as both editor and publisher. Not only was he important to the success of the business in these roles, CFJ's vision realized the enlargement of the firm's capacities with the construction of a \$28,000 publishing house in 1908. The handsome Colonial Revival style pile replaced the old buildings at 216-18 and 20 Washington Square in 1908.²¹ Repurposed, the *Farm Journal* Building still stands on Washington Square. Like any Philadelphian of CFJ's status, he too was involved in various financial institutions, including, as early as 1907, serving as a director of the Cheltenham Trust Company.²² He was eventually a director of the Provident Trust as well.



Figure 21. The Inn at Buck Hill Falls in 1932. Source: Dallin Aerial Survey Company Photographs, Hagley Digital Archives.

For over 50 years, CFJ the businessman owned the Inn at Buck Hill Falls, a marvelous venture that he co-founded with his father in the summer and autumn of 1900 in the Pocono Mountains of Pennsylvania. Serving a decidedly Quaker clientele, this large mountain house was eventually known as the Buck Hill Inn, becoming “one of the most popular resorts in the east.”²³ This endeavor combined CFJ's business acumen with his Quaker persuasion, as well as his love of architecture and nature.

²⁰ Frank Aydelotte. *Charles Francis Jenkins, 1865-1951*. (Princeton, NJ: Institute for Advanced Study, ca.1951).

²¹ *The Philadelphia Real Estate Record & Builders' Guide*, 30 December 1908, 341.

²² “A Vigorous One-Year Old,” *Germantown Independent-Gazette*, 1907.

²³ Richmond P. Miller. “Charles F. Jenkins,” *The Daily American*, 2 July 1951.

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Figure 22. The Spencer Sun-dial in the garden of Charles F. Jenkins at “Cranford,” the subject properties. Source: Alice Morse Earle. *Sun Dials and Roses of Yesterday*. (McMillian Company, 1902).

Jenkins the horticulturist cultivated his own private gardens, a legacy that began in his large side yard at “Cranford”—the subject property at 160 W. Washington Lane. This garden included an 18th century sun dial that had once been owned by his ancestor, Nathaniel Spencer of Germantown. The story of the object was relayed in various publications as follows:

His [Nathaniel Spencer] daughter Hepziah married, and carried the dial-face to Byberry. She in turn had a daughter who married name became Jenkins, and she carried the sun-dial to Gwynedd. Her grandson is the present owner.

The “old dial” was set upon a new pedestal along a path in the side yard at “Cranford.”²⁴ After leaving “Cranford” in ca.1916-17, the Jenkins family moved “Far Country” on Kitchen’s Lane, which CFJ considered Germantown, despite it being known as Mt. Airy today. Jenkins would cultivate the grounds of the substantial properties for several decades. In 1931, he founded the Hemlock Arboretum, which was said to be “the world’s largest and most varied collection of

²⁴ Alice Morse Earle. *Sun Dials and Roses of Yesterday*. (McMillian Company, 1902).

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hemlocks,” among many other rare plants.²⁵ The estate included at least two paths, one which was designed with stones brought from places associated with the “signers of the Declaration of Independence.”²⁶ The idea for “The Signers’ Walk” was inspired by “the old Pennsylvania marble door step of Independence Hall,” which CFJ procured when it was replaced with a granite sill.²⁷

In the larger realm of Philadelphia, CFJ was a member and held office in the following organizations: Union League, Franklin Inn Club, Numismatic and Antiquarian Society, Pennsylvania Museum, Welsh Society of Pennsylvania, Academy of Natural Sciences, Zoological Society of Philadelphia, Pennsylvania Forestry Association, Transatlantic Society of America, English Speaking Union, Genealogical Society of Pennsylvania, Advisory Committee of the Pennsylvania Hospital, The Grandon Institute, Friends Charity Fund Association, Philadelphia Yearly Meeting of Friends, New York Horticultural Society, Friends of the Wissahickon, Ozone Golf Club, Jeanes Hospital, Jeanes Foundation for Cancer Research, American Friends Service Committee, Swarthmore Chautauqua Association, John Bartram Association, Philadelphia Botany Club, and the American Academy of Political and Social Sciences.²⁸

Despite such a wide array of interests and passions, history was almost always at the core of CFJ’s intellectual endeavors. He was a longtime member of the Historical Society of Pennsylvania, serving also as its president for many years.²⁹ CFJ’s passion for history coupled with an interest in historic architecture and material culture naturally led him to become an important collector. In addition to a house full of ancestral furniture and other heirlooms, he amassed an important collection of autographs, specifically one of the largest ever on the signers of the Declaration of Independence. In order to truly engage in this work, he studied many of the signers, which led to additional publications. In 1927, CFJ made plans to sell his collection of “Signatures of ’76,” which ultimately brought a high price³⁰

Of all the hats he wore, CFJ the indefatigable local historian was perhaps the most significant. He co-founded the Site & Relic Society of Germantown in 1900, an organization known today as the Germantown Historical Society. He was one of the organization’s most active members, serving as president for many years.³¹ CFJ was also an avid preservationist at a time when there were no legal or regulatory mechanisms to protect historic properties. He authored *A Plea for the Preservation of Germantown’s Historic Spots* in 1900. In this publication, CFJ reveals himself as a bleeding-heart preservationist, there is an almost didactic tone:

²⁵ Frank Aydelotte. [Biography of] *Charles Francis Jenkins, 1865-1951*. RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.

²⁶ Frank Aydelotte. [Biography of] *Charles Francis Jenkins, 1865-1951*. RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.

²⁷ Pamphlet: “The Signers’ Walk in the Hemlock Arboretum at “Far Country”, Germantown,” 13 May 1944, RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.

²⁸ “Charles Francis Jenkins,” *Germantowne Crier*, September 1951, 6.

²⁹ Frank Aydelotte. [Biography of] *Charles Francis Jenkins, 1865-1951*. RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.

³⁰ “Phila. Man To Sell Signatures Of ’76,” *Evening Public Ledger*, 1 November 1927.

³¹ “Germantown 222 Years Old,” Unknown Publication, 27 October 1905.

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It is hard to conceive, yet you must all acknowledge it is not beyond the range of possibility that in some distant day the Chew house, for instance, might be threatened with destruction. Imagine, if you can, a hundred little houses planned for its stately law! With our proposed organization, alert and interested, such a sacrilege could be prevented.³²

Soon after this publication, CFJ, while serving as secretary of the Sites & Relics Society in 1901, was instrumental in the effort to “mark noted sites” with historic markers throughout Germantown.³³ It was while living at “Cranford” that CFJ, working with his colleagues, cultivated a sense of historic importance around the heritage of Germantown. This went beyond the written word to the historic built environment and objects. In establishing the Site & Relic Society, they advocated for places like Cliveden to be recognized as historic long before that had any regulatory nexus. When the First Methodist Episcopal Church was built at the northeast corner of Germantown Avenue and High Street, the congregation moved the “Pastorius House” from the corner to a lot on High Street at the rear of the site, where it still stands today.³⁴ In later years, the same congregation moved the Green Tree Tavern, when it became necessary to enlarge their facility. Even when the winds were against him and his colleagues, CFJ fueled the Site & Relic Society to advocate for places like the Morris-Littel House at the southeast corner of Germantown Avenue and High Street, threatened by the Board of Education in 1915; the Rodney House at Germantown Avenue and E. Duval Street, demolished for commercial development in 1916; the “Rock House,” located on E. Penn Street, threatened by the Reading Railroad in 1923; etc.³⁵ While these three examples were lost, numerous places were formally identified, revered, and survived due to a pervading sense of historic importance that was established by people like CFJ.

³² Charles Francis Jenkins. *A Plea for the Preservation of Germantown’s Historic Spots*. (Philadelphia: Site & Relic Society, 1900.)

³³ “To Mark Noted Sites,” Unknown Publication, 26 October 1901. Source: Clippings, Germantown Historical Society.

³⁴ “First Church Site of Home of Pastorious,” Unknown Publication, 10 June 1909.

³⁵ “Fail To Save Landmark,” *Germantown Guide*, 1915.; “One More Old Landmark To Go.,” Unknown Publication, 1916. Source: Clippings, Germantown Historical Society.; and “Ancient Rock House May Be Preserved,” Unknown Publication, 1927. Source: Clippings, Germantown Historical Society.



Figure 23. Charles F. Jenkins delivering the keynote address at Germantown's Town Hall in 1923. Source: Scrapbook, RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.

While living at “Cranford” and even afterwards, CFJ fostered a culture in Germantown wherein heritage and historic preservation were always part of the conversation, even when new buildings were being constructed. He leveraged his position as president of the Site & Relic Society to become an important civic leader and public figure in the community. During the early 1900s, the area saw innumerable developments, including buildings like the Germantown Boy's Club in 1909 and Germantown High School. Not only was Jenkins involved in the larger planning activities and fundraising for many of these improvements, he regularly delivered the keynote address at formal cornerstone and/or dedication ceremonies. As one of the foremost authorities on Germantown history, Jenkins authored several books, along with numerous articles and pamphlets, including *Washington in Germantown* in 1905, *Lafayette's Visit to Germantown* in 1909, and *Guide Book to Historic Germantown* in 1915. So many of these efforts occurred when he resided at “Cranford,” and, as a result, the subject building is representative of a significant person of the past, Charles Francis Jenkins, satisfying Criterion A.



Figure 24. Left: An unflattering character of Charles F. Jenkins in 1922. Figure 25. Right: Charles F. Jenkins receives his honorary degree from the University of Pennsylvania. Source: Scrapbook of Clippings about Charles F. Jenkins, RG 5/073, Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.



Figure 26. The northwest (primary) elevation. Source: Keeping Society of Philadelphia, 2023.

CRITERION D

Built in 1893, “Cranford” is a distinctive local example of the Colonial Revival style as applied to suburban dwellings of the upper classes in Germantown and Philadelphia in the late nineteenth century. The subject house at 150 W. Washington Lane features a characteristic array of features and hallmarks of the Colonial Revival, as described in the Pennsylvania Architectural Field Guide published by the Pennsylvania Historical and Museum Commission (PHMC) and *A Field Guide To American Houses* by Virginia Savage McAlester.³⁶ The subject building is uniquely designed with an Adamesque treatment at the northwest (primary) elevation and more recognizable Colonial Revival style presentations at the side and rear elevations.

According to the PHMC Pennsylvania Architectural Field, the Colonial Revival Style 1880–1960 is “...one of the most frequently produced and enduring popular styles in America...”³⁷ While always part of the Quaker City’s aesthetic and built environment, the Colonial Revival enjoyed renewed popularity after it was showcased at the Centennial Exhibition of 1876 in Philadelphia. The style was further popularized by the Columbian Exposition of 1893 in Chicago. Like other revivalist movements, the Colonial Revival did not always produce period Georgian replicas, but,

³⁶ The Colonial Revival Style 1880-1960, Pennsylvania Architectural Field Guide, published online by the State Historic Preservation Office of the Pennsylvania Historical and Museum Commission. Accessed on 15 May 2023.. < <http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial-revival.html>>; and Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* (New York: Alfred A. Knopf, 2013), 408–432.

³⁷ The Colonial Revival Style 1880-1960, Pennsylvania Architectural Field Guide, published online by the State Historic Preservation Office of the Pennsylvania Historical and Museum Commission. Accessed on 15 May 2023. < <http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial-revival.html>>

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instead, inspired the employment of the stylistic characteristics and features in new and innovative ways.^{38 39}

The PHMC Pennsylvania Architectural Field Guide also identifies houses or residences as a common building type designed in the Colonial Revival style. The subject property at 150 W. Washington Lane is in fact distinctive of an era in Philadelphia that was defined by large suburban houses designed in the “Colonial” style, a tradition which persisted through the first half of the twentieth century.⁴⁰



Figure 27. The southwest elevation.

The PHMC Pennsylvania Architectural Field Guide also describes twelve major “identifiable features” that were commonly associated with the Colonial Revival style. The subject building possesses all but one (numbers align with the style guide):

No. 1: Columned porch or portico

³⁸ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* (New York: Alfred A. Knopf, 2013), 408–432.

³⁹ George E. Thomas. *The Buildings of Pennsylvania: Philadelphia and Eastern Pennsylvania, Buildings in the United States*. Charlottesville: University of Virginia Press, 2011.

⁴⁰ The Colonial Revival Style 1880-1960, Pennsylvania Architectural Field Guide, published online by the State Historic Preservation Office of the Pennsylvania Historical and Museum Commission. Accessed on 15 May 2023. <<http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial-revival.html>>

The side porch is supported by numerous Doric columns.

No. 2: Front door sidelights

The front door features sidelights in the primary elevation.

No. 3: Pedimented door, windows or dormers

Two pedimented dormers flank the central gable within the primary elevation.

No. 4: Broken pediment over front door

There is a pediment over the front door within the primary elevation.

No. 5: Pilasters

The primary elevation features four pilasters, two in wood and two in brick. The corner pilasters extend to the side elevations.

No. 6: Symmetrical façade

The primary elevation is a symmetrical composition.

No. 7: Double-hung windows, often multi-paned

The majority of the original windows are both double-hung and multi-paned, and some of the original units appear to survive.

No. 8: Bay windows or paired or triple windows

The building features a bay window, as well as paired and a tripartite window on the side elevations.

No. 9: Wood shutters

The house originally featured working wooden shutters.

No. 10: Decorative pendants

Decorative pendants in the form of swags of garland are present in the frieze below the cornice on the primary elevation.

No. 11: Side gabled or hipped roofs

The building features a hipped roof, as well as a typical gable in front and a gambrel type gable in the rear.

No. 12: Cornice with dentils or modillions

There is a continuous cornice spanning the primary and side elevations.⁴¹

Exhibiting distinguishing characteristics of the Colonial Revival style, the subject building at 150 W. Washington Lane satisfies Criterion D.

⁴¹ The Colonial Revival Style 1880-1960, Pennsylvania Architectural Field Guide, published online by the State Historic Preservation Office of the Pennsylvania Historical and Museum Commission. Accessed on 15 May 2023. <<http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial-revival.html>>

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Figure 28. The Garage. Source: Keeping Society of Philadelphia, 2023.

The Garage of the subject property at 150 W. Washington Lane is also a distinctive example of the Colonial Revival style. The building form itself emulates early one and one-half-story houses with its side gable roof that projects from the primary façade to create the effect of a pent eave. The garage is constructed of red brick with a Flemish bond, the black headers being evocative of Philadelphia’s architectural history. Additionally, the building features a shed dormer with multi-light sashes, as well as double-hung, multi-light wooden windows on the side elevation. Ancillary to the main building, the Garage also exhibits distinctive characteristics of the Colonial Revival style, satisfying Criterion D.

7. BIBLIOGRAPHY AND CREDITS

These nominations were completed by the Keeping Society of Philadelphia with the primary authors as Oscar Beisert, Architectural Historian and Historic Preservationist and Amy Lambert, Architect and Historic Preservationist, with assistance from J.M. Duffin, Archivist and Historian, and Kelly Wiles, Architectural Historian. A special word of thanks to Friends Historical Library of Swarthmore College. Research included contacting descendants of Charles F. Jenkins; however, no primary source materials were provided.

The following sites were used to create the nominations:

Charles F. Jenkins Papers, Friends Historical Library of Swarthmore College.
Germantown Historical Society
Greater Philadelphia GeoHistory Network
Historical Society of Pennsylvania
Newspapers.com

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ADDITIONAL MAPS & FIGURES:

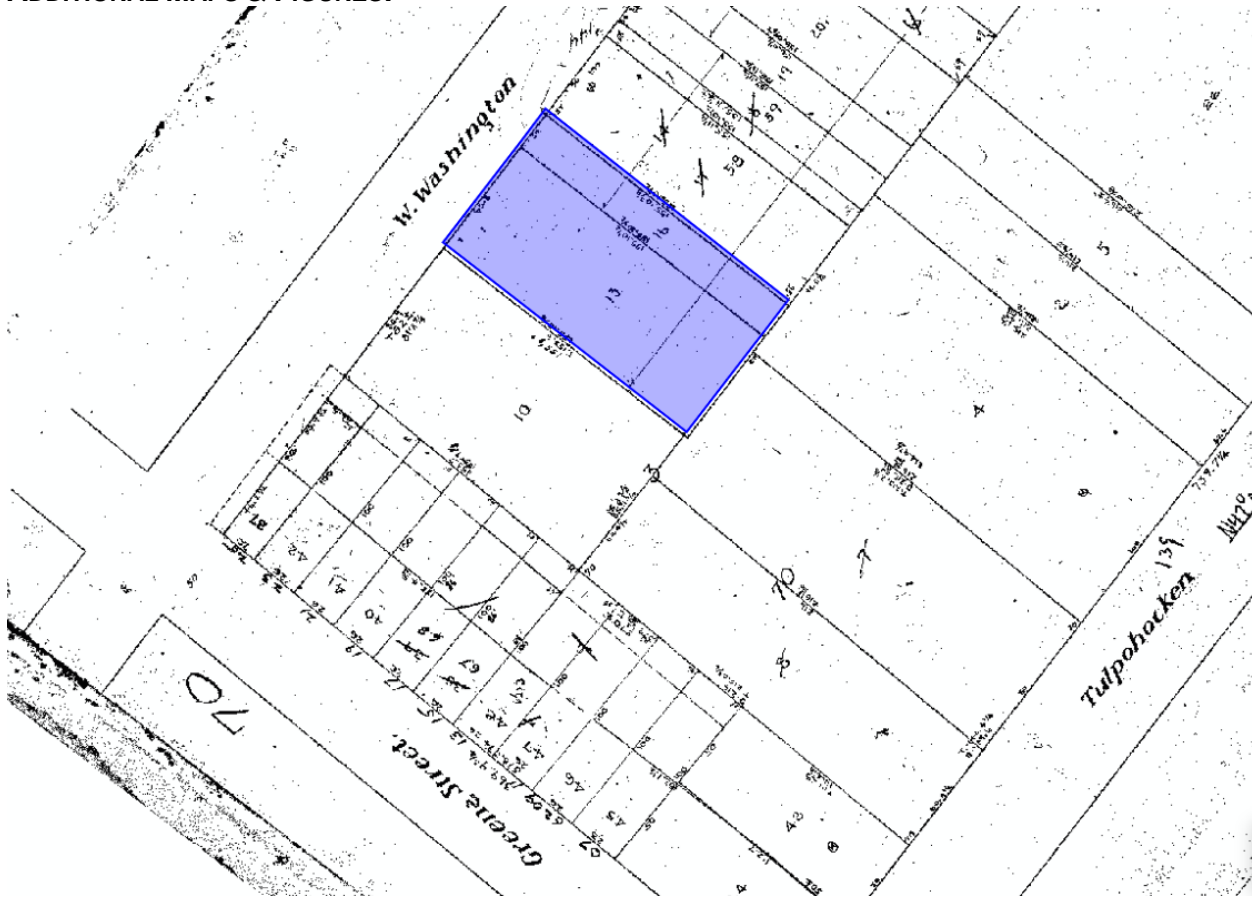


Figure 1: Historic map registry plan detail for 150 and 160 W. Washington Lane, 50-N-A-2-A. 150 W. Washington Lane is identified in blue, under map historic registry number 13. 160 W. Washington Lane is identified as number 10.

10	Sept. 16, 1885	George Barne	Sept. 1, 1885	Washington 50.9	James R. Strawbridge Jesse of James Johnson	Edward Cope Schwartz & Albert Knapp	Oct. 14, 1885	Maria C. Jenkins and by	Oct. 23, 1885
11	Jan. 25, 1887	Charles H. Schwartz, Jr.	Dec. 30, 1887	Washington 80	Joshua B. Johnson et al Jesse of James Johnson	Edward Cope and by Charles H. Schwartz	Dec. 21, 1887	Charles H. Schwartz and by	Feb. 12, 1888
12	Jan. 25, 1887	Harry Polchwartz	Dec. 30, 1887	Washington 80	Joshua B. Johnson et al Jesse of James Johnson	Charles H. Schwartz	Dec. 21, 1887	Charles H. Schwartz and by	Feb. 12, 1888
13	Jan. 27, 1887	Edward C. Cope	Dec. 30, 1887	Washington 63.8	Joshua B. Johnson et al Jesse of James Johnson	Maria C. Jenkins and by Edward C. Cope	May 24, 1888	Edward C. Cope and by	Feb. 3, 1888
10	Aug. 12, 1888	E. Naudain Simons	Mar. 7, 1889	Herbert Simons	July 3, 1889	E. Naudain Simons & Co.	July 3, 1889	E. Naudain Simons & Co.	July 3, 1889
11	Oct. 31, 1895	Charles H. Schwartz, Jr.	Oct. 31, 1895	Charles H. Schwartz, Jr.	Nov. 1, 1895	Charles H. Schwartz, Jr.	Nov. 1, 1895	Charles H. Schwartz, Jr.	Nov. 1, 1895
12	Feb. 12, 1894	Charles H. Schwartz	Feb. 12, 1894	Charles H. Schwartz, Jr.	Oct. 31, 1895	Charles H. Schwartz, Jr.	Nov. 1, 1895	Charles H. Schwartz, Jr.	Nov. 1, 1895
13	July 3, 1884	Herbert Simons	July 3, 1884	E. Naudain Simons & Co.	July 3, 1884	E. Naudain Simons & Co.	July 3, 1884	E. Naudain Simons & Co.	July 3, 1884

Figure 2: Map Registry plan entries for 150 and 160 W. Washington Lane (50-N-A-2-A-13 and 50-N-A-2-A-10, respectively). Original entries above, secondary entries below.

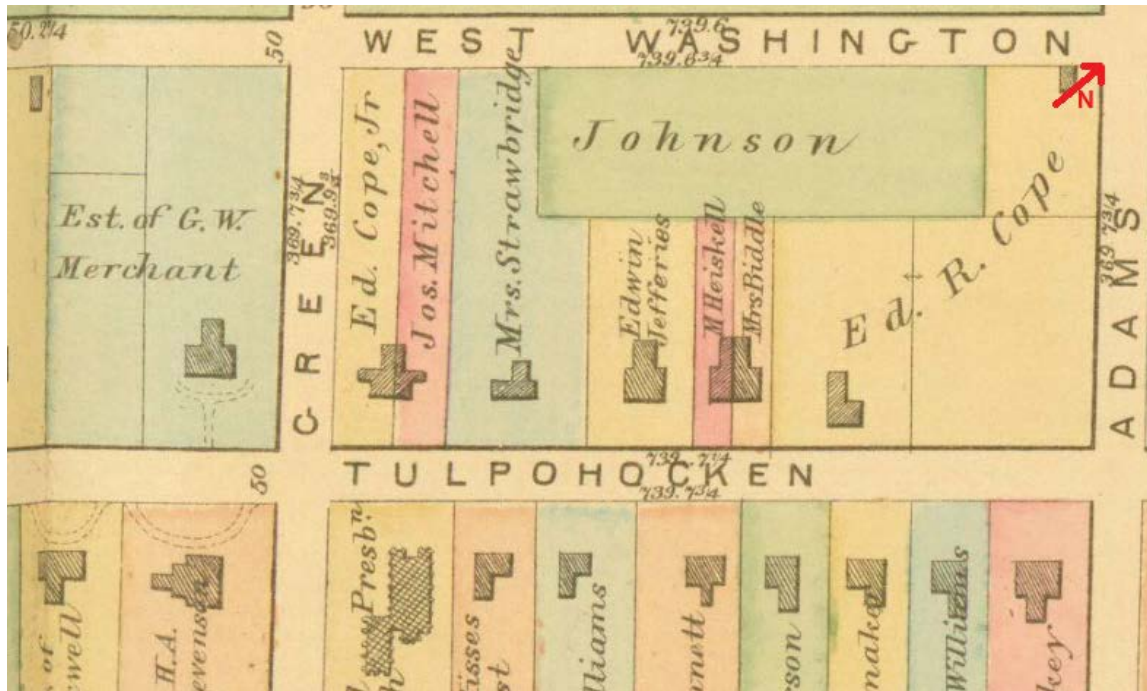


Figure 3: Detail of 1871 G.M. Hopkins Atlas of the Late Borough of Germantown, 22nd Ward. Plate 6. Source: Greater Philadelphia GeoHistory Network. <https://www.philageohistory.org/rdic-images/view-image.cfm/GMH1871.Germantown.009.Plate06>

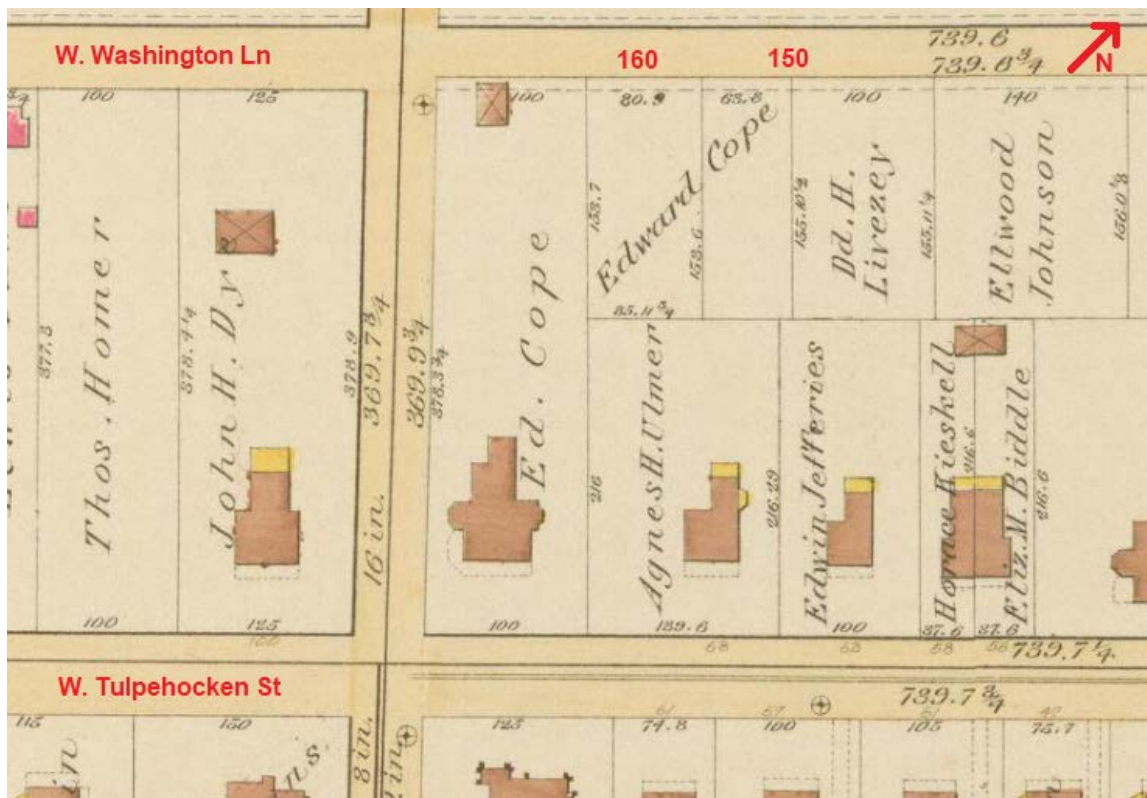


Figure 4: Detail of 1889 Bromley Atlas of the City of Philadelphia, 22nd Ward, Vol. 7, plate 11. Source: Greater Philadelphia GeoHistory Network. <https://www.philageohistory.org/rdic-images/view-image.cfm/BRM1889.PhilaWard22.013.Plate11>



Figure 5: Detail of 1895 Bromley atlas showing the newly-completed residence at 150 W. Washington Lane and the vacant parcel at 160 W. Washington Lane, owned by Edward Cope. Source: Greater Philadelphia GeoHistory Network.

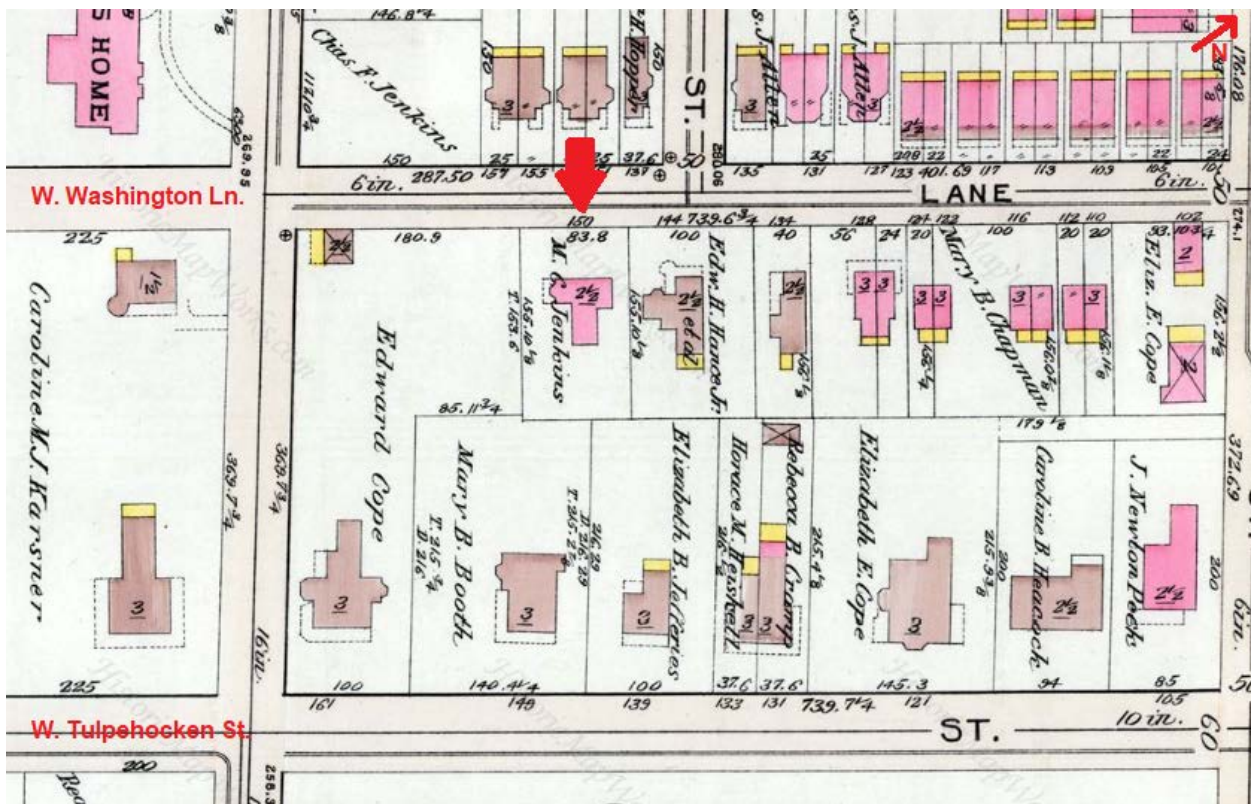


Figure 6: Detail of 1911 G.W. Bromley Atlas of the 22nd Ward, plate 18. Source: Historic Map Works. <https://www.historicmapworks.com/Map/US/85762/Plate+018/Philadelphia+1911+Ward+22/Pennsylvania/>