

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

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

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

Street address: 3708-12 Chestnut Street

Postal code: 19104

**2. NAME OF HISTORIC RESOURCE**

Historic Name: Reed-Hubley Residence

Current/Common Name: Greenfield Intercultural Center

**3. TYPE OF HISTORIC RESOURCE**

Building

Structure

Site

Object

**4. PROPERTY INFORMATION**

Condition:  excellent  good  fair  poor  ruins

Occupancy:  occupied  vacant  under construction  unknown

Current use: University intercultural center

**5. BOUNDARY DESCRIPTION**

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

**6. DESCRIPTION**

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

**7. SIGNIFICANCE**

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

Period of Significance (from year to year): from 1845 to 1982

Date(s) of construction and/or alteration: 1845-49; 1872-1886; 1916-1927; 1982

Architect, engineer, and/or designer: Cecil Baker & Associates (1982)

Builder, contractor, and/or artisan: Samuel Reed (1845-49)

Original owner: Samuel Reed

Other significant persons: Frances Hubley family

**CRITERIA FOR DESIGNATION:**

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

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

**8. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Please attach a bibliography.*

**9. NOMINATOR**

Organization University City Historical Society Date November 4, 2024

Name with Title Ke-An Chiang Email info@uchhs.net

Street Address P.O. Box 31927 Telephone \_\_\_\_\_

City, State, and Postal Code Philadelphia, PA 19104

Nominator  is  is not the property owner.

**PHC USE ONLY**

Date of Receipt: November 4, 2024

Correct-Complete  Incorrect-Incomplete Date: December 27, 2024

Date of Notice Issuance: January 17, 2025

Property Owner at Time of Notice:

Name: Trustees of the University of Pennsylvania

Address: 3451 Walnut St.

City: Philadelphia State: PA Postal Code: 19104

Date(s) Reviewed by the Committee on Historic Designation: February 19, 2025

Date(s) Reviewed by the Historical Commission: March 14, 2025

Date of Final Action: March 14, 2025

Designated  Rejected



NOMINATION OF

**3708-12 CHESTNUT STREET**

**former Reed-Hubley Residence,**  
**now Greenfield Intercultural Center**

TO THE

**PHILADELPHIA REGISTER OF HISTORIC PLACES**

NOVEMBER 2024

## 5. BOUNDARY DESCRIPTION

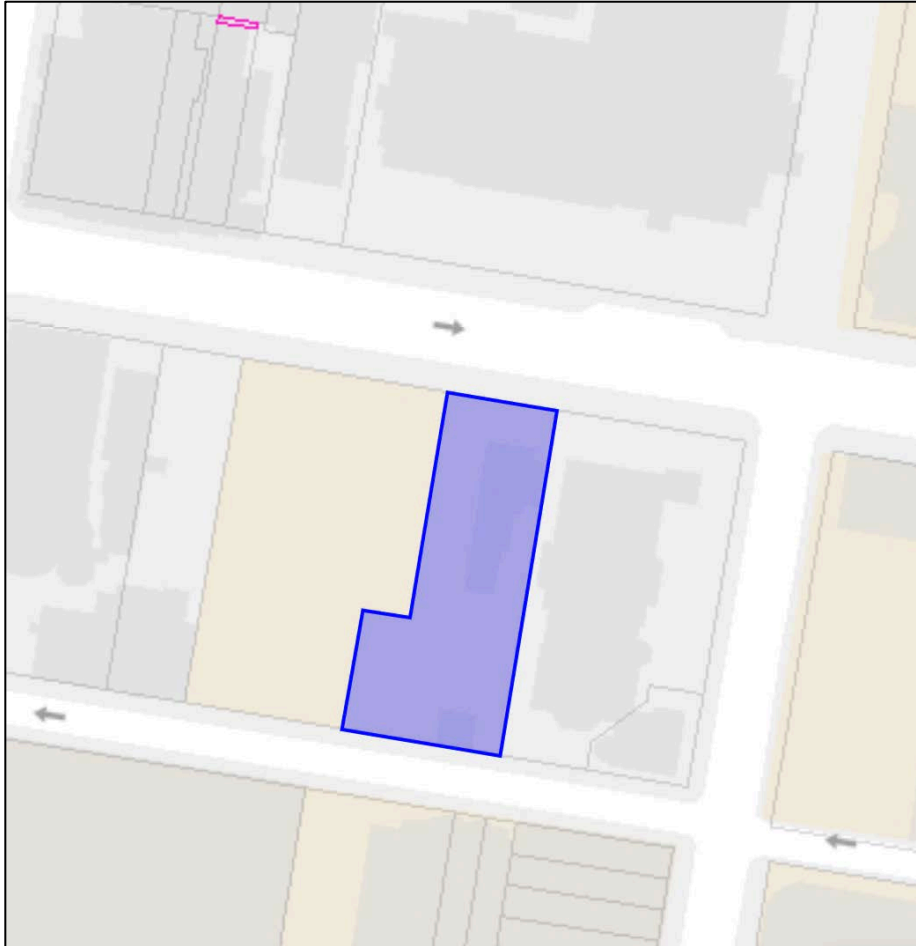


Fig. 1. Parcel map of 3708-12 Chestnut Street from the website of the Office of Property Assessment, City of Philadelphia.

All that certain lot or piece of ground with the buildings and improvements thereon erected, in the 27<sup>th</sup> Ward of the City of Philadelphia, Situate on the South side of Chestnut Street, two hundred eighty-one feet and one-half inches east of the easterly side of Thirty-eighth Street; thence extending in an easterly direction along the southerly side of Chestnut Street 75 feet and one and one-half inches to a point; thence extending in southerly direction parallel to the easterly side of Sansom Street 220 feet; thence extending in a westerly direction along the northerly side of Sansom Street 100 feet to a point; thence extending in a northerly direction along a line of property 76 feet to a point; thence extending in an easterly direction 30 feet and two and one-half inches to a point; thence extending in a northerly direction along a line 144 feet to the point and place of beginning. Being known as 3708-12 Chestnut Street.

The property is known as Parcel No. 017S080116, Office of Property Assessment Account No. 773509000.

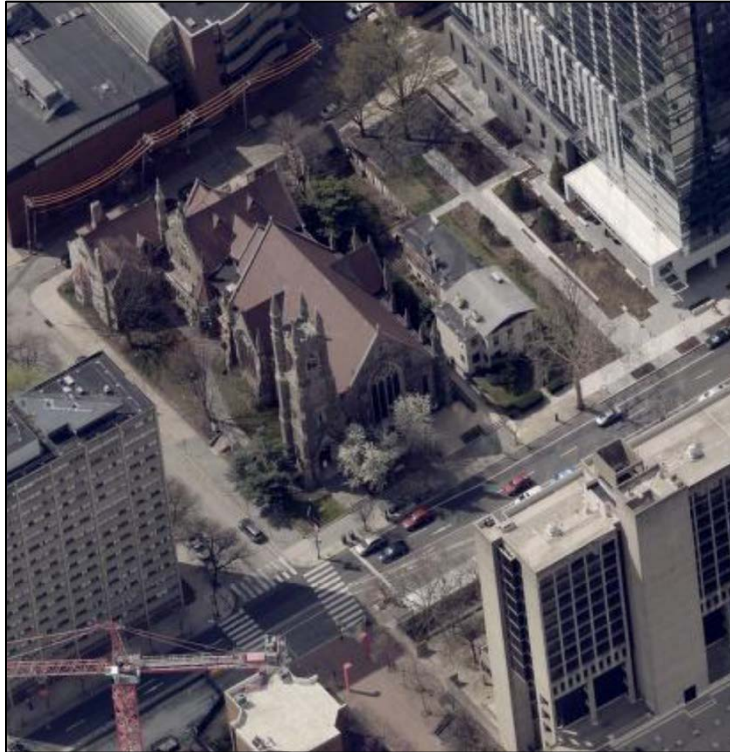


Fig. 2. Aerial photo of 3708-12 Chestnut Street from Pictometry, the Office of Property Assessment, City of Philadelphia. Accessed August 25, 2024.



Fig. 3. Aerial photo of 3708-12 Chestnut Street from Pictometry, the Office of Property Assessment, City of Philadelphia. Accessed August 25, 2024.

## 6. PROPERTY DESCRIPTION

The subject property at 3708-12 Chestnut Street dates from 1845-49 and was purpose built as a residence in what is now the University City neighborhood of West Philadelphia. The building is a three-story, brick-stuccoed villa with Italianate features currently used as an intercultural office for the University of Pennsylvania.



Fig. 4. Primary elevation of the subject property. Date: November 1, 2024.

### Site

Situated on the south side of Chestnut Street and set back by 41'-5" from the arterial road, the building sits in the eastern portion of the block between S. 37<sup>th</sup> and 38<sup>th</sup> Streets. The setback allows for a front garden, iron fences along the adjacent boundary lines, and a clear pathway leading to a front entrance marked by a stoop of four brick steps. The building shares a broad

green area and pedestrian pathway with 3714-20 at its west side. The east side of the property has a narrow, private passage leading to a rear courtyard, along a wall shared with the adjacent property of 3704 Chestnut Street (Tabernacle United Church/Iron Gate Theater).

There is a one and a half story, brick garage in the rear of the property in the Colonial Revival style that was likely constructed in the period of 1916 to 1927.

The western portion of the parcel is divided from the original parcel of 3708 by a hairpin iron railing between the structure and Chestnut Street, and, further south, by a wood fence between the structure and the garage. This creates the sense that the subject property strictly follows a narrow lot between the church to the east and the fencing to the west. This impression is further stressed by the undeveloped western portion of the parcel; it appears as part of the landscaping around the new apartment building at 3720. This open area measuring the depth of the block seems to be a buffer that, at the longer frontage at the south end adjacent to Sansom Street, allows for public seating and shared space for gathering.



Fig. 5. Primary elevation along Chestnut Street. Date: November 1, 2024.

## Building

### *North (Primary) Elevation*

The building's façade and street elevation presents as a 3-story building as the main volume with a two-story, single bay east wing recessed from the main volume. Both constructions have Italianate overhanging eaves supported by modillions. The main volume showcases a Greek

Revival-style pedimented front gable end projecting outward to cover a slightly projecting third floor. The main entrance to the house is in the westernmost bay of the main volume; the opening has a single, wood-paneled door with a transom above, all under a projecting triangular pedimented hood, supported by fluted pilasters framing the opening.

The fenestration on the two lower levels of the main volume includes Italianate double-hung windows with Gothic Revival-style lintel crowns and sills, while the third level has short window openings with sliding casement windows framed only by sills, not crowns. There is a seam that runs horizontally between the second and third level windows that aligns with the roofline of the east wing. In contrast to the main volume, the east wing's north elevation boasts wider and shorter window openings with simple frames and sills, without crowns, including a basement casement opening within the water table.



Fig. 6. West elevation showing main volume (left) and later additions. Date: November 1, 2024.

### *West Elevation*

The west elevation comprises three parts that show a linear history of at least two build phases with one wall plane: the three-story, brick-stuccoed main volume facing north with the roof slope of the front gable shown; a three-story, running-bond brick addition with overhanging mansard roof; and a two-story, running-bond brick addition encompassing a wide chimney projection



with a simple cornice-line eave overhang. The foundation below the main floor level is expressed along the entire length of this elevation by stucco, visually uniting the three volumes.

The main volume (1845-49) is windowless. The middle addition (1872-1886) features two bays of tall windows with sills and irregularly spaced smaller windows and a dormer at the north end of the roof level. The southernmost build (1924-1927) has no fenestration at the west elevation.



Fig. 7. West and south elevations of subject property. In the background are International House (left) and Tabernacle Church (right). Date: November 1, 2024.

### *South (Rear) Elevation*

The south elevation appears as a three-story, two-bay building with an overhanging cornice eave. The stucco finish at the foundation wall matches that at all other elevations of the building and contains the full-height basement, here expressed at ground level due to the grade slope from north to south within the property. Two upper floors reveal running-bond brick. The set-back mansard roof and a dormer from a later build phase are visible in the distance. This elevation has two bays, with a door at the easternmost bay at the ground level that interfaces with a rear courtyard paved in brick. The double-hung windows are horizontally misaligned at both upper levels. Adjacent to the building, but not structurally connected, is a contemporary wood pergola.



Fig. 8. East elevation of the additions to the south of the original villa facing the rear courtyard.  
Date: December 17, 2023.



Fig. 9. East elevation of the original villa from the ramp of the church to the east.  
Date: December 17, 2023.

### *East Elevation*

The east elevation is divided from north (Chestnut Street side) to south (Sansom Street side) into three parts, not unlike the west elevation: a three-story, brick-stuccoed main volume at the north

with a two-story east wing of the same construction type and finish; a middle three-story, running-bond brick addition with an overhanging mansard roof and a dormer; and a two-story, running-bond brick addition with a flat roof of only one bay. The east wing of the main volume begins one bay south of the main volume and contains only one double-hung window at each level situated closer to the north side.

The stucco treatment of the main volume continues at the foundation level from the main volume all the way to the rear of this building. The middle build extends south from the main volume and recessed from it, for two bays (including one window per bay per level, including the mansard roof), then recesses again for another bay with a window at each level including the roof. This middle addition has two levels of brick above a stuccoed foundation. The rear build has exposed brick above the lowest level for two stories capped by a simple cornice eave which aligns with the overhang of the adjacent mansard.

### Garage

The rear garage is a one and a half-story building with brick exterior walls at the east elevation, stucco walls at the west elevation, and partial brick and stucco at the south elevation. The north elevation was not accessible. This building was likely built between 1918 and 1927. A small structure appears in the 1918 Bromley Atlas of West Philadelphia. The Colonial Revival style building displays a combination of running bond and Flemish bond patterns and is topped by a side gable roof now covered in asphalt shingles but likely originally clad in slate shingles as shown in a 1977 photograph.

The south elevation serves as the primary face of the building and features windows inset into a plane of stucco centered in the wall and likely taking the place of an original opening for automobiles. At this rear elevation, there is a shed dormer centered in the roof slope with a large window opening.

The east and west elevations are gabled ends with parapets that rise a few inches above the roof. At the east elevation, the all-brick wall plane is punctuated at the north and south sides by two, narrow, round-topped door openings with wood paneled doors and integral fan lights that appear original. There is a small, square window opening between the doors and off-center. At the gable end, there are two quarter-round fan lights astride a chimney that protrudes just past the parapet peak and is capped by a chimney pot. At the west elevation, the parapet peak is cleanly expressed, and the entire elevation is covered in stucco with no fenestration or door openings.



Fig. 10. Rear garage, west elevation (gable end) and partial north elevation. Date: November 1, 2024.



Fig. 11. Rear garage along Sansom Street showing east (gable end) and south elevations. The gate to the east of the garage opens to a brick path toward the main building. Date: November 1, 2024.

## Alterations at the exterior

Studying maps and building permits it becomes clear that the subject building originally consisted of the symmetrical 3-bay main volume and now contains different alterations and additions. The original build (main volume) dates from 1845-1849. Between 1872 and 1886, a 2 ½ story brick addition with mansard roof was extended south from the main volume, likely to fulfill the living requirements of the Hubley family who resided here for two decades. From 1892 to 1909, influenced by contemporary trends and in line with neighboring houses, a wood front porch was added. Between 1916 and 1927, further expansions to the rear of the property took place, including the 2-story brick extension with flat roof, a 2-story east wing at the main volume, and a rear garage along the Sansom Street frontage. The expansions of the residence may have been aimed at better accommodating smaller, working-class families, resembling the form of an apartment. In 1982, the early twentieth century garage was transformed into a residence for use by the Greenfield Intercultural Center (GIC) by Cecil Baker & Associates after purchase by the University of Pennsylvania.<sup>1</sup>

Several components have been removed and no longer exist. A wood front porch seems to have been removed in the 1960s, according to building permits. The wood shutters on the façade were removed in 1982 by Cecil Baker. Despite these alterations, the overall integrity of the former dwelling is high.



Fig. 12. Photograph dated 1971 showing window shutters at north elevation. Source: City of Philadelphia, Department of Records.

<sup>1</sup> 1982 *Building Permit: 3708 Chestnut Street*, City Archives of Philadelphia.

## 7. STATEMENT OF SIGNIFICANCE

3708-12 Chestnut Street is a significant historic resource in Philadelphia and meets Criteria C & J for designation on the Philadelphia Register of Historic Places, as enumerated in Section 14-1004 of the Philadelphia zoning code:

**(c) Reflects the environment in an era characterized by a distinctive architectural style;**

**(j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.**

The subject property stands as one of the last surviving examples of the small suburban villa on Chestnut Street in the former Blockley Township from an era prior to the 1854 Act of Consolidation. It represents an early residence in the Greek Revival style with Italianate features that emerged in the eventual Borough of West Philadelphia as suburban development took off in the area after permanent bridges were created over the Schuylkill River, marking a developmental shift away from the crowded city to the east (C).

Additionally, it reflects the evolving history of transportation in the area, intimately tied to residents' social and economic status from 1850 to 1930, which once served as a buffer against high-density development. Finally, as the home of the Greenfield Intercultural Center since 1982, the building symbolizes the University of Pennsylvania's evolving approach to diverse student communities, embodying an expanded understanding of diversity and pluralism (J).

### *Criterion C*

In the early nineteenth century, amidst rapid industrialization and the desire of people to escape the city, Blockley Township began to see population growth within its landscape of gently rolling hills punctuated by farms and manor houses in William Penn's western liberties. The subject property was built 1845-1849 within this context.

Samuel R. Reed (1820-1907), a wheelwright craftsman, paid ground rent to businessman Henry E. Wallace and constructed a brick villa-style house at 3708 Chestnut Street. It is evident from the 1849 Rea & Miller Map of Blockley Township, that the house is part of a development, forming a collection of houses with similar sizes and shared site planning layouts. The setback and overall loose building pattern in the neighborhood convey an ideal of a relaxed and comfortable arrangement with spacious yards and gardens, which reflects the residents' needs for their living environment.

The building appears to exhibit Italianate features, and its association with the development might suggest a potential influence in setting the stage for the Italianate style emerging in later developments west of 38<sup>th</sup> Street in West Philadelphia. While the Italianate features, including overhanging eaves and tall windows, are more noticeable, the overall character of this house suggests a mix of style elements. This is evident in the Greek Revival front pediment on the roof, modillions, and the Gothic Revival lintel molding crowns at the windows. In sum, the mix of

romantic styles reflects greater emphasis on creating picturesque effects with a less elaborate interpretation during the early stages of the development of the Italianate style.<sup>2</sup>

It is worth noting that the building regained its stand-alone villa status during the 1960s. This occurred due to urban renewal impulses implemented by the Redevelopment Authority of the City of Philadelphia, which resulted in significant changes to the block, including extensive demolitions and the replacement of tall apartment buildings. This redevelopment included the demolition of the subject property's neighbor, 3710 Chestnut Street (built circa 1890), in 1968,<sup>3</sup> as well as the demolition of 3714-3720-3722 Chestnut Street in 1967.<sup>4</sup> As surrounding buildings were demolished, the property has inadvertently reasserted its role as one of the few remaining sites from the later Blockley Township era and the suburban expansion into West Philadelphia.



Fig. 13. Subject property as depicted in the 1849 Rea & Miller Map of the Blockley Township. Source: West Philadelphia Community History Center.

<sup>2</sup> Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), 749.

<sup>3</sup> 1968 *Building Permits, 3710 Chestnut Street*, City Archives of Philadelphia.

<sup>4</sup> 1967 *Building Permits, 3714-3720-3722 Chestnut Street*, City Archives of Philadelphia.

Criterion J

Historic Context: Transportation in the 1850s to 1920s and High-Status Economic Level Households

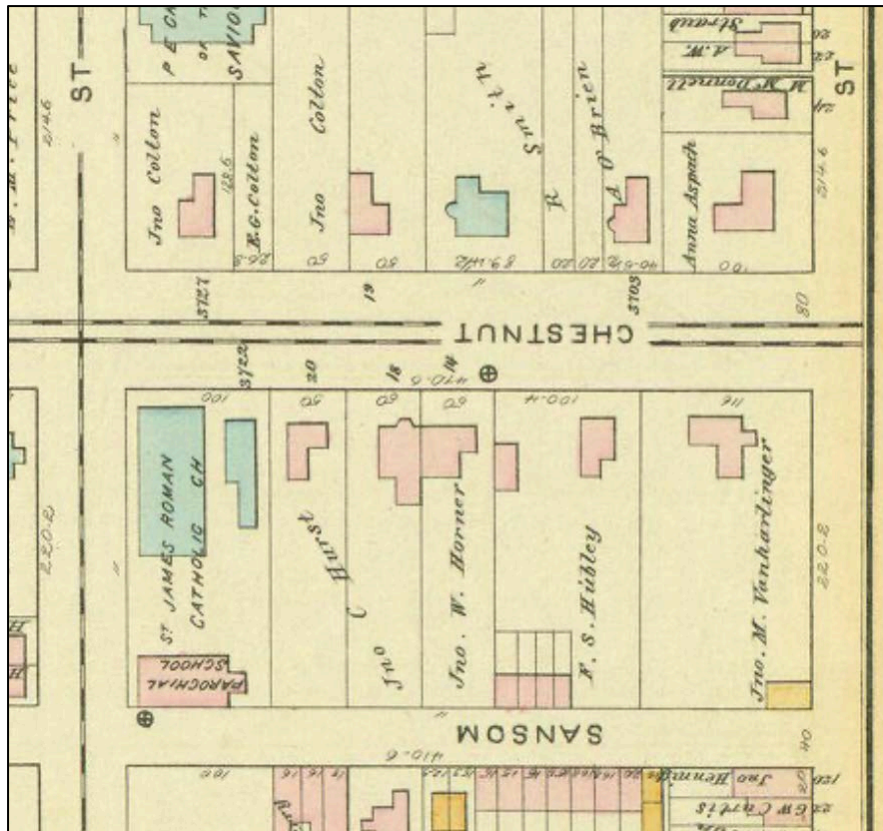


Fig. 14. 1878 Atlas of the City of Philadelphia, James Scott. Francis Hubley owned the subject property on a larger lot than today's. The larger pink building closer to Chestnut Street is the subject property.

The subject building and the economic status of the residents in the neighborhood are indicative of the development environment that was closely linked to transportation infrastructure from 1850-1930. Infrastructure gradually took shape in the area after the consolidation of the City and County of Philadelphia in 1854, which brought city services and utilities, as well as the rise of streetcar services that passed through the new, permanent Chestnut Street Bridge in 1861. In the 1860s, Chestnut Street residents were mainly comprised of high-status professionals such as lawyers, physicians, druggists, and merchants who were part of the growing population that commuted to work either in the center city or to the Schuylkill riverbank with its increasingly lively wharf scene, the result of the 1815 dredging of the river to facilitate commerce from the northern reaches of the Commonwealth.

In 1861, Francis S. Hubley (1803-1880), one of the pioneers in the development of Schuylkill County's coal resources, purchased the subject property and moved in with his family and one servant, according to the 1860 census. Francis was the brother of Edward Burd Hubley (1792-1856), a US Representative from Schuylkill County; the former named his own son E.B. (1836-1898) after his brother. Francis also had two daughters, Anna and Louise, who married a grandson of artist Charles Willson Peale. The Hubley family serves as an example of the upper



classes who benefitted from the convenience afforded them by Chestnut Street transportation and proximities. Francis's son E. B. Hubley (1836-1898) established his art supply office by the Schuylkill River, as depicted in a newspaper advertisement (Figure 15).

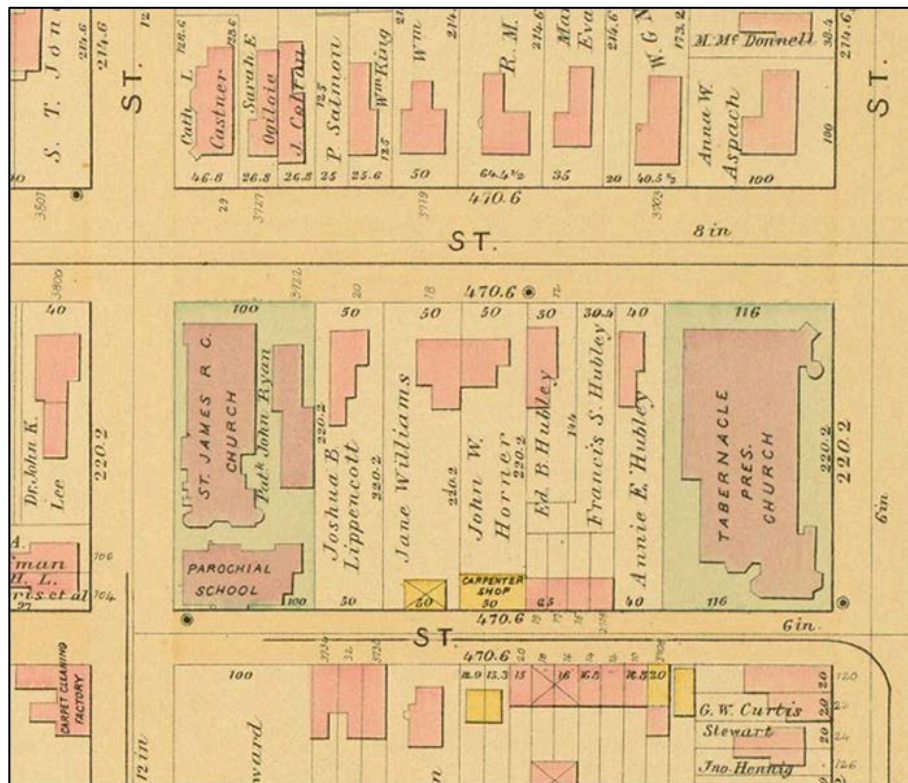


Fig. 15. 1886 Atlas of the 24<sup>th</sup> and 27<sup>th</sup> Wards, William Baist. The subject property is owned by Annie (Anna) Hubley, Francis' daughter, and has by now been subdivided from the western portion which was owned by family members.

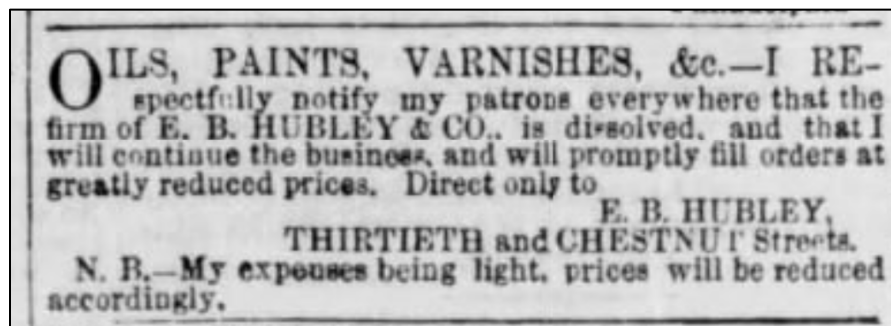


Fig. 16. Notice for the dissolution of E.B. Hubley & Co. in the Philadelphia Inquirer dated July 15, 1871. The business was located at 30<sup>th</sup> and Chestnut Streets near the west bank of the Schuylkill River.

The house maintained economic status stability for an extended period after its construction. Following Francis S. Hubley's death in 1880, his widow Rachel and daughter Anna (1834-1909) continued residing in the house. According to the 1880 US Census, they accommodated two boarders employed in local factories. In 1882, shortly after Rachel's passing, Anna, or Annie as she was known, decided to move out. She leased the house to 85-year-old widow Jane Preston.

Jane's husband, Robert Preston (1868-1924), was a high-ranking executive at Gimbel's and a member of the social elite of the time.

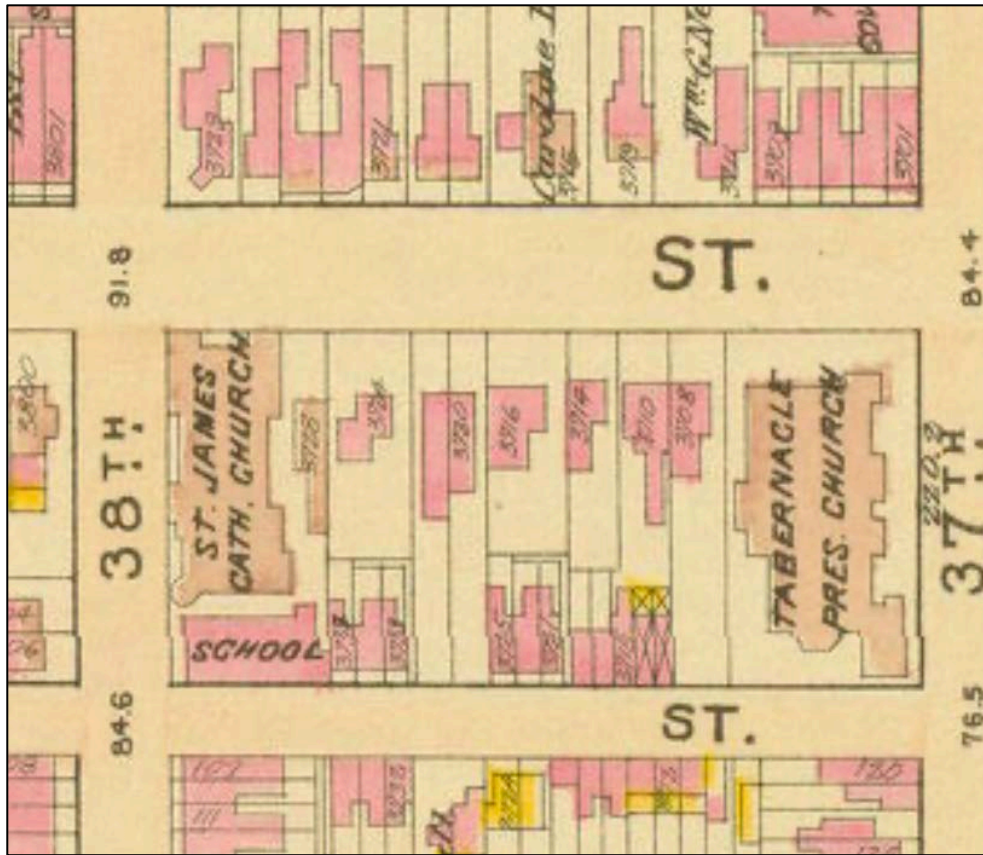


Fig. 17. 1910 Atlas of the City of Philadelphia, G.W. Bromley. A masonry building has been constructed on the parcel immediately west of the subject property and possibly abutting it.

After the completion of streetcar electrification and elevated rail service in 1907, this neighborhood witnessed the emergence of rowhouse and apartment construction, including one block west at Hamilton Court, leading to a significant change in residential density. However, this neighborhood continued to be home to high-economic status residents, including the Rudolph M. Hunter family at 3710 Chestnut Street. The Hunters owned their own law firm, along with other lawyers and salesmen. Each family lived in their substantial houses, contributing to the contrast with the denser urban environment across the Schuylkill River.

In 1911, Carroll R. Williams (1859-1929), a 60-year-old lawyer, purchased the villa from Annie Hubley's nephew Ruebens H. Peale. Williams gained local fame for his win on tax issues against the City of Philadelphia. It wasn't until 1924, after 13 years of residing in the villa, that he and his wife ended the era of single-family occupancy by returning the property to the real estate market. This symbolized a broader shift in the neighborhood's residential structure – from single-family to multi-family dwellings under one roof – and reflected changes in the economic status of families prior to the Great Depression.

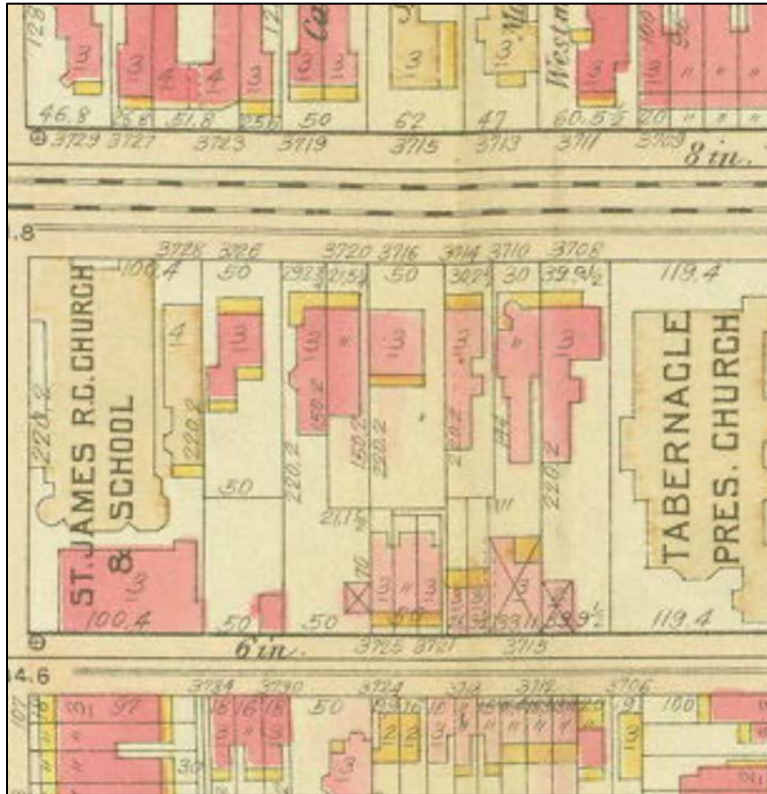


Fig. 18. 1918 Atlas of West Philadelphia, G.W. Bromley. By this time, a rear masonry out building has been constructed on the subject property.

### Historic Context: Greenfield Intercultural Center (GIC)

The subject building reflects contextual transformations in the mid-twentieth century when Philadelphia launched urban renewal programs, turning West Philadelphia into University City, a diverse and re-formed place composed mainly of university buildings and populated largely by students. The University City Core Area was initiated by the Philadelphia Planning Commission in 1966, empowered by federal legislation, with the aim of “boosting urban economies and curbing the influx of the working poor.” Spanning approximately 300 acres, its boundaries were defined by Powelton Avenue, 38<sup>th</sup> Street, Spruce Street, and the Schuylkill River.

Until 1982, the building was under the management of the Philadelphia Redevelopment Authority and later sold to the University of Pennsylvania. An agreement was reached for Penn to continue the building’s “redevelopment” mission. However, under Penn’s management, it was kept and transformed into the inaugural home for the Albert M. Greenfield Intercultural Center (GIC). Its proximity across the street from the International House Philadelphia was one of the prime reasons for the new mission of the subject building. Its goal includes assisting students in adapting to American life, celebrating global cultural diversity, and exploring international perspectives on various issues.

With the University of Pennsylvania’s new ownership, the building underwent renovation by Cecil Baker & Associates. Apart from conducting interior renovations and converting the main building for office use, the project also involved the removal of rear and side porches.

Additionally, the garage was transformed into a private, one-bedroom residence. The renovation stood as a testament to Penn’s commitment to engaging with and caring for diverse student communities.

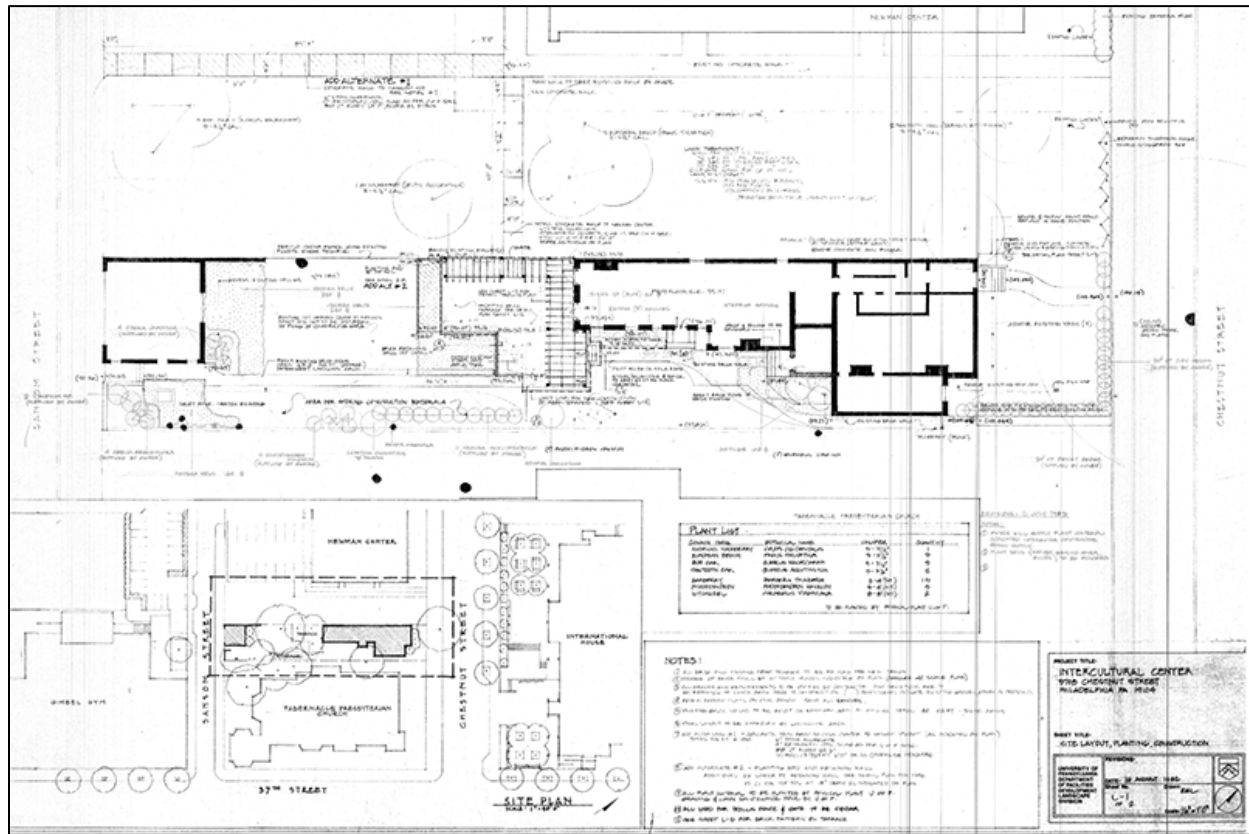


Fig. 19. Site plan of Greenfield Intercultural Center from the Department of Facilities & Real Estate, University of Pennsylvania, August 1982.

The landscape design had gone through renovations, as well. In 2013, the back garden design by University Landscape Architect Robert Lundgren features a brick terrace, native plantings, and a trellis. The addition of the “Lenape Garden” aimed to represent and provide a space for the native Lenni Lenape culture on campus, facilitating events and gatherings. The main feature of the garden is a grassy knoll shaped like a turtle, with six boulders to mark its head, feet, and tail, with the low grass mound to represent its shell. This open lawn is utilized for GIC activities, ceremonies, and picnics, while a separate lawn area to the west accommodates larger groups. These landscape designs consistently reinforced and supported GIC’s activities and principles which include fostering intercultural understanding and awareness including with the student group Natives at Penn.<sup>5</sup>

The Greenfield Intercultural Center is Penn’s inaugural establishment with a dedicated space advocating diversity and pluralism, representing a separate space from the main campus focused on highlighting a “minority presence.” Under the leadership of the first director of the GIC, Rene

<sup>5</sup> Caroline Kee. “Planting New Seeds: The Lenape Garden at Penn.” *Expedition Magazine* 55, no. 3 (April, 2025). Accessed October 29, 2024.

Gonzalez, the center shifted towards an intercultural approach, intending to ensure that “minority students at Penn be respected and regarded as part of the majority campus.” At this time, the center organized student activities such as lectures, presentations, and starting in 1993, the United Minorities Council (UMC) with a week-long Celebration of Culture, Minority Scholars Weekend, Speakers Series, Festival Latino de Penn, and a variety of workshops, and film nights.

The primary distinction between the GIC and later-established centers, such as the LGBT Center and the African American Resource Center, lies in the GIC’s emphasis on cross-cultural affairs. Other centers exclusively serve the UMC and its constituent groups’ needs. Even with the establishment of the Arts, Research, and Culture House (the ARCH) in 2000, housing the Pan Asian American Community House (PAACH) and La Casa Latina, which somewhat blurred the GIC’s positioning and mission due to its more spacious location near the main campus’s prominent walkway, Locust Walk, the GIC remains the primary driver of cross-cultural programming. Simply, the GIC has transitioned from its previous role of providing ethnic-specific support to the ARCH. In essence, the history of the GIC unquestionably reflects the evolving stance of the University of Pennsylvania on diversity issues and an expanded understanding since 1982, within the broader context of the changing dynamics of the diverse community relationships in University City.



Fig. 20. View of the Lenape Garden looking south from the subject property main house. The garage is in the background. The brick path joins the main house to the Sansom Street gate. Source: Natives at Penn website: <https://sites.google.com/view/natives-at-penn/find-us>. Accessed: October 28, 2024.

Chain of Title for 3708-12 Chestnut Street, Philadelphia

**Aug 01, 1771, Sarah Gardiner to John Chandler.**

Property: 179 acres.

Price: 1147 pounds.

Source: Deed Book I, no.10, p.128.

Note: Sarah acquired the property through a deed poll on June 6, 1770.

**Feb 06, 1776, John Chandler to James Hamilton.**

Property: same as the above.

Price: 800 pounds.

Source: Deed Book I, no.15, p.314.

**Jul 28, 1806, William Hamilton to Joseph R. Hopkins (Merrifield).**

Property: lot 72 that located on the south side of James Street in Hamilton Village, Blockley Township.

Price: \$200.

Source: Deed Book IC, no.2, p.662.

Note: James Hamilton bequeathed the lot to his nephew William in Book S of the will, page 281, dated March 4, 1776.

**Sep 19, 1811, Joseph R. Hopkins (Merrifield) to John A. Williams & George Thomas.**

Property: same as the above.

Price: \$5 (but see below).

Source: Deed Book IC, no.17, p.12.

Note: Joseph Merrifield, owing debts to John A. Williams and George Thomas, consequently sold the property to them at a reduced price of \$5.

**Apr 13, 1812, John A. Williams & George Thomas to James Twaddell.**

Property: same as the above, and was described as 50 ft in front and 220 ft in depth.

Price: \$275.

Source: Deed Book IC, no.21, p.60.

Note: City merchant James Twaddell purchased the property via a deed poll.

**Mar 05, 1813, James Twaddell to Charles Allen & Rebecca his wife.**

Property: lots 72 &74 measure 100 ft in width along James Street and extend 220 ft southward to York Street.

Price: \$325.

Source: Deed Book IC, no.25, p.93.

**Mar 27, 1818, Charles Allen to John C. Evans.**

Property: same as the above, with the addition of lots 62 and 64.

Price: \$1700.

Source: Deed Book MR, no.19 p.63.

**Jan 16, 1822, Caleb North (sheriff) to Charles Allen.**

Property: same as the above.

Price: \$700.

Source: Deed Book IH, no.4, p.202.

Note: John C. Evans defaulted on a debt of \$1516.52 due to insufficient mortgage payments. Subsequently, Charles Allen reclaimed the property for being the highest bidder on the deed poll hold by the sheriff.

**Jul 09, 1845, Rebecca Allen (widow) to Henry E. Wallace.**

Property: lots 72 &74 measure 100 ft in width along James Street and extend 220 ft southward to York Street.

Price: \$2000.

Source: Deed Book RLL, no.48, p.430.

Note: Charles Allen left a will designating his wife Rebecca Allen as his executor to sell the property after deceased in 1843.

**Jul 09, 1845, Henry E. Wallace to Samuel R. Reed.**

Property: same as the above.

Price: \$1 (but see below).

Source: Deed Book AWM, no.6, p.121.

Note: an annual rent of \$120 was agreed upon (ground rent), totaling \$5000 within seven years to H. Wallace.

**Feb 01, 1861, Samuel R. Reed & Mary R. his wife to Francis S. Hubley.**

Property: 116 ft on Chestnut North (formerly James St) and extend 224 ft southward to George St (formerly York St) with the messuages.

Price: \$9000.

Source: Deed Book ACH, no.4, p.273.

Note: an annual rent of \$120 was agreed upon to H. Wallace's heirs.

**Aug 23, 1882, Ed. B. Hubley & Mary W. his wife to Anna E. Hubley.**

Property: eastern part of the above.

Price: \$1 (nominal).

Source: Deed Book JOD, no.98, p.483.

Note: Francis divided the two lots equally between his children, Ed Hubley and Anna Hubley, in his will after his death on February 5, 1880.

**Aug 08, 1911, Ruebens H. Peale & Kate his wife... to Carroll R. Williams.**

Property: same as the above, and was described as 80 ft on Chestnut Street and extend 220 ft southward.

Price: \$12,425.

Source: Deed Book WSV, no.1516, p.323.

Note: Anna left the lot to three nieces and five nephews (Ruebens H. Peale...) as specified in Philadelphia Will Book No. 303, page 159 after her passing on January 1, 1909. Additionally, a land survey was conducted on February 9, 1909, by J. Harvey Gillingham, the surveyor and regulator of the 12th District.

**Jul 01, 1924, Carroll R. Williams & Eleanor P. his wife to Donato Vasaturo and Josephine his wife.**

Property: same as the above.

Price: \$1 (nominal).

Source: Deed Book JMH, no.1872, p.495.



**Jul 07, 1924, Donato Vasaturo & Josephine his wife to Ralph Vasaturo.**

Property: same as the above.

Price: \$1 (nominal).

Source: Deed Book JMH, no.2030, p.452.

**Feb 20, 1936, Ralph Vasaturo & Anna V. his wife to Earl J. Van Sciver.**

Property: same as the above.

Price: \$2000.

Source: Deed Book DWH, no.69, p.457.

Note: this property had an attached mortgage debt of \$10,000, originally \$15,000 recorded on December 7, 1929, in Mortgage Book JMH 6756, page 376.

**Jan 18, 1939, Earl J. Van Sciver & Grace T. his wife to Lilly C. Olson (Single woman).**

Property: same as the above.

Price: \$1 (but see below).

Source: Deed Book DWH, no.654, p.541.

Note: this property had an attached mortgage debt of \$8800 (details as mentioned above).

**Jan 19, 1939, Lilly C. Olson (Single woman) to Earl J. Van Sciver & Grace T. his wife.**

Property: same as the above.

Price: \$1 (but see below).

Source: Deed Book DWH, no.655, p.256.

Note: this property had an attached mortgage debt of \$8800 (details as mentioned above).

**May 16, 1947, Earl J. Van Sciver & Grace T. his wife to Grace T. Van Sciver.**

Property: same as the above.

Price: \$1 (nominal).

Source: Deed Book CJP, no.1708, p.253.

Note: this property had an attached mortgage debt of \$3600 (details as mentioned above) which was later paid off by Earl J. Van Sciver.

**Dec 01, 1966, Earl J. Van Sciver & Grace T. his wife to Redevelopment Authority of the City of Philadelphia.**

Property: described as Parcel No. 2, covering 0.7588 acres.

Price: (unclear).

Source: Deed Book CAD, no.865, p.1.

Note: the Redevelopment Authority filed a declaration of taking for 32 parcels (including this property) on December 1, 1966, under Common Pleas Court No. 9, September Term, 1966, No. 4919.

**Oct 28, 1982, Redevelopment Authority of the City of Philadelphia to The Trustees of the University of Pennsylvania.**

Property: described as Parcel No. 3, covering 17731 sq ft.

Price: \$133,000.

Source: UPenn Libraries' University Archives' collection "University Real Estate Title Papers" and Deed Book EFP, no. 591, p. 204.

Note: a survey conducted for the Redevelopment Authority on September 24, 1982, by Earl T. Boyer, recorded a three-story masonry building and a masonry garage. (This survey plan is also stored within the University Archive's collection.)

## 8. MAJOR BIBLIOGRAPHICAL REFERENCES

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