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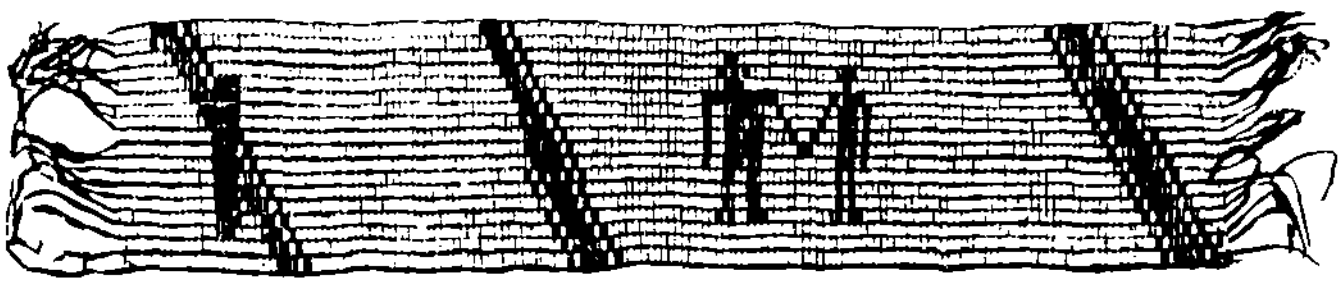
A FEASIBILITY STUDY FOR THE

Tercentenary Commemoration of William Penn and the City of Philadelphia 1682 - 1982

on the Site of the former Slate Roof House



Venturi and Rauch - Architects, Exhibit Designers and Planners
John Milner Associates - Architects, Archeologists and Planners

November 1979

WILLIAM PENN

From a painting in the Historical Society of Pennsylvania. Regarded as the most authentic portrait of Penn, it represents him at age twenty-two, shortly before he became a Quaker. From the engraving by Sartain.

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TERCENTENARY COMMEMORATION
OF WILLIAM PENN
AND THE CITY OF PHILADELPHIA
1682 - 1982

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NOVEMBER 1979

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December 28, 1979

John Andrew Gallery, Director
Office of Housing and Community
Development
City of Philadelphia
City Hall Annex, Room 703
Philadelphia, Pennsylvania 19107

Dear Mr. Gallery:

We are pleased to submit this report of our feasibility study for a Tercentenary Commemoration of William Penn at the site of the former Slate Roof House.

Work on the project has been challenging and rewarding to us. The City, the Friends of Independence National Historical Park, and the historians present at the introductory seminar on Penn have assisted us throughout the project. We appreciate very much their contribution to the development of ideas and information for this tribute to a remarkable man.

Sincerely,

Robert Venturi

RV/ss

Encl.

WILLIAM PENN'S PRAYER FOR PHILADELPHIA

And thou, Philadelphia, the virgin settlement of this province, named before thou wert born, what love, what care, what service, and what travail has there been to bring thee forth and preserve thee from such as would abuse and defile thee!

O that thou mayest be kept from the evil that would overwhelm thee: that, faithful to the God of thy mercies, in the life of righteousness, thou mayest be preserved to the end! My soul prays to God for thee, that thou mayest stand in the day of trial, that thy children may be blessed of the Lord, and thy people saved by his power. My love to thee has been great, and the remembrance of thee affects my heart and mine eye.--The God of eternal strength keep and preserve thee to his glory and thy peace.

-- William Penn, Letter of
Farewell to Friends, 1684

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A. REPORT SUMMARY

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This report presents the City with a series of alternatives to ennoble the spirit and memory of William Penn in 1982, the Tercentenary of his arrival in Philadelphia. The location for the commemoration is the site of the former Slate Roof House on the southeast corner of Second and Sansom Streets. This is a very appropriate site, associated with Penn, accessible to tourists, and well located in relation to other tourist attractions.

The study assesses four alternative approaches to commemorating Penn. Considerable interest has been expressed in reconstruction of the Slate Roof House where Penn frequently stayed on his second visit to Philadelphia 1699-1701. Since sufficient documentation exists for a reasonably accurate reconstruction, three alternatives feature the house as the centerpiece of commemoration. These alternatives range from full to partial reconstruction, and differ in the way in which Penn is presented in relation to the house. The fourth alternative proposes a commemorative park and outdoor exhibition on Penn.

Each alternative presented is evaluated and compared with the others in light of the appropriateness of the gesture as an expression of William Penn and his contribution, its educational value, handling capacity, urbanistic role, its policy implications, its cost and general operational requirements.

A final section contains the consultants' recommendations.

B. WILLIAM PENN

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1. Popular Images of Penn

To most Philadelphians, the image of William Penn is just that, the image of William Penn created by Alexander Milne Calder overlooking the city he founded from the pinnacle of City Hall. 584 feet above the city, the statue is Philadelphia's most prominent landmark and is almost the city's trademark -- the Quaker City's appropriately modest equivalent to the Empire State Building. The traditional code, now a city planning requirement, that allows no building higher than the feet of William Penn, symbolically conveys Philadelphians' reverence for Penn. Enshrined at the planned center of the city he established, he is remote, inaccessible, well-loved and holding architectural giantism at bay.

From the grand, monumental, and heroic, the popular image of Penn runs all the way to the small, homey scale of his depiction on the Quaker Oats package. He is Philadelphia's "patron saint" and, as "Billy Penn," the familiar of the statue, he is the city's folk hero. His name and image are everywhere; but the content of the man behind it all is strangely obscure.

2. Brief Account of Penn's Life and Contribution

With the approaching Tercentenary, the time has come for Penn to step back to earth and for the general public to see what he is made of and what his contribution has been. The symbolic image of Penn needs to be replenished with new information to restore a richer understanding of him in the city he founded.

Philadelphians are, by tradition, modest, as Penn was, and few people are aware of the extraordinary dimensions and stature of Penn. Emerson once said that "an institution is the shadow of a great man." While Penn the Quaker would have paled at the thought of himself as a "great man," Penn's shadow reached farther than most to the formation of a flourishing colony, established on enlightened principles of government, and a design for a city that still works today.

Penn was a man of great contrasts, enormously energetic, and oddly modern in being constantly on the move. He by no means fits the image of the dull, grey Quaker cultivated by later, more conservative Quakers. Profoundly religious, a visionary, idealist, and member of the dissident Society of Friends; he was at the same time a masterful politician, publicist, and statesman.

A minor aristocrat by birth, whose family was in favor at the Court of King Charles II, Penn would have been expected to follow a distinguished career as a public servant or statesman. Instead, he questioned the spiritual content of the religious practices of his time, was expelled from Oxford for nonconformity, and turned out of home by his disappointed father.

In becoming a Quaker, he adopted an unpopular religion and became a member of a persecuted minority; was imprisoned five times for unlawful religious assembly; and used his influence at court, not for his own advancement, but in the interest of persecuted Friends and of his enlightened ideas for government. At the same time he published numerous, often polemical, works on Quakerism, religious freedom, theory of government, and personal conduct.

The central effort, however, to which he directed his life was the right of toleration, the freedom to believe and worship in the way one choses without interference from the state. This commitment flowed from his belief as a Quaker in the absolute value and dignity of the individual. He was a consummate humanist. As a man of affairs and government theorist, he was aware as well of the cost of intolerance and persecution to economic and social stability.

Penn's unusual combination of traits, his practical ability, ambition and energy directed to his ideals, enabled him to do a rare thing, to translate his beliefs into reality. In 1681, Penn obtained from Charles II the Charter to over 28 million acres in Pennsylvania. While most dreams for utopias or perfect societies remain shelved in books, Penn actually realized in Pennsylvania his vision of a better world through peaceful means, and without losing sight of his original intentions.

Penn's glorious contribution to social development was the deliberate creation of what we now call a pluralist society. Pennsylvania was the testing ground for his "Holy Experiment," the possibility of a social order based on toleration and mutual respect for differences. In contrast to the persecution of minorities and nonconformists in England and in other North American colonies, Penn opened his province to people of all faiths. Welsh and English Quakers, Huguenots, Catholics, Jews, Scotch-Irish, German plain sects were all welcomed, and enriched the colony with their diverse skills.

As sole proprietor of a colony which offered broad freedoms denied in Europe and America and which swelled from 500 to 20,000 inhabitants within its first 18 years, Penn's contribution as an individual to the advancement of human liberties has rarely been equaled in the course of history. He anticipated by over 100 years the liberties guaranteed all Americans in the Bill of Rights, and Thomas Jefferson considered Penn among the greatest lawgivers of all times.

Philadelphia, the capital city of the young province, was the center of the Holy Experiment. The name Penn gave the city, meaning literally "brotherly love," had long been a catchword among Quakers for "place of refuge." As the port of entry to the colony, Philadelphia indeed became for many the door to freedoms they had never experienced.

Penn attended to the planning of the city as carefully as he did to the design of the colony's government. The simple gridiron plan he adopted for Philadelphia with its broad, straight streets and five squares intended as commons open to everyone, not just to surrounding residents, was the first application of the grid pattern to a major American city and was widely imitated. In providing for straight streets appropriate to the topography and unusually wide, even by European standards, Penn's design has proven so far-sighted and flexible that it has successfully accommodated 300 years of enormous growth and change, something which can be said for no other North American city planned at that time.

Though Penn spent only three years in the colony he founded, in his planning and promotion of Pennsylvania, he was a brilliant colonial administrator. He visited the colony twice, 1682-1684 and 1699-1701.

During his first visit, he set his frame of government in motion, administered the affairs of the colony, saw to the establishment of Philadelphia, made treaties with the Indians, and began construction on his manor at Pennsbury in what is now Bucks County.

He returned to England to settle a boundary dispute with Lord Baltimore. During this period, Penn also became deeply involved with King James II, a Catholic, and was again active in pursuing the cause of toleration. After James was deposed, Penn was under investigation as a Papist, and was temporarily deprived of Pennsylvania.

On his second visit to Pennsylvania 14 years later, he succeeded in mending the political strife which had developed in his absence with the Charter of Privileges which established virtual democracy in Pennsylvania. He also saw the completion of Pennsbury in 1700. With war impending in Europe and threatening the suspension of colonial charters, he again returned to England. Never a good manager of his personal affairs, he found that his personal advisors had cheated him and left him bankrupt. At the age of 64 he spent a term in debtor's prison and was on the verge of selling Pennsylvania to rectify his financial situation, when he became ill and management of his affairs and Pennsylvania passed into the hands of his capable wife, Hannah Callowhill Penn. He lingered for six years, and died in 1718 at the age of 74. An Englishman, he was buried in England in a small Quaker graveyard.

300 years removed from us, we don't know what Penn looked like, or even with certainty, the reasons he was granted the Charter to Pennsylvania. A definitive biography has yet to, and may never, be written, and only now is the enormous collection of Penn's papers in the Historical Society of Pennsylvania being edited for publication.

The complexity of Penn may be forever indecipherable; but his ideas and deeds reach deeply into the present. The pattern and human scale of the city he founded, the number and prominence of its humane institutions, its name that reminds us always of the ideals behind it, the ethnic and religious diversity of the city's population, still illumine the spirit of Penn.

3. Issues of Interpretation

a. Nature of the Commemoration

The purpose of the commemoration of Penn is to enrich public understanding of Penn's life, contribution, and significance to Philadelphia, and to honor his memory in a way which respects his ideas and stature. The task is to convey a complex message, or portions of it, to a mass audience who will find the commemoration of Penn at the doorstep of Independence National Historical Park (INHP).

Since very few people, especially outside of Pennsylvania, are knowledgeable about Penn, and the cross-section of visitors will be diverse, it is imperative that the commemoration be educational and present information in forms that are accessible to young children, as well as interesting and provocative to young people and adults. This requires a layering of information from bold, pictorial images to a more detailed level of text. To have one without the other is to lose, or bore, a large portion of visitors.

At the same time, the commemoration should be inspirational to convey the great scale of Penn's contribution, the continent of his ideas and humanity. Very often individuals who have made a significant contribution are memorialized in monuments which evoke awe by their heroic scale. These monuments also depend for their evocative power on visitors' familiarity with the person being commemorated. Such a monument which dwarfs the spectator would be abhorrent to Penn the Quaker who avoided self-aggrandizement and affirmed the spiritual equality of individuals. The style and physical scale of a memorial to Penn should be modest and human in accord with the man. At the same time, it should be conceptually expansive to suggest the largeness and range of his ideas and accomplishment.

In answer to these criteria, a commemoration of Penn will need to mediate between the evocative and the informative; the symbolic and the literal; the obscure and the obvious; the authentic and the "popular." It is a difficult task to ask of bricks, mortar, and exhibit panels.

b. The Slate Roof House

The historic significance of the Slate Roof House derives primarily from its association with Penn and events in the early years of the proprietary.

1. The house served as William Penn's Philadelphia residence from 1699 to 1701 during his second and final visit to America.

2. The Liberty Bell commemorates the Charter of Privileges granted by Penn in 1701 at the Slate Roof House.

3. Penn's secretary, James Logan, resided there until 1704.

4. During the occupancy of Penn and Logan, it became Pennsylvania's first 'government house' or capitol.

5. William Trent, founder of Trenton, owned and occupied the mansion from 1704 to 1709.

6. During the American Revolution John Hancock, George Washington, Von Steuben, DeKalb and a host of other notables stayed at Slate Roof House.[1]

Issues of whether the association of Penn with the house is appropriate and significant enough to warrant reconstruction of the house as a Tercentenary tribute to Penn and whether the reconstructed house is the best medium for an interpretation of Penn are examined in Sections J. and K. of this report. The feasibility of reconstruction is assessed in Section D.

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1. "The Slate Roof House," Vol. 4, Carl W. Gatter, 1978, frontispiece.

C. THE SITE AND ITS CONTEXT

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1. Location

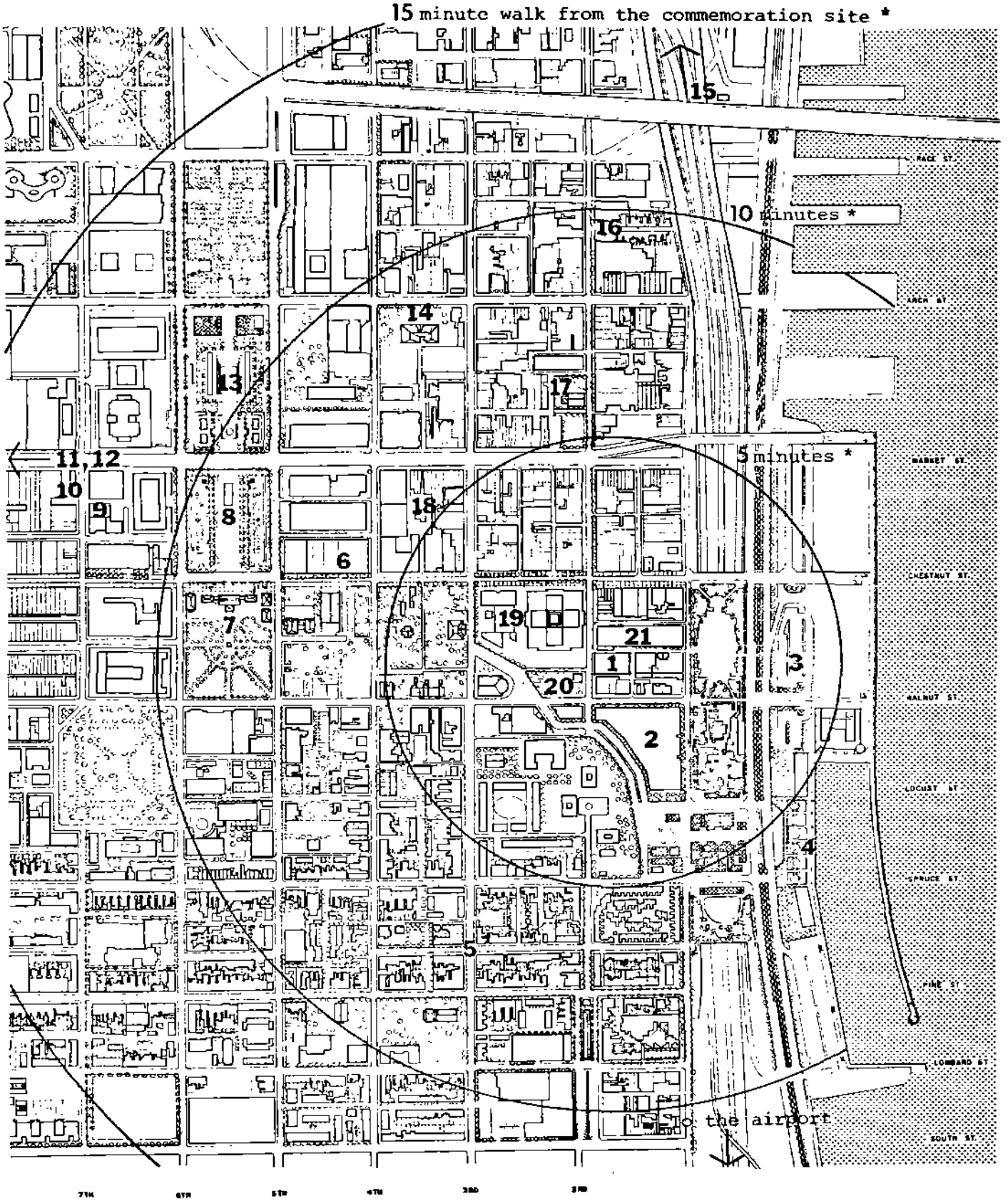
The rectangular Slate Roof site, 90 x 150 feet, is located on the southeast corner of Second and Sansom Streets between Chestnut and Walnut and adjacent to Bookbinder's Restaurant. (See Context Map page 16). Next to the new Municipal Parking Garage, the William Penn commemoration will be a likely and logical first stop for people who are arriving by car to visit old Philadelphia and Independence National Historical Park (INHP). Highway signage and INHP maps will direct visitors to INHP to the Parking Garage from which they will proceed to the Visitor Center and on to a chronological tour of the Park. The Penn commemoration falls where it should, at the very beginning of the story of the province and the Enlightenment ideals that culminated in independence and a new republic.

The historic buildings around the site, the Bond House next door and City Tavern across the street, help to establish the site's historic context. Within a few minutes walk are Penn's Landing beckoning with its tall ships; the Merchants' Exchange; the INHP Visitor Center; Society Hill; and the entertainment attractions of Bookbinder's and the Chestnut Street restaurant district.

A ten-minute walk will take visitors to Independence Hall; the Liberty Bell Pavilion; the Arch Street Friends' Meeting House and Elfreth's Alley. Beyond this, visitors particularly interested in Penn or the history of Philadelphia might proceed to the Atwater Kent Museum devoted to the history of Philadelphia, and to the Historical Society of Pennsylvania, which houses the Penn papers and the few remaining Penn relics including the precious wampum belt given him by the Indians in token of their respect. If a boat were made available, visitors could proceed some 30 miles up the Delaware, travelling as Penn often did, to his reconstructed manor at Pennsbury.

2. Physical Surroundings

The visual boundaries of the site are: to the north, the 18th century Bond House and the 7-story Parking Garage now under construction; to the east, an empty lot, now used for parking, and the rear elevation of 19th century brick, commercial structures facing Front Street; to the south, the wall of Bookbinder's kitchen, which extends the full length of the site; and to the west, a magnificent view of the city skyline over the U.S. Custom House parking lot. This view, framed by City Tavern to the south and the Art Deco massing of the Custom House to the north, proceeds back, from landmark to landmark in a clearly definable series of layers: from the Merchants' Exchange building and trees in the foreground; to the new Penn Mutual Tower; and finally, to the PSFS sign in the distance.



William Penn Commemoration Site Context Map

1. William Penn Commemoration Site
2. Parking area
3. Parking area
4. Penn's Landing
5. Society Hill
6. Maritime Museum
7. Independence Square/Independence Hall
8. Liberty Bell Pavilion
9. Atwater Kent Museum
10. Graff House
11. To City Hall/Center City
12. To the Historical Society of Pennsylvania
13. Independence Mall
14. Friends' Meeting House
15. To Pennsbury
16. Elfreth's Alley/Old City
17. Christ Church
18. Franklin Court
19. Visitor's Center
20. City Tavern
21. New Parking Garage

north

Scale:

0 400' 800'

16 * based on an average walking time of three miles per hour

With the exception of the Parking Garage and the Custom House exploding into the scene, the immediate surroundings consist of relatively small scale brick buildings, and the wonderful view -- like a mural of Philadelphia architectural events -- to the west.

3. Second Street

Second Street between Walnut and Chestnut is not pulling its full weight as a link between Society Hill and Old City, and between Penn's Landing and INHP. At the moment the street is dominated by the long side wall and parking lot of the Custom House on the west side, and on the east side by ongoing construction of the Parking Garage, the vacant Slate Roof House site, and the back of Bookbinder's kitchen. With the exception of City Tavern on the corner, there is no commercial activity enlivening the street at day or night. Second Street now is more like a relatively quiet back alley than a vital street, despite its location at the seam of several districts of distinct and different identity, and great appeal. Development of the Slate Roof House site should contribute to the interest and liveliness to Second Street by day and night, and make it a more pleasant place to walk and be. In this way it could help Second Street take advantage of its potential role as a major pedestrian way.

4. Impact of the Parking Garage

As a major origin - destination point for shoppers and visitors, the Parking Garage at Second and Sansom Streets will be a point of departure for visitors to all directions -- whether to the INHP Visitor Center, a block to the west, to Bookbinder's, or to the Chestnut Street restaurant district, a block north. It is clearly a key point.

The Parking Garage is oriented primarily toward tourists. The rate structure of the Parking Garage will favor tourists, with low rates for the first three hours of parking, and higher rates for all day or night parking. With a capacity of 601 cars and 15 buses, between 1200 - 1800 people per day are expected to use the Garage.

Access from the Parking Garage to Second Street is along the proposed Sansom Street walkway which borders the north edge of the Slate Roof site. This means that approximately 1500 people a day will pass the site. This advantageous position on the route of most visitors to INHP suggests a visually prominent development conceived to handle large numbers of people. As the first (or last) stop on a tour of Philadelphia, the prospective role of all or part of the site as a transition or "holding" area for visitors is an important consideration.

D. FEASIBILITY OF RECONSTRUCTION OF THE SLATE ROOF HOUSE

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The task of evaluating the feasibility of reconstructing the Slate Roof House has been facilitated through the work of many others. An extensive report, prepared by Carl W. Gatter for the Friends of Independence National Historical Park includes a comparative analysis of the available historical data. The written material is expanded through a remarkable group of photographs and sketches to provide as much information as possible on the appearance of the house. Although some evidence may be considered secondary, the quantity of primary material is impressive and includes the following:

-- Photographs, generally taken from the west clearly show the Second Street and alley elevations and establish the scale of the exterior. Through interpolation, the relative sizes of window openings, roof heights, chimneys, etc. can be determined. (See illustration "View of Slate Roof House from the Northwest," F. Gutekunst, December, 186_, page 20).

-- Insurance Surveys of 1773 and 1785 describe the house, the interior, and reflect some of the eighteenth century changes made.

-- Tax Maps and the Logan Site Plan of c.1751 assist in establishing the building plan, dimensions and relative location of outbuildings. (See figure "Site Plan" from the Logan Papers, page 21).

-- Field Sketches made in 1867 by William J. Clark, Jr. This outstanding set of documents is an extremely significant aid in establishing the nature and architectural detail of interior spaces. (See illustrations "Interior Views, Slate Roof House," pages 22, 23, 24).

Additional primary information may be obtained through archeology. The Keystone Telephone Company Building which replaced the Slate Roof House was set back some distance from the original building line. There is the potential that evidence of the western ends of the two wings which flanked the forecourt has survived. Archeology might also retrieve additional information regarding household items in use since the privy pits in this portion of the city were regulated to a depth of 28 feet, well below the foundation of the later building.[1]

The next important group of information exists in the form of 17th and early 18th century structures which remain standing in the Philadelphia area including the Cannonball House, Harriton (1704), the Thomas Massey House (1696), the Brinton House (1704), and the Barns Brinton House (1714). Although these are all significant examples, the Slate Roof House is the only urban structure.

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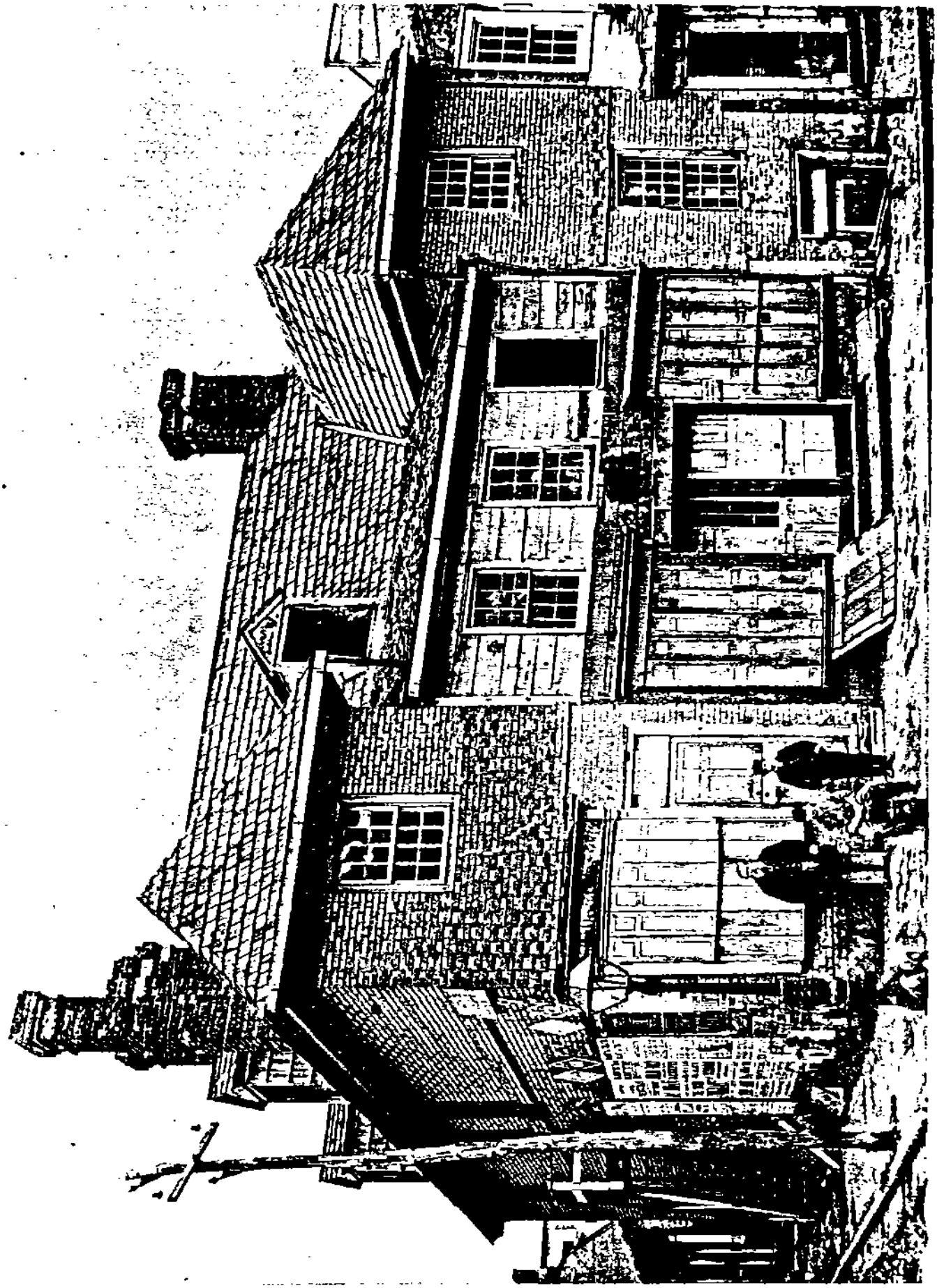
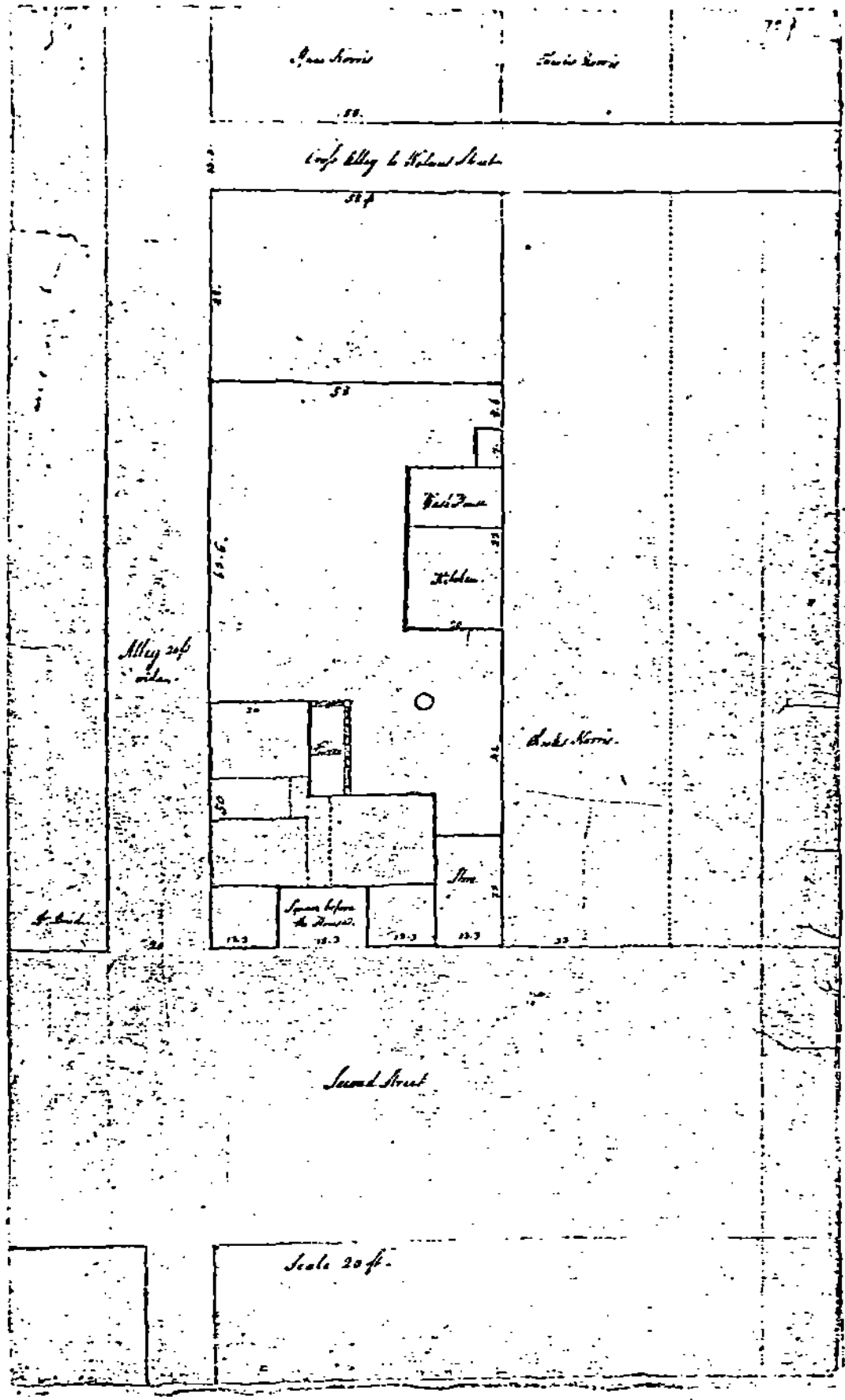
[1]Interview with Betty Cousans/Martin Jay Rosenblum, 1979.

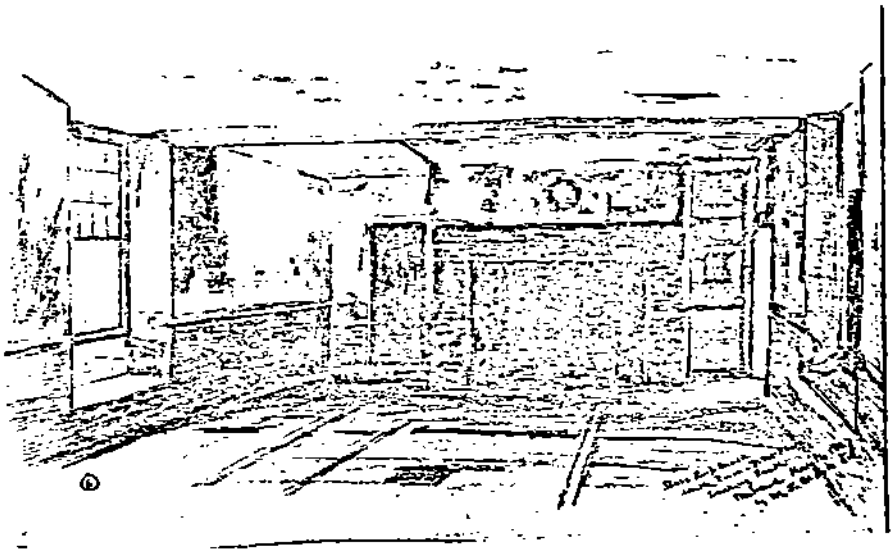


View of Slate Roof House from the Northwest, F. Gutekunst, December, 186_
(Courtesy of Historical Society of Pennsylvania)

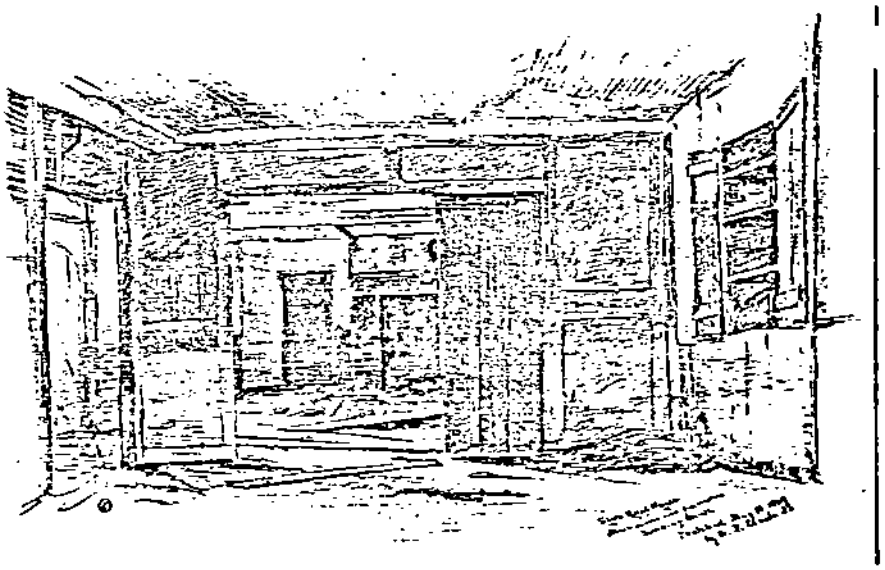


"Site Plan" from the Logan Papers, ink drawing on laid paper, 8" x 14". (Courtesy of Historical Society of Pennsylvania)

SLATE ROOF HOUSE, "SOUTH ROOM", FIRST FLOOR, FACING SOUTH.



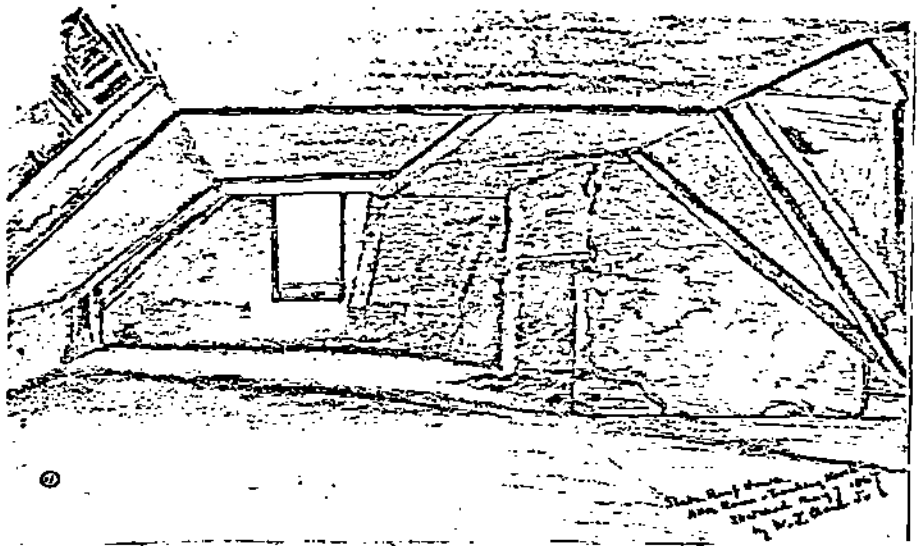
"NORTH ROOM", FIRST FLOOR, FACING SOUTH

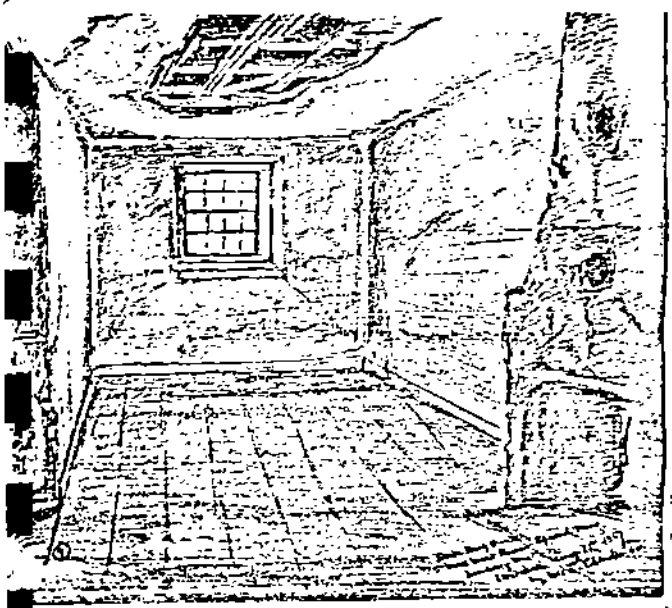


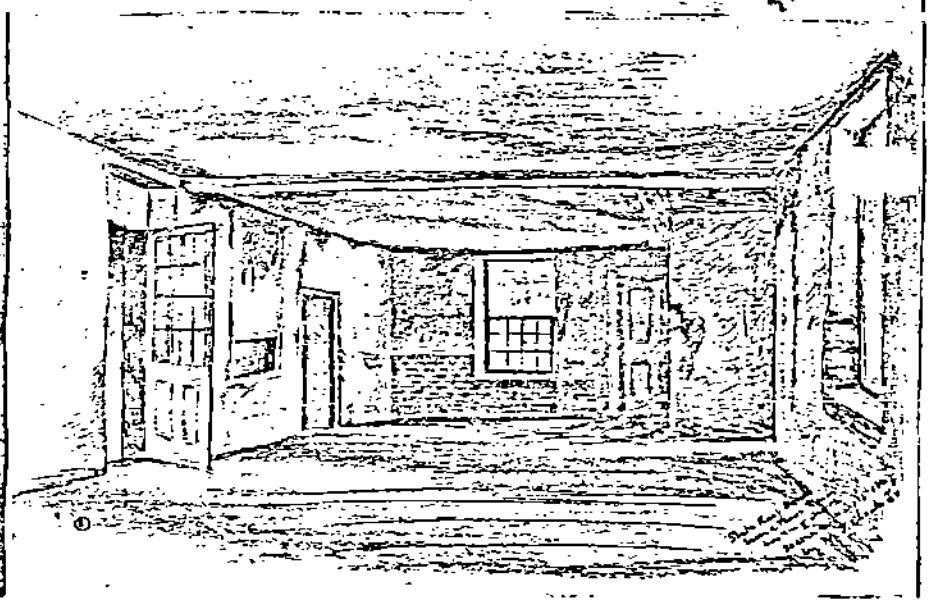
Interior Views #5 and #6, Slate Roof House, William J. Clark, Jr., May 18, 1867, pencil sketch.
(Courtesy of Historical Society of Pennsylvania)

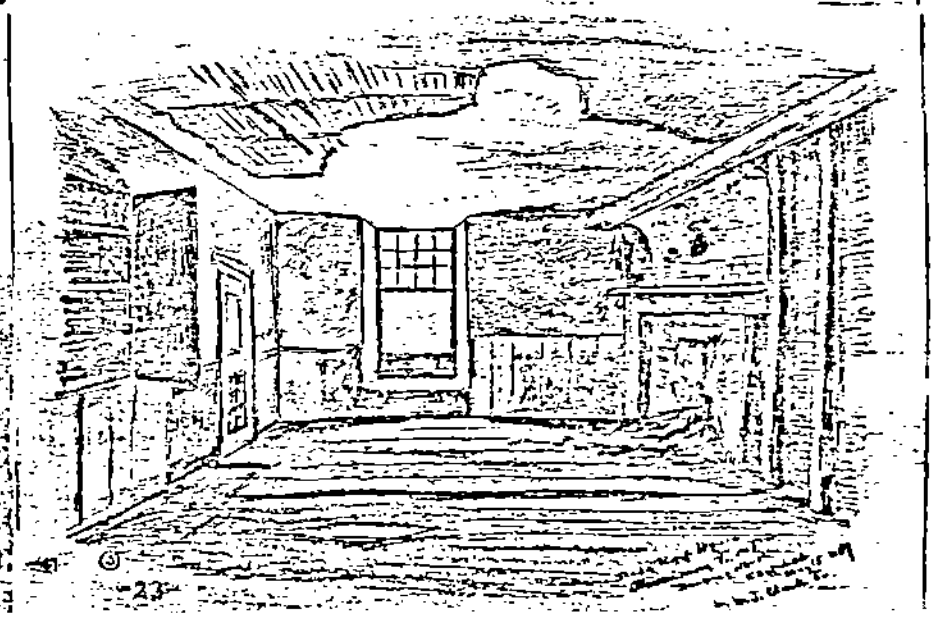
ROSS SECTION OF ROOMS IN THE NORTHERN HALF OF THE
ATE ROOF HOUSE

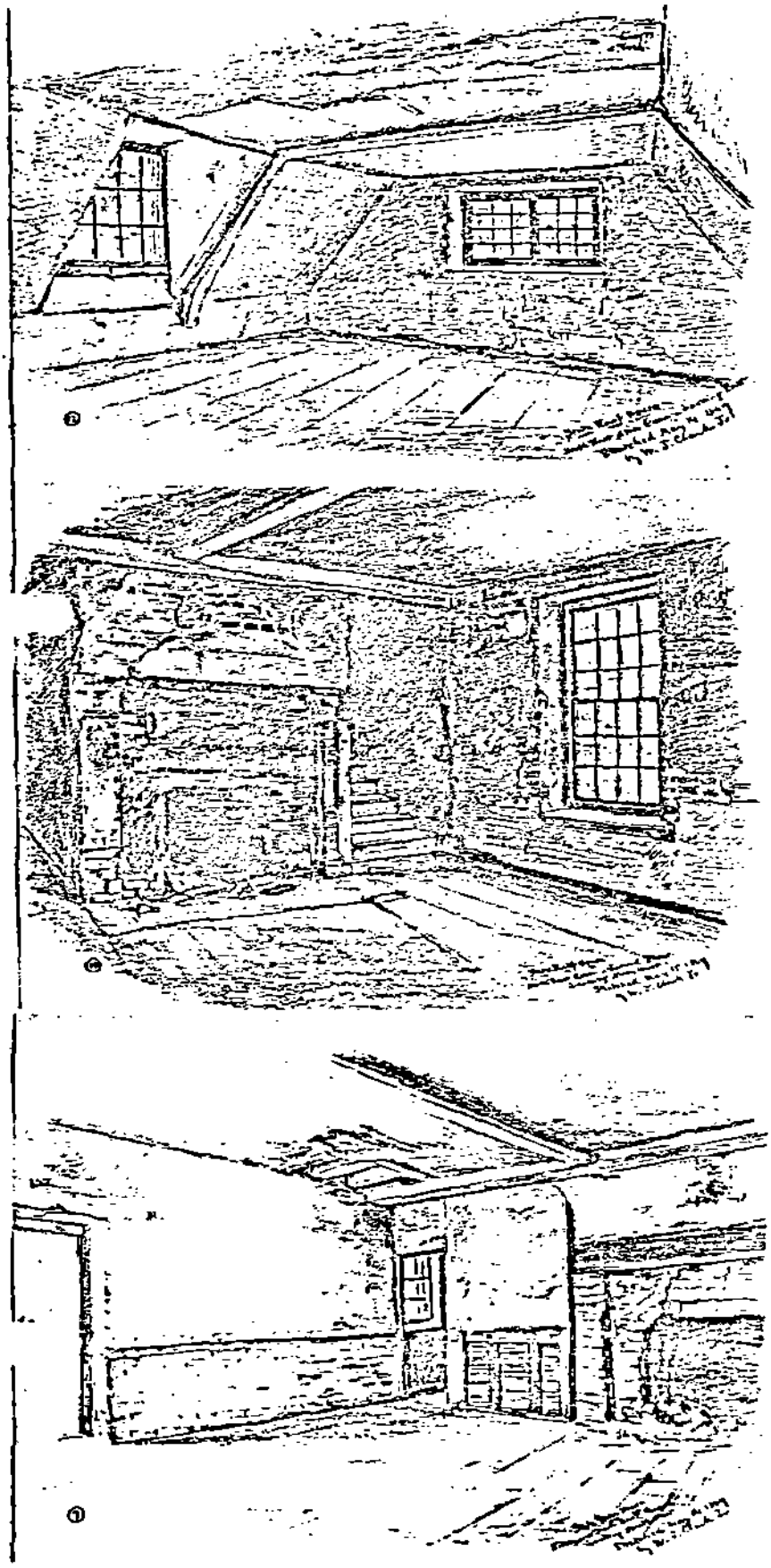
Interior Views #2, 3, 8, 9, and 11, William J. Clark, Jr.,
May 18, 1867, pencil sketch.
(Courtesy of Historical Society of Pennsylvania











Interior Views #7, 10, and 12, Slate Roof House, William J. Clark, Jr., May, 1867, pencil sketch.
(Courtesy of Historical Society of Pennsylvania)

Secondary information includes manuscripts, drawings and paintings, encompassing some conflicting information. This is particularly true of the pictorial material, which dates from the middle and late 19th century and appears to have been based on William L. Breton's c.1830 representation of the house.

The exterior of the house, with its flemish bond brickwork and belt course at the second floor, as documented in the mid-nineteenth century photographs, was quite imposing. The height from the street to the underside of the cornice was almost 20 feet, the five-bay west (Second Street) elevation measured almost 44'-0" in length and was broken by an entrance forecourt. The roof (originally slate) was gently flared. The windows were lead casements. (See figures "Exterior Elevations, Slate Roof House," pages 26, 27, 28, 29).

The major question regarding the reconstruction of the exterior is the forecourt. The original forecourt was infilled at an early date with a wooden structure which appears in all photographs and obscures information regarding original details of the windows and entrance doorway. (See illustration "View of Slate Roof House from the Northwest," photo by Moran, page 30). This area is shown in Breton's representation with a forecourt at grade and a simple hood over the entrance door. It is suggested that at the time this drawing was completed the original details would still have been remembered. This is, however, dubious since the graphic material including Breton's drawings show the house with double hung windows, a fact which was known at that time to be incorrect for a house of this date.[2] (See illustration "Slate Roof House on Second Street near Walnut," William L. Breton, c.1830, page 31).

The absence of a second floor balcony in the Breton drawing is also curious and disturbing. A 1685 letter from Robert Turner to William Penn states: "We build most houses with balconies." Furthermore, owing to the ceremonial nature of the house, a balcony would seem to be essential. A door on the second floor in the balcony location appears in one of the Clark drawings; however, it is difficult to conclude that there was a balcony from this evidence since the door may have been installed to provide access to the second floor rooms in the frame addition.

Another question raised by the Breton drawing is whether segmental arches were used over the first floor openings on the west elevation as shown. In the photographs, they are clearly evident on the north elevation, however, missing on the west. Following analysis of these photographs, it appears unlikely that segmental arches were used originally since they would have conflicted with the belt course.

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[2]"It is not many years since the diamond-shaped sash still remained in some of the windows; at present, however, they are all of modern construction." 1828 J.R. Carpenter, "The Slate Roof House", Gatter, 1978, Vol. 4.

WEST ELEVATION
1/8"=1'-0"

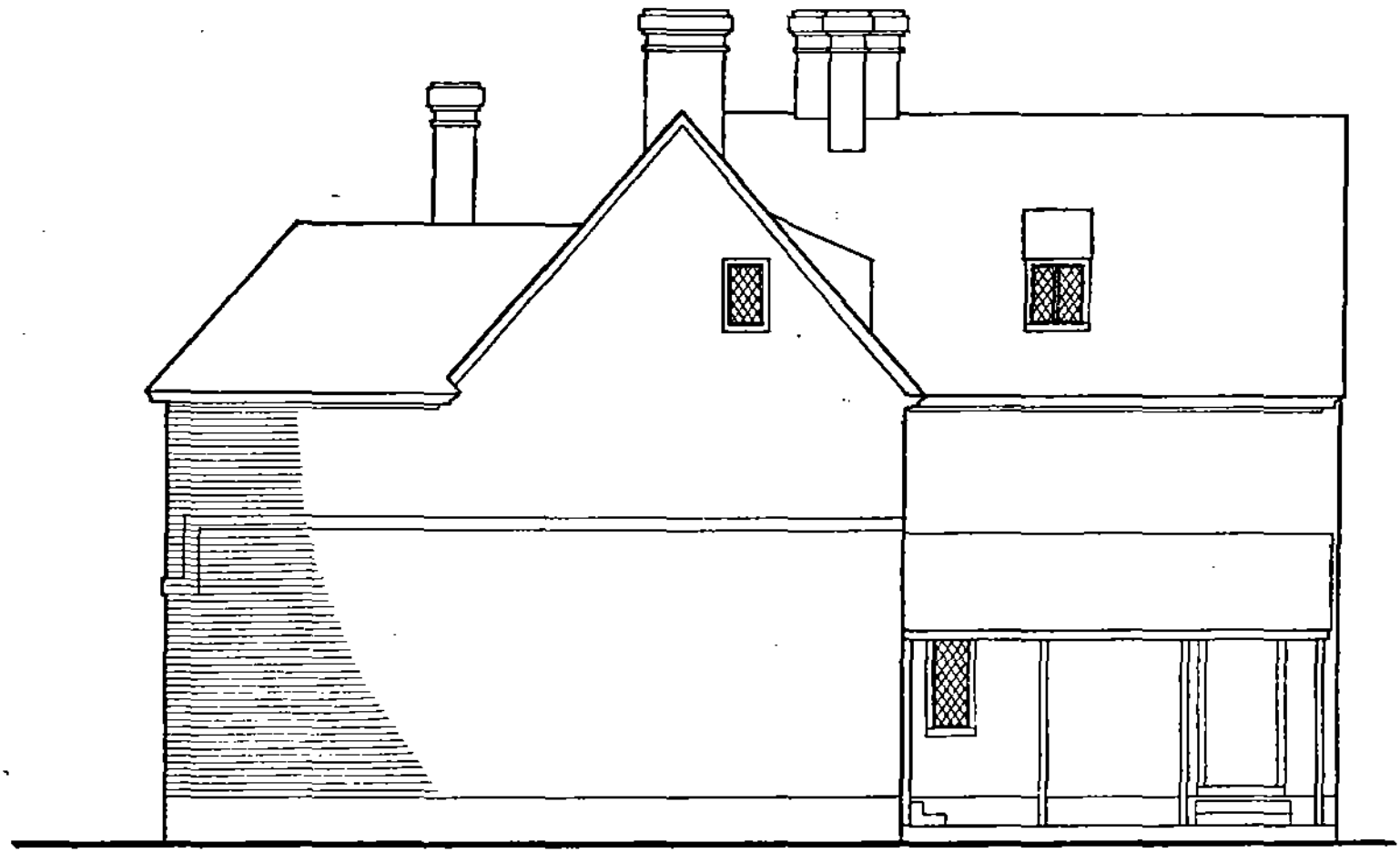
Exterior (front) Elevation, Slate Roof House, John Milner Associates, Scale 1/8" = 1'0", November, 1979

NORTH ELEVATION

Exterior (side) Elevation, Slate Roof House, John Milner Associates,
Scale 1/8" = 1'0", November 1979

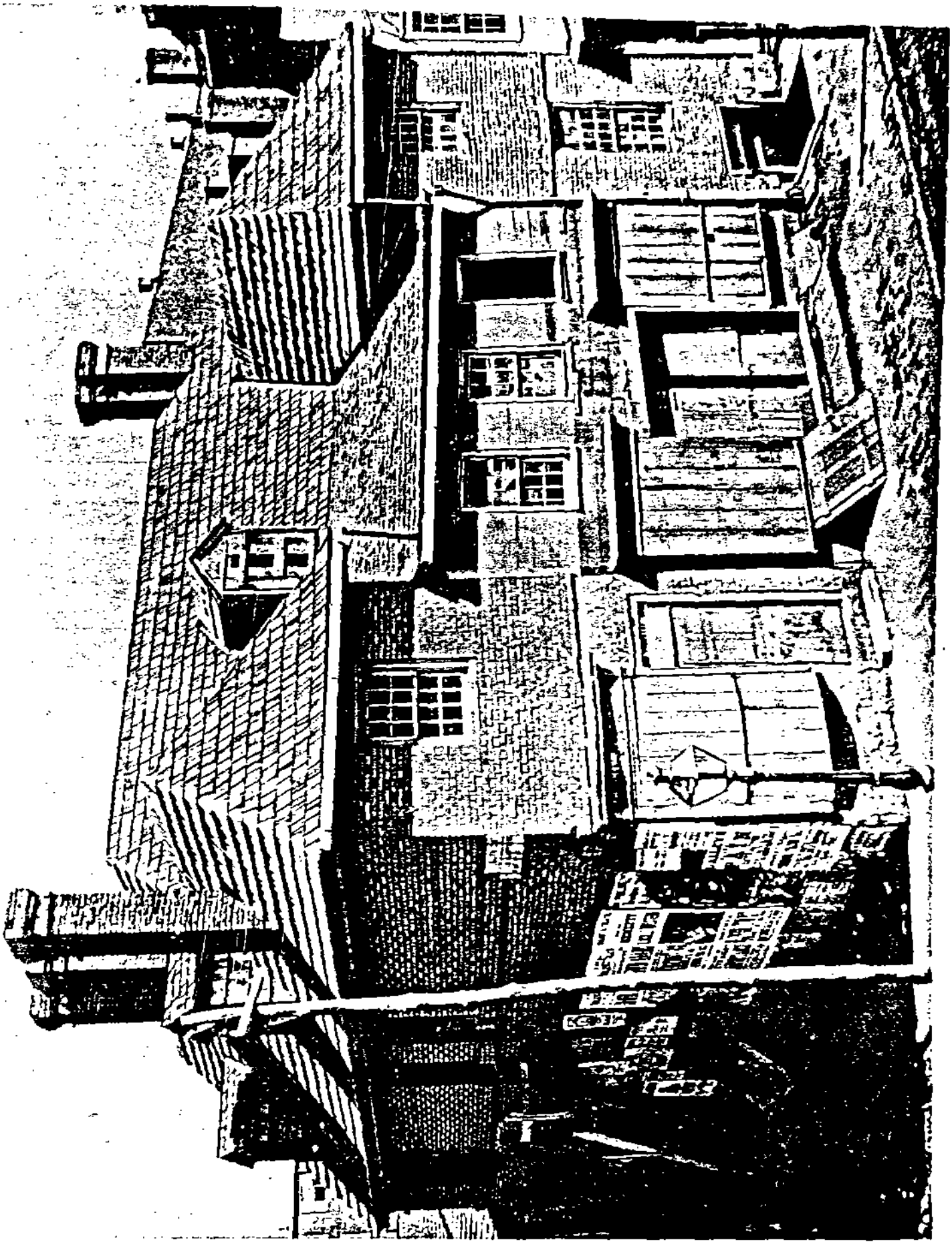
EAST ELEVATION

Exterior (rear) Elevation, Slate Roof House, John Milner Associates, Scale 1/8" = 1'0", November 1979



SOUTH ELEVATION

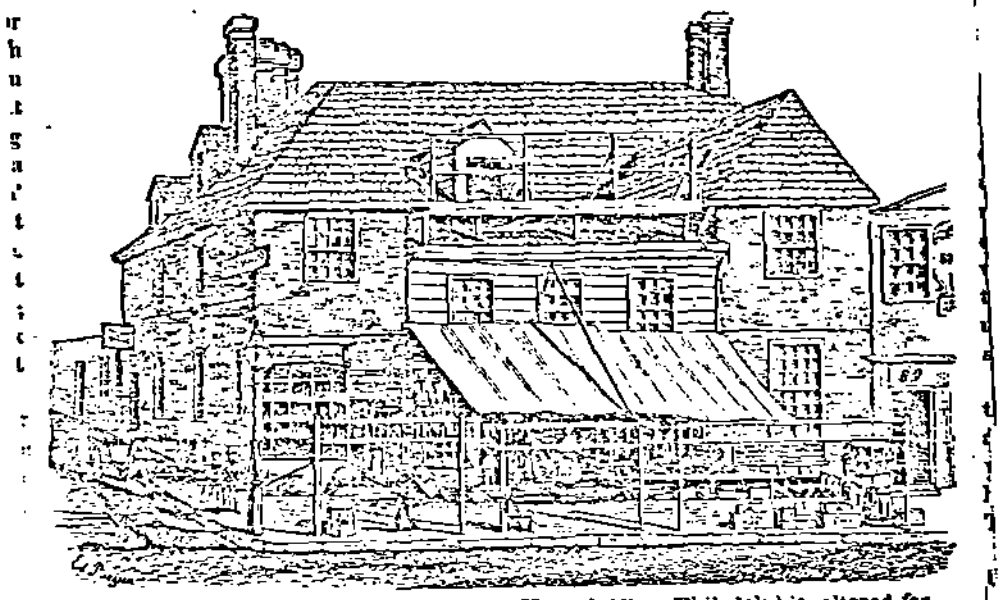
Exterior (side) Elevation, Slate Roof House, John Milner Associates, Scale 1/8" = 1'0", November, 1979



View of Slate Roof House from the Northwest, photo by Moran
(Courtesy of Historical Society of Pennsylvania)

Historical Society of Pennsylvania

Drawing removed from page 2 of publication. On the reverse side of picture there is printed the words, " Henry Longstreth, 1[illegible] Chestnut St., Seventh Month, 1st 1864."



The Slate-Roof House cor. Second st. and Norris' Alley, Philadelphia, altered for business purposes.

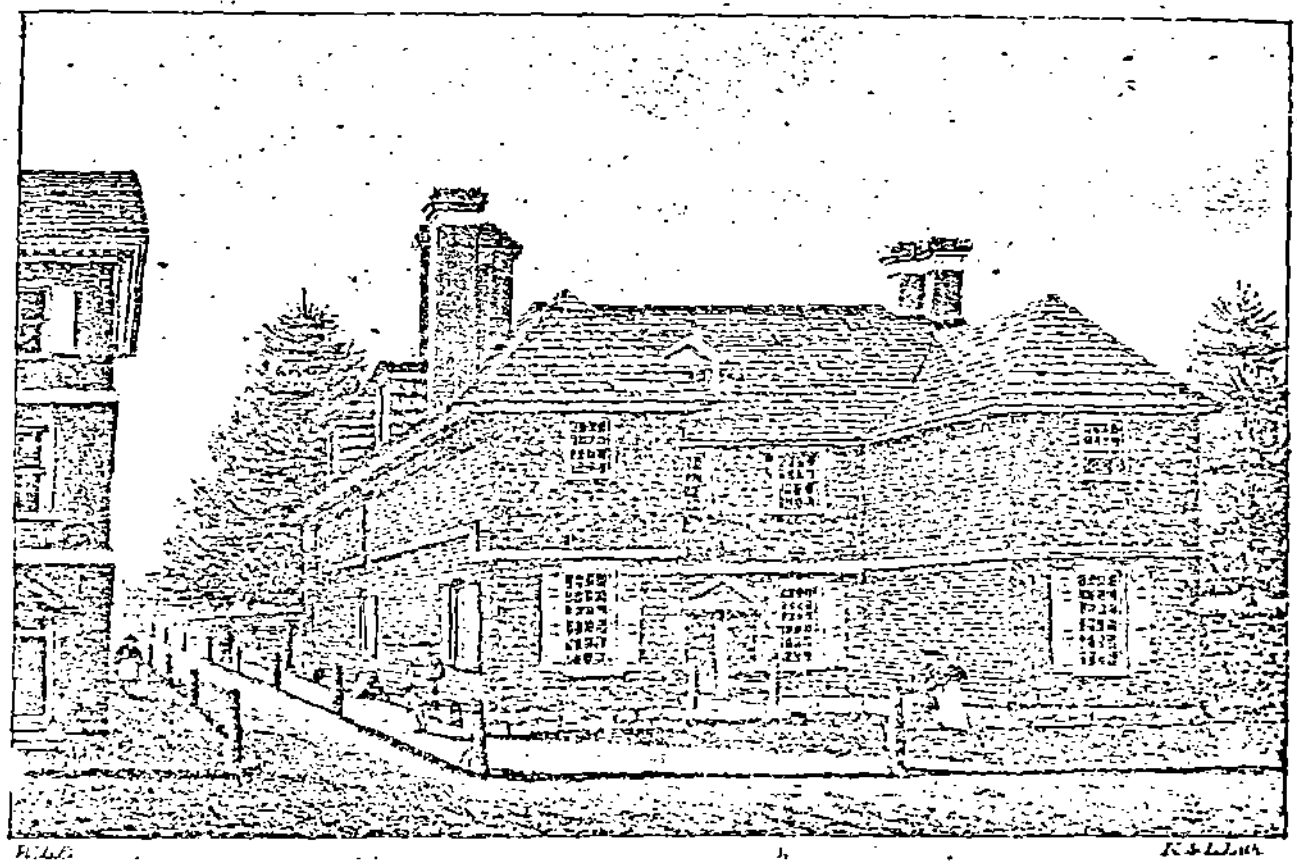
Historical Society of Pennsylvania

Breton, William L. 1775-1856 Artist

Slate Roof House on Second Street near Walnut.

by William L. Breton Ca. 1830

lithograph 13 x 18 cm. Bb 862 B 756 #5



Slate Roof House on Second Street near Walnut, by William L. Breton, c.1830 (Courtesy of Historical Society of Pennsylvania)

The interior of the house is well documented, although recorded in a modified and derelict state, by the excellent Clark drawings made shortly before the building was demolished in 1867. The information included in these drawings basically confirms the schematic first floor plan seen in the mid-eighteenth century site plan found in the William Logan papers. Additional information and corroboration is provided by insurance surveys from 1773 and 1785 which describe finishes and millwork seen in the Clark drawings.

The plan of the Slate Roof House is quite sophisticated in its use of the forecourt. The first floor contains three major and two minor rooms. (See figure "First Floor Plan, Slate Roof House", page 33). The second floor plan corresponds closely with that of the first floor containing a total of five rooms. (See figure "Second Floor Plan, Slate Roof House," page 34).

The major question regarding the interior plan is concerned with the stairs which are located at the north chimney mass. Due to the relationship to the fireplace openings as shown in the Clark drawings, the stair is very tight. The 1785 insurance survey notes "Open newell stair;" however, the stair concealed in the chimney can hardly be considered an open newell stair.[3] There is space at the south end of the chimney mass for a winder stair. This area, however, is represented in Clark's drawings and no evidence is visible. Furthermore, a winder stair would most probably have been noted on the insurance survey.

By virtue of the extensive photographic documentation it is obvious that the exterior will be the key element of any reconstruction. The determination of whether the interior should be restored will depend upon the final program and use. A number of alternatives have been considered regarding the level of facilities which should be constructed and these options in turn will affect the scope and nature of interior finishes.

Whether further research can uncover more information is uncertain; however, it is imperative that a detailed study of existing documentation, along with archeological investigation precede any reconstruction plans.

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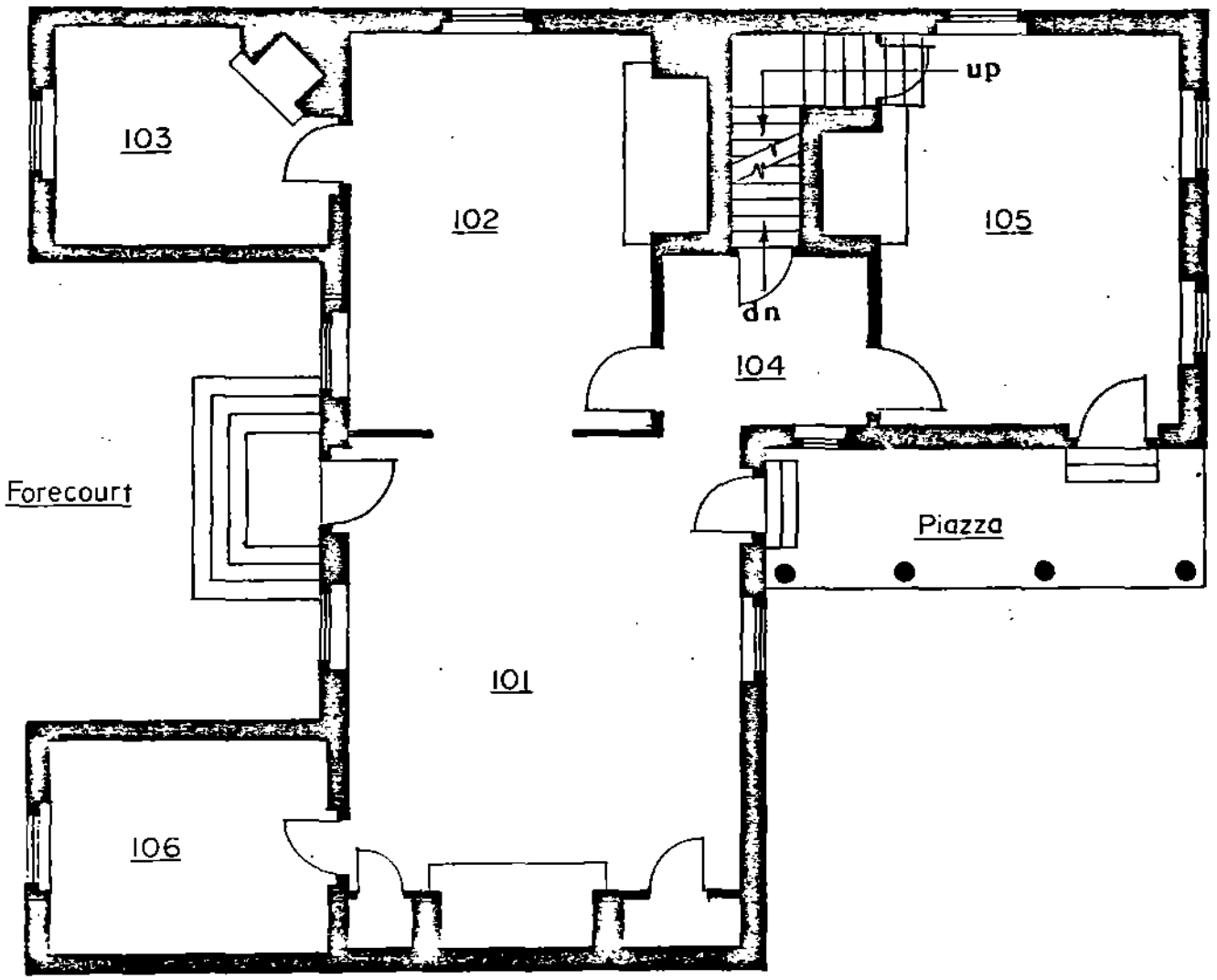
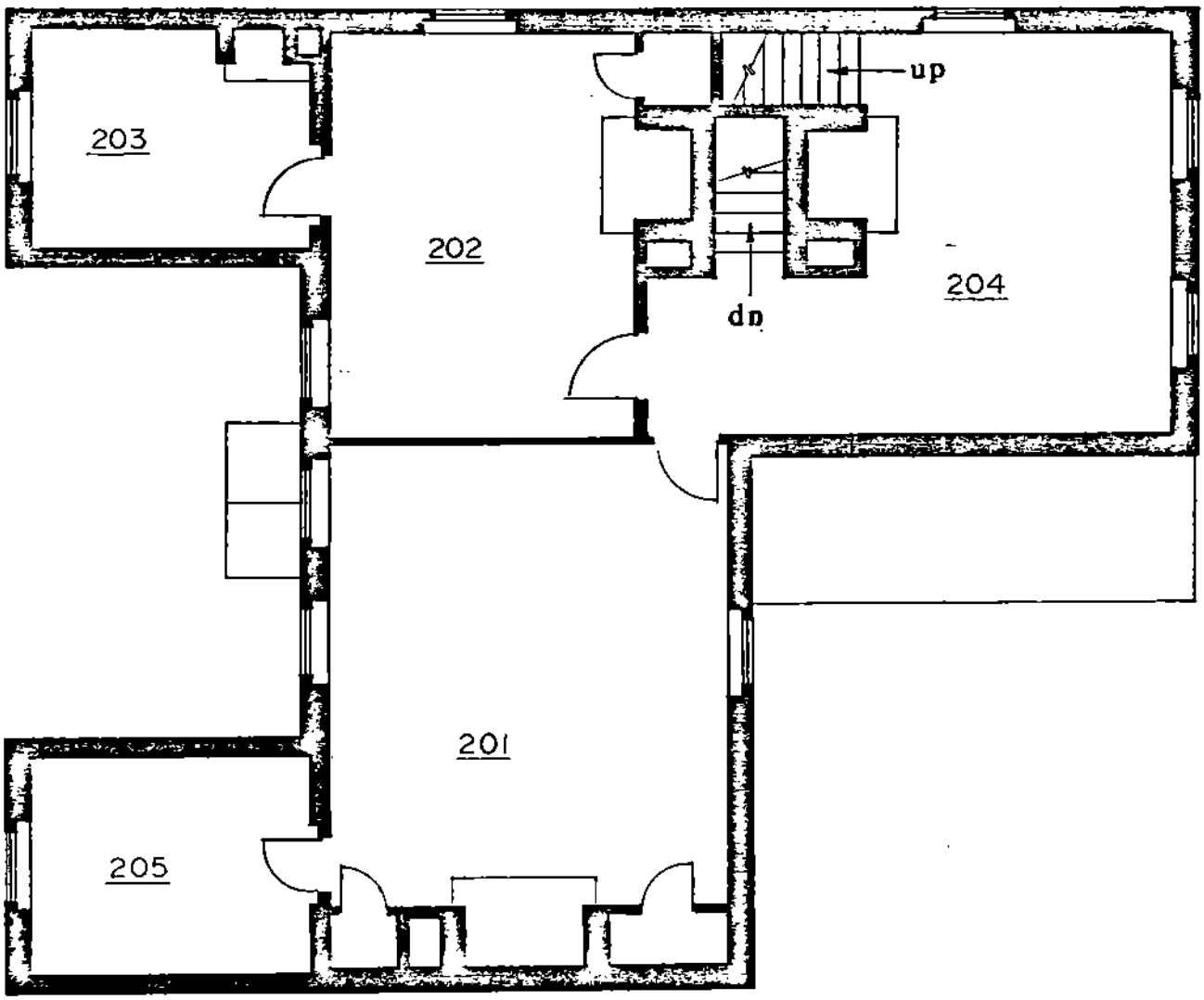
[3]Mutual Assurance Society, Surveys 69-76, Independence National Historical Park, Microfilm Reel 28.



FIRST FLOOR PLAN

1/8"=1'-0"

First Floor Plan, Slate Roof House, John Milner Associates,
Scale 1/8" = 1'0", November, 1979



SECOND FLOOR PLAN

Second Floor Plan, Slate Roof House, John Milner Associates,
Scale 1/8" = 1'0", November, 1979

E. INTRODUCTION TO ALTERNATIVES

E. INTRODUCTION TO ALTERNATIVES

In the following sections, four alternative approaches to a commemoration of Penn on the Slate Roof House site are described.

The alternatives are:

IA: Reconstructed House with Loggia

IB: Reconstructed House with Museum Building

II: Open Plan House with Loggia

III: A Park Commemorating Penn

While there are, of course, variants on each of the schemes, they represent the most persuasive alternatives that emerged from our consideration of the possibilities implicit in full reconstruction (IA, IB); partial reconstruction (II); and no reconstruction (III).

Each of the schemes assumes that Bookbinder's Restaurant will acquire 15 feet along the south end of the site to expand its kitchen, and that a new wall, approximately 25 feet high will be built, screening the operations of the kitchen and loading.

F. ALTERNATIVE IA: RECONSTRUCTED HOUSE WITH LOGGIA

F. ALTERNATIVE IA: RECONSTRUCTED HOUSE WITH LOGGIA

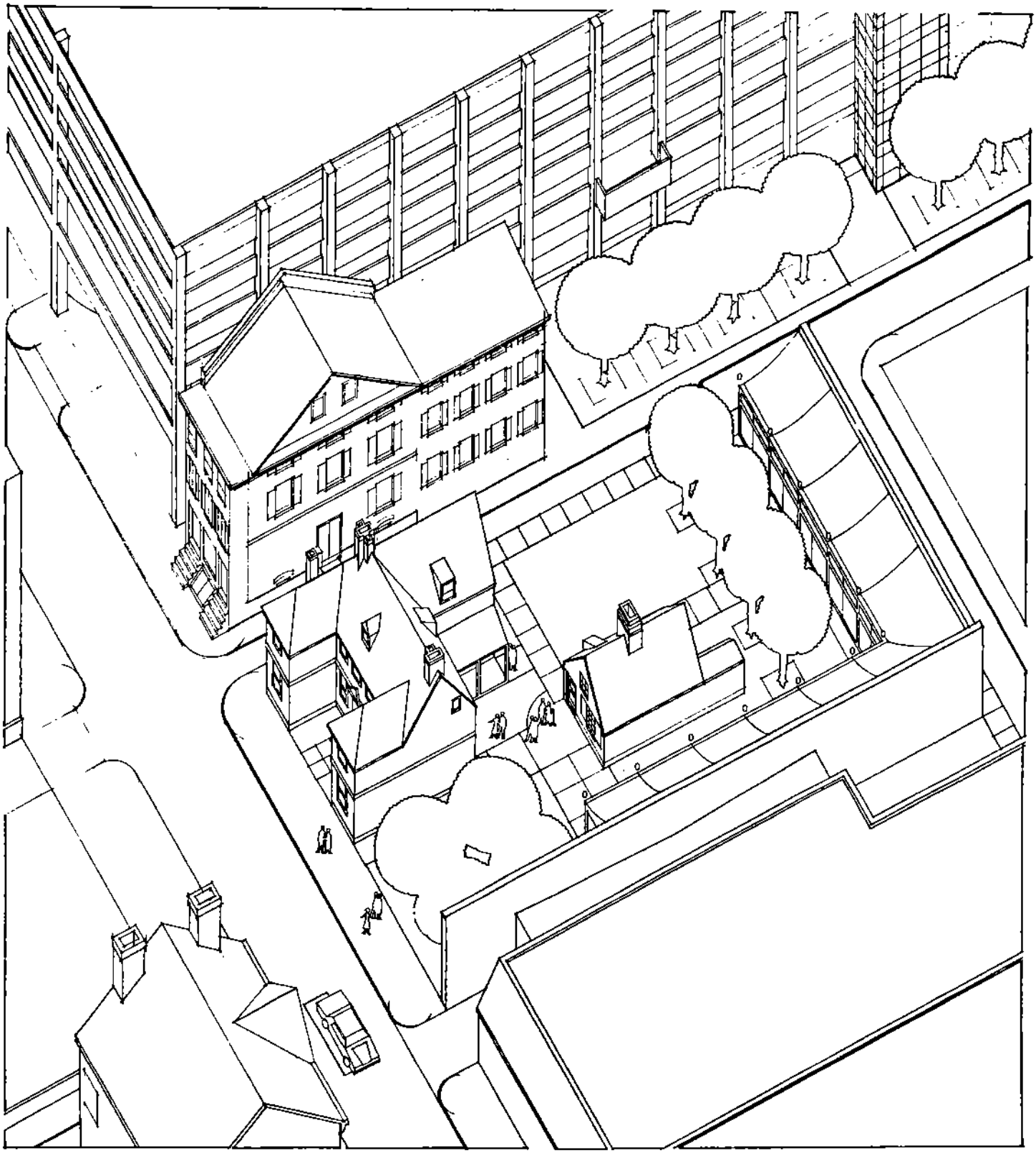
This alternative would consist of a complete reconstruction of the house, both interior and exterior, and the construction of a new exhibit building, or loggia, enclosing the southern and eastern boundaries of the site. The landscaped setting for the house, while capable of accommodating present-day visitation, could be designed to reflect a simple garden of the late 17th and early 18th centuries, perhaps including the reconstructed kitchen building and "working yard." (See illustration Scheme IA, page 39).

The association of William Penn with this site is derived solely from his residency in the Slate Roof House from 1699 to 1701. A carefully documented and executed reconstruction of the house would, therefore, re-establish an important microcosm of the environment in which Penn lived and worked during the time that he administered the provincial government and granted the "Charter of Privileges." The physical presence of the building on its original site would provide the visitor with a clear sense of the scale and fabric of a prominent late 17th century house in Philadelphia, an experience that would be unique in the city. In addition, the reconstructed house would reinforce the contributions made by the Bond House and City Tavern in establishing an architectural context for interpreting the early history of Philadelphia on this important block of South Second Street.

The role of the interior of the house in commemorating William Penn would depend on the relative viability of several alternatives, as established by further investigation and analysis.

One alternative would be to furnish the house to reflect its appearance and function during the time of Penn's tenancy. Literal interpretation of the building as Pennsylvania's first "Government House" would place events and figures associated with the original proprietary form of government on a continuum with sites in Independence National Historical Park (INHP) which trace the path to independence. Since inventories representing the Penn and Logan occupancies apparently do not exist, extensive research must be undertaken in an effort to ascertain what sources of information may exist for furnishing a house of this period for men of this stature. A decision on whether the furnishings will be antique or reproduction (or a combination) must be made on the basis of availability, cost, and exhibit techniques based on the pattern of visitor circulation.

The visitor would enter the first floor of the house through the forecourt on Second Street. In order to provide a meaningful educational experience, it is recommended that individual groups of ten to fifteen people be accompanied by a guide who would explain the provenance of the house, its association with Penn and the development of democracy in the province. In addition, since valuable information exists on the original



Scheme IA

interior fabric of the house, there is an opportunity to inform the visitor about building arts and crafts of the 17th century. To people who wish to expand their knowledge about Penn, his house, and his contribution to government, a rapid-fire or self-guided tour, without adequate explanation, would be meaningless.

Circulation through the house could proceed according to the following sequence: Room 101, Room 102, (view but do not enter Room 103), Room 104, Room 105, up stairs to Room 204, Room 202, Room 201, and exit directly to grade level by way of a new stair in the small wing containing Rooms 205 and 206. (See Circulation Plan, pages 42, 43). It is anticipated that an average tour would require approximately 15 minutes.

Another alternative for the interior of the house would be to create a scholarly exhibit and/or library of Penn artifacts and documents. The nature of the facility would be dependent upon the nature of the material available, but would be highly specialized and appeal to a comparatively small segment of the visiting public and to scholars pursuing a specific field of interest. Further investigation is required and warranted to ascertain the practicality and viability of such an approach to utilization of the house. In addition to the exhibit and library function, the building might accommodate office space for the Friends of Independence National Historical Park, The Welcome Society, and for related organizations.

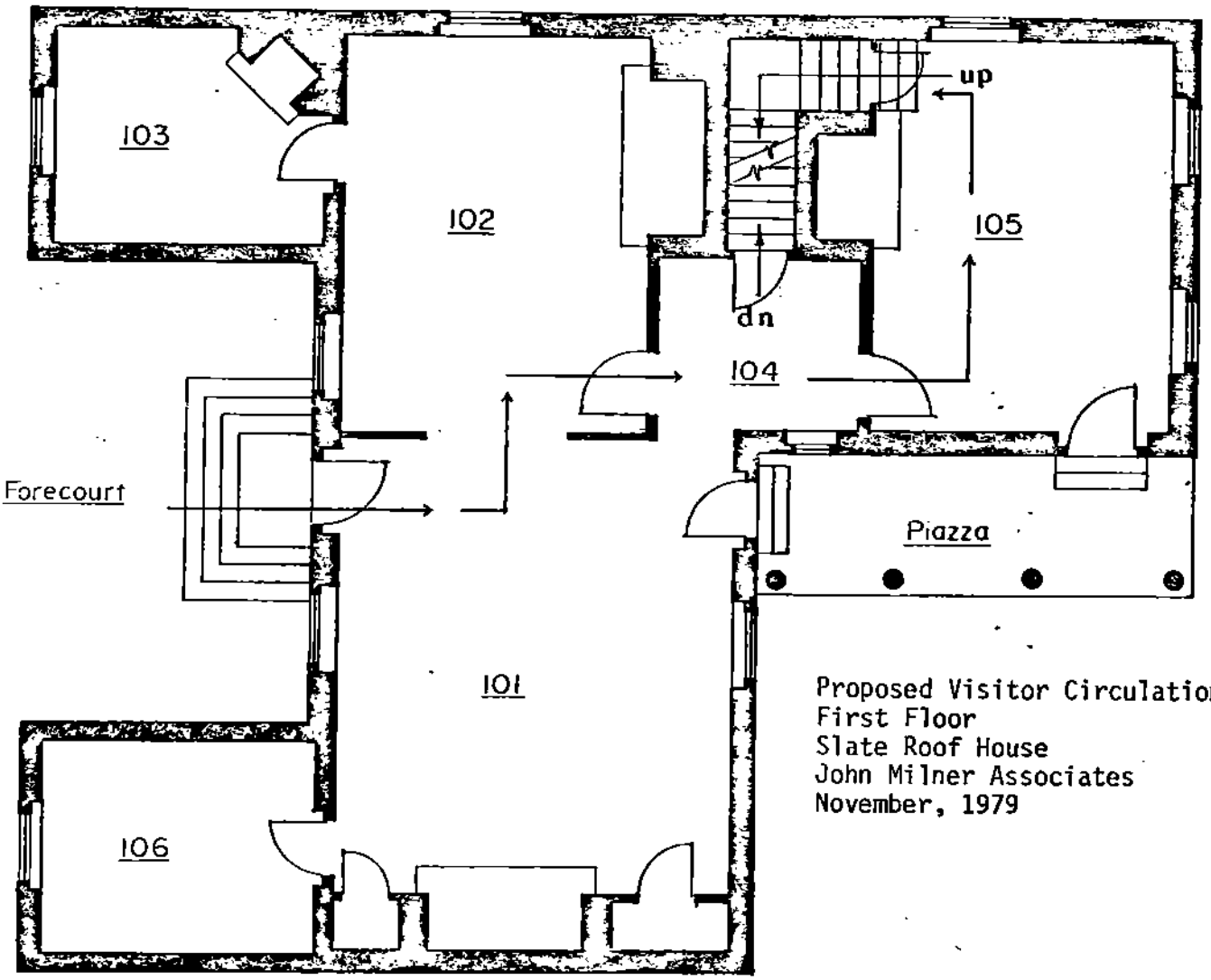
By virtue of the modest size of the house and the nature of the educational experience (under either alternative), public visitation would be self-limiting, attracting primarily those seeking an in-depth understanding of Penn and his proprietary government.

A more popular interpretation of Penn, designed for wider visitor appeal, would be contained in the loggia. The exhibit material would be linear in format, responding to the configuration of the building and creating a time line on the life and contribution of Penn. The open space between the loggia and the house, with or without the reconstructed kitchen, could also be developed to convey a variety of important information. Much of the exhibition content described in detail under Alternative III could be incorporated in the loggia and site to communicate a strong and direct image of Penn to the visitor.

People coming from the Parking Garage would enter the site at the eastern end from Sansom Street and be immediately drawn into the interpretive experience. The nature of the information presented would be varied, evoking different levels of response from different people. The exhibitry could provide something for both the casual and serious visitor, and each will leave with an impression of William Penn. If the north and west walls of the loggia were to be glazed, the exhibition inside could be shared with the outdoor space and afford the visitor an opportunity to "window shop" history.

Those wishing to avail themselves of more detailed exposure to Penn could visit the Slate Roof House. Those wishing to begin their tour of INHP would walk across Second Street, past City Tavern, and on to the Visitor Center.

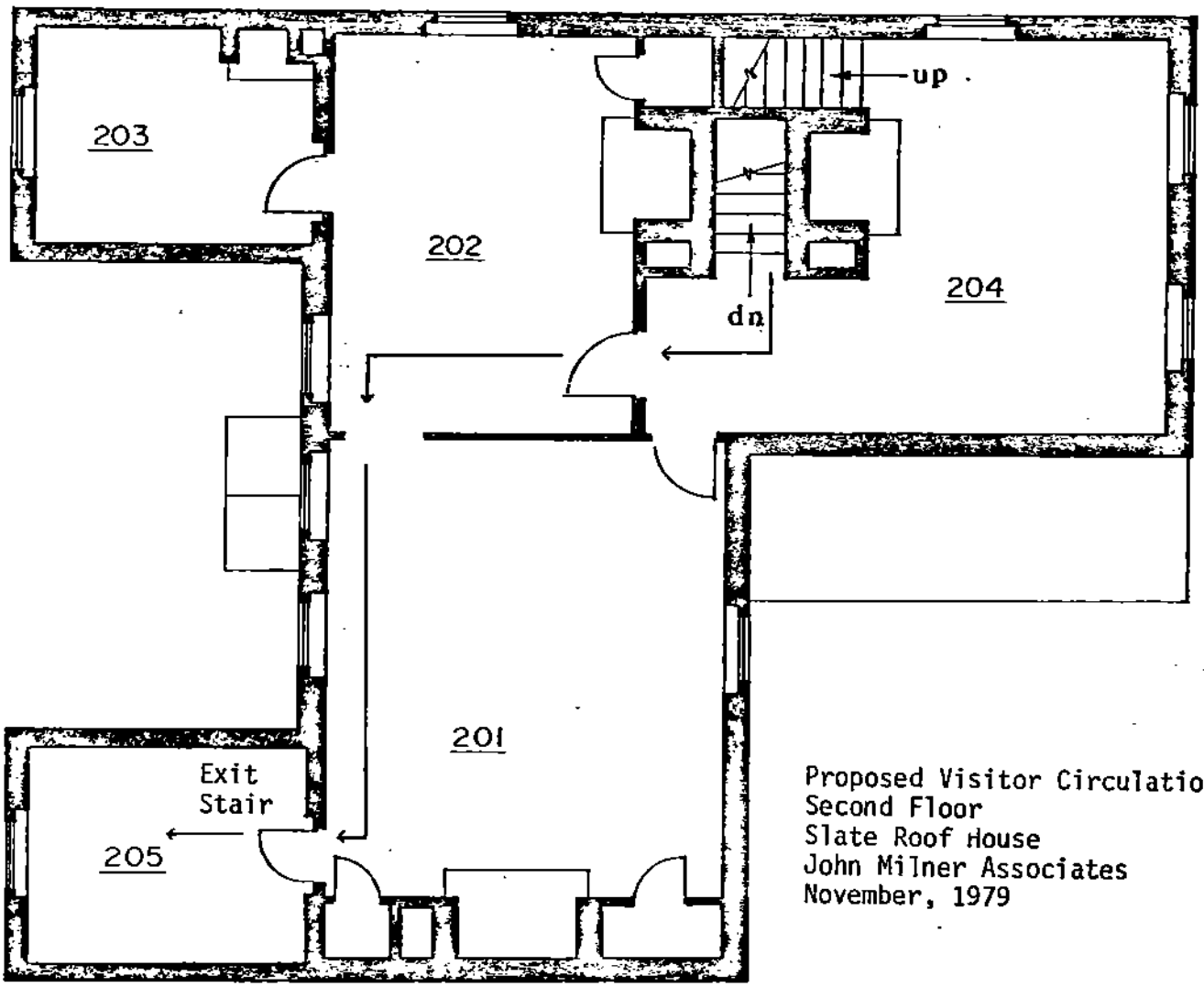
The site could have particular appeal at night when the Parking Garage would be used primarily by people enjoying the many restaurants and evening activities in Society Hill and Old City. By illuminating the open space and the interior of the loggia, a new dimension could be added to nightlife in Philadelphia.



Proposed Visitor Circulation
First Floor
Slate Roof House
John Milner Associates
November, 1979

FIRST FLOOR PLAN

1/8"=1'-0"



Proposed Visitor Circulation
Second Floor
Slate Roof House
John Milner Associates
November, 1979

SECOND FLOOR PLAN

G. ALTERNATIVE IB: RECONSTRUCTED HOUSE WITH MUSEUM BUILDING

G. ALTERNATIVE 1B: RECONSTRUCTED HOUSE WITH MUSEUM BUILDING

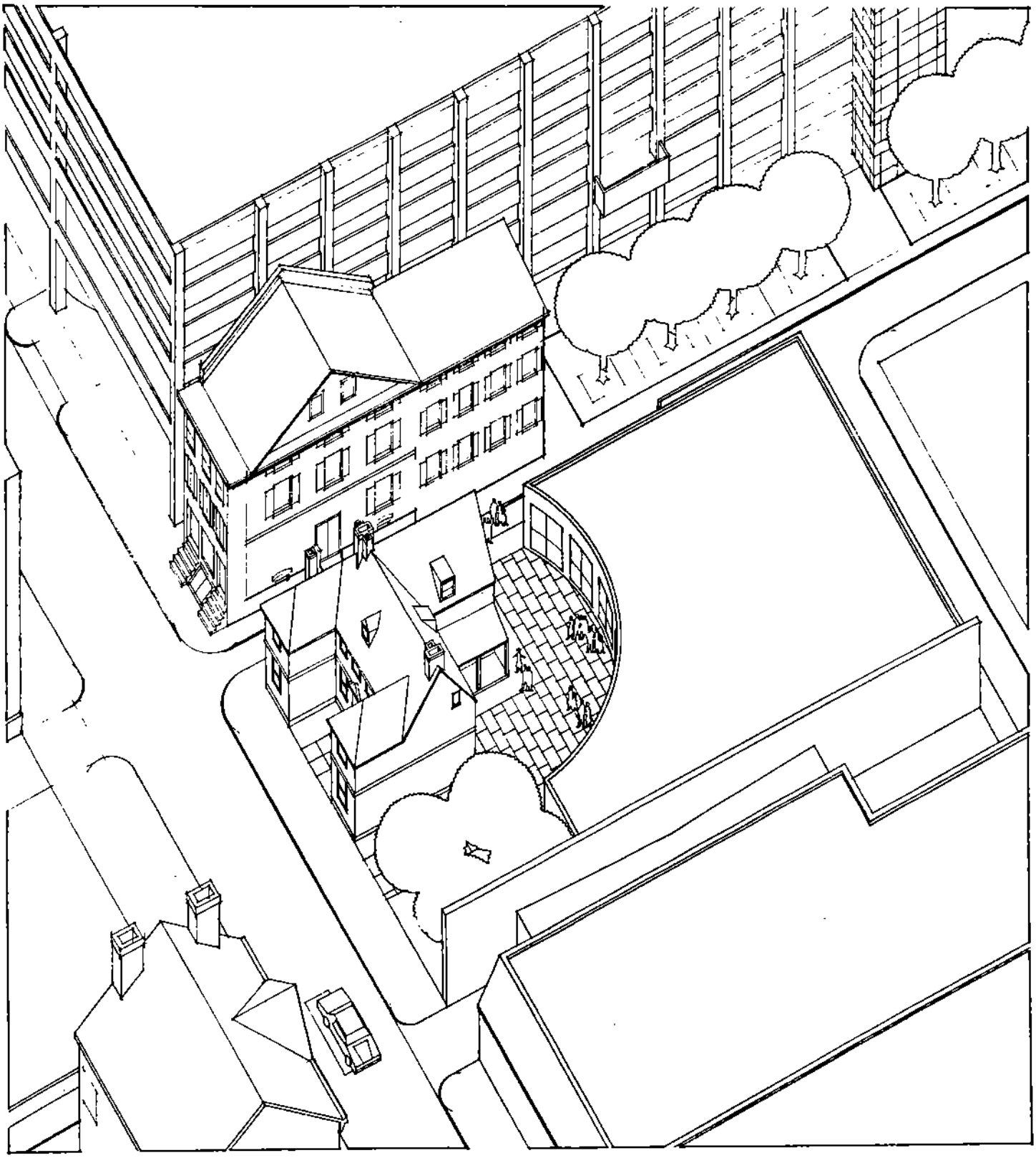
This alternative would consist of interior and exterior reconstruction of the house as in Alternative IA, but without the reconstructed kitchen and suggestion of the period garden. Instead of the loggia or other form of small and recessive exhibit structure, a new 8,000 square foot museum building would be constructed. While the house would present a vivid and specific example of a late 17th century dwelling, the museum would introduce a contrasting, but complementary modern building into the historic fabric of the neighborhood. (See illustration Scheme IB, page 46).

The museum would be used for a comprehensive exhibit on Penn's life, ideas and contributions, and could present him in relationship to Philadelphia as it grew and changed from its initial conception to 1776. In this role, the museum might serve as a branch of the Atwater Kent, the City History Museum, and could provide ample space for accommodating a large-scale, impressive exhibition, as well as space for an auditorium, classrooms, and support facilities. An attractive vest-pocket park could be developed in conjunction with the museum building.

In the museum, the story of Penn might be told through large dioramas depicting key scenes in his life tied to an audio system describing the event and its implications. A movie would also be an effective way of introducing the public to Penn as it could easily convey the complex message of the man, the diversity of his surroundings in England and Pennsylvania, and the many different people in his life. Both of these techniques would allow for a large scale, dramatic portrayal of Penn from which visitors could move to the exhibition on Philadelphia.

With no Penn relics available, to our knowledge, for a permanent collection, the museum would rely on loans from other institutions for special exhibitions of objects and memorabilia associated with Penn.

Under this alternative, the Slate Roof House could serve either of the two functions described under Alternative IA.



Scheme IB

H. ALTERNATIVE II: OPEN PLAN HOUSE WITH LOGGIA

H. ALTERNATIVE II: OPEN PLAN HOUSE WITH LOGGIA

In this scheme, the house would be reconstructed on the exterior and left completely open on the interior, with no wall partitions and no second floor, to create a gallery space of 1600 s.f., 17 feet in height. The site would be developed with the kitchen outbuilding, yard, and loggia as in Scheme IA. (See illustration for IA, page 39). This solution recognizes the uncertainties of documentation for the interior use of the house, and uses an accurately reconstructed exterior as a 17th century "skin" for an exhibition on Penn. The lofty, open space of the interior would be a surprising contrast to the small scale, richly detailed exterior of the house. The floor space would be empty except for a few benches or chairs.

Because of the numerous breaks in the walls by windows and doors, a mixed-media exhibit in this context could be distracting. Instead, the wall space might be filled by a vast, continuous "fresco" mural on Penn commissioned to a Philadelphia artist. This would be a 1970s interpretation of Penn, using the walls as a medium as Violet Oakley did for her murals for the Pennsylvania Capitol Building in Harrisburg in the early part of this century.

The scale of this space would lend itself to a portrayal of Penn that could be inspirational as well as didactic in communicating the complexities of the man. Such a mural could portray Penn, an enlightened man in a dark time, in his struggle for the affirmation of the most basic human rights.

With the house used to portray the life of Penn, the loggia would be devoted to information about the Slate Roof House and the origins and development of Philadelphia.

The tours of both the house and the loggia would be self-conducted.

I. ALTERNATIVE III: A PARK COMMEMORATING PENN

I. ALTERNATIVE III: A PARK COMMEMORATING PENN

This alternative proposes a park commemorating Penn and the Tercentenary of the founding of Philadelphia. (See illustration Scheme III, page 51). With the Parking Garage estimated to generate an average of 1500 people per day, most of whom will pass the Slate Roof site, the site will be for many visitors their introduction to historic Philadelphia. This plan keeps the site open so that it can be used as a gathering place and orientation point for a tour of Philadelphia. Physically and symbolically, the site would serve as an entrance to Philadelphia and "doorstep" to INHP, which begins with the pedestrian way across the street. Because of the location, this plan might be named "Welcome Park" after the ship that brought Penn here in 1682.

The plan responds to the high visibility of the site with a design for a park that communicates an immediate message. Recessed 3' below grade, visitors would look down into a small plaza paved in the pattern of Penn and Thomas Holme's original plan for Philadelphia. In addition to drawing attention to Penn's plan for the city, the pattern of squares would make a lovely, simple parterre to which other elements would be related.

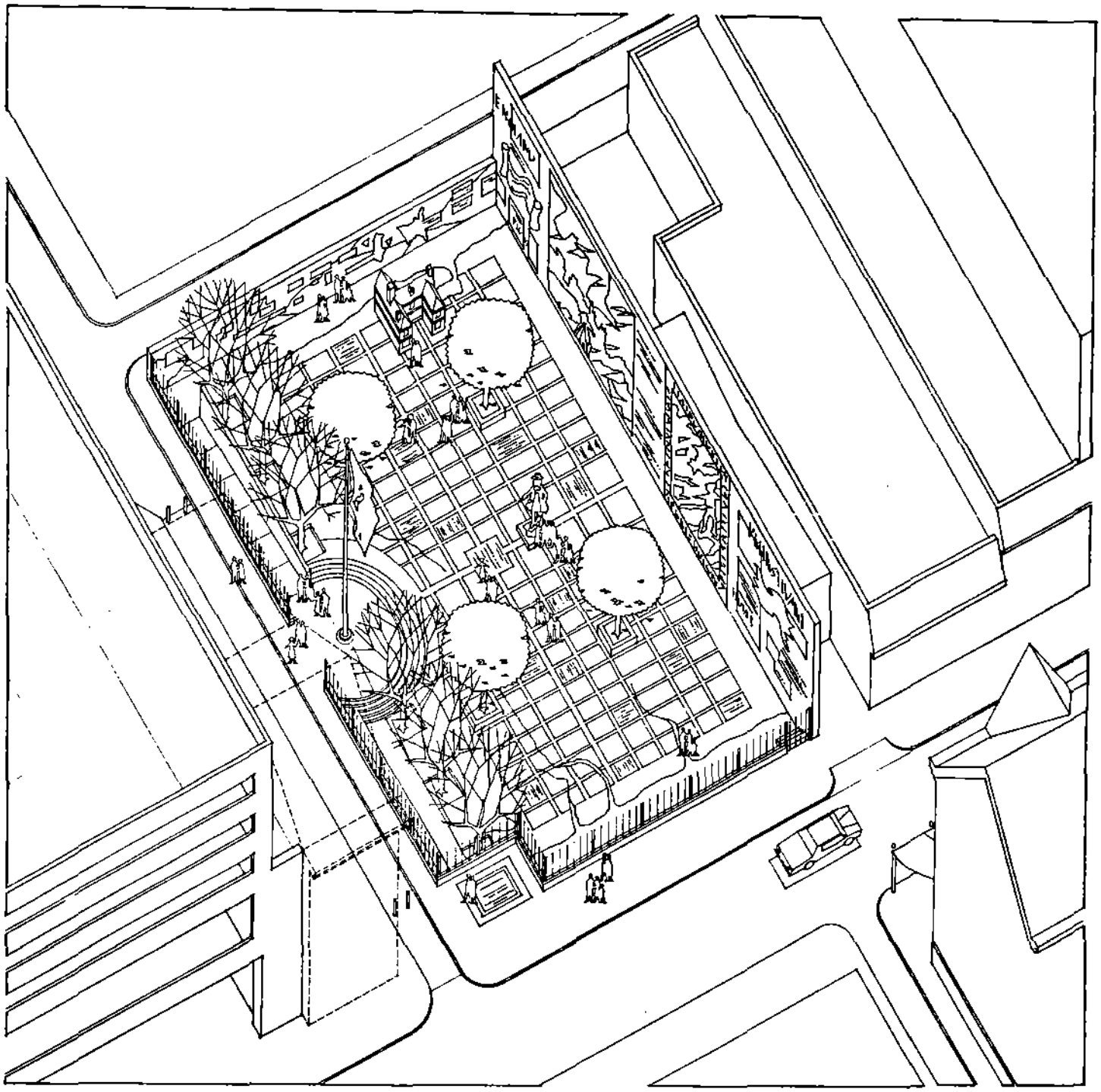
A five foot statue of Penn, one of Calder's studies for the statue on City Hall, would be placed in plan on the south end of Broad Street. While prominently located on axis to affirm his connection to the plan, Penn is not at the center, in symbolic recognition of the character of the man who did not even want Pennsylvania named after him. Each of the "neighborhood squares" would be planted with a broad-canopied tree surrounded by a low seat. Penn was a keen naturalist, and the trees planted in these squares and along the Sansom Street perimeter would be carefully selected from the native trees Penn mentions in his description of the province.[1] The paving of Center Square would be inscribed with Penn's prayer for Philadelphia quoted at the beginning of this report.

Visitors would enter the park from the Sansom Street walkway. The entrance to the park would be an adaptation of the title plate of the 1682 map: "A Portraiture of the City of Philadelphia." A flagpole located there would fly the flags of Charles II and the Colony. Other standards might bear the flags of the City of Philadelphia, the Commonwealth of Pennsylvania, and the United States. Visitors would proceed down a ramp or the stairs into the park.

While visitors would derive their "feeling" for Penn from this simple, shady place, specific information about the life of Penn in relation to the province would be presented in different ways, from large, pictorial murals to text and quotations from Penn. The information must be presented at different levels of complexity to engage the interest of children and adults, of visitors with a little or a lot of time to spend. The park is like an open air museum.

---

[1]"...The Trees of most note, are the Black Walnut, Cedar, Cyprus, Chestnut, Poplar, Gumwood, Hickery, Sassafrax, Ash, Beech and Oak of divers Sorts as Red, White, and Black...Of All which, there is Plenty for the Use of Man." --William Penn, letter to the Free Society of Traders, 1683.



Scheme III

Recessing the park not only allows for a birdseye perspective of the park-plan, but for walls wrapping around the park which can be used to communicate information. The dominant wall, across from the entrance, is the 25 foot high south wall which would be constructed as the new wall of Bookbinder's kitchen. This wall would contain the boldest scale of information. Occupying the mid-portion of the wall would be a major mural commemorating Penn which would be either a contemporary interpretation of Penn commissioned to a Philadelphia artist; or large, colorful porcelain enamel reproductions of two popular portrayals of Penn: Benjamin West's painting of Penn's Treaty with the Indians at Shackamaxon and Quaker artist Edward Hicks's painting of the Peaceable Kingdom, showing the leopard lying down with the lamb, and, echoing West's painting, depicting Penn in friendship with the Indians in the background. Between these two paintings, and just behind the statue of Penn would be a blank space. At night a light would cast a shadow silhouette of Penn's statue on the wall.

Two large panels at either end of this wall would concentrate on Penn as statesman and proprietor. At the east end of this wall a large panel would contain images of England, places there associated with Penn, and quotations from him expressing his hopes and plans for his colony. This panel would firmly establish Penn's roots in England. The counterpart to this panel on the far right would develop Penn's experience and activities in Pennsylvania, such as his dealings with the Indians, his plan for Philadelphia, description and promotion of the colony, Pennsbury, the Slate Roof House, the Charter of Privileges, etc.

The sequence of events in Penn's extraordinary life would be portrayed in an illustrated, descriptive time-line on the six foot east wall. Copies of Violet Oakley's illustrations of Penn's life could be used to complement this exhibition, showing Penn's convincement as a Quaker, his imprisonment in the tower of London, and ending with Penn gazing out to sea from The Welcome.

The four foot west wall would contain information directing visitors to places of particular importance for a richer understanding of Penn such as INHP and the Liberty Bell, the Arch Street Friends' Meeting House, The Historical Society of Pennsylvania, The Atwater Kent Museum, and Pennsbury.

In contrast to the 2-dimensional information of the walls, several models of period structures would enrich the parterre. These would include a model of the Slate Roof House and replicas of other early 17th century buildings placed in relation to their location on the plan. The plan should portray the Philadelphia of the William Penn proprietary, 1681-1718.

The most subtle level of information would be contained on the pavers of the parterre, some of which would be inscribed with Penn's thoughts on

religion, personal conduct, and government. Examples from his reflections in Some Fruits of Solitude might be:

> If one went to see Windsor-Castle, or Hampton-Court, it would be strange not to observe and remember the Situation, the Building, the Gardens, Fountains, etc. that make up the Beauty and Pleasure of such a Seat? And yet few People know themselves, No, not their own Bodies, the Houses of their Minds, the most curious Structure of the World...
>
> The World is certainly a great and stately Volume of natural Things; and may be not improperly styled the Hieroglyphicks of a better: But, alas! How very few Leaves of it do we seriously turn over!
>
> Chuse thy Cloaths by thine own Eyes, not anothers. The more plain and simple they are, the better. Neither unshapely, nor fantastical; and for Use and Decency, and not for Pride.

Aside from the city plan, most of the information presented in the park will represent someone's conception of Penn. The words inscribed in the paving are Penn's own.

During the day the park could accommodate numerous visitors, who would visit seriously, or casually, and not necessarily be limited by the constraints of a structured tour. The glimpse of the parterre would offer something even to the passerby. The richness and complexity of the information in an outdoor setting, which serves educational as well as recreational purposes, would attract repeat visitors as well as neighbors.

Illuminated in the evening, the park would be a lovely point of departure for a night in the city. Late at night, the entrance gate could be closed.

J. COMPARATIVE ANALYSIS OF ALTERNATIVES

J. COMPARATIVE ANALYSIS OF ALTERNATIVES

Each alternative is weighed against five criteria pertinent for evaluating the feasibility of the scheme:

1. Interpretation: The accuracy and effectiveness with which Penn is portrayed and communicated to different sectors of the public.

2. Handling Capacity: The degree to which the facility can handle the load and flow of crowds.

3. Urbanistic Role: The extent to which the commemoration contributes to its physical and historic surroundings and local activity patterns.

4. Policy: Justifiability of expenditure of public money in the project and the project's contribution to the public.

5. Cost: Initial construction expense.

6. Operation and Maintenance: General consideration of operation and maintenance requirements of the facility.

1. Interpretation of Penn

a. Penn in Relation to the Slate Roof House

The fit between Penn and the Slate Roof House poses some difficult issues. Penn frequently stayed at the Slate Roof House which he rented on his second visit to Philadelphia, 1699-1701. While Penn describes his plans for his manor and grounds at Pennsbury in great detail, he unfortunately does not refer in his letters to the Slate Roof House, which, as a temporary, rented residence and one of some 19 places he lived during his hectic life, was presumably of not great personal interest to him.

Reconstructing the house as a tribute to Penn raises questions then. It cannot be considered an expression of the man, or indicative of his personality, as Pennsbury is, or as Monticello or Franklin Court are of Jefferson and Franklin.

The link between the house and Penn, while of some historic significance, is weakened further because the house is no longer extant, we don't at this time know how the rooms were used or furnished, and there are no Penn relics known to be associated with the house. It would not be possible to say of the house that "X" happened here, or to point to objects that were familiar to Penn.

Under these circumstances, it is difficult to justify reconstruction of the house as the primary vehicle for commemorating Penn, or as a suitable medium for the expression of a complicated man of ideas.

The reconstructed house could, however, have an important role to play in creating a sense of the environment in which significant events occurred in the process of administering the provincial government. The scale and texture of a space, the proportions of its parts to the whole, the nature of its furnishings, and the quality of light at various times during the day, are all elements which can contribute in a very real way to the interpretive experience.

In order to present the house from an accurate perspective and to circumvent the public's natural conclusion that "this was Penn's house," we suggested that the reconstructed building, as proposed in Schemes IA and IB, be interpreted as the locus of the proprietary government, the predecessor of the state houses which followed, and representative of architectural design and construction of the late 17th century.

To shed light on Penn we proposed in Schemes IA and IB, respectively, a loggia with a small park and a major museum building, both to contain exhibits on the man and his accomplishments. Either approach would provide informative exhibitions. The reconstructed house, regardless of its ultimate use, would be integrated into the overall interpretive program as a component rather than the principal focus.

Scheme II, which involves reconstructing the exterior and devoting an entirely open interior to a continuous mural on Penn could successfully center the commemoration on Penn. The house is not presented as Penn's house; domestic objects do not interfere with the interpretation of Penn; and the use of the reconstructed 17th century house as a container for a depiction of Penn seems symbolically appropriate. Of the schemes involving reconstruction, this seems the most capable of presenting the relationship between the man and the house and would provide an interesting juxtapostion between creative exhibition design and a traditional building shell.

Alternative III, recognizes the significance of the site by locating the commemoration on it; but rather than distracting attention from Penn by reconstructing the house, it puts Penn in the context of one of his major contributions, the plan of Philadelphia. The open area of the park makes possible a wide variety of exhibition techniques, organization, and scale.

b. Educational Value

Informing the public about Penn and his contribution should be the focus of the commemoration. The commemoration should also inspire people with the humane values underlying the founding of the province and Philadelphia.

In Schemes IA and IB the primary educational message is delivered in the loggia and museum exhibits, respectively. The house museum informs people about the proprietary and the building arts of the 17th century. People learn most from house museums on guided tours, especially when the house is of a period and associated with an individual people know little about. A guided tour is necessary for the experience to be meaningful. In both of these Schemes, visitors would have the option of visiting the house to complement the information which they have gained in the loggia or museum building.

Scheme II, the open plan, which relies entirely on graphic display in the house and the loggia, would be self-explanatory. While the "gallery" house would tell the story of Penn, the loggia would tell the story of the house and of early Pennsylvania.

In Scheme III, the Philadelphia parterre and the statue of Penn announce immediately the subject of the commemoration. The information on the walls, at large and small scales, develops the story of Penn in ways accessible to children and adults. The inscriptions on the paving evoke the "real" Penn and the depth of his thinking. The garden itself creates a pleasant atmosphere, which would change through the seasons. In the large space of the park, visitors could easily move back and forth from one thing to another -- whatever interested them -- and proceed at their own pace. Because of the ease of accessibility, the richness of the environment, and the layering of information the park would encourage repeat visits. People would always find something to discover.

c. Appropriateness as a Tercentenary Commemoration

The Tercentenary commemorates Penn's arrival in Philadelphia in 1682. The Slate Roof House, built c. 1697, was used by him on his second visit, and therefore is associated more with later events. The park, because it does not rely on the image of the house, can focus more easily on Penn and the founding years of the colony associated with Penn's first visit. A second level of information would span the whole early history of the colony and the life of Penn. Construction of the park would not preclude the reconstruction of the house at a later date.

On the other hand, the Tercentenary may be seen as an excuse, or opportunity, to rebuild the Slate Roof House. If the house is reconstructed, the exhibits would be more general and less focused on the years of his first visit.

2. Handling Capacity

Because of its convenient location adjacent to the Parking Garage and its importance, the William Penn commemoration can be expected to be a popular attraction. Based on the number of visitors expected to use the Parking Garage, and the number of visitors who go to the Visitor Center, peak demand could be in the neighborhood of 225 visitors per hour. In the spring, with space in the Garage for 15 buses and school children coming from all over Pennsylvania, as well as from New York, Maryland, and New Jersey, the commemoration may need to accommodate large numbers of visitors arriving simultaneously.

An estimate of visitation, however, is difficult to gauge. It will depend on how the site is treated. If developed as a house museum, figures for comparison might include the following: peak visitation at the Betsy Ross House for the month of April 1978 was 55,419 visitors, or 230 visitors per hour; total visitation at the Graff House for the year 1978 was 40,227 visitors, or about 13 visitors per hour. Given the location of the site, the prominence of Penn, and the number of visitors going to the Visitor Center, we would estimate demand to see the site to be comparable more to the Betsy Ross House.

All of the four Schemes include at least one exhibition area, either interior or exterior, which would be capable of handling large crowds. Schemes IA, II and III, with their easy accessibility and provision for displays outside closed buildings, allow for occasional, informal visits, similar to those at Franklin Court. Scheme III, because it is totally outdoor, is the most flexible in this respect.

Scheme IA	Visitors per hour
-- House museum: 15 minute guided tour in groups of 15 (based on 252 s.f. in second largest room, furnished), at 15 s.f. per person	60
-- Loggia: ½ hour tour of 3,600 s.f. of exhibition space, at 15 s.f. per person	480
Scheme IB	
-- House museum: Same as for IA	60
-- Museum: ½ hour tour of 6,300 s.f. of exhibit space, at 15 s.f. per person	840
Scheme II	
-- House/exhibit: ½ hour tour of 1,600 s.f. of exhibit space, at 15 s.f. per person	212
-- Loggia: Same as for IA	480

Scheme III	Visitors per hour
-- Park: ½ hour tour of 13,500 s.f., at 15 s.f. per person	1800

In Schemes IA and IB, the discrepancy between the handling capacity of the house and the exhibit facilities indicates that a large number of people who see the exhibit will not visit the house. Since the house is intended to expand upon the information presented in the loggia or museum, its appeal will be primarily to the serious, as opposed to the casual, visitor. Creating such a distinction is consistent with the approach taken in Independence National Historical Park. For instance, considerably more people visit the Liberty Bell than Congress Hall; or visit Independence Hall than the Bishop White House; or visit the Franklin Court Museum than the Market Street Houses.

The house as conceived in Scheme II comes closer to accommodating the projected peak load, and to allowing a comfortable flow between the house and the loggia exhibit. Given peak demand, people could count on seeing the house within approximately ½ hour after seeing the exhibit.

Scheme III is open ended and flexible, with plenty of things to do while waiting to see any particular attraction. Recessing the garden helps ensure that children will stay within its boundaries as they circulate around the park. The ramp provides easy access for the handicapped.

3. Urbanistic Role

a. Physical Setting

Reconstruction of the Slate Roof House as in Schemes IA, IB, and II would embellish the historic fabric of the city with a significant and fascinating example of 17th century architecture not now represented in Philadelphia. The dense development of the site would convey a feeling for the tight, small scale of the early city and reinforce the historic scale and character of the vicinity established by the Bond House and City Tavern. It would also establish a clear definition of the corner (Sansom and Second Streets) corresponding to the Bond House. Such definition is regretably lacking at many key corner sites in INHP. The museum structures proposed in Schemes IA, IB and II would enrich the diversity of period buildings on Second Street with contrasting modern buildings that would further tighten the built fabric of the area.

A distinguished development of the site would herald the beginning and end of the INHP greenway system along Sansom Street, which at the moment starts abruptly and unceremoniously between City Tavern and the Custom House parking lot. The site is a natural starting point for a walk to Penn's Landing.

The park, which is roughly one-half the size of the garden at Franklin Court, would introduce a developed, defined, yet permeable open space into the neighborhood. It would provide a strong, contrasting focus to the surrounding historic buildings, and create the feeling of a precinct. The space would be contained by its surrounding walls, and additional natural and built elements would define the boundaries of the park to reinforce the feeling of a relatively tight scale. The "transparent" wrought iron fence and low wall on Second Street would maintain the evenness of the street line, and the "arcade" of trees leading to the entry of the park along Sansom Street would give a feeling of enclosure to the walkway. The impact of the park would be strengthened by the new buildings that will eventually be constructed on the vacant lot to the east. For all these alternative Schemes we recommend that the Custom House replace the existing chain link fence on the Second Street side of the parking lot with a brick wall, which would better define the building line, reinforce the built character of the street, and direct views away from the parking lot to the skyline.

b. Relation to Independence National Historical Park

With the Parking Garage as the arrival point for many visitors to INHP, the question arises of the advisability of a densely developed historic site, as in Schemes IA, IB, and II, as the first stop on a visit to INHP. An intensive indoor tourist attraction in this location could diminish the impact of the Visitor Center and the sites that follow.

The park provides the alternative of an interesting outdoor attraction and a place to stretch after the confinement of a long drive. It creates a framework within which visitors can orient themselves to Philadelphia and supplies ample space for groups to assemble.

While matching visitor needs, the park as an "open air museum" offers a refreshing prelude to the interior presentation techniques immediately following at the Visitor Center, Carpenter Hall, and Independence Hall.

The park is conceived of as an important introduction or "doorstep" -- physically and conceptually -- to INHP. As an "event" it is impressive in impact and content, but not physically taxing to the visitor or competitive as part of a sequential tour with the attractions that follow. The center of gravity of the tour comes later, as it should, with independence.

c. Use

The high visibility and accessibility of the site will attract casual visitors. Passersby and local residents could easily stop, walk around, or sit down for a rest in the vestpocket parks provided in Schemes IA, IB, and II, or in the park described in Scheme III, which would be the most accommodating of neighborhood employees and residents, particularly those with children. All of the alternative developments would greatly enhance the attractiveness of the walk along Second Street between Old City and Society Hill, currently a major, but somewhat dreary pedestrian axis, and the neighborhood in general.

Because visiting the park doesn't require a special effort, e.g. waiting in line, reservations, going inside, and because it will be a pleasant place to relax, we think tourists to Philadelphia would visit it more than once. Also, because the information is outdoor, everyone will see it whenever they pass by.

4. Policy

Several basic policy questions must be addressed in considering the validity of the proposed alternative schemes for commemorating William Penn on this particular site. One deals with the appropriateness of reconstruction as an interpretive device, and another deals with the long-term relationship between the commemoration and Independence National Historical Park.

Any proposal to reconstruct an historic building must first be tested against three criteria: will the building be rebuilt on its original site; is there sufficient documentary evidence on which to base an architecturally accurate recreation; and is the building an essential element in realizing the interpretive objective? The first two can be answered in the affirmative; the original site will be used and an accurate reconstruction does appear feasible. Alternatives IA, IB, and II assume that the presence of the Slate Roof House, either fully or partially reconstructed, would enrich the interpretive experience as well as contribute to the architectural quality of the site development. Alternative III assumes that the house would dilute or confuse the visitor's understanding of Penn for a variety of reasons.

If alternative Schemes IA, IB, and II are considered to be acceptable according to the preceding criteria, then the validity of reconstructing the house could be further tested by considering the priority of this project, with respect to possible public funding, compared to other projects in Philadelphia involving historic buildings. There are a number of significant historic structures in the city which are in various stages of jeopardy due to lack of sufficient preservation funding, including the Edwin Forrest House (1326 N. Broad Street), the Centennial National Bank Building (3200 Market Street), the Musical Fund Hall, the Metropolitan Opera House (358 North Broad Street), the Naval Home, the Colonial Germantown Historic District, and the Spring Garden Historic District. If the Slate Roof House were to be in direct competition (with one or more of these projects) for funds from a common public source, reconstruction of a missing building could not be justified over preservation of an existing one. If, however, funds from a single source (either public or private) were available for reconstruction of the house but not for the other projects, then expenditure for the former would be justified.

In considering the relation of the Penn commemoration to INHP, the question arises of whether reconstruction of the house, the creation of a building, is more justifiable within the framework of INHP than the use of another medium for conveying Penn's ideas and the early history of the province. It is our understanding that Congress authorized inclusion of Independence as a unit of the National Park system because of the historical events which took place there, because of the

culmination of Enlightenment ideas represented in the Constitution drafted there, and only secondarily because of the architectural significance of the buildings in which these events occurred. The most appropriate link with INHP, then, is conceptual rather than physical.

Penn's ideas, words, and actions provide the most significant link with independence and should be the basis of the Tercentenary commemoration. The physical expression chosen should be that which best expresses Penn in the context of his contributions.

Since the Slate Roof House, if reconstructed, will ultimately become an integral part of the overall interpretive program of Independence National Historical Park, either by actual inclusion in the Park or by cooperative agreement with the owners of the site, the public's carrying capacity for historic house museums must be assessed. We have conferred with the Historic Property division of the National Trust for Historic Preservation, the Historic House Association, and the American Association of Museums. All report decline in visitation to historic house museums during the past five years except for 1976. No aggregate figures are available on the number of historic house museums in center city Philadelphia or their visitation, and we have no evidence that there is a decrease of interest in historic houses in Philadelphia, or, if so, if this would apply to a 17th century house, associated with Penn and in a prime location for visitors.

Within INHP alone, however, there are four house museums: the Graff House, Todd House, Bishop White House, and Kosciuszko National Memorial; and six houses used as museums: the Pemberton House, the Market Street Houses at Franklin Court. These represent only a sampling of the many noteworthy historic buildings in the vicinity, many of which are open to the public.

Prior to any serious consideration of public investment in reconstruction of the Slate Roof House, a careful assessment should be made of the density, use, constituency, maintenance and operation costs, and revenues from these houses. Visitor experience, educational gain, and the value of different techniques of interpretation, e.g. automated vs. personal, should also be evaluated in light of the number of historic houses in Philadelphia, restored, reconstructed, and neglected. Interpretive alternatives to house museums which offer visitors a different experience should be carefully weighed.

5. Cost Estimate

WILLIAM PENN COMMEMORATION PROJECT
COST ESTIMATE (NOVEMBER 1979)

--All costs assume materials and labor by outside contractors.

--This estimate does not include the cost of acquisition of the Slate Roof House site at Second and Sansom Streets.

--This estimate does not include operation and maintenance costs.

--All figures are 'today's costs,' assuming construction were to start immediately. Twelve percent inflation costs per year should be added for each year the project awaits construction.

--15% project contingency is included to cover error due to lack of a defined scope in the current feasibility stage.

SCHEME IA

-Reconstructed house museum, including all mechanical equipment; partial interior reconstruction with a fully finished first floor, approximately 2100 sq. ft.	$ 650,000
-Outbuilding reconstruction, full interior and exterior reconstruction @ $150 per sq. ft.	100,000
-Fully enclosed loggia, new construction including all mechanical systems, not including exhibitry, approximately 3600 sq. ft.	400,000
-Five rooms of Slate Roof House furnishings and one outbuilding room @ $20,000 per room	120,000
-Loggia exhibitry @ approximately $60 sq. ft.	216,000
-Site work (soft landscaping scheme) including landscaping, drainage, site utilities to buildings, approximately 7000 sq. ft. @ $30 sq. ft.	210,000
Subtotal	$ 1,696,000
15% Contingency	255,000
Subtotal	1,951,000
-Design, exhibition, and administrative services	391,000
TOTAL	$ 2,342,000

SCHEME IB

-Reconstructed house museum, including all mechanical systems, approximately 2100 sq. ft. (similar to Scheme IA)		$ 650,000
-Museum, new construction, including all mechanical systems, no exhibitry, approximately 8000 sq. ft.		800,000
-Site work, (hard landscaping scheme), including all landscaping, drainage, utilities to all buildings, approximately 3450 sq. ft. @ $45 per sq. ft.		160,000
-Exhibitry for museum @ $60 per sq. ft.		480,000
-Five rooms furnishings @ $20,000 per room		100,000
	Subtotal	$2,190,000
	15% Contingency	328,500
	Subtotal	2,518,500
-Design, exhibition, and administrative services		503,700
	TOTAL	$3,022,200

SCHEME II

-Reconstructed house, open plan including all mechanical systems, approximately 2100 sq. ft. total (1600 sq. ft. of gallery space)		$ 500,000
-Open loggia, new construction, including all mechanical systems not including exhibitry, approximately 3600 sq. ft.		275,000
-Exhibitry approximately 5200 sq. ft. @ $60 per sq. ft.		320,000
-Site work, (soft landscaping), including all utilities to buildings, landscaping, drainage, approximately 7000 sq. ft. @ $30 per sq. ft.		210,000
	Subtotal	$1,305,000
	15% Contingency	196,000
	Subtotal	1,501,000
-Design, exhibition, and administrative services		300,000
	TOTAL	$1,801,000

SCHEME III

-Garden, new construction, including all walls, site utilities, landscaping, and models; not including sculpture or exhibitry on walls; approximately 13,500 sq. ft. @ $60 per sq. ft.		$ 900,000
-Wall exhibitry approximately 4500 sq. ft. @ $45 per sq. ft.		202,500
	Subtotal	$1,102,500
	15% Contingency	166,000
	Subtotal	$1,268,500
-Design, exhibition, and administrative services		255,000
	TOTAL	$1,523,500

6. Operation and Maintenance

The following is a very general consideration of the operation and maintenance requirements of the four Schemes.

a. Staffing

Schemes IA, IB, and II require staffing for full-time guide(s) or information services. Scheme IB, the house and museum, is the most labor intensive. Scheme III, the park, requires no management personnel, though a guide to answer questions and provide information would be an asset.

b. Maintenance

Schemes IA, IB, and II have the highest ongoing maintenance and housekeeping requirements, with a house, exhibition structure and outdoor areas to maintain. Scheme III requires day-to-day outdoor maintenance and periodic care of landscaping, and would require the least personnel and time to maintain.

Depending on the exhibition techniques used, all exhibits would require occasional replacement or repair. It seems likely, however, that the museum exhibition, the largest in scale and technical complexity, would require the most attention.

c. Energy and Microclimate

Schemes IA, IB, and II all require HVAC systems for two buildings, and would obviously be more expensive to operate than the park. The microclimate for the park is favorable, with shade from the summer sun provided by the high south wall and trees.

d. Security

While we feel the site and visitors will be "protected" during the day and evening by the numbers of people generated by the Parking Garage, nighttime security is a consideration. In Scheme III, the park, walls and wrought-iron fencing are shown enclosing the park. Fencing could also be incorporated in the other three Schemes.

e. Debt Service and Amortization of Cost

It has not been established how the capital funds for the project would be acquired. If they are provided through private or public borrowing, either for land acquisition or construction cost, debt service would have to be included in a calculation of overall operating expenses.

K. RECOMMENDATIONS

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The following two sections are the recommendations of the consultants involved in this project.

1. Venturi and Rauch

Venturi and Rauch recommends that the City adopt for implementation the park, Scheme III. As derived from the analysis in Section J. above, our reasons include the following:

-- As an "open air museum," the park is capable of conveying the complex message of Penn through a variety of interpretive techniques to a mass, diverse audience at a cost and with operating expenses well below those of the other Schemes.

-- The commemoration, by being outdoors, allows for a symbolic expansiveness, evocative of the stature (and unknowns) of Penn. It frees him from the confinement of a "packaged" approach.

-- The focus of the commemoration is on Penn in the context of one of his deeds, the plan of Philadelphia, which affected not just the city he founded, but the design of cities nationwide. As a physical image, it vividly conveys the significance of something he did. This is a fitting approach to the commemoration of a Quaker who considered conduct and actions to be the measure and legacy of an individual.

-- This context also matches the subject and time of the commemoration: the exuberant young Penn's arrival in Philadelphia in 1682, and the founding years of the colony. It provides a central framework on and around which the events of Penn's life and the colony can be developed.

-- The park takes advantage of a conspicuous location adjacent to the Parking Garage, and matches visitor needs to unwind and orient themselves with an urban/historic amenity. The park becomes a vestibule at an appropriate urban scale for visitors who have just arrived as well as an appealing recreational attraction for neighborhood residents and workers.

-- It is a refreshing alternative to the number and range of indoor presentations in Independence National Historical Park. In the density of information it conveys and in the special character of its interpretive expression, it also offers an alternative to the treatment of open space in INHP and the vicinity. The size and enclosure of this open space is in pleasing contrast with the larger open spaces of INHP.

-- Finally, it avoids the confusion that would result on the part of the public from a reconstructed house which was not Penn's own house, and is associated with a later, very different period in Penn's life and in the

history of the colony from that being commemorated in 1982. The Penn scholars and historians at the seminar on Penn at the beginning of this project were uncomfortable with the idea of closely associating the Slate Roof House with Penn, and especially with the troubled Penn of 1699-1701, when it is the hopeful young founder of 1682 who is being celebrated in 1982. The significance of the Slate Roof House to Penn is acknowledged in the park Scheme in appropriate proportion by locating the commemoration on the site, by marking the northwest corner of the site with a bronze commemorative plaque, by placing a model of the house on the park plan, and by including information on the house in the exhibition.

2. John Milner Associates

John Milner Associates recommends that the City implement Alternative IA. Our reasons include the following:

-- The reconstructed house will reflect Penn's physical environment; the loggia and garden will reflect his ideas. The combination will portray his complex life, influenced by the tension between his Quaker responsibility and his creativity.

-- The house, in concert with the exhibitry, will present a clear image of Penn, in a variety of form and intensity which will evoke response from both the casual and serious visitor.

-- The use of contrasting interpretive mediums will emphasize the multifaceted character of Penn: his practicality as a businessman; his passion as a reformer; his eloquence in theological matters; and his warmth as a person.

-- The reconstructed house will strengthen the architectural context now provided by the Bond House and City Tavern, and will recreate a sense of the 18th century scale of South Second Street.

-- Independence National Historical Park now has abundant open space, including a number of parks of intimate scale with specific commemorative themes. It is appropriate, therefore, that a scheme for developing the Slate Roof House site should include buildings to provide a greater sense of the architectural density which existed as a backdrop for the historic events which led to independence.

-- The site has the distinct advantage of being located in the direct path of major visitation to Independence National Historical Park. An interpretive facility on this site, which serves to welcome, inform, and direct visitors is entirely appropriate.