

NORTHWEST PHILADELPHIA APARTMENTS THEMATIC HISTORIC DISTRICT

Proposed Action: Designation

Property Owner: Multiple

Nominator: West Mount Airy Neighbors

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This nomination proposes to designate the Northwest Philadelphia Apartments Thematic Historic District. The proposed district includes 30 properties in Northwest Philadelphia, all of them apartment buildings within close proximity to the Chestnut Hill West Line of SEPTA Regional Rail. The nominators have focused on the period 1910 to 1940, when many apartment buildings were constructed in this part of the city.

The nomination argues that the proposed district meets Criteria for Designation A, D, F, and J. Under Criteria A and J, the nominators argue that these apartment buildings brought about a transformation of this area of Philadelphia into a bustling suburb populated in large part by middle-class residents, thus having significant character as part of the development and heritage of the community as well as the city as a whole.

The nomination also argues that the proposed district embodies distinguishing characteristics of various distinctive architectural styles, meeting Criterion D. Among those styles cited in the nomination are Tudor Revival, Colonial Revival, Neoclassical, Italian Renaissance, Beaux Arts, and Art Deco/Moderne.

Finally, the nomination cites Criterion F, arguing that properties in the district contain elements of design, detail, materials or craftsmanship which represent a significant innovation. The authors note that many of these buildings differ from more urban apartment structures in that they forego maximum density in favor of more suburban siting, with landscaped courts, open lawns, and other site features which related to the surrounding tree-lined streets.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates the proposed Northwest Philadelphia Apartments Thematic Historic District satisfies Criteria for Designation A, D, and J, but that a stronger case would need to be made for Criterion F if it is to be included.

Excerpt from minutes of the Committee on Historic Designation, Nov 20, 2024:

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START TIME OF DISCUSSION IN ZOOM RECORDING: 01:23:00

RECUSAL:

- Ms. Cooperman recused from the review of the nomination because she owns a condominium unit in a building in the proposed historic district.

PRESENTERS:

- Mr. Maust presented the nomination to the Committee on Historic Designation.
- Sherman Aronson and Adrienne Carpenter of the West Mount Airy Neighbors represented the nomination.
- Attorney Michael Phillips spoke on behalf of the Lindy Communities, the owner of 6907 McCallum Street, known as Sedgwick Gardens.
- Frank Boyer, the Regional Condominium Manager at The Galman Group, spoke on behalf of the property owners at 6635 McCallum Street, The McCallum, and 400-14 W. Hortter Street, Germantown Manor.

DISCUSSION:

- Mr. Phillips spoke about the Lindy family's special connection to Sedgwick Gardens; the buildings were constructed by Jacob Lindy and the site was the first apartment development in a large portfolio still managed by the family. As the Lindy family views this property as an heirloom, Mr. Phillips contended that regulation by the Historical Commission was unnecessary.
 - Mr. Phillips further contended that Sedgwick Gardens, built 1939-1940, is a chronological outlier in the proposed thematic district. He also suggested that the common "theme" of the subject properties is insufficient to justify designation, as the apartment buildings display a wide variety of architectural styles and scales.
- Mr. Boyer noted that the properties managed by the Gallman Group are condominiums and wondered what complications that might create for seeking Commission approval for maintenance and property improvements, including wheelchair accessible ramps.
 - He further noted that the condominium associations of these two properties already have standards for window replacement which include replacing "like for like."
 - At the invitation of Ms. Barucco, Mr. Farnham responded that many condominium buildings are already listed on the Philadelphia Register of Historic Places, and the Historical Commission's staff regularly reviews building permits from condominium unit owners. The reviews are sometimes more complex if they involve different standards between condominium associations and the Historical Commission, but that the staff is very familiar with such cases. Mr. Farnham also affirmed that the Historical Commission regularly reviews and approves requests to make buildings more accessible and while it may provide feedback on the design of a ramp or other accessibility measure, it would not stand in the way of those measures.
 - Ms. Barucco noted that it sounded like the condominium association's standards for changes to the exterior of the building were in line with the Historical Commission's standards.
- Mr. Cohen praised the nomination for revealing a dimension of Germantown that otherwise has been overlooked. The construction of these buildings in just a few decades had a significant impact on the landscapes along the transit corridors parallel to Germantown Avenue.
 - Mr. Cohen did identify room for more research about these buildings, suggesting that productive lines of inquiry would include further examining the social history of the buildings especially the economic context which made the style and scale of these buildings attractive to both developers and residents in comparison to other options. He wondered what type of households made up the residents of these buildings who might have not fit the single-family detached dwelling model.
 - Mr. Cohen addressed Mr. Phillips' comments about the proposed district lacking a single style, noting that other historic districts, including thematic ones, have been characterized by a variety of styles. He suggested that what linked these buildings went beyond the various styles which all stemmed from a "collective grandeur" that may have appealed to particular demographics and communities.
- Ms. Milroy noted that her former home community of Evanston, Illinois has had an apartment district on the National Register of Historic Places since the 1980s and that there is precedent for suburban apartments being identified as worthy of historic preservation.

- Mr. Laverty commended the nominators and said he welcomed additions to the proposed district or other similar districts in other neighborhoods of Philadelphia.
- Ms. Barucco appreciated the analysis of the various apartment typologies, especially the particular layouts and sitings that developers chose for these buildings.
 - She also noted that this nomination’s focus on the railway was important and effective.
- Ms. Milroy shifted the conversation to the staff recommendation and the question of whether Criterion F was sufficiently supported by the nomination.
 - Ms. Barucco said she felt that Criterion F was not necessary for this nomination to succeed and agreed with the staff that it was not very well developed within the statement of significance.
 - Ms. Milroy said the best argument for Criterion F she found in the nomination was that these were multi-family buildings that mimicked existing suburban single-family residential forms and used a variety of historical architectural references to do so.
 - Mr. Cohen agreed that these apartments developing in this suburban setting was a local innovation but that it was an innovation being experienced in many places in the country as suburbanization became more common.
 - Mr. Aronson noted that the nominators had chosen to include Criterion F after observing evolution and adaptation within the design of these apartment buildings. The earliest ones mostly looked like large houses, though they were divided into flats. By the 1920s, more confident in the demand for apartments, they took cues from urban apartment buildings and looked much different. The developers were innovating form and style to meet demand, if not in craftsmanship or technology.
 - Mr. Laverty commented that, while he could see further research and writing buttressing Criterion F, he felt the nomination strongly supported the other Criteria and thus he was in favor of removing Criterion F.

PUBLIC COMMENT:

- Steven Peitzman of the East Falls Historical Society commented in support of the nomination.
- Allison Weiss of the SoLo Germantown Civic Association commented in support of the nomination.
- Suzanne Ponsen of West Central Germantown Neighbors commented in support of the nomination.
- David Traub of Save Our Sites commented in support of the nomination.
- Amy Lambert of the University City Historical Society commented in support of the nomination and asked how properties could be added to the Thematic District in future or if other parts of the city could be added.
 - Ms. Barucco and Mr. Farnham answered that an amendment could be submitted, as long as the additional properties shared the history documented in the current nomination.
- Russell Fulton commented in support of the nomination and suggested that one future addition to the district should be the Wallingford Apartments on W. Walnut Lane.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The nomination makes a significant contribution to the understanding of the built environment along the Chestnut Hill West Line.
- The subject properties, while displaying a variety of architectural styles, are united by their proximity to the railroad and their adaptation of urban forms to a suburban setting.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the historic district satisfies Criteria for Designation A and J, showing that the subject properties have significant character and value as part of the development of the city of Philadelphia and exemplify the economic and social heritage of the community.
- The nomination demonstrates that the historic district satisfies Criterion for Designation D, embodying a variety of architectural styles as developers adapted apartment buildings for the suburban setting.
- The nomination does not fully justify designating the historic district under Criterion F.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the proposed Northwest Philadelphia Apartments Thematic Historic District satisfies Criteria for Designation A, D, and J.

ITEM: Northwest Philadelphia Apartments Thematic Historic District					
MOTION: Satisfies Criteria A, D, and J					
MOVED BY: Lavery					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair				X	
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Lavery	X				
Debbie Miller					X
Elizabeth Milroy	X				
Total	4			1	1

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:12:28

ACTION: The Committee on Historic Designation adjourned at 11:50 a.m.

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission and its advisory Committees are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission’s website, www.phila.gov/historical.

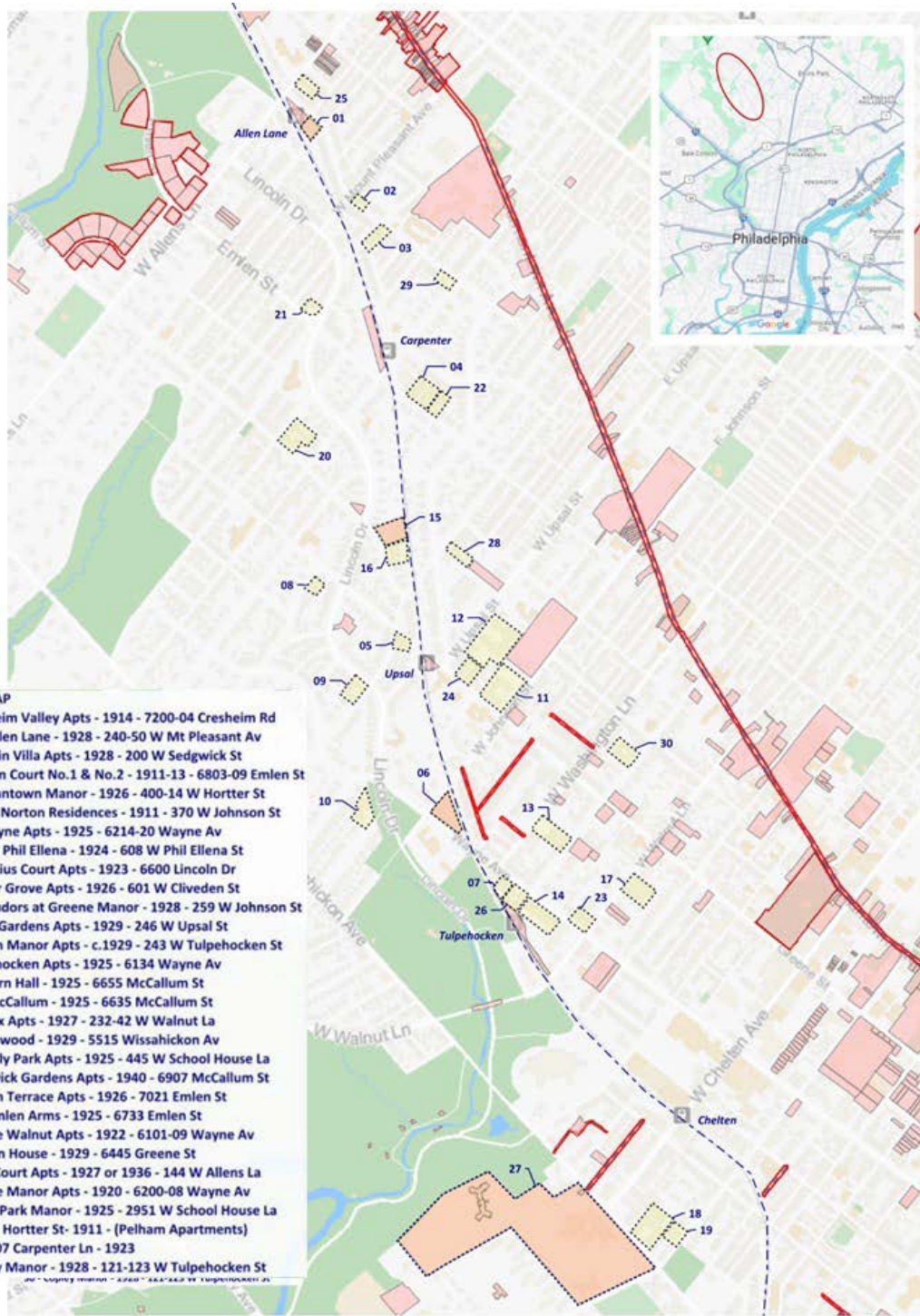




Figure 1, Figure 2: Three of the properties (left to right: 6134 Wayne Avenue, 6200-08 Wayne Ave, and 6214-20 Wayne Ave) surround the Tulpehocken Train Station.



Figure 3, Figure 4: Malvern Hall (6655 McCallum St) and The McCallum (6635 McCallum St) are sited along the Chestnut Hill West Line not far from Upsal Street Station.

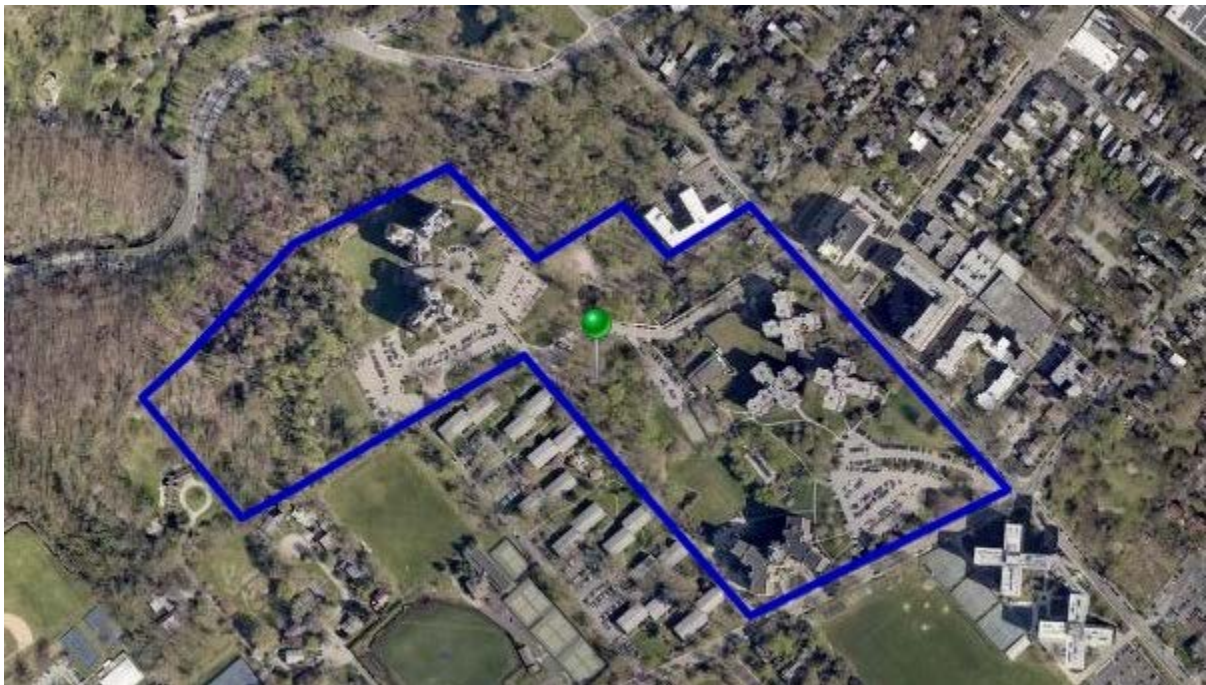


Figure 5, Figure 6: Alden Park Manor (2961 W School House Ln) is the only property outside of the Upper Northwest Planning District, located just across Wissahickon Ave in the Lower Northwest Planning District. The property is one of four already listed on the Philadelphia Register of Historic Places.



Figure 7, Figure 8: 332 W Hortter St.



Figure 9, Figure 10: 608 W Phil Ellena St.

NOMINATION OF HISTORIC DISTRICT
PHILADELPHIA REGISTER OF HISTORIC PLACES
PHILADELPHIA HISTORICAL COMMISSION

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

1. NAME OF HISTORIC DISTRICT (CURRENT/HISTORIC)

Northwest Philadelphia Apartments Thematic Historic District

2. LOCATION

Please attach a map of Philadelphia locating the historic district.

Councilmanic District(s): 8

3. BOUNDARY DESCRIPTION

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

4. DESCRIPTION

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

5. INVENTORY

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

Total number of properties in district: 30

Count buildings with multiple units as one.

Number of properties already on Register/percentage of total: 4 / 13.3%

Number of significant properties/percentage of total: 7 / 23.3%

Number of contributing properties/percentage of total: 23 / 76.6%

Number of non-contributing properties/percentage of total: 0 / 0

6. SIGNIFICANCE

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

Period of Significance (from year to year): from 1910 to 1940

CRITERIA FOR DESIGNATION:

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

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

7. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

8. NOMINATOR

Organization West Mt. Airy Neighbors Historic Preservation Initiative Date _____

Name with Title Sherman Aronson, committee leader Email Sca2012@outlook.com

Street Address WMAN: 258 W Gorgas Lane Telephone 215-815-1181

City, State, and Postal Code Philadelphia, PA 19119

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: 4/15/20224

Correct-Complete Incorrect-Incomplete Date: September 11, 2024

Date of Preliminary Eligibility: NA

Date of Notice Issuance: September 12, 2024

Date(s) Reviewed by the Committee on Historic Designation: November 20, 2024

Date(s) Reviewed by the Historical Commission: December 13, 2024

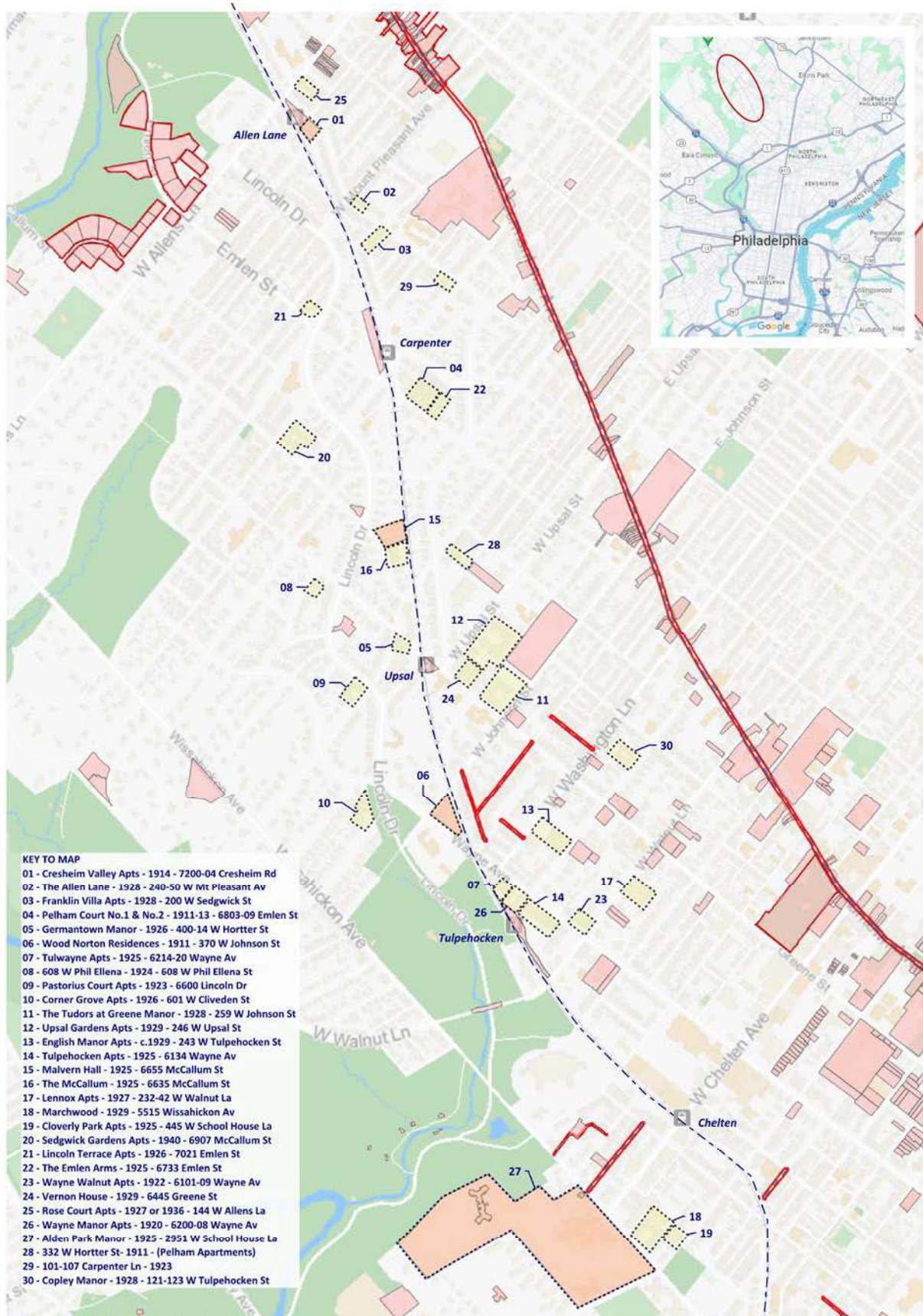
Date of Final Action: _____

Designated Rejected

2. Location

The Northwest Philadelphia Apartments Thematic Historic District is comprised of 30 properties located in Northwest Philadelphia, running along the Chestnut Hill West railroad line.

See next page (2-3 Map) for overall district map with key to locations.



3. Boundary Descriptions

Four of the 30 properties in the proposed district: Alden Park Manor (2961 W School House Ln), Cresheim Valley Apartments (7200-04 Cresheim Rd), Malvern Hall (6655 McCallum St), and Wood Norton Residences (370 W Johnson St)¹ are already designated on the Philadelphia Register of Historic Places, and the boundaries of those designations are unchanged by the district nomination. The boundaries of the remaining 26 properties follow the tax parcel boundaries (outlined below in red), unless otherwise noted.

The Allen Lane, 1923 - 240-50 W Mount Pleasant Ave

Located at the northeast corner of Cresheim Road and W. Mt. Pleasant Avenue, on a parcel bounded by W. Mt. Pleasant Avenue to the northwest, other property lines to the northeast and southeast and Cresheim Road to the southwest.



¹ The boundary of designated property at 370 W Johnson St omits the new construction at the site. See the individual nomination for the boundary details.

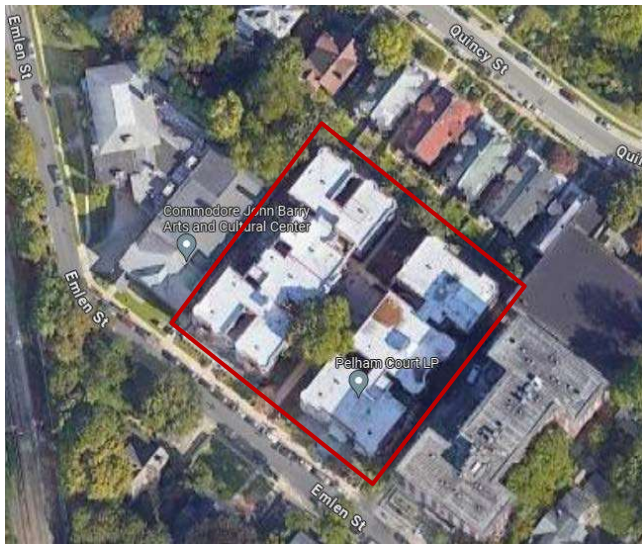
Franklin Villa Apartments, 1928 - 200 W Sedgwick St

Located at the southeast corner of Cresheim Road and W. Sedgwick Street, on a parcel bounded by W. Sedgwick Street to the northwest, Cresheim Road to the northeast, Idell Street to the southeast and other property lines to the southwest.



Pelham Court, 1911 – 6803-09 Emlen St

Two buildings located on the northeast side of Emlen Street, on a parcel bounded by other property lines to the northwest, northeast and southeast and Emlen Street to the southwest.



Germantown Manor, 1926 – 400-14 W Hortter St

Located on the sharp southeast corner of Greene and W. Hortter Streets, bounded to the northeast by Greene Street, to the east by W. Upsal Street, to the southeast and southwest by other property lines and to the west by W. Hortter Street.



Tulwayne Apartments, 1921 – 6214-20 Wayne Ave

Located on the southwest side of Wayne Avenue, bounded to the northeast by Wayne Avenue, to the southeast by other property lines, to the southwest the railroad line, and to the northwest by other property lines.



608 West Phil Ellena Street, 1922 – 608 W Phil Ellena St

Located on the southeast side of W. Phil Ellena Street, bounded to the northeast, southeast and southwest by other property lines and to the northwest by W. Phil Ellena Street.



Pastorius Court Apartments, 1925 – 6600 Lincoln Dr

Located at the west corner of Lincoln Drive and W. Hortter Street, bounded to the northeast, southeast and southwest by other property lines and to the northwest by W. Phil Ellena Street.



Cliveden Hall (Corner Grove Apartments), 1926 - 601 W Cliveden St

Located at the southwest corner of Lincoln Drive and Wayne Avenue, bounded to the north by Wayne Avenue, to the east by parkland, to the southeast by W. Cliveden Street, and to the southwest, west and northwest by other property lines.



Greene Manor (The Tudors), 1929 – 259 W Johnson St

Located at the northwest corner of Green Street and W. Johnson Street, bounded to the northeast by other property lines, to the southeast by W. Johnson Street, to the southwest by Greene Street and to the northwest by other property lines.



Upsal Gardens Apartments, 1927 – 246 W Upsal St

Located on the southeast side of W. Upsal Street, bounded to the northeast, southeast and southwest by other property lines. The apartment complex includes a former detached single-family residential building at the southwest, which is classified as non-contributing to the district.



English Manor Apartments, 1930 – 243 W Tulpehocken St

Located on the northwest side of W. Tulpehocken Street, bounded to the north by other property lines, to the southeast by W. Tulpehocken Street, to the southwest by other property lines and to the northwest by W. Washington Lane.



Tulpehocken Apartments, 1921 – 6134 Wayne Ave

Located on the southwest side of Wayne Avenue, bounded to the northeast by Wayne Avenue, to the southeast by other property lines, to the southwest by the Tulpehocken SEPTA station and to the northwest by W. Tulpehocken Street.



The McCallum, 1925 – 6635 McCallum St

Located on the northeast side of McCallum Street, bounded to the north by other property lines, to the east by the railroad line, to the south by other property lines and to the west by McCallum Street.



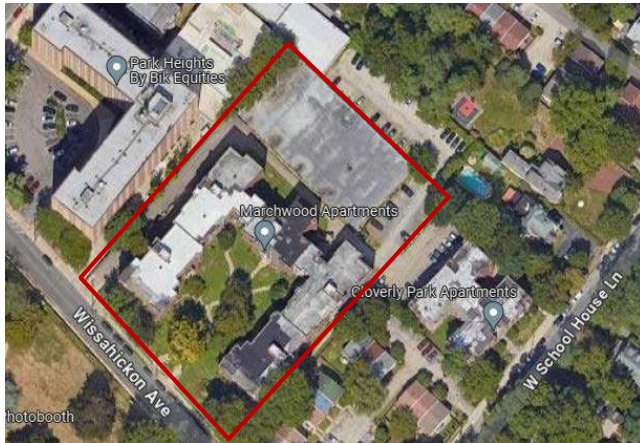
Lennox Apartments, 1930 – 232-42 W Walnut Ln

Three buildings located on the southeast side of W. Walnut Lane, bounded to the northeast, southeast and southwest by other property lines.



Marchwood, 1929 – 5515 Wissahickon Ave

Located on the northeast side of Wissahickon Avenue, bounded to the northeast and southeast by other property lines, to the southwest by Wissahickon Avenue and to the northwest by another property line.



Cloverly Park Apartments, 1930 – 445 W School House Ln

Located on the northwest side of W. School House Lane, bounded to the northeast, southeast and southwest by other property lines.



Sedgwick Gardens, 1940 – 6907 McCallum St

Two buildings located on the southeast side of McCallum Street, bounded to the northeast by Cherokee St, to the southeast by other property lines, to the southwest by McCallum Street and to the northwest by Sedgwick Street.



Lincoln Terrace Apartments, 1920 – 7021 Emlen St

Located on the north corner of Emlen Street and Lincoln Drive, bounded to the northeast by other property lines, to the southeast by Lincoln Drive, to the southwest by Emlen Street



The Emlen Arms, 1925 – 6733 Emlen St

Located on the northeast side of Emlen Street, bounded to the northeast and southeast by other property lines, to the southwest by Emlen Street and to the northwest by another property line.



Wayne Walnut Apartments, 1920 – 6101-09 Wayne Ave

Three buildings located on the north corner of Wayne Avenue and W. Walnut Lane, bounded to the northeast by other property lines, to the southeast by W. Walnut Lane, to the southwest by Wayne Avenue and to the northwest by other property lines.



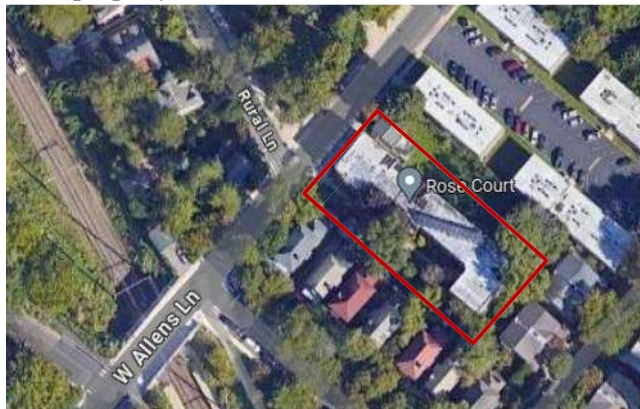
Vernon House, 1929 – 6445 Greene St

Located on the northeast side of Greene Street, bounded to the northeast and the southeast by other property lines, to the southwest by Wayne Avenue and to the northwest by other property lines.



Rose Court Apartments, 1927 – 144 W Allens Ln

Located on the southeast side of Greene Street, bounded to the northeast, southeast and southwest by other property lines, and to the northwest W. Allens Lane.



Wayne Manor Apartments, 1920 – 6200-06 Wayne Ave

Located on the southwest side of Wayne Avenue, bounded to the northeast by Wayne Avenue, to the southeast by W. Tulpehocken Street, to the southwest by other property lines and the SEPTA railroad line and to the northwest by another property line.



Pelham Apartments, 332 W Hortter St

Located on the southeast side of W. Hortter Street, bounded to the northeast, southeast and southwest by other property lines and to the northwest by W. Hortter Street.



101-07 Carpenter Ln

Located on the northwest side of Carpenter Lane, bounded to the northeast by Cresheim Road, to the southeast by Carpenter Lane and to the southwest and northwest by other property lines.



Copley Manor, 121-23 W Tulpehocken St

Located on the northwest side of W. Tulpehocken Street, bounded to the northeast by another property line, to the southeast by W. Tulpehocken Street, to the southwest and northwest by other property lines.



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

Geographic and Neighborhood Context

The Northwest Philadelphia Apartments Thematic Historic District is positioned across the Germantown and Mt. Airy neighborhoods. The district takes advantage of both the natural environment of the Wissahickon Valley and layers of history and development from the seventeenth century to present. The current cultural landscape reflects entrenched impact from industrialization, suburbanization and urbanization in the nineteenth and twentieth centuries.

The landscape incorporates the natural resources in the Wissahickon Valley, with dramatic topography of the Wissahickon and Wingohocking watersheds, defined by ridges and valleys, forest and rocky outcroppings. On the west side, the Wissahickon Valley Park woodland landscape is prominent, producing shady neighborhoods with less density. On the east side, more dense development took place around mills and factories making use of waterpower from the Wingohocking Creek, supplying densely packed rowhouse neighborhoods for workers, as well as single-family and semi-detached residences. Supplemental commercial districts, as small as a corner store and as large as a block or two of storefront rows, supported these neighborhoods.

The district follows a scattered site pattern, roughly along the linear path adjacent and between the Chestnut Hill West and Chestnut Hill East lines, now operated by the Southeastern Pennsylvania Transportation Authority (SEPTA). The apartment buildings are in short walking distance to the neighborhood train stations along these lines as well to the small commercial districts in pedestrian-friendly, tree-lined streets of the neighborhoods.

Typology and Form

The Northwest Philadelphia Apartments Thematic Historic District is comprised of 30 properties, not including condominium units, which provide examples of a new building typology which developed within the suburban cultural landscape in the early twentieth century. The modern apartment building appeared in several forms providing a variety of housing options at a moderate cost to the tenant. In a few cases, commercial storefronts were worked into architectural designs for added amenities. Four forms of the early twentieth-century apartment typology are included in this district: The garden apartment, the corner-sited apartment, the low-rise flat, and the mid-rise flat.

Garden apartments are characterized by landscaped sites with semi-private interior courtyards, often featuring designed hardscaped garden beds, water features, pedestrian paths and lighting. The buildings are low rise, three or four stories, usually one building consisting of several wings in varying plans, in a symmetrical U-shape to enclose the courtyard. The wings of the buildings are sometimes linked with internal corridors, many are not, generating multiple attached buildings in a single complex. The building plans were intentionally designed to create attractive private views and maximize light and ventilation. The landscaping also enhances pedestrian traffic with multiple entrances to the buildings facing into their courtyards.



Examples of Garden Apartments: *left* Vernon House, 1929 *right* Marchwood, 1929

A few apartments take advantage of off-the-grid sites on prominent corners of arterial roads like Lincoln Drive and are classified in this nomination as *corner-sited apartments*. Perhaps a subtype of the garden apartment, these buildings have at least two wings stretching to each street making up the corner site. The plans make use of the courtyard created between wings and around the larger property as landscape features. Plans can be both symmetrical and asymmetrical. The examples found in this district are low-rise, four to five stories.



Examples of Corner-sited Apartments: *left* Cliveden Apartments (Corner Grove), 1926 *right* Lincoln Terrace, 1926

Low-rise flats are four to six stories with a limited number of apartments per floor, organized symmetrically. They can be a single building with boxy rectangular massing or multiple identical buildings, sometimes adjoined on the exterior with no internal connection between sections. If detached, a pair or several buildings make use of the property between as a courtyard landscape feature. Interior plans may eliminate internal corridors, using a single entrance into a stairwell per building for vertical circulation, usually walk-up only. There are a limited number of flat units per floor, with mirrored plans, the same repeating on each story. Plans often incorporate light courts to capitalize on daylight and ventilation for interior apartment units. Most of the buildings in the district are categorized in this typology.



Examples of Low-rise Flats: *left* Tulpehocken Apartments, 1925 *right* Pelham Court #1, 1911

Mid-rise flats rise up five to 14 stories, distinct from the other pedestrian-scaled apartment forms. Resembling miniature skyscrapers, mid-rise flats employ a tripartite columnar design, with heavy base, tall vertical shaft, topped with an ornamental cornice or parapet as capital, usually symmetrical with regular fenestration. These buildings employ elevators and interior corridors for circulation with repeated unit plans on each story. In plan, the buildings make use of offset vertical volumes to maximize light and ventilation to the apartment units.



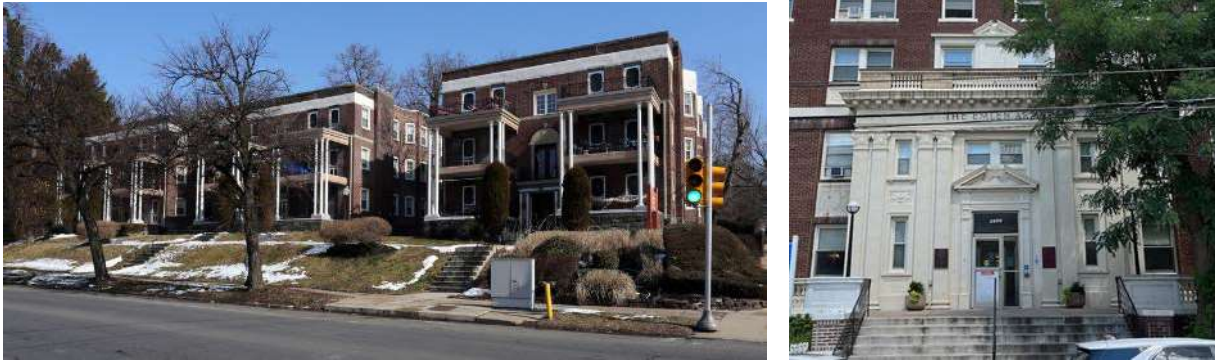
Examples of Mid-rise Flats: *left* Germantown Manor, 1926 *right* The McCallum, 1925

Architectural Style

Architects adapted stylistic designs from earlier architectural influences and delved into new design styles for the modern apartment building form. Typical choices for early twentieth-century residential design romanticized “old world” European architecture to establish Neoclassical, Colonial Revival and Tudor Revival styles, among others. Features of Italian Renaissance and Beaux Arts architectural styles are also present to embellish the apartment buildings. Design elements in period revival styles tended to exaggerate and elaborate ideas from their stylistic references, showing bigger or more enthusiastic ornament. Some contributing buildings to this district were designed with new Art Deco and Moderne architectural styles, which were much more restrained than the eclectic revivals, focusing on the arrangement of building materials with more limited ornament.

In this period, more than one architectural style was often merged to create eclectic hybrid styles of architectural design. Design elements usually appear through applied ornamental details at entrances and windows and through the roofline shape and cornice decoration. The choice and decorative use of materials also serve as ornament to express the selected architectural style or styles. Many of the buildings in the Germantown, Mt. Airy and Chestnut Hill areas incorporate local Wissahickon Schist stonework with brick construction. Using various techniques for rustication to produce texture and design as ornament. To this, mass-produced cast stone ornaments were installed to add further sculpted elements to the designs.

Neoclassical architecture is influenced by Ancient Classical design, characterized by the Classical orders, entablature and use of full height porches and porticos supported by columns. Roofs can be gabled or flat, often with balustrades. The distinction between Neoclassical, Colonial Revival and Italian Renaissance can be difficult to parse as they are often hybridized.



Examples of Neoclassical: *left* Wayne Walnut, 1922 *right* Entry detail, The Emlen Arms, 1925

The *Colonial Revival* style looks to Georgian and Federal design inspirations, which are also influenced by Ancient Classical design and easily mixed and confused with Neoclassical. Characteristics include entrances decorated with entablature, porticos or pilasters supporting pediments, sometimes with sidelights or fanlights. These buildings are usually of brick construction with contrasting decoration around sash windows, sometimes with Palladian windows. Rooflines are delineated by cornices with dentils or modillions.



Examples of Colonial Revival: *left* 608 West Phil Ellena Street, 1924 *right* Entry detail, Vernon House, 1925

Tudor Revival was a particularly popular nostalgic style for garden apartments, easily identified with half timbering over brick or stucco. Brickwork is often decorative, showing diaper patterns or rustic “clinker bricks.” Cast stone heraldic imagery, low-relief sculpture, finials and coping set off elaborate medieval-inspired entrances, casement windows, tower bays and crenellated or cusped parapets. Absent half-timbering, simpler masonry elevations are reminiscent of Jacobean houses, with stone decoration and sometimes gabled dormers and parapets that cut through the roofline.



Examples of Tudor Revival: *left* Cloverly Park, 1928 *right* Corner Grove (Cliveden Hall), 1926

Italian Renaissance architecture is a subvariant of the Neoclassical style, drawing influence from Ancient Classical architecture, often with details such as arched window and door openings, pedimented windows with bracketed balconies, balustrades and colonnades. The first story is often rusticated, with quoins at the corners. These buildings have low and flat-pitched, often tiled roofs, with overhanging eaves. In the apartment form, this can be expressed through a stylized parapet with a canted roof-like feature or a balustrade at the roofline.



Examples of Italian Renaissance: *left* Pastorius Court, 1923 *right* Franklin Villa, 1928

Beaux Arts style reflects a rich and exaggerated Neoclassical style, closely related to Italian Renaissance. Characteristics include elaborate sculptural details in the form of festoons, urns, low-relief panels and brackets with floral and foliate motifs. Rusticated textures and simulated ashlar block may decorate wall surfaces. Columns and balusters are also employed as ornament to amplify fenestration and rooflines. In

the apartment form, Beaux Arts usually appear as special features at entrances rather than a building entirely designed in the style.



Examples of Beaux Arts details: Entrance details at *left* Alden Park, 1923-8 *right* and Tulwayne, 1925

The *Art Deco and Moderne* styles break with the nostalgic design influences, using simplified lines and smooth wall surfaces with stylized and streamlined ornament. Art Deco architecture uses geometric shapes set off in contrasting materials or patterned brickwork. In apartments, decoration around doors may still borrow from the Doric order in the Colonial Revival style. Roofs are usually flat with much refined parapets, decorated with inset geometric shapes. The Moderne style is characterized by its very boxy massing, with stepped elevations and fenestration with windows at corners. Historicized rusticated textures were streamlined to horizontal grooves for panels of texture variation. In early twentieth-century apartments, both newer styles were mixed with sometimes simplified features from the period revivals, making the Art Deco and Moderne tricky to identify.



Examples of Art Deco & Moderne: *left* The Allen Lane, 1926 *right* Sedgwick Gardens, 1939

Northwest Philadelphia Apartments

Building Typologies

Garden Apartments

Cloverly Park - 1928



Greene Manor - 1928



Marchwood - 1929



Upsal Gardens - 1929



English Manor - c.1929



Malvern Hall - 1925



Vernon House - 1929



Copley Manor - 1929



Pastorius Court - 1923



Sedgwick Gardens - 1939



Corner-sited Apartments

Corner Grove - 1926



Lincoln Terrace - 1926



Low-Rise Flats

Wood Norton - 1911



Cresheim Valley - 1914



Pelham Apartments - 1911



608 W Phil Ellena - 1924



101-107 Carpenter Lane - 1923



Wayne Walnut - 1922



Pelham Court #1 – 1911



Pelham Court #2 – 1913



Tulpehocken Apartments – 1925



Franklin Villa - 1928



Wayne Manor - 1934 (fire rebuild; original 1926)



Tulwayne - 1925



Lennox - 1927



Rose Court - 1927



The Allen Lane - 1928



Mid-Rise Flats

Emlen Arms - 1925



The McCallum - 1925



Germantown Manor - 1926



Alden Park - 1926



Northwest Philadelphia Apartments

Architectural Styles

Tudor Revival

Wood Norton - 1911



Cresheim Valley - 1914



Cloverly Park - 1928



Greene Manor - 1928



Marchwood - 1929



Upsal Gardens - 1929



English Manor - c.1929



Corner Grove - 1926 – Tudor Revival / Italian Renaissance



Malvern Hall - 1925 - Colonial Revival / Tudor Revival / Italian Renaissance



Pelham Apartments - 1911



Colonial Revival

Lincoln Terrace - 1926



Vernon House - 1929



Emlen Arms - 1925 Colonial Revival / Neoclassical



Malvern Hall - 1925 - Colonial Revival / Tudor Revival / Italian Renaissance



608 W Phil Ellena - 1924



101-107 Carpenter Lane - 1923



Neoclassical

Wayne Walnut - 1922



Pastorius Court - 1923 – Neoclassical / Italian Renaissance



Emlen Arms - 1925 - Colonial Revival / Neoclassical



Pelham Court #1 – 1911 – Neoclassical / Italian Renaissance



Pelham Court #2 – 1913 – Neoclassical / Italian Renaissance



The McCallum – 1925 - Neoclassical / Italian Renaissance



Germantown Manor – 1926 - Neoclassical / Italian Renaissance



Tulpehocken Apartments – 1925 - Neoclassical / Italian Renaissance



Copley Manor – 1929 - Neoclassical / Italian Renaissance



Italian Renaissance

Pastorius Court - 1923 – Italian Renaissance / Neoclassical



Franklin Villa - 1928



Alden Park - 1926 - Italian Renaissance / Beaux Arts



Corner Grove - 1926 – Tudor Revival / Italian Renaissance



Pelham Court #1 – 1911 – Neoclassical / Italian Renaissance



Pelham Court #2 - 1913– Neoclassical / Italian Renaissance



The McCallum – 1925 - Neoclassical / Italian Renaissance



Germantown Manor – 1926 - Neoclassical / Italian Renaissance



Wayne Manor - 1934 (fire rebuild; original 1926)



Tulpehocken – 1925 - Neoclassical / Italian Renaissance



Malvern Hall 1925 - Colonial Revival / Tudor Revival / Italian Renaissance



Tulwayne – 1925 – Italian Renaissance / Beaux Arts



The Lennox - 1927



Rose Court – 1927 – Italian Renaissance / Art Deco/Art Moderne



Copley Manor – 1929 - Neoclassical / Italian Renaissance



Beaux Arts

Alden Park – 1925-1929 - Italian Renaissance / Beaux Arts



Tulwayne – 1925 – Italian Renaissance / Beaux Arts



Art Deco / Moderne

The Allen Lane - 1928



Sedgwick Gardens - 1939



Rose Court – 1927 – Italian Renaissance / Art Deco/Art Moderne



5 - NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY												
List No.	NAME OF BUILDING	DATE BUILT	ADDRESS (Number)	ADDRESS (Street)	ZIP	ARCHITECT	NO OF UNITS	STORIES (Visible)	NRHP / PRHP	RENTAL / CONDOS	Contributing / Significant	
01	Cresheim Valley Apartments	1914	7200-04	Cresheim Rd	19119	Henry E. Dehoff, Architect	24	4	PRHP	Rental	Significant	
02	The Allen Lane	1928	240-50	W Mt Pleasant Ave	19119	Joseph Margolis, Architect	16	4	NA	Rental	Contributing	
03	Franklin Villa Apartments	1929	200	W Sedgwick St	19119	Thalheimer & Weitz, Architect	33	4	NA	Rental	Contributing	
04	Pelham Court No.1 and No.2	1911-13	6803-09	Emlen St	19119	John D. Allen, Architect	98 + 98	4	NA	Rental	Contributing	
05	Germantown Manor	1926	400-14	W Horttler St	19119	Unknown	46	9	NA	Condos	Contributing	
06	Wood Norton Residences	1911	370	W Johnson St	19144	William E. Rees, Builder	12	3	PRHP	Condos	Significant	
07	Tulwayne Apartments	1925	6214-20	Wayne Ave	19144	Solomon Kaplan, Architect	17	4	NA	Rental	Contributing	
08	608 W Phil Ellena	1924	608	W Phil Ellena St	19119	Roy G. Pratt, Architect	8	4	NA	Condos	Contributing	
09	Pastorius Court Apartments	1923	6600	Lincoln Dr	19119	Maudes Goeder, Architect	42	5	NA	Rental	Contributing	
10	Corner Grove Apartments (Clivden Hall Apartments)	1926	601	W Cliveden St	19119	Sugarman & Berger, Architect	60	6	NA	Rental	Contributing	
11	The Tudors at Greene Manor	1928	259	W Johnson St	19144	I. L. Levin, Architect	60	4	NA	Rental	Contributing	
12	Upsal Gardens Apartments	1929	246	W Upsal St	19119	Samuel Elgart, Architect	146	4	NA	Rental	Significant	
13	English Manor Apts	c. 1929	243	W Tulpehocken St	19144	Jacob Ethan Fieldstein	70	4	NA	Rental	Contributing	
14	Tulpehocken Apts	1925	6134	Wayne Ave	19144	McKenzie & Wiley, Architect	42	3	NA	Co-op	Contributing	
15	Malvern Hall	1925	6655	McCallum St	19119	Ballinger & Co., Architect	58	4	NRHP, PRHP	Condos	Significant	
16	The McCallum	1925	6635	McCallum St	19119	McLanahan & Beneker, Architect	88	9	NRHP	Condos	Significant	
17	The Lennox Apartments	1927	232-42	W Walnut Ln	19144	William Harold Lee, Architect	156	4	NA	Rental	Contributing	
18	Marchwood	1929	5515	Wissahickon Ave	19144	Stetler & Deysler, Architect	79	4	NA	Rental	Contributing	
19	Cloverly Park Apartments	1925	445	W School House Ln	19144	Unknown	52	4	NA	Rental	Contributing	
20	Sedgwick Gardens Apartments	1940	6907	McCallum St	19119	J.E. Feldstein, Architect	65	3	NA	Rental	Contributing	
21	Lincoln Terrace Apartments	1926	7021	Emlen St	19119	Charles E. Oelshlager, Architect	15	4	NA	Rental	Contributing	
22	The Emlen Arms	1925	6733	Emlen St	19119	B. Stanley Simmons, Architect	155	9	NA	Rental	Significant	
23	Wayne Walnut Apartments	1922	6101-09	Wayne Ave	19144	Thomas B. Lippincott, Architect	18	3	NA	Rental	Contributing	
24	Vernon House	1929	6445	Greene St	19119	Charles Schaefer, Architect	48	4	NA	Co-op	Contributing	
25	Rose Court Apts	1927	144	W Allens Ln	19119	Harry D. Rose, Architect	36	3	NA	Rental	Contributing	
26	Wayne Manor Apts	1934	6200-08	Wayne Ave	19144	Magaziner & Eberhard, Architect	69	4	NA	Rental	Contributing	
27	Alden Park Manor	1926	2961	W School House Ln	19144	Edwin Rorke, Architect	240	12	NRHP, PRHP	Rental	Significant	
28	332 West Horttler	1911	332	W Horttler St	19119	Robert Killough	8	4	NA	Rental	Contributing	
29	101-107 Carpenter	1923	101-07	Carpenter Ln	19119	Unknown	8	4	NA	Rental	Contributing	
30	Copley Manor Apts	1928	121-123	W Tulpehocken St	19144	Unknown	93	4	NA	Rental	Contributing	

NOTE: Apartment Buildings Listed are Built 1910 - 1940

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Significant	Address:	7200-04 Cresheim Road	No. 01
Alternate Address:	NA	OPA Number:	881046240
Individually Listed:	3/10/2023	Map Registry Number:	126N240023

Historical Data

Historical Name:	Cresheim Valley Apartments	Year Built:	1914
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Henry E. Dehoff
Historic Function:	Residential Apartments	Builder:	Charles McGuire

Social History:

Cresheim Valley Apartments was among the first new apartment buildings to follow the railroad line to Germantown, West Mt. Airy and Chestnut Hill. It takes advantage of a parcel that is immediately adjacent to the Allen Lane station. It is part of the development era that leveraged the construction of housing near public transportation. Although it is very different from the large single-family houses built in the area, the design is composed of vertical "house" massing and includes bay windows, Tudor roof spaces, and classical entries.

References:

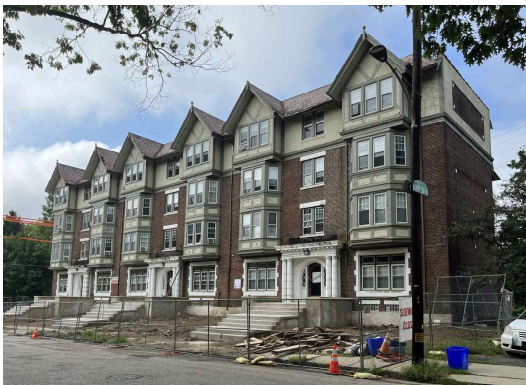
1910 G. W. Bromley Atlas of Philadelphia; 1930 Dallin Aerial Survey of Philadelphia; Philadelphia Builder's Guide v29, 1914, p220.

Physical Description

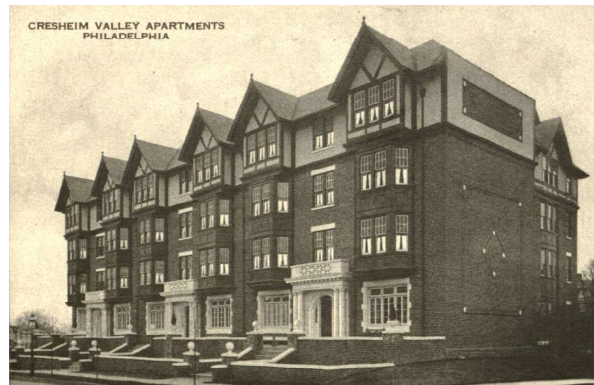
Style:	Tudor Revival	Resource Type:	Low-Rise Flats
Stories:	4	Current Function:	24 Residential Apartments
Bays:	6	Subfunction:	NA
Foundation:	Schist	Additions/Alterations:	Rear Exist Stairs...
Exterior Walls:	Brick, Stucco, Metal	Ancillary:	NA
Roof:	Sloped / Flat	Sidewalk Material:	Concrete
Windows:	Historic - Wood	Site Features	Front entry steps, railings, adjacent public open area
Doors:	Historic - Wood		
Other Materials:	Stone Entry Surround, Metal Window Bays		

Notes:

General Style:	Overall appearance Tudor Revival with half-timber treatment, and Neo-Classical accents
Siting:	Main façade aligned with street, rear ells extends toward railroad, small side yard
Scale, Massing, Shape:	Form is composed of three "houses" in pairs with shared entries
Materials, Masonry:	Primary use of brick masonry with stucco and half-timber upper floor
Roof Type:	Gabled slate shingles on perimeter with flat roof over major areas
Fenestration:	Paired double-hung windows, with 6-paned upper panels, bay window groups, and triple upper floor
Entrances and Details:	Stone entry surrounds with columns and cornices, center door with sidelights



Street View: Libbie Hawes



1914 Postcard Image

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	240-50 W Mt Pleasant Ave	No. 02
Alternate Address:	Corner Cresheim Road	OPA Number:	881152100
Individually Listed:	NA	Map Registry Number:	120N080017 / 120N080034

Historical Data

Historical Name:	The Allen Lane	Year Built:	1928
Current/Alt. Name:	The Allen Lane	Associated Individual:	Owner: Samuel Lear
Hist. Resource Type:	Apartment Building	Architect:	Joseph Margolis
Historic Function:	Residential Apartments	Builder:	Frank R. Datesman (Possible)

Social History:

The names Allen, Allen's and Allens have been used interchangeably in West Mt Airy since the 19th century to identify Allen Lane station and the abutting Allens Lane. This building most likely take its name from the Allen Lane station, a 4-minute walk. It was part of the surge in apartment construction in Mt. Airy, Germantown and Chestnut Hill following the railroad expansion of the 1890s.

References:

Philadelphia Builders' Guide, v.43, 1928, page 250.

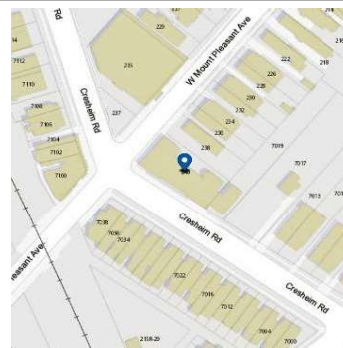
Physical Description

Style:	Art Deco / Moderne	Resource Type:	Low-Rise Flats
Stories:	4	Current Function:	16 Residential Apartments
Bays:	3 Bays, entries and center	Subfunction:	Retail space on the first floor with a pharmacy in the 1940s.
Foundation:	Brick, Stone	Additions/Alterations:	No exterior additions or alterations
Exterior Walls:	Red Brick, Varying Styles	Ancillary:	NA
Roof:	Flat, Membrane	Sidewalk Material:	Concrete
Windows:	Modern replacement windows with storms	Site Features	Steps and railings at entries
Doors:	Paneled wood doors, with wagon-wheel lites, side panels		
Other Materials:	Tin cornice, plaster inlays		

Notes:	
General Style:	Deco/Colonial Revival Style with neo-classical revival entrances, crenellated parapet, decorative accents. It was built during a time of precipitous change in American architectural design, with growth of commercial, modern and Art Deco styles.
Siting:	Main facade faces Cresheim Road which is level; Mt Pleasant side is sloped.
Scale, Massing, Shape:	A "U" shape composed of two mirrored "L" shaped houses, creating a symmetrical facade with two separate entrances. Rear balconies and bay windows overlook paved courtyard. Slightly crenellated parapet, typical of small commercial style buildings of the period.
Materials, Masonry:	Red clay brick. Decorative brickwork at corners and defining vertical window bays and spandrels containing grids of headers. Geometric insets at top corners and in parapet. Decorative inset plaster designs on corners of each bay. Decorative treatment created visually with stretcher brick frames.
Roof Type:	Flat membrane roof.
Fenestration:	Double-hung windows with single-paned panels and rowlock sills. Windows paired and separated by brick spandrels in vertical bays defined by decorative brick. Entrance bays have triple windows separated by brick spandrels. Stucco inset between reverse ogee header of top window and round arch
Entrances and Details:	Neoclassical entrance frames. Cast cement pilasters on either side of door supporting a flat entablature with cornice. Paneled wood side-panels and clerestory lites above. Window above entrance has shallow balcony with wrought iron railings.



Northwest Corner View: Douglas Kingsbury



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

240-50 W Mt Pleasant Ave

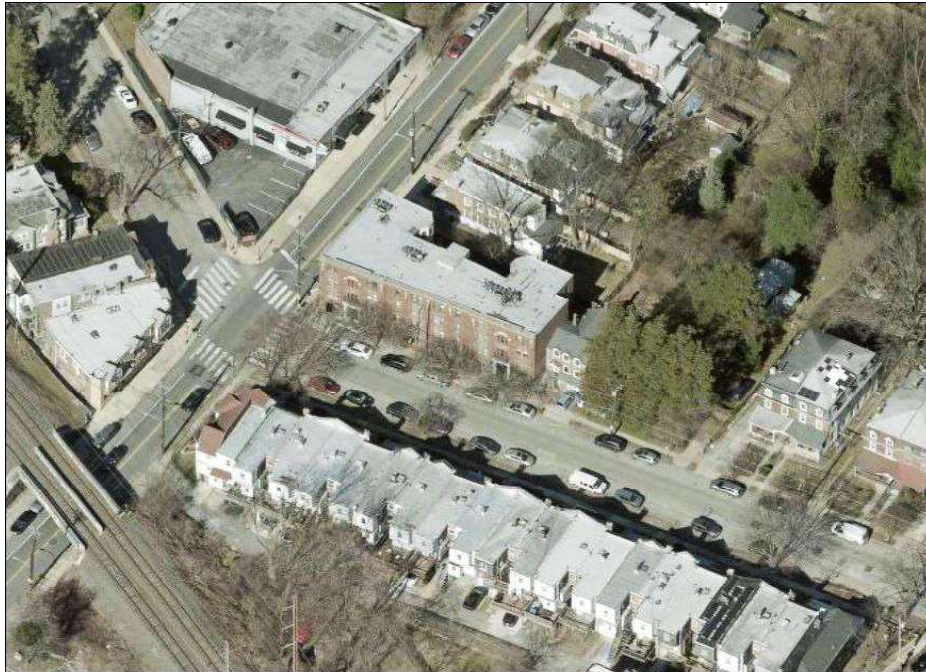
No. 02



Southwest Corner View: Douglas Kingsbury



North Entry: Douglas Kingsbury



Aerial View: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	200 W Sedgwick St	No. 03
Alternate Address:	NA	OPA Number:	881098790
Individually Listed:	NA	Map Registry Number:	065N180136

Historical Data

Historical Name:	Franklin Villa	Year Built:	1928 start, 1929 finish
Current/Alt. Name:	Franklin Villa	Associated Individual:	Albert Rose
Hist. Resource Type:	Apartment Building	Architect:	Thalheimer & Weitz R.A.
Historic Function:	Residential Apartments	Builder:	Albert Rose

Social History:

Franklin Villa Apartments was among the growth of new apartment buildings to follow the railroad line to Germantown, West Mt. Airy, and Chestnut Hill. It is located midway between the Richard Allen Lane Train Station, a 6-minute walk, and Carpenter Lane Train Station, an 8-minute walk.

References:

Building Permit No. 6221, Plan No. 1436, Application in year 1928; Philadelphia Architects and Buildings: Thalheimer & Weitz; Apartment House, Philadelphia Builders Guide v 43, 1928, pages 547-548. Sale of Lot to Albert Ross, Philadelphia Inquirer, August 26, 1928; Rental Ad, Philadelphia Inquirer, March 30, 1929; Rental Ad, Philadelphia Inquirer, August 7, 1932;

Physical Description

Style:	Italian Renaissance	Resource Type:	Low-Rise Flats
Stories:	4	Current Function:	33 Residential Apartments
Bays:	13 x 24	Subfunction:	NA
Foundation:	Unknown. Cement mortar.	Additions/Alterations:	NA
Exterior Walls:	Red Brick	Ancillary:	NA
Roof:	Flat, membrane roofing	Sidewalk Material:	Cement
Windows:	Replacement double hung with storms Entry: Historic wood, double, round arch, small glass panels. Rear: steel. Balconies: original wood, paneled with glass.	Site Features	Narrow garden strip between sidewalk and building.
Doors:			
Other Materials:	Cast stone, wrought iron		

Notes:	A decorative cast stone sill sits below the top central window of each section, supporting a decorative wrought iron balconet.
General Style:	Modern interpretation of the Second Renaissance Revival's Palazzo Style. It has a tripartite elevation, symmetrical facades, geometrically regular window placement, blind arcades and prominent entrance with a round-arched doorway.
Siting:	Fills the end of a block, Fronting W Sedgwick St with Cresheim Rd to the side and Idell St at the back.
Scale, Massing, Shape:	Roughly U-shaped, within a trapezoidal plan. T-shaped light well is open to the rear. The corner and entrance sections project slightly. Tripartite elevation. The 1st floor, solid with a few small windows, is the base. The residential section is defined by the grid formed by the windows of the 2nd, 3rd and 4th floors. The top portion is a solid parapet.
Roof Type:	Originally slag, replaced with membrane roof covering.
Materials, Masonry:	Red brick and cast stone. 1st floor has protruding stringer courses and a few small windows. Residential section has 3 floors of windows, horizontally and vertically aligned with decorative brickwork between some columns of windows. Windows are placed closer together in the center sections of each facade, some with cast stone ionic columns between and round brick arches above to form blind arcades of 2, 3 or 4 windows, the others with flat faux capitals of cast stone placed between. The top section of the elevation has small blind arcades running across the top of the recessed walls, supporting a short parapet. A decorative cast stone plaque engraved with "Franklin Villa" sits centered on the top of facades.
Fenestration:	All windows are double-hung with storms. The 1st floor windows are 4/1. The remaining windows are 9/1 on front facade and 1/1 on all other sides.
Entrances and Details:	In the center of the front facade is a wide, slightly protruding entrance. Its base section is faced with large flat cast stone blocks laid in a stretcher bond. The doorway is in the center at ground level, a double door with a round arched top, set tightly in a similarly shaped recess, framed with a round arch of smooth cast-stone blocks. Replacement carriage lamps hang on the wall to each side of the door. The sections above are brick, with 4 columns of windows placed close together, the windows of the 2nd and 4th floors are in blind arcades. A decorative cast stone plaque engraved with "Franklin Villa" sits on top

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

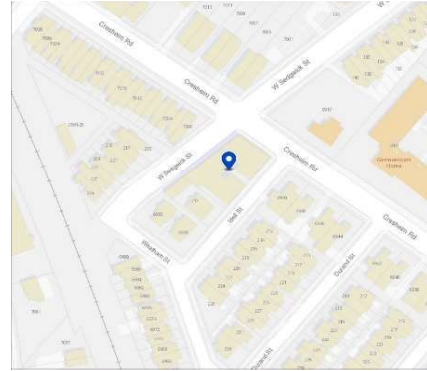
Address:

200 W Sedgwick St

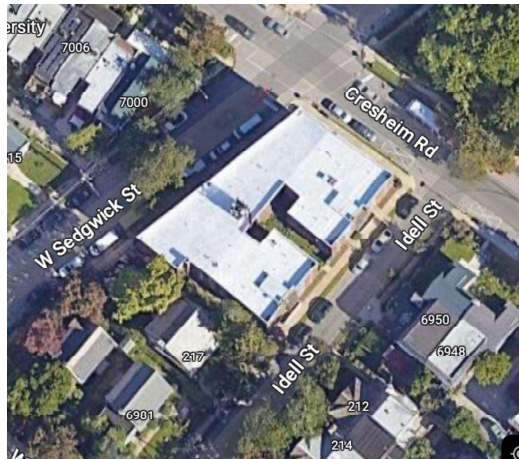
No. 03



North Corner View: Douglas Kingsbury



Map: atlas.phila.gov



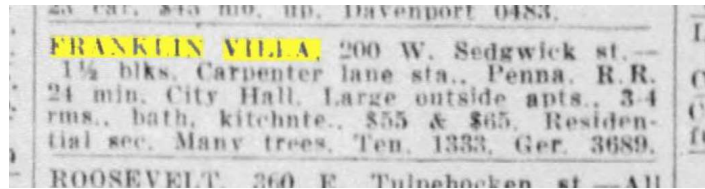
Aerial Map: google.com



Northeast Facade View: Douglas Kingsbury



South Corner View: apartments.com



Rental Ad: Philadelphia Inquirer, August 7, 1932



Rental Ad: Philadelphia Inquirer, March 30, 1929



Northwest Facade View: Douglas Kingsbury

NORTHWEST EARLY 20th CENTURY APARTMENT BUILDING THEMATIC HISTORIC DISTRICT INVENTORY

Contributing	Address: 6809 Emlen Street		No. 04
Alternate Address:	NA	OPA Number:	881101500
Individually Listed:	No	Map Registry Number:	083N120061

Historical Data

Historical Name:	Pelham Court Apt Bldg (No1)	Year Built:	1911
Current/Alt. Name:	Pelham Court LLC	Associated Individual:	E. H. Weeks (Realty Co. of PA)
Hist. Resource Type:	Apartment Building	Architect:	John D. Allen
Historic Function:	Residential Apartments	Builder:	General Construction Co.

Social History:

The Pelham Court apartments were part of the growth of new apartment buildings following the railroad line to Germantown, Mt Airy and Chestnut Hill, completed in the 1890s. "...advertised as one minute from Carpenter station, adjoining the Automobile Club of Germantown and between the Germantown and Philadelphia Cricket Clubs" (see reference Jarvis).

References:

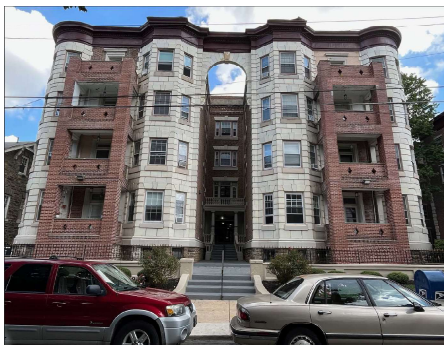
Building Permit No. 3478, Plan No. 1124, application in 1911. Philadelphia Builder's Guide v. 28, 11/12/1913; v 27, 1912. "Images of America: Mount Airy" (Elizabeth Farmer Jarvis) p.124.

Physical Description

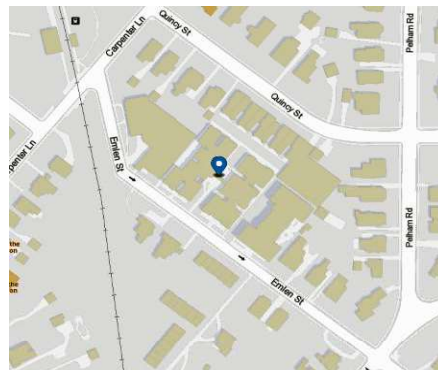
Style:	Neoclassical / Italian Renaissance	Resource Type:	Apartment Building
Stories:	4 + Basement	Current Function:	98 Residential Apartments
Bays:	6 Bays on façade	Subfunction:	NA
Foundation:	Schist	Additions/Alterations:	Street-facing balconies replaced/redone with brick
Exterior Walls:	Brick, stone and terra cotta	Ancillary:	NA
Roof:	Flat, membrane	Sidewalk Material:	Concrete
Windows:	Wood, historic, storm sash	Site Features	Central stairs to entrances; shared courtyard
Doors:	Wood, historic, glass panes		
Other Materials:	Decorative balustrade, metal cornices		

Notes:

General Style:	Italianate Revival with Neo-Classical ornament, complex massing, expressed opening heads and sills.
Siting:	Main entrance faces Emlen Street, building extends north, occupies most of site, landscape portions at front and rear yards, shared courtyard.
Scale, Massing, Shape:	Overall rectangular building enclosure, divided into 4 sections with fire walls and stairs; balconies on front and rear elevations (brick cladding is later alteration). Four-story massing is raised from street.
Materials, Masonry:	Primary use of brick masonry with schist foundation; front and rear facades composed with projecting bays, round and beveled, full height of wall, clad with terra cotta panels and accents.
Roof Type:	Flat roof with white membrane; perimeter parapets; projecting cornices on main facades, painted metal.
Fenestration:	Predominantly individual window openings, six over six lites; recessed entrance has windows in triple groupings, with large center and small flanking windows; all have expressed terra cotta lintels and sills.
Entrances and Details:	Central recessed 3.5 story arched entryway with front door set back from the street; repeated on rear façade; decorative terra cotta balustrade over entry and forming stair railings; paired columns in entry.



StreetView: Douglas Kingsbury



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENT BUILDING THEMATIC HISTORIC DISTRICT INVENTORY

Address:



Aerial Map: google maps



Aerial 3D View: atlas.phila.gov



*StreetView: Douglas Kingsbury
6809 On the Left; 6803 On the Right*

NORTHWEST EARLY 20th CENTURY APARTMENT BUILDING THEMATIC HISTORIC DISTRICT INVENTORY

Contributing	Address:	6803 Emlen Street	No. 04
Alternate Address:	NA	OPA Number:	881101500
Individually Listed:	No	Map Registry Number:	083N120061

Historical Data

Historical Name:	Pelham Court Apt Bldg (No2)	Year Built:	1913
Current/Alt. Name:	Pelham Court LLC	Associated Individual:	Pelham Building Co.
Hist. Resource Type:	Apartment Building	Architect:	Unknown
Historic Function:	Residential Apartments	Builder:	Pelham Building Co.

Social History:

The Pelham Court apartments were part of the growth of new apartment buildings following the railroad line to Germantown, Mt Airy and Chestnut Hill, completed in the 1890s. "...advertised as one minute from Carpenter station, adjoining the Automobile Club of Germantown and between the Germantown and Philadelphia Cricket Clubs" (see reference Jarvis).

References:

Building Permit No. 3478, Plan No. 1124, application in 1911. Philadelphia Builder's Guide v. 26, 1911; v 27, 1912. "Images of America: Mount Airy" (Elizabeth Farmer Jarvis) p.124.

Physical Description

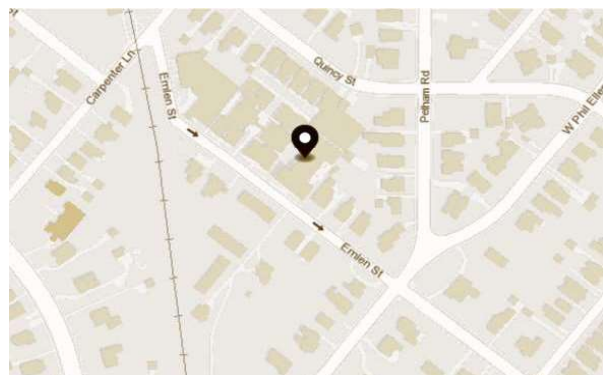
Style:	Neoclassical / Italian Renaissance	Resource Type:	Apartment Building
Stories:	4 + Basement	Current Function:	98 Residential Apartments
Bays:	3 Bays on façade	Subfunction:	NA
Foundation:	Schist	Additions/Alterations:	NA
Exterior Walls:	Brick, stone and terra cotta		
Roof:	Flat, membrane		
Windows:	Wood, historic, storm sash	Ancillary:	NA
Doors:	Wood, historic, glass panes	Sidewalk Material:	Concrete
Other Materials:	Decorative entrance, metal cornices	Site Features	Central stairs to entrances; shared courtyard

Notes:

General Style:	Italianate Revival with Neo-Classical ornament, complex massing, expressed opening heads and sills.
Siting:	Main entrance faces Emlen Street, building extends north, occupies most of site, landscape portions at front and rear yards, shared courtyard. Low stone walls with recent paint coatings.
Scale, Massing, Shape:	Overall rectangular building enclosure, divided into 3 sections with light courts and fire stairs. Four-story massing is raised from street.
Materials, Masonry:	Primary use of brick masonry with schist foundation; front and rear facades composed with terra cotta bays with round corner projections, full height of wall.
Roof Type:	Flat roof with white membrane; perimeter parapets; projecting cornices on main facades, painted metal.
Fenestration:	Use of individual window openings in end bays, paired windows in central brick wall areas; six over six lites; all have expressed terra cotta lintels and sills.
Entrances and Details:	Stone and terra cotta entry surround, flanking paired columns, and curved pediment with carved emblem in center, curved solid railings on steps, center glass doors with sidelights and transom.



Street View: Douglas Kingsbury



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENT BUILDING THEMATIC HISTORIC DISTRICT INVENTORY

Address: 6803 Emlen Street



*Street View: atlas.phila.gov
6809 on Left; 6803 on Right*



Aerial 3D View: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	400-414 West Hortter Street	No. 05
Alternate Address:	400-414 W Hortter St	OPA Number:	888220201 - 888220246
Individually Listed:	NA	Map Registry Number:	050N150143

Historical Data

Historical Name:	NA	Year Built:	1926
Current/Alt. Name:	Germantown Manor	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Herman Kline or Stetler & Deysher
Historic Function:	Residential Apartments	Builder:	NA

Social History:

Germantown Manor was among the first new apartment buildings to follow the railroad line to Germantown, West Mt. Airy and Chestnut Hill. It is located less than one block from the Upsal Station. This tall building fits on its irregular site, with a prominent entrance on Hortter Street, modest landscaping, and provides affordable residential apartments.

References:

NA

Physical Description

Style:	Neoclassical / Italian Renaissance	Resource Type:	Mid-Rise Flats
Stories:	8 + basement	Current Function:	46 Condominiums
Bays:	2 wings	Subfunction:	NA
Foundation:	Stone, concrete	Additions/Alterations:	Cornice removed (date unknown). Entry stairs, terrace, and surround significantly altered 2016-2019.
Exterior Walls:	Brick, terra cotta	Ancillary:	NA
Roof:	Flat	Sidewalk Material:	Concrete
Windows:	Replacement, double-hung	Site Features	Building bounded by 3 streets, limited open site area
Doors:	Replacement		
Other Materials:	Cut stone, sheet metal		

Notes:

General Style:	Classical Revival with tripartite design featuring a raised masonry base encompassing the first floor and basement, central shaft enhance by a centered projecting elevation flanked by thin terra cotta pilasters on the corners spanning floors 3-8, and a simple cornice of two rows of light colored stone or cement plaster.
Siting:	Plan determined by triangular site. Sits at an intersection of W Hortter St, Greene St and Upsal St. The main (west) facade faces W Hortter St, the north facade faces Greene St., and the east facade faces Upsal St. Single stair to entrance. Mature plantings and lawn on perimeter.
Scale, Massing, Shape:	Center projecting bay with flanking bays on either side. Irregular shape with rear ell with light court.
Materials, Masonry:	Primary use of brick masonry with terra cotta detailing on the first floor and entryway, the cornice, and two windows on floor 8 with faux balconies. AC units cut into walls varied locations.
Roof Type:	Roof is flat with membrane covering, perimeter brick parapet with small sections of terra cotta balustrades; cornice band above windows and below parapet which was modified in early 2000s.
Fenestration:	Symmetrically arranged windows. The central projection features 3 windows nested between the corner pilasters and flanked by single windows. The bays feature two sets of paired windows with a central single window in between. The central single window on floor 8 of both bays is adorned with a terra cotta faux balcony. Windows openings have brick soldier course headers, cast stone sills, and metal covered frames.
Entrances and Details:	White terra cotta emulates a stone surround with arched side windows and arched single door, now painted. The three central windows on the 2nd floor are incorporated into the entryway design. Alterations since 2000 include reduced area of entry steps, recessed entry door, removed original masonry surround at entry.



Northwest Corner View: Douglas Kingsbury



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address: 400-414 West Hortter Street

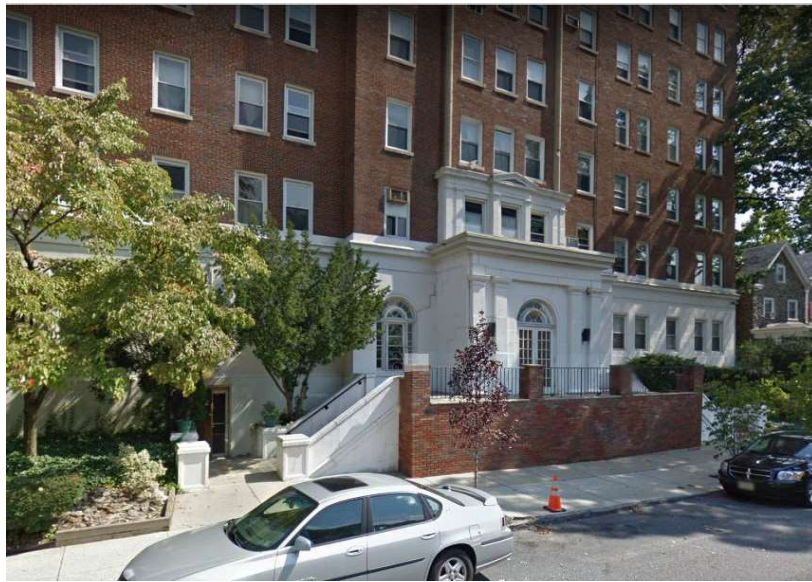
No. 05



Aerial View: atlas.phila.gov



Northwest Historical View: Athenaeum of Philadelphia



Entry Hortter St 2011: Douglas Kingsbury



Entry View: Douglas Kingsbury



Entry Hortter St 2019: Douglas Kingsbury

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Significant	Address:	370-72 West Johnson Street	No. 06
Alternate Address:	6347-57 Wayne Avenue	OPA Number:	881000409 plus 12
Individually Listed:	4/14/2023	Map Registry Number:	050N130145

Historical Data

Historical Name:	Wood Norton Residences	Year Built:	1911
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	NA
Historic Function:	Residential Apartments	Builder:	William E. Rees

Social History:

The Wood Norton Residences demonstrate the investment potential that was leveraged by the construction of dense housing structures near public transportation nodes. It contains 12 large apartments, of 2 and 3 bedroom layouts, and a smaller unit. In 2022 the building was converted to 13 condominiums, currently owned by tenants, with common area ownership by the former landlord.

References:

City of Philadelphia, Application for Tenement Apartment, Permit 4426; Philadelphia Real Estate and Builders Guide, v.27, 1914, p.401; Chestnut Hill Local, 30 December 2021; Preservation Alliance of Greater Philadelphia, Extant Magazine, Fall 2022.

Physical Description

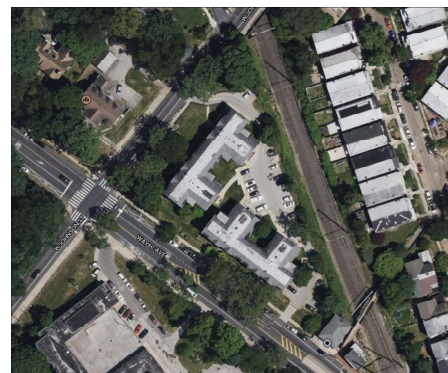
Style:	Tudor Revival	Resource Type:	Low-Rise Flats
Stories:	3	Current Function:	13 Residential Condos
Bays:	4	Subfunction:	NA
Foundation:	Stone (Schist)	Additions/Alterations:	Adjacent twin building was demolished, new 6-story structure built on east half of site
Exterior Walls:	Stone (Schist), Stucco, Wood	Ancillary:	NA
Roof:	Sloped / Flat	Sidewalk Material:	Concrete
Windows:	Metal / Wood	Site Features	Brick paved terrace, low stone walls, metal fence and gates
Doors:	Historic Wood		
Other Materials:	Limestone surrounds at windows and Entry doors		

Notes:

General Style:	Overall appearance Tudor Revival with half-timber treatment, and Neo-Classical accents.
Siting:	Main façade aligned with street, rear ells extend to railroad and adjacent building, yard on three sides.
Scale, Massing, Shape:	Form is composed of four vertical "houses", in pairs, with shared entries; balconies in rear ells.
Materials, Masonry:	Primary use of Wissahickon Schist stone on lower walls, stone flat arches at lower openings; stucco and half-timber on top floor.
Roof Type:	Gables with fiberglass shingles on perimeter, flat roof over central areas.
Fenestration:	Double-hung windows, with 6-paned upper panels, in pairs; bay window groups, and triple upper floor.
Entrances and Details:	Recessed entries with cut stone surrounds with arched vaults, fabric awnings, center door and sidelights.



Street View: Sherman Aronson



Aerial Map: google.com

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	6214-20 Wayne Ave	No. 07
Alternate Address:	NA	OPA Number:	881211955
Individually Listed:	NA	Map Registry Number:	049N050016

Historical Data

Historical Name:	Tulwane Apartments	Year Built:	1925
Current/Alt. Name:	Tulwayne Apartments	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Solomon Kaplan
Historic Function:	Residential Apartments	Builder:	L. Benjamin Raidman

Social History:

The TulWayne Apartments, located adjacent to the site of the Tulpehocken Station, was among the first new apartment buildings to follow the railroad line to Germantown, West Mt. Airy and Chestnut Hill, completed in the 1890s.

References:

[Alteration permit 737645](#)

Physical Description

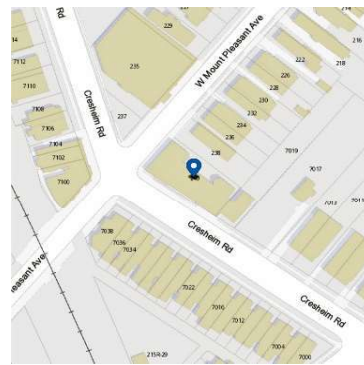
Style:	Italian Renaissance / Beaux Arts	Resource Type:	Low-Rise Flats
Stories:	4	Current Function:	17 Residential Apartments
Bays:	1 per building	Subfunction:	NA
Foundation:	Concrete	Additions/Alterations:	East building re-roofed in 2016 (alteration permit 737645)
Exterior Walls:	Brick	Ancillary:	NA
Roof:	Flat roof, perimeter mansard	Sidewalk Material:	Concrete
Windows:	Historic wood, double hung	Site Features	Front entry steps, railings; perimeter lawn and planting
Doors:	Historic wood; metal and glass		
Other Materials:	Limestone entry surround		

Notes:

General Style:	Overall appearance of Mediterranean Revival with tiled mansard roof and Neo-Classical accents.
Siting:	Front elevations face Wayne Ave and rear adjacent to the CHW train tracks; front lawn areas, central landscape yard.
Scale, Massing, Shape:	Two near-identical but detached rectangular buildings.
Materials, Masonry:	Primary use of brick masonry with limestone entries, stringcourses and relief panels.
Roof Type:	Flat roof over main roof area, with membrane covering; partial mansard sloped roofs at entry façade; wWest building retains original clay tiles on mansard portion.
Fenestration:	Groups of three double-hung windows, with 6-paned upper panels, wide central window with narrow side windows, shared cast stone sill and brick rowlock headers.
Entrances and Details:	Decorative carved stone entry surrounds with paired pilasters, entablature with inscribed "TULWAYNE", and paired urns; center pair of doors with arched transom. Brickwork on the first floor includes recessed accent coursing, similar to quoins.



Wayne Ave View; Monica Gonzalez

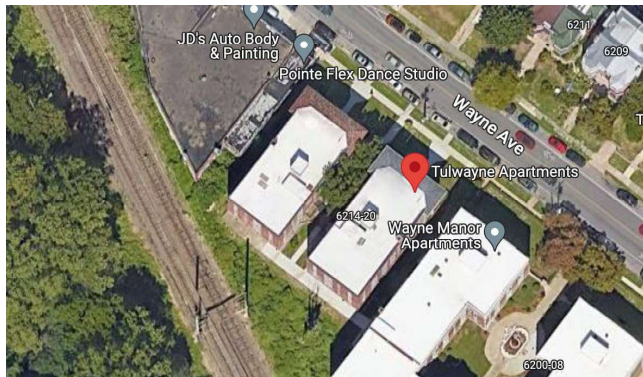


Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

No. 07



Aerial Map: google.com



Wayne Ave View; Monica Gonzalez



Aerial 3D View: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	608 West Phil Ellena St.	No. 08
Alternate Address:	NA	OPA Number:	888220402-888220416
Individually Listed:	NA	Map Registry Number:	050N190049

Historical Data

Historical Name:	NA	Year Built:	1924
Current/Alt. Name:	608 W Phil Ellena	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Roy G. Pratt
Historic Function:	Apartment Building	Builder:	Apartments Construction Co.

Social History:

The apartment building at 608 W Phil Ellena demonstrates another way that leveraged the construction of dense housing structures near public transportation nodes. It contains 8 apartments, each occupies one-half of each floor, with 2 bedrooms each, in generous proportions. The condominium is owned by the tenants, is well maintained. It illustrates an early Art Deco simplified design approach.

References:

Philadelphia Builders' Guide, v.39, 1924 (note address given 620, refers to 608)

Physical Description

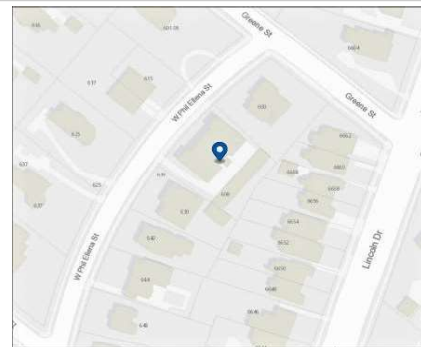
Style:	Colonial Revival	Resource Type:	Low-Rise Flats
Stories:	4	Current Function:	8 Residential Condominiums
Bays:	3	Subfunction:	NA
Foundation:	Stone	Additions/Alterations:	NA
Exterior Walls:	Stucco and stone		
Roof:	Flat roof with membrane	Ancillary:	Separate garage
Windows:	Original windows; storms	Sidewalk Material:	Concrete
Doors:	Original wood, glass	Site Features	Set back from sidewalk, perimeter planting
Other Materials:	Wood cornice, trim, accents		

Notes:

General Style:	Colonial Revival entry, cornice and accents, with a hint of Art Deco in the modern, undecorated facades.
Siting:	Building sits back from the sidewalk; street level access to central entrance; elevator inside entry, rear egress stairs; includes a separate one-story garage structure with 8 parking spaces.
Scale, Massing, Shape:	4-story apartment building, generally rectangular shape with two projecting bays on the street façade, two bays and stairways on the rear façade.
Materials, Masonry:	Wissahickon schist stone on visible portion of base; stucco over masonry walls; simple façade finishes.
Roof Type:	Flat roof with white single ply membrane covering; perimeter parapet of masonry with white coating, decorative inset panels forming image of a balustrade.
Fenestration:	Original wood, six-over-six double-hung windows, in groups of 3 per opening; single and double windows at bathrooms; no expressed header; painted stone sills. The pattern and grouping of the windows is a major feature of the design.
Entrances and Details:	The main entrance glass door has a decorative gable and side pilasters, with a central finial giving a rich finish to the early 20th century doorway. Projecting wood cornice along entire perimeter, with dentals and moldings, painted.



Street View: Sherman Aronson



Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

608 West Phil Ellena St.

No. 08



Entry Facade: Adrienne Carpenter



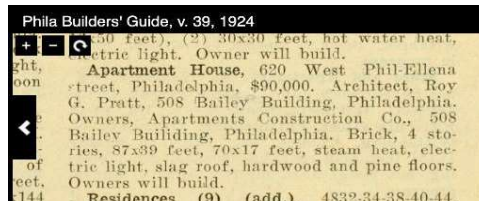
Aerial 3D View from Southeast: atlas.phila.gov



Entry Detail: Adrienne Carpenter



Street View from Southwest: atlas.phila.gov



Philadelphia Builders' Guide, v.39, 1924

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	6600 Lincoln Drive	No. 09
Alternate Address:	NA	OPA Number:	881099100
Individually Listed:	NA	Map Registry Number:	050N160071

Historical Data

Historical Name:	Pastorius Court Apartments	Year Built:	1923
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Maudes Goeder
Historic Function:	Residential Apartments	Builder:	Jacob Korman

Social History:

Pastorius Court Apartments was among the growth of new apartment buildings to follow the railroad line to Germantown, West Mt. Airy, and Chestnut Hill. It is within walking distance of Upsal train station.

References:

Atlas.Phila.gov (City of Philadelphia Atlas); Building permit City Archives of Philadelphia.

Physical Description

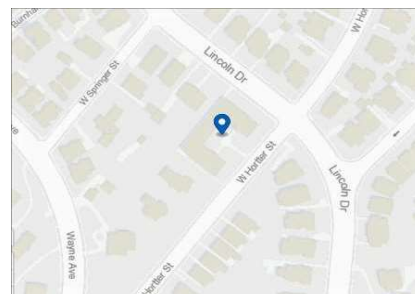
Style:	Neoclassical / Italian Renaissance	Resource Type:	Garden Apartments
Stories:	4 1/2	Current Function:	42 Residential Apartments
Bays:	3 Wings	Subfunction:	NA
Foundation:	Brick and Schist	Additions/Alterations:	NA
Exterior Walls:	Brick and limestone trim		
Roof:	Flat, membrane	Ancillary:	NA
Windows:	Historic wood, double hung	Sidewalk Material:	Concrete
Doors:	Historic wood	Site Features	U-shaped garden courtyard and seating area
Other Materials:	Stone, leaded glass		

Notes:

General Style:	Overall appearance Colonial Revival with stone accents and details.
Siting:	Courtyard perpendicular to the street; decorative metal and glass lamps at doorway entrances; brick and concrete steps to courtyard; brick and limestone pillars both sides at top of the courtyard steps. Courtyard with brick paved walkway, lawn and trees.
Scale, Massing, Shape:	Form is U-shaped with 2 long wings on north and south, and short connecting wing; 2 separate entries, one serving each wing.
Materials, Masonry:	Primary use of brick masonry with limestone stringcourses, quoins, accents and small recessed panels; wood framed floors. Lowest floor level is partial basement.
Roof Type:	Flat roof, membrane covering; brick parapets and limestone cornices; concealed downspouts.
Fenestration:	Predominantly paired double-hung windows, aligned vertically; 6-paned upper sash with single pane lower sash. Above entrance doorways the windows at the stairs are triple groups; the fourth floor has round arch header with leaded glass feature.
Entrances and Details:	Limestone entry surrounds project from facade, with decorative scroll relief at the header, column capital accents on the flanking pilasters; metal sconces with globe lamps; metal balcony railings above entrances; flagstone paving at entries. Decorative accents on sides and top front of entry. First floor windows at the end of each wing has decorative arch brick surround.



Hortter Street View: Douglas Kingsbury



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

6600 Lincoln Drive

No. 09



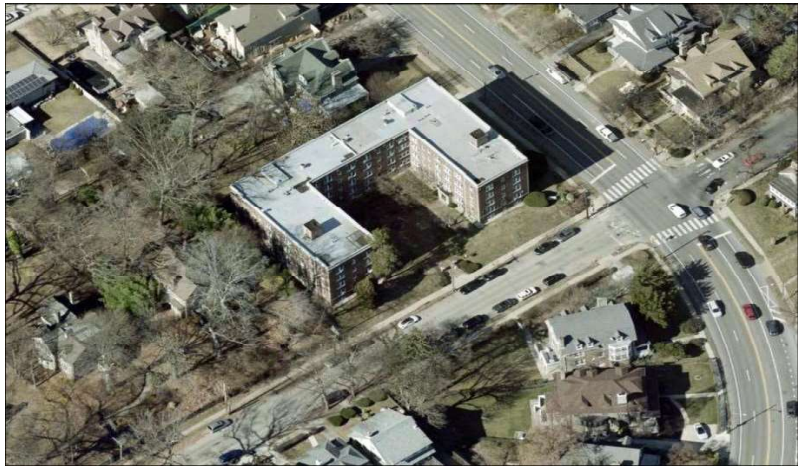
Courtyard View: Douglas Kingsbury



Entry View: Douglas Kingsbury



Window Detail: Douglas Kingsbury



Aerial 3D View: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	601 W Cliveden Street	No. 10
Alternate Address:	601 W Cliveden Street	OPA Number:	881098700
Individually Listed:	NA	Map Registry Number:	050N070030

Historical Data

Historical Name:	Cliveden	Year Built:	1926
Current/Alt. Name:	Corner Grove Apartments	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Sugarman & Berger
Historic Function:	Residential Apartments	Builder:	Linclive Realty

Social History:

Cliveden Apartments are considered Pre-War Apartments in design and building features. The site is in walking distance from Upsal Station, as was part of the surge in residential apartment building along the Chestnut Hill West rail line.

References:

Philadelphia Real Estate Record and Builder's Guide, 1/27/1926, v.41, p. 53; 4/7/1926, p.112, s.212.

Physical Description

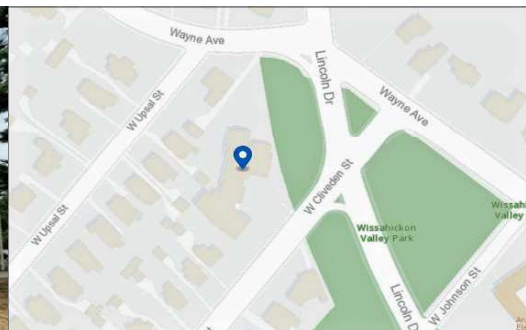
Style:	Tudor Revival / Italian Ren.	Resource Type:	Corner-sited Apartments
Stories:	Bldg A = 4; Bldg B = 5	Current Function:	60 Residential Apartments
Bays:	Varied	Subfunction:	N/A
Foundation:	Brick, over stone	Additions/Alterations:	NA
Exterior Walls:	Brick, limestone		
Roof:	Gable and flat		
Windows:	Replacement windows	Ancillary:	N/A
Doors:	Historic wood and glass	Sidewalk Material:	Concrete
Other Materials:	Limestone trim and accents	Site Features	Courtyard; circular driveway

Notes:

General Style:	Italian Renaissance Revival and Jacobean Revival design styles.
Siting:	Siting at the intersection of Cliveden Streets and Lincoln Drive, with major diagonal on principal façade; large wooded landscaped area adjacent to Lincoln Drive.
Scale, Massing, Shape:	Center wing with entries, flanked by 4-story (south) and 5-story (north) wings, central courtyard and drive; 5-story wing on diagonal
Materials, Masonry:	English Cross bond brick pattern with random clinker bricks; limestone quoins in irregular pattern at key vertical corners; brick parapets with balustrade openings and corner finials.
Roof Type:	Predominantly flat roof with asphalt membrane; gabled roofs on 5-story (north) wing; brick gables on main façade. Small crenelated parapets on central stair tower.
Fenestration:	Predominantly single window openings with double-hung replacement windows; vertical alignment;
Entrances and Details:	There are two entrances. Building A (south) has an arched, limestone-clad entrance accessed by five steps; Building B (north) has an arched entrance without steps, with limestone pilasters, set in diagonal corner; metal railings and decorative sconce lights.



Cliveden St View: Douglas Kingsbury



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

No. 10



Aerial 3D View - Southwest: atlas.phila.gov



Aerial 3D View - Northwest: atlas.phila.gov

Façade Detail: Douglas Kingsbury

Apartment Building, Cliveden street and Lincoln Drive, Philadelphia, \$700,000. Architects, Sugarman & Berger, 345 Madison avenue, New York City. Owner, Alfred Groce, care of architect. Brick, limestone, steel, terra cotta, 4 stories, 150x240 feet, steam heat, electric light, hardwood floors, elevator, tile and marble work. Plans in progress. Architects will be ready for sub-bids in about 6 months.
Alterations (2) Stores to Dwellings. 2400

Apartment House, Cliveden street and Lincoln Drive, Philadelphia, \$600,000. Architects, Sugarman, Hess & Berger, 346 Madison avenue, New York. Owners, Linlive Realty Corporation, Mr. A. Groce, New York, care of architects. Brick, limestone, cast stone, stone and steel, 4 stories, 106x300 feet, 44 apartments, slate roof, hardwood floors, elevators, vapor heat, electric light, tile and marble

Philadelphia Real Estate Record and Builder's Guide, 1/27/1926, v. 41 p 53; and 4/7/1926 p.211

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	259 West Johnson St.	No. 11
Alternate Address:	N/A	OPA Number:	881097510
Individually Listed:	N	Map Registry Number:	051N040079

Historical Data

Historical Name:	Greene Manor Apartments	Year Built:	1928
Current/Alt. Name:	Green Manor - The Tudors	Associated Individual:	Aaron Berman (owner)
Hist. Resource Type:	Apartment Building	Architect:	I.L. Levin
Historic Function:	Residential Apartments	Builder:	United Contracting Company

Social History:

The Greene Manor Apartments was developed in 1928, an example of new apartment buildings that followed the completion of the railroad to Germantown, Mt. Airy and Chestnut Hill to serve the middle classes as they moved to the outer neighborhoods of Philadelphia. Greene Manor was developed from a single estate by Jewish developers and architect. After construction, it was sold to a local corporation for management. Note the early advertisements announce many features and amenities, including adjacency to Upsal Station, later advertisements list parking as automobiles became more common.

References:

Philadelphia Real Estate Record & Builder's Guide: v.43 3/21/1928 p 179; v.44 4/3/1929
 * numerous newspaper advertisements 1928-1930 in Philadelphia Inquirer database

Physical Description

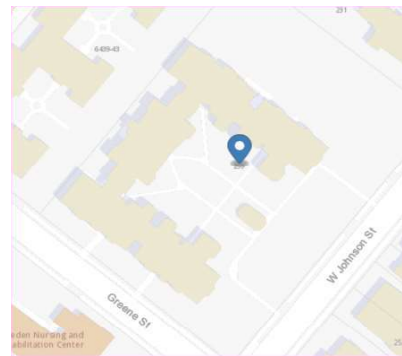
Style:	Tudor Revival	Resource Type:	Garden Apartments
Stories:	4 + basement	Current Function:	Residential Apartments
Bays:	U-shape with flat and projecting tower bays on three wings	Subfunction:	N/A
Foundation:	Stone	Additions/Alterations:	N/A
Exterior Walls:	Stone, brick; decorative cladding	Ancillary:	Office, garage
Roof:	Flat with gabled and crenellated parapets, slate	Sidewalk Material:	Concrete
Windows:	Casement & sash (replacement)	Site Features	Fountain, gardens, swimming pool, original lighting
Doors:	Wood; Kalamein fire doors		
Other Materials:	Wood		

Notes:

General Style:	Tudor Revival, Garden Apartments with courtyard.
Siting:	Set back from street with 2 1/2 acres lawn and landscaping.
Scale, Massing, Shape:	Low-rise apartment building in U-shape with cross forms on legs.
Materials, Masonry:	Wissahickon schist stone, brick with diapering at parapets, cast stone sculptural details, corbels, incised signage, finials, heraldic imagery.
Fenestration:	Regular, triple, paired and single sash windows replaced from original casements.
Entrances and Details:	Seven entrances with cast stone door and window surrounds with quoins and sculptural features.



Front elevation central wing: Libbie Hawes



Area map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

259 West Johnson Street

No. 11



Greene Manor showing entrance on west wing: Libbie Hawes



Greene Street Elevation: Libbie Hawes



Masonry Detail: Libbie Hawes



Street View: Libbie Hawes



Entry Details: Libbie Hawes

OR PHONE (Weekdays) PEN. 6990	and REFRIGERATOR. \$55 and \$65
NOTICE	RESIDENT SUPERINTENDENT
If you desire a modern suburban apartment, all outside rooms with every modern convenience, cool in summer and conveniently located, see the apartments from \$45 to \$85 per month, including refrigeration, gas, janitor and watchman service at COLONIAL GARDENS 5427 Wayne Avenue	GREENE MANOR
HAVE YOU VISITED STENTON HALL Vernon Road and Crittenden St. 1 BLOCK WEST OF STENTON AVE. Beautiful suburban loc., convenient to Stenton Sta., Reading R. R. New, mod. bldg. Now, large & airy, 3, 4 & 5 RMS. & BATH APPTS. FURNISHED & UNFURNISHED Best value in Germantown section. VICTOR 9484	N. E. Cor. Greene & Johnson Sts. (At Upsal Station) A home in suburban surroundings with city conveniences. A few cross-ventilated, all-electric apartments are available at most attractive rentals. Ownership Management OFFICES ON PREMISES PHONE VICTOR 5010
428-30-32 W. Ellet St. (West Ctn.) near McCallum st., on Lincoln Drive. Apt., 6 rms., 2 baths, priv., gar., \$90 mo. Owner Manage. Janitor. Call Ritt. 2234.	•••• An Exclusive Address LINCOLN TERRACE 7050 Lincoln Drive, Germantown • All outside, light, airy rooms. Abundance

Upsal Gardens Apartments advertisement, March 9, 1930: Philadelphia Inquirer

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Significant	Address:	246 West Upsal Street	No. 12
Alternate Address:	N/A	OPA Number:	881099015
Individually Listed:	N/A	Map Registry Number:	051N040077

Historical Data

Historical Name:	Upsal Park Manor	Year Built:	1929
Current/Alt. Name:	Upsal Gardens	Associated Individual:	Samuel Elgart & David Sorkin
Hist. Resource Type:	building	Architect:	Samuel Elgart
Historic Function:	residential apartment	Builder:	United Contracting Company

Social History:

Samuel Elgart was reported to have designed 36 apartment houses in Philadelphia 1924-1929. In 1930 the amenities offered to upper middle-class tenants in newly developed "West Germantown" along the Pennsylvania Railroad line are advertised: "*NEARING COMPLETION - NOW READY FOR OCCUPANCY.. AT UPSAL STATION - AN APARTMENT HOME REFRESHINGLY DIFFERENT Built cross-shaped to insure a perfect ventilation, this magnificent structure is surrounded by 2 ½ acres of lawn. A perfect blending of town and city home in an exclusive location. VAST AND MARVELOUS FACILITIES - 7 elevators-subway garage adjoining building-ballroom-hardball court-gymnasium-tennis court-8 tastefully furnished lobbies-21 spacious and beautifully decorated foyers-watchmen-colored tile bathrooms and separate shower rooms- separate maids' rooms in basement-painted and paneled living and dining rooms. Electricity for cooking, refrigeration and lights, included in moderate rental. Apt Suites range in size from four rooms and bath to six rooms and three baths. A few two and three room suites available.*"

References:

July 28, 1929 (Page 16 of 116). Philadelphia Inquirer (1860-1934) <https://www.proquest.com/historical-newspapers/july-28-1929-page-16-116/docview/1831102464/se-2>.
 Philadelphia Real Estate Record & Builder's Guide: v.44 6/19/1929 p 389, p.390; 11/13/1929 p725
 * numerous advertisements 1929-1930 in Philadelphia Inquirer
 May 2, 1999 (Page 165 of 441). Philadelphia Inquirer (1969-) <https://www.proquest.com/historical-newspapers/may-2-1999-page-165-441/docview/1855431619/se-2>.

Physical Description

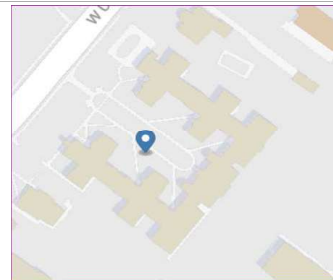
Style:	Tudor Revival	Resource Type:	Garden Apartments
Stories:	4 + basement	Current Function:	146 Residential Apartments
Bays:	U-shape with seven wings; flat and projecting tower bays	Subfunction:	N/A
Foundation:	Stone	Additions/Alterations:	Recent renovations have obscured the half-timbered details on bays and gables
Exterior Walls:	Stone / brick; decorative cladding	Ancillary:	One-story garage
Roof:	Flat with gabled and crenellated parapets, slate	Sidewalk Material:	Concrete
Windows:	Casement & sash (replacement)	Site Features	Fountain, gardens, swimming pool, original lighting fixtures
Doors:	Wood; Kalamein fire doors		
Other Materials:	Wood		

Notes:

General Style:	Tudor Revival Garden Apartments with courtyard
Siting:	Set back from street with 2 1/2 acres lawn and landscaping
Scale, Massing, Shape:	Low-rise apartment in U-shape plan with cruciform wings
Materials, Masonry:	Wissahickon schist stone, brick with diapering at parapets, cast stone sculptural details, corbels, incised signage, finials, heraldic imagery,
Fenestration:	Regular, paired and single sash windows replaced from original casements; oriel windows
Entrances and Details:	Seven entrances with cast stone door and window surrounds with quoins and sculptural features



Front elevation central wing: Apartments.com



Area map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address: 246 West Upsal Street

No. 12



Upsal Gardens Apartments advertisement, January 27, 1930: Philadelphia Inquirer



Upsal Gardens showing interior courtyard: Libbie Hawes



Upsal Gardens view of west wing: Libbie Hawes



Central wing entrance showing original sconces: Libbie Hawes



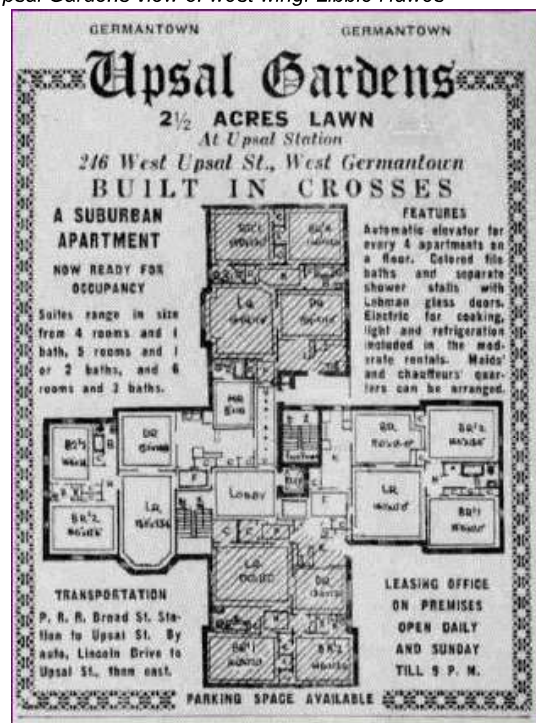
West wing entrance: Libbie Hawes



Original leaded glass casement window: Libbie Hawes



East wing showing crudiform wings and entrance: Libbie Hawes



Upsal Gardens Apartments advertisement, March 9, 1930: Philadelphia Inquirer

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	243 West Tulpehocken Str	No. 13
Alternate Address:	243-255 West Tulpehocken St	OPA Number:	881212500
Individually Listed:	N/A	Map Registry Number:	049N150098

Historical Data

Historical Name:	English Manor	Year Built:	c. 1929
Current/Alt. Name:	English Manor Apartments	Associated Individual:	Michael Kirshner; Dozer & Fruchbaum
Hist. Resource Type:	Building	Architect:	Jacob Ethan Fieldstein
Historic Function:	Residential Apartment	Builder:	Overbrook Gardens Construction Co
Social History:			

J. Ethan Fieldstein appears often in PRERBG c.1920-1950, designing dwellings, garages, stores, apartment buildings, synagogues and more, often for Jewish developers and clients. This project added to the growing stock of apartments replacing large single family homes in Northwest Philadelphia. The property formerly belonged to William G. Foulke, a reknown lawyer who died in 1925. The family removed to Overbrook after selling this property.

References:

Philadelphia Real Estate Record & Builder's Guide: v.43 10/17/1928 p 659; 11/21/1928 p741

Physical Description

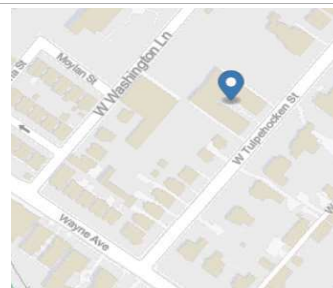
Style:	Tudor Revival	Resource Type:	Garden Apartments
Stories:	4 + basement	Current Function:	96 residential apartment units
	U-shape	Subfunction:	N/A
Foundation:	Stone	Additions/Alterations:	later alterations likely stuccoed over half-timbered treatment on projecting gabled bays
Exterior Walls:	Stone / brick / cast stone; decorative cladding; stucco		
Roof:	Flat with gabled and crenellated parapets, slag roofing	Ancillary:	One-story garage below grade on rear lot
Windows:	Sash (replacement)	Sidewalk Material:	Concrete
Doors:	Wood; Kalamein fire doors	Site Features	Fountain, gardens, swimming pool, original lighting fixtures
Other Materials:	Wood		

Notes:

General Style:	Tudor Revival Garden Apartments with courtyard
Siting:	Landscaping in courtyard; undeveloped lot behind, over garage facing on Washington Ln
Scale, Massing, Shape:	Low-rise apartment in U-shape plan
Materials, Masonry:	Wissahickon schist stone, brick, clinker brick, cast stone sculptural details
Fenestration:	Regular, triple, paired and single sash windows replaced from original
Entrances and Details:	entrances with featuring Wissahickon shist quoins and sculptural features, crenellated parapets; modern commercial doors replaced original.



Street view; WMAN Historic Preservation Initiative



Area map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

243 West Tulpehocken Str

No. 13



Courtyard and central wing: Zillow.com



Detail of interior courtyard and raised garden: Apartments.com



Courtyard and central wing: Zillow.com

APARTMENT HOUSE, 243 WEST TULPEHOCKEN ST., PHILADELPHIA, PA.
Apartment House and Garage, Tulpehocken, East of Wayne avenue, Philadelphia, \$400,000. Architect, J. Ethan Fieldstein, Otis Building, Philadelphia. Owner, Michael Kirschner, 2419 North Fifty-sixth street, Philadelphia. Brick, east stone, steel, 4 stories and basement, irregular in size, slag roof, oak, pine and cement floors, elevators, vapor heat, oil burners, electric light, metal lath, tile work. Plans nearly completed. Owner ready for sub-bids in about ten days.

Residences (30) Seventh and Godfrey ave

PRERBG Vol. 43-No. 42 - Oct 17, 1928

Advance Construction News p.659

APARTMENT HOUSE, 255 WEST TULPEHOCKEN ST., PHILADELPHIA, PA.
Apartment House, 255 West Tulpehocken street, Philadelphia. Owners, Dozor & Fruchbaum, Northwest Corner Sixty-third and Jefferson streets, Philadelphia. Brick, stone, 4 stories, 155x227 feet, 96 apartments, slag roof, hardwood floors, kitchen and laundry equipment, lighting, tile work. Contract awarded Overbrook Gardens Construction Co., Sixty-third and Jefferson streets, Phila.

Hospital Hotel, Tenth and Clinton streets, Philadelphia. Architect, Hugo Taussig, 250

PRERBG Vol. 43-No. 47 - Nov 21, 1928 Contracts Awarded p.741

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	6134-46 WAYNE AVE	No. 14
Alternate Address:	6134 Wayne Ave	OPA Number:	881211800
Individually Listed:	n/a	Map Registry Number:	049N040032

Historical Data

Historical Name:	Tulpehocken Apartments	Year Built:	1925
Current/Alt. Name:	NA	Associated Individual:	n/a
Hist. Resource Type:	Tenement Building	Architect:	McKenzie & Wiley
Historic Function:	Residential Apartments	Builder:	Atlas Construction Co

Social History:

The Tulpehocken Apartments was part of the development era of new apartment buildings to follow the railroad line to Germantown, West Mt. Airy, and Chestnut Hill. It is within walking distance of the Tulpehocken Station. The rear of the building is adjacent to the station border.

References:

Building Permit #1014, year 1925, January 30

Physical Description

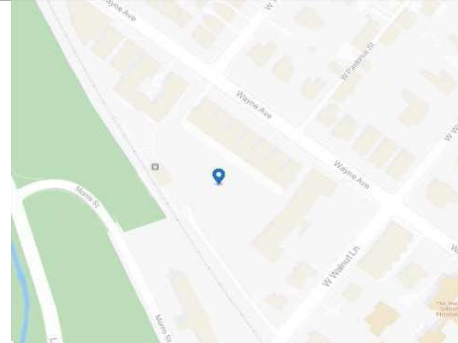
Style:	Neoclassical / Italian Renaissance	Resource Type:	Low-Rise Flats
Stories:	3	Current Function:	42 Cooperative Resident Units
Bays:	7	Subfunction:	n/a
Foundation:	Stone	Additions/Alterations:	n/a
Exterior Walls:	Brick and stone	Ancillary:	
Roof:	Flat roof, perimeter hip roof	Sidewalk Material:	Concrete
Windows:	Historic - Wood	Site Features	Front entry steps, metal railings; lawn open area
Doors:	Historic - Wood		
Other Materials:	Stone entry surrounds, painted cornice and overhang		

Notes:

General Style:	Eclectic Revival with brick facades and Neo-Classical accents
Siting:	Main façades aligned with street, small courtyards in between each of "house." Continuous rear (south) façade towards railroad property.
Scale, Massing, Shape:	Form is composed of seven "houses" with individual entries, all connected in the back but with no interior inter-connection between the "houses". The three full floors sit above a raised basement level.
Materials, Masonry:	Primary use of brick masonry, standard running bond, header brick for lintels, stone window sills, stone water table just above basement level.
Roof Type:	Perimeter mansard roof with slate shingles surrounds flat roof over major areas; roof overhang with brackets and cornice at top of brick walls.
Fenestration:	Tripled double-hung windows on street facades; paired double-hung windows in courtyards; windows aligned vertically. Third floor features arched windows with faux metal balconies.
Entrances and Details:	Two-story pedimented Classical Revival stone entry surrounding a single door, centered on the first floor with a central window on the second floor with decorative metal railing, at each "house" entry.



Street View Northeast:atlas.phila.gov



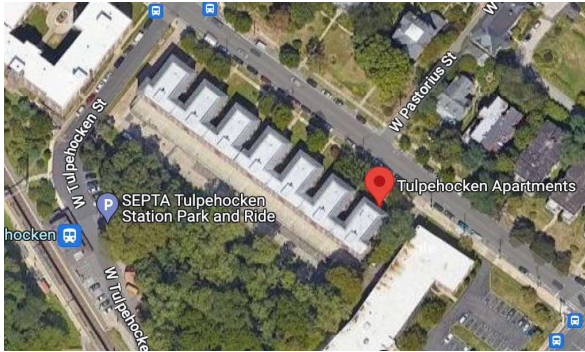
Area Map:atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

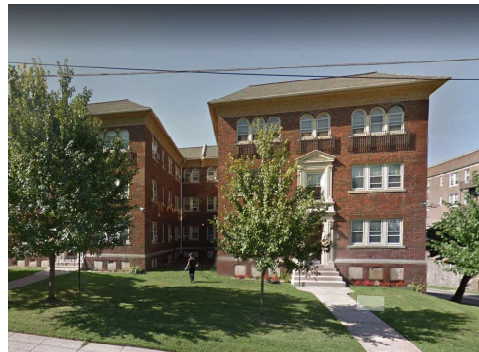
Address:

6134-46 WAYNE AVE

No. 14



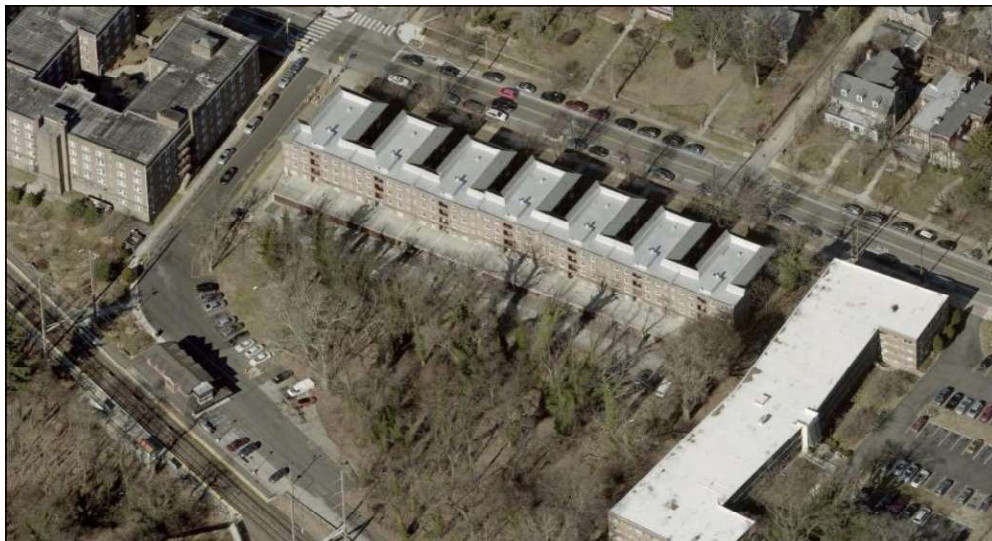
Aerial Map: atlas.phila.gov



Street View: atlas.phila.gov



Street View: atlas.phila.gov



Aerial 3D View: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Significant	Address:	6655 McCallum Street	No. 15
Alternate Address:	NA	OPA Number:	888220044-99
Individually Listed:	Yes	Map Registry Number:	083N210012

Historical Data

Historical Name:	Malvern Hall	Year Built:	1925
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Ballinger & Co.
Historic Function:	Residential Apartments	Builder:	Henry Beckerman

Social History:

Per National Register: "Malvern Hall is a significant expression of popular architecture as it applies to Philadelphia's multiple family housing development within the city limit suburbs in the 1920s... The terraced, low-rise apartment house, enhanced by its private courtyard, also evokes a sense of the exclusive, a characteristic of multi-dwelling units in the northwest suburbs of Philadelphia."

References:

National Register of Historic Places, Inventory - Nomination Form, completed and approved in 1983; City of Philadelphia Building Permit, issued Feb 10, 1920.

Physical Description

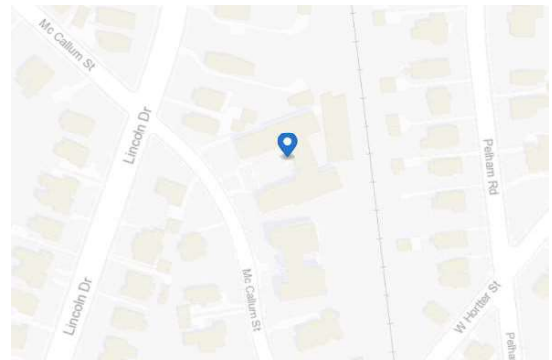
Style:	Colonial Rev. / Tudor Rev. / Italian Ren.	Resource Type:	Garden Apartments
Stories:	4 + Basement	Current Function:	58 Residential Condominiums
Bays:	H-Shaped Wings	Subfunction:	N
Foundation:	Schist, Cast Stone	Additions/Alterations:	No exterior additions or alterations
Exterior Walls:	Buff-tone Brick, Cast Stone	Ancillary:	NA
Roof:	Flat, Membrane	Sidewalk Material:	Brick paving
Windows:	Historic, Wood	Site Features	Front terraces, steps, pool
Doors:	Historic, Wood		
Other Materials:	Cast Stone Porticoes, Stringcourses, Spandrels		

Notes:

General Style:	Overall appearance 17th Century English Palace Revival with Neo-Classical accents.
Siting:	Main façade aligned with street, setback with stairs and terraces, rear garage toward railroad.
Scale, Massing, Shape:	Form is composed of H-shaped with two prominent front wings, central pavilion, small rear wings.
Materials, Masonry:	Primary use of brick masonry with cast stone trim, stringcourses, panels, decoration.
Roof Type:	Flat roof with perimeter brick and stone parapet walls.
Fenestration:	Triple double-hung wing windows, flanked with single windows, with cast stone lintels, sill and jambs.
Entrances and Details:	Landscaped courtyard with reflecting pool, lights on cast iron stanchions, brick paving, low stone walls.



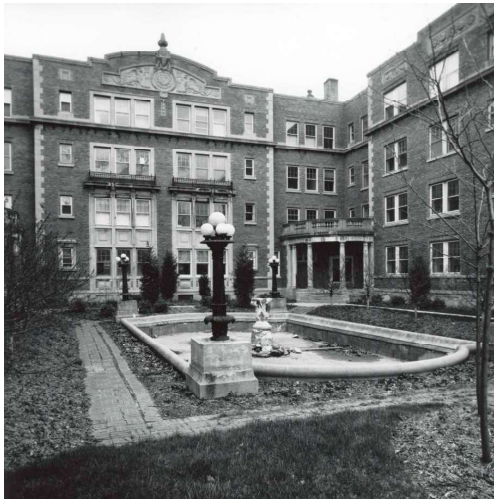
Street View: Douglas Kingsbury



NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

No. 15



Historical View of Courtyard: NRHP



Street View: Douglas Kingsbury



Aerial 3d View from South: atlas.phila.gov



Aerial 3d View from West: atlas.phila.gov

MAIVERN HALL
McCallum and Lincoln Drive

Choice six and seven-room apartments available for immediate occupancy. Three exposures facing Lincoln drive. All modern appointments. Our attractive rentals include gas, electricity and refrigeration. Ownership management. Garage on premises. One square from Upsal station. Germantown 1303.

Newspaper Advertisement: Phila Inquirer 09/18/1930

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Significant	Address:	6635 McCallum Street	No. 16
Alternate Address:	NA	OPA Number:	888220261 Plus
Individually Listed:	NA	Map Registry Number:	083N210010

Historical Data

Historical Name:	The McCallum	Year Built:	1925
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	McLanahan & Beneker
Historic Function:	Residential Condominium	Builder:	Joseph Bernhard, Owner

Social History:

The McCallum is a significant example of Philadelphia's multiple family housing development and architecture in the city in the 1920s. The mid-rise apartment building is enhanced by its entry steps and front courtyard. It evokes a sense of high quality, a characteristic of multi-dwelling units in the northwest suburbs. Its proximity to the Upsal Train Station makes it a key part of this era.

References:

Philadelphia Builders' Guide, v40, 1925; National Register of Historic Places, 1985.

Physical Description

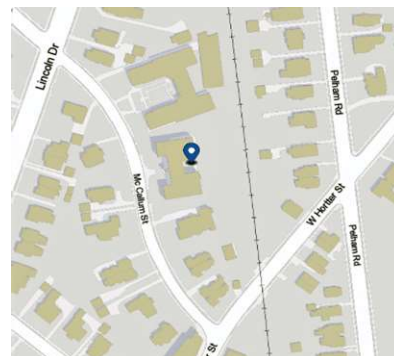
Style:	Neoclassical / Italian Ren.	Resource Type:	Mid-Rise Flats
Stories:	9+ Basement	Current Function:	Residential 88 Condominiums
Bays:	3 Bays, H-Shaped	Subfunction:	NA
Foundation:	Cast Stone	Additions/Alterations:	No exterior additions or alterations
Exterior Walls:	Red Brick, Cast Stone		
Roof:	Flat, Membrane	Ancillary:	Open parking on site
Windows:	Historic, Wood	Sidewalk Material:	Brick paving
Doors:	Historic, Wood; New Metal	Site Features	Front driveway, steps, plantings
Other Materials:	Cast Stone Pilasters, Stringcourses, Accents		

Notes:

General Style:	Overall appearance of English Classical Revival, as a commercial Mid-Rise, with Neoclassical accents.
Siting:	Main façade aligned with street, setback with driveway, stairs and planting; rear parking area toward railroad tracks.
Scale, Massing, Shape:	Form is composed of a shallow H-shaped tower, with two front wings flanking the central pavilion; smaller rear recess for elevator and stairs.
Materials, Masonry:	Primary use of brick masonry with cast stone pilaster, trim, stringcourses, and decoration; upper story has paired pilasters and recessed faux balconies, applied façade entablature. Ground floor windows have cast stone spandrel panels.
Roof Type:	Flat roof with membrane covering, perimeter brick and stone parapet walls.
Fenestration:	Vertical groupings of paired, double-hung windows, alternating with single windows and small bathroom windows; lower two floors have cast stone lintels, sill and jambs; central six floors have stone sills and no expressed lintels; top floor has faux balconies at the ends of the wings, and false arches over the windows.
Entrances and Details:	Landscaped front driveway, lights on metal stanchions, concrete steps, metal railings, low plantings.



Street View: Douglas Kingsbury



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address: 6635 McCallum Street

No. 16



Aerial 3D View: atlas.phila.gov



Apartment Floor Plan: apartments.com



Entry View: Douglas Kingsbury



View from Southwest: Douglas Kingsbury

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	232-242 W. Walnut Lane	No. 17
Alternate Address:	NA	OPA Number:	881211220
Individually Listed:	NA	Map Registry Number:	049N130185

Historical Data

Historical Name:	Rudisell Apartment House	Year Built:	1927
Current/Alt. Name:	Lennox Apartments	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	William Harold Lee
Historic Function:	Residential Apartments	Builder:	NA

Social History:

These apartments house 56 families in each building since the 1930s. They are part of the real estate development effort related to the expansion of the railroads to Germantown, Mt. Airy and Chestnut Hill.

References:

NA

Physical Description

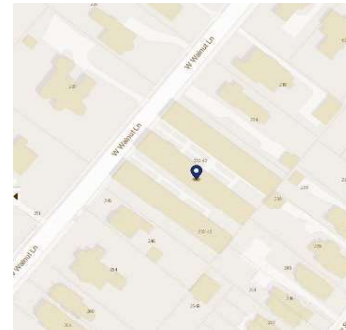
Style:	Italian Renaissance	Resource Type:	Garden Apartments
Stories:	4	Current Function:	156 Residential Apartments
Bays:	4, Each of 3 Buildings	Subfunction:	NA
Foundation:	Concrete	Additions/Alterations:	NA
Exterior Walls:	Brick		
Roof:	Flat Roof, Slag Covering	Ancillary:	NA
Windows:	Double Hung, Replacement	Sidewalk Material:	Concrete
Doors:	Commercial Aluminum Glazed	Site Features	Masonry Arch Gateways; Metal Gates; Concrete Steps
Other Materials:	Cast Stone		

Notes:

General Style:	Eclectic Revival using brick with stone trim and accents.
Siting:	Three buildings set perpendicular to the street with two courtyard entrance areas, with monumental masonry and metal gates.
Scale, Massing, Shape:	Rectangular building massing, 4 stories plus basement, set parallel to each other.
Materials, Masonry:	Brick, standard running bond, with brick quoins at the building corners and along interior facades used as pilasters.
Roof Type:	Flat roof with brick parapet, cast stone copings, with pedimented accents at street facades.
Fenestration:	Paired and single double-hung windows, aligned in vertical bays, aluminum clad frames; brick sills.
Entrances and Details:	Embellished arch gateways with central pediment; piers with brick quoins, painted; metal gates. Decorative 3rd Floor faux balconies at center two windows, with cast stone or terra cotta piers and balustrades; central two windows have recessed arched headers with decorative tile, brick arches and cast stone keystones.



Street View: atlas.phila.gov



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address: 232-242 W. Walnut Lane

No. 17



Aerial 3D View: atlas.phila.gov



Street View: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	5515 Wissahickon Avenue	No. 18
Alternate Address:	NA	OPA Number:	881062500
Individually Listed:	NA	Map Registry Number:	048N120111

Historical Data

Historical Name:	Marchwood Apartments	Year Built:	1929
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Stetler and Deysher
Historic Function:	Residential Apartments	Builder:	Samuel Hanklin

Social History:

Marchwood was among the growth of new apartment buildings to follow the railroad line to Germantown, West Mt. Airy, and Chestnut Hill. It is within walking distance of Cheltenham train station.

References:

Libwww.freelibrary.org. Digital.hagley.org. Dallin Ariel Survey Co.; Dallin J. Victor, Circa 1939. Print and Picture Collection- folder Apartment Houses 1982, printed negative of Marchwood Apartments photographed in 1959 by Parker and Muliken

Physical Description

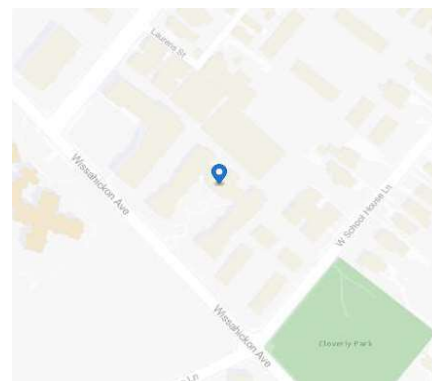
Style:	Tudor Revival	Resource Type:	Garden Apartments
Stories:	4	Current Function:	79 Residential Apartments
Bays:	3 Wings	Subfunction:	NA
Foundation:	Schist	Additions/Alterations:	NA
Exterior Walls:	Brick, Stucco, Wood		
Roof:	Flat, Sloped	Ancillary:	NA
Windows:	Wood	Sidewalk Material:	Concrete
Doors:	Historic wood	Site Features	U shaped garden courtyard and fountain, seating area
Other Materials:	Stone entry surrounds, leaded glass		

Notes:

General Style:	Overall appearance Tudor Revival with half-timber treatment, and Neo-Gothic accents.
Siting:	Aligned with street and stone retaining wall; fountain, decorative metal and glass lampposts, stone entrance sign with Marchwood name.
Scale, Massing, Shape:	Form is U or H-shaped with 3 wings; central stone arch-shaped entrances.
Materials, Masonry:	Primary use of brick masonry with stucco and half-timber on portions of upper two floors.
Roof Type:	Gabled slate shingles on front wings and center; flat roof major areas with brick parapets, with portions crenelated.
Fenestration:	Paired and single double-hung windows; 6-paned upper sash; bay window groups on courtyard.
Entrances and Details:	Stone entry, decorative Neo-Gothic arched limestone, schist surround; leaded glass transom; crenelated parapet; bas relief with heraldic iconography, with finials.



Aerial View: google maps



Area Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address: 5515 Wissahickon Avenue

No. 18



Historic Aerial View 1939: Dallin Aerial Survey

Item Info

Item No: pdcp00657

Title: Marchwood Apartments

Historic Street Address: 5515 Wissahickon Avenue

Media Type: Photographic Prints

Source: Print and Picture Collection

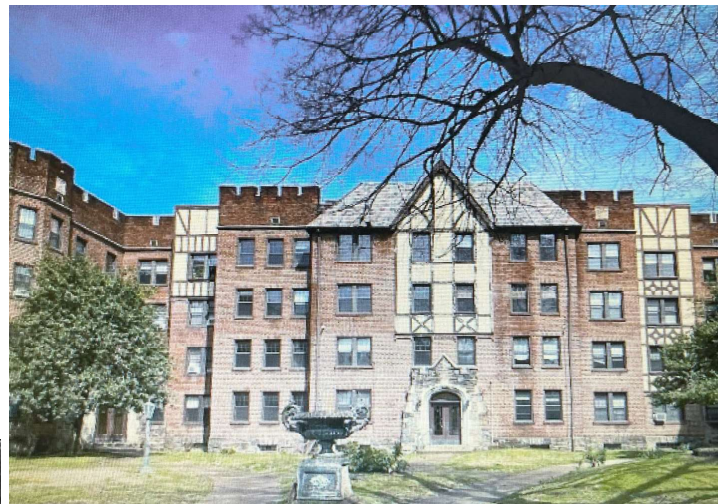
Notes:

Located in **Box:** Allens Lane Art Center - Arcade **Folder:** Apartment Houses

Photographic print made (ca. 1982) from original Parker and Mulliken negative (ca. 1959).

libwww.freelibrary.org

Historic Street View 1959: Free Library



Courtyard View: Cynthia Dutwin

ANNOUNCING
Germantown's Newest Apartment
The Marchwood
ON WISSAHICKON AVE.
Between Schoolhouse Lane and Chelton Avenue
OPPOSITE ALDEN PARK MANOR
Now Leasing for Early Fall Occupancy
Before deciding on your next move, do not fail to investigate these apartments at once. The rentals are surprisingly moderate for these extra large suites of
4 Rooms and Bath 5 Elevators
5 Rooms and Bath Fireproof Garage
For further information telephone Victor 9533, or call at the Cloverly Apartments, 437 W. Schoolhouse Lane.

Historic Advertisement



Transom Detail: Cynthia Dutwin

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	437 W. School House Lane	No. 19
Alternate Address:	445 W. School House Lane	OPA Number:	881058200
Individually Listed:	NA	Map Registry Number:	048N120089

Historical Data

Historical Name:	NA	Year Built:	c. 1925
Current/Alt. Name:	Cloverly Park Apartments	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	NA
Historic Function:	Residential Apartments	Builder:	NA

Social History:

Cloverly Park Apartments is located at 445 W. School House Lane. It is within walking distance to the Queen Lane train station. It's Tudor design compliments the architecture common in this area during this time period. This building is part of the growth of apartment buildings that followed the Railroad line to Germantown, Mt. Airy, and Chestnut Hill.

References:

Atlas. Phila.gov www.redfin.com

Physical Description

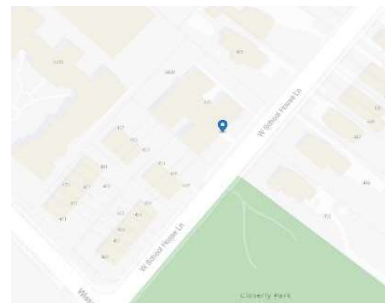
Style:	Tudor Revival	Resource Type:	Garden Apartments
Stories:	4 plus basement	Current Function:	52 Residential Apartments
Bays:	3 wings, 12 bays	Subfunction:	NA
Foundation:	Stone	Additions/Alterations:	NA
Exterior Walls:	Brick, stucco, half timber	Ancillary:	NA
Roof:	Flat	Sidewalk Material:	Stone/concrete
Windows:	Sash windows (replaced)	Site Features	Railings, lamp posts
Doors:	Wood		
Other Materials:	Cast stone, roof shingles		

Notes:

General Style:	Overall appearance Tudor Revival with half-timber treatment
Siting:	Parallel to Schoolhouse Lane, setback with front yard, shrub plantings; two side yards set between front and rear wings, with evergreen trees.
Scale, Massing, Shape:	Low rise apartment in H-shaped plan; central stairs and elevators serving front and rear wings. Facades organized with vertical bays, several with pitched roofs; projecting bay windows on front wing.
Materials, Masonry:	Primary use of brick and stone with stucco and half-timbering accents.
Roof Type:	Flat roof with membrane roofing; accented with gable pitched roofs, and crenellated parapets.
Fenestration:	Double-hung, sash windows; mostly set in pairs, aligned vertically; single windows in vertical bays. Street façade has end bays with brick peaked parapets, two middle bays with crenellated brick parapets, center entrance bay with Tudor style half-timber upper two floors and gable roof; also two bay windows, 3-stories high, near each end.
Entrances and Details:	Wood and glass entry door set in limestone surround and brick vestibule enclosure; original wall sconces on either side of door; free-standing lamp posts flanking center main entry stair, with metal railings.



Street View: atlas.phila.gov



Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

437 W. School House Lane

No. 19



Aerial View: atlas.phila.gov



Detail View: Cynthia Dutwin



Entry View: Cynthia Dutwin

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	6907 McCallum Street	No. 20
Alternate Address:	McCallum, Sedgwick & Cherokee Sts.	OPA Number:	881102500
Individually Listed:	NA	Map Registry Number:	126N200037

Historical Data

Historical Name:	Sedgwick Gardens	Year Built:	1940
Current/Alt. Name:	Sedgwick Gardens	Associated Individual:	Jacob D. Lindy, of Lindy & Voorhees
Hist. Resource Type:	Apartment House	Architect:	J.E. Fieldstein
Historic Function:	Residential Apartments	Builder:	E.J. Frankel

Social History:
Sedgwick Gardens was part of the growth of new apartment buildings following the railroad line to Germantown, Mt Airy and Chestnut Hill, completed in the 1890s, in walking distance to Carpenter and Upsal Stations. Unable to buy life insurance because of a heart condition, Jacob Lindy built Sedgwick Gardens to ensure his family's financial security. It is the first and oldest of Lindy Communities' 29 properties - 26 in Philadelphia, Montgomery and Bucks Counties.

References:
Opening Notice, The Philadelphia Public Ledger, 05 May 1940/ page 84; Opening Announcement, Best Apartment Values, The Philadelphia Inquirer Public Ledger, 16 June 1940/ page 117; Brest, Freeda Kisber, Death Notices, Philadelphia Inquirer, 13 Dec 1991/ page 57; Lindy is Continuing Tradition, Homes, Philadelphia Inquirer, 18 May 2014/ page 36; Phila Builders' Guide v.54, 1939, page 170.

Physical Description

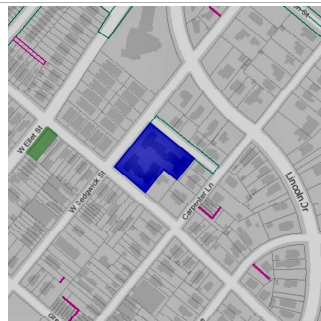
Style:	Art Deco/Moderne	Resource Type:	Garden Apartments
Stories:	3 + Basement	Current Function:	68 Residential Apartments
Bays:	2 Buildings, each 3 Bays	Subfunction:	NA
Foundation:	Wissahickon Schist, Brick	Additions/Alterations:	NA
Exterior Walls:	Brick	Ancillary:	NA
Roof:	Flat, with membrane	Sidewalk Material:	Concrete
Windows:	Replica replacement	Site Features	Perpendicular to street corner, with entry court
Doors:	Replacement wood		
Other Materials:	Stone top of parapets (under aluminum), medallions, urns		

Notes:

General Style:	The buildings reflect the relative simplicity, planarity, symmetry and unvaried repetition of elements common to the Art Deco style as it simplified into the Depression. The corner windows at virtually every outside corner are striking and announce this is a modern building. Alternating windows and projecting courses of brick straddle the outside corners hint at stone quoins, a soldier band of brick, a cornice. Multiple setbacks of the vertical surfaces function as a design element at the massing level as well as in the brick work surrounding the entryways. The buildings' long horizontal proportions, decorative projecting horizontal courses of brick, window proportions achieve a streamlined look, horizontal in this case, typical of Art Deco.
Siting:	Main courtyard entrance fronts Sedgwick St. Basic plan is two extended "H" buildings mirroring each other across an axis perpendicular to Sedgwick St. to enclose 2 courtyards. The McCallum street building has been modified toto accomodate the irregular property.
Scale, Massing, Shape:	
Materials, Masonry:	Predominantly brick, running bond with flemish course every 9th course. Windows have flemish course headers and projecting rowlock sills. Corner windows have 4 projecting horizontal header courses above each; A soldier band runs level with lintel of the top windows; Narrow stone cap on walls, covered with aluminum; Wissahickon Schist base with basement windows. Limestone Medallions accents.
Roof Type:	Flat roof with membrane covering; simple brick parapets with limestone accent panels.
Fenestration:	Double hung replica windows, most 8-over-1, aligned vertically, most with transoms and in pairs; A few small bathroom 4-over-1 windows throughout; paired window groups on each side of outside corners. Single large window with multiple panes in stair wells.
Entrances and Details:	Detailed Entryways with slight projection from wall face. Single half-lite wood Colonial paneled door, surrounded by wide stacked brick jambs, with multiple step backs towards door, and tall frieze of running bond bricks topped with a brick soldier band under a flush stone cornice. Geometric Art Deco stone urn on either end of cornice. Single Colonial carriage lamp.



image: Douglas Kingsbury
Northwest Philadelphia Apartments Thematic Historic District



image, 2020: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

6907 McCallum Street

No. 20



Aerial View

image: pictometry.phila.gov



Closeup of Courtyard Entrance on Sedgwick Street

image: Douglas Kingsbury



Entrance to Building A from courtyard

image: Douglas Kingsbury



View of McCallum Street facade

image: Douglas Kingsbury



Detail Building A

image: Douglas Kingsbury

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 Fixtures

GERLACK & MORANZ BRICK CO.—Cinder Block

Page 117

Opening Announcement, June 16, 1940

Best Apartment Values, *The Philadelphia Inquirer Public Ledger*, 16 June 1940/ page 117

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	7021 Emlen Street	No. 21
Alternate Address:	NA	OPA Number:	881101200
Individually Listed:	NA	Map Registry Number:	065N190099

Historical Data

Historical Name:	Lincoln Terrace	Year Built:	1926
Current/Alt. Name:	Lincoln Terrace	Associated Individual:	NA
Hist. Resource Type:	Apartment House	Architect:	Charles E. Oelschlager
Historic Function:	Residential Apartments	Builder:	E.J. Kreitzburg

Social History:
The Lincoln Terrace was part of the growth of new apartment buildings following the railroad line to Germantown, Mt Airy and Chestnut Hill, completed in the 1890s, in walking distance to Carpenter and Upsal Stations.

References:
Philadelphia Builder's Guide, v.40, 1925, page 583; Philadelphia Building Permit Plan No. 2698, Setp 18, 1925

Physical Description

Style:	Colonial Revival	Resource Type:	Corner-sited Apartments
Stories:	4 + Basement	Current Function:	c15 Residential Apartments
Bays:	L-Shapes with 2 Bays	Subfunction:	NA
Foundation:	Granite	Additions/Alterations:	NA
Exterior Walls:	Brick with Limestone Headers		
Roof:	Flat, with membrane	Ancillary:	NA
Windows:	Replica replacement windows	Sidewalk Material:	Concrete
Doors:	Historic wood	Site Features	Perpendicular to street corner, with entry court
Other Materials:	Stone cornice, colonnade entry		

Notes:

General Style: Colonial Revival with Neo-Classical Entry and accents.

Siting: Front courtyard towards street corner with prominent quarter-circle entry porch; concrete steps and metal ramp with metal railings.

Scale, Massing, Shape: Simple L-Shaped building with entry on inner corner.

Materials, Masonry: Predominantly brick, running bond, with limestone flat-arch headers; regular limestone quoins at outside and inside corners; granite-faced base with basement windows.

Roof Type: Flat roof with membrane covering; simple brick parapets with limestone accent panels in center of each façade.

Fenestration: Double hung windows, aligned vertically, with small bathroom windows and single windows at stair landings; paired window groups in center of each façade; larger windows with 6 lite upper sash, white

Entrances and Details: Highly detailed entry porch, quarter-round, with Doric columns, curved cornice, balustrade railing, with white painting; entry pair of wood and glass door at 45 degree angle; building name on transom.



image: Douglas Kingsbury



image: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

7021 Emlen Street

No. 21



Aerial View

image: atlas.phila.gov



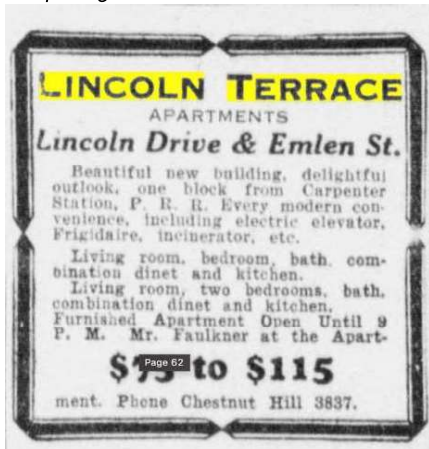
View from Emlen Street

image: Douglas Kingsbury

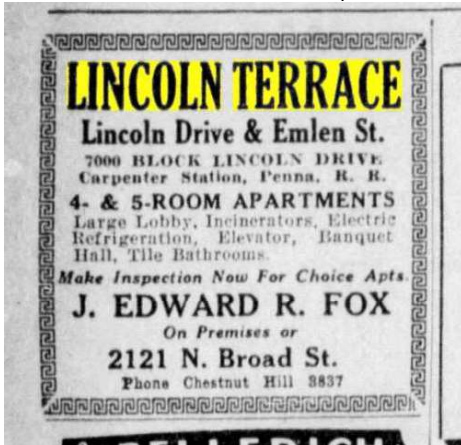


View from Emlen Street

image: Douglas Kingsbury



Ad: Feb 26, 1928, Phila Inquirer



Ad: Feb 6, 1927, Phila Inquirer



Ad: Sep 27, 1931, Phila Inquirer



Ad: Sep 8, 1929, Phila Inquirer

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Significant	Address: 6733 Emlen St	No. 22	
Alternate Address:	NA	OPA Number:	886761430
Individually Listed:	NA	Map Registry Number:	083N120057

Historical Data

Historical Name:	The Emlen Arms	Year Built:	1925
Current/Alt. Name:	NA	Associated Individual:	Owners, Pelham Terrace Apartments, J. Jones and E. Hutchinson, Jr., on premises
Hist. Resource Type:	Apartment Building	Architect:	B. Stanley Simmons
Historic Function:	Residential Apartments	Builder:	Boyle-Robertson Co.

Social History:

Advertised as upscale "housekeeping apartments" with one or two bedrooms as well as shared public spaces such as the "Colonial Dining Room" and a "beauty shop". B. Stanley Simmons: prolific and noted architect mostly based in Washington D.C. whose work includes the Wyoming Apartments (Washington, D.C.).

References:

1. Phila Builders' Guide, v. 39, 1/2/1924; 2. Phila Builders' Guide, v. 40, 1/14/1925; 3. DC Architects Directory (p 442) Owners, Pelham Terrace Apartments, J. Jones and E. Hutchinson, Jr., on premises; Building Permit No 74, June 6, 1925

Physical Description

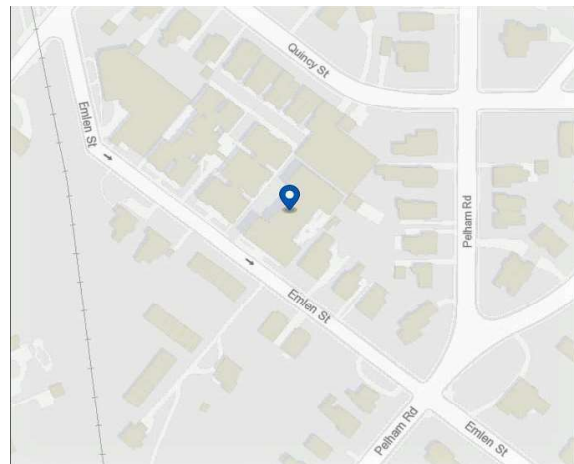
Style:	Colonial Revival / Neoclassical	Resource Type:	Mid-Rise Flats
Stories:	9 + Basement	Current Function:	155 Residential Apartments (Philadelphia Housing Authority)
Bays:	3 Bays	Subfunction:	NA
Foundation:	Stone, Concrete	Additions/Alterations:	Accessible ramp on the left side (northwest) of the entryway
Exterior Walls:	Brick, Stucco, Cut stone, Ornamental Terra Cotta	Ancillary:	NA
Roof:	Flat, Built Up Roofing	Sidewalk Material:	Concrete
Windows:	Replacement	Site Features	Centered stairs, metal railings, light posts; a terrace with decorative stone balustrade
Doors:	Replacement		
Other Materials:	Large, decorative stone entry surround		

Notes:

General Style:	Overall appearance Classical Revival with stone stringcourses above floors 2 and 8, and prominent white Terra Cotta cornice
Siting:	Main façade and shorter side aligned with street, rear extends directly away from the street
Scale, Massing, Shape:	Form is composed of an H shape with two bays parallel to the street connected by a longer length, central bay, perpendicular to the street
Materials, Masonry:	Primary use of brick masonry with stone/terra cotta accents
Roof Type:	Flat roof with built-up roofing; perimeter cornice with dentil moulding on the underside
Fenestration:	Alternating vertical patterns of paired and single, double hung windows. Decorative white terra cotta panels on the central windows of floors 3 and 6. Decorative terra cotta aprons below the windows on floors 2 and 3 with Grecian scrollwork. False metal balconies on two windows on floor 5 and the central window on floor 6.
Entrances and Details:	Stone and terra cotta entry surround, two stories tall, with four pilaster pairs creating two sidelight bays and central doorway. Two windows and a pediment set above the door. Projecting stone or terra cotta cornice with dentils. Decorative balustrade lines the top of the entire entryway. Sign with raised metal letters.



Photo: Douglas Kingsbury



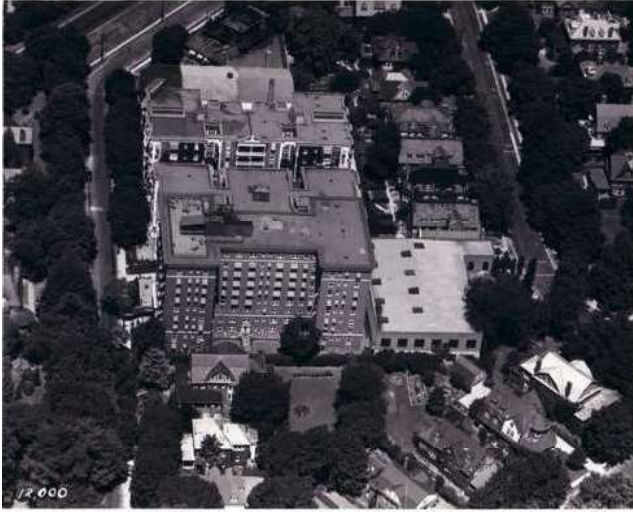
Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address: 6733 Emlen St

No. 22

Additional Images and Information:



Aerial photo (1939) ([link](#)) *Hagley Digital Archives*

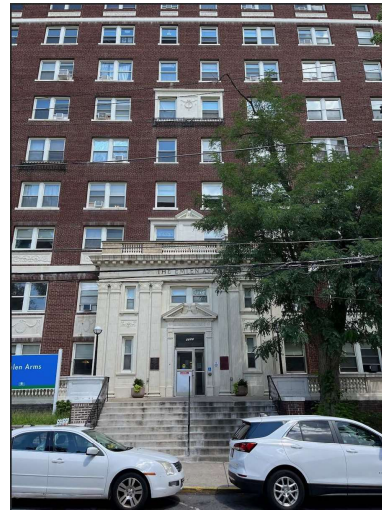
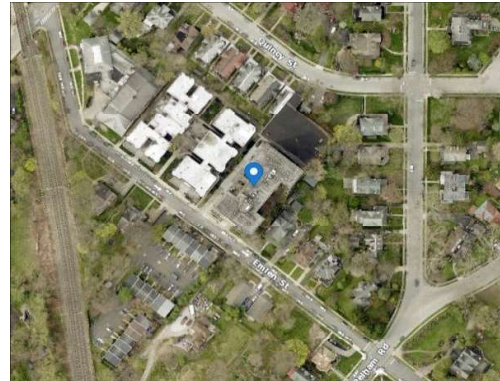


Photo: Douglas Kingsbury



Aerial View: [atlas.phila.gov](#)




Aerial Map: [atlas.phila.gov](#)

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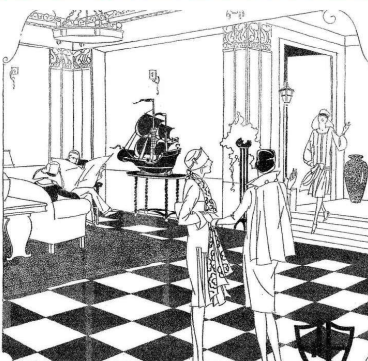
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Philadelphia Forum, October 1926

Philadelphia Forum, October 1926 ([link](#))

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	6101-11 WAYNE AVE	No. 23
Alternate Address:	6101-11 WAYNE AVE	OPA Number:	881211750
Individually Listed:	no	Map Registry Number:	049N140039

Historical Data

Historical Name:	NA	Year Built:	1922
Current/Alt. Name:	Wayne Walnut Apartments	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Thomas B. Lippincott
Historic Function:	Residential Apartments	Builder:	F. W. Mark Const Co. Inc.

Social History:

The Wayne Walnut Apartments were part of the local development of new apartment buildings following the completion of the railroad lines to Germantown, Mt. Airy and Chestnut Hill in the 1890s. This group is a short walk from the Tulpehocken Station. The buildings emulate modest twin house designs, made to accomodate apartments and respect the local scale of private homes.

References:

Phila Builders' Guide, v. 37, 1922; Building Permit No. 534, Plan No. 146, application in year 1921.

Physical Description

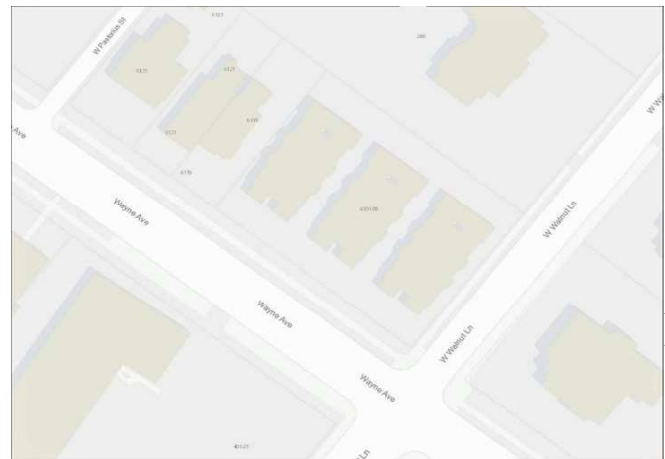
Style:	Neoclassical	Resource Type:	Low-Rise Flats
Stories:	3	Current Function:	18 Residential Apartments
Bays:	2 per building	Subfunction:	NA
Foundation:	Stone (Schist)	Additions/Alterations:	NA
Exterior Walls:	Brick	Ancillary:	NA
Roof:	Flat	Sidewalk Material:	Concrete
Windows:	Historic wood and replacement	Site Features	Central concrete stair leads from sidewalk to each main entrance
Doors:	Replacement		
Other Materials:	Plaster, painted metal		

Notes:

General Style:	Colonial Revival three story brick structures with Classical Revival elements including symmetrical balconies with three slender columns in each corner spanning the 1st and 2nd floors.
Siting:	Main facade of all three structures face Wayne Ave. The southeast building sits on the corner with W Walnut Lane. Sloped lawn and modest plantings between front porches and sidewalk.
Scale, Massing, Shape:	Three detached, near identical structures with covered balconies on floors 1 and 2, and open balconies on floor 3.
Materials, Masonry:	Primary use of brick with stone base of cut schist blocks, and concrete accents including a thick horizontal band on the 3rd level which appears to have replaced a projecting cornice.
Roof Type:	Flat, likely asphalt membrane roofing; brick parapet with cast stone copings.
Fenestration:	Paired windows in center of the front facade, otherwise single windows throughout. 2nd floor central windows feature arched stucco surround. Balcony windows and doors arched on 1st floor.
Entrances and Details:	Recessed between the balconies sit narrow double doors with columned surround and flat cornice with central keystone decoration. Second floor stairway windows are set as a pair of doors with a half-round arch and plaster infill panel. Third floor stairway window is a pair, with decorative brick jambs and a header with cast stone keystone.



Photo: Monica Gonzalez
Northwest Philadelphia Apartments Thematic Historic District



Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

6101-11 WAYNE AVE

No. 23



Aerial 3D View: atlas.phila.gov



Street View ca 1965: City Philadelphia Dept Records



Street View: Monica Gonzalez



Detail View: Monica Gonzalez

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	6445 Greene Street	No. 24
Alternate Address:	NA	OPA Number:	81103000
Individually Listed:	NA	Map Registry Number:	051N040072

Historical Data

Historical Name:	Vernon House	Year Built:	1929
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Charles Schaefer
Historic Function:	Residential Apartments	Builder:	Colonial Apartments, Inc.

Social History:

Vernon House was among the growth of new apartment buildings to follow the railroad line to Germantown, West Mt. Airy, and Chestnut Hill. It is within walking distance of Upsal train station.

References:

Atlas.Phila.gov (City of Philadelphia Atlas); Building permit City Archives of Philadelphia; Building Permit No. 1072, 28 February 1929; Philadelphia Builders' Guide, v. 44, 1929 citation.

Physical Description

Style:	Colonial Revival	Resource Type:	Garden Apartments
Stories:	4 + Basement	Current Function:	Residential Co-Op, 48 Units
Bays:	3 Wings	Subfunction:	NA
Foundation:	Stone, Schist	Additions/Alterations:	NA
Exterior Walls:	Brick, stone, concrete	Ancillary:	NA
Roof:	Flat, membrane	Sidewalk Material:	Concrete
Windows:	Historic wood	Site Features	U-shaped garden courtyard and seating area
Doors:	Historic wood		
Other Materials:	Stone stringcourses, keystones, metal cornice		

Notes:

General Style:	Overall appearance Colonial Revival with stone accents and details.
Siting:	Courtyard perpendicular to Green Street; decorative metal and glass lamps at doorway entrances; schist stone base; stone circular garden box in the middle of courtyard.
Scale, Massing, Shape:	Form is U-shaped with 2 long wings and short connecting wing; 3 separate entries serving each "house". Center wing at lower floor elevation than side wings.
Materials, Masonry:	Primary use of brick masonry with schist stone base, limestone stringcourses, accents and small recessed panels; wood framed floors.
Roof Type:	Flat roof, membrane covering; brick parapets and slight crenellations; metal cornices; metal downspouts.
Fenestration:	Predominantly paired double-hung windows, aligned vertically; 6-paned upper and lower sash; single metal-clad bay window in center of long wings.
Entrances and Details:	Brick entry surrounds with shallow curved arch; limestone accent and keystone panels; wood and glass transoms; metal sconces with globe lamps; round stone accent above arch; flagstone paving at entries.



Image: Douglas Kingsbury



Image: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

6445 Greene Street

No. 24



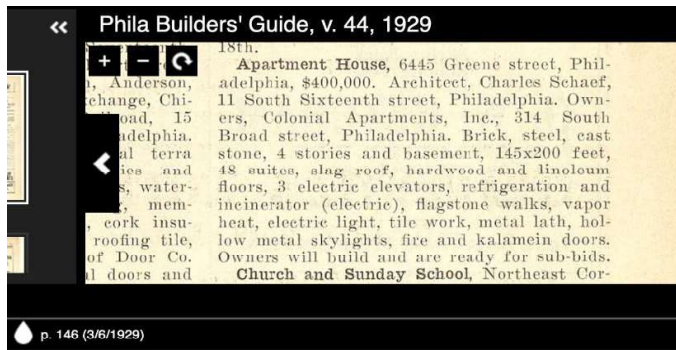
Courtyard View, Looking North
Image: Douglas Kingsbury



Typical Entry Detail View
Image: Douglas Kingsbury



View from Greene Street
Image: atlas.phila.gov



Philadelphia Builders' Guide



Map
Image: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	144 West Allens Lane	No. 25
Alternate Address:	NA	OPA Number:	880148025
Individually Listed:	NA	Map Registry Number:	120N060017

Historical Data

Historical Name:	Rose Court Apartments	Year Built:	1927
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Harry D. Rose
Historic Function:	Residential Apartments	Builder:	NA

Social History:

Rose Court Apartments was originally advertised in 1927 as a two story Apartment Building. It is located at 144 West Allens Lane within a minutes walk to the Alen Lane Train Station. It's Colonial Revival design complements the architecture common in this area during this time period. This building is part of the growth of apartment buildings that followed the Railroad line to Germantown, Mt. Airy, and Chestnut Hill.

References:

Atlas.phila.gov. Philadelphia City Archives - permit 1927. Phila Builder's Guid, V. 42, 1927.

Physical Description

Style:	Italian Renaissance / Art Deco/Art Moderne	Resource Type:	Low-Rise Flats
Stories:	3	Current Function:	36 Residential Apartments
Bays:	3 bays, C-shaped	Subfunction:	NA
Foundation:	Brick and Schist Stone	Additions/Alterations:	NA
Exterior Walls:	Brick	Ancillary:	NA
Roof:	Flat	Sidewalk Material:	Concrete
Windows:	Replica, Replacement	Site Features	Simple plan, courtyard
Doors:	Glass and metal		
Other Materials:	Cast Stone, Wrought Iron		

Notes:

General Style:	Eclectic Revival, with Neoclassical elements, composed with brick facades, regular window openings, flat roof and parapets.
Siting:	Rose Court is set perpendicular to the street with a small entrance courtyard with central paved walkway, flanked with lawn and mature plantings.
Scale, Massing, Shape:	C-shaped building forming entry courtyard; uniform massing from raised basement to roof.
Materials, Masonry:	Brick facades, running bond, solder course headers, brick rowlock sills, recessed pointing; cast stone coping, water table and string courses.
Roof Type:	Flat with built-up roofing surface.
Fenestration:	Double hung with 6/1 sash new windows; glass block infill windows in the basement openings, with inset louvers; modern metal and glass entry door.
Entrances and Details:	Brick steps with brick side walls; sconce light fixtures at entrance; soldier course and stacked bond decorative surround on windows over entrance; inset "Rose Court" in cast stone panel with brick trim; decorative rounded parapet extension at entry; wrought iron railings at faux balconies over entry.



Street View: photo Douglas Kingsbury



Aerial View: atlas.phila.gov

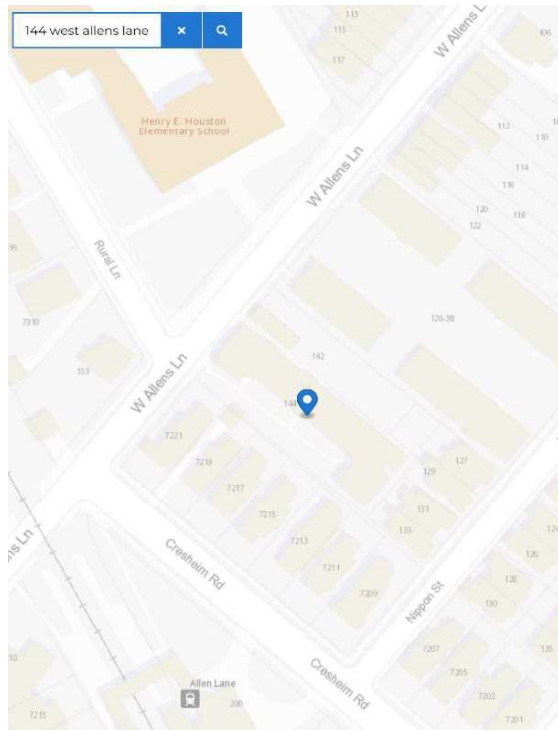
NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address:

144 West Allens Lane

No. 25

Additional Information and Images:



Area Map: atlas.phila.gov



Advertisement: *Phila Builders' Guide*



Courtyard View: photo Douglas Kingsbury



Entry View: photo Douglas Kingsbury

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Contributing	Address:	6200 Wayne Avenue	No. 26
Alternate Address:	NA	OPA Number:	881211900
Individually Listed:	NA	Map Registry Number:	049N050007

Historical Data

Historical Name:	Wayne Manor Apartments	Year Built:	Rebuilt from Fire 1934
Current/Alt. Name:	N/A	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	1934 Magaziner and Eberhard
Historic Function:	Residential Apartments	Builder:	NA

Social History:

Wayne Manor Apartments is located at 6200 Wayne Ave. It is within walking distance to the Tulpehocken Train Station. It's Neoclassical design compliments the architecture common in this area during this time period. The original building was built in 1926. However, there was a fire. The current building that stands today is the building that has replaced the original building in 1934 that was destroyed in the fire. This building is part of the growth of apartment buildings that followed the Railroad line to Germantown, Mt. Airy, and Chestnut Hill.

References:

Atlas. Phila.gov, Philadelphia Builders Guide, V. 46 1934 p. 161 (5/23/1934); January 24, 1926 (Page 84 of 139)." Philadelphia Inquirer (1860-1934), Jan 24, 1926.

Physical Description

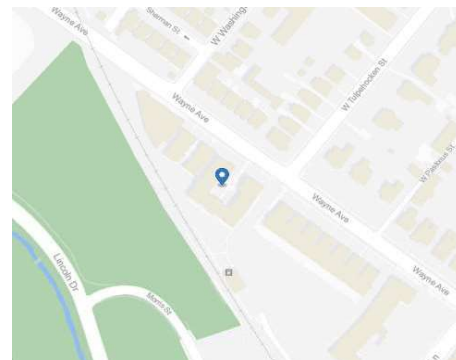
Style:	Italian Renaissance	Resource Type:	Low-Rise Flats
Stories:	4	Current Function:	69 Residential Apartments
Bays:	U Shaped with multiple Bays	Subfunction:	NA
Foundation:	Concrete	Additions/Alterations:	NA
Exterior Walls:	Brick		
Roof:	Flat		
Windows:	Sash Relief (replaced Windows)	Ancillary:	NA
Doors:	Glass panel with wood frame	Sidewalk Material:	Concrete
Other Materials:	Limestone trim	Site Features	Central entry courtyard, landscaping

Notes:

General Style:	Classical Revival with sidelights, pediment, symmetrical facades, decorative panels, cornices, balustrades.
Siting:	Parallel to Street, with center courtyard with raised brick and limestone flower bed; decorative balustrade railings and pylons flanking courtyard entry.
Scale, Massing, Shape:	U-Shape overall massing, each wing with central bays and side facades with corner treatments.
Materials, Masonry:	Brick facades with running bond and rowlock courses; concrete foundations; limestone stringcourses; cornices, door surrounds and curved pediments; cast stone wall base and water table; cast stone sills.
Roof Type:	Flat roof with membrane covering; brick parapets with inset stone relief panels and decorative coping pediment.
Fenestration:	Regular vertical bays with paired double-hung windows and single double-hung windows. Faux balconies with stone cladding at second floor level, end bays.
Entrances and Details:	Balustrade with festoon treatment. Arched transom window with leaded glass set in limestone entry surround. inset panel with "Wayne Manor" engraved. Stone finials with decorative parapet over entry bay. Bas relief with decorative accents. Recessed accents with decorative scrolls. Stone quoins at each building corner.



Street View: Cynthia Dutwin



Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Address: 6200 Wayne Avenue

No. 26



Aerial View: atlas.phila.gov



Entry Courtyard View: Cynthia Dutwin

Wayne Manor Apartment House (fire rebuild), 6200 Wayne avenue, Philadelphia. Work contemplated pending adjustment and surveys. Agents, Thomas & Groshon, Fifty-second and Walnut streets, Philadelphia. General fire rebuild.
Club House (renovation) 1280 Arch Street

Philadelphia Builders' Guide: v46-1934-p161



Entry View: Cynthia Dutwin



Side Street View: Cynthia Dutwin

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT - INVENTORY

Significant	Address:	2951 W School House Lane	No. 27
Alternate Address:	NA	OPA Number:	NA
Individually Listed:	Yes	Map Registry Number:	137N060079

Historical Data

Historical Name:	Alden Park Manor	Year Built:	1926
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment Building	Architect:	Edwin Rorke
Historic Function:	Residential Apartments	Builder:	Lawrence Jones

Social History:

Alden Park Manor was the largest of the new apartment buildings to follow the railroad line to Germantown, West Mt. Airy and Chestnut Hill. It takes advantage of a parcel that is immediately adjacent to the Cheltenham station. It is part of the development era that leveraged the construction of dense housing near public transportation.

References:

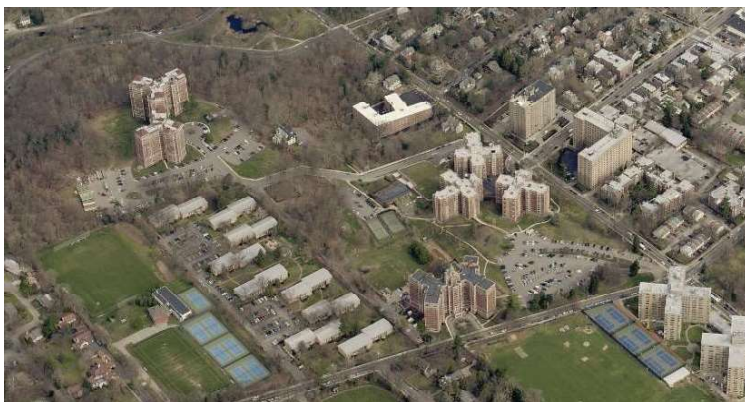
National Register of Historic Places, 1981, reference ID 1095368; Philadelphia Register

Physical Description

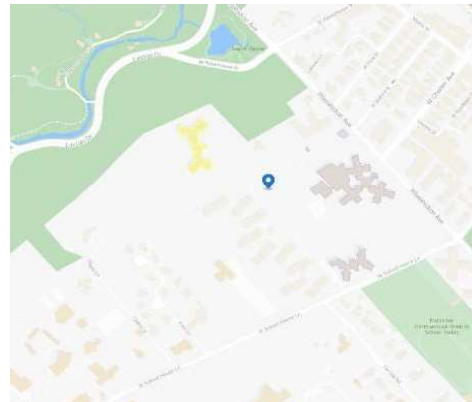
Style:	Italian Renaissance / Beaux Arts	Resource Type:	Mid-Rise Flats
Stories:	14-Dec	Current Function:	24 Residential Apartments
Bays:	Multiple	Subfunction:	
Foundation:	Stone, Brick	Additions/Alterations:	
Exterior Walls:	Brick, Stone		
Roof:	Flat, Membrane	Ancillary:	
Windows:	Historic - Metal	Sidewalk Material:	Concrete
Doors:	Historic - Metal	Site Features	Front entry steps, railings, adjacent public open areas
Other Materials:	Stone Entry Surrounds, Window Bays		

Notes:

General Style:	Jacobean Revival with classical elements.
Siting:	Three main building groups, set on large site, with parking lots; main entry aligned with street.
Scale, Massing, Shape:	Each building group is formed of individual towers with Y or T shapes.
Materials, Masonry:	Primary use of brick masonry with stone and cast stone accents, stringcourses, trim.
Roof Type:	Flat roofs with brick and stone parapets; central tower accent structures with metal cladding.
Fenestration:	Each window opening has a paired casement, with transom, in single, double and triple groups.
Entrances and Details:	Stone entry surrounds with columns and cornices, porch openings.



Aerial View: atlas.phila.gov



Map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT INVENTORY

Contributing	Address:	332 W Hortter St	No. 28
Alternate Address:	NA	OPA Number:	881098101
Individually Listed:	NA	Map Registry Number:	083N220041

Historical Data

Historical Name:	Pelham Apartments	Year Built:	1911
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment House	Architect:	Robert Killough
Historic Function:	Residential Apartments	Builder:	Robert Killough

Social History:

This small apartment building was an early entry in the new residential development that took advantage of the rail lines serving Northwest Philadelphia at the turn of the last century.

References:

Philadelphia Building Permit No. 3553, 1911

Physical Description

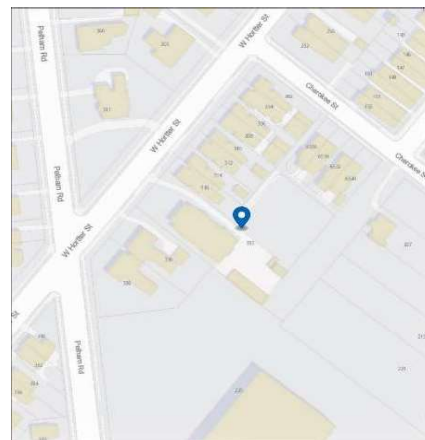
Style:	Tudor Revival	Resource Type:	Low rise apartments
Stories:	4	Current Function:	Residential Apartments
Bays:	1	Subfunction:	NA
Foundation:	Schist	Additions/Alterations:	NA
Exterior Walls:	Brick with cast stone accents	Ancillary:	NA
Roof:	Flat	Sidewalk Material:	Concrete
Windows:	Replacement	Site Features	Long concrete walkway from sidewalk to covered front entrance. Driveway on the left and parking at the back.
Doors:	Wood and metal		
Other Materials:	Terra cotta accents, trim and decorative elements; projecting metal clad cornice		

Notes:

General Style:	Tudor Revival, low-rise apartment building.
Siting:	Long axis is perpendicular to the street, front entry wall is set back.
Scale, Massing, Shape:	Simple rectangular overall form, with projecting ornamental front porches and bay windows. The orientation allows for extensive south-facing views.
Materials, Masonry:	Predominantly brick with terra cotta accents.
Roof Type:	Flat roof with membrane roof covering; low parapets on all sides.
Fenestration:	Double-hung windows, single and pairs, set in angled bay windows for major spaces.
Entrances and Details:	Front entry porch is three stories with central bay serving as main entry for all units; concrete path with brick steps; double wood and glass doors; flanked with decorative sconce lights. There is an exceptional use of masonry ornament, pilaster capitals, balustrades with inset panels, and medallion accents in each of the 3 bays at the top of the front porch structure. Front porch also holds metal fire escapes on the north side.



image: Patrick Hauck



map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT INVENTORY

Address:

332 W Hortter St

No. 28



image: atlas.phila.gov



Entry Porch View: Libbie Hawes

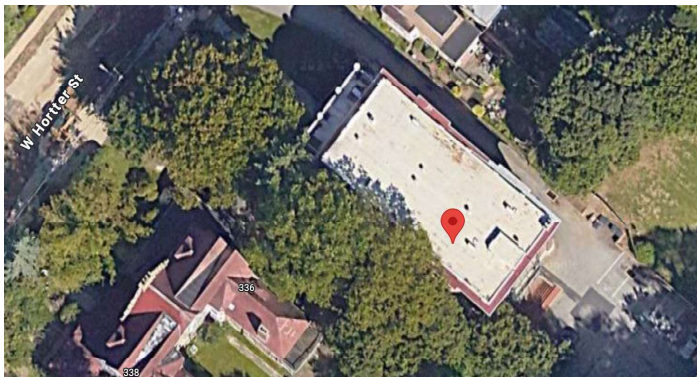


image: Google Maps



Entry Parapet Detail: Libbie Hawes



Ornament Detail: Libbie Hawes

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT INVENTORY

Contributing	Address:	101-107 Carpenter Lane	No. 29
Alternate Address:	101 Carpenter Lane	OPA Number:	881210100
Individually Listed:	NA	Map Registry Number:	065N180043

Historical Data

Historical Name:	NA	Year Built:	1923
Current/Alt. Name:	NA	Associated Individual:	NA
Hist. Resource Type:	Apartment House	Architect:	Unknown
Historic Function:	Residential Apartments	Builder:	J. O. Construction Company

Social History:

This apartment building's construction during the 1920s was an integral part of the social and economic changes occurring as development increased along the new rail lines in Germantown, Mt. Airy and Chestnut Hill.

References:

Philadelphia Builder's Guide, v.38, 1923

Physical Description

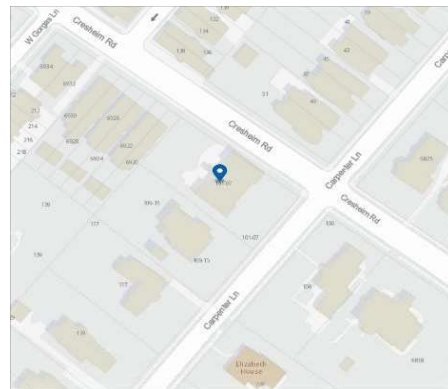
Style:	Colonial Revival	Resource Type:	Low rise Flats
Stories:	4	Current Function:	8 Residential Apartments
Bays:	1	Subfunction:	NA
Foundation:	Concrete likely	Additions/Alterations:	NA
Exterior Walls:	Brick	Ancillary:	NA
Roof:	Flat	Sidewalk Material:	Concrete
Windows:	Double hung, replacement	Site Features	Lawn and trees
Doors:	Wood		
Other Materials:	Wood entry porch, metal cornice		

Notes:

General Style:	Colonial Revival, low-rise apartment
Siting:	Parallel to street, setback on corner with lawn on 4 sides; shrubs at façade, mature trees in front'
Scale, Massing, Shape:	Rectangular shape with slight projections at four corners, forming an H-plan; stair tower in rear.
Materials, Masonry:	Brick façade with brick headers and sills; raised arche on ground floor windows flanking entry.
Roof Type:	Flat roof with membrane covering; brick parapets, shallow projecting cornice on all sides.
Fenestration:	Double-hung windows, six over one; set in groups of three, with singles for service rooms.
Entrances and Details:	Simple concrete path to entry, one stone step up; wood columns support porch with sloped roof; door with two sidelights, original wood.



image: Patrick Hauck



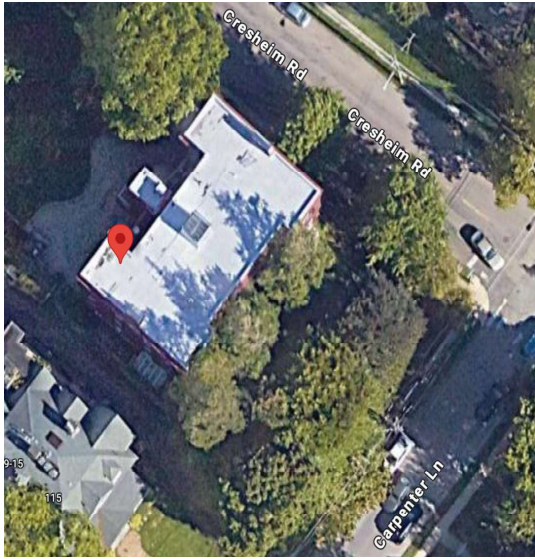
map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT INVENTORY

Address:

101-107 Carpenter Lane

No. 29



aerial map: google maps



aerial 3D view: atlas.phila.gov



Rear Stair Towers: Libbie Hawes



North Façade: Libbie Hawes



Front Entry Detail: Libbie Hawes

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT INVENTORY

Contributing	Address:	121-123 W Tulpehocken Street	No. 30
Alternate Address:	NA	OPA Number:	881211400
Individually Listed:	NA	Map Registry Number:	050N020026

Historical Data

Historical Name:	NA	Year Built:	1928
Current/Alt. Name:	Copley Manor	Associated Individual:	NA
Hist. Resource Type:	Apartment House	Architect:	NA
Historic Function:	Residential Apartments	Builder:	Manor Building Corporation

Social History:

This apartment building replaced an existing single family home. Its construction during the 1920s was an integral part of the social and economic changes occurring as development increased along the new rail lines in Germantown, Mt. Airy and Chestnut Hill.

References:

Philadelphia Builder's Guide v43 1928

Physical Description

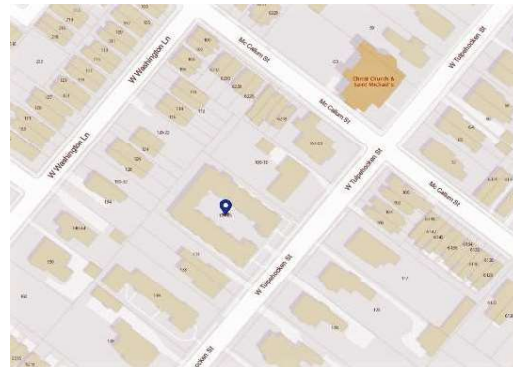
Style:	Neoclassical / Italian Renaissance	Resource Type:	Garden Apartments
Stories:	4	Current Function:	93 Residential Apartments
Bays:	1	Subfunction:	NA
Foundation:	Concrete likely	Additions/Alterations:	NA
Exterior Walls:	Brick		
Roof:	Flat	Ancillary:	NA
Windows:	Double hung, replacement	Sidewalk Material:	Brick paving
Doors:	Metal, replacement	Site Features	Lawn and trees
Other Materials:	Stone entry porch, metal bay windows		

Notes:

General Style:	Tudor Revival, courtyard, low-rise apartments, with Colonial Revival details.
Siting:	Parallel to street, setback on corner with lawn on front; courtyard with modest planting.
Scale, Massing, Shape:	Rectangular courtyard shape with bay window projections, forming an H-plan; stair tower interior.
Materials, Masonry:	Brick façade with brick headers and cast stone sills; cast stone keystones.
Roof Type:	Flat roof with membrane covering; brick parapets, cast stone coping, diamond pattern brick façade, cast stone urns and ornament.
Fenestration:	Double-hung windows, six over one in original windows; most are one over one; set in groups of three in bay windows, with singles for service rooms.
Entrances and Details:	Concrete steps and walk to entries; decorative pilasters support stone entablature and roof; door with two sidelights, replacement metal.



image: Patrick Hauck

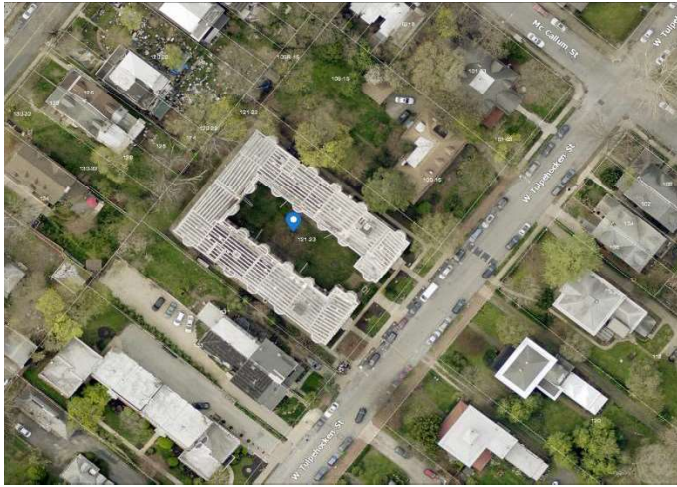


map: atlas.phila.gov

NORTHWEST EARLY 20th CENTURY APARTMENTS THEMATIC HISTORIC DISTRICT INVENTORY

Address: 121-123 W Tulpehocken Street

No. 30



aerial map: google maps



aerial 3D view: atlas.phila.gov



Rear Stair Towers: Libbie Hawes



Front Entry Detail: Libbie Hawes

6. Significance

The Northwest Philadelphia Apartments Thematic Historic District merits listing on the Philadelphia Register of Historic Places for its significance under the following criteria:

Criterion 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;

Criterion D: Embodies distinguishing characteristics of an architectural style or engineering specimen;

Criterion F: Contains elements of design, detail, materials or craftsmanship which represent a significant innovation;

and Criterion J: Exemplifies the cultural, political, economic, social or historical heritage of the community

The Northwest Philadelphia Apartment Thematic Historic District exemplifies the railroad-led economic and social transformation of Northwest Philadelphia in the early decades of the twentieth century. What had been for more than two centuries a small German settlement and bucolic rural retreat for a few wealthy Philadelphians far from the disease-ridden urban crowds, became, between 1910 and 1940, a bustling residential suburb within the city limits.

From the earliest colonial occupation in the seventeenth and eighteenth centuries, land development actions imposed new patterns of settlement and industry on the forested areas of the Wissahickon Valley, home to the native Lenape people. The German Township, once a village of anabaptist settlers surrounded by rural agricultural land, was further developed by the country estates of wealthy English colonists and nation-builders.

By the mid nineteenth century, industrialists established manufactories in the Wissahickon Valley, taking advantage of the natural resources and rustic sloping topography. At the same time, more and more immigrants arrived in Philadelphia, increasing its population and expanding settlements outside the city limits, aided by the advent of streetcars and railroads. The expansion of Philadelphia's streetcar network to Northwest Philadelphia triggered a great northward middle-class expansion from the historical core of the city. The Act of Consolidation of 1854 merged the remaining townships, districts and boroughs of Philadelphia County, including Germantown,² under the municipal government of the City of Philadelphia. The railroads also colonized Northwest Philadelphia in 1854 (Chestnut Hill Railroad, part of the Reading Company, now Chestnut Hill East line) and 1884 (Philadelphia, Germantown and Chestnut Hill

² "The Old German Township" included today's Germantown, Mt. Airy and Chestnut Hill neighborhoods in Northwest Philadelphia

Railroad, part of Pennsylvania Railroad, now Chestnut Hill West line). John Hepp and Charlene Mires describe the development of “Railroad Suburbs” in an essay for the *Encyclopedia of Greater Philadelphia*:

As railroads reached outlying villages and the countryside around Philadelphia during the nineteenth century, railroad companies and other enterprising real estate developers created fashionable residential enclaves, new suburban towns, and vast semirural estates. These developments enabled prosperous Philadelphians to live apart from the city while still enjoying its amenities and maintaining their positions in the urban industries, businesses, and professions that produced their wealth. In the new railroad suburbs, local shopkeepers and service workers also helped sustain semirural living for the upper and middle classes.

The region’s first railroad suburbs developed along the Philadelphia, Germantown & Norristown Railroad (the PGN), which introduced commuter trains running northwest from the city in 1832. In Northwest Philadelphia, completion of the Pennsylvania Railroad’s Chestnut Hill Branch in the early 1880s set off a new wave of suburban development west of Germantown Avenue. Henry Houston (1820-95), a member of the railroad’s board of directors with extensive land holdings in Northwest Philadelphia and adjacent Montgomery County, proposed the new rail line and then followed the pattern of the Main Line by beckoning elite residents to Chestnut Hill with amenities such as the Wissahickon Inn (1883, later the Chestnut Hill Academy), the Philadelphia Cricket Club (1883), and a Protestant Episcopal Church, St. Martin-in-the-Fields (1888). In his Wissahickon Heights development (later renamed St. Martin’s), he made homes available by lease. Houston’s son-in-law George Woodward (1863-1952) continued the family tradition and Chestnut Hill’s suburban evolution in the early twentieth century with picturesque developments such as French Village (1913), Linden Court (1915), and English Village (1925). Between Chestnut Hill and Germantown, in Mount Airy, the Drexel Company built the planned suburb of Pelham between 1895 and 1910.³

After the Civil War, development in and around American cities was reinvented in concert with reconstruction and industrialization. The economic boom of the Gilded Age produced some of the wealthiest magnates fostering new businesses and industries to American society. Railroads, banking and manufacturing all impacted rapid urbanization and suburbanization. Germantown

³ <https://philadelphiaencyclopedia.org/essays/railroad-suburbs/>

continued to subdivide into smaller streets and parcels, developing with rowhouses, twins and singles of varying sizes, all radiating out from Main Street, now Germantown Avenue.

The “third wave” of American immigration from southern and eastern Europe accelerated the city’s industrial boom, which in turn made the city a magnet for the Great Migration of Black Americans from the south. In the 50 years between 1870 to 1920, Philadelphia’s population doubled.⁴ The early twentieth century witnessed ambitious further development of commuter railroads linking city centers with the near “suburban” areas within a brief train journey. These concurrent processes turned large swaths of South Philadelphia and North Philadelphia into densely crowded working-class precincts. However, it was not until the third wave of immigration and continued industrialization had thoroughly populated West, South, and North Philadelphia around 1910 that the clerical and employer classes sought refuge in large numbers in “suburban” Germantown, Mt. Airy and Chestnut Hill. Philadelphia exhibited especially robust railroad expansion in the Northwest region of the city, in tandem with extensive real estate development activity that created new neighborhoods.

Socioeconomic shifts caused by novel occupations resulted in new class distinctions and a rise in social aspirations. As industry took hold and a middle class of white-collar clerks and managers arose, more diversity in housing type was needed to accommodate residents of middle and upper middle class means. The apartment form, well established in denser urban environments, was transformed to desirable suburban housing. According to the 1920 and 1930 censuses, tenants largely represented the clerical and managerial classes, including quite a few railroad employees.

Contemporary newspaper advertisements indicate developers and landlords were targeting audiences who could afford one or two servants, sometimes offering servants’ quarters either within individual apartments or housed in separate rooms in the building. Philadelphia’s own version of Jim Crow—de facto and de jure segregation in the early twentieth century—was another noteworthy and lamentable aspect of the social heritage of Philadelphia, shown by few African American residents of apartment buildings in their early decades, unless they were in service, custodial or building managers. The new developments in Northwest Philadelphia were known to exclude African Americans, people of Jewish descent, and other ethnic groups.

During the late nineteenth and early twentieth century, developers such as Henry Houston and George Woodward were building single and twin homes in Northwest Philadelphia to accommodate the suburban living style newly created by the development and expansion of the Philadelphia, Germantown & Norristown Railroad away from the urban complexes. Amid the growth of the industrial metropolis and suburbanization of the wards north and west of the city core in the late nineteenth and early twentieth century, increasing waves of immigration brought

⁴ Weigley, *Philadelphia: A 300-Year History*, 587

new residents to Philadelphia to seek their fortune. From 1860 through 1930, segregated areas of the city developed according to income and ethnicity.⁵ By 1930, the population of Philadelphia exceeded 1 million. New European immigrants from Italy, Poland, Russia and Germany filled manufactories and pursued entrepreneurial ambitions. A survey of developers, architects and builders of the early twentieth-century apartment buildings in this district catalogs many Eastern European, presumably Jewish, surnames, suggesting real estate development was a focus of investment and return for these new upwardly-mobile citizens.⁶ A much more fulsome research project is needed to assemble biographies on these individuals who impacted the built environment but were left out of the record, including: Soloman Kaplan, Maudes Goeder, I.L. Levin, Samuel Elgart, Jacob Ethan Fieldstein, Charles E. Oelshlager, and Charles Schaefer, among others.

The late nineteenth and early twentieth-century transformation of Northwest Philadelphia from remote rural refuge to busy residential community along the railroad finds eloquent architectural expression in this selection of historic apartment buildings. The design of these important places to live demonstrates a property development trend toward providing options for desirable suburban living in Northwest Philadelphia during the first decades of the twentieth century. To meet the demand for residential units in a variety of sizes that were attractive and affordable for the growing middle class, architects experimented with several new multi-unit building forms. Matching the popular architectural styles of newly constructed suburban residences, architects applied features and ornaments drawn from Medieval and Classical references, often creating eclectic hybrid styles in a distinctive manner. This addition of suburban apartments left a recognizable and long-term impact on the character and quality of the immediate environment and the adjacent neighborhood. These new apartment buildings set the tone for good construction, carefully crafted facades with historical references and spacious interiors with timeless details and amenities.

Multi-unit residential buildings are an ancient idea, documented in Rome and Native America, but the form did not take hold in American cities until the second half of the nineteenth century. For the wealthy, apartment living offered convenience of shared amenities with opulent architectural design at prominent metropolitan addresses. For the poor, apartments were often crowded and inadequately maintained, from which the term “tenement” derived a negative connotation. The advent of the suburb presented opportunity for a romanticized version of apartment living targeted at the rising middle class. With railroad lines providing quick transport to the city center, young professionals could rent before they owned. “Modern” suburban apartment designs, in both form and style, established the ideal suburban lifestyle in apartment living, mimicking the growing suburban neighborhoods around them.

⁵ Warner, *The Private City*, 169

⁶ Weigley, *Philadelphia: A 300-Year History*, 743.

There are dozens of similar apartment buildings from this era located within walking distance of stations on the Chestnut Hill West and Chestnut Hill East lines. The buildings have overall similar features, including materials, massing, symmetry, roof type, fenestration and entrances, but they vary in forms and specific ornamental treatments. All the buildings are masonry, heavily massed with Wissahickon schist stone and brick construction, sometimes surfaced in stucco. Most of the buildings are symmetrical in design, with regular bays of sash or casement windows, often grouped into pairs or triples, and entrances at the center of the façade or at each building or wing. The roofs are usually flat, but ornamental cornices, shaped parapets or faux gables and shed roofs with slate or tile shingles are visually important features. The treatment of the primary façade facing the street is emphasized, with service/egress exits and stairs at the rear.

Importantly, the buildings in this district represent several typologies which innovated the apartment form to suit the new suburban surroundings. The buildings vary in site and plan, but most take advantage of the natural environment of the Wissahickon Valley and tree-lined streets of Northwest Philadelphia's neighborhoods. The siting of the buildings was designed in consideration of the surrounding property, few occupying the entire lot, many incorporating landscaped courts and open lawns with trees, garden plantings and site features. These design strategies differ from earlier urban apartment buildings, where maximizing density was at a premium.

Most of the buildings in the district are considered low-rise, four to six stories in height, but demonstrate several different plans that amplify their suburban feel. There are several individual four-story buildings with a central lobby accessing corridors to several flats per floor, some with only stairs and very few operating recently available electric elevators. Low-rise apartments are also found in this district in groups of two to seven buildings, sometimes arranged contiguously or as a series of repeated unconnected buildings, again making use of the space between buildings as a pleasant feature. Many of the low-rise apartments in the district are garden apartments, with plans arranged in C, U or H shapes, allowing the maximization of access to light and ventilation, each apartment having windows and views across a central landscaped courtyard or garden surrounding the building. Several examples are sited taking advantage of a prominent intersection or corner, with the wings oriented to meet two street fronts, with a driveway or courtyard in between. The low-rise apartment typologies keep the suburban neighborhood feel, offering a variation in residential living at pedestrian scale, and in convenience to shopping and transportation. Several mid-rise apartment buildings in the district soar to up to 14 stories, tall for suburban neighborhoods, but distinct from urban skyscrapers. These adopt the tripartite columnar form suiting their height, with base, column and capital.

The apartments in this district are further elaborated by the architectural revival styles popular during the early twentieth-century period. This period of architectural design is marked by

eclecticism, blending the historic “old world” architecture of Europe with references to America’s colonial past and advances toward newer modern architectural styles. Tudor Revival, Neoclassical, Italian Renaissance Revival and Beaux Arts architectural styles are represented, along with Colonial Revival, Art Deco and Moderne. Notably, when these apartments were being constructed, architecture was in an experimental period when features of distinct styles were mixed, creating eclectic hybrids representing two or more styles of architecture.

References to historical architectural styles appear in roof type, materials, patterns, fenestration and form. Ornamental expression is found at prominent entrances and surrounding windows, often of contrasting materials, employing rustication, cast stone or terracotta details emphasizing lintels and sills. It can be difficult to distinguish between this group of architectural styles because they were so often combined to eclectic hybrids, but the following is a summary of some character-defining features of each: Tudor Revival architecture is characterized by gabled and crenelated roofs, patterned masonry and half-timbering and details with heraldic imagery. Neoclassical architecture looked to the Classical orders, featuring Doric, Ionic and Corinthian columns topped with entablature, pediments and balustrades. Italian Renaissance Revival is more Mediterranean influenced, exemplified by round arches and arcades, with decorative balconettes tile roofs set on deep eaves supported with brackets. The decline of the Gilded Age, when Beaux Arts architecture was at its height, left behind applied sculptural embellishment in cast stone with foliate details, festoons, cartouches and rusticated effects often decorating grand entrances. Colonial Revival architecture exaggerated the Georgian and Federal styles, which were also based on Classical references, including reliance on the Classical orders and Palladian designs, featuring elaborate door surrounds and decorative masonry around windows. As popular architecture began to evolve to less traditional styles in the 1920s, more streamlined designs were introduced. Art Deco design relied on simpler massing with geometric and vertical shapes making up rooflines and ornament. Moderne architectural design was even more streamlined, using lines for ornament on simple facades, sometimes introducing curved surfaces and windows at the corners of buildings. This catalog of architecture makes the Northwest Philadelphia Apartment Thematic District an especially rich architectural resource.

7. Major Bibliographical References

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