

Dollar \$troll Update

Thanks to everyone who came out to the latest Baltimore Avenue Dollar Stroll (Thursday, June 15th), and to those who visited the UCHS table outside of Calvary Church at 48th and Baltimore Avenue. We signed up fifteen new members and helped get the word out about our anniversary dinner in the fall and our work in the preservation of University City's architecture. As per usual, the Dollar Stroll was well-attended with a wide variety of local flavors and performing artists on display. The sunny and warm spring weather definitely contributed to the large turnout, with thousands of strollers looking for one dollar bargains. If you missed this past Baltimore Avenue Dollar Stroll, there will be another one on September 7th. We hope to see you in September!



Highlights of the Baltimore Avenue Dollar Stroll. Photos by Joseph Minardi.

SUMMER INTERN, ANNE K. ALBERT

We at UCHS are pleased to announce that Anne K. Albert will be our intern for this summer. Anne is eminently qualified to assist us in our efforts to write strong nominations for historic properties within University City. She is currently completing her second semester of Masters of Science in Historic Preservation at Penn and has a Bachelor of Arts degree in History from Susquehanna University. Anne has also done documentation and created floor plans in Williamsburg, VA, Baltimore, MD, and worked with conservation professional in England. In her free time Annie enjoys horseback riding and playing golf. Join us in welcoming Anne to our 2017 summer internship.

FROM OUR ARCHIVES

The 1980s saw a flurry of nominations for West Philadelphia buildings being submitted to the National Register of Historic Places. This urgency was likely due to their abandonment and rapid deterioration. Many of these threatened buildings were apartments (or tenement as they were once referred to), most of which were built outside of University City's borders. One nominated apartment complex was the Breslyn Apartments (1913) at 4624-42 Walnut. This five-building set was built in response to the growing demand for moderately priced middle-class housing in West Philadelphia. The Breslyn Apartments were added to the City of Philadelphia's Register of Historic Places on November 4, 1982, and the National Register of Historic Places on November 14, 1982. When the Breslyn was added it was in an advanced state of deterioration. Thanks to the concerted efforts of concerned West Philadelphians and organizations like UCHS, the Breslyn Apartments and many others were saved from the wrecking ball.

c. 1982



2010



New Board Member

The UCHS would like to welcome **Justin McDaniel** to our Board of Governors. Justin is a professor of Religious Studies at Penn and Chair and Undergraduate Chair of the Department of Religious Studies. He has also authored three books and co-editor of several journals; *Buddhism Compass*, *Journal of Lao Studies*, etc., and Associate Editor of the *Journal of Asian Studies*. Justin has won teaching and advising awards at Harvard, Ohio University, the University of California, and the Ludwig Prize for Teaching at Penn. In 2012 he was named a Guggenheim Fellow and in 2014 a fellow of Kyoto University's Center for Southeast Asian Studies. His forthcoming work includes edited books on Thai Manuscripts, Buddhist Biographies, and Buddhist ritual. He also has a new book on modern Buddhist architecture. Together with Todd Margasak, Justin successfully nominated the block of eight houses on S. 42nd Street (420 to 434) to the Philadelphia Register of Historic Places. Both Justin and Todd were this year's recipients of the UCHS's Preservation Initiative Award for their work on the nomination. Justin also chairs Spruce Hill Community Association's Historical Preservation Committee.

With his expertise and passion, Justin will be an excellent addition to the UCHS Board of Governors.

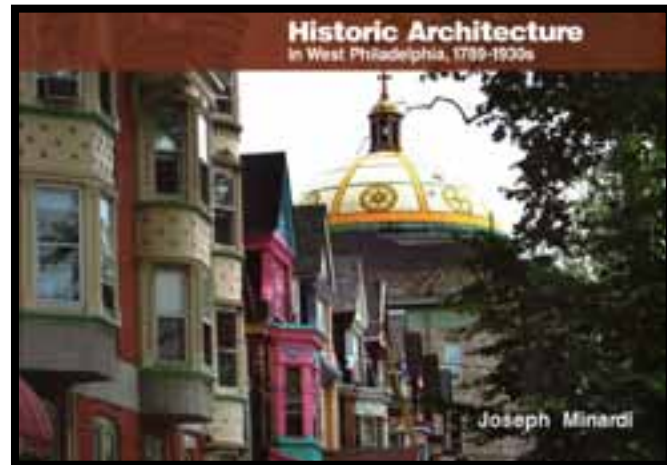
UCHS Recommended Reading: Historic Architecture in West Philadelphia: 1789-1930s

We know that UCHS members love to read about our neighborhood's rich history, and when a good book comes along, we'll make a recommendation for addition to your library.

Very few books have ever been written to focus specifically on West Philadelphia architecture. The book *Historic Architecture in West Philadelphia, 1789-1930s* gives a thorough examination of the glorious architecture and the history of the neighborhood dating back to the earliest settlements up to the twenty-first century.

The first chapter tells the history of West Philadelphia including a discussion of early settlers, taverns, charitable institutions, and the first streetcar suburb. One of the biggest events to occur in West Philadelphia during the nineteenth century was the relocation of the University of Pennsylvania from 9th Street in Center City to West Philadelphia, an event that would have long lasting repercussions. Drexel University followed suit, setting up shop in West Philly in 1892. Penn, Drexel, and a handful of other schools of higher learning in West Philadelphia led to the moniker of "University City," a name that is still used with pride.

The second chapter deals with The Woodlands, the famous Hamilton mansion built in the eighteenth century. Not only is The Woodlands mansion an important building from an historical standpoint,



Front cover of "Historic Architecture in West Philadelphia, 1789-1930s" by Joseph Minardi. Courtesy of Schiffer Publishing, Ltd., 2010.

one of its owners, William "of the Woodlands" Hamilton, held many a lavish fete here. This particular William (a grandson of the original owner) also expanded the mansion into its magnificent present Adamsesque style with its imposing tetrastyle portico. William of the Woodlands was also responsible for the creation of Hamiltonville, an early suburban settlement. Later developers would try to replicate Hamilton's vision but on a smaller scale. With the increase and improvements in public transportation, the countrified setting of West Philadelphia became an ideal place

for wealthy city dwellers to build their dream homes in the suburbs. Subsequent chapters break down University City by individual sections including the campus area, Spruce Hill, Cedar Park, Garden Court, Walnut Hill, and Powelton Village. Each chapter is filled with colorful modern photos and historic images.

Joseph Minardi, the author of the book, was inspired to write it because of Robert Skaler's book on University City, published in 2002. It seemed quite surprising that a neighborhood as amazing as University City didn't have many books written about it. The author of this book went on to write two more books about different sections of Philadelphia and is currently working on a fourth book that will include a chapter on West Philadelphia as well as Southwest Philadelphia.

across the top of window and door openings to support the walls immediately above.

Loop Window: A long, narrow, vertical opening, usually widening inward, cut in a medieval wall, parapet, or fortification for use by archers. Also called a balistraria. Sometimes interpreted in Romanesque Revival architecture.

Louver Window: A window having louver or slats, that fill all or part of an opening. It's used to provide ventilation.

Lozenge: Any diamond shaped ornament or design. Also an obsolete term for a diamond-shaped pane of glass. A window composed of diamond-shaped panes is called a lozenge window.

Lucarne: A small dormer window in a spire or steeply-pitched roof.

Lunette: A crescent-shaped window framed by mouldings or an arch.

From *Talk to Me of Windows: An Entertaining Story About Windows*, F. Palmer Cook, New York, New York, 1971.

To be continued in next issue.

WINDOW TALK: A GLOSSARY

Continued from previous issue.

Lancet Window: A tall, narrow window with a pointed arch top, very often with diamond shaped lights (called quarrels). Characteristic of Gothic architecture.

Lattice Window: A window with diamond-shaped lights. Also called a lozenge window. It has its origins in medieval architecture, when the lattice was formed by lead comes. In some revival architecture, the glazing bars in a lattice window are made of wood.

Leaded Glass Windows: A window composed of pieces of glass that are held in place with lead strips, or comes. The glass can be clear, colored, or stained.

Lights: The panes of glass in a window, as in eight-light or twelve-light window. Double-hung windows are designated by the number of lights in upper and lowers sash, as in six-over-six.

Lintel: A piece of wood, stone, or steel placed horizontally

PROFILES IN ARCHITECTURE

Anderson & Haupt

The short-lived firm of Anderson & Haupt was the partnership of Julius J. Anderson and Max Haupt. While Anderson & Haupt were primarily concerned with big projects such as moving picture theaters, factories, and houses of worship, they also designed a number of homes in West Philadelphia and elsewhere in the city. The duo were in business from 1909 to 1914, with Anderson going solo from 1915 to 1919.

Selected Relevant Commissions:

- 1909:** Cohen, Barnett, residences (6), 52nd and Chestnut area
Levinson, Morris, residences (6), 60th and Market area
Residences (11), 61st and Market area
Store and dwelling, southwest corner of 63rd and Vine.
- 1910:** Cohen, Barnett, tenements (3), 51st and Walnut area
Benham & Raidman, moving picture theatre, 59th & Market
Raidman, Nathan, residences (43), 60th and Pine area
Residences (4), 60th and Market area
Residences (4), NS of Market, 97' West of 59th
Residences (7), NS of Walnut, East of 55th
Sigel, Louis, residences (7), 82nd and Dicks area

Residences (10), 61st and Lansdowne area

Residences (3), 84th and Eastwick area

Residences (7), WS of 67th, 75' North of Woodland

1911: Cohen, Barnett, Le Blanche Apartment, 5100-8 Walnut
Gibson, William, apartment, SW corner of 45th and Walnut
Sharp, Richard H., residences (29), Markoe and Walnut area
West Philadelphia Construction Company,

flat houses (22), 55th and Allison

Beth El Synagogue, 54th and Haverford

Residence, NS of Baltimore Ave, 279' East of 55th

Residences (7), 201-213 S. 60th

1912: Benn, M.A., moving picture parlour, 3323 Chestnut
Moving picture parlour, 64th and Woodland

Hamilton, Robt., moving pictures, Redfield & Lansdowne

Raidman, Nathan, apartments (13), 50th and Catharine

Sharp, Richard H., apartments (29), 46th, Walnut/Locust area

1914: Seidman & Getz, residences (35), 57th and Christian area

Anderson alone

1915: Morris, Dutch, 5310 Market,

alterations & additions to office and residence

Ask the Experts

WAX BUILD-UP

Q: Is there a safe way to remove old wax from my floors without damaging the patina?

A: All floors which are waxed need to be periodically stripped of built-up old wax and dirt before re-waxing. Use any commercial wax remover, so long as its specified for use on wood floors, not tile or linoleum.

From *The Old-House Journal*, November, 1981.

CELEBRATE OUR 50TH!

Join us for our Golden Anniversary celebration at the Restaurant School at Walnut Hill College (4207 Walnut Street) in November, with a 1960s theme, a guest speaker, and great food and drink. Stay tuned to future issues of On The West Side for further details as they become available.



University City Then & Now: East side of 48th Street, north of Baltimore Avenue



Courtesy of the Penn Archives.



Photo by Joseph Minardi.

These views of University City are of 48th Street looking north from Baltimore Avenue. The houses on the right of the photos are twin houses built in the fanciful Queen Anne Revival style, which was a popular style when these homes were built by Charles Henderson in March of 1897 on the site of a former lumber yard. Typical of the style, the houses feature corner turrets capped with conical or "witch cap" roofs. North of the Queen Anne homes are houses built by Charles W. Budd in March of 1903 in a different style. Budd built his houses for \$5,400 each and feature a dormer window and Spanish tiled roofs.



UNIVERSITY CITY'S QUEEN ANNE HOUSES

The world-wide prestige of the reign of Queen Victoria (1837-1901) made it convenient for historians in the English-speaking world to refer to a big chunk of the nineteenth century as the Victorian period. But there was a confusion when it came to sorting out the facts, especially when it came to the issue of *style*. To be clear, there is no such thing as a *Victorian style*. When the preponderance of houses were built in University City, from 1890 to 1910, the style of choice was the Queen Anne style. Chronologically, the Queen Anne style spans the last third of the reign of Queen Victoria. Today in popular usage, a house described as “Victorian” might well be Queen Anne, where all the decorative and technological impulses of the period came together with a broad inclusiveness of the world’s architectural forms.



North side of Springfield Avenue, looking east from 49th. Reproduced from *The City of Philadelphia: As it Appears in the Year 1894*, George S. Harris & Sons, Philadelphia, PA, 1894

The city of Philadelphia played a crucial role in popularizing the Queen Anne style. At the Centennial Exposition of 1876 the British Government put up two buildings that were described as “Essentially Elizabethan in character.” The influential magazine *The American Builder* observed, “But the chief thing that will strike the observant eye in this style is its wonderful adaptability to this country, not to the towns indeed, but to the land at large.” By 1884 the style was reaching the height of its popularity. The *Brooklyn Daily Eagle* published an article titled “The Multiplicity of Queen Anne Houses” which states, “A number of what are called Queen Anne or Elizabethan houses going up in the most fashionable quarters of Brooklyn is on the increase, and their dormers and peaked gables and light serial balconies make bright and pretty pictures here and there along the thoroughfares, ...These showy and semi-fantastic constructions, rich with stained glass and carvings and rococo traceries culminating in a wilderness of pinnacles...are likewise built on the high ground between Brooklyn and New York. It was during this period that Philadelphia was experiencing an unprecedented building boom. During the decade of the 1890s an average of over 6,000 new houses were built in Philadelphia every year. The city earned the moniker of “City of Homes” during this era. Philadelphia’s trolley system allowed for white collar workers to live further outside the crowded city center. The semi-detached or twin house was the ideal dwelling for this new class of suburbanite. Fortunately the picturesque dwellings survived a time during the twentieth century when these homes were seen as odd, clunky, and outdated, and are now proudly being restored by conscientious home owners. We at the UCHS salute the preservation efforts of these homeowners. °

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