

**United States Department of the Interior  
National Park Service**

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**National Register of Historic Places  
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Powelton Historic District

and/or common Powelton Village

**2. Location**

street & number 32nd to 39th Street, Lancaster Avenue not for publication

city, town Philadelphia vicinity of

state Pennsylvania code 42 county Philadelphia code 101

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name See Attached List

street & number

city, town vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Philadelphia City Hall

street & number Broad and Market Streets

city, town Philadelphia state Pennsylvania

**6. Representation in Existing Surveys**

title West Philadelphia Survey has this property been determined eligible?  yes  no

date 1981 federal state county local

depository for survey records Bureau for Historic Preservation, William Penn Museum

city, town Harrisburg state Pennsylvania

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

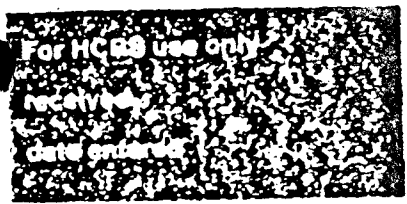
original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Powelton community that exists in the late twentieth century is the result of three stages of building decisions: one in the early nineteenth century when great estates were built there; another in the middle of the century when street and rail lines made it a successful upper-class suburb; followed at the end of the century by a phase of dense urban building. Though none of the buildings of the initial phase survive, it was that phase which established the real estate subdivision, located the major bridges across the Schuylkill River and created the focus that brought suburban development to the region. The second phase which coincides with the extension of the horsecar lines into Powelton, is extensively represented by Downingesque cottages and suburban villas, churches and institutions. Those buildings are concentrated between 32nd and 39th Streets, above Lancaster Avenue and below Spring Garden Street. Built simultaneously with the suburban homes was a commercial/institutional boundary along Lancaster Avenue, one of the principal trolley routes into the community. Not coincidentally, significant institutions, businesses and transportation buildings existed there from the 1860s, and it became increasingly concentrated by the end of the nineteenth century. Finally, in the decade after the Centennial celebration, the remaining large properties were demolished, including the great Powel house, "Powelton", that gave the region its name. In their place came three-story row blocks at the east end of the community, more commercial development along Lancaster, and some additional suburban homes. It is those houses, with the mid-century villas, that give the region its character.

Powelton has a number of significant streets that represent its various connections to the remainder of the City: Lancaster Avenue, which remained essentially institutional and commercial; Spring Garden Street, formerly called Bridge Street because it provided access to the suspension bridge across the Schuylkill; and Powelton Avenue, which was the focus of development as the region matured in the decade after the Centennial. Interestingly, it was the transportation opportunities connecting down 31st Street to the 1870s and 1880s location of the Pennsylvania Railroad offices at 30th Street and across Spring Garden Street to Baldwin Locomotive at Broad Street that accounted for many of the residents. Many of the Baldwin executives, including George Burnham, the principals of William Seller's machine shop, Pennsylvania Railroad executives (ticket agent Max Riebenack) and members of their chief architectural firm, the Wilson Brothers, built great houses on Powelton Avenue. Other industrialists were intermingled with a scattering of old Philadelphians such as the Woods, Biddles and McIlvains, to name only a few of the better known families. Later, the proximity to Brewerytown, immediately across the bridge, brought middle class brewers to Powelton, including Christian and Edward Schmidt and Frederick Poth. Their beer baron mansions enrich the visual variety of the region, and add the red brick Germanic styles to the stucco and local stone villas of the Civil War generation.

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The initial impetus for the development of Powelton came with the 1840s construction of Charles Ellet's pioneering suspension bridge across the narrowing of the Schuylkill River bluffs below the waterworks wind dam. It is because of that access along the Race and Vine Street Passenger Railway that Baring, Hamilton and Spring Garden Streets were first developed, leaving few empty lots by the time of the Centennial, while Powelton Avenue was still relatively empty. A few of the early houses still exist on Spring Garden, including a handsome Greek Revival townhouse at the corner of 36th Street and a wood-sided Italianate house at 3502 that predates the 1854 incorporation of the region into the city of Philadelphia, and thus circumvented the building code requirement of fireproof construction. In addition, a considerable number of houses from the second era still remain, including the stately Italianate mansion of developer Joseph Brunner on the 3500 block of Spring Garden (now Saint Agatha's School), and the large stucco doubles on 32nd and 33rd Streets. Though no architects have been firmly linked to any houses, the recessed panel design of many suggests the work of carpenter-builder John Riddell, whose published schemes show similar styling. Others are similar to various projects of Samuel Sloan, but may have been derived from his books on villas and country homes.

The Centennial decade saw a considerable group of stone-fronted mansarded houses erected along Hamilton and Baring Streets, and the first large houses identified with specific architects. Of these, the most notable are a group erected by various members of the Wilson Brothers, including the notable Japoniste house at 205 North 36th Street, Frederick Thorne's house at 36th and Baring, and another by the same designer on 33rd Street (now demolished). Addison Hutton's George Fletcher House (216 North 34th) shows hints of the fashionable "Olde English" styling.

That same decade saw the construction of numerous institutions that still survive, including Northminster Presbyterian Church, at 35th and Baring, erected in 1875 from plans by Thomas Richards, architect of the new campus of the University of Pennsylvania. It is an imposing English Gothic church derived from Pugin rather than the polychromed English Victorian Gothic. At the opposite end of the district is an imposing Lutheran church at 38th and Baring Streets which shows the coloristic variety of brownstone framing stucco panels that suggest a link to pre-war design. An early pre-Civil War Presbyterian church (1846) at 36th and Spring Garden was refaced in 1911 as a Lutheran church (now Baptist) with a more up-to-date English Gothic front. The Episcopal congregation produced a series of buildings that culminated in a brownstone group at 36th and Baring by the Wilson Brothers. That

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congregation began in 1819 at 36th and Sycamore (now Fairmount Avenue) as St. Mark's, and when it moved it changed its name to St. Andrew's. Its original building was sold to St. Agatha's Roman Catholic congregation. They later moved into an impressive brownstone building with a central tower that recalls German medieval styling by E. F. Durang, 1888. With its adjacent parish house by P. A. Welsh (1891) and the School (1917) also by Durang, the adaptive reuse of the Joseph P. Brunner House as St. Agatha's School of the Deaf, and the Bishop Ryan Institute, they give that parish an impressive presence in the community, and one that remains to the present.

In the last generation of the nineteenth century, the holes in the community were infilled, making the community almost urban in its density. That began with E. Spencer Miller's purchase of Powelton and subdivision of it into two groups of buildings: a row of elaborate Queen Anne houses by G. W. and W. D. Hewitt for Henry Gibson (1882); and to the rear, small suburban doubles, probably by the same architects that Gibson had used. At 33rd, brewer Frederick Poth built a German beer baron Gothic house (1887) with corner tower and elaborate Queen Anne detail by A. W. Dilks, formerly of Chandler's office, while his brewery architect, Otto Wolf, built a row of "German Gothic" doubles across the street. At 34th Street, T. P. Chandler built the handsome stone Romanesque house for George Burnham of the Baldwin Locomotive Works. Further west on the same block is an altered but still impressive house by Bruce Price for Jessie Sabin (c. 1885), in high Queen Anne style. Next door is a Pompeiian brick modern Georgian house for Charles Febiger by Horace Wells Sellers and Chester Kirk. The modern Italian house for Henry Cochran by Wilson Eyre (1891) at 36th and Baring culminates this group and indicates the varied nature of this community. The variety was considerably broader than Rittenhouse, containing the top end of Philadelphia society as well as the more diverse industrial meritocracy. The range is evident in the church denominations and also in the range of architectural patronage, which includes both elite architects such as T.P. Chandler, Wilson Eyre, Jr., and Horace Wells Sellers, and nouveau riche and industrial designers such as Otto Wolf, T. P. Lonsdale and Willis G. Hale.

The twentieth century has altered Powelton in directions common to many other late nineteenth century suburbs. An institutional neighbor, Drexel Institute of Technology, now Drexel University, has expanded north from Chestnut Street. Many of the major houses have been converted into fraternities, and others have been altered into student apartments. Drexel commissioned a handsome set-back skyscraper in Art Deco Classical style from Simon and Simon for use as a dormitory for a site on Powelton Avenue. Other

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buildings have not been as sympathetic or sophisticated, but the university's presence is now a significant fact of life in the region. The changing nature of the community in the twentieth century is also evident in the construction of a significant group of apartment houses that began with the conversion of a row of immense doubles erected on the 3500 block of Powelton from designs by Willis G. Hale. Their size - four stories - and detail were not in keeping with the aspirations of the Quaker City oligarchy, and the buildings were left empty after their completion. Frederick Poth acquired the buildings in 1908 and followed the pattern of his earlier development on Parkside Avenue by hiring architects Milligan and Webber to join the buildings into a four-story flat house. Later apartment houses were erected at 35th and Powelton (demolished); and at 36th and Powelton, in a Neo-Regency style (J. Clark, 1925); and at 36th and Spring Garden (J. Fieldstein, 1920). They all mark the changing patterns of residence of the modern city.

The southern edge of the district remained commercial following the initial patterns of the region. The commercial district that began along Lancaster Avenue had broadened in its function by the end of the century but it remained focussed on serving the needs of the Powelton district. In the 1890s, an elegant apothecary shop with terra cotta panels was built at the intersection of 36th, Lancaster, and Race, while rows of yellow brick apartments with shopfronts in the 3600 block provided groceries, clothing and other services. At the end of the century, one of the Lancaster Avenue lumberyards and planing mills that had supplied materials for the building boom was replaced by an extraordinary high-style commercial block at 39th Street. The curving almost "Art Nouveau" row of period yellow brick storefront buildings accented by decorative terra cotta panels were given individual interest by tall wall gables that create a medievalizing air along the roof line. It recalls the scale and detail of the rowhouses built on Spring Garden, making it clear that the commercial zone was conceived by the architects who designed the domestic rows. In the early twentieth century, automobile services were added, along Lancaster Avenue in a group of garages that show segmental decorative brick paneled pediments above the garage door in the period style.

At the end of the nineteenth century, several important institutional buildings were built on Lancaster Avenue as well, reflecting the residential character of the neighborhood that attracted other important institutions, including the Presbyterian Hospital, the Blind Women's Home (both by the Wilson Brothers) and the Old Men's Home. An academic building for the Quaker meeting in the Georgian Revival style by Bunting and Shrigley (1901) stood next to the nineteenth-century Hicksite Meeting House; on the

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same block was a "Mission House", reusing a mid-century Italianate mansion. They were joined in 1890 by the monumental building group for the Industrial Home for the Working Blind, which was located at 36th and Lancaster in close proximity to the Women's Blind Home and public transit. That building was designed by the architect who completed City Hall, John Ord. Here he used red brick with overscaled brownstone trim, and a handsome corner tower capped by a dome to create a memorable architectural accent at the 36th Street intersection.

With the south edge defined by the presence of Drexel on the southeast, commercial and institutional buildings extending along Lancaster Avenue, the rail yards of the Pennsylvania Railroad on the east, and the red brick rows of Mantua on the north, Powelton remains visually identifiable, an oasis of tree-lined streets, porch-fronted suburban houses and their commercial support buildings dating from the second half of the nineteenth century. Despite the growth of Drexel University and the changing lifestyles in the region, Powelton remains a worthy bearer of the name of one of Philadelphia's first families.

As the above description suggests, the community survives with a high degree of integrity. From Spring Garden to Race Street there are a few vacant lots and with the exception of the Powel School, and more recent buildings for Drexel University, few contemporary buildings. Most of the intrusions and vacancies occur on the east edge of the community, where light industry, located near the rail yards on the bridge, has gradually altered the scale, and the perception of the region. Spring Garden Street has the difficulty of being perceived as the edge of the ghetto, and thus has been subjected to lower valuation, and less sensitive rehabilitation. Of the approximately 900 buildings in the district, 25 are significant, 809 contribute to the district, and 34 are listed as intrusions demonstrating the high integrity of the community.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1850 - 1930      **Builder/Architect** Various

**Statement of Significance (in one paragraph)**

When Lippincott's published the 1887 edition of Philadelphia and its Environs, the Powelton neighborhood was described favorably as containing "a multitude of pretty residences of moderate cost [and] some of the handsomest and most expensive mansions in the city." Indeed, at the turn of the century the Powelton neighborhood was one of the most impressive in the city, both for its architecture and its economic and social diversity. Where Rittenhouse and North Philadelphia mark the social extremes of the Quaker City, old money elites versus nouveau riche, Powelton, because of its proximity to the railyards and offices and the locomotive works, was the home of the industrial meritocracy. That social variety was reflected in the wide range of institutions, juxtaposing a Catholic complex with an Episcopal church, a Baptist church with Hicksite and Orthodox Quaker meetings. Similarly, Addison Hutton, architect for the Quaker establishment, and T. P. Chandler and Horace Wells Sellers, the choice of socially prominent Episcopalians, designed buildings that form a contrast with the eccentric individualism of Willis Hale's design and the Germanic verve of brewery architect Otto Wolf. The suburban flavor of the community provided the setting for a variety of institutions that contemporary wisdom assumed would prosper in a more sylvan location. These included a Quaker Mission and the sheltered Working Home for the Blind, as well as churches, schools and hospitals. Moreover, with the pre-Civil War streetcar suburban homes, and the institutional and commercial strip along Lancaster Avenue, and the core of Victorian mansions on Powelton Avenue, the district describes with clarity and vigor the values and lifestyles of many of the city's most prominent industrialists. It was these men, George Burnham of Baldwin Locomotive, Max Riebenback of the Pennsylvania Railroad, John A. and William Wilson and Fred Thorne of the Wilson Brothers, various owners of the Sellers Machine shops, and brewers Frederick Poth and Edward Schmidt, that gave the community its special flavor. Fortunately, their taste is recorded by the survival of vast numbers of buildings by the principal architects of post-Civil War Philadelphia. Those buildings form streetscapes that retain a high degree of completeness.

It is as the architecture of the meritocracy that Powelton is now of greatest interest, with each block containing architecturally significant buildings for important industrialists. Though the pre-Civil War architects are difficult to determine because of insufficient documentation, it seems likely that John Riddell, Samuel Sloan, and Edwin Rafsnyder, among others, were designing the early suburban homes. With the Centennial era and better documentation, attributions are more secure. Quaker architect Addison Hutton designed George Fletcher's imposing Queen Anne house on 34th Street below Powelton Avenue in 1882, and worked on the houses of Henry Mitchell, E. P. Alexander and Edward Lewis (demolished). The Wilson Brothers,

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architects for the Pennsylvania Railroad, designed houses in Powelton, including John Wilson's own house at 302 North 35th Street (demolished for the Powel School); Fred Thorne's house at 36th and Baring, with its prominent castled turret; Robert Gibson's house (208 North 34th); the Thomas Sparks house (213 North 33rd, demolished); two houses for William H. Wilson, as well as St. Andrew's Church at 36th and Baring Streets, all between 1875 and 1883.

Together they form the setting for the gems of Powelton, the great houses along the Avenue between 33rd and 35th Streets, including the Burnham House by T. P. Chandler (1886) at 34th Street, the Poth House by A. W. Dilks (1887) at 33rd, the Max Riebenack House at 34th and Powelton by Thomas Lonsdale (1890), and the Sabin House at 3407 by New Yorker Bruce Price (c. 1890). Each is profoundly different in style: Chandler's Burnham house shows the influence of the Richardsonian Romanesque in its vigorously massed stone facade. The Riebenack House remains indebted to the English monochromatic Victorian Gothic in Lonsdale's conservative style. Dilks combined Queen Anne motifs with the bombastic rhetoric of the German Revival architects in Poth's house while Bruce Price's Jesse Sabin House was, with a Germantown house by Cope and Stewardson, the best Queen Anne, hung-shingle house in Philadelphia. The range between Shavian shingle style in Price's work, Richardsonian Romanesque in Chandler's design and the more middle class houses by Dilks and Lonsdale accurately describes Powelton's social variety. With peripheral houses such as Eyre's cubic modern Italian, Pompeian brick house for Henry Cochran, the region is a center of domestic building of considerable architectural merit.

The churches are similarly notable, with four important examples of post-Civil War taste joined by other lesser but representative buildings. The Emmanuel Lutheran Church (1873, architect unknown) is a handsome brownstone and stucco Romanesque design that marks the transition toward the polychromed styles of the Centennial era. That was followed in 1875 by the Northminster Presbyterian Church by Thomas Richards, founder of the School of Architecture at the University of Pennsylvania. Its board included several noteworthy community members, among them developer John Shedwick and leather goods manufacturer Edward P. Alexander. This church was a highly styled, originally green serpentine building similar to Richards' University buildings. Presumably the deterioration of the stone caused its replacement in the early twentieth century by the continuation of the Wilson Brothers who were joined by a member of Richards' family in the firms of Wilson, Harris, and Richards. With its landmark tower capped by four spires and its traditional rose window, it is among the more visible landmarks of the



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region. St. Andrew's Protestant Episcopal Church marks the affiliation of the Wilson Brothers, the principal architecture/engineering firm in the city and probably in the country at the time with that socially elite denomination. A church had existed in the community since 1819, but was arsoned. The present congregation began in 1851, and in 1865 purchased the 36th and Baring Streets site. An initial building was erected at that time, and was enlarged in 1884 by the Wilson Brothers, who designed the present handsome brownstone Gothic building. The most flamboyant of the church buildings is the splendid St. Agatha's Roman Catholic Church, erected around 1888 from plans by E. F. Durang, the principal architect of the Catholic Church of the era. Its sandstone is richly carved with decorated Gothic detail which forms a contrast with the jamb colonnettes of deep red granite. The plain style Hicksite Meeting on Lancaster Avenue formed quite a contrast to its Gothic peers.

Another important group of buildings contains the large institutional facilities that are scattered throughout the region. Some are relatively unpretentious like the small Colonial Revival American Oncologic Hospital by Walter H. Thomas (1913) which was enlarged by Quaker architects Bunting and Shrigley. Others, like the Working Blind Home, are monumental, occupying nearly a quarter of a block and bringing the scale of industrial architecture to the region. Its four stories, articulated by bays at regular intervals, show John Ord's ability at handling large masses of masonry in a quasi-suburban setting. The tall Drexel University dormitory named for the Van Rensselaer side of the Drexel family marks the architectural continuity into 1920s Art Deco in the region. That building was designed by Simon and Simon, who were also the architects of the extension to the Drexel auditorium complex, but who are best remembered for such commercial landmarks as the Strawbridge and Clothier store and the University Club at 16th and Locust Streets. Together with the Mission House, the Quaker school, and other Drexel buildings in the area, they form a significant group that describes the range of Philadelphia charities.

One last building type in the region remains to be noted: the limited group of workplaces that dots the community. The most impressive of these is the three-story factory at the northeast corner of 32nd and Spring Garden Streets, which was erected in 1886 from plans by Kister and Oren for community resident H. D. Justi (3401 Baring Street) as a manufactory for dental materials. Though most of its workers came from north of Spring Garden Street, its prominent location at the approach to the Spring Garden Street bridge and the importance of Justi in the development of the region links it to the Powelton community. His manufactory process for porcelain teeth was successful enough to warrant a Chicago outlet. The other

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workplace in the region was in the commercial rows along Lancaster Avenue.

These are already in evidence in the 1875 Atlas of West Philadelphia, which showed most of the avenue, devoted to commercial use, presumably because of the proximity to the streetcar lines. The first businesses provided the necessities of urban life. Ebersole's Grocery provided food, while the nearby Union Transfer Company delivered groceries to the individual houses. Initially, Lancaster Avenue was also the site of two important lumberyards, owned by the McIlvain family, who were involved in the construction of many of the houses of the community, and resided in the neighborhood as well, at 315 North 33rd Street and at 3505 Baring Street. Their location, at 32nd Street, and at 39th Street placed them at strategic points for delivery of materials to the building sites of the growing community; when the region was essentially developed, they were replaced by housing on the east end of the avenue, and by the splendid "Hamilton Hall," commercial row at 39th Street. With its curving facade, its elaborate terra cotta ornament, and medievalizing gables, it formed a fitting conclusion to the development of the commercial zone, though as late as 1910, a reduced lumberyard remained in the back yard.

In the intervening third of a century between 1875 and 1910, Lancaster Avenue's development paralleled the growth of the community. Foundries, storage buildings, and additional shops were erected, primarily between 36th and 38th streets. Among the most noteworthy of these is the handsome Pompeiian brick apothecary at 36th and Race, with its art nouveau terra cotta ornamental cornice, and leaded glass windows. A handsome row of storefronts on the southside of Lancaster continues the theme of commerce at the turn of the century. With these commercial buildings the district was more or less self contained, providing all of the retail essentials for the residents --- but unlike a true village, without work to provide a complete closed-living system. Work, of course, was provided via the trolleys and trains that gave the neighborhood its connections to the industry and commerce of the city, continuing Powelton's nature as a true suburb. Fortunately, that complex suburban form of housing, shopping street, and institutional buildings remains largely intact, describing the origins and the first fruition of the suburban movement which has so changed the nature of urbanism in the United States in the past century.

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As a memorial to individuals who shaped the city economy, as a concentration of architectural landmarks by the taste makers of the city, as the residential campus of Drexel University, that still preserves the scale and form of the community, the Powelton Historic District warrants being placed on the National Register of Historic Places.

# 9. Major Bibliographical References

See Attached.

# 10. Geographical Data

Acreeage of nominated property 105

Quadrangle name Philadelphia Quad

Quadrangle scale 1:24,000

UTM References

A 

1	8	4	8	3	8	8	0	4	4	2	3	4	8	0
Zone		Easting				Northing								

B 

1	8	4	8	3	9	2	0	4	4	2	3	4	8	0
Zone		Easting				Northing								

C 

1	8	4	8	3	9	2	0	4	4	2	3	5	4	0
Zone		Easting				Northing								

D 

1	8	4	8	3	8	8	0	4	4	2	3	5	4	0
Zone		Easting				Northing								

E 

1	8	4	8	3	8	8	0	4	4	2	3	5	0	0
Zone		Easting				Northing								

F 

1	8	4	8	3	8	4	0	4	4	2	3	5	0	0
Zone		Easting				Northing								

G 

1	8	4	8	3	8	2	0	4	4	2	3	5	3	0
Zone		Easting				Northing								

H 

1	8	4	8	3	7	7	0	4	4	2	3	5	2	0
Zone		Easting				Northing								

Verbal boundary description and justification

See Attached

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

# 11. Form Prepared By

name/title George E. Thomas/Carol Benenson

organization Clio Group, Inc.

date September 24, 1984

street & number 3961 Baltimore Avenue

telephone (215) 386-6276

city or town Philadelphia

state PA

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Primary Documents

Deeds of the City of Philadelphia: available from 1682 to the present; recent deed synopses available on microfiche.

Atlases of the City of Philadelphia: various publications from the 1850s to the 1940s provide evidence of building activity, size, material, and in some instances ownership.

Building Permits of the City of Philadelphia: available after 1886, when city code required permits for significant construction projects; often incomplete and willfully distorted to limit tax liabilities. Partially indexed.

Philadelphia Real Estate Record and Builder's Guide: weekly report of building activity in Philadelphia from 1886-1940. More complete than permits and usually cites architects, builders and owners. Numerous misspellings.

City Directories: McElroy's, Gossip's, Pinkertons; ownership and occupancy from late 18th century until the 1920s. The equivalent of modern white and yellow pages (of which few of the latter survive.)

Social Registers" Blue Book, Social Register from 1880s to present; listing of residences of social elite of the city.

Philadelphia Social History Project

West Philadelphia Survey for the Historic Sites Survey. Bureau for Historic Preservation, Harrisburg, Pennsylvania.

Secondary Sources

Gillette, H. and Cutler, W., editors. The Divided Metropolis: Social and Spatial Dimensions in Philadelphia, 1820-1940. Greenwood Press, 1979.

Hershberg, et al. Toward an Interdisciplinary History of the City: Work Space, Family and Group Experience in 19th Century Philadelphia. Oxford University Press, 1979. Offers an extraordinary vista on life in Philadelphia as well as opens avenues of research and documentation heretofore unknown.

Scharf and Wescott. History of Philadelphia 1609-1884. Philadelphia, 1884. The most useful and accurate of the 19th century productions, with information on the chronology of the city, government, industry and numerous references to individuals.

Teitelman and Longstretch. Architecture in Philadelphia: A Guide. MIT Press, 1974.

Thomas, George. "Social Stratification and Architectural Patronage in Philadelphia, 1860-1920" in Cutler and Gillette, Op. Cit.

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Teitelman and Longstreth. Architecture in Philadelphia: A Guide. MIT Press, 1974.

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Clio Index: A computer-processed index to 40,000 documents on Philadelphia architecture. 1870 to present.

Specific materials on West Philadelphia include:

Baltzell, E. Digby. Philadelphia Gentlemen: The Making of a National Upper Class. Glencoe, 1958.

Bingham, Katherine. The Philadelphians. Philadelphia, 1902.

Biographies of Successful Philadelphia Merchants. Philadelphia, 1864.

Burt, Nathaniel. The Perennial Philadelphians. Boston: Little, Brown and Company, 1963.

King, Moses. King's Views of Philadelphia and Famous Philadelphians. New York, 1901.

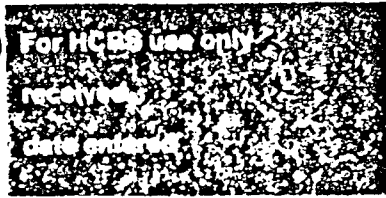
Philadelphia and its Environs. Philadelphia: J.B. Lippincott, 1887.

Philadelphia: Its Wealth and Industries. Philadelphia: 1893.

Vickers, George E. Philadelphia: The Story of an American City. Philadelphia, City of Philadelphia, 1893.

Weigley, Russell, et al. Philadelphia: A 300-year History. Norton, New York 1982.

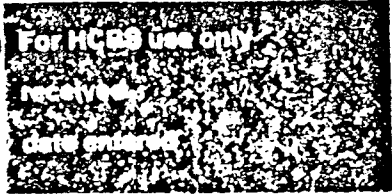
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I.	18	4	8	3	7	7	0	4	4	2	3	5	0	0	EE.	18	4	8	2	9	4	0	4	4	2	3	2	2	0
J.	18	4	8	3	6	2	0	4	4	2	3	4	7	0	FF.	18	4	8	2	9	6	0	4	4	2	3	2	4	0
K.	18	4	8	3	6	2	0	4	4	2	3	4	4	0	GG.	18	4	8	3	0	6	0	4	4	2	3	2	0	0
L.	18	4	8	3	5	8	0	4	4	2	3	4	4	0	HH.	18	4	8	3	0	4	0	4	4	2	3	1	6	0
M.	18	4	8	3	5	7	0	4	4	2	3	4	7	0	II.	18	4	8	3	1	0	0	4	4	2	3	1	4	0
N.	18	4	8	3	5	0	0	4	4	2	3	4	7	0	JJ.	18	4	8	3	1	0	0	4	4	2	3	1	2	0
O.	18	4	8	3	4	8	0	4	4	2	3	4	8	0	KK.	18	4	8	3	1	4	0	4	4	2	3	1	0	0
P.	18	4	8	3	3	6	0	4	4	2	3	4	6	0	LL.	18	4	8	3	1	6	0	4	4	2	3	1	4	0
Q.	18	4	8	3	3	6	0	4	4	2	3	4	3	0	MM.	18	4	8	3	3	4	0	4	4	2	3	0	2	0
R.	18	4	8	3	2	4	0	4	4	2	3	4	2	0	NN.	18	4	8	3	3	4	0	4	4	2	2	9	6	0
S.	18	4	8	3	2	3	0	4	4	2	3	4	4	0	OO.	18	4	8	3	4	2	0	4	4	2	2	9	0	0
T.	18	4	8	3	2	0	0	4	4	2	3	4	4	0	PP.	18	4	8	3	4	2	0	4	4	2	2	8	5	0
U.	18	4	8	3	2	0	0	4	4	2	3	4	1	0	QQ.	18	4	8	3	4	7	0	4	4	2	2	8	3	0
V.	18	4	8	3	1	1	0	4	4	2	3	4	1	0	RR.	18	4	8	3	5	0	0	4	4	2	2	8	4	0
W.	18	4	8	3	1	1	0	4	4	2	3	4	2	0	SS.	18	4	8	3	5	4	0	4	4	2	2	8	3	0
X.	18	4	8	2	9	6	0	4	4	2	3	4	0	0	TT.	18	4	8	3	5	8	0	4	4	2	2	8	6	0
Y.	18	4	8	2	9	6	0	4	4	2	3	3	7	0	UU.	18	4	8	3	6	1	0	4	4	2	2	8	4	0
Z.	18	4	8	2	9	3	0	4	4	2	3	3	7	0	VV.	18	4	8	3	6	6	0	4	4	2	2	8	8	0
AA.	18	4	8	2	9	3	0	4	4	2	3	3	0	0	WW.	18	4	8	3	6	7	0	4	4	2	2	9	2	0
BB.	18	4	8	2	8	8	0	4	4	2	3	3	2	0	XX.	18	4	8	3	8	2	0	4	4	2	2	9	2	0
CC.	18	4	8	2	8	8	0	4	4	2	3	2	4	0	YY.	18	4	8	3	8	0	0	4	4	2	3	0	6	0
DD.	18	4	8	2	8	9	0	4	4	2	3	2	5	0	ZZ.	18	4	8	3	8	6	0	4	4	2	3	0	6	0

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AAA. 18 4 8 3 8 7 0 4 4 2 3 0 2 0  
BBB. 18 4 8 3 9 6 0 4 4 2 3 0 2 0  
CCC. 18 4 8 3 9 4 0 4 4 2 3 1 7 0  
DDD. 18 4 8 3 9 2 0 4 4 2 3 1 7 0  
EEE. 18 4 8 3 8 8 0 4 4 2 3 3 8 0  
FFF. 18 4 8 3 9 2 0 4 4 2 3 4 0 0  
GGG. 18 4 8 3 9 2 0 4 4 2 3 4 8 0



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Verbal Boundary Description

Beginning at a point at the northeast corner of 32nd and Spring Garden Streets and proceeding east of that point 155' along the north side of Spring Garden Street. Then proceeding north, parallel to 32nd Street, to the south side of Brandywine Street and west along Brandywine Street 155' to 32nd St. Then proceeding south along 32nd Street to a point 35' north of Spring Garden Street.

Then crossing 32nd Street to a point on the west side 40' north of Spring Garden Street and continuing west 72' parallel to Spring Garden Street. Thence extending north 65' to another point, and west of the latter point 20'. Then proceeding north 60', to Brandywine Street, then west 45' along Brandywine Street and south from that point 45'. Then continuing west 60', then north 45' to Brandywine Street, and extending west on Brandywine Street 52'. Then proceeding south 65' to the rear property line of buildings fronting on Spring Garden Street and west along said line 104' to 33rd Street.

The proceeding west across 33rd Street to a point on the west side, 96' north of Spring Garden Street and continuing west 360' to 34th Street.

Then crossing 34th Street in a southwesterly direction to a point on the northwest corner of 34th and Spring Garden Streets. Then proceeding west of that point 95' and north of the latter point 112' 4" to a point on the rear property line of 3409 Spring Garden Street. Then west 20', along said property lines, and continuing along the rear property lines of the adjacent buildings fronting on the north side of Spring Garden Street: South 12' 4", West 20', North 10', West 46', South 4' 4", West 46', North 54' 4", West 23', South 70', West 32', South 20', and then West 73' to a point on the east side of 35th Street, 70' North of Spring Garden Street.

Then proceeding across 35th Street to a point on the west side, and then north of said point 90' to Brandywine Street. Then proceeding west along Brandywine Street 360' to the corner of 36th Street and south of said corner, 60' to a point 100' north of Spring Garden Street.

Then crossing 36th Street to the west side and proceeding west along the rear boundary lines of properties fronting on Spring Garden Street 105' to a point, then North 2' and then continuing west along the rear property lines of the adjacent buildings fronting on the north side of Spring Garden Street 185' to another point. Then south of the latter point 17' and west 65' to the east side of 37th Street.

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Then proceeding across 37th Street to a point on the west side, 85' north of Spring Garden Street and proceeding north of said point 75' to Brandywine Street. Then west along Brandywine Street 50' and south 52' to a point on the rear property line of 3705 Spring Garden Street. Then proceeding west, along the rear boundaries of the adjacent properties on the north side of Spring Garden Street, 250', then south to a point 100' 4" north of Spring Garden Street and continuing west 55' to the east side of 38th Street.

Then crossing 38th Street to the west side and proceeding north to the south side of Brandywine Street. Then proceeding west along Brandywine Street 528' to a point, and south of said point on a line parallel to 39th Street to another point on the rear boundary of properties fronting on Spring Garden Street. Then west along said line 50' to 39th Street and south along 39th Street to the northeast corner of 39th and Spring Garden Streets.

Then continuing south along the east side of 39th Street, across Spring Garden Street and 125' 8 1/4" to the northeast corner of 39th Street and Lancaster Avenue.

Then proceeding in a northwesterly direction across 39th Street and Lancaster Avenue to the southeast corner of 39th Street and Lancaster Avenue. Then proceeding south along the east side of 39th Street, following the west boundary of a property fronting on Lancaster Avenue, and then proceeding in a southeasterly direction, along the rear property lines of the adjacent buildings fronting on the south side of Lancaster Avenue to a point on the eastern boundary of 3846 Lancaster Avenue. Then proceeding northeast along said property line, 180' 11 7/8" to a point on the west side of Saunders Avenue and crossing Saunders Avenue to another point, on the east side, 80' 2 3/8" south of Lancaster Avenue.

Then proceeding east along the rear property line of building fronting on the south side of Lancaster 24' 2 3/8" to a point, then southeast of said point 89' 9 1/8" to the north side of Baring Street. Then east along Baring Street, 67' 9 3/4 to another point, and northeast of that point 7' to the south side of Lancaster Avenue.

Then crossing Baring Street to the southwest corner of Lancaster Avenue and Baring Street and proceeding in a southwesterly direction, along the western boundary of 3824 Lancaster Avenue to the rear boundary line of said property. Then proceeding in a generally southeasterly direction along the rear property lines of the buildings on the south side of Lancaster Avenue 272', more or less, to the northwest corner of 38th and Pearl Streets. Then proceeding northeast, along the west side of 38th Street, 86' 9 1/8" to the south side of Lancaster Avenue.

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Then proceeding across Lancaster Avenue and 38th Street, to the northeast corner, and then in a southeasterly direction, along the north side of Lancaster Avenue, 341' 3 1/8" to the intersection of Lancaster and Powelton Avenue.

Then continuing in the same direction, across 37th Street and Powelton Avenue and along the north side of Lancaster Avenue, 203' 8 1/2" more or less to a point, and then crossing Lancaster Avenue in a southwesterly direction to the southwest corner of 37th Street and Lancaster Avenue.

Then proceeding along the east side of 37th Street, 110' to a point on the rear boundary of the property fronting on the south side of Lancaster Avenue, and proceeding southeast of said point along the rear property lines of the adjacent properties 237' 8 3/8" to another point. Then proceeding northeast of the latter point 50' to the rear boundary of a property fronting on Lancaster Avenue and then continuing southeast, along the rear boundaries of the adjacent properties, 88' 0 3/4" to the west side of 36th Street.

Then crossing 36th Street to the east side, and proceeding south to the north side of Warren Street. Then proceeding along the north side of Warren Street, in a southeasterly direction, 219' 2" to a point and northeast of said point 80' to a point on the rear boundary of a property fronting on Lancaster Avenue. Then proceeding southeast of the latter point 110' to the east side of 35th Street and northeast along 35th Street 110' to the corner of 35th Street and Lancaster Avenue.

Then proceeding across Lancaster Avenue, to the north side, and southeast along said street to the northeast corner of Lancaster Avenue and Shedwick Street. Then proceeding north, along the east side of Shedwick Street, 144' 9" to a point, and east of said point, along the southern boundary of a property fronting on 34th Street, 130' to the west side of 34th Street. Then proceeding north, along 34th Street, 128' 8" more or less, and then crossing 34th Street to the southeast corner of 34th and Cherry Streets.

Then proceeding south, along the east side of 34th Street, 105' 5 3/4" to a point on the southern boundary of 65 North 34th Street and east, along said boundary, 130' 9 1/8" to the rear of that property. Then proceeding north along said rear boundary 28' 5 3/8" to the north side of Cuthbert Street, and then in a southeasterly direction, along the north side of Cuthbert Street, to a point on the eastern boundary of 3306 Arch Street. Then proceeding north, along said boundary to the south side of Arch Street along the south side of Arch Street and along the south side of Arch Street, 313' 11" to 34th Street. Then proceeding north across Arch Street and 142' 7 3/4" to Cherry Street and across Cherry Street to the northeast corner of 34th and Cherry streets.

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Then proceeding along the north side of Cherry Street 433.142' to the west side of 33rd Street, and then north along 33rd Street, 136' 11 5/8" to Race Street. Then crossing Race and 33rd Streets, to the northeast corner of said intersection and proceeding north along the east side of 33rd Street 200' to a point and then east of said point 174' 10 3/4" to Natrona Street. Then proceeding south along Natrona Street to a point on the east side, 68' 8 3/4", north of Race Street, and then in a northeasterly direction 225' 4" to the west side of 32nd Street.

Then proceeding northeast, along the west side of 32nd Street 75' 5 1/8" to the south side of Summer Street and then crossing Summer Street and continuing along the west side of 32nd Street, north 347', more or less, to Powelton Avenue.

Then crossing Powelton Avenue, in a northwesterly direction, and continuing north along the west side of 32nd Street 376' to Baring Street. Then continuing north, across Baring Street and 208' to Hamilton Street.

Then proceeding across Hamilton and 32nd Streets, to the northeast corner of said intersection, and proceeding east, along the north side of Hamilton Street, 100' to Napa Street. Then proceeding north, along the west side of Napa Street, 213' to Spring Garden Street and west, along Spring Garden Street, 100' to 32nd Street. Then crossing Spring Garden Street to the northeast corner of 32nd and Spring Garden Streets and the place of beginning.

Verbal Boundary Justification

The boundary of the Powelton District is determined by the location of large single and double homes in a suburban setting from the 1850s, 1860s and 1870s interspersed with larger rowblocks from the 1880s and 1890s that mark the continued growth of the community. It includes a commercial row along the trolley lines from center city, which contains the grocery stores, lumber yards, drug stores and the like, and one factory at 32nd and Powelton, erected by H.D. Justi, a prominent community member.

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The east border along 32nd Street is marked by larger mid-century houses on the west side, contrasting with laundries and railyards on the east. Below Powelton Avenue are the houses erected by Henry Gibson, and others, on the site of the great Powel House. Rail yards to the east, and Drexel University to the south are of differing scale and function. The district picks up the houses on Race Street, then continues down 34th Street, with Drexel the primary land owner to the east and south, before following Lancaster west to 38th Street. Below Lancaster is a public school, and University Science Center properties, Lancaster Avenue, on the other hand, contains the shopping and institutional core of the community. At 38th Street, houses become smaller, to the west. The larger doubles continue east along Spring Garden Street. To the north are the small brick rows of Mantua which contrast with the suburban feeling of Powelton.



POWELTON HISTORIC DISTRICT