Historic Structures Report Part I

on

318 Market Street

Independence National Historical Park

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Prepared by

Staff

Independence National Historical Park

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CHAPTER 1

ADMINISTRATIVE DATA

Prepared by Superintendent M. O. Anderson

NAME AND NUMBER OF BUILDING

318 Market Street, building #115.

PROPOSED USE OF STRUCTURE(S)

Most of the two houses (first and at least half of the second floor) would be used as a museum with dioramas, panel exhibits, and memorabilia to tell the before-1765 story of Benjamin Franklin, the man (tradesman, publisher, businessman, office holder, philosopher, scientist, and benefactor). Franklin's relationship with the sites of these houses goes back to 1723 and remained intimate to the end of his life. Use of the houses as proposed would augment and complete, rather than compete with, the story that would be told in the reconstructed Franklin house in Franklin Court.

Because of the isolated location of the area and the importance of the exhibits, it is proposed to set up a living unit on a portion of the second and the entire third floor(s) to be occupied by a member of the Park staff whose presence would constitute protection.

PROVISION FOR OPERATING THE HOUSE

This house (along with 316 Market Street) is proposed to be operated by the Park staff as an integral part of the Park's interpretive program.

ESTIMATE OF COST FOR REHABILITATING
STRUCTURE(S) AND GROUNDS

Total cost of restoring and fitting up of the ~~two~~ houses as a museum (including architectural investigation, archeological investigation and salvage, historical research, furnishing of houses with dioramas and exhibits, etc.): $322,300.

CHAPTER II

HISTORICAL DATA

Prepared by Historian Martin I. Yoelson

STRUCTURAL EVIDENCE
FROM DOCUMENTARY SOURCES

On July 11, 1786, a body of workmen began dismantling three old houses on the Market Street front of Franklin's property.[1] With them, as they disappeared brick by brick, went the attachments of an age-long association which began, Dr. Franklin was later fond of recalling, when as a youth of seventeen he had "...found himself wandering without a home and without acquaintance" and soon afterward had been accepted into the household of John Read.[2]

These houses had the appearance of early eighteenth century Philadelphia residences. Modest in scale, the two owned by Read were two-story and garret structures, one of them brick in the main body, the other frame, with wooden kitchens to the rear.[3] Over the base story were pent eaves.[4] There were cellar doors, presumably in front.[5] In the rear were fenced yards.[6] The westernmost had been fitted up a dozen years before its demolition for son-in-law Richard Bache's enterprise as a dry goods and wine merchant and, according to advertisements in the Pennsylvania Packet, was distinguishable by its yellow doors. They were, no doubt, in other respects like the Cheapside, London houses to which Thomas Pownall in 1755 had likened older Philadelphia residences.[7] An insurance survey characterized one of them, not many years before their removal, as "very plain and old."[8]

By July 26, 1786, they were demolished and Richard Bache had paid off the workmen.[9] Now two new houses were to be built where the three very old ones had stood.

"Building is an old Man's Amusement. The Advantage is for his Posterity." In these words Franklin explained his involvement in such a venture at this stage in life.[10] However, material considerations were also in part responsible. To Ferdinand Grand, his French banker who put up the money, he also confided that "since my coming home, the Market is extended before my Ground next the Street, and the high Rents such a Situation must afford, has been one of my Inducements."[11]

Before any appreciable progress was made, legal entanglements halted the work. With the ground cleared, Franklin became engaged in a controversy over location of the property lines. As he reported to sister Jane on September 21, 1786, "I had begun to build two good Houses next the Street instead of three old Ones, which I pulled down. But my Neighbors disputing my Bounds, I have been obliged to postpone till that Dispute is settled by Law." During this impasse, Franklin decided to proceed with other construction: "In the meantime, the Workmen & Materials being ready, I have ordered an Addition to the House I live in, it being too small for our [daughter Sarah Bache's] growing Family. There are a good many hands employ'd, and I hope to see it cover'd in before Winter."[12]

The legal action was concluded long before this, however, and Judge James Wilson, handing down a "Trespass in Ejectment" on September 25, 1786, settled the matter.[13] By October 1, 1786, arrangements with the owner of the neighboring property, John Stille, were virtually complete and Franklin was in a position to resume construction of the new houses.[14]

From this point on, the addition and two new houses were worked on simultaneously. The many entries in Franklin's account books for payments to craftsmen and laborers cover all three and with few exceptions cannot be distinguished one from another. Yet some sense of the progress of construction through its stages can be gained by close study of the payments.

Progress of the Construction

In advance of the September 25 judgment, Franklin had made payments for materials and labor to Benjamin Taylor, a brickmaker, James Clark Cresson, a board merchant, Isaac Lewis, trade not known, and William Stewart, a hauler.[15] By then the uncut stone foundations of the structural addition to Franklin's house had been finished and the brick walls were being built, as several payments for stone, bricks, lime, hauling, and labor late in September and early in October indicate. Doubtless at some point along the way a part of these materials was applied for the first time in the construction of the two new houses on Market Street as well.[16] Benjamin Rush noted on October 27: "He [Franklin] amuses himself daily in superintending two or three houses which he is building in the neighborhood of his dwelling house."[17] On October 23, the same day that carpenter John Hall was reimbursed for the expense of a raising feast (the addition was not under roof), William Stewart was paid for hauling earth (presumably from a cellar excavation).[18] Thus it may be concluded that the addition was up by late October and that the Market Street houses' foundations were being laid. Water table

bricks, moulded bricks used in a stringcourse at foundation level to throw off water, were paid for on September 30 and October 23 showing that the above-grade work on the new houses was under way.[19] The last payment for "Hauling Earth" was made on November 25,[20] This followed by eleven days the second and last recorded raising feast.[21] Through this date materials purchased were of the type which would be used in masonry construction.[22] On November 15 Franklin paid James Reynolds, a carver and gilder according to the 1785 city directory, "for Brackets in full" which at this stage of the construction were more likely to have been for a roof cornice than for stairs or room cornices, and probably were for the addition.[23] Apropos to this, Franklin's house, according to the 1766 insurance survey, had "Modilion Eaves."

Although the work had reached the stage by December 3 where Franklin could announce "...my Buildings are now covered," bricks, lime, scaffold poles, haulage of stones, and bricklaying were still being paid for through the year's end, and it was not until January 6, 1787, that Benjamin Taylor was paid to clean up around the "Cellars & Alley."[24]

By this time, master carpenter John Hall's men had been steadily at work on the structures for two months, and it may be concluded that they were installing floors, stairs, closets, window casings, and wood trim.[25]

Ten days after Franklin paid to have the cellar cleaned, he purchased cedar plank, perhaps for the cellar floors, from the firm of McCullough & Peterson.[26]

On January 20, 1787, Franklin made the first of two purchases of glass and on February 5, the second.[27]

Plastering came next, and several purchases of hair, laths, and lime were made between January 23 and March 15.[28] This was extensive as Franklin took great pains to protect the buildings from fire.

Further payments for bricks and bricklaying between January 16 and March 1 completed that part of the work and may be assumed to have covered fireplaces, interior brick partitioning, and perhaps walk and yard paving.[29]

A payment on February 27, 1787, to Warder Parker & Co. for copper indicates that the drains and spouts, and perhaps the plumbing as well, were added about that time.[30]

Shingling to the amount of £60.2.6 was done around March 1. A John McElwee was paid for painting and glazing on March 2.[31] Hall's carpenters were still being paid as late as March 15.[32]

On March 2 a general settling of Franklin's account with his son-in-law, who appears to have had an important role in the arrangements, took place: "Mr Bache renders me an Acct of the Sums he had paid for Labour & Materials for the new Buildings, with the Money I put into his Hands."[33] This totalled £277.17.8.

And so as spring came the three structures neared completion. Writing to his banker, Ferdinand Grand, on April 22, Franklin reported "The three Houses which I began to build last year, are nearly finished, ..."[34] And a week before he had informed Le Veillard that "...having

built an addition to my house, in which I have placed my library...I can write without being disturbed by the noise of the children;..." By July construction was completed and Mutual Assurance Company Surveys 230 and 231 made by "I. Jones" for "...two New Three Story Houses situate the south side of High [Market] street between third and fourth streets belonging to his Excellency Benjamin Franklin Esqr."[35]

Appearance of the House

In undertaking the building of the houses on Market Street Franklin himself assumed the role of contractor and builder. While it may be assumed that John Hall, the master carpenter on the job, bore many of the responsibilities normally left to the builder, Franklin from the start took the center of the stage as promoter, designer, and overseer. He early referred to the construction as "my project of building."[36] And while he was later to refer indulgently to it as an "amusement," the character he imparted to the Market Street houses bespeaks a serious interest in structural design and not only a desire for gain. No plans are known to have been drawn for these houses, and whatever was committed to paper in guiding Hall presumably was supplied by Franklin himself. The aged gentleman was a familiar figure at the site. It will be remembered that Benjamin Rush had observed "...He amuses himself daily in superintending two or three houses which he is building...."[37] Sister Jane Mecom later spoke of his "Inspecting yr Building,"[38] and reflected in her letters the pleasure he derived from this activity. In time, however, it palled on him and wearied him, for as he wrote on April 5, 1787:

> The affairs in dealing with so many workmen and furnishers of materials, such as bricklayers, carpenters, stonecutters, painters, glaziers, lime-burners, timber-merchants, copper-smiths, carters, labourers, etc., etc., have added not a little to the fatiguing business I have gone through in the last year,...[40]

When done, the houses on Market Street were of a structural unity and sameness in appearance which the plan of building necessitated. Along the north property front of Franklin Court there had been in 1786 six properties, only four of which Franklin owned. Three of the four were in a body, flanked by houses at what are now 314 and 320 Market Street (Illustration No. 1). The fourth was at what is now 322 Market Street. This last lot had since 1765 served as a passageway into the court. By 1786, attracted by the "Inducements" of high rents, Franklin had decided to build on the lot and run the passageway into his court through the new houses. As he informed sister Jane, "I have the Old Passage Lot left free to build another house."[41]

This mode of construction gave the buildings the most singular aspect of their appearance, a high arched passageway through the ground floor (Illustration No. 1). It also caused the houses to take the outward form of one large building (Illustration No. 1). Although allowing this effect outside, Franklin partitioned the interior in such a way as to produce two separate and nearly identical houses. The section of building over the passageway was shared by both, or as described in the fire insurance survey: "...the Eastermost House occupies the North Moyety over the Passage & the Westermost the South Moyety."[42]

It was in the amount of attention devoted to fireproofing and its effect on design of the house that Franklin's undertaking was altogether unique. His "project" was more than a profitable venture and much more than a mere "amusement." It was experimental, had several innovations, and was approached in a spirit of enterprise. And to this in large measure can be attributed his extraordinary show of interest in the day-to-day work. The whole interior was adapted to Franklin's conceptions on fireproofing and the layout reflected these conceptions. As explained to his sister, Jane Mecom, in a letter of September 20, 1787, the houses embodied a philosophy and a set of working principles:

> I sometimes think men do not act like reasonable Creatures, when they build for themselves combustible Dwellings in which they are every Day oblig'd to use Fire. In my new Buildings I have taken a few Precautions not generally Us'd: to wit none of the Wooden Work of one Room communicates with the Wooden Work of any other Room; and all the Floors, and even the Steps of the Stairs, are plaistered close to the Boards, besides the plaistering on the Laths under the Joists.[43]

The "few Precautions" referred to in this letter were in fact integral to design of the building. It will be remembered that bricks were bought in quantity from beginning to end of the work and masonry was being done throughout the same span of time. These bricks went not only into the exterior walls but into two interior transverse partitions which extended from the basement floor to the roof and in effect divided the house into three principal stacks of rooms or compartments broken only by doorways. The centermost of these housed the stairs, described as follows in the insurance survey: "Open newel rampt stairs with a

plain light handrail up to the skylights and enclosed with a brick wall." As this stairwell was thus completely enclosed, a skylight was necessary to provide illumination and the open staircase admitted it to the flights below.

The rooms of the house were in the sections in front or behind this stairwell or in the "Moyety" which was separated from the rest of the house by the east wall and logically would have been entered from the stairwell. The meaning of this was that a fire in any one of these sections could not be transmitted through walls to the next. By plastering between floors Franklin sought to prevent spread of fire within any one of the sections, or as described in an addendum to the insurance survey "NB The Floors are plaistered between Joists as well as under so are the stairs to both steps & Risers the walls & Cieling has Coat of plaister." The insurance survey shows that Franklin, in seeing to it that "none of the Wooden Work of one Room communicate[d] with the Wooden Work of any other Room," went so far as to give "the walls & cieling...a Coat of Plaister under the Cornice." In this way the wooden mouldings of the cornice on one floor were separated from the joists of the floor above. Even the "Landscape pannels" were plaster rather than wood.

The roof was not as well provided for. The battlements referred to in the insurance survey may be assumed to have separated the roof of 318 Market Street from other roofs around it. The garrets were plastered and "There [were] also trap-Doors to go out upon the Roofs that one may go out and wet the Shingles in case of a neighboring Fire."[44]

However, the shingles were inflammable as were floors and stairs and Franklin, as he confided to Jane Mecom, accepted them regretfully and only then as an economy: "But indeed I think the Stair Cases should be Stone, and the Floors tiled as in Paris, and the Roofs either tiled or Slated."[45]

Last among the fire-fighting features was "a Balcony in front."[46] While balconies were not unique in the Philadelphia of 1787 and served decorative and useful purposes, the reference to this one in the insurance survey among the fire-proofing features suggests that it was an iron balcony primarily for use as a fire escape or fire-fighting platform. The dimensions of this balcony are not known. Yet it may safely be assumed that it was extensive enough to have been accessible from either house (Illustration No. 1). Franklin's foresight earned him a reduction in premium from 30 to 25 shillings per £100 "in consideration of the great security made against fire," voted by the trustees of the Mutual Assurance Company on July 8, 1789.

As Franklin's intention was to rent the house at 318 Market Street, he built it plain. Outwardly, it conformed to the Philadelphia standard of the time: a brick three-story and garret structure, undoubtedly with doors, sash, and cornice of unexceptional merit. Except for the features discussed above, Franklin found little about the house's style worth repeating in correspondence with interested parties. To Jane Mecom, he wrote: "The two new Houses next the street are three Stories high, beside the Garrets,...are 24 feet front each, and 45 deep."[47]

The insurance survey for the building presents a picture of a house with little ornamentation. One cryptic entry covers all trim in the first floor "Front Room"--"...washboards only." The front room's starkness in a part of the house normally serving as a parlor or sitting room suggests that Franklin expected to rent the building as a store and residence. Such an arrangement would, of course, have yielded a higher rental. Lending plausibility to this interpretation of the survey is the description of the rest of this floor: "Lower story back room]fireplace] Breast & Mantle Cornice wash boards surbase [chair rail] and Windows cased with an Architrave." This somewhat more elaborate décor appears to have been for a dining room, as the kitchen was in the basement and for all practical purposes the dining room would have been located on the floor above. Also the even more elaborate trim of the "Second story front room" with its "Dentle [dentil] in front of the Chimney and a fret [carved pattern] to the Mantle otherwise finished as the back Room below" suggests very strongly that Franklin meant it to be the parlor or sitting room.

In one, or perhaps both of these rooms, presumably over the mantle, were the "Landscape pannels" referred to in the survey.[48] Landscape panels were, as the designation implies, scenic views and were painted on plaster, wood, or canvas. In combination with the mantle they undoubtedly added a stylistic touch to the rooms. These panels may have been painted by John McElwee, who did the house painting, or perhaps even by Benjamin Franklin Bache, Franklin's grandson, who as his

notebooks demonstrate was capable of better-than-average illustrative work.[49]

Passing over the second floor room to the rear, the survey discloses the following items of finish in the third story: "Breasts Mantles, surbase washboards windows cased and single Cornice." These were, of course, the principal bedrooms and were finished accordingly. The "small rooms over the passage [in the 'moyety' were] plain with only wash boards & windows cased." Above the third floor was a "Plaistered" garret.

As with the floors above, the cellar was divided into three sections, two rooms on either end, separated by the stairwell. No contemporary source describes the front room, but there is little reason to doubt it was intended to be used for storage in conjunction with the store above. Off this room to the east and therefore beneath the arched passageway was a vault. A half-length vault off the stairwell offered additional storage space.

Behind the stairwell was the kitchen "finished plain" with a fireplace against the west wall and a full-length vault off the room's east wall.

The insurance survey in taking up the kitchen adds that there was "an Ash hole on the outside of Brick." Implicit in the wording of this passage is the existence of a below-grade open area or dropped court accessible to the kitchen. A door between the two would have provided the only route other than one through the house for removing trash. Presumably kitchen windows faced this court.

The House Since 1787

From 1788 until 1827 information regarding the structure is limited. It remained in the family following Franklin's death in 1790. The notations in the Philadelphia City and County tax records and deed books for these years describe it only as a "Dwelling" or a "Certain three Story Brick Messuage or Tenement."

Between 1827 and 1835 the building underwent certain undetermined alterations. A codicil dated April 21, 1835, to the 1827 will of Margaret [Bache] Duane (who had inherited the property) notes that improvements were made to the structure, but the changes are not described.

By 1847 the aging building had outlived its commercial usefulness and her sons, Franklin Bache, Benjamin Bache and Hartman Bache, decided to build a much larger structure on the property. In so doing they retained and incorporated in the new building the east and west walls, moiety, and cellar of the old. The facade, rear wall, and stairwell were taken down (Illustrations Nos. 2 and 3). The south moiety wall was changed (Illustration No. 4). What records of this construction may be extant has not yet been determined. An insurance survey of the "New Five Story Brick Store" presents a full picture of it.

This survey, made by the Mutual Assurance Company, describes the structure as a building fronting 18 feet 10 inches on Market Street and in depth 54 feet; thence continuing at an angle on the east side the further depth of 58 feet. The width in the rear was given as 14 feet. Each story and the basement included two rooms separated by a door.

Additional rooms (10 by 22 feet with a water closet and iron sink) adjoined the second, third, fourth and fifth stories above the arched passageway. One flight of straight stairs led from the front part of the basement to the first floor. In the southwest corner at the rear of the building were five flights of plain winding stairs. In the rear room of the second story was a wood partitioned "Counting Room." Also in the rear room of each story was a mechanical lift or hoist. (For a complete description of the building, see Appendix F.)

An 1848 resurvey of 318 Market Street (Appendix G) indicated minor changes in the interior of the building. These changes resulted in the construction of a private entrance to the second story. Three years later the private entrance to the second floor was removed. At this time the building underwent further alterations. The wooden partition which enclosed the stairs on the first floor front was removed and replaced with a handrail. A skylight was added to the center of the roof. Finally, the ceilings of the second, third and fourth floors were cut out forming a large opening. Around each opening on the third, fourth and fifth floors a wooden handrail with ballusters was placed. (See Appendix H for a full description of alterations.)

A year later the "Counting Room" on the second floor rear was removed and a new one installed in the rear room of the first story.[50] In addition, a smaller office was partitioned off within the new "Counting Room."

In 1857 the "Stove in the Cellar [was] enclosed by a Casing of Zink reputed...as perfectly safe."[51] Eleven years later the stove was replaced by "Two portable furnices one [to] heat the front part of the store the other to heat the back part and counting house."[52]

Until 1885 no additional alterations were made to the five-story structure. In that year the first story was converted into a small restaurant or luncheonette. The basement was occupied as an express office and the upper stories were used as an umbrella factory. A resurvey of the structure in 1885 describes the changes thusly:

> First story now occupied as Eating house. Cooking range bake oven boiler, iron sink. hot & cold water in rear part. Front windows has one large light of plate glass in ditto. box enclosed by sash inside of glass 14' by 16' sides permanent. front hung on hinges. one light of plate glass in each front door. Cellar as Express Office. remainder of building umbrella factory[.]

By 1892 the building was occupied as a "Wine Store and Manufactory of Infant Clothing." The "Cooking range" was removed and minor alterations were made to the second story front windows.[53] In 1911, although the structure was reinspected by the insurance company, no further changes were noted.

To date no evidence has been uncovered to indicate additional alterations to 318 Market Street since 1911. It is assumed that the present utilities and plumbing were installed during the twentieth century. Over the past hundred years there is no indication of alterations to the facade above the first floor.

A Famous Passageway

The Philadelphia National Shrines Park Commission report in 1947 focused attention, apparently for the first time, on the arched passageway. The standard histories of Philadelphia had shown no awareness of it and no marker graced the site. In a section entitled "A Famous Passageway" the report's authors stated, "His [Franklin's] beloved house,...no longer stands but Franklin Court still remains with its arched passageway to Market Street...." As the buildings of which it was a part bore no perceptible relationship to those put up by Franklin and as data about the 1847 construction had not yet been uncovered, the authors had no way of knowing that any part of the original archway had survived and did not concern themselves with this possibility.

William E. Lingelbach, honored historian and then Librarian of the American Philosophical Society, following research in the Franklin papers possessed by the Society, took up the subject differently in the 1949 Proceedings. Evidently suspecting that outward appearance could not be accepted as final, Lingelbach called for a "scientific analysis of the style and materials of the arched passageway to High [Market] Street under the two houses Franklin built in 1786...." He went on to suggest: "It is a special task that might well be a first consideration for the Advisory Commission appointed by President Truman in connection with the Philadelphia National Historical Park."[54]

A decade was to pass before any analysis was undertaken, and it was then under the auspices of the National Park Service. In the

meantime, Dr. Edward M. Riley, at the time Historian of the Independence National Historical Park Project, from the evidence available to him had concluded that "the present arch is undoubtedly of a later [than Franklin] vintage" although he recommended its retention.[55]

Since Dr. Riley drew this tentative conclusion, evidence about the archway's later history has turned up.

To begin with, Franklin and his heirs left several contemporary references to the archway. As Dr. Riley has shown, Franklin probably had in mind just such a structure when in 1765, approving his wife's purchase of the property adjacent to the Read house on the east, he had written "I think we may make considerable advantage of it in time, by opening a Passage by the North Front of our House into the back Ground,..."[56]

In describing new buildings to Jane Mecom following their construction Franklin wrote "...an arch'd Passage is left in the middle between them to come thro' down to my Dwelling, wide enough for a carriage."[57] The dimensions as given in the 1787 insurance survey were "a 10 feet passage & 44 feet deep."[58]

Later deed book notations for 318 and 316 Market Street through such statements as "...the same [Franklin Court] is now built under & over improved and occupied..." leave no room for doubt that the arched passageway was still in place through at least 1826.[59]

Later insurance renewals or transfers by assuming the provisions of the 1790 policy confirm these notations through 1847.[60]

In this year, as related above, Franklin Bache, Benjamin Bache and Hartman Bache remodelled the premises, leaving the moiety and thus the archway. That the moiety section of the Franklin-built house in large part survived is clear from the fact that the house at 316 Market Street was not redone at this time. One moiety could hardly have been drastically altered or removed without corresponding changes in the other. The survey for the remodelled building includes this description of the moiety: "Adjoining & Communicating on the East, & over the archway leading to Franklin Place is a Room 10 feet by 22 feet, ..." Shortly after the 1847 work was complete, John A. Newman, a jeweler whose shop was in Franklin Court, petitioned the City Councils to remove the archway and moieties at the Market Street entrance. He charged that they "incumbered and impeded" the "outlet."[61] This petition may be assumed to have failed in Councils as no action was taken on it. Post-1847 property records and insurance resurveys make no mention of any changes to the arched passageway. An 1860 print is the first known pictorial representation of it (Illustration No. 2). An 1868 photograph shows its appearance at that time (Illustration No. 5). Today it appears as shown in Illustrations Nos. 6 and 7.

HISTORICAL ASSOCIATIONS

On a Sunday morning in October 1723, the young printer Benjamin Franklin, late of Boston, disembarked from a boat at the Market Street wharf in the colonial town of Philadelphia. Stopping first at a bakery across from the Second Street Court House to assuage his hunger, he next set a course along Market Street, "...a roll under each arm, and eating the other."[62] He soon came abreast of the locality which was to figure so largely later in his life.

> ...passing by the door of Mr. Read, my future wife's father; when she, standing at the door, saw me, and thought I made, as I certainly did, a most awkward, ridiculous appearance. Then I turned and went down Chesnut street,...[63]

Within a matter of days Franklin had returned to Read's house as a lodger. In search of work he had been put in contact with a printer "lately set up," Samuel Keimer, who insisted on his rooming nearby:

> He did not like my lodging at Bradford's [the other printer in Philadelphia] while I work'd with him. He had a house, indeed, but without furniture, so he could not lodge me; but he got me a lodging at Mr. Read's, before mentioned, who was the owner of his house; and my chest and clothes being come by this time, I made rather a more respectable appearance in the eyes of Miss Read than I had done when she first happen'd to see me eating my roll in the street.[64]

Both the Read family residence and Keimer's shop had been built by John Read, a carpenter, the first sometime after purchase in 1711 of the lot on which it stood and the second on the adjacent lot sometime after its purchase in 1716.[65] Both were of the same size, but the former, a frame house with brick facade, was less substantial than

the latter, all of whose outside walls were brick.[66] The frame house, being in several respects a less desirable dwelling, undoubtedly was Read's residence until the brick house was built. This being the case, then Read was living in the brick house at the time of Franklin's arrival in Philadelphia, and it was in this house that Franklin lodged from October 1723 until April 1724. It occupied 16 feet 4 inches of the 18 foot 9 inch frontage of the lot now designated 318 Market Street and was 37-1/2 feet deep.[67] No direct evidence has survived as to the rooms and their arrangement. However, they accommodated a family of five, John Read and his wife Sarah, son John, and daughters Deborah and Frances. Franklin brought the total to six and as is likely Keimer to seven.

The frame house occupied the rest of the 318 Market Street lot and part of the 316 Market Street lot. The Autobiography makes it clear that Keimer's printing shop was in one of the Read houses. Stephen Bloore, interpreting the following advertisement from the American Weekly Mercury as applying to Keimer, fixes his date of arrival in this country from England as early 1722. As will be seen, this description could only have been of Keimer.

> Take Notice,
> There is lately arriv'd in this City a Person who freely offers his Service, to teach his poor Brethren the Male Negroes, to read the Holy Scriptures, &c., in a very uncommon, expeditious and delightful Manner, without any Manner of expense to their respective Masters or Mistresses. All serious Persons whether Roman-Catholics, Episcopalians, Presbyterians, Independents, Water-Baptists, or People called Quakers, who are truly concern'd for their salvation may advise with the said persons at his Lodgings (relating to the Time and Place

> of his so instructing them) at the Dwelling House of John Read, Carpenter, in High-Street, at Philadelphia, every Morning till Eight of the Clock, except on the Seventh-Day.[68]

There is no reason to doubt that Keimer's shop with its ailing press and mite of type was in the frame house.

Thus it was in the first of the two houses that Franklin had his room and wooed and won Deborah Franklin. An account of the courtship has come down to us in the pages of the Autobiography:

> I had made some courtship during this time [before embarking for England] to Miss Read. I had a great respect and affection for her, and had some reason to believe she had the same for me;...
>
> [And following his return from England]...A friendly correspondence as neighbors and old acquaintances had continued between me and Mrs. Read's family, who all had a regard for me from the time of my first lodging in their home. I was often invited there and consulted in their affairs, wherein I sometimes was of service. I piti'd poor Miss Read's unfortunate situation, who was generally dejected, seldom cheerful, and avoided company...[she had married unhappily in Franklin's absence.] Our mutual affection was revived, but there were now great objections to our union... [stemming from the earlier marriage.] We ventured, however, over all these difficulties, and I took her to wife, September 1st, 1730....[69]

In the other house Franklin passed the hours of the day in the employ of Keimer and later with apparent enjoyment was to recall these hours:

> Keimer and I liv'd on a pretty good familiar footing, and agreed tolerably well, for he suspected nothing of my setting up [in business]. He retained a good deal of his old enthusiasms and lov'd argumentation. We therefore had many disputations. I used to work with him so with my Socratic method,...it gave him so high an opinion of my abilities in the confuting way, that

> he seriously proposed my being his colleague in a project he had of setting up a new sect. He was to preach the doctrines, and I was to confound all opponents....
>
> Keimer wore his beard at full length, because somewhere in the Mosaic law it is said, "Thou shalt not mar the corners of thy beard." He likewise kept the Seventh day, Sabbath; and these two points were essentials with him. I dislik'd both; but agreed to admit them upon condition of his adopting the doctrine of using no animal food...He was usually a great glutton, and I promised myself some diversion in half-starving him. He agreed to try the practice, if I would keep him company. I did so, and we held it for three months. We had our victuals dress'd, and brought to us regularly by a woman in the neighborhood, who had from me a list of forty dishes, to be prepar'd for us at different times, in all which there was neither fish, flesh, nor fowl, and the whim suited me the better at this time from the cheapness of it, not costing us above eighteen pence sterling each per week...I went on pleasantly, but poor Keimer suffered grievously, tired of the project, long'd for the fleshpots of Egypt, and order'd a roast pig. He invited me and two women friends to dine with him; but, it being brought too soon upon table, he could not resist the temptation, and ate the whole before we came.[70]

It was while Franklin and Keimer were at work on the second floor of the frame house that Sir William Keith, Governor of the Province, came to call and thus set in motion the sequence of events which took the young printer to London and so influenced his life and career.

Franklin returned to work with Keimer for a time following his sojourn in England, but by then the shop was at a different location than before. This did not end his connection with the Read houses. As the Autobiography relates, Franklin was a frequent visitor. John Read having died in 1724, he no doubt helped to discharge matters of concern to the widow Read and her family. These were not insubstantial. Read had left "many debts" and they resulted ultimately in seizure of the

property. In 1729 Sarah Read recovered it at a Sheriff's sale. She retained ownership for five years before devising the property with "natural love and affection" to her son, John, and daughters, Deborah (wife of Benjamin Franklin) and Frances (wife of John Croker, a tailor).

John, like his father a carpenter, received the western half of the property. It fronted 16-1/2 feet on Market Street and in depth was 306 feet. It included the brick dwelling. The eastern half, also 16-1/2 by 306 feet, including the second dwelling, was granted to Benjamin Franklin and her other son-in-law, Croker.[71]

In 1745 Croker sold his interest in the property to Franklin and six years later when he purchased the house and lot on the west from John Read, Franklin became sole owner of a property fronting 33 feet on Market Street and in depth 306 feet, and, as has been shown, late in life redeveloped it.[72]

The terms of Franklin's will devised the properties on Market Street (which included 318) to his daughter, Sarah, and her husband, Richard Bache. It also provided that the properties would descend to their heirs by naming them as tenants-in-common and not as joint tenants.

Following the death of Richard Bache on July 29, 1811, his wife having died on October 5, 1808, the real estate of Benjamin Franklin was partitioned among seven heirs; namely, Margaret Bache Duane (widow of Benjamin Franklin Bache), William Bache, Elizabeth Franklin Bache Harwood, Louis Bache, Deborah Bache Duane (wife of William J. Duane), Richard Bache, and Sarah Bache. The deed of partition, drafted in 1812, divided

Franklin's properties on the south side of Market Street into thirty-three small lots which were apportioned among the seven heirs.

William Duane, ardent supporter of Jefferson and editor of the Aurora, and his wife, Margaret, were devised the three-story brick building which was located west of the arched passageway. It fronted 18 feet 9-1/2 inches on the main street and in depth was 44 feet. The lot then ran southwestwardly 37 feet as the breadth narrowed on the east to 14 feet and it continued at that width an additional 30 feet, making the whole depth a total of 111 feet. This property included the present-day 318 Market Street house.

Tenants of the Read Houses

Although 250 years have passed since the Read houses were first built and resided in, information regarding the occupants can still be found. Read and his family lived in the brick one, while the other was leased to tenants. Sarah Read and the family continued to reside there after John Read's death in 1724. When Deborah married Franklin in 1730, the bridal couple moved to quarters at the "New Printing-Office near the Market." There Mrs. Read joined them the following year.[73] The absence in Sarah's account book of rental receipts and the terms of the will indicate that her son resided in the brick house after 1731.

The transfer of title to Franklin in 1751 apparently took place when John Read was preparing to move to York, Pennsylvania. Within a year's time a Daniel Swan rented the premises. He was still there in 1765 when Franklin in London advanced a Guinea to his "cast away" son.[74]

The tax records show an Isaac Collins and William Goddard, the printer, were later tenants.[75] Then in 1772 Richard Bache, husband of Franklin's daughter Sarah, opened a wine store there, selling Madeira, Tenriffe, Fyal and Lisbon wines, Jamaica rum by the pipe, hogshead, quarter cask, or gallon.[76] After he discontinued this business, Woolere Ming, a saddler, rented the house. Ming was there in 1774. By 1779 James Bryson, who had clerked for Bache and now managed the post office, had moved into the house. He was still there in 1786, until the time it was demolished.

The tenants of the frame house between the time of Keimer's departure late in 1724 or 1725 to Eben Haydock's renting of the premises in 1754 have not been determined.[77] Haydock, a painter and glazier, is of more than usual interest because he worked on Independence Hall in 1776 and eleven years earlier in 1765 had painted Franklin's new house in the court.[78] He was a good friend and neighbor of the Franklins. The later tenants included John Hays, a printer, in 1779; John Black, a lime seller, from 1780 to 1783; James Clark, a cordwainer, in 1785; and Emanuel Singer, a currier, in 1786.

Tenants of 318 Market Street

After work on the new building at 318 Market Street was completed in 1787, it remained unoccupied until 1788 when Charles Gilchrist's "refinery" where "fine gold and silver may be had" became the first business on the premises. He resided here until 1803. The tenant for the period 1804-1806 is not known. Here Charles Alliner resided in 1807. From 1808 until 1812 the occupant was James Dawson, a suspender maker.

The next year one Matthew Bruny occupied the premises as did Anthony Mitchell, a confectioner, in 1814.

The next known tenant was Robert Y. McBride, a saddler, from 1820 to 1821. During the two years that followed the premises were occupied in turn by E. M. Mills and Benjamin B. Lipponcott, a hatter. Subsequent occupants included Benjamin T. Neal, a hatter, from 1824 until 1834; L. Harwood, a merchant, from 1834 until 1841; Samuel Wonderly, boots and shoes dealer, in 1842; Harwood and Charles Oat, a merchant, from 1844 until the three-story structure was replaced in 1847 by the five-story building.

The Property Since 1812

In 1812, by the deed of partition referred to above, William Duane and his wife, Margaret, were granted the three-story structure erected by Franklin on the west side of the arched passageway. Seven years later the property was deeded in trust to Margaret's four sons by her marriage to Benjamin Franklin Bache: Franklin, Richard, Jr., Benjamin and Hartman Bache. In 1836 the property was bequeathed to the sons. Ten years later they replaced the earlier building with a five-story brick structure including a store front, the present-day 318 Market Street.

The Bache heirs retained ownership of the property until 1914 when Isidore Tomberg purchased it. During the following forty years it changed hands several times until in 1954 the Federal Government acquired it as part of Independence National Historical Park.

The first tenants in the new five-story building in 1847 were Edwin Booth and Charles A. Day, cloth merchants. Later tenants included William H. Brown, a dry goods merchant, from 1848 until 1857; Jacob W. Goff, a saddlery hardware merchant, from 1858 until 1868; and Moyer Feldman & Co., clothiers, from 1869 until 1871. Since 1871 the premises have been occupied by varied and numerous businesses.

EVALUATION OF
HISTORICAL IMPORTANCE

The building at 318 Market Street is one of an unbroken row of business structures, unmistakably nineteenth century in appearance. Only the arched passageway which pierces this building and its neighbor to the east at 316 Market Street and opens to the cleared area in the rear in any way suggests what once was there. Yet still reposing in this gaunt loft building though hidden to the undiscerning eye are considerable portions of the structure built by Benjamin Franklin in 1786-1787, replete with tell-tale clues to those portions that are no longer to be found.

These remains are of unique historical interest and importance. They stand on the site of the Read houses, known to generations of Americans through the pages of the world-famous Autobiography as the starting point of America's first great success story, where the poor boy of humble origins in 1723 began the ascent to first place among his countrymen. On this ground the provident virtues--thrift, hard work, sobriety--were harnessed with the opportunities offered by a favorable environment. They stand on a site which knew well the Franklin of ensuing years:

--the youthful printer at work at Samuel Keimer's "old shatter'd" press on his first known printing job in Philadelphia, his employer's composition, the Elegy on Aquila Rose, a handbill "lugubriously decorated with death's heads, bones, and hour glasses," and perhaps then setting out to hawk it through the town's streets.

--the lukewarm suitor whose match owed perhaps more to a sense of obligation and convenience than to the art of love and romantic courtship.

--the burgeoning philosopher, sharpening his latent intellectual powers in disputation with the bearded Sabbatarian, Keimer, and gathering about him at lodgings that circle of friends that later widened into learned societies and speculative undertakings.

--the landlord who as owner of the properties was continually on the scene during years of business success and growing reputation for civic improvement, political acumen, and learning.

--the gentleman of leisure who built his house on the rear of the property in 1764-1765 on the eve of a generation of unparalleled public service as agent of the colonies, member of Congress, envoy at the Court of France, and President of Pennsylvania, and as signer of the Declaration of Independence, the Constitution, and the Peace Treaty.

The remains themselves are intimately related to Franklin and his times. The mode of construction still evident in the scarred walls bears his imprimatur. They stand in mute testimony to his ingenuity. They are tangible remains, conferring on him who knows of them a sense of Franklin's presence and a link with the scene which surrounded him. Through the arched passageway Washington and other members of the Constitutional Convention passed on their way to pay respects and confer with the venerable philosopher. "Franklin Court survives today as ground enshrined by memories that are brightly threaded into the fabric of

national history." In these words the Philadelphia National Shrines Park Commission report evaluated the complex of structures and grounds of which 318 Market Street was once a part.

These remains have been rediscovered; their disguises have been stripped away. Much has been determined about them through historical research and architectural and archeological investigation. Now they await restoration.

It is in the power of the National Park Service while developing this and other Franklin-built structures on Franklin Court to preserve something more than fragments of the past, important as it is that this be done. A larger historical purpose may be served here. Franklin is known to the American people not only as the historically important figure but also, through many deathless and timeless traditions, as a living presence whose life embodies many of their ideals and beliefs. It is to both that the National Park Service should, as a matter of policy, address itself. The site of Franklin's house, however it is developed, cannot but be restricted to later memories and later scenes. In fully restoring the Market Street houses a place could be provided where under Service auspices the early life of Benjamin Franklin, "the most famous private citizen of the world," could be presented to the American people in a familiar setting. There is at present no one place where the American people can at a visit come to comprehend Franklin in all his complexities and through the many now scattered possessions. What is envisioned and recommended is the employment of 318 Market Street as one

of several restored and reconstructed buildings which together would comprise a center of Frankliniana. This would be possible in the restored Market Street houses and through such an undertaking the responsibilities of preserving a priceless ingredient of the American heritage would be fulfilled.

The arched passageway, an original feature which has survived little changed from the day Franklin superintended its construction, will of course be preserved. The houses of which it was once a part should be restored around it.

Accordingly, it is recommended that 318 Market Street be preserved as an essential landscape feature on Franklin Court and be completely restored inside and out to its appearance of 1787. This will entail removal of all nineteenth century elements of the structure, leaving intact what remains of the east and west walls, cellar, and moiety of the Franklin-built house, and replacing the facade, rear wall, transverse partitions, staircase, roof, skylights, trap door, balcony, and all other interior trim. In view of the uncertain condition of the surviving structure, stabilization measures may be necessary. As historical purpose alone can be served by these proposals, original elements should be retained where humanly possible. Any extensive sacrifice of them can only vitiate the entire restoration.

As a landscape feature and center of Frankliniana, 318 Market Street will fill a vital interpretive role. In addition, interpretation should be provided for those structural features of the exterior and

interior which so well reveal the hand of its builder. The first and most important step in achieving this will be the faithful restoration recommended above.

Leaving the post-1765 life to the home in the courtyard, interpretation of the many-faceted Franklin would be provided for in galleries located in the Market Street houses. As Franklin is a most complicated subject and as our study of him is only in its first stage, it is not possible to specify the number which will be needed. Certainly all interpretive devices and means commanded by the Service will be required before justice is done him. Franklin has been appraised a "universal genius." The universality of his interests and his achievements in various fields of endeavor will comprise by far the larger part of the subject-matter to be treated. They left a very considerable legacy of personal possessions and memorabilia which could richly illuminate the themes to be developed. The Franklin image accounts for the rest and it too can be illuminated by means of pertinent surviving personal possessions and memorabilia.

Among the activities to be considered in organizing the center would be the following:

Tradesman
- Apprenticeship
- Journeyman printer
- Master printer

Publisher
- Poor Richard
- Pennsylvania Gazette
- General Magazine
- German language publications
- Official printer for Pennsylvania and other colonies
- Books and pamphlets

Businessman
- Bookseller and stationer
- Branch publishing houses
- Western land companies
- Landlord

Officeholder
- Clerk of the Pennsylvania Assembly
- Justice of the Peace
- Common Councilman
- Alderman
- Member and onetime Speaker of the Assembly
- Deputy Postmaster General of North America
- Member of the Albany Congress
- Agent of the colonies in London

Philosopher
- Member of learned societies
- Treatise writer
- Epigrammatist

Author
- Autobiography

Man of Science
- Experimenter and observer
- Disseminator of knowledge in natural sciences

Inventive Genius

Public Benefactor
- Charities and philanthropies
- Insurance
- Public library
- Pennsylvania Hospital
- Civic improvements
- College of Philadelphia

To these could be added such activities as agriculturalist and military organizer.

Several institutions interpret in small part Franklin's activities in one or several of these fields. Among them are the Franklin Institute which maintains a memorial hall open for a fee to all, the

American Philosophical Society, the Historical Society of Pennsylvania, the Library Company, the University of Pennsylvania, Yale University, and the Library of Congress, which have manuscript materials and personal possessions accessible normally only to the few or exhibited fleetingly and infrequently to the general public.

It is obvious that space for a center of the scope envisioned will necessitate use of a number of rooms in the restored buildings. From the viewpoint of the interpreter, it will be desirable that exhibits be arranged in such a pattern as to provide continuity and logical progression from subject to subject.

Before preparing the Part II report, further research will be necessary. Systematic research has not been possible although apparent sources were covered as long ago as 1949-1950 and specific sources have been examined since revival of interest in Franklin Court during 1959. Hardly a page of the Franklin Papers can be turned without shedding some light on his many concerns. As only a fraction of the papers have been examined, and these through indexes, a much more exhaustive search must be conducted in them before the record can be pronounced complete. Principal among these are the collections in the American Philosophical Society, the Library of Congress, and the Yale University Library.

From the research so far undertaken, many leads have resulted which should be pursued in all their aspects before the Part II report is written. Collateral descendants of the family, the Franklins of Massachusetts, the Baches, Reads, Crokers, Markoes, Folgers, Duanes, Mecoms,

and Williamses, should be consulted for letters, account books, and pictorial materials. Only a few of Franklin's account books have been located. The post-1787 Waste Book is not among them and contains further data on 318 Market Street and others of the Market Street properties. Only one of Richard Bache's account books, the 1761-1792 Day Book, has been located although he managed the properties from 1790 until his death in 1811. The notebooks of Benjamin Franklin Bache, with their marginal sketches, which have disappeared since Bernard Fay last used them early in the 1930's, are known to contain much valuable material on the properties and must be rediscovered. The Temple-Le Veillard correspondence should also be exploited to the full.

Other classes of records which should be consulted include the books and correspondence of Ferdinand Grand, the French banker on whom Franklin drew to cover his building costs and who was informed periodically about the "project of building"; the extant papers of those builders who participated in construction of any of the houses; the extant papers of families residing in the house through 1847; and the residue of public records which have not yet been used.

NOTES

1. See entries for July [11-26] and 26, 1786, in Appendix A.

2. "Letter XIII on Benjamin Franklin," J. P. Brissot de Warville, New Travels in the United States of America Performed in 1788 (Boston, 1792), 126.

3. See Philadelphia Contributionship Survey Nos. 19 and 20 for June 1752 in Appendixes B and C.

4. "Payment to William Rakestraw in 1746," Sarah Read's Receipt Book, 1714/15-1760.

5. Ibid.

6. Ibid.

7. "Thomas Pownall's description of Philadelphia in 1755," [redacted] Burton A. Konkle, Benjamin Chew, 1722-1810, Head of the Pennsylvania Judiciary System under Crown and Commonwealth (Philadelphia, 1932) 66.

8. See Philadelphia Contributionship Survey Book No. 1 (1768-1794) for August 24, 1773, in Appendix D.

9. See entries for July 26, 1786, in Appendix A.

10. "Letter, Benjamin Franklin to Ferdinand Grand, Apr. 22, 1787," A. H. Smythe, ed., The Writings of Benjamin Franklin, IX, 575-6.

11. Ibid.

12. "Letter, Benjamin Franklin to Jane Mecom, Sept. 21, 1786," Franklin-Mecom Correspondence, 282-3.

13. "Trespass in Ejectment [Judge James] Wilson[:] Regulations find [John] Stilles building 14-1/2 [?] Inches on Plants [Plaintiff, Franklin's] ground --- The Def^{n} [Defendant has] lot encroached on by Dr F. [Franklin's] lot west of it. And D[efendant] on his [lot] again 5-1/2 inches...." Legates of Benjamin Franklin against John Stilles, George Bryan Papers (Box 1785-1787), Historical Society of Pennsylvania.

14. "Letter, Benjamin Franklin to John Stille, Oct. 1, 1786," Franklin Papers, American Philosophical Society Library.

"Sir
When I took down the House next to yours, I left my western Wall standing, for the Convenience of your Tenant till the Workmen

should be ready to carry up the new Wall. But as you apprehend its present State to be dangerous, I will order it to be taken down immediately, and the Side of your House to be weather-boarded, that the Tenant may suffer as little Inconvenience as possible till the Wall can be compleated.

I am, Sir
Your Humble Servant
Sunday, Oct. 1. 86-- B. Franklin"

15. See entries for Sept. 3, 8 and 9, 1786, in Appendix A.

16. Ibid, for Sept. 29, 30; Oct. 4, 6, 7, 10, 11, 12, 13, 14, 16, 19, 20 and 21, 1786, in Appendix A.

17. "Letter, Benjamin Rush to Richard Price, Oct. 27, 1786," L. H. Butterfield, ed., Letters of Benjamin Rush (Princeton, 1951), I, 409.

18. See entries for Oct. 23, 1786, in Appendix A; "Letter, Benjamin Franklin to Edward Bancroft, Nov. 26, 1786," Carl Van Doren, ed., Franklin's Autobiographical Writings (New York, 1945), 676.

19. See entries for Oct. 23, 1786, in Appendix A.

20. Ibid, for Nov. 25, 1786.

21. Ibid, for Nov. 14, 1786.

22. Ibid, for Oct. 23, 27, 28 and 29; Nov. 4, 6 and 9, 1786: fifteen payments for such materials as bricks, lime, boards, scantling, and scaffold poles.

23. Ibid, for Nov. 15, 1786.

24. "Letter, Benjamin Franklin to Jane Mecom, Dec. 3, 1786," Franklin-Mecom Correspondence (Philadelphia, 1950), 287.

See entries for Nov. 15, 16, 18, 22, 24, 25 and 28; Dec. 2, 5, 7, 11, 20, 28, 1786; Jan. 6, 1787, in Appendix A.

25. See entries for Nov. 18, Dec. 2, 15 and 28, 1786; Jan. 5, 1787, in Appendix A.

26. Ibid, for Jan. 16, 1787.

27. Ibid, for Jan. 20 and Feb. 5, 1787.

28. Ibid, for Jan. 23; Feb. 19, 26, Mar. 2, 10 and 15, 1787.

29. Ibid, for Jan. 16, 25, 26, Feb. 28, and Mar. 1, 1787.

30. Ibid, for Feb. 27, 1787.

31. Ibid, for Mar. 2, 1787.

32. Ibid, for Jan. 26, Feb. 7, 14 and 27, Mar. 1, 2 and 15, 1787.

33. Ibid, for Mar. 2, 1787 (settlement with Richard Bache).

34. "Letter, Benjamin Franklin to Ferdinand Grand, April 22, 1787," A. H. Smythe, ed., Writings of Benjamin Franklin (New York, 1907), IX, 575-6.

35. See Mutual Assurance Company Survey Nos. 230 and 231 for July 1787 in Appendix E (hereafter cited as insurance survey, July 1787).

36. "Letter, Benjamin Franklin to Ferdinand Grand, Jan. 29, 1786," A. H. Smythe, ed., Writings of Benjamin Franklin (New York, 1907), IX, 428.

37. "Letter, Benjamin Rush to Richard Price, Oct. 27, 1786," L. H. Butterfield, ed., Letters of Benjamin Rush (Princeton, 1951), I, 409.

38. "Letter, Jane Mecom to Benjamin Franklin, Mar. 9, 1787," Franklin-Mecom Correspondence (Philadelphia, 1950), 291-2.

39. Ibid.

40. "Letter, Benjamin Franklin to M. Le Veillard, Apr. 15, 1787," A. H. Smythe, ed., Writings of Benjamin Franklin (New York, 1907), IX, 558-562.

41. "Letter, Benjamin Franklin to John Mecom, May 30, 1787," A. H. Smythe, ed., Writings of Benjamin Franklin (New York, 1907), IX, 589-590.

42. See insurance survey for July 1787 in Appendix E.

43. "Letter, Benjamin Franklin to Jane Mecom, Sept. 20, 1787," Carl Van Doren, ed., Franklin's Autobiographical Writings (New York, 1945), 683-4.

44. See insurance survey for July 1787 in Appendix E.

"Letter, Benjamin Franklin to Jane Mecom, Sept. 20, 1787," Carl Van Doren, ed., Franklin's Autobiographical Writings (New York, 1945), 683-4.

45. Ibid.

46. See insurance survey for July 1787 in Appendix E.

47. "Letter, Benjamin Franklin to Jane Mecom, May 30, 1787," A. H. Smythe, ed., Writings of Benjamin Franklin (New York, 1907), IX, 589-90.

A virtually identical description was furnished to M. Le Veillard --"Letter, Benjamin Franklin to M. Le Veillard, Apr. 15, 1787," Ibid, IX, 558-62.

The dimensions of the houses were actually 18 feet 9 inches by 44 feet with additional rooms over the arched passageway.

48. For a discussion of "landscape panels," see Nina Fletcher Little's American Decorative Wall Painting 1700-1850 (New York, 1951), frontispiece and views throughout book; also, chapters III, IV, V, and VII.

49. "Sketches by Benjamin Franklin Bache from his Note Book," Bernard Fay, The Two Franklins: Fathers of American Democracy (Boston, 1933), 158.

50. See insurance resurvey for 1851 in Appendix H.

51. Insurance r esurvey for 1857: "The Stove in the Cellar enclosed by a Casing of Zink reputed by Mr Justus as perfectly safe--Dec. 17/ 57."

52. Insurance resurvey for 1868: "On Viewing the within described property I find their has been placed in the cellar Two portable furnices one to heat the front part of store the other to heat the back part and counting house. George W. Wharton January 24th 1868."

53. Insurance resurvey for 1892: "Building now occupied as Wine Store and manufactory of Infant Clothing. Cooking range be all removed. two slight sash in second front windows Alfred Ogden Surveyor Mar 21. 1892."

54. Lingelbach, William E., "Old Philadelphia: Redevelopment and Conservation," Proceedings of the American Philosophical Society, vol. 93, No. 2 (1949), 191-195.

55. Riley, Edward M., Preliminary Historical Report, Franklin Court, Philadelphia, Pennsylvania (March 1950, Independence National Historical Park).

56. "Letter, Benjamin Franklin to Deborah Franklin, June 8, 1765," Franklin Papers, vol. 46, part 2, folio 34, American Philosophical Society.

57. "Letter, Benjamin Franklin to Jane Mecom, May 30, 1787," A. H. Smythe, ed., Writings of Benjamin Franklin (New York, 1907), IX, 589-90.

58. See insurance survey for July 1787 in Appendix E, and the insurance policy for 1790 in Appendix I.

59. City of Philadelphia Deed Books IC-19, 1-22; GWR-8, 195-196; GWR-10, 601-603.

60. See insurance policies for 1797 through 1847 in Appendix J.

61. "Your Petitions show that as the junction of the said Franklin Place with High Street aforesaid the outlet of the said Franklin Place into the said High Street is incumbered and impeded by an Arch thrown from its Western to its Eastern extremity and a building erected thereon." Petition of John A. Newman, Book 15, pages 30-31, Filed August 21, 1847, in Folder "INHPP-Franklin Properties on High Street ...," Historical Society of Pennsylvania.

62. John Bigelow, ed., Autobiography of Benjamin Franklin (Philadelphia, 1868), 112.

63. Ibid.

64. Ibid, 116.

65. The lot represented by 318 Market Street was originally part of another lot. It fronted 33 feet on Market Street and in depth 306 feet. This larger lot was granted in 1707 to Henry Hays as an original patent. In April 1717 Hays sold the eastern half of the lot, 16-1/2 by 306 feet, to William Davis. The following May John Read purchased this lot. Six years later he acquired the western half (16-1/2 by 306 feet) from Henry Hays. For a description of the chain-of-title from 1707 to 1751, see Appendix K.

66. There appears to have been a wooden partition as a party wall between the two houses; apparently this had been the outside wall to the first house and had been incorporated into the second. See insurance surveys for June 1752 in Appendixes B and C.

67. Actually John Read's property fronted 16 feet 6 inches on Market Street; see Appendix K.

68. Stephen Bloore, "Samuel Keimer, A Footnote to the Life of Franklin," Pennsylvania Magazine of History and Biography, vol. LIV, 255-287.

69. Bigelow, John,ed., Autobiography of Benjamin Franklin (Philadelphia, 1868), 130, 191.

70. Ibid, 129-130.

71. For a fuller description of the property, see Appendix K.

72. Ibid.

73. Pennsylvania Gazette, Aug. 19, 1731; "Jan. 6. 1731/2 Mem. When we settled her Board was settled till Novem^r Fair last, and her Rent to the second Instant," Benjamin Franklin's Ledger A & B, 1730-1740, American Philosophical Society Library.

74. "Letter, Benjamin Franklin to Deborah Franklin, June 4, 1765," Franklin Papers, vol. 46, pt. 2, folio 35, American Philosophical Society.

75. Tax records of Middle Ward in 1769, Pennsylvania Archives, 3rd Series, XIV, 158.

76. "Letter, Richard Bache to Benjamin Franklin, May 16, 1772," Bache Collection, American Philosophical Society Library; "Letter, Deborah Franklin to Jane Mecom, May, 1772[?]," Franklin-Mecom Correspondence (Philadelphia, 1950), 136; Pennsylvania Packet, May 10, 17 and 31, 1773.

77. "List of Taxables of...Middle...Ward...of Philadelphia, 1754," Pennsylvania Magazine of History and Biography, vol. XIV, 418; for 1769, Pennsylvania Archives, 3rd Series, XIV, 158; County Tax Records, Middle Ward, 1773, 1774, 1775, City of Philadelphia Archives.

78. "To Thomas Shute, for Eben Haydock, repairs to State House [£]34.15.4," Pennsylvania Archives, 8th Series, VIII, 7567.

"Letter, Deborah Franklin to Benjamin Franklin, February 10, 1765," Bache Collection, American Philosophical Society Library.

APPENDIXES

APPENDIX A

Franklin's Waste Book 1785-1787
(American Philosophical Society Library)

July 1786	Advanc'd to Workmen on the Building who began the 11th Inst 8 Dollars hard	[£]	3 - -
[July] 26 [1786]	Advanc'd to Mr Bache to pay Workmen for me 100 Dollars		37.10.0
July 27 [1786]	Advanced to Mr. Bache for the Building		40
[Sept.] 3 [1786]	Paid Mr Taylor Bricklayer on Acct 16 Dollars		6 - -
[Sept.] 8 [1786]	Drew on the Bank for 308.7 Dollars in favour of Jones Clark Cresson, Board Mercht Build Acct. 9 ----- for 40 Dollars in favr of Wm Stewart 9 ----- for 80 Dollars in favr of Isaac Leven 20 ----- for 48.37 Dollars in favr of William Moore Post Office 23 ----- for 41.30 Dollars in favr of Mary Wilson Carpet 23 ----- for 472.16/90 Dollars in favr of Clemt Biddle Land		
Sept. 29, [1786]	Paid Rose Brickmaker on Acct By Dross [or Draft]		30
[Sept.] 30 [1786]	Paid Wm Stewart (the 26th) on Acct of Halling		15 . .
[Sept.] 30 [1786]	Paid 4 Dollars for Water Tables & 1/2 a Dollar for Halling		1.13.9
[Oct. 4, 1786]	Paid Hall, Carpenter on Acct ~~100 Dollars~~ drew for 20 Drs of it on Bank		37.10
[Oct. 4, 1786]	Paid Barlime bumer [burner?] for 88 Bushels of Lime at 1/4		5.17.4
[Oct.] 6 [1786]	Advanc'd Taylor Bricklayer 80 Dollars		30 - -
Oct. 7 [1786]	Paid to Mr Taylor for one of the Labourers		1.16.0
[Oct.] 10 [1786]	Paid Sherer for Stone & Halling		6. 9.6

[Oct. 11, 1786]	Paid Phile for Rum for Labourers	5.11.-
[Oct.] 12 [1786]	Paid John Morrison in full for 24 Perches of Stone at 5/ p Perch	6 - -
[Oct.] 13 [1786]	Paid Johannes Barr for 212 Bushels of Lime at 1/6 -- being in full	15.18.0
[Oct. 13, 1786]	Paid on Acc^{t} of Bricks to David Rose	5 - -
[Oct.] 13 [1786]	Advanc'd to Mr Taylor for Labourers for which he will account with Mr Bache	5 - -
[Oct.] 14 [1786]	Paid Mr Taylor on Acc^{t} -- 20£ Paper Draft on Bank -- 20£	40. 8.0
[Oct. 16, 1786]	Paid for two Loads of Lime at 16^{d} and 18^{d} a Bushel	3. 0.0
[Oct.] 19 [1786]	Paid for 37 Perch of Stone to Timothy Kirby at 7/ p Perch	12.19.--
[Oct.] 20 [1786]	Paid for Mortar Tube	- 12 -
[Oct. 21, 1786]	Paid John Staut for Lime 316 Bushels at 1/4 Drew on Bank for 10.6.8 of it	20. 6.8
[Oct. 21, 1786]	Paid Peter Loeser for 213 Bushels of Lime at 1/4 Drew on Bank for £7.4.0 of it	14. 4.0
[Oct. 23, 1786]	Gave Hall for the Raising Entertainment	5. - -
[Oct.] 23 [1786]	Paid Wm Stewart in full for halling Earth	17 - -
[Oct. 23, 1786]	Paid for Water table Bricks	- 15 -
[Oct. 23, 1786]	Paid a Carter for halling Stones	1.7.6
[Oct. 23, 1786]	Paid Rose Bricklayer on Acc^{t} p Orders on Bank	100 - -
[Oct.] 27 [1786]	Paid J. Hall Carpenter on Acc^{t} of which 30 p order on Bank	40. 0.0
[Oct.] 28 [1786]	Paid for Lime	2.17.-

[Oct. 29, 1786]	Paid Benj^{a} Taylor Bricklayer on Acc^{t} of which 30 £ Papers & 20 £ Draft on Bank this the 27th Instant	50 - -
Oct. 28 [1786]	Paid Peter Dearer [Deam or Deaser] & Co. by Benj^{a} Taylor--which with the 5£ before on the 13th Inst. is in full for this Labour	4. 5
[Nov.]4 [1786]	Paid Peter Loeser for 96 Bushels Lime at 1/4	6. 8.0
[Nov.] 6 [1786]	Paid Wetherill and Touman for Boards & Scantling	82.10.6
[Nov. 6, 1786]	Paid Christian Donet for 65 Bushels Lime at 1/4	4. 6.8
[Nov. 6, 1786]	Paid B. Taylor for a Labourer ~~1-1/2 Dollar~~	- 11.3
[Nov. 6, 1786]	Paid John Fries for Scaffold Poles	3.15 -
[Nov.] 9 [1786]	Paid Hall, Carpenter, on Acc^{t}	20 - -
[Nov. 9, 1786]	Paid Staut for 173 Bushels of Lime at 1/4	11.10.8
[Nov. 9, 1786]	Paid Benj^{a} Taylor on Acc^{t} ~~50 Dollars~~	18.15 -
[Nov. 9, 1786]	Paid D. Rose on Acc^{t} 100 Dollars	37.10 -
[Nov.] 14 [1786]	Gave Hall for the Raising Dinner	11. 5
[Nov.] 15 [1786]	Paid James Reynolds for Brackets in full	16 - -
[Nov. 15, 1786]	Paid Jacob Eckfeldt for Scaffold Poles	1.10 -
[Nov.] 16 [1786]	Paid Jacob Graff for 6000 Bricks at 3/	9 - -
[Nov. 16, 1786]	Paid for Halling Stones to Mr Taylor	- 4 -
[Nov. 18, 1786]	Paid Andrew Bowers for 71 Bushels Lime at 1/4 p	4.11.7

[Nov.] 18 [1786]	Paid Hall, Carpenter, on Acct	20.5 -
[Nov.] 22 [1786]	Paid Jacob Greimer, Nailmaker, in part for Nails	11.5 -
[Nov.] 24 [1786]	Paid David Rose on Acct of Bricks £100 by draft from the Banks	100 - -
Nov. 24 [1786]	Paid Benja Taylor in Part for Bricklaying	18.15 -
[Nov. 24, 1786]	Paid Nathan Sheppard for Wayne & Mansfield for Scantling	6. 6.6
[Nov.] 25 [1786]	Paid Jacob Mince for Sand 60 Loads at 3/9 11. 5.0 50 Do at 3 8.17.0 £20. 2 -	[20. 2 -]
[Nov. 25, 1786]	Paid Wm Stewart for Hauling Earth &c Memo the Halling of the Scantling £1.15.0 is to be deducted out of Isaac Lewis' Bill	24.12.9
[Nov. 25, 1786]	Paid Benja Taylor for the Men that pil'd Bricks & ninepence over	3. 6.3
[Nov.] 28 [1786]	Paid Isaac Lewis in full for Scantling, he having receiv'd 30£ before	91. 2.0
[Nov. 28, 1786]	Paid Jacob Stort for 229 Bushels Lime at 1/4	15. 5.4
[Dec. 2, 1786]	Paid Benja Taylor Bricklayer on Acct	100. 0.0
Dec 2 [1786]	Paid Jno Hall Carpenter on Acct	42.10.0
[Dec.] 5 [1786]	Paid James Hendricks, Smith, in full	3.10.6
[Dec.] 7 [1786]	Paid Wm Stewart for 3 Loads of Sand	- 15 -
[Dec.] 7 [1786]	Paid Andrew Bowen for 3 Load of Lime 103 Bushels at 1/4	6.17.2
[Dec.] 11 [1786]	Paid David Rose on Acct of Bricks	50. 0.0
[Dec. 11, 1786]	Paid John Phile in full for Rum for workmen	16.13

[Dec.] 15 [1786]	Paid John Hall on Acct.	24 - -
[Dec.] 20 [1786]	Paid Godfrey Miller (the 16th Inst) for 30 Bushels Lime	2 -
[Dec. 28, 1786]	Paid David Rose on Acct of Bricks 100 Dollars order on Bank	37.10 -
[Dec.] 28 [1786]	Paid John Hall 100 Dollars, Order on Bank, on Acct of Carpenters Work	37.10 -
1787 Jan. 5	Paid Jacob Greiner in full for Nails	16.19.2-1/2
[Jan. 6, 1787]	Paid a Labourer thro' the Hands of Mr Taylor for 7 Days at 5/ p Day for cleaning the Cellars & Alley	1.15 -
[Jan. 16, 1787]	Paid McCullough & Peterson for Cedar Plank & Carting	2. 1.11
[Jan.] 16, [1787]	Paid David Rose on Acct pr Bricks	7.10.0
[Jan.] 20 [1787]	Paid Bache & Shee by order on the Bank for window Glass, all but a Piece of Linen £15.11.6	49. 5.6
[Jan.] 23 [1787]	Paid Geo. Sheed for Hair he bought of Wm Savery for Plaistorg	3. 3.4
[Jan.] 25 [1787]	Paid David Rose in full of his Bill for Bricks	19. 5.0
[Jan. 26, 1787]	Paid Benja & Enoch Taylor on Acct of Brick laying	35. - -
[Jan.] 26 [1787]	Paid John Hall on Acct for Carpenter's Work	40. 0.0
[Feb.] 5 [1787]	Paid Jno McElwee for Glass by Order on Bank--Memo by Mistake the Order was 6 Dollars short, wch is to be allow'd in Settlement-- this Settled	21.16.-
Feb. 7 [1787]	Paid John Hall Fifty Dollars on Acct	18.15.-

[Feb.] 14 [1787]	Paid John Hall Carpenter on Acct	30. 0.0
[Feb.] 19 [1787]	Paid George Sheed for 30 Bushels of Hair bought of Ros[s] in	3. 9.9
[Feb.] 26 [1787]	Paid Thos Hodgson for 11800 Laths at 10/6	6. 3.11
[Feb. 26, 1787]	Paid George Sheed for 3200 Laths at 9/ & Hauling	1.16.3
[Feb.] 27 [1787]	Paid Warder Parker & Co. for Copper	26. 6.4
[Feb. 27, 1787]	Paid John Hall on Acct of Carpenters Work	50 - -
[Feb. 28, 1787]	Paid David Rose in full for Bricks	7. 6.3
[March 1, 1787]	Paid Benja Taylor on Acct of Bricklaying	21 - -
[March 1, 1787]	Paid Knight and Newman for Shingles in full	60. 2.6
March 1 [1787]	Paid Jones, Clark and Cresson for Boards in full	51.16.5
[March 2, 1787]	Paid George Sheed for Lime &c 52/ and 16/	3. 7.-
[March 2, 1787]	Paid Simmonds and Robeson for Boards	7. 9.6
[March] 2 [1787]	Paid John McElwee on Acct of Painting & Glazing 94 Dollars	35. 5 -

[March 2, 1787] Mr Bache renders me an Acct of the Sums he has paid for Labour & Materials for the new Buildings, with the Money I put into his Hands.--of which appears to be

For Labour --		For Hauling	
	24.11.8		2.0.0
	2. 5		9.0.0
	4. 4.4		9.0.0
	1. - -		15.0 0
	4. -		4.0.0
	1.13.8		17.0.0
	37.14.8		1.7.6
			57.7.6

For Stone	2. 0.0	For Lime	7. 6		
	5.15.6		4.19.0		
	15.17.0		5. 6.6		
	~~2.17.0~~	For Boards & Hauling	115.10.7	2.17.0	
	30.12.0		3. 6.5		
	2 [in pencil]		30. 6.0		
	28.12.0 [" "]		148.17.0		
			30.12.0		
			37.14.8		
			5. 6.6		
			57. 7.6		
			279.17.8		
		Error Deducted	2		
			277.17.8		

And he gives me Credit for Cash advanc'd....
which makes a Ballance in my Favour of £35.13.5
for which he has given me Credit in the preceed-
ing Acct.--

B Mar. 10 [1787]	Bought of a Dutch Carter 10 000 Laths at 7/6 and halling p[d] to Geo Sheed p	3.15	-
	Order on Bank	- 3.	9
B Mar 15 [1787]	Paid John Hall on Acct of Carpenters Work	30	- -
	Paid John Norman, for 45 Bushels of Lime	3.15	-
	Paid John Arthur for for [sic] 35 Bushels Do	2.12.16	

APPENDIX B

Philadelphia Contributionship Survey No. 19 for June 1752

Survey'd June ye 13th: 1752

At ye request of Benj. Franklin
his House in High Street where Dan[l] Swan dwells
(16 ft 4 front 37-1/2 feet deep 2 Storys high
and find(Brick front & back
(west End 9 Inch Brick to ye
(Garret thence Wood East end Wood
(Shingling in front 1/2 worn back part old
Wooden Kitchen 9 ft 9 by 16 feet one Story high

Jos. Fox
Samuel Rhoads

£900 @ 35/pc[t]
Westernmost £190 on the House
10 on the Kitchen
£200

APPENDIX C

Philadelphia Contributionship Survey No. 20 for June 1752

Survey.d June ye 13:th 1752

At ye request of Benj: Franklin
his House[s?] in High Street where Eadon Hadock Dwells
and find { 16 ft 4 front 37-1/2 feet deep 2 Storys high
Brick front
Wooden Back & partitions
Shingling 1/2 Worn in front back p: new

Wooden Kitchen 9 ft 3 by 16 feet one Story high

Jos: Fox

£150 @ 50/pc: (£140 on the House)
(10 on ye Kitchen)
150

Samuel Rhoads

APPENDIX D

Philadelphia Contributionship Survey Book No. 1, 1768-1794, p. 53

Re Survey'd aug.t 24th 1773--A house belonging to Benja Franklin Esq.r Situate on the South Side of high [Market] Street between 3d & 4th Streets now occupy'd as a wine Store--

16 feet 4 inches front 37-1/2 feet deep 2 Storys high--one party wall to the Garret floor 9 inch wall thin wood the other gable and wooden the whole very plain and old

Gung Bedford

£175 @ 35/pct

one policy

APPENDIX E

Mutual Assurance Company Survey Nos. 230 and 231

Survey of Dr. Franklins Houses Now Richard Bache Survey of two New Three Story Houses situate the south side of High street between third and fourth Streets belonging to his Excellency Benjamin Franklin Esqr.

Dimensions of each 18 feet 9 inches front exclusive of a 10 feet passage & 44 feet deep the Eastermost House occupies the North Moyety over the Passage & the Westermost the South Moyety.

Lower story back room Breast & Mantle Cornice wash boards surbase and Windows Cased with an Architrave Front Room washboards only. Second story front Room has a Dentle in front of the Chimney and a fret to the Mantle otherwise finished as the back Room below Third Story Breasts Mantles surbase washboards windows cased and single Cornice.

Garrets Plaistered Trap doors & Sky lights the small rooms over the passage are plain with only wash boards & windows cased. Open Newel rampt stairs with a plain light handrail up to the skylights and enclosed with a Brick wall. Kitchen in the Cellar finished plain and an Ash hole on the out side of Brick. NB The Floors are plaistered between Joists as well as under so are the stairs to both steps & Risers the walls & Cieling has a Coat of Plaister under the Cornice all the Landscape pannels are also plaister there are four Battlements to the Houses and a Balcony in front.

I. Jones

July 1787

Both Houses are alike, and £400. Insured on each House, the 6th December 1790 a 25/. per ct.

APPENDIX F

Mutual Assurance Company Policy No. 6034

Survey for April 31, 1847

Survey of Franklin Bache, Benjamin Bache and Hartman Bache's New Five Story Brick Store, Situate No. 108 on the South side of High [Street] between third and Fourth Streets, Front 18 feet 10 inches Depth 54 feet thence Angle on the East line and extending a further depth of 58 feet, Making the whole depth 112 feet 14 feet wide at the Rear or South line, First Story in 2 parts, washbds & windows cased, & plaister'd, Bulkheads boards planed & groov'd around the Basement windows. Cherry handrails & square ballusters around a Stairs from the Basement Story, a brick fire proof with Iron doors, 1 flight Strait Stairs, enclosed by a board partition planed groov'd & painted, Back is 1 Square head folding close door plain Jambs,--In front, are 4 large Square Marble Columns (moulded Caps) with Sills lintels & Cornice--2 Square head folding sash front doors, Each 8 main lights, glass 12 & 17 & 16 Sub d° 4 & 17 in fancy transom sashes over do and 1 Square head window 16 lights, glass 14 & 22 in Shutters hung outside, Second Story in 2 parts, washbds & windows cased, Inside Shutters to the front windows, Adjoining & Communicating on the East, & over the Archway leading to Franklin Place, Is a Room 10 feet by 22 feet, washbds windows cased & Water Closet & Iron Sink Railing around head of [illegible word] Third and Fourth Stories, including the Rooms on the East are all finished Similar to the Second Story, except no Inside Shutters front, Fifth Story and Room on the East finished Similar to Fourth Story, except the Water Closet & Sink, In each of the Stories between the Rooms, in A large folding door lined with Sheet Iron on one Side,--Joice across forming the Roof. rough boarded, Covered with Tin, Brick Cornices Trap door, In the Southwest Corner at Rear End are 5 flights large Common winding Stairs, (a large closet under do) Basement Story, in 2 parts, windows cased walls lined around with boards planed & groov'd Cieling plaister'd 1 flight large Enclosed Strait Stairs, leading to first Story in the Centar, In front is 1 square head folding sash door, 18 lights, glass 10 & 12 in & 2 square head sash doors, each 9 lights, glass 9 & 14 in leading into the vault floors 5/4 narrow heart pine boards, large hoisting hatches in each floor Glass 192 lights 11 & 18--132 do 11 & 16. 132 do 11 & 14 & 202 do 11 & 12 in party walls 9 inches Stud partitions--East a Three Story & West a four Story Brick Stores South a Three Story Brick house, Fronts on Franklin Place 68 feet--In the Second Story towards the rear end Is a board partition across quarterd plan'd groov'd & painted with a folding ledge door in do and another running North and South forming a Counting Room with Sashes in do 36 lights 10 & 15 in hung with weights & a Sash door 9 lights glass 9 & 14 in

$3500 Augst 31st 1847 Philip Justus

Permission to Store Mdze finnally [sic]

APPENDIX G

Resurvey of 318 Market Street by Mutual Assurance Company in 1848

On the first floor from the foot of the Strait Stairs to the western door Jamb of the Eastern front door, Is a board partition, quarter'd planed, groov'd & painted, forming an angle, with a sash door in do of 9 lights, glass 11 & 16 in with a fancy transom sash over do the whole forming a private entrance to the second story

Feby 2nd 1848 Philip Justus

APPENDIX H

Resurvey of 318 Market Street by
Mutual Assurance Company in 1851

On Viewing the within describ'd premises, I find the above partition, with the door &c. forming a private entrance, to the Second Story, Is Now taken down--I further find, That the board partition which enclosed the Stairs in the first Story near the East front door, is taken down & remov'd; these Stairs are now open with a painted Strait hand Rail & moulded ballusters & Close String, I also find in the Center of the Roof, is Now a large Ridge Sky light, and in the Third, Fourth & Fifth floors, a large opening cut out, and each surrounded by a plain painted hand Rail & ballusters,--All other parts remain as before described

Febry 17th 1851 Philip Justus

APPENDIX I

Mutual Assurance Policy No. 231

This Policy witnesseth That Richard Bache Esquire, of the City of Philadelphia...for an in Consideration of the Sum of Five Pounds in Hand paid by the said Richard Bache to the Treasurer of the said Assurance Company, being the Consideration for insuring the Sum of Four Hundred Pounds unto the said Richard Bache...upon

> his Westernmost New House, Situate on the South side of High Street, between Third and Fourth Streets, including the Southern Moiety of the building over the Arch which is connected with his House, the dimensions being eighteen feet nine inches exclusive of a ten feet passage, by forty four deep, and Three stories high.

...[dated December 6, 1790, and to continue for seven years.]

APPENDIX J

Mutual Assurance Reinsurance Policies Nos. 231 and 1924 for 318 Market Street

[No. 231]

This Policy witnesseth That Richard Bache Esquire, of the City of Philadelphia for an in Consideration of the Sum of Five Pounds in Hand paid by the said Richard Bache to the Treasurer of the said Assurance Company, being the Consideration for insuring the Sum of Four Hundred Pounds unto the said Richard Bache...upon

> his Westernmost New House, Situate on the South side of High Street, between Third and Fourth Streets including the Southern Moiety of the building over the Arch which is connected with his House, the dimensions being eighteen feet nine inches front exclusive of a ten feet passage, by forty four feet deep and Three Stories high.

....

This Insurance Commencing the Sixth Day of December 1797. being a Reinsurance.

[No. 1924]

This Policy Witnesseth That Richard Bache Esquire...for and in consideration of the sum of Thirteen dollars & thirty three Cents on hand paid by the said Richard Bache to the Treasurer of the said Assurance Company; the sum of One thousand & sixty six dollars & sixty seven Cents is hereby insured, from and after the Sixth of December 1804....

> his Westernmost New House, Situate on the South side of High Street, between Third and Fourth Streets including the Southern Moiety of the building over the Arch which is connected with his House, the dimensions being eighteen feet nine inches front exclusive of a ten feet passage, by forty four feet deep and Three Stories high.

....

This Insurance commencing the 6th day of December 1804 being a reinsurance in lieu of Policy Nº 231.

1834 July 1st An Additional Insurance of $1433.33 this day effected in [?] the above premises as p Survey of July 1834 --

--1433.33 @ 2-1/2 pct	$ 35.83	-- also 1/2 pct rec^{d} in
--1066.67	5.33	
	$ 41.16	

Permission is hereby given to occupy the Premises with any one of the Hazardous Trades

Lawrence Lewis Treas^{r}
July 1st 1834

Rec^{d} Aug [?] 31. 1847 from the Mutual Assurance C^{o} Fifty Four dollars 49/100 in full for return premium in the [?] -- within Policy of Insurance now cancelled & withdrawn $54.49

Franklin Bache
for the Trustees

Franklin Bache for himself & Benja & Hartman Bache

Permission is hereby given to open a door [? or den] of Communication in the clear with the adjoining Building in the West without prejudice to this Insurance -- July 28th 1846--

Richd Willing. Pres^{t}

[photostat]

Whereas the Indenture of Partition made of Sundry Lots, Lands, and Real Estate, formerly of in Benjamin Franklin deceased among the children or their legal representatives of Richard Bache deceased the House within mentioned and described was interlia alloted and Released to William Duane and Margaret H. his wife in her right her Heirs and Assigns Now we the Subscribers Executors of the last Will and Testament of the said Richard Bache deceased in consideration of the premises and of the sum of one dollar to us paid by the said William Duane and Margaret H. his wife at the execution hereof of the receipt whereof is hereby acknowledged have and hereby do grant, assign, transfer, and Set over the within policy of Ensurance and the deposit Money therein mentioned. And all the benefit and advantage thereof to him the said William Duane and Margaret H. his wife her Executors, Administrators and Assigns -- Witness our hands and seals this thirty first day of January Anno Domini Eighteen hundred and twelve--1812--

Approved Feby. 12th 1812

Sealed and delivered
in the presence of us as to
Richd Bache & Louis Bache
R Hutchinson
Miles Christh

Danl Smith
James C. Fisher
Robert Smith

Richd Bache Executor
to the Estate of Rd Bache
deceased
Louis Bache Exc^{t}
to the Estate of R. Bache
dec'd

In consideration of the sum of One dollar William Duane & Margaret his wife do assign transfer and set over his written [?] policy of Insurance and [? illegible word] dessent [?] Money therein mutied [?] to the American Fire Insurance Company their successors and assigns. Witness our hands and seals this Twenty third day of July Anno domini 1827

Wm Duane [seal]
M H Duane [seal]

Sealed and delivered in
[illegible] W. J. Duane
James Hudson

Sealed and delivered in the presence of us,
as to M. H. Duane. Franklin Bache.
Anastasia Duane.

Approved August 8th 1827
Thos. Hale
John Markland
[illegible]
Robert M. Lewis

Policy
№ 1924
Richard Bache Esqr
Reinsurance Commencing
December 6th 1804
Transferred to the American
Fire Insurance Company
July 23, 1827

For value received the American Fire Insurance Co hereby transfe[rs] this policy of insurance and advantage to be derived therefrom to Thomas T. Hewson David Caldwell in trust for Mrs Margaret H. Duane, Witness the Seal of said Corporation this 15 July 1831

Approved
J C Stookes Secy

Attest
Jos Bacons treas.

APPENDIX K

Chain of Title (1707-1751) to 318 Market Street

Exemplification Record Book 1, 687-8 — Apr. 7, 1707

William Penn by his Commissioners (Edward Shippen, Griffith Avere, Thomas Story, James Logan)
to
Henry Hays
Cons. 1 silver shilling & 3 pence yearly rent

A certain lot in the said High Street situate between the third and fourth streets from Delaware Containing in breadth 33 foot & in length 306 foot bounded Northward by the said High Street Eastward with a lot in the possession of William Boulding Southward with the ends of Chestnut Street lots and Westward with a lot lately granted to Samuel Carpenter and others

Rec. 22nd 2nd mo 1707

[Deed Book record unavailable:]

"MC 14a," MSS in American Philosophical Society Library — Apr. 12, 1711

Henry Hayes, Town of Malbury, Chester Co.
to
William Davis
Cons. £13.10.0; ground rent 7-1/2 pence yearly

A certaine piece of Land in the High Street in Philada. between the third and fourth street from Delaware Being Part of a Lott which He the said Henry purchased of the Commissioners of property as expressed in patent bearing Date the seventh Day of Aprill Anno Dom 1707 Recorded in the Rolls Office at Philada. In Patent Book AV4, page 10 The 22d 2d mo. Anno Domi 1707 bounded and limited as follows, containing in Breadth sixteen foot an Half & in Length Three-Hundred & Six foot Bounded Northward with the Said High Street Eastward with William Bouldings Lott Southward with the Ends of the Chestnut Street Lotts & westward with the other part of the said Lott now in the possestion of Henry Hayes....

"MC 14a," MSS in American Philosophical Society Library — May 24, 1711

William Davis
to
John Read
Cons. £15

[The statement transferring this half lot is on the reverse of the deed from Hayes to Davis, dated April 12, 1711, and is the same property described in this deed. Note on document: "Draw a Deed from Henry Hays to John Read of Philada. Carpenter for this Lott Cons. 15 lb."]

[Deed Book unavailable]
"MC 13a," MSS in American Philosophical Society Library Dec. 10, 1716

Henry Hays, County of Chester, Carpenter
& Rachael, h/w
to
John Read -- Carpenter
Cons. 5 shillings

"the westernmost half part of that Lott of Land Situate in the High Street in Philadelphia aforsd. on the South side thereof between the Third & fourth streets Containing in Breadth Sixteen foot and half and in Length three hundred and six foot bounded Northward with the said High Street Eastward with the other half of the Same Lott of Land now in the Possession of the said John Read Southward with the End of Chestnut Street Lotts and Westward with a Lott lately Granted to Samuel Carpenter and others in right of George Fox....

Deed Book H-7, 431-433 Sept. 3, 1729

Charles Read, Sheriff
to
Sarah Read
Cons. £354

Deed Poll
Samuel Carpenter, et al
vs.
John Read

All those his [John Read's] two Messuages or Tenements or [and] Lott of Land Situate between the third and fourth Street from Delaware...Containing in breadth on High Street 33 foot and in Length 306 foot bounded Northward with the said High Street Eastward with a lot late in the possession of William Boulding deceased Southward with the ends of Chestnut Street Lots and Westward with a lot formerly granted to Samuel Carpenter and others....

Rec. Feb. 19, 1757

Deed Book H-7, 433-435 April 10, 1734

Sarah Read -- Widow
to
Benjamin Franklin -- Printer
& Deborah, h/w (daughter of Sarah)
Cons. love & affection, 6 shillings

half part...of all that Messuage...and Lot of Land...Situate on the south side of High Street...Containing in Breadth 16-1/2 foot and in length 306 foot bounded Northward with High Street Eastward with a lot of William Boulding deceased Southward with the ends of the Chestnut Street Lotts and Westward with a Messuage & Lott now or late of the said Sarah Read....

Rec. Feb. 21, 1757

Deed Book H-7, 435-436 April 10, 1734

Sarah Read -- Widow
to
John Croker -- Taylor
& Frances, h/w (daughter of Sarah)
Cons. love and affection, 5 shillings

1/2 share in Same premises as described in Deed Book H-7, 431-433, dated April 10, 1734 [see preceding entry]

Rec. Feb. 21, 1757

Deed Book H-7, 439-440 April 10, 1734

Sarah Read -- Widow
to
John Read -- Carpenter, Son of Sarah
Cons. love & affection

All that messuage or Tenement and Lot of land...situate on the South side of High Street...containing in breadth 16 foot and a half and in length 306 foot bounded Northward with High Street Eastward with a Messuage and Lott now or late of Sarah Read Southward with the ends of Chestnut Street Lots and Westward with a Lott formerly granted to Samuel Carpenter and others....

Rec. Feb. 22, 1757

[Deed Book record unavailable] April 11, 1734

Benjamin Franklin, et ux., John Croker, et ux
to
Sarah Read

THIS INDENTURE made the Eleventh day of April in the Seventh Year of the Reign of our Sovereign Lord George the Second by the Grace of God of Great Britain France and Ireland King Defender of the Faith. Anno Dom. One Thousand Seven hundred and Thirty Four BETWEEN Benjamin Franklyn of the City of Philadelphia Printer and Deborah his Wife and John Croker of the said City Taylor and Frances his Wife of the one part and Sarah Read of the said City of Philadelphia Widow of the other part--WITNESSETH That the said Benjamin Franklyn and Deborah his Wife John Croker and Frances his Wife for and in Consideration of Five Shillings a piece to them paid by the said Sarah Read at or before the Sealing or delivery of these presents and for diverse other good Causes and Considerations them hereunto moving HAVE devised granted and to Farm letten and by these presents DO Devise Grant and to Farm lett unto the

said Sarah Read ALL THAT Messuage or Tenament and Lott of Land thereto belonging Scituate on the South side of High Street in the City of Philadelphia aforesaid containing in breadth Sixteen foot and a half and in length Three hundred and Six foot bound Northward with the said High Street Eastward with a Lott late of William Boulding deceased Southward with the Ends of Chestnut Street Lotts and Westward with a Lott now or late of the said Sarah Read Together with ALL and Singular the Rights, Hereditaments [?] and Appurtenances whatsoever thereunto belonging or in any wise Appertaining TO HAVE AND TO HOLD the said Messuage or Tenement Lott of Land and Premises hereby devised with the Appurtenances unto the said Sarah Read and her assigns from henceforth for and during and unto the full End and Term of Ninety Nine Years if She the said Sarah Read shall so long Live YEILDING AND PAYING therefor Yearly and every Year during the Continuance of the Term hereby granted unto the said Benjamin Franklyn and Deborah his Wife and John Croker and Frances his Wife their Heirs, Executors, Admors. and Assigns the Rent of one Pepper corn only if demanded....

Deed Book H-7, 437-439 — Oct. 12, 1745

John Croker (Staten Island) Yeoman
& Elizabeth, h/w
to
Benjamin Franklin -- Printer
Cons. £60

the 1/2 share in all that certain Messuage or Tenement and Lott of Ground...Situate on the south side of High Street... Containing in Breadth 16-1/2 foot and in length 306 foot Bounded Northward with High Street Eastward with a lot late of William Boulding deceased Southward with the ends of Chestnut Street Lotts and Westward with a Messuage & Lott now or late in the possession of John Read....

Rec. Feb. 21, 1757

Deed Book H-7, 440-443 — Nov. 15, 1751

John Read -- Carpenter (York, Pa.)
& Martha, h/w
to
Benjamin Franklin, Esqr.
Cons. £390

All that Messuage or Tenement and Lot of Land...Situate on the south side of High Street Bounded Northward by High Street Eastward with a Messuage and lot then or late of Sarah Read Southward by the [back] ends of [the] Chestnut Street Lotts and Westward by a lot formerly granted to others being and containing in Breadth 16-1/2 foot and in Length 306 feet....

Rec. Feb. 22, 1757

APPENDIX L

FRANKLIN ON FIREPROOFING

Franklin's absorption in residential fireproofing in 1786-1787 was preceded by years of interest in the subject of fire prevention. Born but forty years after London's great fire, he was conscious from a very early date of the dangers faced by inhabitants of fast-growing Philadelphia. He feared the day when "by a Concurrence of unlucky Circumstances ...a fire...may suddenly spread far and wide over our Cedar Roofs." As early as February 4, 1735, he wrote and published a letter in the Gazette, "Protection of Towns from Fire," noting in it that "an ounce of prevention is worth a pound of cure." He soon thereafter organized the Union Fire Company. There followed invention of the lightning rod, another preventive device. By 1770 his searching mind had turned to residential fireproofing and he wrote the first of three letters reproduced below. The design of the three Market Street houses was a final contribution to fire prevention. The letters are presented as pertinent to the 1786-1788 "project of building."

A. H. Smyth, The Writings of Benjamin Franklin, V, 250-251

To Michael Hillegas

London, March 17, 1770

Dear Sir

I received your favour of November 25, and have made inquiries, as you desired, concerning the copper covering of houses. It has been used here in a few instances only, and the practice does not seem to gain ground. The copper is about the thickness of a common playing-card, and though a dearer metal than lead, I am told that as less weight serves, on account of its being so much thinner, and as slighter woodwork in the roof is sufficient to support it, the roof is not dearer, on the whole, than one covered with lead.

It is said, that hail and rain make a disagreeable drumming noise on copper; but this, I suppose, is rather fancy; for the plates being fastened to the rafter must, in a great measure, deaden such sound. The first cost, whatever it is, will be all, as a copper covering must last for ages; and, when the house decays, the plates will still have intrinsic worth....In France and the Low Countries I have seen many spouts or pipes for conveying the water down from roofs of houses, made of the same kind of tin plates [tin or iron as in Russia], soldered together; and they seem to stand very well.

A. H. Smyth, The Writings of Benjamin Franklin, V, 265-268

To Samuel Rhoads

London, June 26, 1770

Dear Friend,

One of our good Citizens, Mr Hillegas, anxious for the future Safety of our Town, wrote to me some time since, desiring I would enquire concerning the Covering of Houses here with Copper. I sent him the best Information I could then obtain; but have since receiv'd the enclos'd from an ingenious friend, Mr Wooller, who is what they call here a Civil Engineer....I am told by Lord Despencer, who has covered a long Piazza or Gallery with Copper, that the Expence is charged in this Account too high; for his cost but 1/10 per foot, all Charges included. I suppose his Copper must have been thinner. And indeed it is so strong a Metal, that I think it may well be used very thin.

It appears to me of great importance to build our dwelling-houses, if we can, in a manner more secure from danger from fire. We scarce ever hear of a fire in Paris. When I was there, I took particular notice of the construction of their houses; and I did not see how one of them could well be burnt. The roofs are slate or tile; the walls are stone; the rooms generally lin'd with stucco or plaister instead of wainscot; the floors of stucco, or of six-square tiles painted brown; or of flag stone, or marble; if any floor were of wood, it was oak wood, which is not so inflammable as pine.

Carpets prevent the Coldness of Stone or Brick Floors offending the Feet in Winter, and the Noise of Treading on such Floors overhead, is less inconvenient than on Boards.

The Stairs too, at Paris, are either Stone or Brick with only a Wooden Edge or Corner for the Step; so that on the Whole, tho' the Parisians commonly burn Wood in their Chimneys, a more dangerous kind of Fuel than that used here, yet their Houses escape extreamly well, as there is little in a Room that can be consumed by Fire, except the furniture. Whereas in London, perhaps scarce a Year passes in which half a Million of Property and many Lives are not lost by this destructive Element. Of late indeed they begin here to leave off Wainscotting their Rooms, and instead of it cover the Walls with Stucco, often form'd into Panels like Wainscot, which, being painted, is very strong and warm: Stone Staircases too, with Iron Rails, grow more and more into Fashion here: But Stone Steps cannot in some Circumstances be fixed; and there methinks Oak is safer than Pine; and I assure you

that in many genteel Houses here, both old & new, the Stairs and Floors are Oak, and look extreamly well. Perhaps solid Oak for the Steps would be still safer than Boards; and two Steps might be cut diagonally out of one Piece.

Excuse my talking to you on a Subject with which you must be so much better acquainted than I am. It is partly to make out a Letter for renewing our Correspondence, and partly in hope that by turning your Attention to the Point, some Methods of greater Security in our future Building may be thought of & promoted by you, whose Judgment I know has deservedly great Weight with our Fellow-Citizens. For tho' our Town has not hitherto suffered very greatly by Fire, yet I am apprehensive, that some unlucky Circumstances, such as dry Weather, hard Frost, & high Winds, a Fire then happening may suddenly spread far and wide over our Cedar Roofs, and do us immense Mischief....

A. H. Smyth, The Writings of Benjamin Franklin, V, 305-307

To Samuel Rhoads

London, Feb. 10, 1771

Dear Friend,

I received your kind favour of Nov. 9. and am glad to hear of the Welfare of you and yours.--

Mentioning to a Friend of mine, Mr. Wooller, an Engineer, your Idea of Paint and Sand, to make Roofs durable and safer from Fire (which I hope you will try, as I think it very likely to succeed) he communicated to me an Account of a new Method of Covering, in the North, that is in some respects similar, may be as durable, but in my Opinion not so safe. Perhaps it may be of Use for Summer-Houses, Barns, Outhouses, or Buildings where no Fire comes; (and therefore I send you the Account enclos'd) but I think I should not care to trust it in a Dwelling-House, in a Town, unless the under Side of the Boards was lathed & plaistered between the Rafters, which would add to the Expence: For tho' the Outside, hardened by the air, and paved as it were, by the Sand, Shells, &c. might not readily take fire, the Tar coming thro' the Seams or Cracks of the Boards might be readily inflamed by a Candle from the Inside, placed carelessly by Servants in the Garrett.

The Flatness of the Roof, as well as of those with Copper, lessens a good deal the Areas to be covered, and of course the Expence.

I am glad to hear that you have good Workmen in the Stucco Way, and that is likely to take place of Wainscot.--

In some of the Paris Buildings the Floors are thus formed. The Joists are large and square, and laid with two of their Corners up and down, whereby their sloping Sides afford Butments for intermediate Arches of Brick. Over the whole is laid an Inch or two of Loom and on that the Tiles of the Floor, which are often six-square, & painted. The lower Corner of the Joists is cut off enough to admit of nailing to them the Laths that are to hold the Plaister of the Ceiling of the Room beneath. Where there is any apprehension of Walls spreading by the Weight of such Floor, they are prevented by Bars of Iron, with external SS. This kind of Floor seems Safe from Fire: For the Joists in Contact with the Bricks above, and shielded by the Plaister Cieling below are not very likely to kindle and burn. It likewise prevents in a great degree the Noise of what is doing overhead offending those below. But it is heavy, takes up more Room, requires great Strength of Timber and is supposed more expensive than Boards. I apprehend those Arches are not generally used; but the Tiles are more commonly laid upon rough Boards & the Joints clos'd with fine Mortar or some kind of Cement.

Plaster Floors are of late coming again into Use here. I know not whether we have the proper Materials in our Province; but I have been told there are Quarries of the kind in Nova Scotia near navigable Water.--I send you however an Account of the Method of managing it All from my Friend the ingenious Mr Wooller.--

. . . . . .

I send you also a Pamphlet on the Subject of securing Houses from Fire tho' the Method is perhaps impracticable with us.--

APPENDIX M

A CONTEMPORARY DESCRIPTION OF FRANKLIN'S FIREPROOFING MEASURES

[The American Museum, Or Universal Magazine, January 1791, p. 46]

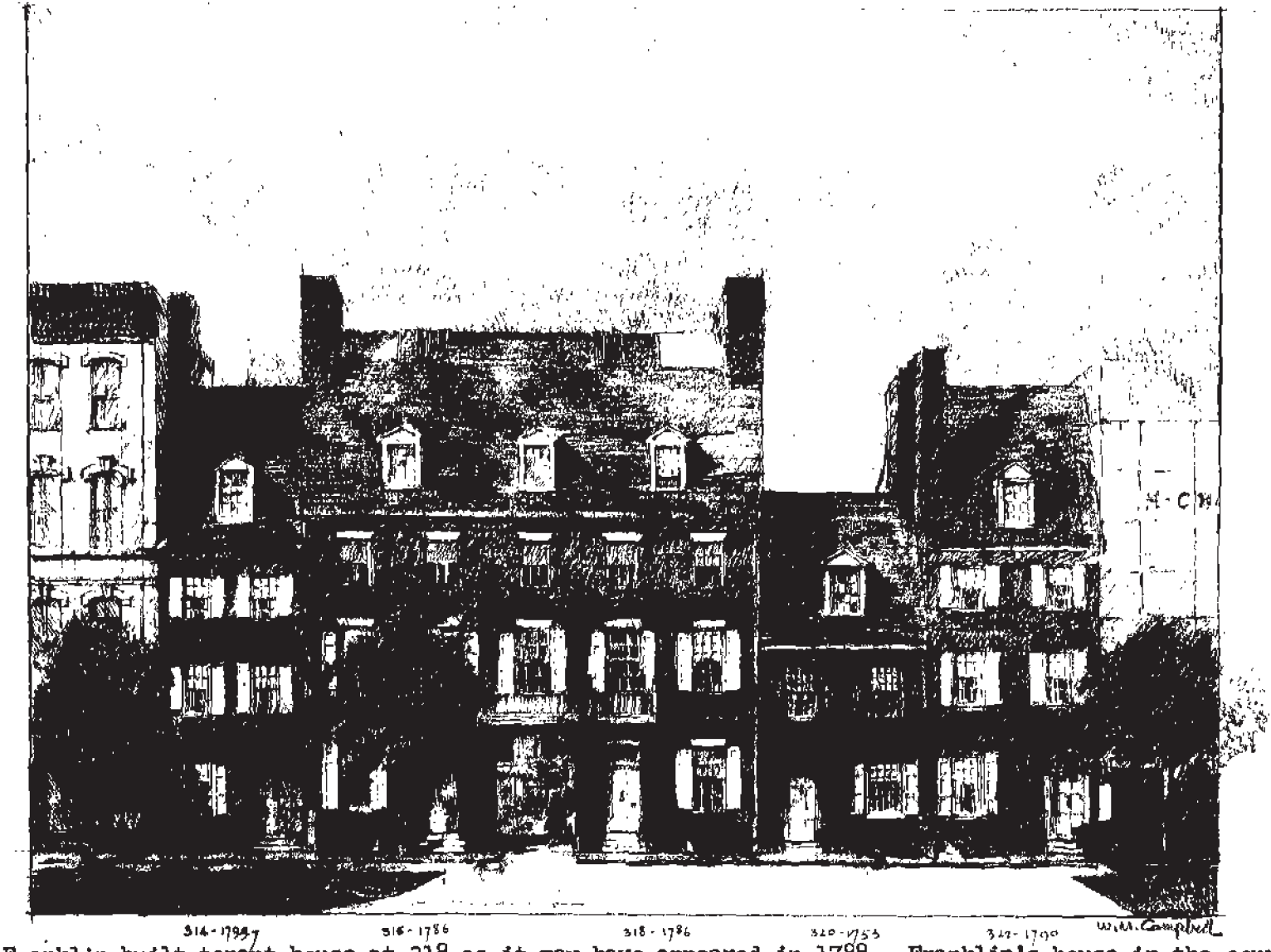
PRECAUTIONS AGAINST FIRE.

FLOORS can be rendered incombustible, by lining them, so as to prevent the passage of the air thro' the cracks. This may be done by the use of thin iron plates, placed between the joists and floor-boards. It is recommended by David Hartley, esq. an English gentleman, to whose labours in rendering houses incombustible, the public owes much.--The method is practised in the royal buildings of Portsmouth, Plymouth, &c. It has been objected, that these iron plates are subject to rust. Mr. Hartley recommends painting them.--Some have imagined that a violent fire would melt them. They have been found to calcine, but never to melt.--Query; What effect would these metal plates have, in case of lightning?

Dr. Franklin lathed and plastered between joists under the floors of his houses. This manner of excluding the air, is free from the three objections stated above, and is perhaps cheaper; especially if plasterers could be pervailed upon to lay their laths in an oblique direction between the joists, so as to avoid cutting them. Rooms constructed in this manner, may be made more comfortable in cold weather with a less fire.

It is a common practice to nail cornices to the joists of the rooms above: this makes a combustible communication between one story and another. A coat of brown plaster might be laid before the nailing of the cornice. Every room as well as each story, should be kept distinct in this respect: and no fire-conducter allowed between them. Mr. Hartley directs the putting a sheet of metal between the double pannels of a communication-door.

ILLUSTRATIONS



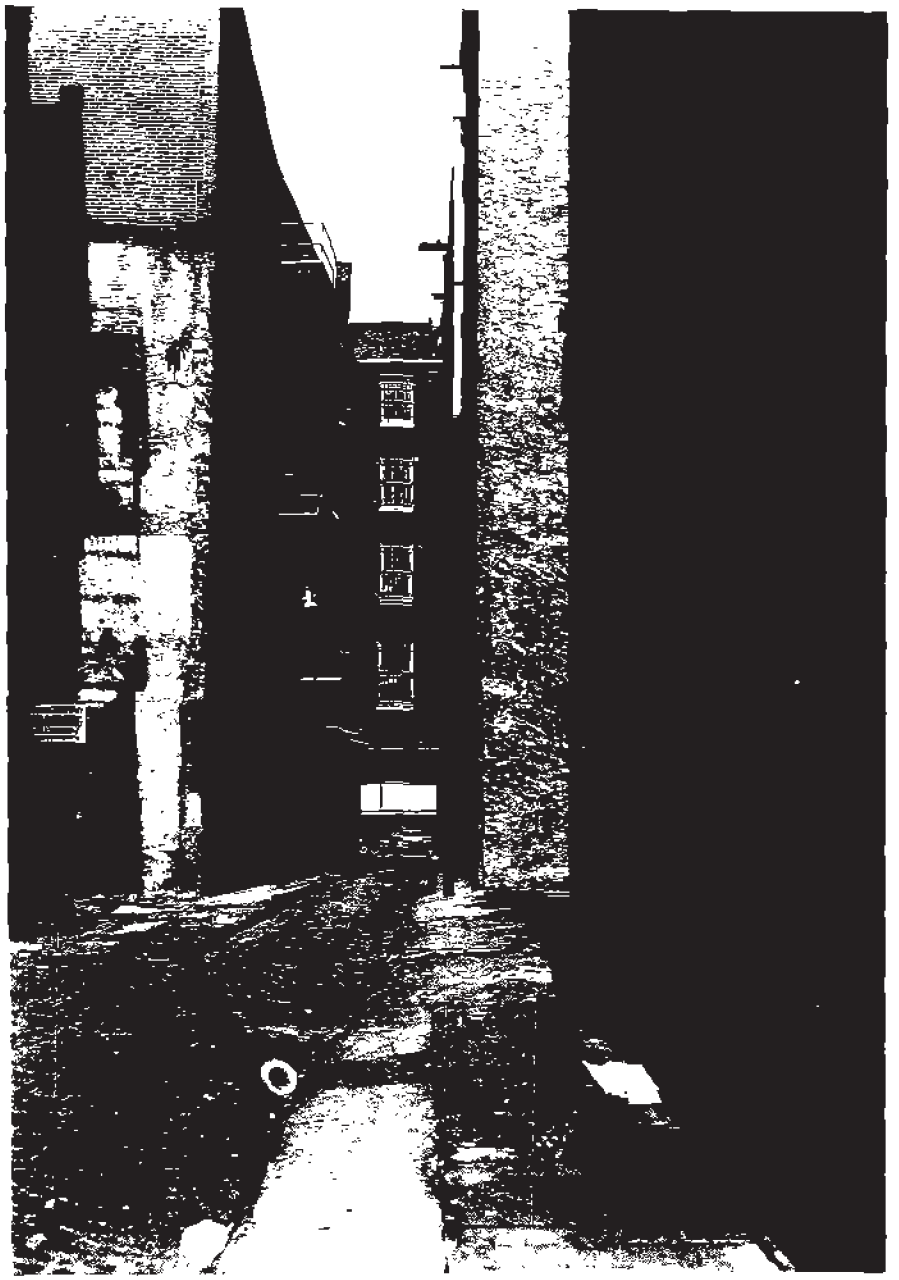
The Franklin-built tenant house at 318 as it may have appeared in 1788. Franklin's house in the court to the rear can be seen through the arched passageway. Note trap doors and skylights adjacent to the chimnies. The earlier house to the west at 320 Market Street and the house to the east at 314 were never owned by Franklin. He built the one at 322 Market Street in 1787-1788.



312-322 Market Street, looking south. First known view of buildings on these properties; made within thirteen years of the remodelling. Baxter's Panoramic Business Directory of Philadelphia for 1860. Courtesy of Free Library of Philadelphia.



318 Market Street, looking south, 1951.
Building is but little changed since 1860
view in previous illustration was made.
National Park Service photo.



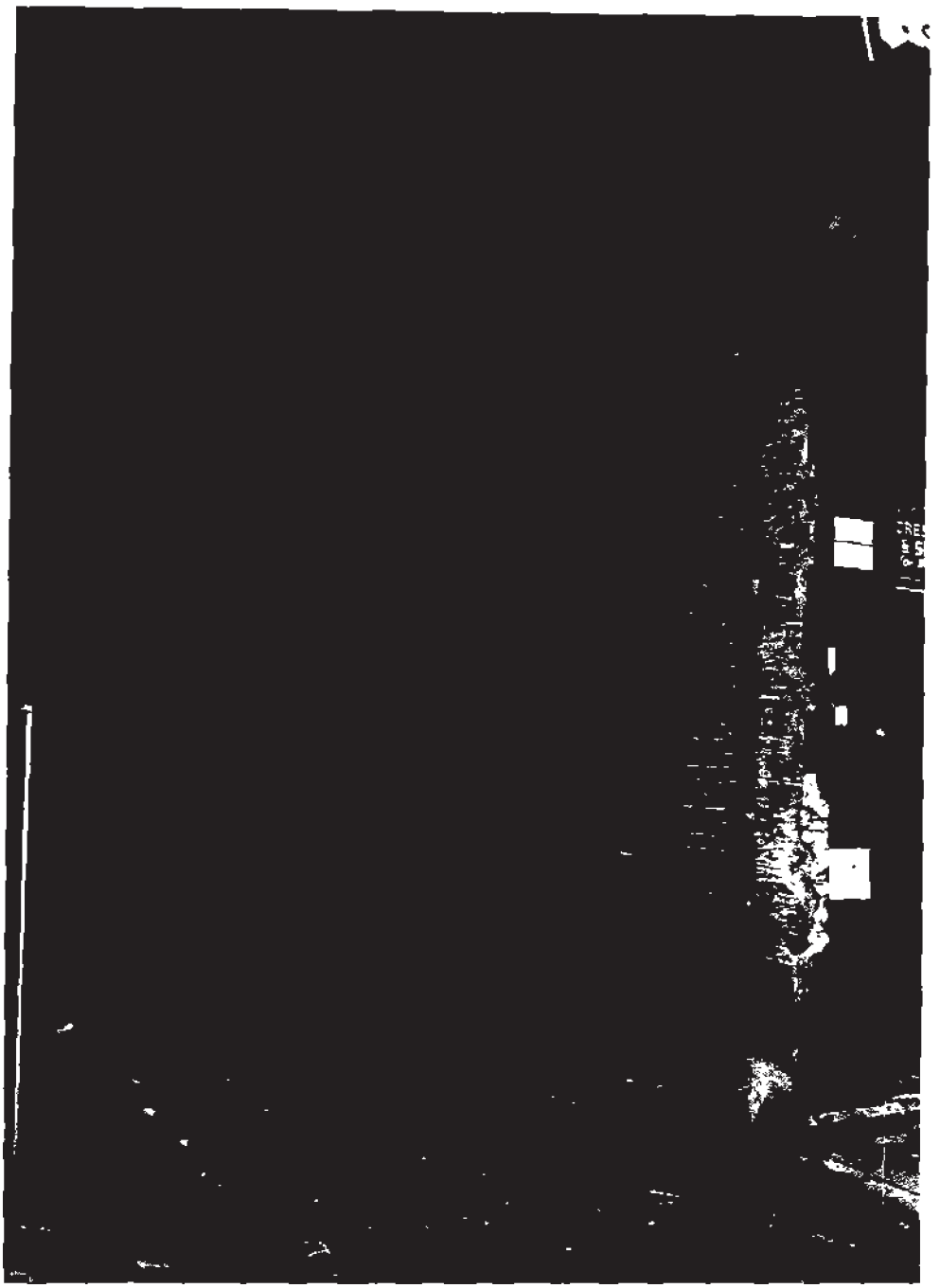
View of the arched passageway from the south, looking toward Market Street, 1950. Note additional two stories and cornice running into that of rear extension. National Park Service photo.

Chapter II
Illustration No. 5



View of Market Street, south side, taken in 1868. This is oldest known photograph of buildings on Market Street properties on Franklin Court. Entrance to court and 318 Market Street can be seen to the right of telegraph pole in center. Photograph from Joseph Jackson, Market Street, Philadelphia, p. 42.

Chapter II
Illustration No. 6



The section of passageway at the Market Street entrance to Franklin Court, 1951. Wall is of first story to 318 Market Street. Vaulted ceiling of arched passageway dates to Franklin. National Park Service photo.



The arched passageway looking south from Market Street, 1950. Shadowy section above is of rear moiety. On the right is 1847 extension of building. National Park Service photo.

CHAPTER III

ARCHITECTURAL DATA

Prepared by Architect James F. O'Gorman
Eastern Office, Division of Design and Construction

Historic Structures Report Part I

on

THE BENJAMIN FRANKLIN TENANT HOUSES

316 318 Market Street

(formerly 106 - 108 High Street)

Independence National Historical Park

Philadelphia

Chapter III

Architectural Data Section

December, 1960

by

James F. O'Gorman, Architect

RECOMMENDED

Acting Henry A. Judd
Supervising Architect, Historic Structures

Date DEC 23 1960

Acting Eugene R. DeSilets
Chief, EODC

Date DEC 23 1960

United States Department of the Interior, National Park Service
Eastern Office, Division of Design and Construction

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SECTION I

FOREWORD

I. FOREWORD

A. Purpose, Limitations, and Design of the Report

Superficially, the existing buildings at Nos. 314-322 Market Street appear to date from the middle nineteenth century. Recent architectural investigation however, has disclosed physical evidence that the three tenant houses erected at Nos. 316, 318 and 322 by Benjamin Franklin in 1786-87 - along with their two eighteenth century neighbors at Nos. 314 and 320 - remain buried beneath later facades. Since this row of buildings, particularly the three tenant houses, constitute our only known direct architectural link with the great philosopher - statesman (other than the underground remnants of his own house) its importance can hardly be over-stated.

It is the purpose of this report to present a preliminary description of two of Franklin's three tenant houses. Such a description, it is hoped, will point the way to further research. In any case, we now know that much of Franklin's original construction remains.

We are able to present reports on only two of the Franklin tenant houses (Nos. 316 and 318) because of the limited time available. Investigation and writing were both conducted on a part-time basis as other projects permitted over a scattered six weeks during July and August of 1960. Preliminary reports on the third of Franklin's tenant houses, No. 322, and the structures completing this row, 314 and 320, will have to be made later.

Both Nos. 316 and 318 Market Street are included in this report. Because their plans are identical (but reversed) and interlock in such a manner as to render one incomprehensible without the other, it seemed inadvisable to separate them (see Architectural Description, Section III of this report). The two houses form, in effect, one building, and are thus presented in one Architectural Data Section. The houses have had different historical associations, however, and therefore separate historical data sections are being prepared by others.

Further architectural investigation within the fabrics is needed to determine the extent of the remaining original framing and flooring (particularly in No. 318), the plan of the basements and first floors near Market Street - where the present 19th century store fronts impede examination - and the exact location of details in No. 316 which are now hidden behind 8" veneer walls. Excavations yet to be made may reveal the treatment of the rear walls of the basements and the layout of wells, areaways, etc.

Because important parts of the original structure of these houses are now gone, much of the reconstruction planning must rely upon typical details of comparable houses. Such research might begin from an examination of the Hexamer and Locher insurance maps of Philadelphia (1860) in order to find twin row houses meeting over a wide alley. With this information, the search for existing

examples could be continued. The old photograph collections of the Free Library of Philadelphia, the Historical Society of Pennsylvania, the American Philosophical Society, and so forth, should be searched for more examples. Several examples already found are mentioned in Section III and illustrated in Section VIII of this report.

B. Acknowledgements

In any study dealing with Benjamin Franklin, it is impossible to list all of the individuals who have contributed. The acknowledgments here seek only to recognize those individuals whose contributions directly influenced this report.

Published volumes, articles, and notices dealing with Franklin are legion. However, the publications specifically mentioning the Franklin Tenant Houses are somewhat limited. First, there are Franklin's own brief descriptions of these houses contained in several letters to his sister, Jane Mecom in Boston. This correspondence was gathered and edited by Carl Van Doren as Volume 27 of the Memoirs of the American Philosophical Society (Princeton, 1950). Other sources of this nature are noted in the footnotes. The only other published mention of these houses as yet uncovered is the brief notice in Edward M. Riley, "Franklin's Home", Historic Philadelphia, (Trans. Amer. Phil. Soc., Vol. 43, Pt. 1, 1953, pp. 148-160). Dr. Riley, building upon the previous research of the late Fred J. Gorman and others, recognized that the existing archway over Orianna Street related to Franklin's

rental houses, but believed it to be a later replacement.

The first step toward the present report was taken when the proposed demolition of the existing buildings on Market Street was prevented by Resident Architect Charles S. Grossman who pointed out the possibility that portions of the Franklin Tenant Houses might remain buried within later buildings. This led to a brief preliminary investigation of the buildings (November 1959) by Archaeologist J. W. Moore and Architect Penelope Hartshorne, an investigation which confirmed Mr. Grossman's suspicions.

The positive results of the preliminary investigation led to a more detailed architectural study. This writer's study was carried on under the general direction of Supervising Architect Historic Structures Charles E. Peterson with the invaluable advice of Miss Hartshorne, and the capable assistance at the buildings of Student Assistant Architects Gary Dysert (University of Michigan), David C. Norris (Illinois Institute of Technology), and Roland D. Spector (University of Pennsylvania).

For documentary sources other than those mentioned above I have relied almost exclusively upon the information contained in a preliminary draft of the Historical Data Reports for 316 and 318 Market Street, prepared by Park Service Historian Martin I. Yoelson.

Information concerning the Thomas Harper Houses and other comparable structures was kindly supplied by the Philadelphia Historical Commission, Grant M. Simon, Chairman.

James F. O'Gorman
(University of Illinois)
Architect

Note: After Architect O'Gorman had returned to the University of Illinois additional material was included and the whole report was further edited by Architects Peterson and Hartshorne.

SECTION II

ORIGIN OF STRUCTURE

II. ORIGIN OF STRUCTURE

By 1765 Benjamin Franklin held title to three small row houses plus another separate and vacant lot on the south side of High (Market) Street between Third and Fourth Streets (see Illustration 1). Two of the dwellings, known as the Read Houses, came into his possession through his wife's family. This row stood north of his own house in Franklin Court (built 1764) and formed a "wall" between his ground and High Street. The vacant lot to the west made possible a carriage entrance from High Street.[1]

During Franklin's stay in France from 1776-1785, the public market in High Street was extended westward from Third to Fourth Street. By the time of his return to Philadelphia it had reached a point opposite his property. Realizing "the high Rents such a situation must afford",[2] he decided to exploit the opportunity by pulling down the three old houses and replacing them with two new and larger ones (106 and 108 High Street; the present 316 and 318 Market Street). At the same time he erected a third house on the lot

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1. E. W. Riley, "Franklin's Home", Historic Philadelphia (Trans. Amer. Phila. Soc., Vol. 43, pt. 1, 1953), 160. See also Chapter II, The Historical Data Sections for 316 and 318 Market Street.

2. B. Franklin to Ferdinand Grand (April 22, 1787): Albert H. Smyth, ed., The Writings of Benjamin Franklin, (Boston, 1840), IX, 576.

formerly occupied by his carriage entrance (No. 112 High Street; the present No. 322 Market Street see Illustration 2).[3]

The building of this latter house made necessary a new carriage entrance, one which would occupy a minimum of valuable frontage. Franklin's solution was (in his own words) to provide "an arch'd Passage...in the middle between them [i.e. at grade between Nos. 316 and 318 Market Street] to come thro' down to my Dwelling, wide enough for a Carriage."[4] The space above and below the passage was then equally divided between the houses (see restoration study plan of the first floor, Illustrations 9-11).

By this Franklin apparently achieved several advantages. First, he increased his rents and, secondly, he kept his quiet garden of "grass plots and gravel walks, with trees and flowering shrubs"[5] separated from the clamor of mercantile High Street by a barrier of buildings.

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3. B. Franklin's will (July 17, 1788): Carl Van Doren, ed., Benjamin Franklin's Autobiographical Writings (N. Y. 1945), 688-89.

4. B. Franklin to Jane Mecom (May 30, 1787): Carl Van Doren, ed., The letters of Benjamin Franklin & Jane Mecom, Princeton, 1950, 295.

5. B. Franklin to Mary Hewson (May 6, 1786): quoted from Riley, op. cit., 157.

SECTION III

ARCHITECTURAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

Despite extensive nineteenth century rebuilding the four original north-south masonry walls of Franklin's houses remain. Much exact information is available, from the architectural evidence contained on these walls (see Architectural Evidence Drawings, Illustrations 3 through 8), and with the aid of documentary sources and comparable structures, the original appearance of these houses can be reconstructed. (see Chapter II, the Historical Data Section, and in Chapter III, Appendices A-E, and Restoration Study Drawings, Illustrations 9 through 11).

Franklin's 3 1/2 story, tenant houses were twin row structures; that is, they shared party walls. Their plans were reflected images of one another. They were separated at ground level by the carriageway, and the division of space above and below this void was accomplished in such a manner that the houses are keyed into one another on all floors but the first (see Restoration Study Drawings, Illustrations 9 through 11). Thus interlocked, the two houses can be considered as one building.

These houses were similar to other pairs erected in 18th century Philadelphia. The existing 3 1/2 story twins which undoubtedly come closest to Franklin's Houses are those at 419 - 421 South Second Street. Erected by Thomas Harper, "gentleman", before 1788[6] these houses

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6. The Minutes of the Trustees of the Mutual Assurance Company for November 12, 1788, contains the following entry:

/Policy No./

185 & 186	-	Thomas Harper's	No/rth/New House 2nd Street	-	Insured	- £ 700
187	-	ditto	Backbuildings to ditto	-	ditto	- 300
188 & 189	-	ditto	So/uth/New House adjoining	-	ditto	- 700
190	-	ditto	Backbuildings	-	ditto	- 300

No search has yet been made for these early policies. The Harper houses are now owned by the Philadelphia Redevelopment Authority.

also span an alley wide enough to allow carriage access to the rear. Extremely valuable to our study is the fact that they retain their 18th century facade, although somewhat altered (see Illustrations 14 & 15) and that, like Franklin's houses, they were also erected opposite a public market (see Illustration 13). A detailed architectural study of the Harper houses will undoubtedly reveal much information of use in the reconstruction of the Franklin houses.

Illustrations 16 - 19 are other examples of carriageways built through a pair of houses. Further research should disclose still more identical pairs useful as comparable structures.[7]

A. Floor Plans

In plan these Franklin houses were not unique, except possibly for the division of space above the carriageway. In general each house was one room wide and two rooms deep, approximately 18'-6" by 45'-3" (exclusive of the ten foot passageway). Such a plan is old in Philadelphia.[8] It was apparently used in Budd's Long Row (c. 1691) and can be reconstructed

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7. A newspaper photograph of another twin uncovered by Architect Hartshorne in the Philadelphia Scrapbooks (Castner Collection, Free Library of Philadelphia), vol. 10, p. 52, is entitled "Old Coaching House, 304-306 Race Street."

8. William John Murtagh, "The Philadelphia Row House," Journal of the Society of Architectural Historians, XVI (Dec., 1957), pp. 8-13.

from a house still standing at 317 Market Street (apparently of the same period as Franklin's houses). It lasted into the nineteenth century in such examples as the row of houses formerly standing at 405-411 Marshall's Court (erected 1810, recently demolished).

A-1. Cellar

The plans of the houses at basement level, as at all levels, were identical but reflected images of one another. The two rooms were separated by a stairhall (see restoration study plan of the basement floor, Illustration 9). The north room in each house (17'-3" by 16'-0", exclusive of the vault) was without a fireplace, and was presumably used only for storage. Additional space in this area (about 7'-3" by 11'-0") was gained by a brick vault, one of a series forming the sub-structure of the carriageway. (see Structural Description, Section IV-C. of this report). Undoubtedly there was once direct access from High Street via a bulkhead in the north wall.

The stairhall (approximately 9'-0" by 17'-3") was enclosed by brick walls. The stair was at right angles to the party walls (i.e., the east wall of No. 316 and the west wall of No. 318), reaching the first floor by two flights of steps with a landing mid-point. This area also extended beneath the passageway, including in each house one-half of a vault, bisected laterally (approximately 8'-3" by 5'-0").

The southern room in each case was the kitchen (17'-3" by 16'-0"). Its location in the cellar is explicit from the Mutual Assurance Company survey of 1787 (quoted in full in Appendix A, Section VIII) and the ghost of a fireplace in this area pinpoints its position.

The fireplace was built against the outside party wall in each house, and brief inspection of the evidence uncovered in No. 318 suggests that it was flanked by closets. Here again additional storage space (about 6'-0" by 11'-0") was gained beneath the vaulted substructure of the carriageway.

A-2. First Floor

The exact plan arrangement of the first or ground floor is still in part conjectural. It is certain, however, that the houses were divided by the carriageway, and that here, again, were north and south rooms ("parlors" in most houses) separated by the lateral, brick enclosed stairhall, (see Restored First Floor Plan, Illustration 9). The north room facing the street in each case may have been used for commercial purposes. Still uncertain is the arrangement of entrance doors from High Street and the method of gaining access to the stairhall. The latter might have been by means of a hallway opposite the fireplace, an arrangement shown in the restoration study plan annexed. There is no evidence of an entrance directly from the carriageway to the stairhall (what would seem a most convenient arrangement). Also to be determined is the possibility of a separate entrance to the north room, undoubtedly desirable if this area were used for a shop. A separate entrance is shown in our conjectural plans.

There were two fireplaces per house at this level, one to warm each room. Brief inspection of the uncovered evidence in No. 318 suggests the presence of breast closets, at least in the southern room. Further study is needed to determine the exact arrangement of the elements on this floor.

A-3. Second and Third Floors

The plan arrangement of the second and third floors was apparently identical, except for minor variations in the location of breast closets and the presence of a balcony which seems likely to have been at the second floor level (see Restored Second and Third Floor Plans, Illustrations 10 and 11). Again, each house was divided into a north and south room (each approximately 17'-3" by 16'-0") separated by the brick enclosed stairhall. However, a third room (about 21'-0" by 10'-0") was gained at each of these floors (as well as the garret) from the space above the carriageway. The plans at these levels became interlocked, each receiving one-half of the added space: No. 316 the northern half and No. 318 the southern half.

The north and south rooms were heated by fireplaces at the outside party walls, and here again a quick examination of the walls suggests the presence of breast closets. If the rooms above the passageway were heated we have found no evidence of it.

A-4. Garret

At the garret or fourth floor level the plans followed those below, except that here only the north room in each house had a fireplace. This condition caused by the presence of the flue from the kitchen fireplace in the cellar, was apparently not unusual (cf. the garret at 317 Market Street). No traces of breast closets are visible (see restored garret floor plan, Illustration #11). Above the garret ceiling was a loft. The stairway at this level, apparently enclosed by

frame partitions, continued up against the outside party wall for access to the roof through a trap door. According to the insurance survey, a skylight lighted the stair well.

More specific information must await further investigation.

B. Exterior

From the Mutual Assurance Company Survey of 1787 we know that the houses were three stories of brick, internal evidence indicates the presence of a garret or "half" story. Although nothing of the original Market (High) Street facade now remains (it was apparently replaced during the 1847 rebuilding) there is no reason to suppose that it exhibited other than typical exterior details of the period. The bricks of the period were red and locally handmade. They were laid up in Flemish bond, at least on the principal facade. The basement story may have been veneered with marble, a common arrangement. The elevation, probably identical in both houses, would have been pierced by rectangular window openings. Their number, spacing, and size is uncertain at present, they would have been fitted with frames, sash and shutters possibly headed with marble lintels. The floors were probably marked off by belt courses, again either of brick or marble. The "Balcony in front" specified in the insurance survey seems likely to have been

at the second floor level; its exact design is at present unknown.[9]

Crowning the facade was certainly a wood eaves-cornice which probably continued unbroken across the face of both houses and "returned" against the brickwork at the east side of No. 316 and the west side of No. 318. Such cornices were general and appear on the twin row houses shown in Illustrations 14-18.

Above the cornice the wood-shingle roof was divided into three sections by "battlements" or parapets (see Illustration 21 and Section V of this report). The outside battlements (the tops of the east and west party walls) rose higher than those at the center to form a web between the chimneys. Internal evidence suggests that the two central battlements (the upward projection of the walls flanking the carriageway) were "slanting"; that is, they followed the pitch of the roof. If there were dormers (none are mentioned in the 1787 survey), they were probably gable roofed, and might have had the common round-headed upper sash with "gothic" lights.

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9. Balconies would seem to have been frequent, if not common, features of early Philadelphia houses. As early as August 3, 1685, Robert Turner wrote to William Penn in England that "We build most Houses with Balconies" (quoted from Harold D. Eberlein and C. V. D. Hubbard, Portrait of Colonel City, Philadelphia, 1670-1838 Phila., 1939, pl), and balconies appear on houses shown in the well-known "Peter Cooper View" of Philadelphia, c. 1720 (see Fig. 1 of Robert C. Smith's "Two Centuries of Philadelphia Architecture, 1700-1900" Historic Philadelphia, op. cit., 290

It would be useful to know more about the frequency, construction, materials, and appearance of balconies on 18th century Philadelphia town houses. Instructive examples of apparently 18th century wood balconies have been located by Penelope Hartshorne in the Castner Collection (Free Library of Philadelphia) Vol. 5, p. 9 and Illustration 20 of Section VIII.

Undoubtedly, the most distinguishing feature of the elevation of these houses was the arched opening between them at ground level.

The existing archway across Orianna Street is now somewhat altered from the archway as Franklin knew it (see Illustrations 22, 23 and 24). Although the precise extent of this alteration is unknown at present, preliminary investigation indicates that the framing and some of the rived lath of the ceiling may be original (thus making the existing eleptical shape of the arch original), but the plaster of the ceiling has undoubtedly been replaced. Also replaced at the same time as the south elevation was its brick arch (see Illustration 23 showing an iron lintel). It appears that the existing northern brick arch follows the lines of the original arch, but the determination of the details of the original arches must await further study. The 1799 Birch engraving of "The New Market in South Second Street" on Society Hill (see Illustration #13) shows on the left the ground floor and archway of the Thomas Harper Houses. The archway here appears to have been flanked by pilasters supporting impost blocks from which the arch springs. In the unidentified twins shown in Illustration #15 the treatment of this feature is simpler, only a marble keystone decorates the archway. These sources may prove helpful in redesigning Franklin's archway.

The print shop erected by Franklin for his grandson, Benjamin Franklin Bache, apparently at the same time that the Tenant Houses were built is a major consideration in the study of the Tenant Houses. It was described by Colonel Robert Carr, who had apprenticed there under

Bache, as "two stories high, built on each side, and over the court or carriageway opening on Market Street." The only other description of the shop known to the writer gives its dimensions as "48 feet, including an alley, 10 feet wide, by 20 feet." These descriptions lead one to suspect that the print shop stood immediately south of the Tenant Houses, and that the carriageway continued through it.[10] If so, it is highly possible that the south wall of the Tenant Houses was a party wall, shared with the print shop, at least for the height of two stories. The third story of the houses would then have been the only one with windows looking to the south although how the southern rooms on the lower stories were lighted remains a mystery. Needless to say, more information about this print shop, apparently pulled down during the 19th century extension and rebuilding of the Tenant Houses, is needed.

C. Interiors

Fortunately in the nineteenth century renovations not all the interior woodwork disappeared. Still in place in No. 318 Market Street are three interior door frames (see Illustrations 28 and 29) and what appears to be one interior door (original location uncertain). In addition, much original flooring remains buried under later floors and large quantities of original plaster (some with old paint still on it) remain on the four original brick walls.

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10. All of this information can be found in Edward M. Riley, "Preliminary Historical Report, Franklin Court, Philadelphia, Pennsylvania," (INHP, March, 1950), 53-54. This typescript formed the basis of Dr. Riley's article in Historic Philadelphia (op. cit.), and contains fuller information than the published article.

The existing door frames, found in situ, surround the doorways between the former stairhall and the room above the carriageway on the second, third, and garret levels. The trim of these doorways suggest simple finish for at least the stairhall and the rooms over the passageway. At the two lower levels this doorway has a transom (Illustration 31 shows this feature at the garret level in No. 315 Market Street, a house apparently of the same period, and otherwise consists of plain, flat trim on which was planted a molding of simple profile. The joinery of the frame at the third floor displays curiously crude workmanship, recalling the author of "a penny saved is a penny earned".

The one interior door which we believe to be original has typical late 18th century raised panels with delicate moldings on one side and flat panels on the reverse. This door probably opened either into a closet (this type was found in the Bishop White House of the same date), or it opened from the hallway into a room.

Besides these remains and the indications in the original plaster of former chair rails, closets, etc. we can draw from the brief description of the interior given in the fire insurance survey of 1787 (quoted in full in Appendix A Section VIII). According to this document the cellar kitchen was "furnished plain." The first floor front (i.e. north) room has "washboards only", understandable if used for commercial purposes. The rear (south) room on this floor is treated with greater elaboration. The fireplace here had a "Breast & Mantle."

From a statement referring to the whole house, written later in the survey, "under the Cornice all the landscape panels are also

plaster", the "Breast" must have referred to a projecting chimney breast finished in plaster. Other interior trim mentioned for the first floor south room is "Cornice washboards surbase and Windows Cased with an Architrave". The north room of the second floor was the same, except that it had "a Dentle in front of the Chimney and a fret to the Mantle." No description is given for the south room on the second floor.

Apparently both the north and south rooms of the third floor are included in the statement "Third Story Breasts Mantles surbase washboards windows cased and single Cornice". For the garret we have the simple statement that it was plastered. The rooms above the passage, apparently at all levels, were "plain with only wash boards and windows cased." The stair was the common "Open Newel rampt.....with a plain light handrail up to the skylights" found in numerous 18th century surveys.

Other than the "fret to the Mantle", the "Dentle in front of the Chimney" and the "Architrave" at the windows, the only other possible indication of elaborateness in this insurance survey was the statement "under the Cornice all the Landscape pannels are also plaister". Landscape panel is a typical 18th century term but does not guarantee that a landscape was painted in the panel space. That the panels in this case were of plaster could mean the literal imitation of wood paneling in plaster."[11]

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11. Paneling of walls in stucco work is a particular subject being studied by Architect Robert Lester Raley of Hockessin, Delaware.

SECTION IV

STRUCTURAL DESCRIPTION

IV. STRUCTURAL DESCRIPTION

A. Wall Construction

From existing evidence found at Nos. 316 and 318 Market Street, it is possible to give the following brief description of the original structure.

The two houses had stone foundations and brick walls. Four north-south walls ran the length of the houses: an east party wall next to 314 Market Street, a west party wall adjacent to 320 Market Street, and two walls flanking the carriageway. Although now removed, four ranges of masonry walls originally ran east-west as well: the north and south elevation walls, and the walls flanking the stairhalls, neither of which crossed the carriageway. This wall system formed in plan a grid of spaces, seven in all, each cell of which could then be framed separately (see Illustration 10 and Section V of Chapter III). At this writing it appears as if the east-west party wall separating the rooms above the passage was of frame construction.

B. Framing

The floor joists of each house were apparently laid east-west, except at the fourth floor level where they ran north-south to meet the north-south oriented roof rafters. The exact size and spacing of the joints (and the determination of what part of the existing framing is original) must await further study after removal of later construction.

C. Passageway Substructure

The floor of the passageway and the brick walls flanking it are still supported by a bridge of five east-west oriented, brick barrel vaults of slightly varying sizes with stone foundations. This is a typical structural arrangement found in 18th century Philadelphia houses pierced by a passageway. The additional basement storage gained by such an arrangement is here shared between the two houses, each receiving the area of two and a half vaults (see Restoration Plans, Illustration #9 and Illustration #25).

We wish to draw attention to the off-center position of the carriage track within the passageway, leaving space for a walkway along the east wall. Presently (see Illustration 24) the carriage track is now paved with stone blocks probably of the mid 19th century. The way is raised slightly in the center, sloping out to granite curb stones. The walkway is presently covered with concrete, but judging by some areas further within Franklin Court there may be bricks laid on edge beneath the concrete. Referring to the able report, "Cobblestone Paving" by Park Historian David A. Kimball (July 1960) we can be sure that the stone blocks are not original. The curb stones along the walkway are of such a worn condition we recommend that they and the materials under the concrete walkway be studied carefully.

The above report also quotes a city ordinance (on p. 5 of its Historical Narrative) that "...where there are private cartways, leading from public cartways...crossing any footway...such footway...shall be paved... with broad flat stones, hewn and laid close together, or wholly with hard bricks laid on the narrowest side, commonly called on edge; or the tracks for

wheels with such stones, and the middle path, with such bricks on edge,..." Dunlap's American Daily Advertiser, June 6, 1791. In studying the Market Street sidewalk and passageway treatment we should keep this ordinance in mind, as Franklin surely followed it if in first paving his passageway he had not already provided for pedestrian traffic along Market Street.

D. Fireproofing Measures

Throughout his life, Franklin sought better methods of fireproof construction. It seemed irrational to him that men would surround themselves with buildings of flamable materials. Writing to Jane Mecom (September 20, 1787), Franklin laments the destruction caused by a recent fire in Boston, and continues: "I sometimes think Men do not act like reasonable Creatures, when they build for themselves combustible Dwellings in which they are every Day oblig'd to use Fire."[12] This same letter outlines the measures Franklin had taken in his own houses to prevent fire destruction. We cannot say that he was the originator of these details, but his fire prevention measures are a witness to his deep interest in the problem, and incidently an important addition to our knowledge about the houses:

> "In my new Buildings [the Tenant Houses] I have taken a few Precautions, not generally Used; to wit, none of the Wooden Work of one Room communicates with the Wooden Work of any other Room; and all the Floors, and even the Steps of the Stairs, are plastered close to the Boards, besides the plastering on the Laths under the Joists. There are also trap

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12. B. Franklin to Jane Mecom (September 20, 1787), Van Doren, ed., The Letters of Benjamin Franklin & Jane Mecom, op. cit., 299.

> Doors to go out upon the Roofs that one may go out and wet the Shingles in case of a neighboring Fire. But indeed I think the Stair Cases should be Stone, and the Floors tiled as in Paris, and the Roofs either tiled or Slated".[13]

That these measures were thought to be effective is apparent from the fact that the Mutual Assurance Company reduced Franklin's policy rate (from 30s to 25s per £1000 value) "in consideration of the great security made against fire."[14]

Given the opportunity in the erection of these houses, Franklin did not fail to put into practice what he had been preaching for half a century. Most interesting is the way Franklin carried out his requirement that "none of the Wooden Work of one Room communicates with the Wooden Work of any other Room." Although his method of achieving this may not be unique, he separated the two houses into three sections north-south and three sections east-west by a grid of masonry walls (see Illustration 10 and Section IV of this report). Only the staircase walls at garret level, and the wall dividing the space above the passage were of frame. Above the roof, this cellular division was continued, but the sections became larger. As mentioned above the brick north-south walls protruded beyond the roof to form the "four Battlements to the Houses." Thus the roof was divided into three separate areas of wood shingles. Since none

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13. Ibid

14. Minutes of the trustees of the Mutual Assurance Co., July 8, 1787; quoted here from Riley, op. cit., 160.

communicated with the other, this greatly reduced the hazard from spreading fire.[15] An additional measure used to prevent the spread of fire from roof to roof was the trap doors "that one may go out and wet the Shingles."[16]

Floors were commonly plastered on their under sides between the joists, in addition to the plastering of the ceiling below. But the writer has never heard of plastering the back sides of stair treads and risers (which is assumed to be what Franklin meant).

Franklin's mention of the use of stone for staircases, and tile and slate for floors and roofs "as in Paris" is also of interest, although nothing now suggests that any of these were used in his rental houses.

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15. Franklin did not, of course, invent battlements (or parapets). Their earlier use, and function, is explicit from the following notice taken from the Pennsylvania Gazette of January 13, 1742 (p. 2, c.3):

> "On Wednesday...a fire broke out in Water Street... A strong party wall, with a Battlement above the roof contributed very much to the saving of Mr. Till's new House, and consequently the rest of the Row towards Market Street..."

I owe this reference to Mr. William M. Campbell of INHP

16. Again this is not a Franklin innovation. CF. the following contemporary note from Elizabeth Drinker's diary: "Dec. 26 [1794]... neighbors over [i.e. across] the street were watering the tops of their houses." [to reduce the danger from fire brands blown from an adjacent fire]. Henry D. Biddle, ed., Extracts From the Journal of Elizabeth Drinker from 1759 to 1807. A. D. (Phila., 1889), 255.

SECTION V

SUBSEQUENT HISTORY OF STRUCTURE

V. SUBSEQUENT HISTORY OF STRUCTURE

The history of the tenant houses after their erection in 1786-87 is given in full in the Historical Data Section, Chapter II of this report, and need not be repeated. The extensive rebuildings which occurred during the nineteenth century can be followed in detail from the fire insurance surveys contained in Appendices B through E, Section VIII. In general the major rebuilding of 1847 appears to have included the replacement of the Market Street elevation, the addition of two floors to each house, the removal of the original floors and framing in No. 316, the removal of the south elevation and the extension of both houses to the south, plus numerous minor alterations. Much study is still needed to determine the date of such features as the later arch found in the second story wall between the south room and the room above the carriageway (Illustration 8) and other features whose origin is at present unknown. This can probably be accomplished by a correlation of the later insurance surveys with the internal evidence. Answers to these and other as yet unknown problems will be necessary in order to determine how these later alterations affected Franklin's houses.

SECTION VI

RECOMMENDATIONS

VI. RECOMMENDATIONS

At present, there is no provision in the park Master Plan for retaining the buildings at 314-322 Market Street. However, evidence found in the initial investigation is so extensive and of such importance that it is strongly recommended that these buildings be preserved.

The amount of particular information already brought to light, about two of the three Franklin Tenant Houses (316 and 318), and that which can probably be obtained through further study, we believe will be sufficient to warrant a reconstruction. Indeed, no other course could be followed if we wish to preserve the "arch'd passage" through which Franklin and all of his distinguished visitors once passed. And, if this passage is to be made meaningful, it is urged, in addition, that all of the houses now bounding Franklin Court to the north (314-322 Market Street, Illustration 2) be reconstructed. This would preserve the barrier separating Franklin's quiet garden from bustling Market Street (see W. Campbell's restoration sketch for 314-322 Market Street in the Historical Data Section, Chapter II).

We request that no extensive demolition of the 19th century additions be undertaken until a highly detailed architectural study has been made of all the buildings and their lots, until data uncovered has been recorded and final plans for the houses have been developed in detail, and both presented in the form of an Architectural Data Section of a Part II Historic Structures Report. Regardless of the ultimate use of this information, this study should be made. Such information, which would be irreplaceable in the event of demolition, would then be

available to all future restoration projects.

We are grateful to Resident Architect Charles S. Grossman, whose quick action prevented wholesale demolition on Market Street, thus making this study possible. This experience has shown that upon the acquisition of new property an immediate preliminary historical, archaeological, and architectural investigation should be made to determine what information exists of value to any of these branches, either for immediate or future use.

SECTION VII

APPENDICES

Mutual Assurance Company Survey Nos. 230 & 231
(Nos. 316 and 318 Market St., July 1787)

Survey of Dr. Franklins Houses Now Richard Bache Survey of two New Three Story Houses situate the south side of High street between third and fourth Streets belonging to his Excellency Benjamin Franklin Esqr.

Dimensions of each 18 feet 9 inches front exclusive of a 10 feet passage & 44 feet deep the Easternmost House occupies the North Moyety over the Passage & the Westermost the South Moyety.

Lower story back room Breast & Mantle Cornice wash boards surbase and Windows Cased with an Architrave Front Room washboards only. Second story front Room has a Dentle in front of the Chimney and a fret to the Mantle otherwise finished as the back Room below Third Story Breasts Mantles surbase washboards windows cased and single Cornice.

Garrets Plaistered Trap doors & Sky lights the small rooms over the passage are plain with only wash boards & windows cased. Open Newel rampt stairs with a plain light handrail up to the skylights and enclosed with a Brick Wall. Kitchen in the Cellar finished plain and an Ash hole on the out side of Brick. NB The Floors are plaistered between Joists as well as under so are the stairs to both steps & Risers the walls & Ceiling has a Coat of Plaister under the Cornice all the Landscape pannels are also plaister there are four Battlements to the Houses and a Balcony in front.

I. Jones

July 1787

Both Houses are alike, and £400. Insured on each House, the 6th December 1790 a 25/. per ct.

Mutual Assurance Company Policy No. 6034
(318 Market St., August 31, 1847)

Survey of Franklin Bache, Benjamin Bache and Hartman Bache's New Five Story Brick Store, Situate No. 108 on the South side of High [Street], between third and Fourth Streets, Front 18 feet 10 inches Depth 54 feet thence Angle on the East line and extending a further depth of 58 feet, Making the whole depth 112 feet 14 feet wide at the Rear or South line, First Story in 2 parts, washbds & windows cased, & plaister'd, Bulkheads boards planed & groov'd around the Basement windows. Cherry handrails & square ballusters around a Stairs from the Basement Story, a brick fire proof with Iron doors, 1 flight Strait Stairs, enclosed by a board partition planed groov'd & painted, Back is 1 Square head folding close door plain Jambs, - In front, are 4 large Square Marble Columns (moulded Caps) with Sills lintels & Cornice - 2 Square head folding sash front doors, Each 8 main lights, glass 12 & 17 & 16 Sub dº 4 & 17 in fancy transom sashes over do and 1 Square head window 16 lights, glass 14 & 22 in Shutters hung outside, Second Story in 2 parts, washbds & windows cased, Inside Shutters to the front windows, Adjoining & Communicating on the East, & over the Archway leading to Franklin Place, is a Room 10 feet by 22 feet, washbds windows cased & Water Closet & Iron Sink Railing around head of [illegible word] Third and Fourth Stories, including the Rooms on the East are all finished Similar to the Second Story, except no Inside Shutters front, Fifth Story and Room on the East finished Similar to Fourth Story, except the Water Closet & Sink, In each of the Stories between the Rooms, in A large folding door lined with Sheet Iron on one Side, - Joice across forming the Roof. rough boarded, Covered with Tin, Brick Cornices Trap door, In the Southwest Corner at Rear End are 5 flights large Common winding Stairs, (a large closet under do) Basement Story, in 2 parts, windows Cased walls lined around with boards planed & groov'd Ceiling plaister'd 1 flight large Enclosed Strait Stairs, leading to first Story in the Centar, In front is 1 square head folding sash door, 18 lights, glass 10 & 12 in & 2 square head sash doors, each 9 lights, glass 9 & 14 in leading into the vault floors 5/4 narrow heart pine boards, large hoisting hatches in each floor Glass 192 lights 11 & 18 - 132 dº 11 & 14 & 202 dº 11 & 12 in party walls 9 inches Stud partitions - East a Three Story & West a four story Brick Stores South a Three Story Brick house, Fronts on Franklin Place 68 feet - In the Second Story towards the rear end is a board partition across quartered plan'd groov'd & Painted with a folding ledge door in dº and another running North and South forming a Counting Room with Sashes in dº 36 lights 10 & 15 in hung with weights & a Sash door 9

$3500 August 31st 1847 Philip Justus

Permission to Store Mdze finnally /sic/

Mutual Assurance Company Resurvey
(318 Market St., February 2, 1848)

On the first floor from the foot of the Strait Stairs to the western door Jamb of the Eastern front door, is a Board partition, quarter'd planed, groov'd & painted, forming an angle, with a sash door in do of 9 lights, glass 11 & 16 in with a fancy transom sash over do the whole forming a private entrance to the second story.

February 2nd, 1848 Philip Justus

Mutual Assurance Company Resurvey
(318 Market St., February 17, 1851)

On Viewing the within describ'd premises, I find the above partition, with the door & c. forming a private entrance, to the Second Story, Is Now taken down - I further find, That the board partition which enclosed the Stairs in the first Story near the East front door, is taken down & remov'd; these Stairs are now open with a painted Strait hand Rail & moulded ballusters & Close String, I also find in the Center of the Roof, is Now a large Ridge Sky light, and in the Third, Fourth & Fifth floors, a large opening cut out, and each surrounded by a plain painted hand Rail & ballusters, - All other parts remain as before described.

February 17th, 1851 — Philip Justus

Philadelphia Contributionship Survey No. 1138 Z
(316 Market Street, March 6, 1869)

I have surveyed a brick Store belonging to Horace Fassitt, situate on the South side of Market Street. No. 316 between 3rd & 4th Streets, and on the East corner of Franklin Place, being 29 feet 5 in front including a ten feet wide Alley, and 22 feet 6 in deep; then narrowing to a width of 19 ft 5 in, a further depth of 44 ft 6 in, 5 stories high, with an extension of the latter width, and 14-feet deep, one story high. Walls 18, 13, and 9 inches thick, as per plan.

FIRST STORY in one room-floor of yellow pine, base beaded two pairs 6 light 22 1/2x29 in folding sash doors, with sliding shutters and three light transom above, glass apparently 20 inches high:-one pair 12-light 11x19 in folding sash doors with iron folding doors outside: all doors paneled below, one door at stairs paneled, and with 2 lights 9x15 in glass two 8 lights 14 1/2 x 18 in French Windows, with iron Shutters outside: one show window front containing 9 lights 22 1/2 x 36 in, and one light 36x80 in Glass; wire Guard inside to top of 2nd lights- bulk head under window of grooved boards, 3ft 6 in projection, by one foot 8 inches high-marble top washstand enclosed with cold water above. Walnut rail enclosing counting room, 3x7 in moulded- 2 new el posts and caps turned and 18 ash ballusters 4 in diameter, and turned: all very massive, Ceiling made of planed and grooved boards, painted. Fire proof closet 4 feet 6 in. by 7 ft 9 in, shelved, one single and one pair folding iron doors - skylight over Counting Room with iron sashes, hipped at angles, opening 7 ft 9 in by 6 ft 3 in, divided into 56 divisions or panes, each 5 1/2 in wide; space from ceiling to underside of glass, wainscoted with grooved boards, same as ceiling. Straight close string stairs, with winders at start to 2nd story; walnut rail to each side, with turned maple ballusters on string side - two newels at bottom, and landing in 2nd story enclosed - with rail and ballusters. Second Story, in one room yellow pine beaded base, one pair 12 light 11x19 in folding sash doors, with folding iron doors outside: two 8 light 20 1/4 x 27 in windows with outside shutters paneled - five 8-light 21 1/4 x 27 1/4 in windows without shutters - front wall wainscoted to window sills with grooved boards - wooden casings to space between window frames front, and wide frieze above them, straight close string stairs to 3rd story, with rail on each side; no ballusters on one side. 3rd Story in one room, floor of yellow pine - base beaded - one 12-light 9x18 in pair of folding sash doors, with outside iron shutters - two 12-light 20 1/4 x 25 in windows, with outside shutters paneled and five 8-light 17x21 in windows; straight close stairs to 4th story enclosed with grooved boards. Fourth Story, in one room, floor of yellow pine, base beaded, one 12 light 11x15 1/2 in folding sash door with folding iron shutters outside: two 8-light 20 1/4 x 20 1/2 in windows, and five 8 light 17x18 3/4 in windows; water closet 3 ft 3 in x 4 feet, enclosed with grooved boards, one panel door with blinds in upper panel,

and one light 9 x 20 in transom above; marble top washstand enclosed - cold water only, straight stairs enclosed with grooved boards to 5th story. Fifth Story, in one room, floor of yellow pine, base beaded, one 12 light 11 x 15 in folding sash door with iron shutters outside. Two 8 light 20 1/4 x 18-3/4 in windows, and five 8-light 17x16-1/2 windows. Hoisting Machine to hatchway, trap door to roof. Basement entire depth of Building, in one room, yellow pine floor, beaded base. Vault under front pavement with 2 iron columns 6 in. diameter to support granite flags - 4 arches through west wall to vaults under alley; one pair 12-light 10-1/2 x 21-1/4 folding sash doors; one pair 18 lights 10 x 14-1/4 in folding ditto, and one single 9 light 11-1/4 x 21-1/4 sash door, iron stairway from floor to street, valve container water closet enclosed with grooved boards, three 12-light 9 x 11 inches. Windows hung on hinges straight stairs enclosed to 1st story; ceiling covered with grooved boards, painted. Hatchway from basement to 5th story, lined with grooved boards on East side, outside back; iron sills and heads to window frames, and plain brick eaves. Front, Basement - 4 iron columns 8 x 17 in, and two ditto in first story 6 x 17 in., one ditto 12 x 16-1/2 in., and one ditto 10 x 16-1/2 in; with modillion entablature above latter, divided in length by 3 iron console brackets with caps above - 5 iron columns in 2nd story 8 x 15 in with capitals, frieze and cornice, iron sills and heads to 3rd, 4th, and 5th story windows. Iron Lintel, arched, over alley way near 1st story iron grating in pavement in front of door, and windows, 4ft 2in wide. Tin roofs to main Building, and counting house, brick eave, or cornice, in brackets, to front - all sashes double hung, unless otherwise mentioned.

3 Mo 6 1869 Louis Moore, Surveyor

[drawing]

$5000 by Penna Fire Insurance Co. (perpetual) & $5000 by The Imperial of London to noon Dec. 15, 1889 allowed

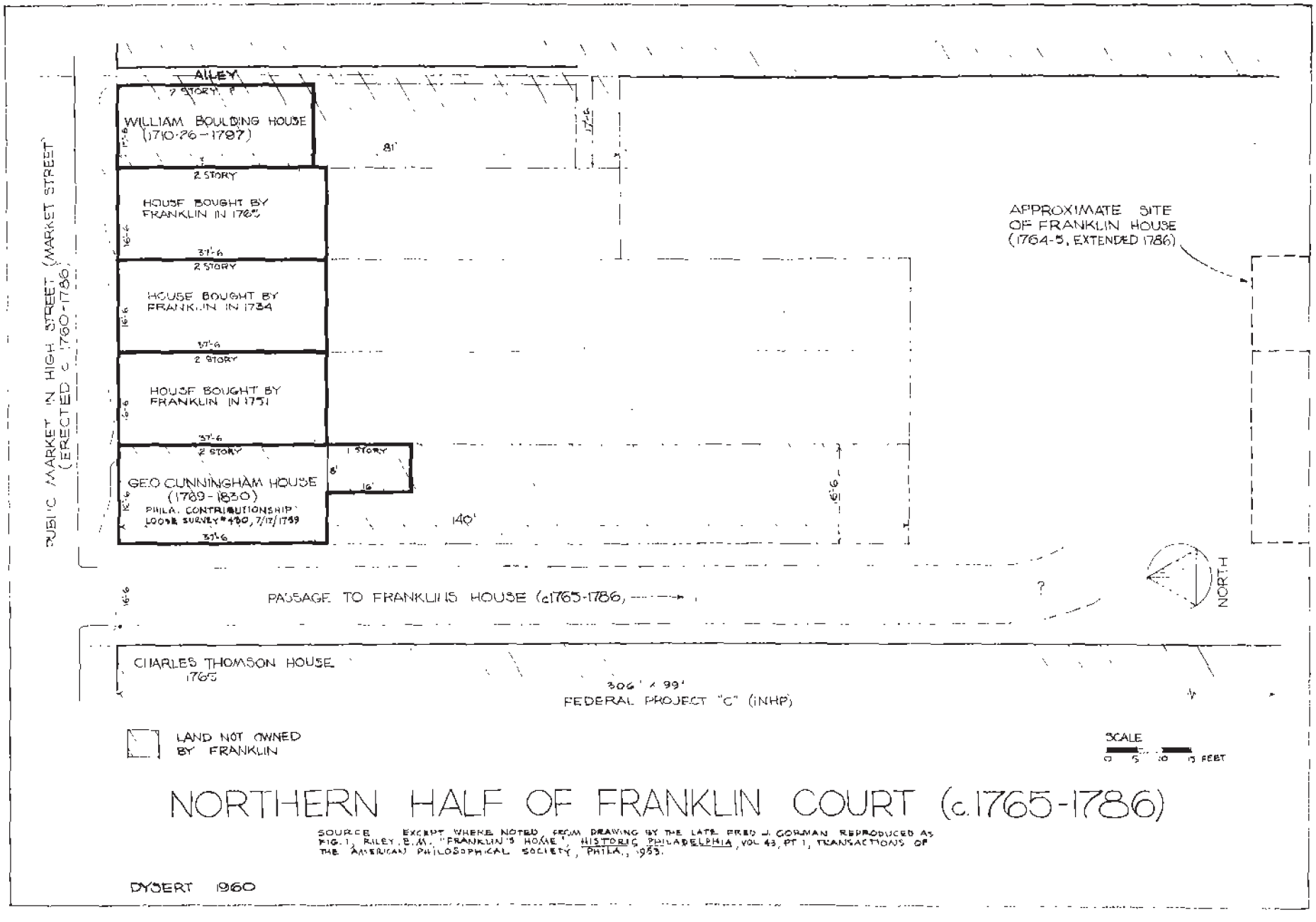
Policy No. 1138Z $5000 6 pc $300 agreed to be Correct /S/Horace Fassitt

4' x 5' Elevator has been placed in the N. E. corner. hand power. From 1st to 5th story.

10/19/96 /s/ Houston D/?/

SECTION VIII

ILLUSTRATIONS

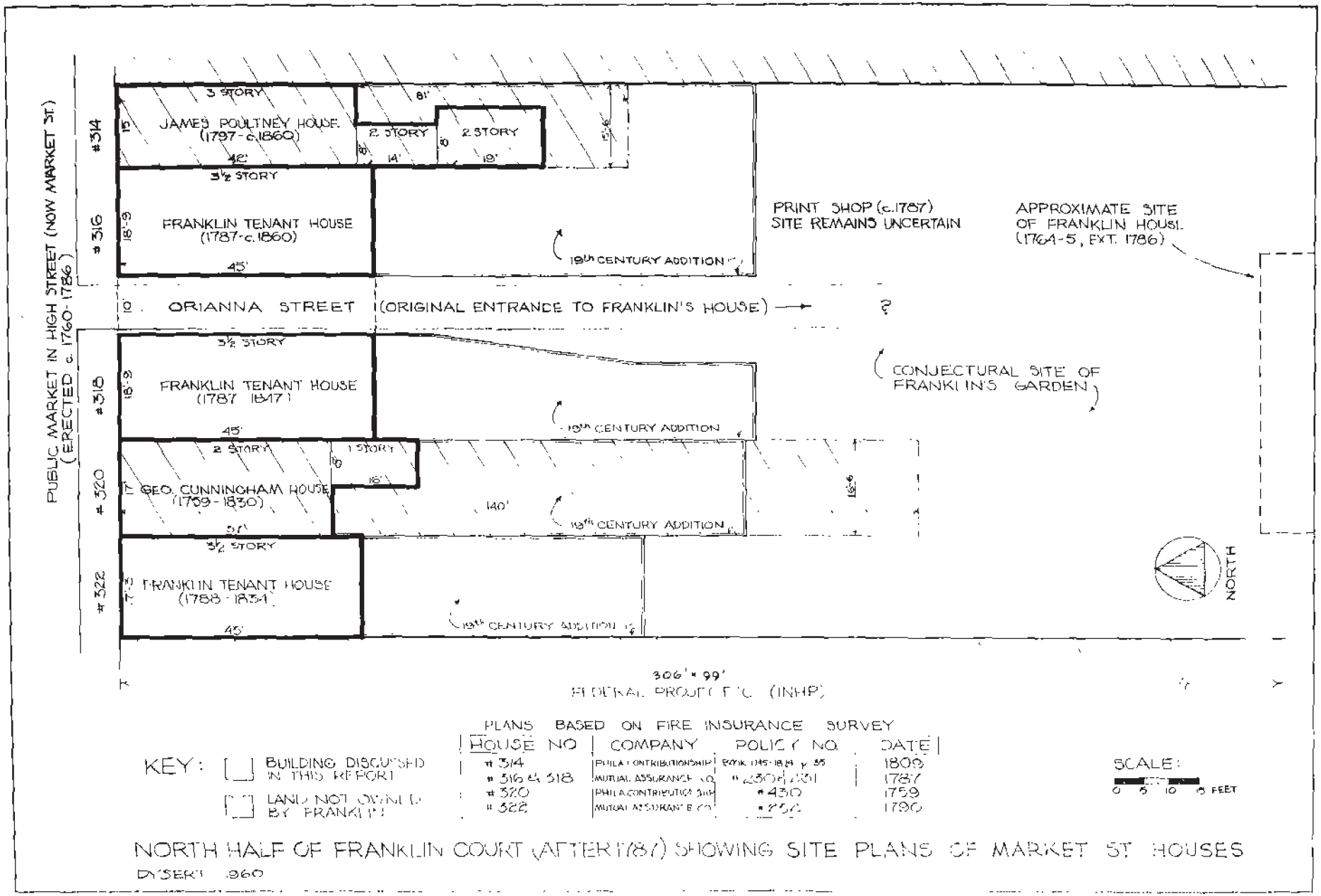


NORTHERN HALF OF FRANKLIN COURT (c.1765-1786)

SOURCE — EXCEPT WHERE NOTED, FROM DRAWING BY THE LATE FRED J. GORMAN. REPRODUCED AS FIG. 1, RILEY, E.M., "FRANKLIN'S HOME," HISTORIC PHILADELPHIA, VOL 43, PT 1, TRANSACTIONS OF THE AMERICAN PHILOSOPHICAL SOCIETY, PHILA., 1953.

DYSERT 1960

CHAPTER III SECTION III FIGURE NO.



PLANS BASED ON FIRE INSURANCE SURVEY

HOUSE NO	COMPANY	POLICY NO.	DATE
# 314	PHILA CONTRIBUTIONSHIP	BOOK 1845-1854 p. 55	1809
# 316 & 318	MUTUAL ASSURANCE CO.	# 430 & 431	1787
# 320	PHILA CONTRIBUTIONSHIP	# 430	1759
# 322	MUTUAL ASSURANCE CO.	# 430	1790

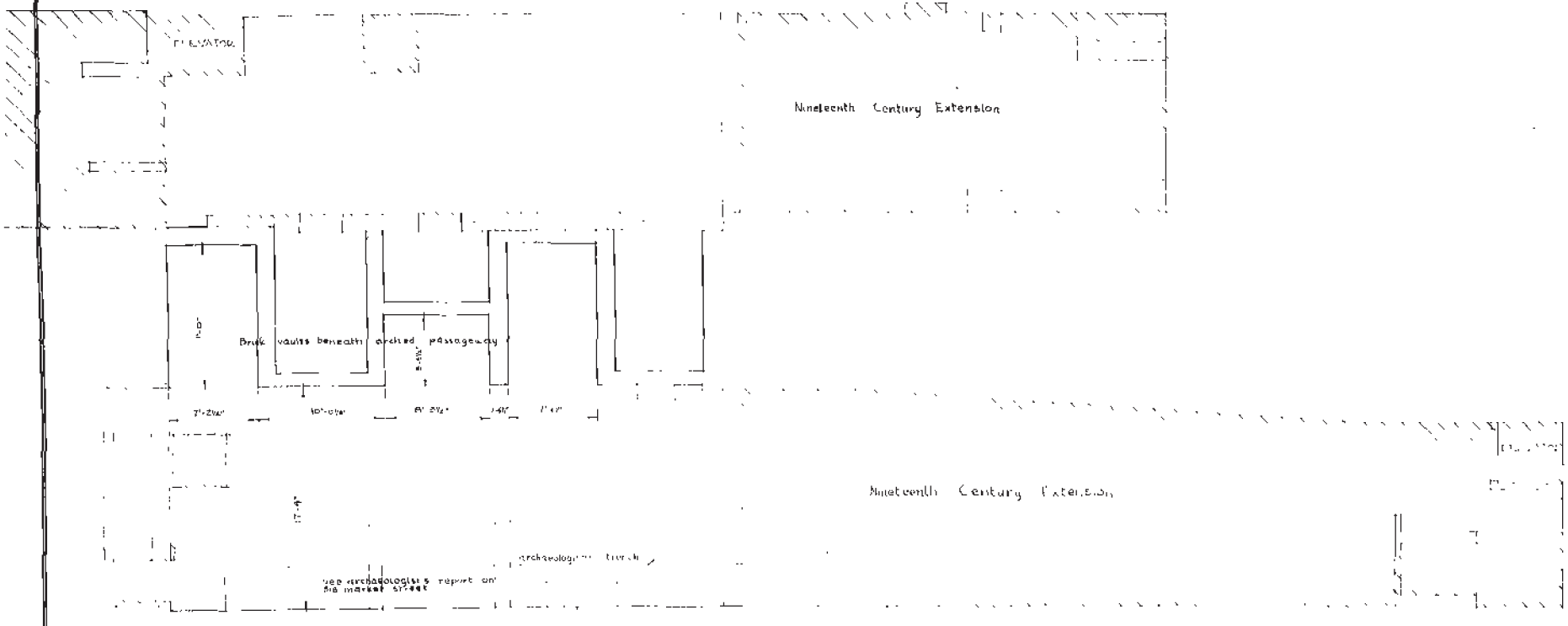
KEY: [ ] BUILDING DISCUSSED IN THIS REPORT

[ ] LAND NOT OWNED BY FRANKLIN

SCALE: 0 5 10 15 FEET

NORTH HALF OF FRANKLIN COURT (AFTER 1787) SHOWING SITE PLANS OF MARKET ST. HOUSES

DYSERT 1960



ORIENTATION

PREPARED

DESIGNED
A.H.T.FOY

DRAWN
O'GORMAN

CHECKED

DATE | INITIAL

REVISED

REGION
FIVE

FOPAR

SHEET 1 OF

DRAWING NO.
INDEP-IND
3165

DATE

SCALE 1 : 1 0

MARK | DESCRIPTION OF REVISION

RECOMMENDED

DATE

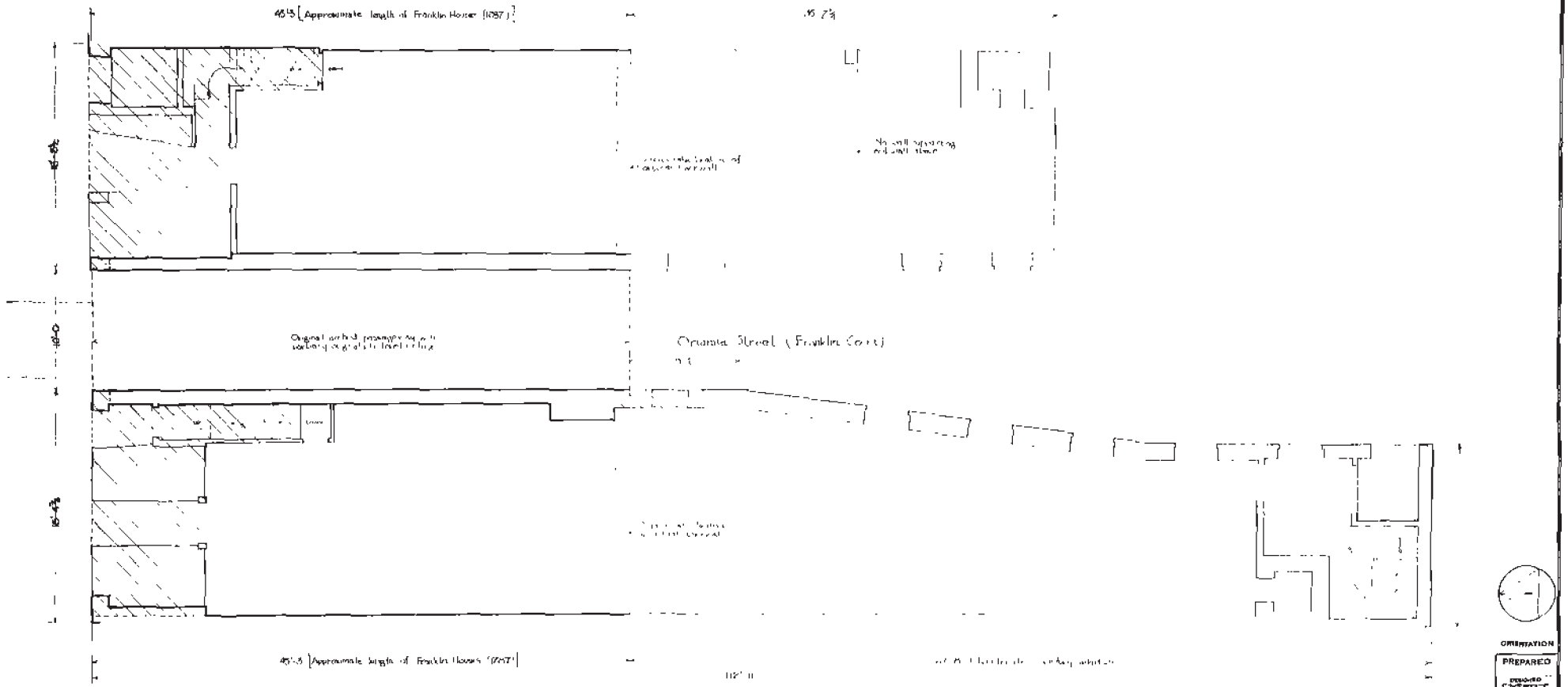
APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DIVISION OF DESIGN / CONSTRUCTION
PREPARED BY
EASTERN
OFFICE

REMAINS OF 1787 BUILDINGS - BASEMENT FLOOR PLANS
OF FRANKLIN'S TENANT HOUSES, 316-318 MARKET ST.
LOCATION OF MAIN PARK
INDEPENDENCE NATIONAL HISTORICAL PARK
NAME OF PARK

BASIC DATA

ILLUSTRATION NO. 3



FIRST FLOOR PLAN OF 316 AND 318 MARKET STREET

(...) NINETEENTH CENTURY ADDITIONS

DYSERT, DEL.

BASIC DATA

SCALE

MARK	DESCRIPTION OF REVISION	DATE	INITIAL

RECOMMENDED

APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

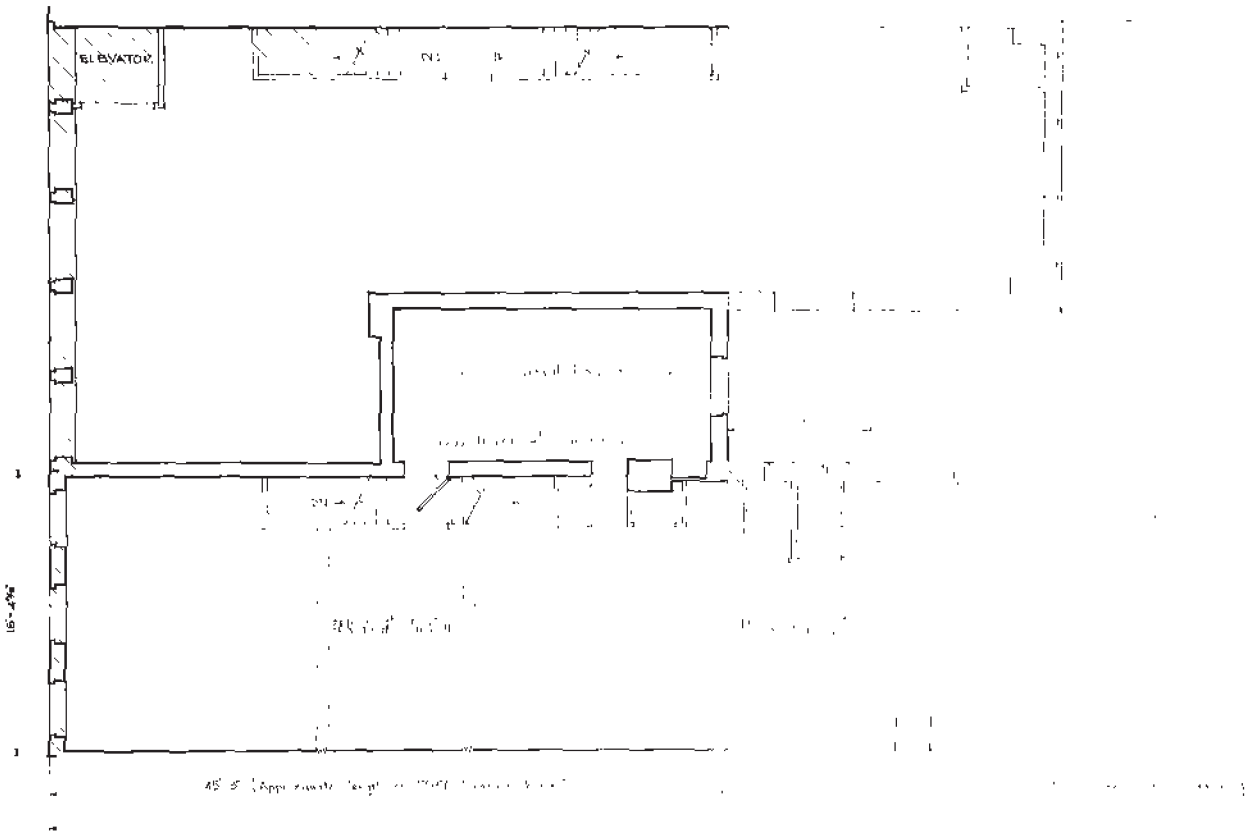
PREPARED

DRAWN: DYSERT
CHECKED: O'GORMAN
SUBMITTED

REVISED

DRAWING NO. NHP 3NB 3115

ILLUSTRATION NO. 4



SECOND FLOOR PLANS OF 316 AND 318 MARKET STREET

SPECTOR, DEL.

BASIS DATA

ORIENTATION

PREPARED

DESIGNED SPECTOR

DRAWN

CHECKED

MARK	DESCRIPTION OF REVISION	DATE	INITIAL

REVISED

RECOMMENDED

APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

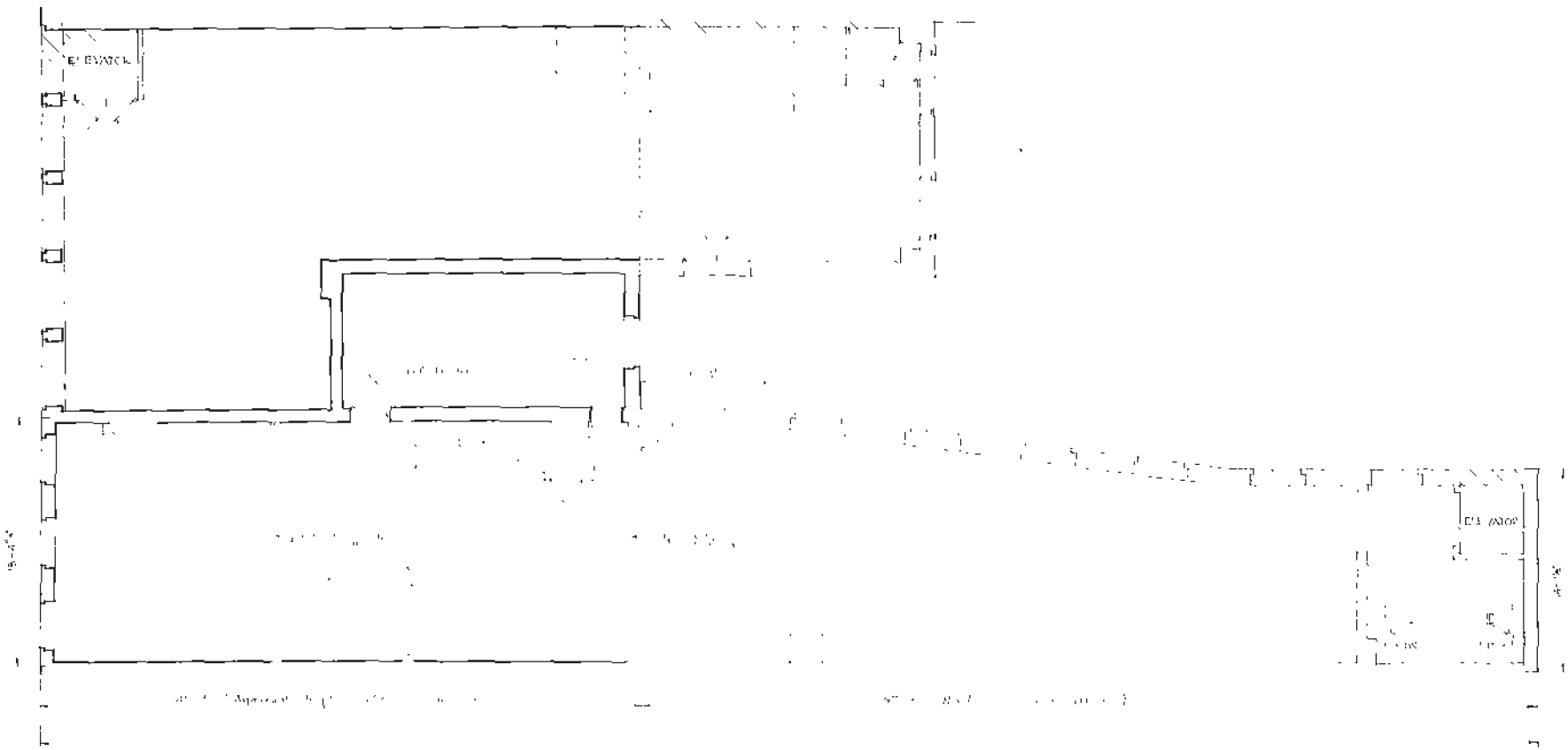
REGION FIVE

PCF NO.

SHEET 9 OF

DRAWING NO. 1100 - 9143

DATE



BASIC DATA

SCALE

MARK	DESCRIPTION OF REVISION	DATE

RECOMMENDED

APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DIVISION OF DESIGN & CONSTRUCTION

DETAILS OF 1787 BUILDINGS - THIRD FLOOR PLANS
BENJAMIN FRANKLIN TENANT HOUSES, 316 SIXTH AVENUE BET
INDEPENDENCE NATIONAL HISTORICAL PARK

ORIENTATION

PREPARED
SPECTOR
O'GORMAN

DATE | INITIAL
REVISED

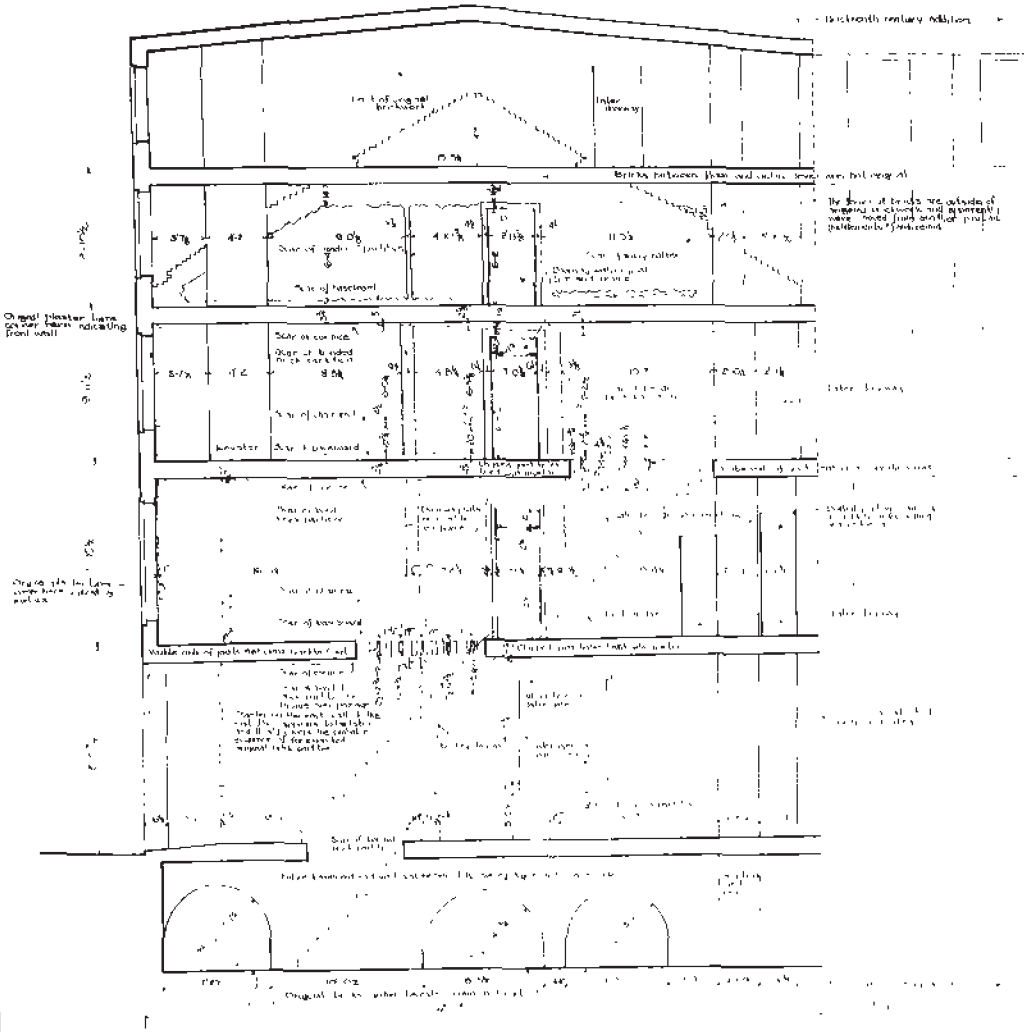
REVISION FIVE

REFRD

SHEET 4 OF
DRAWING NO
NHP-IND
6149

DATE

ILLUSTRATION NO 6



LONGITUDINAL SECTION SHOWING EAST WALL

SCALE 1/4" = 1'-0"

FRANKLIN HOUSE AT 328 MARKET STREET

DYSERT, DEL.

BASIC DATA

SCALE 1/4" = 1'-0"

RECOMMENDED

APPROVED

MARK	DESCRIPTION OF REVISION	DATE	INITIAL

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
OFFICE OF DESIGN & CONSTRUCTION
PHILADELPHIA PATTERN
DENVER

REMAINS OF 1787 BUILDING - LONGITUDINAL SECTION
TITLE OF DRAWING
& FRANKLIN TENANT HOUSE, 328 MARKET ST
LOCATION WITHIN PARK
INDEPENDENCE NATIONAL HISTORICAL PARK
NAME OF PARK

ORIENTATION

PREPARED

DESIGNED DYSERT
DRAWN O'GORMAN
CHECKED

REVISED

RECOMMENDED

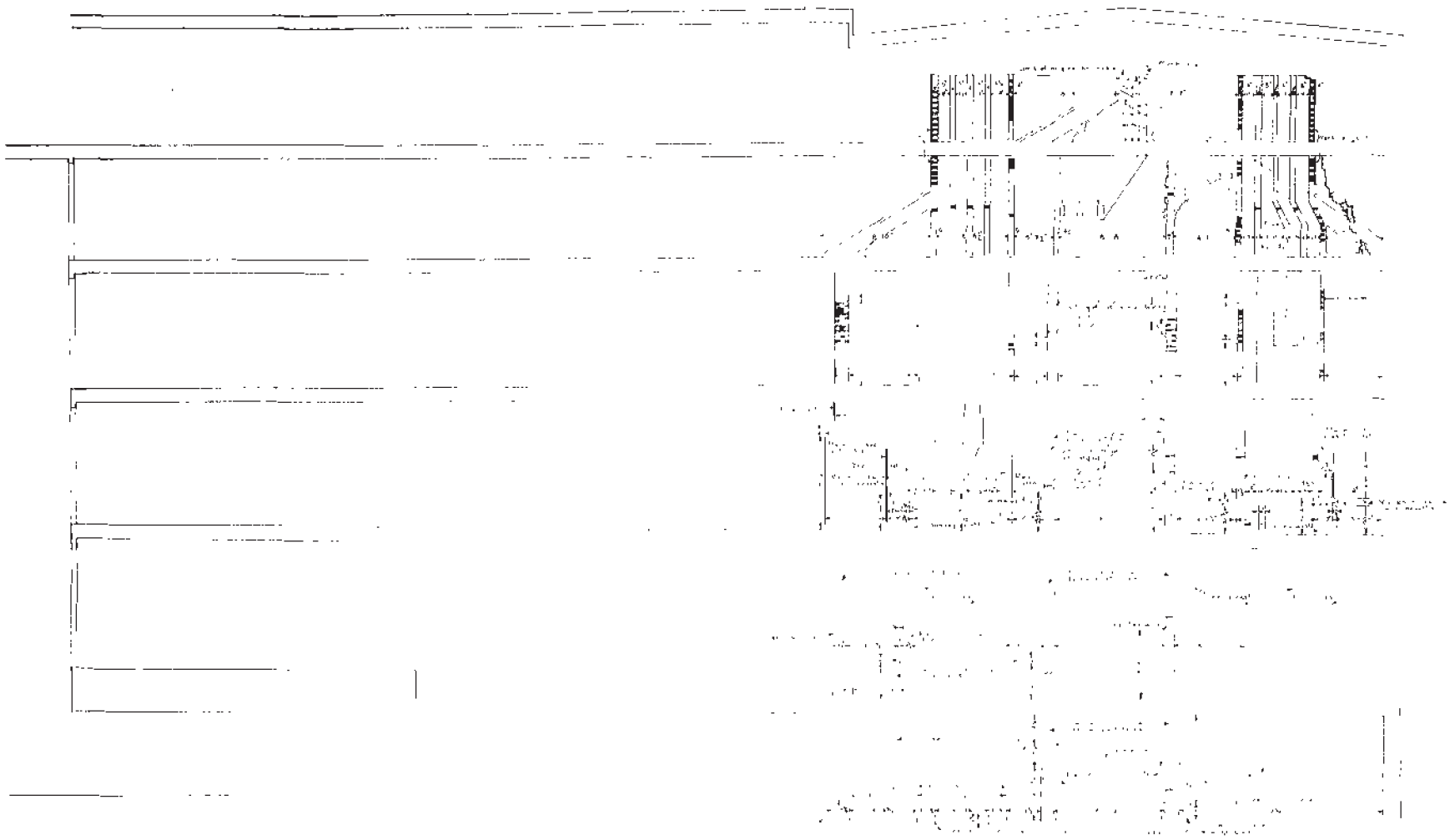
APPROVED

PROJECT NO.

SHEET 8 OF

DRAWING NO. NHP-IND 5148

ILLUSTRATION NO. 7



LONGITUDINAL SECTION SHOWING NEW WALL

FRANKLIN HOUSE AT 318 MARKET STREET

RECOMMENDED

APPROVED

SCALE

MARK | DESCRIPTION OF REVISION

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PREPARED

ORIENTATION

DATE | INITIAL

REVISED

REVISION

PCP NO

SHEET 6 OF

DRAWING NO

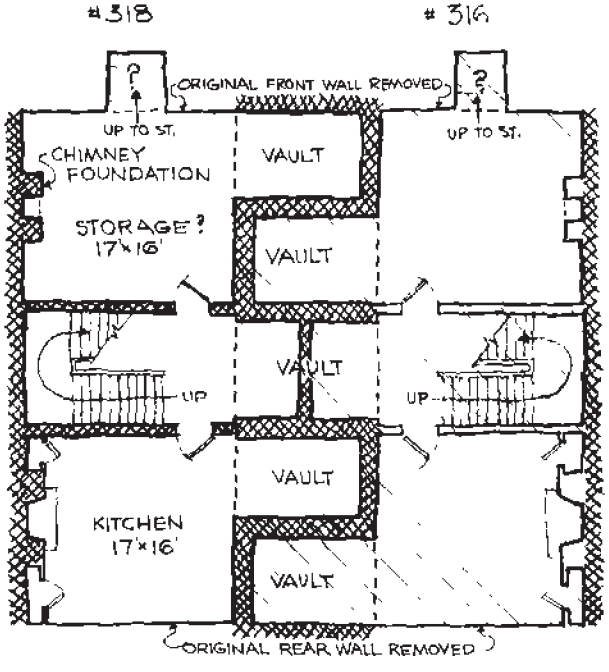
345

DATE

BASIC DATA

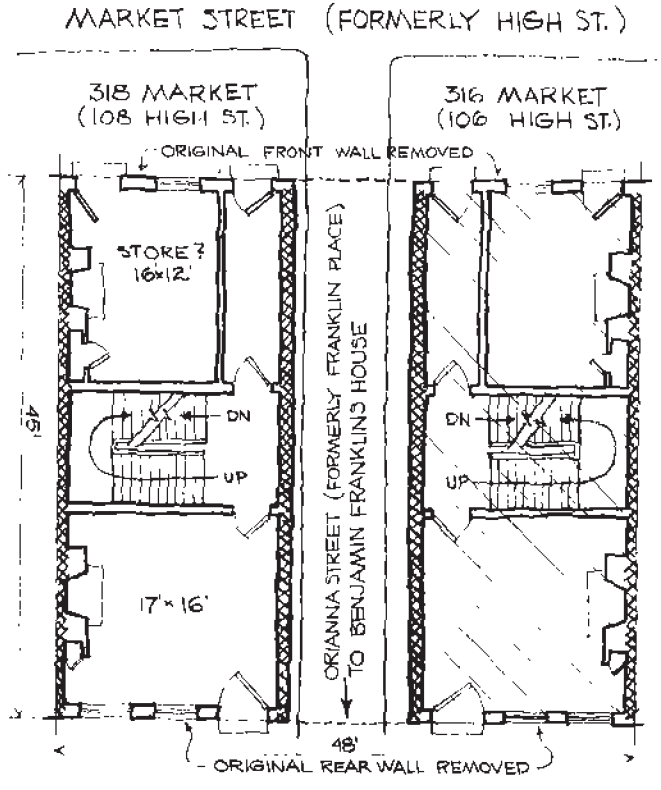
KEY: EXISTING

CONJECTURAL; PARTLY BASED ON INTERNAL EVIDENCE



BASEMENT

NOTE: ALL GIVEN DIMENSIONS ARE NOMINAL



FIRST FLOOR

SCALE:

0 2 4 6 8 10 FEET

RESTORATION STUDY PLANS
(1786-1787)

NORTH

BENJAMIN FRANKLIN TENANT HOUSES

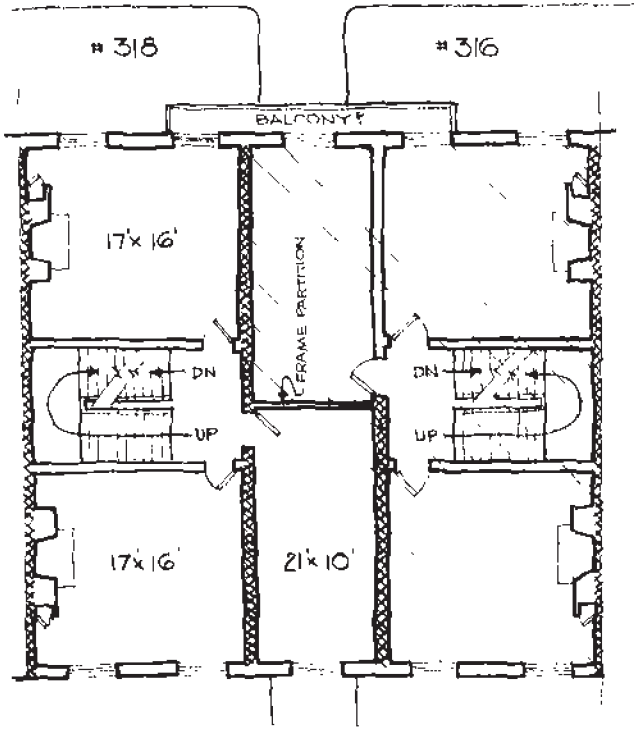
316 - 318 MARKET STREET PHILADELPHIA PENNSYLVANNIA

DYSERT 1960

CHAPTER III
SECTION VIII
ILLUST. NO. 9

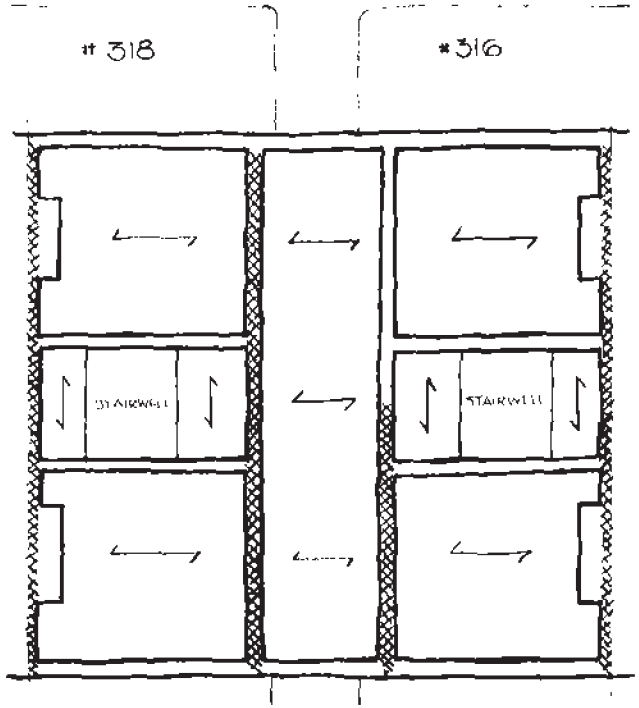
KEY: EXISTING

CONJECTURAL; PARTLY BASED ON INTERNAL EVIDENCE



SECOND FLOOR

NOTE: ALL GIVEN DIMENSIONS ARE NOMINAL



ARROWS INDICATE DIRECTION OF JOISTS

SECOND & THIRD FLOOR FRAMING PLAN

SCALE: 0 2 4 6 8 10 FEET

RESTORATION STUDY PLANS
(1786-1787)

NORTH

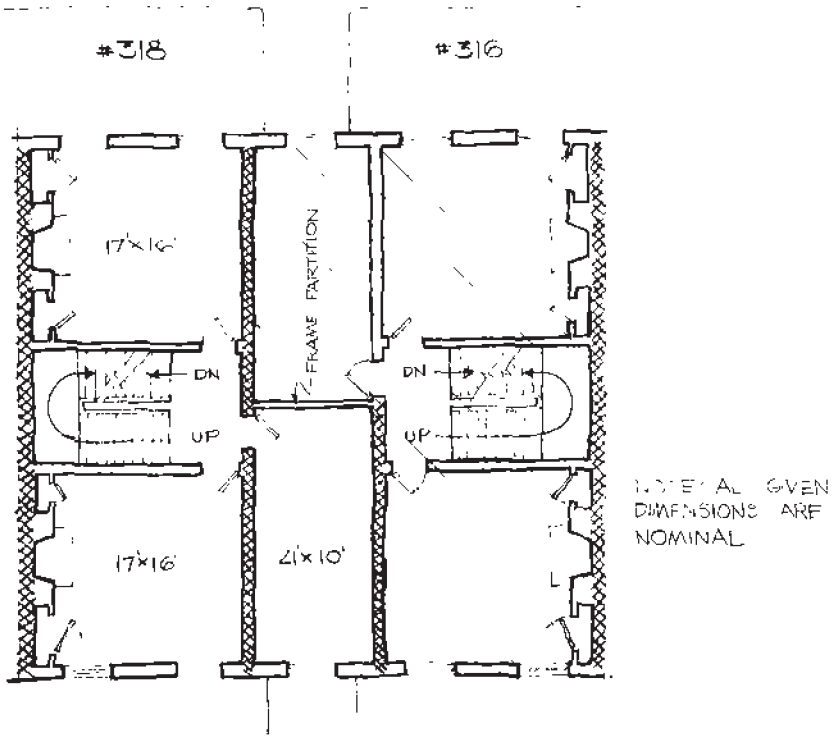
BENJAMIN FRANKLIN TENANT HOUSES

316-318 MARKET STREET PHILADELPHIA PENNSYLVANNIA

DYSERT 1960

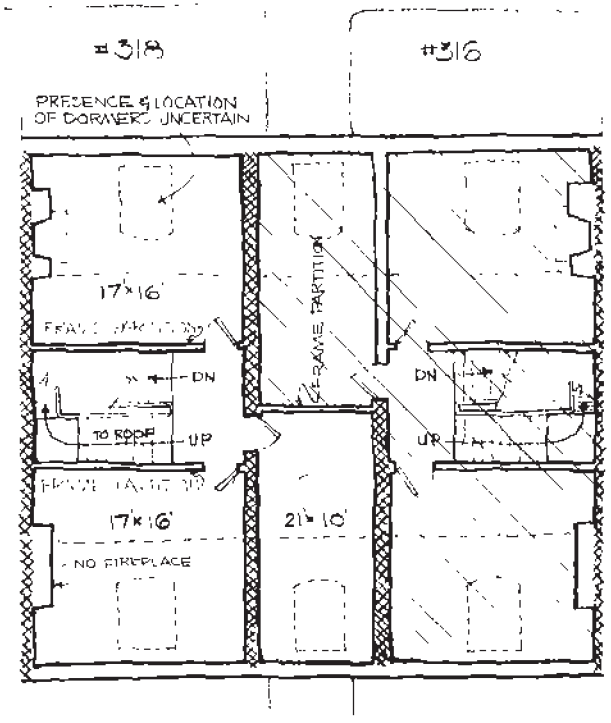
CHAPTER III
SECTION XIII
ILLUST. NO. 10

KEY: EXISTING; CONJECTURAL - PARTLY BASED ON INTERNAL EVIDENCE



THIRD FLOOR

NOTE: ALL GIVEN DIMENSIONS ARE NOMINAL



GARRET

SCALE: 0 2 4 6 8 10

RESTORATION STUDY PLANS
(1786-1787)

NORTH

BENJAMIN FRANKLIN TENANT HOUSES
316-318 MARKET STREET PHILADELPHIA PENNSYLVANNIA

DYSERT 1960

CHAPTER III
SECTION VIII
ILLUST. NO. 11.



High Street, from the Centre Market place PHILADELPHIA



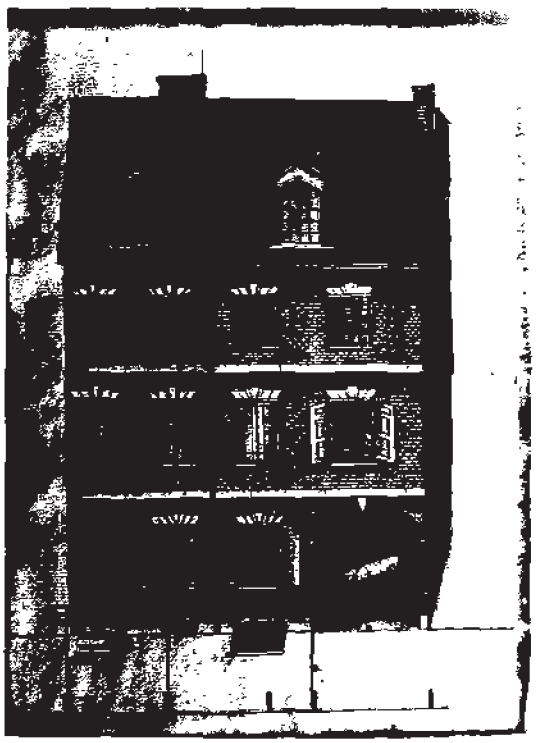
Drawn, Engraved & Published by W. Birch & Son *Sold by R. Campbell & Co.ª N.º 30. Chesnut Street Philad.ª 1799.*

NEW MARKET, in South Second Street ***PHILADELPHIA.***

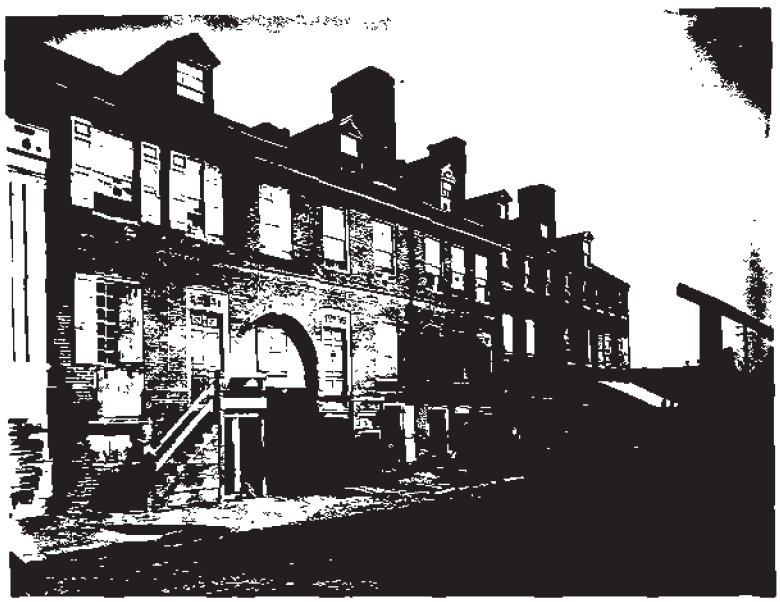




Plough Inn. 2nd St.
below Pine St. East Side.







Swanson St



Courtesy of Franklin Bache

A VIEW OF THE HOUSE OF FRANKLIN IN PASSY

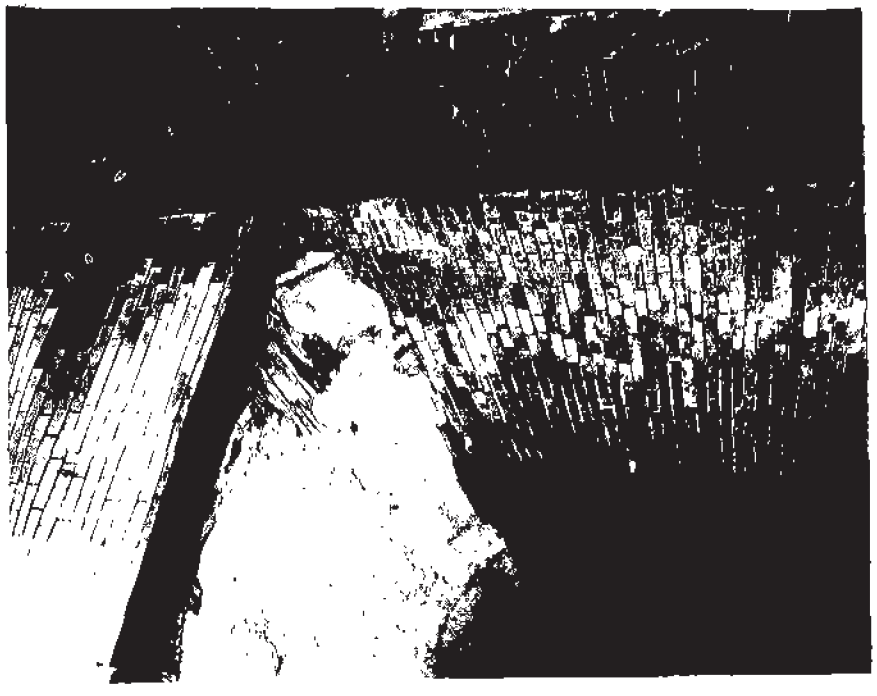


Queen. St.

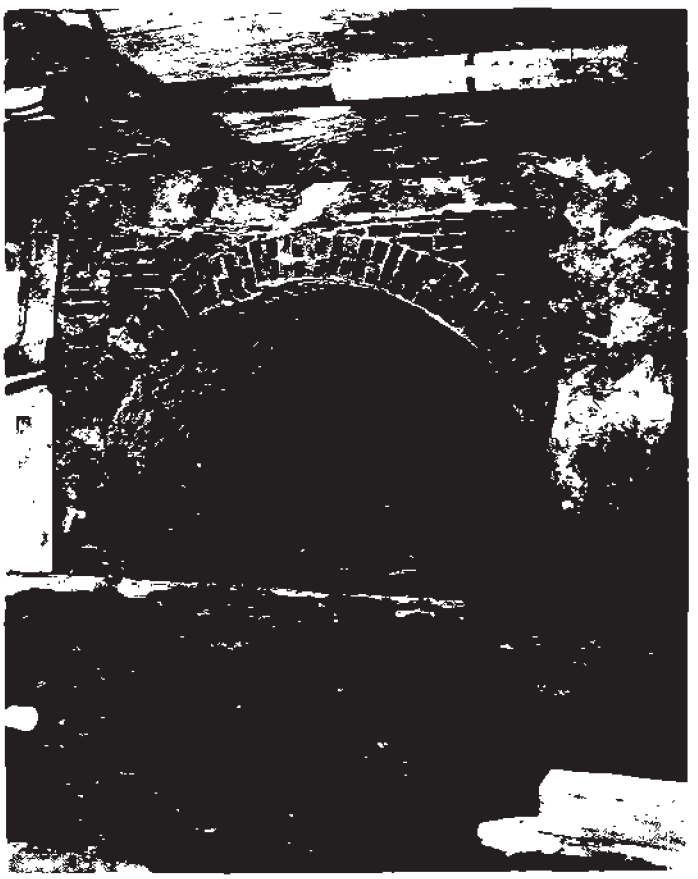


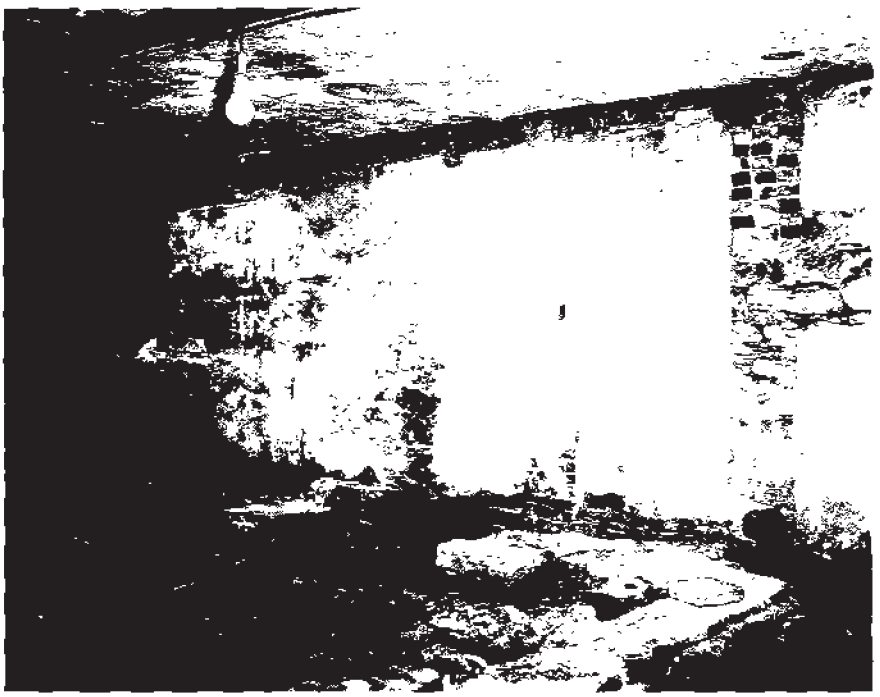
N.E Corner 3rd & Spruce Sts.


SURPLUS







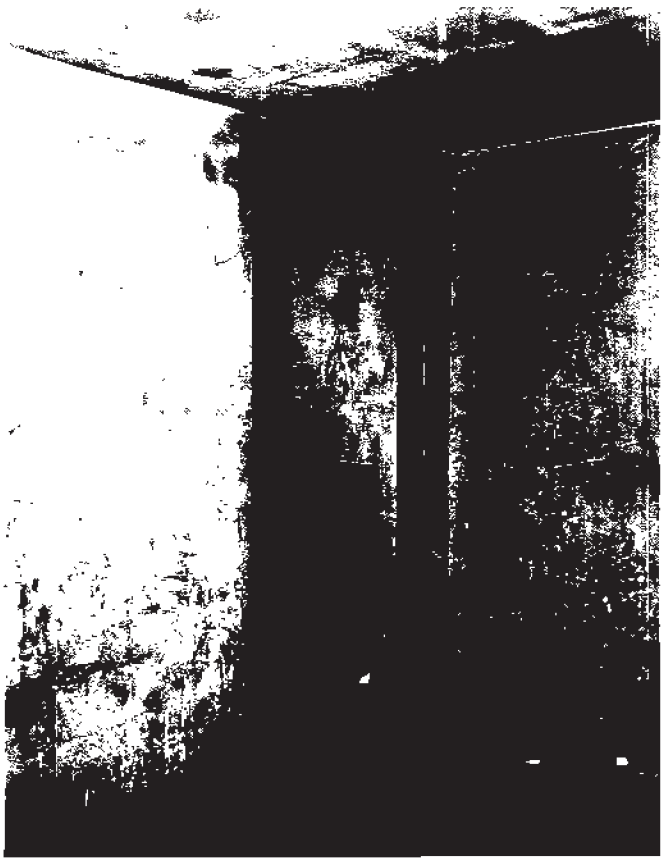














CHAPTER IV

ARCHEOLOGICAL DATA (318 Market)

Prepared by Archeologist Jackson W. Moore, Jr.

PRELIMINARY EXCAVATIONS IN
318 MARKET STREET

This preliminary excavation was carried out to determine whether any of the original features of the 1787 Franklin messuage remained. The operation was successful not only in confirming the historical records of the dimensions of the house but in uncovering additional features revealing the character and arrangement of the interior as well.

Three of the six features encountered are of primary significance, two are only tentatively evaluated pending further excavation, and one is relatively recent.

The original south wall of 318 Market Street (Feature #4) was found 42.58 - 44.05 feet from the inside of the north wall, 0.35 feet below the most recent floor (see Illustration No. 1); adding the thickness of the north wall results in the 45 feet (at ground level) indicated in the records. The remaining courses of brick indicate that this back wall was of common bond.

The cross-walls of the stairwell (Feature #2) were found at a somewhat deeper level (0.35 feet and 0.56 feet), and in equally good condition. Fragments of brick adhering to the stone west wall line up with the discoloration lines on the brick east wall to show that the stairwell was a continuous east-west enclosure. Plaster outlines on the stone wall between the cross-walls indicate the location of the first landing. Finding an in-place hearth brick beside a cheek of the

kitchen fireplace (Feature #3) enabled an estimate of 6.4 feet to be made for the height of the landing above the original floor. From this, together with the interior width of the stairwell (8.95 feet), it can be further estimated that from the 4 plus feet wide landing eleven 7 inch risers and ten 10 inch treads descended to within 4 plus feet of the east wall. This would provide space appropriate for a door.

Feature #1, which occurs between the stairwell and the north wall, appears to have been a fireplace despite the small space (1.9 feet) between the cheeks. The architect was inclined to question the identity of the feature because of its narrow width but found three flue lines on the original plaster of the upper floors, one of which had to be associated with this feature. I suggest that, since this fireplace would have served no other purpose than to provide warmth for comfort, it may have contained one of Mr. Franklin's economical stoves (width: 1.65 feet).

Feature #5, which first appeared to be a single feature, is now known to be two. #5-a is a circular brick feature 3.0 feet in diameter and apparently widens somewhat lower down. In troweling for the footing of Feature #4 a sloping brick surface was encountered which becomes rubble before contacting the pit, but they appeared to constitute a vault. #5-b, however, is dry-laid on sterile soil and now must be identified as a floor. It is highly probable that the two are associated and were probably in a small below-ground room.

While investigation was insufficient to date either, it is now suspected that they could possibly have been contemporary with either the Read or Franklin house. Small fragments of glass pane recovered from between the floor brick contain many bubbles and are heavily patinated.

Feature #6 is a brick wall 12.78 feet south of Feature #4 and the sharp moulding of the bricks and the Portland mortar leave no doubt that it belongs with the nineteenth century artifacts found associated with it. It probably dates from the 1842 extension of the building.

PREVIOUS ARCHEOLOGICAL REPORTS RELATING TO THIS PROJECT

There are no previous archeological reports relating to the Market Street houses.

FURTHER RESEARCH NEEDED

Although there is presently available enough information to restore the major basement features of 318 Market Street, further investigation should be carried out. Specifically, more information needs to be known about the following:

1. the north wall of the print shop.
2. the bottom tread and door area of the staircase.
3. the date and function of Feature #5, -a and -b.

Further general investigation should be undertaken to assure that no major sub-floor features, such as a root cellar or a well, have been undetected.

Complete archeological investigations are necessary in the remaining Market Street houses.

CHAPTER V

FURNISHINGS AND EXHIBITION DATA

Prepared by Curator David H. Wallace

EXISTING HISTORIC FURNISHINGS

No original furnishings from the historic period are now in the building and none have been located elsewhere.

PROPOSED FURNISHING AND EXHIBIT PLANS

No furnishing plan is proposed. A series of permanent exhibits on the early career of Franklin is proposed in Chapter V, Section 4.

Exhibit plans based on these proposals should be prepared by the Branch of Museums, WASO, in collaboration with the Park. This work has not been scheduled.

PROPOSED FINANCING OF EXHIBITS

No funds have been programmed for exhibits. It is estimated that those proposed in Chapter V, Section 4, will cost approximately $50,000.00.

PROPOSED EXHIBITS

It is proposed that the first and second floors of 318 Market Street, including the moiety, be devoted to exhibits on Franklin as the First Citizen of Philadelphia. These exhibits would cover Franklin's career as a printer-publisher, as a businessman, as a holder of public office, and as a promoter of civic causes. Direct communication to 316 Market Street would be provided through the moiety which would also contain a small exhibit of Franklin portraits, prints and other pictorial material. The story of Franklin, the Citizen of the World, would be told in 316 Market Street.

The proposed exhibits would consist of about twelve panels, ten case exhibits, and four dioramas and would cost in the nieghborhood of $50,000.00.