

**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: 3001 West School House Lane

Postal code: 19144

2. NAME OF HISTORIC RESOURCE

Historic Name: Woodside (ie, the stone stable and carriage house of the former estate)

Current/Common Name: No specific current name; part of Wm. Penn Charter School

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: Institutional

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 1889 to 1984

Date(s) of construction and/or alteration: likely 1889-1890

Architect, engineer, and/or designer: Addison Hutton

Builder, contractor, and/or artisan: _____

Original owner: Edward T. Steel

Other significant persons: Francis Strawbridge

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.

PHC found that the argument under Criterion A better satisfied Criterion J

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Organization East Falls Historical Society Date 10 April 2022

Name with Title Steven J. Peitzman (EFHS vice-president) Email peitzmansj@gmail.com

Street Address 2911 Wood Pipe Lane, Apt D Telephone 215 840 5637

City, State, and Postal Code Philadelphia PA 19129

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: 11 April 2022

Correct-Complete Incorrect-Incomplete Date: 13 June 2022

Date of Notice Issuance: 14 June 2022

Property Owner at Time of Notice:

Name: William Penn Charter School

Address: 3000 W School House Ln

City: Philadelphia State: PA Postal Code: 19144

Date(s) Reviewed by the Committee on Historic Designation: 7/20/2022, rec. Criteria E and J instead of A

Date(s) Reviewed by the Historical Commission: 8/12/2022, Criteria E and J instead of A

Date of Final Action: 8/12/2022

Designated Rejected

NOMINATION

To the

PHILADELPHIA REGISTER OF HISTORIC PLACES

Edward T. Steel's Stone Stable and Carriage House

A Survivor from the "Woodside" Estate

At 3001 West School House Lane, Philadelphia



Introduction

In January of 1986, the William Penn Charter School demolished Woodside, an ornate nineteenth-century house on School House Lane which the school had acquired in 1984. Woodside, the house and estate, were on the Philadelphia Register of Historic Places, but at the time, this listing could not prevent the demolition, under the preservation ordinance of that period.¹ A stone stable/carriage house built in c.1889 escaped removal, for uncertain reasons, but did not retain a listing on the register. It is the subject of this nomination, really a re-nomination.

The estate had been established by Edward T. Steel in 1875. The existing main house, said to have been a modest structure, was enlarged and enhanced by the noted architect Addison Hutton. Later, the estate came into ownership of the Strawbridge family, from which Penn Charter acquired it. This nomination argues that the carriage house was designed as a new building by Addison Hutton, and that it represents one of the few remnants of the country estates which once lined West School House Lane. The original nominators called it “more elaborate than many houses” (note 1, p. 4). It fulfills criteria A and E.

Attachments

5. Boundary and Location

The parcel, 137N06-0084 , with OPA address 3001 West School House Lane, comprises two former parcels acquired by the William Penn Charter School – the larger one, to the east bordering on School House Lane, purchased from the estate of Anna Estes Strawbridge in September, 1984; and the smaller, also bordering on School House Lane, to the west, purchased from JEVS [Jewish Educational and Vocational Services] in January of 2016. The figures immediately below show the parcel along School House Lane to the left, and the location of the subject building within the parcel, to the right.



Figure 1: Parcel 137N06-0084 (atlas.phila.gov)



Figure 2: Location of resource within parcel

For the purposes of this nomination, the orientation of West School House Lane will be considered east-west, and that perpendicular to it (parallel to Wissahickon Avenue and Cherry Lane), north south – as these roads are deemed by the city plan. Since only one building occupying a tiny section of the large parcel of playing fields is herein nominated, there is little relevance to the dimensions of the parcel, a matter of easily obtained public record. The carriage house is located approximately 420 feet from the north edge of School House Lane on a line perpendicular to School House Lane; and approximately 630 feet from Cherry Lane to the west. The coordinates at approximately the center of the building are

¹ The nomination was prepared by Philadelphia Historical Commission staff Randal Baron and Forrest Snyder, dated 1 December 1984. It is clearly written, concise and presumably accurate, though much less detailed than is now the custom. A substantial file at the PHC documents the efforts to save the Woodside mansion.

40.02496 latitude and longitude 75.1875.² The building is easily visible looking down a driveway from the sidewalk of School House Lane.



Figure 3: Location of building (x) on north campus of Penn Charter



Figure 4: Overhead view

As seen in figure 3 and 4, the stone structure excluding the porch or open-shed to the south (bottom of image) is T-shaped, with the stem pointing east. Based on the overhead view of the roof – which overhangs the wall by about 2 feet, the dimensions of the building are approximately 60 feet east-west and 52 feet north-south. It is connected to a modern building, which houses squash courts, but is otherwise intact.

6. Architectural Description

The building is T-shaped, comprising two rectangular volumes set perpendicular to each other, the smaller of them extending eastward. It is built of partly squared and dressed rubble stone laid in rough courses. The tan color and lack of mica suggest the dominant stone is *not* the expected Wissahickon schist; it might be sandstone. Heavier stones anchor the corners, a sort of very rough quoining, and form some degree of foundation. It is a two-story edifice – the complex roof will be described below. It lacks applied ornament. A front porch or open shed shelters the front entrances, which face south (figures 5,7).

² The measurements were made and the coordinates obtained using the tools of Atlas.Phila.gov.

South or front façade, facing School House Lane (figures 5, 6):



Figure 5: The Stable and Carriage House looking north to the front. All current photos are by the nominator.

The dominant feature is the wide main entrance door of wood frame, once used for horses and carriages, but now non-functional and boarded up from inside (figure 6). It comprises six lights within the main door units, and three above in a sort of transom, fitted to accord with the arched head which spans the full width of the door. A segmental stone relieving arch supports the wall above the large door.³ Conical bollards protect the stone work at the base. To the west (left in photos) is a 12-pane (6 over 6?) window, and another is found on the south wall of the smaller wing. A pedestrian door can be seen on the east surface of the main block, and another opens into the other segment, likely affording access to living quarters for a coachman. The second-floor shows, on the main block, two clusters of three sash windows each with six lights, appearing to be 2 over 4. A double window of the same configuration gives light to the east block. Five posts support a gently arching wooden framework which supports the (metal?) roof of the porch.



³ From external inspection, it was not evident how this door would have opened. It is possible what we see is a non-functioning replica placed at an unknown date.

West façade (figure 7)

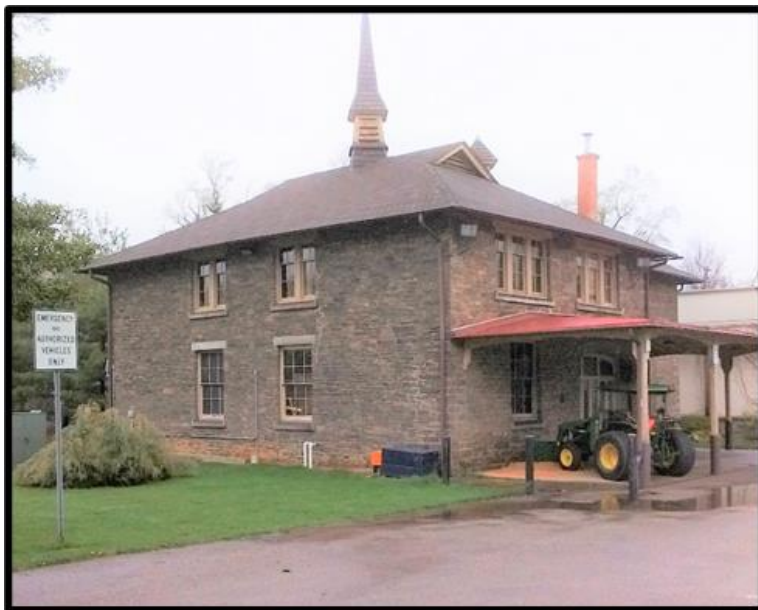


Figure 7: Looking east.

The masonry of the west side wall seems rougher and more randomly laid than that of the front, the façade which would have been viewed by visitors. Two double windows above and two larger single windows below are balanced centrally. Generous stone sills and lintels enhance all windows of the building.

North façade (rear):

This aspect was not accessible to the nominator. A view looking south and west by the Eagleview feature of atlas.phila.gov from 2018 shows two windows at the second floor level and two at the first, similar to the west façade.

The Roof (figures 4, 8,9,10)

The complex roof with overhanging eaves and ventilation assemblies contributes much to the visual interest of the carriage house. It comprises two interrupted hipped elements intersecting at a right angle, each fitted with an “apex gablet,” which presumably provides added ventilation to the building.⁴ One of the ventilators is tall, with a small spire or fleche, the other stubby. Whether some technical reason determined this difference, or some design sensibility of the architect, is not known. (To the eye of this writer, two of the taller units would have looked awkward, but likely two were deemed necessary to ventilate a building which housed horses and possibly cows. Perhaps one served the stable, and the other the living quarters.) The spire still supports a delicate metal staff with weather vane and compass rods. Ornament atop the smaller ventilator, seen in photographs from the 1980s, has been lost. A slim brick

⁴ “Cupola” may not be the fully correct term for the two vertical ventilating structures, these being neither rounded nor domed. “Apex gablet” is included in the entry for “roof” in James Steven and Susan Wilson, *Oxford Dictionary of Architecture*, ed. 3 (Oxford University Press, 2016).

chimney rises near a valley in the roof at the front (south façade) of the house. The roofing material is asphalt or similar – likely it was slate when the building was new.



Figure 8: Roof from overhead (atlas.phila.gov)



Figure 9: A gablet. See also figures 7 and 10



Figure 10: The ornamented spirelet of the taller of the two ventilation appliances

The Steel/Strawbridge carriage house does not portray any obvious Victorian or revival style. It lacks much ornament. But it shows good proportions, original or at least appropriate and attractive windows and main entrance, and skilled stonework characteristic of its region.

7. Significance (and history of the resource)

Criterion A: *Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation, or is associated with the life of a person significant in the past*

History of Woodside: Beginning mainly in the 1830-1840s, and extending as late as the 1920s, affluent Philadelphians created country estates of varying size along both the south and north sides of School House Lane (earlier known as Bensell's Lane), from Wissahickon Avenue (Township Line Road)

almost to the Schuylkill River. Emulating British customs, they invented lyrical, aboreal names like Torworth, Woodside, Oakley, The Pines, Blythewood, The Chestnuts, Netherfield, etc. These signified spaces green and air clear, away from the crowded and smoky grid. The "snip" from the 1898 *Boyd's Philadelphia Blue Book* shows some of these named retreats along School House Lane.

SCHOOL-HOUSE LA.	GERMANTOWN.	SKYMOUR ST. 337
"Ivy Cottage" Mrs. J. Warner Johnson Miss Mary Johnson	"The Chestnuts" Redwood F. Warner Mrs. Morton Lewis Miss Josephine B. Wright	"Red Gate" Mr. & Mrs. F. J. Kimball
"Oakley" Edward N. Wright Miss Elizabeth P. Wright Mrs. William K. Bray	"Glenwood" Mrs. George L. Harrison	"Springmead" Mrs. Edward E. Denniston
"Pinehurst" Miss Sally M. Wain Miss Reba T. Case	"Ravenswood" Mr. & Mrs. J. Campbell Harris Thomas Powers Harris Alan Campbell Harris Henry Frazer Harris	"Ravenhill" William Weightman Mr. & Mrs. Richard Wain Meira
"Shenley" Mr. & Mrs. Harold M. Sill Mrs. John T. Sill	"Roseneath" Mr. & Mrs. William H. Merrick Miss Harriet Frances Merrick	"Windrush" Joseph Wright Miss Katharine Craig Wright Miss Josephine Deshong Wright W. D. Craig Wright
"The Pines" Mr. & Mrs. Thos. Harvey Dougherty Miss Helen E. Dougherty	"Torworth" Mr. & Mrs. Justus Clayton Strawbridge Frank R. Strawbridge William J. Strawbridge	"Four Oaks" Mr. & Mrs. John Wagner Miss Sarah Wood Wagner John Wagner, Jr. W. Worrell Wagner Joseph Wood Wagner
"Roxboro" Mr. & Mrs. Moses Brown	"Malvern" Miss Fannie de L. Welsh	"Roslyn Manor" Caleb J. Milne
"Schomack" Mr. & Mrs. Thomas de Quartel Richardson	"Blythewood" Mrs. Joseph S. Lovering Corbit Lovering Gilpin Lovering	
"Woodside" The Misses Steel		

Figure 11. Residents on West School House Lane (1898 *Boyd's Philadelphia Blue Book*)

Lane were bounded by Fairmount Park and the Wissahickon Creek; and to the south side, from Wissahickon Avenue to Ridge,

only one small pathway, sometimes referred to as Cedar Lane, extended part of the way towards Midvale Avenue (once that was opened) and the city grid, until the creation of The Oak Road in 1907. Numerous private drives led into the many properties, but in effect until about 1910, no street worthy of the name connected this 1.3 mile span of School House Lane with adjoining sections of the city.⁵ In 1903, the William Penn Charter School in central Philadelphia purchased the large Wain estate on the south side of the street near Wissahickon Avenue: this began the shift from private estates to educational institutions, extending the street's identification as a *school house* lane, which was based first on the site of the Germantown Academy at Greene Street.

In 1875, Edward T. Steel (1835-1892), with a city home at 1334 Walnut Street, decided to establish a country seat on School House Lane. Steel knew the area: his wife Anna was a relative of Phillip Justice, who already owned a property on the Lane. Steel began in business, with his brother, as a cloth merchant, and later came to own the Keystone Woolen Mill in Bristol, a town northeast of Philadelphia. One obituary reports that as a young man, Steel (who was of Quaker background) supported abolition

⁵ G. W. Bromley & Co., *Atlas of the City of Philadelphia, 1901* (accessed via philageohistory.org).

and the election of Abraham Lincoln. Later, he served on a committee of the Centennial Exhibition. Steel is best known for having served as chairman of Philadelphia's board of education for over ten years, during which he furthered reform of its organization and worked to expand its capacity at a time when, according to some accounts, thousands of children could not be accommodated.⁶

To create his place on School House Lane in Germantown (as the area was considered in the nineteenth century), Edward T. Steel purchased property from both Phillip Justice and Joseph Lovering, another landowner.⁷ A house existed on the ground Steel bought, which has been variously referred to as a "small stone house" and an "Italianate mansion."⁸ Steel then hired Addison Hutton, the "Quaker architect," to expand and redesign the house - whatever it amounted to - into an ornate and grand Queen Anne structure. Steel died in 1892, but his family continued living at Woodside until at least 1900, as documented in the United States Census.⁹

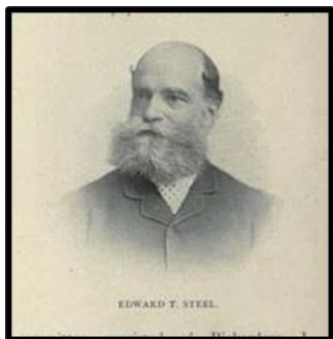


Figure 12. Edward T. Steel

Not until 1917 did the executors of the Steel estate and Edward's brother Henry sell the property. The buyer was Francis R. Strawbridge (1875 – 1965), a son of Justus Strawbridge, one of the founders of the Strawbridge and Clothier department store business.¹⁰ Francis had lived in a handsome though relatively modest colonial revival home nearby, at 5710 Wissahickon Avenue, extant and on the Philadelphia Register (2015, by the Keeping Society), though boarded up and unoccupied (as of 2022). He became a prominent figure at S. & C. and a notable Philadelphian. Francis Strawbridge retired in the 1930s. Both Francis R. and his wife Anna E. Strawbridge lived out the remainder of their lives at Woodside, Francis passing away in 1965 at the age of 88, and Anna Estes Hacker Strawbridge living until 1980, when she was nearly 101 years old. She was also active in the business, and a *grande dame* of Philadelphia society and cultural life.

One other person to be recalled is James [Crawford] Brunt (?1875 – 1963). Of course, all, or certainly most, of the estates along School House Lane included a stable and carriage house. All or most of the estates and their families depended on a troop of servants. One of these was a coachman, as was Mr. Brunt, at least at the time of the 1900 census, when he is listed with the Steels and other servants. Thanks to the advantages of online data bases and services, with some confidence, one can learn about this individual, who can be presumed to have worked and lived in the subject building. In that connection, the nominator considers him as relevant as the Steels and Strawbridges.

⁶ Sources for Steel include obituaries in the *Philadelphia Inquirer* and the *Philadelphia Times*, both 16 August 1892; an entry on the Justice family in John W. Jordan, *Colonial Families of Philadelphia* (1911)v. 1, p. 847. Many articles in Philadelphia newspapers touch upon Steel's work with the Board of Education and his political efforts. Though of an old Quaker family, he does not seem to have been active as a Friend later in his life. He does not turn up in the All US Quaker Meeting Records 1691-1935, accessible via Ancestry.com. His second marriage, to Ida Grant, in January of 1886 was at an Episcopal church on Locust Street.

⁷ Deeds Lovering to Steel, 20 November 1875, Phila. deed book FTW book 221, p. 530, rec. 4 December 1875; Justice to Steel, 26 May 1875, Phila. deed book FTW book 215, p. 53, rec.5 June 1875. Steel also acquired a parcel from the City of Philadelphia, presumably from the adjoining stretch of Fairmount Park along the Wissahickon Creek.

⁸ The former in the 1984 nomination by Baron and Snyder; the latter in a nomination for 5710 Wissahickon Avenue, the Francis Strawbridge House (p. 33), authored by Oscar Beisert for the Keeping Society..

⁹ Enumerated 8 June 1900; Philadelphia ward 21, enumeration district 473, sheet 8.

¹⁰ Deed dated 20 March 1917, Philadelphia deed book JMH, 155, p. 427. *Boyd's Philadelphia Blue Book* for 1906 shows a Mr. and Mrs. Frederick Hammett living at Woodside, presumably as guests or leasing it (on-line via Hathi Trust).

From the 1900 census sheet (note 9), we learn that James Brunt is listed as born in 1875 (other sources vary by a year or two) in Ireland (later sources specify Northern Ireland, Tyrone County, making him likely a Protestant), and emigrated to the United States in 1894. So, he could have been coachman at Woodside for only a few years in 1900. No James Brunt shows up in Pennsylvania in the 1910 Census, but whom we believe to be the same person somehow turns up getting married in Middletown, Orange County, New York, on 20 September 1909. The bride was Mary Ellen Ennis, born in Ireland, a draper. The 1910 Census shows the couple living on Main Street in Middletown, along with James' brother Ralph, in June of 1910. Mary is listed as having emigrated in 1909, suggesting some sort of arranged marriage. By this point, James had become a naturalized citizen (1903), and was employed as a "hotel keeper," with Ralph working as the bartender.¹¹ By 1917, the couple have returned to the Philadelphia area. James was working at the estate of W. Pusey Simpson, an affluent textile manufacturer, in Lower Merion Township of Montgomery County. He was the chauffeur, a seemingly natural outcome of a coachman's past on School House Lane. He continued driving for some years, later did gardening work, retired with his brother near the New Jersey shore, and died in 1963.¹² His wife had died young and James did not remarry; they had no children.

Argument for Significance under criterion A:

The nineteenth-century owners of the School House Lane properties, were, like Steel, part of the rising industrial-mercantile segment of the Philadelphia aristocracy, once highly influential in the city and sometimes well beyond.¹³ Many of the estate owners along School House Lane were Quakers (or of Quaker lineage), such as Steel and the Strawbridges, but also Edward N. Wright and family (across the Lane from the Steels, at "Oakley"), Redwood Warner, the Loverings, Walns, etc.

The moneyed estates of Philadelphia, including their owners and workers, constitute a part of the city's cultural and visual heritage, even if historiography now (rightly) looks more broadly. Summer retreat to the high and green grounds of School House Lane, long thought of as part of Germantown, goes back to the eighteenth century, as those who could fled the heat and, in some years, yellow fever of the port city. The double-loaded line of estates along School House Lane formed an early and possibly unique Philadelphia example of active businessmen - manufacturers, merchants, etc. - establishing a sequestered linear colony of country homes not so far from the city's center as to require lengthy travel, but still sufficiently remote, green, and off the grid. In a 1983 Pennsylvania Historic Resource Survey

¹¹ Marriage ledger 1909, Orange County, New York, accessed via Ancestry.com; United States Census for 1910, Orange County, New York, E.D. 22, sheet 1 A.

¹² Additional information comes from United States Census for 1920, Montgomery County, Penna., E.D. 109, sheet 28B; 1930 Census, Montgomery County, E.D. 46-170, sheet 19B; 1940 Census, Montgomery County, E.D. 46-114, sheet 11A; United States World War I Draft Registration Cards, 1917-1918, for James Crawford Brunt, Montgomery County, serial number 3613, date illegible but likely in 1917, accessed via Ancestry.com.; information kindly supplied by Joseph C. Thomas of Jacob F. Ruth Funeral Directors, Inc., in Chestnut Hill, Philadelphia.

Mr. Brunt in his later retirement years lived in Cologne (part of Egg Harbor City) New Jersey. His wife Mary died young. He was returned to the Philadelphia area for his funeral in Chestnut Hill, and burial at Ivy Hill Cemetery. Members of the L.O.L (Loyal Orange Order) and R.B. P. (Royal Black Preceptory) conducted his funeral service, suggesting that he and his family took his Protestant Irish heritage seriously.

¹³ The School House Lane residents in the time of the Steels' occupancy did not include names of the oldest Philadelphia families of note, such as Cadwalader, Biddle, Morris, Coxe, Drinker, Logan, etc. For some years, Mr. Guckes' brewery did business at one parcel on the south side of the Lane, to the western end near the railroad and the Falls of Schuylkill industrial community. Further socioeconomic analysis of the School House Lane families in the late nineteenth century is beyond the scope or needs of this nomination. Architectural historian David Breiner is nearing completion of a book on the architectural and social history of School House Lane from Wissahickon Avenue to Ridge Avenue which will stand as the definitive work.

Report, George E. Thomas referred to this part of School House Lane as one of the “great mansion zones.”¹⁴ With two rail stations relatively nearby by the 1880s, some of the big houses became all-season homes, even for those whose offices were in Center City. By the mid- and later nineteenth century, the escape was from downtown crowding, noise, filthy streets, and ubiquitous coal smoke. (Some of the School House Lane owners no doubt contributed to these ills, directly or indirectly, through their businesses). *This “zone” thus became part of Philadelphia’s extensive within-borders suburbanization, which included, as examples, West Philadelphia, other parts of Germantown, Mount Airy, Chestnut Hill, and Oak Lane. This is a notable attribute of Philadelphia, and of course these suburbs-within-city flourish still (2022).*

Also part of the heritage of West School House Lane were the lives, if traceable mainly in census lists, of the hundreds of maids, cooks, coachmen and gardeners, largely Irish immigrants but a few African-Americans as well, who did the work of keeping these estates going; and whose progeny spread out as citizens of the city and the nation.

One might discount a stable/carriage house—even a handsome one built of stone--as rather paltry to mark “part of the development, heritage, or cultural characteristics of the City...,” as argued here, but for these former estates along School House Lane, few of the 19-century mansions survive to serve this purpose.¹⁵ And before the motor vehicle, the stable and barns counted as essential for both the inner workings of the estates (farms), as well as for visiting up and down the Lane, going to meeting, church, school, train, shopping in Germantown, and every other transport need that supported the social lives of the School House Lane families. In addition--and although working horses were everywhere, as were carriage houses and stables on urban streets--a large stable or barn, some select horses, some cattle tranquilly grazing, signified a rural ideal, much to be contrasted with the downtown and the packed rows of houses throughout the city.

Criterion 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.*

This nomination asserts that the designer of the subject building was Addison Hutton, and suggests why it was intended to express substance and dignity.

Edward T. Steel saw horses as more than just essential for transportation – he was a horseman and fancier. At the time of his death in 1892, an inventory showed that he owned six thoroughbreds, as well as five other horses (likely for general use), one colt, and three cows. These are listed as the “livestock at stable.” In his will of 28 May 1889, he refers to the five “...expensive mares of high pedigree recently purchased by me for stock purposes....”¹⁶ He would want a

¹⁴ Formerly accessed via the on-line CRGIS data base, now via PA-SHARE.

¹⁵ Ravenhill Mansion, home of chemical manufacturer William Weightman, by Willis Hale, 1887, is the only survivor that one would easily call a “mansion.” Other extant early houses that served as the seats of estates modest in size include Roxborough House (c. 1800) on the East Falls campus of Jefferson University, Ivy Cottage (c. 1850s – 1860s) now on The Oak Road, and the Gothic revival Smith House also on the Jefferson campus. These are all on the Philadelphia Register. There remain also some substantial early 20th – century houses.

¹⁶ Will and probate documents of Edward T. Steel, 8 November 1892, Philadelphia Register of Wills; accessed via “United States, Pennsylvania, Will and Probate Records 1683 – 1993,” available on Ancestry.com. The inventory also lists the various sulkies, carriages, wagons, saddles, etc. in the stable-carriage house.

suitably large and well-built stable for his quintet of valuable ladies and the workaday animals. This notice appeared in the *Philadelphia Real Estate Record and Builders Guide* issue of 31 July 1889, soon after the purchase referred to: “Addison Hutton, 400 Chestnut street, Philadelphia, has completed plans for a large stock barn, to be located on School Lane, Germantown, for Edward T. Steel. The building is to be of stone, with a slate roof. Contractors are now estimating.” Though referred to as a “barn,” this item no doubt refers to the subject property, the stable and carriage house. When Steel acquired the property in 1875, the building was not present. A small out building of wood, likely a stable or barn, can be seen at a property line to the east, as shown in figure 13. The blue arrow indicates the small stable, the orange, the house. Figure 14 shows the property as delineated in an 1895 Atlas. The lowermost arrow shows the Woodside house, and that above, the new stable/carriage house. These are shown again in the 1923 *Sanborn Atlas* (figure 15). By this time, Francis and Anna Strawbridge owned the property. The small building in yellow with the X indication in figure 15, very close to the stable/carriage house, may have been a wooden accessory barn, at some point later referred to as the “garden house.” It was demolished in 1986.

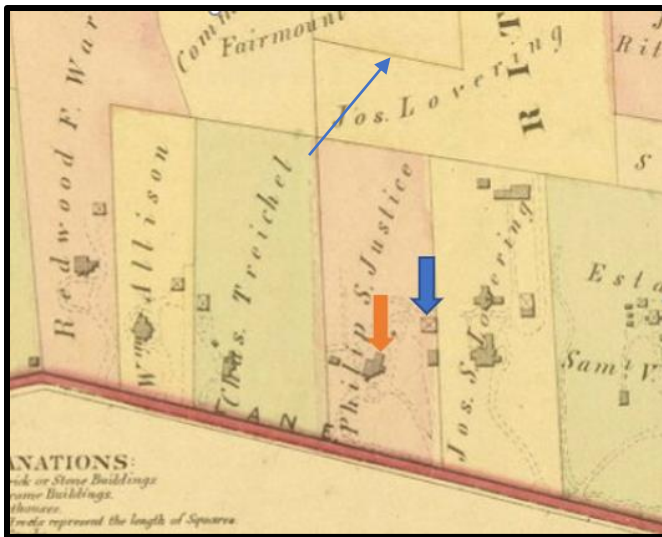


Figure 13. G.M. Hopkins, *City Atlas of Philadelphia*, Wards 21 and 28, 1875 (philageohistory.org, Athenaeum of Philadelphia). This atlas still shows Philip Justice as owner. Steel acquired it in 1875.

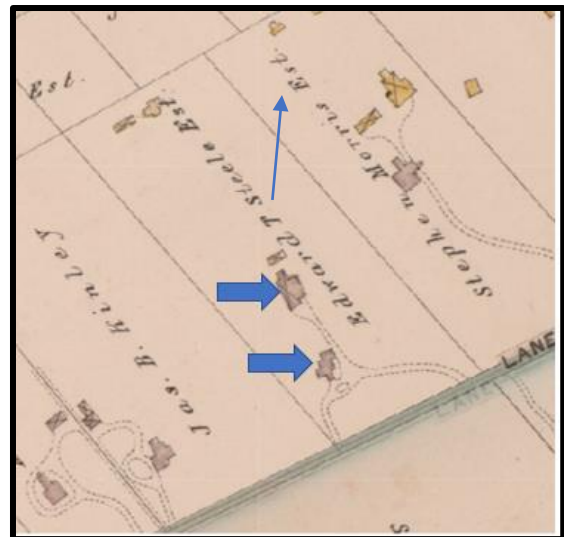


Figure 14. G. and W. Bromley, *Atlas of the City of Philadelphia*, 1895 (philageohistory.org, Athenaeum of Philadelphia)

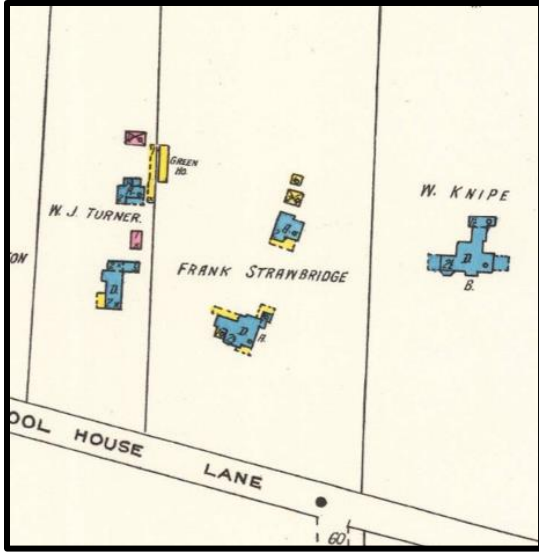


Figure 15. Sanborn Map Company atlas, volume 20, sheet 1960, 1923. Map collections, Pennsylvania State University Library.

Steel had already employed Hutton, by 1875 a busy and accomplished architect, popular with Quaker families and institutions. Hutton redesigned the house Steel acquired on School House Lane into the Queen Anne masterpiece which became admired as “Woodside.”¹⁷ In 1888, Hutton

prepared plans for alterations to Steel’s center-city home at 1334 Walnut Street.¹⁸

A look at the demolished Woodside mansion designed by Hutton (figure 16) provides further evidence that the same hand did the stable/carriage house, albeit some years later. The tower of the house shows a hipped roof with gables similar to what is seen on the stable/carriage house (figure 17).

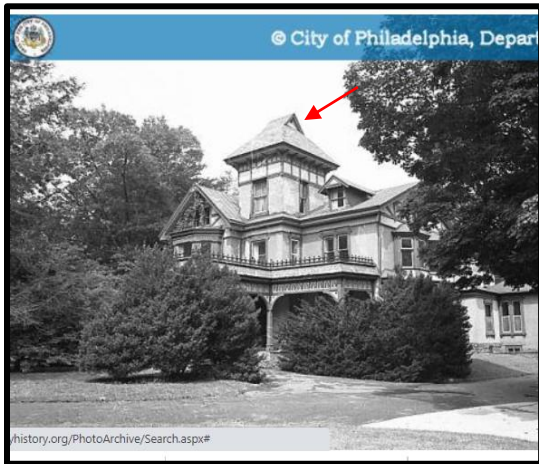


Figure 16 Arrow shows a gablet as part of a hipped roof of Woodside (City of Philadelphia photo)



Figure 17. Showing similar gablet and hipped roof of the subject building.

¹⁷ Elizabeth Biddle Yarnall, *Addison Hutton: Quaker Architect, 1834-1916* (Philadelphia: The Art Alliance Press, 1974, p. 70
¹⁸ *Builders’ Guide*, 30 July 1888, v. 3, p. 355.

The nominator is confident in attributing the design of the subject building to Addison Hutton.

Addison Hutton (1834 – 1916) clearly counts as one of the most significant and productive Philadelphia architects of the Victorian period and a bit beyond, even if he cannot be considered a major innovator such as Frank Furness or Louis Kahn. Beginning with a sound skillset in carpentry obtained working with his father, some informal lessons in architectural drawing, and early tutorship--and then partnership-- with Samuel Sloan, Hutton went on to become a versatile designer with a good eye and solid practical foundation. His best-known extant projects include: Arch Street Methodist Episcopal Church; the Historical Society of Pennsylvania; the Ridgway Library (High School for Performing Arts); the former PSFS building at seventh and Walnut Streets (later altered); Glen Aerie mansion near Paoli; the Packer Memorial Chapel (now Church) at Lehigh University; various buildings at Swarthmore, Haverford, and Bryn Mawr colleges (a Friend, he received many commissions from other Quakers). Among the most regretted losses in addition to the Woodside residence would be the Girard Life Insurance, Annuity and Trust Company, one of Hutton's larger office buildings; the 1875 Woman's Medical College on North College Avenue; Torworth, the Strawbridge house also on School House Lane; and the distinctive town houses once standing on 21st Street south of Market. Over a long career, Hutton also newly designed or created alteration plans for countless suburban homes, hospitals, banks, and churches. Numerous persons continue to experience first-rate architecture by living in, learning in, worshipping in, or just walking past Hutton buildings in Philadelphia and beyond.

7. Bibliography:

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Elizabeth Biddle Yarnall, *Addison Hutton: Quaker Architect, 1834-1916* (Philadelphia: The Art Alliance Press, 1974)

Extensive use was made of on-line resources such as Newspapers.com; Ancestry.com; Greater Philadelphia Geohistory Network, *Philadelphia Real Estate Record and Builders Guide*, Philadelphia Architects and Buildings, all via the website of the Athenaeum of Philadelphia. The author consulted as needed standard sources such as the on-line *Encyclopedia of Greater Philadelphia* and *Philadelphia: A Three-hundred Year History*, ed. Russell Weigley.





"Woodside," School House Lane, Germantown. Courtesy of Marianne "Nancy" Dawson Shipley Rhoads.

An earlier view of Woodside mansion and the stable/carriage house behind it, of uncertain date, from the nomination for 5710 Wissahickon Avenue, the Francis Strawbridge House, authored by Oscar Beisert for the Keeping Society, 2015, and added to the Philadelphia Register of Historic Places.