

Historic Structures Report, Part I

on

322 Market Street

Independence National Historical Park

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Prepared by

Staff

Independence National Historical Park

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June 1964



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Eastern Office, Design and Construction
Philadelphia 6, Pa.

IN REPLY REFER TO:
H30-H

March 25, 1963

Memorandum

To: Regional Director, Northeast Region

From: Chief Architect, EODC

Subject: Historic Structures Report, Part I, Architectural
Data Section, 322 Market Street, Independence

Enclosed for your review and distribution are two copies of the subject report, which covers the results of an architectural investigation of one of the three houses erected by Benjamin Franklin between his home lot and Market Street. A report, covering the two others at 316 and 318 Market Street, was distributed for review in 1960.

This section of the Historic Structures Report was signed by Chief Hall, this date.

By copy of this memorandum, a copy of the report is being forwarded to the Superintendent for his comments.

Robert E. Smith

By: Lawrence B. Coryell
Lawrence B. Coryell, Acting

Enclosure (in duplicate)

cc:
Assistant Director, Design and Construction
Superintendent, Independence w/report

REGION FIVE		Initial and Date
MAR 26 1963		
Reg. Director		
Asst. to R.D.		
Program Coord.		
Asst. Reg. Dir.		
Finance & Insp.		
Lands & Water		
Personnel		
Asst. Reg. Dir. - Adm.		
History & Arch.		
Natural History		
Oper. & Maint.		
Ranger Services		
Asst. Reg. Dir. - Rp.		
Rec. & Insp. Services		
NP & Rec. Area		
Rec. Res. Surveys		

SIGNATURE SHEET

RECOMMENDED

Moanderson
Superintendent

Date 7/2/64

Regional Director

Date _____

Robert G. Hall
Chief, Eastern Office, Division of Design & Construction

Date 7/20/64

APPROVED

Director

Date _____

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CHAPTER I
ADMINISTRATIVE DATA

Prepared by Superintendent M. O. Anderson

NAME AND NUMBER
OF BUILDING

Franklin-Bache House, 322 Market Street, Building No. 113.

PROPOSED USE OF STRUCTURE
AND JUSTIFICATION

The house at 322 Market Street while bearing little resemblance at present to the original, in view of the drastic alterations it has suffered through the years, contains enough of the original fabric within its framework to permit with the aid of historical documents a restoration of a high degree of accuracy. We are assured of this by our historical architects who had investigated the fabric of the present building and reviewed the Historical Data Section of the Historic Structures Report. Original remains, owing to ties with Benjamin Franklin and the halcyon days of the Aurora and its proprietors, merit preservation as part of a restored house.

Fully and precisely restored on the exterior to its 1783 appearance as a landscape feature, this structure would do much to recreate the courtyard setting of Franklin's day. Also, we fully concur with the historians' recommendation in Chapter 4, Section 3, pp. 2-3, that the restoration of the first floor front room "to its days of the Aurora office, complete with counter, furniture, notices, Bache and Duane written pamphlets, and issues of the newspaper, among other items, would do much to recall the political history of the 1790's." The back room on the first floor would be developed as a small branch museum dealing with the freedom of the press.

PROVISION FOR OPERATING
BUILDING

To be operated as part of Independence National Historical
Park.

PRELIMINARY ESTIMATE
OF COST

Construction	\$ 266,300
Furnishing and Exhibits	<u>50,000</u>
	\$ 316,300

CHAPTER II
HISTORICAL DATA

Prepared by
Historian Martin I. Yoelson (March 1961)

STRUCTURAL EVIDENCE
FROM DOCUMENTARY SOURCES

Benjamin Franklin completed the library addition to his home and the two new tenant houses at 316-318 Market Street around the time that the Constitutional Convention assembled at the State House on May 14, 1787. They accounted for the first phase of a two-part building project which had claimed the old gentleman's time and attention since the summer before. Incorporated into the two new tenant houses at ground floor level was an arched passageway "wide enough for a carriage" leading into Franklin Court. In opening this passageway Franklin freed the westernmost lot of his property on Market Street. For more than twenty years this lot had served as a driveway, but lately had appreciated in value owing to its location opposite the "Jersey Markets" on Market Street. He now determined to put it to a more useful and valuable purpose.

The second phase of construction, including a house on this lot and a print shop behind the tenant houses, is not believed to have been started until after September 17, the day the Constitution was signed and the convention dissolved, for, as Carl Van Doren tells us, "Once the full Convention had begun its work Franklin was not only present at eleven every day for four months, but often came early enough to the State House to attend also the meetings of the Executive Council of Pennsylvania."¹

Almost nothing is known about the raising of the house at 322 Market Street. The Waste Book which gives a full account of the work on the library addition and 316 and 318 Market Street ends on a date in March

1787. No post-1787 Waste Book has been located. It is known that it and the other buildings cost him his last reserves, for as he wrote on April 27, 1789, in dunning Francis Childs, "...my late heavy expense in building five houses (which cost much more than I was made to expect) has so exhausted my finances that I am now in real and great want of money." Construction of the house appears to have followed the same sort of schedule as the tenant houses. In Franklin's last will and testament, drawn on July 17, 1788, he refers to it as completed: "...having also erected another house on the lot which formerly was the passage to my dwelling...."² Complete or not, the house went untaxed in 1788. By the new year it was rented to one Sarah Webb, a gentlewoman.³ It was insured the following year.

The insurance survey made at that time, although concise, reveals that in its main features the new house followed the pattern prescribed for 316 and 318 Market Street (Illustration No. 1). Like these predecessors, it incorporated principles of fireproof construction: "...each Room detached from the other by a Brick partition and plaistered to the floor and under the Stairs...."⁴ As with the others, the effect here was to enclose the "Rampt stairs" in a brick stair well between those rooms in the front and those in the back and illuminate it through a skylight. Like 316 and 318 Market Street, a trap door led to the roof, but there is no mention in the survey of battlements such as Franklin had added to the roofs of the other houses. The dimensions differed little from those of the other houses, its 17 feet 9 inch width and 43 foot length closely approximating theirs.

A marked similarity between the interior layout of the 322 Market Street house and the earlier tenant houses emerges from the insurance survey. None of the customary parlor decorative elements found their way into the first floor front room (only "Washboards and Windows Cased"), leading one to suspect that it was intended to be used as a store or office. As in the others, the "Lower Story back Room" had "Breast surbase washboards Windows cased and single Cornice" and may be assumed to have been a dining room. All the rooms above were finished alike: "Breasts Mantles surbase and Windows Cased." The garret was "plaistered" and in two rooms. Like the other tenant houses, its kitchen was in the cellar.⁵

For the fifty-five years following 1790 information regarding the structure is decidedly limited. The notations in the Philadelphia city and county tax records from 1789 to 1812 describe it as a "Dwelling" while the deed books for 1812 and 1832 describe it only as "a three story Brick Messuage or Tenement." In the 1804 re-insurance policy, 322 was referred to as a three story house. This description remained unaltered through 1826 when the policy was withdrawn.⁶

The will of John Holmes, a later owner, devised "to [his] wife ...all...[his] three story brick store and lot number 112 [322] Market Street...." By the time this will was drawn on June 11, 1834, it appears that the lower story had been converted into a store.

Not until 1845 is additional evidence available regarding the structure located on the lot today at 322 Market Street. A fire insurance survey of that year for 320 Market Street, made by the Mutual Assurance

Company, describes it ("the building on the west") as "...a Four Story Brick Store...." An 1860 print of the south side of Market Street between Third and Fourth Streets shows 322 Market Street as a four-story brick structure with a store front (see Illustration No. 2). A comparison of the facades of 320 and 322 Market Street as illustrated in the 1860 print shows they are nearly identical and nineteenth century in character. From the foregoing it can be seen that the first general remodelling took place between 1834 and 1845.

Between 1860 and 1868 a fifth story was added to the structure. A photograph for 1868 (Illustration No. 3) from Joseph Jackson's Market Street, Philadelphia (p. 42) depicting the south side of Market Street from Third to Fourth Street shows 322 Market Street as a five-story building. Also, as is apparent in Illustration No. 4, the edge of the roof of 320 Market Street today extends into the brick wall of the facade between the fourth and fifth stories of 322 Market Street. This, too, is evidence that the fifth story is post-1860 and dates after the erection of 320 Market Street.

The five-story structure has survived to the present. To date there are no descriptions of the building available between 1868 and 1920 or any information to determine what changes were made to the interior between these dates.

In the latter year minor alterations were made to the brick wall of the rear roof. Also, at the back of the building a one-story brick structure was added. Nineteen years later, repairs were made to the first

floor stair well and the columns supporting the second story rear wall were reinforced. In addition, an iron fire escape was installed in the rear.

From the evidence at hand, it would appear that while extensive remodelling of both the exterior and interior took place at various stages of the building's history, part of the shell still is intact. Still very much in evidence are a stone band course above the store sign (Illustration No. 5) and Flemish bond brickwork of the facade (Illustration No. 4), both of which may denote original fabric of the Franklin-built house of 1788.

HISTORICAL ASSOCIATIONS

Ownership of the Property to 1812

Having obtained title to the neighboring Read houses in 1745 and 1751, Franklin in purchasing the lot at 322 Market Street in 1752 was assembling the large plot where a dozen years later he built a fine house. The property's earlier history began in 1705 when the merchants, Samuel Carpenter, Anthony Morris, and Richard Hill, were granted by original patent the larger lot, 33 feet on Market Street and 306 feet in depth which included the house site. These three men were among the most prominent early colonists and took a leading role in the public affairs of the province.

The property, after passing through the ownership of Samuel Preston and Anthony Morris, Jr., and again of Hill on June 1 and 2, 1720, was partitioned a month later. The northeastern quarter, a lot 16-1/2 feet on Market Street and 140 feet deep, went to Henry Frogley, a joiner. After Hill's death in 1729 the larger section was devised to his nephew, Richard Hill, and he in turn passed it to his son, also of the name Richard Hill, and his daughter, Hannah.⁷

Two years before Franklin added the "L"-shaped lot to his holdings on Market Street, Hannah and her husband, Samuel Preston Moore, inherited it. Franklin concluded his sale with them. The lot then became part of a parcel 306 feet deep and 66 feet across, broken only by the piece sold earlier to Frogley.

Nothing was done with the property between 1752 and the start of construction on Franklin's own house in the early 1760's. His house being closed off on all sides--by the houses on Market Street and residences and lots in other ownership elsewhere--the new addition became a carriageway leading into Franklin Court. Ultimately in 1787-1788 it was built upon.

Franklin's term of ownership was a short one. On April 7, 1790, not quite two years after its completion, he passed away, leaving 322 Market Street along with the rest of the properties on the courtyard to his daughter, Sarah, and her husband, Richard Bache. He provided that these properties would descend to their heirs as tenants-in-common and not as joint tenants. While Franklin was alive, the house was rented; later it was occupied by members of the family.

Following the death of Richard Bache on July 29, 1811, his wife having died on October 5, 1808, the estate was partitioned among their seven heirs; namely, Margaret Bache Duane, William Bache, Elizabeth Franklin Bache Harwood, Louis Bache, Deborah Bache Duane, wife of William J. Duane, Richard Bache, and Sarah Bache. The deed partition, drafted in 1812, divided Franklin's properties on the south side of Market Street into thirty small lots which were parcelled out among the seven heirs.

To William Bache went the house at 322 Market Street on a lot 16-1/2 feet wide and 140 feet deep.

Tenants of 322 Market Street

The first tenant to occupy the new house was Sarah Webb, a gentlewoman. She resided there during 1789 and 1790. For the next two

years William Barton, an attorney, tenanted the premises. He was followed by Benjamin Franklin Bache, grandson of Benjamin Franklin, who lived there from 1792 until his death in 1798. His widow remained in residence at 322 Market Street both before and after her marriage to William Duane, moving to another of the Franklin tenant houses in 1801.

During the period when the Baches and Duanes were residing at 322 Market Street, workmen of the print shop roomed in the house. Among them were John McNulty, clerk, and a dozen printers, including Robert Carr, who in a later article described Franklin Court as it appeared when he was apprenticed to Bache.

In 1801, a confectioner named Charles Shroeder set up house and shop at this address. He was there for five years. Through 1825 the tenants were confectioner Charles Mercier, from 1806 until 1812; cutler Samuel Stevens, from 1814 until 1816; and tobacconist Gavin Hamilton, from 1816 until 1825. From 1833 until 1842 the merchants Montelius and Fuller were in business at 322 Market Street. The names of occupants of this building have not yet been determined for other periods.

Bache, Duane, and the Aurora at 322 Market Street

Heralding the dawn of a new era in public affairs and journalistic enterprise, Benjamin Franklin Bache from his newspaper office at 322 Market Street issued the first copies of his retitled newspaper, the Aurora. The year was 1794 and Bache, acting in the wake of business reversals and espousal of lost causes, had decided to redo his newspaper, the General Advertiser. This, a sheet of the ordinary run but with

Jacobinical overtones, had never been a success. On the Aurora's masthead was the symbolic device of a rising sun, a favorite of the age, which some years before had found its way into the Assembly Room via the Speaker's (or "Rising Sun") chair.

Bache (1769-1798), whose youth had been spent with his grandfather who trained him as a printer, had by degrees turned to newspaper publishing. Influenced strongly during his formative years by his grandfather's political philosophy, he had gravitated to an opposition role as political parties coalesced.

By the time the Aurora made its appearance, Bache was living at 322 Market Street. He had started publishing the General Advertiser on October 1, 1790, had married Margaret Markoe in November 1791, and had moved to the Market Street address in 1792. His four sons, Franklin, Richard, Benjamin and Hartman, all later distinguished Philadelphians, were born here.⁸

With the change in the newspaper's title came a change in editorial policy. The "Commercial, Agricultural, and Literary Journal," the repository of knowledge, became a thing of the past. A new chapter in the history of the press in this country was about to be written. Bache, using the techniques of today's newsmen, propelled his newspaper and himself squarely into the political turmoil of the times. Featuring sensational exposes, this avowed critic of the Administration found occasional openings to exploit. He "scooped" the rest of the Nation's press in publishing the Jay Treaty text in 1795 and the conciliatory message from the

French Directory to Adams in 1798 following the "XYZ" affair. Not overly scrupulous in his mode of attack, he also republished the old libels, "Letters of General Washington."

Nor were his activities confined to news coverage and editorials. As an intimate of John Beckley, Clerk of the House of Representatives and chief of staff to Thomas Jefferson, he enjoyed the confidences of the party's inner councils. It was reported that Bache had been seen entering Jefferson's rooms.⁹ Most assuredly, more than one maneuver, more than a little of the party's strategy during these embattled times were hatched out in the little first floor office at 322 Market Street.

During the Adams' Administration the tide ran strongly against Bache's position as war with France impended. A Francophile, he had during the early stages of the French Revolution been a member of the Democratic Society's "Corresponding Committee," sung the Ca Ira, and sold the Revolutionary Calendar at the Market Street address. The undeclared war with France had put the young men of the country into a state of high excitement and brought many of them to the colors. By March 1798 he had invited injury and had received, through his front windows, "three stones the size of a man's fist, which broke several panes of glass, crashed into the middle of the room, terrified the women and made the children cry."¹⁰ Twice in May 1798 they demonstrated before his home. The second mob smashed the windows at 322 Market Street.¹¹ (See Illustration No. 6 for one view of Bache's role in the day's events.) In that same month and again in August, Bache was assaulted, first by Abel Humphreys, son of

the builder of the frigate United States, and then by John Ward Fenno, son of the Federalist editor. He had taken to carrying a club about the streets of Philadelphia by this time.

Eventually his tirades against Adams led to his arrest and indictment for libelling the President. The case never came to trial. He perished at 322 Market Street in the yellow fever epidemic of 1798.

His was the principal Republican newspaper in a decade famous for its politically inspired press. Not even Freneau's earlier newspaper efforts succeeded so well. He became a public figure, his popularity high during the Jay Treaty period when he addressed crowds in New York and Boston and drew six thousand in Philadelphia.¹² Later when a wartime atmosphere prevailed, his popularity waned and under Cobbett's ridicule (in Porcupine's Gazette, Bache was known as Lightning-rod, Jun.) he suffered mortification. His importance was such, however, as to be instrumental in passage of the notorious Sedition Law.

Bache died in dramatic circumstances. Feeling that the Administration meant to silence him, he dared the raging yellow fever epidemic to do his duty as he saw it and paid with his life. His wife, Margaret Markoe Bache, as thoroughly disciplined to the cause as he, carried on heroically through this crisis in her personal affairs. The very night of his death she published notice in the Aurora that the newspaper would be continued "...under the direction of HIS WIDOW."¹³

Margaret Markoe Bache (1769-1836), daughter of a St. Croix planter with wealthy relatives in Philadelphia, was living in this country

at the house of her step-father, Dr. Adam Kuhn, when courted by Benjamin Franklin Bache. She proved to be a lady of courage and spirit and fully equal to the adversities which befell her in 1798. During months subsequent to Bache's death she became the first newspaper publisher of her sex in the country. The Aurora's policy remained as before, "a free press, a democratic society" its principles and goals.

Lending full support to her at this time of crisis was Bache's right hand man, William Duane, who had joined the Aurora's staff in 1797. He had by September 1798 drawn unfavorable notice from the ranks of the Federalists while reporting the proceedings of Congress. He became editor when the newspaper resumed publication on November 1, 1798.

William Duane (1760-1835), American born but for years before coming to Philadelphia living in Ireland, England and India, had been editor of Calcutta's Indian World and parliamentary report of the General Advertiser. By 1795 or 1796 he was in this country and editor of the Philadelphia Gazette.¹⁴ Within the next year or two he joined Bache as his assistant (see Illustration No. 7 for his appearance at this time).

Duane's editorship of the Aurora was stormy. His animosity toward the Alien Friends Act soon made him the special target of the Federalists. Following arrest over an incident in St. Mary's churchyard, he was indicted under the Sedition Law. But before he could be tried, Jefferson took office and dropped the proceedings.

In the meantime Duane's notoriety again had made a battleground of the office at 322 Market Street and print shop in the courtyard to the

rear. The following lively colloquy was but one incident of Duane's editorship of the Aurora:

"M'Kean. We are not to be trifled with in that way,
Sir--we--

Editor. Captain M'Kean...you are deceived, sir;--
this is our election trick, in which you
are made a dupe.

M'Kean. It is false, sir (then the mob cried out,
Strike him, &c.).

Editor. ...as you seem disposed to anger...--I
will give you, and...all of those who
accompany you, any private satisfaction...
which you may demand.
(Then the mob roared out with one voice,
drag him to the street, Knock him down,
&c, &c.)

...M'Kean...struck the Editor with his clenched fist
on the mouth, which the Editor returned and received
a second blow from Mierckin, who seized the Editor by
the throat twisting his thumb inside his neckcloth;..."¹⁵

By 1800 the relationship of publisher to editor had blossomed
into something more compassionate and William Duane and Margaret Markoe
Bache were married. By 1801 they had moved from 322 Market Street to 316.
Duane, now publisher as well as editor of the Aurora, maintained the news-
paper until 1822.

Ownership of the Property Since 1821

Doctor William Bache retained the property until his death in
1818. As he died intestate, it went to his wife, Catharine Wistar Bache.
The court in 1825 appointed Thomas Sergeant, Esquire, administrator of
the Bache estate. In January 1826 he sold the northern part of the pro-
perty to Nicholas Elisha Thuron, a merchant. The shortened lot fronted

17 feet 3 inches on Market Street and in depth was 90 feet. It included the present-day 322 Market Street.

Six years later John Holmes, a merchant, purchased the property. In 1834 he bequeathed it to his wife. It remained in the hands of the Holmes heirs until 1920 when it was sold to Nathaniel J. Taube. In the same year the lot was resold twice, first to Hymen Heickler and then to Isaac Lakoff. The latter retained ownership for thirteen years. In 1933 the Fidelity-Philadelphia Trust Company obtained the property through a sheriff's sale and nine years later sold it to Samuel Miller. In 1954 the Federal Government acquired it as part of Independence National Historical Park.

From 1920 until 1959 the premises were occupied by Lakoff and Company.

EVALUATION OF
HISTORICAL IMPORTANCE

From study of the building at 322 Market Street has emerged certain facts of historical interest and importance. It is on a site which at first was a common thoroughfare and after 1765 a driveway leading to Franklin's new home. Through this driveway passed the celebrated and the humble: Franklin himself and his family, the President of Congress paying his respects to the returned diplomat, and in 1765 rioters bent on mischief in the courtyard. On this site in 1787-1788 was built to Franklin's specifications the third of a group of tenant houses which shielded the serene courtyard from the bustle and noise of the street markets.

This house, following a quiet period of tenancy, became the home of Benjamin Franklin Bache and the Aurora. Bache, a controversial figure then and now, was nevertheless the first "modern" newsman and a factor in the significant events of Philadelphia's Federal decade: the rise of political parties, the "XYZ" affair, the Jay Treaty, the Alien and Sedition Laws, the undeclared war with France, the Citizen Genêt episode, and the first test of freedom of the press under the new government. Historians have yet to agree on his exact place in history. To Bernard Fay, Bache was one of the "Fathers of American Democracy," Benjamin Franklin the other. To Claude G. Bowers and John C. Miller, he was a defender of the principles of the Revolution. Most scholars have chosen a different perspective.

William Duane, prophet of the "Revolution of 1800," succeeded Bache and was as great a thorn in the side of the Federalists. No history of the period would be complete without reference to him.

Margaret Markoe has yet to be discovered. Other residents and owners were unimportant.

The building now on this site, from outward appearance, is unrelated to the Franklin-built house. No conclusive evidence has been developed from the documentation as to the fate of this house. The possibility exists that part of it remains, incorporated in the existing building. A thoroughgoing architectural investigation should be made in an effort to determine this point. A thorough archeological investigation would be as important a determinant and should be undertaken at the same time.

Such remains as may be discovered would, owing to the ties with Benjamin Franklin and the halcyon days of the Aurora and its proprietors, merit preservation as part of a restored house. Its development as a landscape feature fully and precisely restored on the exterior to its 1788 appearance would do much to recreate the courtyard setting of Franklin's day. Its first floor front room restored to its days as the Aurora office, complete with counter, furniture, notices, Bache and Duane written pamphlets, and issues of the newspaper, among other items, would do much to recall the political history of the 1790's. The room in the back would be ample for a small branch museum concerned with the theme of freedom of the press. The office and other rooms on the second floor and basement would provide interpretive and staff space; a Branch Information Center or reception facility with restrooms and staff rooms for the considerable complex of buildings and ground features in the Franklin Court area.

Alternately or perhaps conjunctively the restored building could be put to sympathetic use as home of a cooperating agency, such as a newspaperman's organization.

The research proposed for the other Franklin-built tenant houses at 316 and 318 Market Street can be expected to add to our knowledge of the construction and early history of this house. A study of the records for neighboring properties to the west should be undertaken in the expectation of finding information about the 1834-1845 construction. Much remains to be done in family records which could be productive of materials relating both to the house and the people who lived in it.

NOTES

1. Carl Van Doren, Benjamin Franklin (New York, 1938), 744.
2. "[Benjamin Franklin's] Last Will and Testament," Carl Van Doren, ed., Benjamin Franklin's Autobiographical Writings (New York, 1945), 688.
3. County Tax Records, Middle Ward, 1789, p. 19, City of Philadelphia Archives.
4. See Mutual Assurance Company Survey No. 232 for December 1790 in Appendix A.
5. Ibid.
6. See reinsurance policies for 1797 through 1826 in Appendix B.
7. On March 8, 1744/5 Samuel Preston Moore and his wife, Hannah Hill, mortgaged to Charles Norris their half share in the Richard Hill estate which included the lot at 322 Market Street. The transaction was not a partition to the Hill estate although the records could be misread to have this meaning. The following day Norris received payment and transferred the property to Moore. Recited from Deed Books H-3, 72, and H-7, 426, Department of Records, City of Philadelphia.
8. "Bache, Benjamin Franklin, printer, 112 high street [322 Market Street]." City of Philadelphia Directories for 1793, 1794, 1795, 1796 and 1797; "Dr [Franklin] Bache was born on the 25th of October, 1792, in a house built and owned by Dr. [Benjamin] Franklin, on the south side of Market Street, between Third and Fourth Streets, in the vicinity of Dr. Franklin's own residence,..." George B. Wood, Historical and Biographical Memoirs, Essays, Addresses, etc. (Philadelphia, 1872); H. C. and M. O. Brown, A Directory of the Book-arts and Book Trade in Philadelphia to 1820 (New York, 1950), 15.
9. Nathan Schachner, Thomas Jefferson, A Biography (New York, 1951), II, 607.
10. Bernard Fay, The Two Franklins: Fathers of American Democracy (Boston, 1933), 337.
11. James Morton Smith, "The Aurora and the Alien and Sedition Laws Part II: The Editorship of Benjamin Franklin Bache," The Pennsylvania Magazine of History and Biography, LXXVII (Jan. 1953), 9.
12. Bernard Fay, The Two Franklins: Fathers of American Democracy (Boston, 1933), 248.

13. "The friends of civil liberty, and patrons of the Aurora, are informed that the Editor, BENJAMIN FRANKLIN BACHE, has fallen a victim to the plague that ravages this devoted city. In ordinary times, the loss of such a man would be a source of public sorrow. In these times, men who see, and think, and feel for their country and posterity can lone appreciate the loss; the loss of a man inflexible in virtue, unappalled by power or persecution, and who, in dying, ~~knew~~ no anxieties but what were excited by his apprehensions for his country--and for his young family.

This calamity necessity suspends the Aurora--but for a few days only. When such arrangements shall have been made as are necessary to ensure its wonted character of intelligence and energy, it will reappear under the direction of

HIS WIDOW

(Philadelphia 11 IX 1798; one o'clock in the morning.)"

Ibid., 357.

14. "For Andrew Brown's employment of John Henry and William Duane as editors of the Gazette, about 1795, see the Philadelphia 'Aurora' of Mar. 14, 1812, which paper was edited by Duane." Clarence S. Brigham, History and Bibliography of American Newspapers 1690-1820, (Worcester, Mass., 1947), II, 911.
15. For incidents at the Aurora office and the dangers to Bache and Duane, see Appendix C. Also see James Morton Smith, "The Aurora and the Alien and Sedition Laws Part II: The Editorship of William Duane," The Pennsylvania Magazine of History and Biography, LXXVII (Jan. 1953), 123-155.

APPENDIXES

APPENDIX A

Mutual Assurance Company Survey No. 232

Survey of a New three Story House situate the south side of High street between third and fourth Street belonging to Richard Beach Esqr.

Dimensions 17 ft. 9 Inches front and 43 feet deep Lower Story back Room Breast surbase washboards Windows cased and single Cornice front Room Washboards and Windows Cased second Story Breasts Mantles surbase and Windows Cased third Story finished in like manner Garrets plaistered Trap Door Rampt stairs each Room detached from the other by a Brick partition and plaistered to the floor and under the Stairs Kitchen in the Cellar and a Sky light to the Stairs the Building new, adjoining the House of Doctor Bass to the Eastward.

£400. Insured the 6th December 1790.

APPENDIX B

Mutual Assurance Reinsurance Policies Nos. 232 and 1925
for 322 Market Street

[No. 232]

This Policy, witnesseth That Richard Bache Esquire, of the City of Philadelphia for and 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 New House, Situate on the South Side of High Street between Third and Fourth Streets, adjoining the House of Doctor Bass, to the Eastward, the said House being Seventeen feet nine inches front by forty three feet deep and Three Stories high.

....

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

[No. 1925]

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

....

his New House, Situate on the South side of High Street, between Third and Fourth Streets, adjoining the House of Doctor Bass, to the Eastward, the said House being Seventeen feet nine inches front by forty three feet deep, and Three Stories high.

....

This Insurance Commencing the 6th day of December 1804 being a reinsurance in lieu of Policy N^o 232.

Withdrawn Feby. 17. 1826 by Tho^s Sergeant Adm^r De bonis non of D^r William Bache.

APPENDIX C

Incidents at 322 Market Street and the Aurora Office

A FIRST ACCOUNT OF A MOB'S ATTACK AT 322 MARKET STREET, MAY 7, 1798.

Truth Will Out!

The Foul Charges of the Tories
Against The Editor of the Aurora
Repelled by Positive Proof and Plain Truth
and His Base Culmiators Put to Shame.

Prefatory Remarks

To enumerate the many subordinate attempts to ruin the Editor, or to awe him into a base dereliction of his duty would not come within the object of these few pages. The attack of a loyal mob upon his house on the 7th of May last should not, however, be passed in total silence. This was, however, of all others the most unfortunate for the abettors of it: It served only to convince the Editor of the number and spirit of his friends; who shewed themselves, in consequence of that outrage, determined, if violence was offered to his person or property, to assist him in repelling force by force.

A FULLER ACCOUNT OF THE ATTACK ON BACHE AT THE AURORA OFFICE, MAY 7, 1798.

Aurora (or General Advertiser) for May 9, 1798

Benj. Franklin Bache, No. 112, Market,
Between Third and Fourth Streets.

On Monday evening, between ten and eleven, my house was assailed by a party of the young men, who in the morning had addressed the President. They had dined together and were more than gay; but this is no excuse for the outrage. They honored me with imprecations and threats; the only notice I could be proud to receive from them. My doors and windows were battered, and the women and children in the house (I happened to be from home) somewhat terrified. They were prevented from going to more unjustifiable lengths by some citizens, who happened to be passing at the time, and by the neighbors.

The peaceable and prudent among the Federalists should watch with solicitude the proceedings of these young friends of order. It has been wrong, from the beginning, to encourage young men, not of age, to meddle in politics, especially at times as critical as these. They have not discretion sufficient to ballast their zeal. We see how early they dive into excesses. They are now called upon to arm themselves; what

are we to expect then? The sincere friends to order and the laws should look to these things. It might, indeed, be a gratification to some, that I should have my throat cut, without the trouble of going through the tedious and uncertain forms of law. To be sure this, in itself, would be no very mighty matter; but the work of blood once begun, who will say where it would stop.

If the proceeding I have thought it my duty to notice, is by way of intimidation I pledge myself shall not produce the effect. Whilst I respect and obey the laws of my country, I shall not be unmindful of the voice of my conscience; which tells me it is my duty to remain firm at my post when the liberties of my country are endangered.

Benjamin Franklin Bache.

A FURTHER ACCOUNT OF THE MAY 7, 1798, INCIDENT BY AN OPPOSITION NEWSPAPER.

[Fenno's] Gazette of the United States, May 11, 1798

....

Bache in his paper of this morning says, "it was early foretold that the insidious recommendation of a British Printer to the Youth of this city, to wear a cockade would be attended with disagreeable consequences. The prediction has been in a degree verified; tumultuous meetings and riots took place towards dark but they were fortunately not attended with any serious consequences." No misinterpretation is too gross for Bache, or does he mean that it was by the recommendation of the British printer a number of people with French cockades in their hats met in a tumultuous and riotous manner in the State-House Yard--Will he be so good as to tell us also, by whose recommendation the magistracy interfered and sent the most disorderly of the cockade gentry to prison--a number of people with French cockades in their hats parade the streets, in the fastday, go to the most public place in the City--insult those who have professed their devotion to the country's cause and behave in so disorderly a manner that the magistrates are obliged to interfere to suppress them. Bache with his usual effrontery ascribes to the Badge which distinguishes Americans the tumult of Wednesday evening [May 9], when he well knows that what took place was begun by the persons wearing French cockades, and ended by the magistrates sending to prison as many of those persons as did not escape either by flight or taking the badge (the badge of a nation who have been plundering and insulting us for a long time past) by which they thought proper to distinguish themselves. Bache cannot have the credit of meaning this badge when he says, "the scenes of yesterday should be a warning and teach our citizens to discard a badge which can only tend to mark divisions among us and increase the heat of party spirit."....

AN ACCOUNT OF BACHE'S ENCOUNTER WITH JOHN WARD FENNO, AUGUST 9, 1798

Gazette of the United States and Philadelphia Daily Advertiser. By John Ward Fenno, No 119 Chesnut St. Thursday Evening, August 9, 1798.

Bache speaks of the "sound raps he gave young Fenno across the head and face." Will he "muster up courage enough" to come and take a peep at those "occupations for a plaister"?

Friendly Advice

Bache is advised to lay aside that great Herculean club he has heretofore carried; its weight must be fatiguing to the poor wretch; and unless he can make it more serviceable to him than it was yesterday afternoon, it certainly must be considered as a useless incumbrance.

For the Gazette of the United States

It was observed by an old almanac-maker who called himself Poor Richard that "co-existent with Liberty of the Press, is the Liberty of the Club," and that the use of the one (commonly called the argumentum bacculaneum) is the best remedy for the abuse of the other. Without assenting to this doctrine of Poor Richard, it might justly be expected that citizen Bache, who holds the old fellow to be infallible, should abide by him in his creed. Strange as it may seem, he loudly complains of the practical operation of it, however he may be pleased with the theory on paper. Let us examine into the grounds of his grievance.

"To be honest, as this world goes, is to be one man picked among ten thousand;" it is more--it is to forego advantage of gain, and to sacrifice the allurements of wealth--nay, it is yet more--it is to encounter the calumnies and slanders of all those who, wanting the virtue themselves, seek to reduce others to a level with them, by destroying their reputation. Of this base and most abandoned description of characters, is Benjamin Franklin Bache, Editor of the Aurora, a villain whose detestable propensities present to an indignant world, a combination of vice and depravity, which both in degree and variety, challenge the whole annals of mankind for a parallel.

The Editor of the Gazette of the United States,--a man against whose moral worth, not even the blasting breath of calumny dared ever lisp an accent, was not long since accused by this very Bache, of having "stopped payment, and defrauded his creditors." Upon another transaction, (after giving a mutilated statement of it to the public) he has rung all the changes of malice and detraction with the malignity of a daemon could dictate: he has called him pensioner, accused him of receiving benefactions, stipends for undermining the cause of republicanism, and a thousand

other denunciations equally false--equally base. Although I repeatedly urged a prosecution, and as repeatedly sought the caitiss [?] in vain to take personal vengeance on him, all these things escaped without other retribution, than the scorpion lash of a guilty conscience. What finally brought justice upon him was his calling Mr. Fenno a "MERCENARY SCOUNDREL." This was a crying affront, which struck with the force of thunder to the heart of a son, who has more than common cause of reverence for and devotion to a father, whose good name is dearer to him than life. I fought the culprit, and through many obstacles made my way good into his presence, accompanied by a friend. The sequel of this interview is known. I offered him honorable terms, in the following recantation, which I left him for insertion:

"Having made use of very unjustifiable terms in speaking to Mr. John Fenno, in the Aurora of August 6th, by calling him a mercenary scoundrel, during his absence from this city, and having no evidence to justify the application of either of those terms to his character, I hereby retract them."

(Signed)"

This will be allowed an honorable alternative; since it is an universally received maxim, that, next to not committing an abuse, the most honorable course is to acknowledge it. But Mr. Bache had no head for such calculations. Armed in a panoply of lies, and deeming himself untangible, he added to injury the most cutting insult--see his Aurora of the succeeding day. Thus no middle course remained for me; and I accordingly resolved to resort to prompt revenge. For my good fortune in so early obtaining it, I am indebted to my young brother who, observing Bache walking on Fourth Street, with his bludgeon, accompanied by John Beckley, ran to communicate the intelligence. Upon which I immediately proceeded towards him; and after advancing full in his view, for about one third of the square, came up with him. He drew back, and brandished his club--I advanced and seizing him by the collar, struck him at the same instance in the face, and repeated my blows as fast as possible. He repeatedly attempted to push his stick in my face; but having closed in with him, his arms were so cramped, that his attempts proved very feeble. The scuffle issued in my driving him against the wall, when I should have soon wrested his club from his hand--had not his companion, very improperly seized my left hand, and disengaged it from round his body, held it fast. Bache instantly drew off. My attempts to get at him again were rendered ineffectual by those around, one of whom seized me round the body and held me fast, while Bache snaked home; his nose barked, and his scone covered with blood,--conspicuous marks of Jacobin valour. I had no weapon, but my fist; and received no hurt in the transaction. It is not without reluctance that I have further intruded upon the public. The active misrepresentation by Bache and his partisans, seemed to me to call for a true statement of the affair.

J. W. F.

A FIRST ACCOUNT OF DUANE'S ENCOUNTER WITH THE FEDERAL MILITIA IN THE
AURORA PLANT, MAY 15, 1799

Aurora, May 16, 1799

Yesterday a band of those friends of good order and regular government; to the amount of near Thirty, entered the Office of the Aurora --and while the the [sic] editor was pursuing his business, assaulted him; while some of the band acted as centinels on the Compositors and Pressmen-- and others with presented pistols kept some persons who chanced to be in the office at bay. Peter Merkin who was the principal of those dastards with several others seized the Editor by violence, struck him several times in the head, while others held his hands. By force they dragged him down stairs into Franklin court, and there repeated their violence by reiterated blows, from above TEN different persons.

It was in vain that the Editor offered personal satisfaction to any or to all of them successively, equally disregardful of the principles of honor as of the established laws--they had neither the courage to attack him singly--nor to accept the resort of men of honor.

After having satiated their malice, by blows which the Editor was no longer able and could not from their number either effectually retaliate or repel; they fought to add what they conceived to be dishonor in the Editor, by several blows with a whip--upon whom the dishonor rests the public will determine, the Editor neither feels and nor fears them either collectively or individually.

A FULLER ACCOUNT OF DUANE'S ENCOUNTER OF MAY 15, 1799

Aurora, May 21, 1799

Several citizens having intimated that a full and particular statement of the transactions which took place in this office last week, was looked for by the public, the Editor in compliance therewith gives the following detail, with the alledged motives of the persons who were concerned in the aggression.

During the late expedition some transactions had taken place, the particulars of which were communicated to the Editor by one gentleman directly from Camp and by five others through the medium of their mutual friends, and those of the Editor. Nor more than two of these gentlemen knew of any other correspondents besides themselves severally until the

facts appeared in the papers. By this means there could be no doubt of information received, as it was not likely that two persons unacquainted with the communications of each other, could blunder upon a consistent misrepresentation.

The Editor published an account of some military men living at free quarters, or in other words, taking the property of the private citizens without payment. This fact authenticated from three several quarters --and since authenticated by above twenty different authorities, remained uncontradicted until the two aids de camp of General Macpherlon stepped forward with a vindication of the deliberately brutal outrage committed on Mr. Schnyder of Reading. The Editor in refuting the mean assertions of Harper on that occasion, again asserted the facts which he had published several weeks before uncontradicted.

On Wednesday, the 15th instant, about ten o'clock, J. Morrel and Peter Mierckkin, the former a captain, and the latter a lieutenant, in one of the troops of volunteer federal horse came into the Printing Office, where the Editor was engaged, in examining the papers of the morning's mail, in company with another gentleman.

Mierckin addressed the editor in an insolent manner, demanding the author of the information. The vulgarity of the man's manners and the mendacious style in which the demand was made, would have been sufficient without any other motive to have sealed up every species of communication with the Editor. Mr. Morrel behaved with more decency, he requested that the troop might be designated that had been implicated in this public censure. To this the Editor replied that there were trials pending which might be influenced by any present communication on that subject. That there were likewise other motives which would prevent the Editor from designating the troop. Mierckin growted and retired. And captain Morrel retired as he came with perfect decency.

About two hours afterwards a promiscuous group of about thirty persons entered the Office--and crowded upon the Editor at his desk. Captain John Dunlap was the prominent man in the first instance. Captain J. B. M'Kean was along side of Dunlap, and Mierckin on his right, behind there were George Willing, Joshua B. Bond, Owen Foulke, Jonathan Robeson, Edward Shoemaker, [blotted out] n Singer, William Lewis, Melbecke, James Simons, and near twenty other of the smaller fry, such as Stafford, the Apothecary, &c. &c.

Mierckin evidently was the principal, but he did nothing in the first instance but utter a kind of sullen growl, while he pushed M'Kean forward, who addressed the Editor, and conversation to nearly this effect took place.

M'Kean. I demand of you the author of the article published scandalising the troops on the expedition.

Editor. I must be excused, Sir.

M'Kean. Will you name the troop which is accused of these acts?

Editor. Not at this time, Sir.

M'Kean. Sir, I consider it as an insult to me and if you do not give up the author or designate the troop....

Editor (interrupting). Menaces will produce nothing from me, Sir;--I do not think it fit at this time to give any explanation upon the matter--as soon as the trials now pending are terminated I shall publish the facts.

M'Kean. We are not to be trifled with in that way, Sir--we--

Editor. Captain M'Kean, it is the first time I have had any conversation with you--I will venture to say that you ought to be the last person to come forward on this occasion and in this manner--you are deceived, sir;--this is an election trick, in which you are made a dupe.

M'Kean. It is false, sir.
(Then the mob cried out, Strike him, &c.).

Editor. This conduct is not very gentlemanly, Mr. M'Kean; however, as I shall not be the instrument of this election trick, and as you seem disposed to anger, I will be very frank with you--I will give you, and not only you, but any or all of those who accompany you, any private satisfaction that is not dishonorable which you may demand.

(Then the mob roared out with one voice, drag him to the street, knock him down, &c. &c.

The Editor perceiving there was violence intended, took his keys and locked up the papers lying before him; wrote a short note upon business; after which M'Kean edged on by his back (Mierckin) struck the Editor with his clenched fist on the mouth, which the Editor returned and received a second blow from Miercken, who seized the Editor by the throat, twisting his thumb inside his neckcloth; another of this mob (supposed to be Simons) laid hold of the Editor in the same manner on the right side, and a third seized his right hand; in this manner he was dragged down stairs amidst the war-whoop of these federal savages.

Just as the editor was struck by M'Kean, a young man who was in the office, a bookbinder took up a small switch, when one of the mob drew a pistol and told the bookbinder, that if he moved, he would shoot him. A second pistol was exhibited in another part of the office, they having stationed one or two persons to each of the workmen.

Nearly strangled on the way down the stairs, the editor by his struggle extricated his throat from the hands of the two ruffians, Mierckin and Simons, while the general exclamation of the friends of order and regular government were:--"Knock him down"--"Drag him to the market house and flog him"--"Kick the rascal"--"Knock him down Mierckin."

Mierckin did indeed knock him down and the editor finding there was nothing to be done but to die hard--or fight it out--made as much use of his hands as one man could do attacked by above ten different persons, nearly all of whom were nearly ten years younger, and some of them double the weight of the editor.

This extraordinary conflict continued above half an hour, during which time the editor was knocked down above twelve times; for after being stunned and unable to raise himself, the friends of order cried out "take him up and knock him down again"--and accordingly with great civility, these officers, this heaven born band, one lifted him up, while the other knocked him down--and this repeatedly.

After recovering a few moments from this violence, the editor was called upon for the author repeatedly, and he was so obstinate as not to be beaten out of his honor or integrity. He upbraided them, and repeatedly asked them if their conduct was either manly or honorable? was it courageous? was it not dastardly and worthy of poltroons? and he again challenged either or all of them to single honorable combat.

An immense crowd had gathered by this time, and a person who is said to be one of the aid de camps, called Mierckin aside, upon which it appears the idea of dragging the editor to the market house was laid aside, although in imitation of Captain Montgomery, whose actions were defended by the Aids of the commander in chief on the late expedition, a trumpeter was provided to bring a freeman without law, or trial to a cruel and savage punishment.

Simons however brought a leather whip and the Editor while making a blow at the bully of the gang, Mierckin, was knocked down from behind by Bond. In this state of insensibility, the heroes walked round the body, like mourners at a funeral, and while the editor lay senseless beat him over the head, face, and sides with the whip.

Each of the heroic commanders, declaring that the blows they inflicted were for their several troops; John Dunlap, to the honor of his grey hairs be it spoken, was not content with a stroke of a whip, he gave a man lying senseless a kick! He was not indeed the only one that displayed this species of valour, but the people who stood round looking with dumb astonishment, were heard to murmur loud at seeing an old man of established reputation and who had for several years printed and edited a newspaper himself, become so suddenly lost to decency. Indeed the prevailing sentiments expressed among all the people assembled were, that it was truly astonishing that men who had been lately employed under the name of supporting the laws should themselves become the most audacious violators of private domestic security and public law.

Among other of the exploits of the heroes on this occasion was the knocking down of a son of the Editor who had flown to his father's defence.

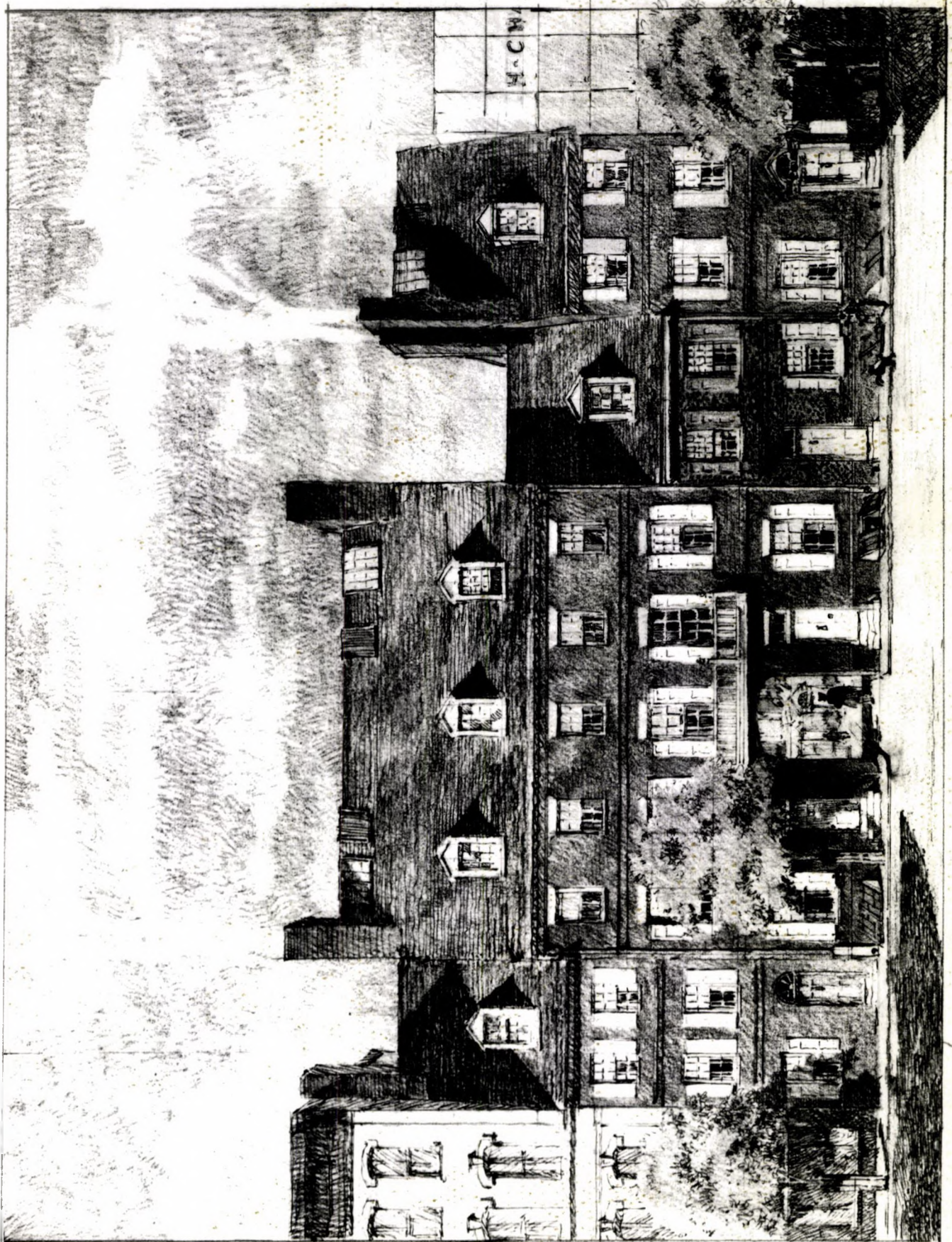
The above is a faithful, though not an ample statement a number of incidents are necessarily known to those who were present, whose heads were not directly occupied by hard knocks.

In the height of their rage, a menace was thrown out that they would tear down the Aurora Printing Office, in consequence of which a number of republican citizens collected with arms and ammunition, continue to mount guard in the Printing Office. The banditti have assembled several times since, and have raised a purse of 1500 dollars the defray the expences of the prosecution against them!

Mierckin has declared since the attack that he had meditated a blow which would have killed the Editor--and with a kind of tragi-comical bravado declared that the Editor owed his life to Bond who had anticipated the blow by knocking the Editor down from behind!

Several occurrences have arisen which strongly manifest the public indignation at these outrages, among the rest of the most important, is the spirit of association among the republicans, who have joined the militia volunteer companies in considerable numbers.

ILLUSTRATIONS



The Franklin-built tenant house at 322 Market Street as it may have appeared in 1788. Trap doors, skylights, and dimensions are from 1790 insurance survey. Franklin completed the houses over the archway the year before. The other two houses were part of the scene when the Aurora office was at 322 Market Street.

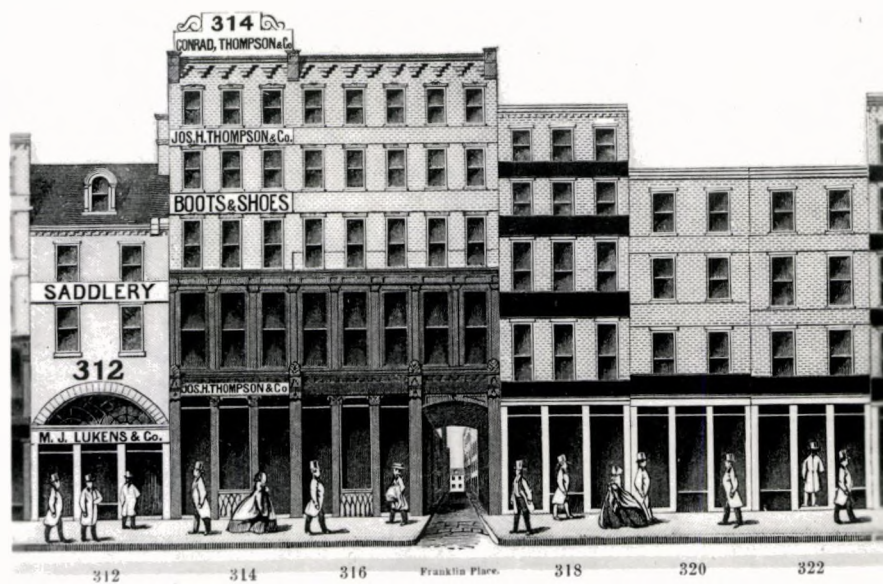
322-1788

320-1753

318-1757

316-1787

314-1797



312-322 Market Street, looking south. First known view of buildings on these properties. Note similarity of 322 to 320. A fourth story was in place, but the fifth story had not yet been added. This facade differs but little in basic character from the building now located there. Baxter's Panoramic Business Directory of Philadelphia for 1860. Courtesy of the Free Library of Philadelphia.



View of Market Street, south side, taken in 1868. This is oldest known photograph of buildings on Market Street properties at Franklin Court. Building at 322, to left of telegraph pole, was by this date five stories high, not counting the advertising sign. Photograph from Joseph Jackson, Market Street, Philadelphia, p. 42.



322 Market Street, looking south, 1951.
Note jointure of roof to adjoining building.
National Park Service photo.



Stone band course of building at 322 Market Street can be seen between sign and window sill in this 1961 photograph. Note also Flemish bond of brickwork. National Park Service Photo.



Courtesy of the New York Historical S

CARICATURE MADE IN 1798, DESCRIBING THE
POLITICAL SITUATION IN AMERICA IN
1797 AND 1798

This caricature, reproduced for the first time in Bernard Fay's The Two Franklins: Fathers of American Democracy in 1933, contains the only known representation of Benjamin Franklin Bache. He can be seen at the lower center, having thrown himself in the path of the phalanx of troops in an effort to impede their defense of home and country. Washington drives the chaise, while Madison and Gallatin obstruct its wheel. Jefferson to the right tugs on an attached rope. Dog commits unspeakable indignity on copy of Aurora. This caricature demonstrates the attention focused on Bache at this time.



St. Mémis engraving of William Duane reflects his pugnacious and resolute nature. This engraving dated 1802 gives his appearance while in residence at 322 Market Street. Copied from Joseph Jackson, Market Street, Philadelphia, facing page 56.

Chapter II
Illustration No. 8



Market Street West of Third, 1723

CHAPTER III

ARCHITECTURAL DATA

Prepared by Architects Penelope Hartshorne,
Helmuth Reich, and Robert Harris
Eastern Office, Design and Construction

HISTORIC STRUCTURES REPORT

PART I

ON

BENJAMIN FRANKLIN TENANT HOUSE

322 Market Street

Independence National Historical Park

Architectural Data Section

Prepared by
Architects
Penelope Hartshorne
Helmuth Reich
Robert Harris

March 1963

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

PART I

ON

BENJAMIN FRANKLIN TENANT HOUSE

322 Market Street

A P P R O V A L S H E E T

ON

322 Market Street

A P P R O V A L S H E E T

Superintendent

Date _____

Regional Director, Northeast Region

Director _____ Date _____

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in 322 Market Street and comparable Philadelphia
18th century houses.

I. FOREWORD

This report is the result of an architectural investigation recently made to determine what remains of the house at 322 Market Street, erected by Benjamin Franklin in 1788. A report issued in 1960 covers two other houses in the row of five which separated Franklin's house and garden from Market Street.

The house at 322 Market Street (along with its neighbors) has been drastically altered over the years. However, enough of the original fabric remains which, when coupled with the historical documents will permit a restoration with a high degree of accuracy and recreate the environment in which Franklin chose to live.

The two remaining houses, although not owned by Franklin, shared party walls with Franklin's houses to make up this row. They will be the subject of forthcoming reports.

Henry A. Judd
Architect
March, 1963

II. INTRODUCTION

This report is a combined study of documentary evidence and the remaining fabric of the Benjamin Franklin Tenant House at 322 Market Street. The detailed knowledge accumulated by this study is extensive, and sufficient to recommend reconstructing the missing portions of the house. We are confident that this can be done with accuracy.

Historically the house warrants this form of recognition. It was built by Benjamin Franklin to complete a row of houses fronting Market Street. These houses gained a shield for his own residence from the din raised by the westward expanding "Jersey" market.

As a part of the setting of Franklin's own house, this tenant house is essential to create the "garden" of "grass plots and gravel walks, with trees and flowering shrubs," walled in from Market Street save the passage under the archway between 316 and 318 Market Street.¹

Franklin's grandson, Benjamin Franklin Bache, impressed his stamp on 322 Market Street while in residence as editor of the Aurora. The activities of Bache are said to have contributed to our "freedom of the press," and deserve commemorating within the editorial offices as they were in 322 Market Street.

¹B. Franklin to Mary Hewson in Van Doren, Carl, Benjamin Franklin's autobiographical writings, 669-670, N. Y. Viking, 1945.

Our study of this house was enormously aided by the material gathered by the staff historians and archeologists of Independence National Historical Park. The chain of title and insurance surveys were made available by the historians, and the Park archeologists excavated for our view the remaining evidence at the cellar floor level. Work done previously on the other two Benjamin Franklin Tenant houses at 316 and 318 Market Street, to be seen in the Historic Structures Reports on that subject, was excellent for comparative background.

For this report we are grateful for the consultations with the other members of the Historic Structures Branch and for the invaluable assistance of our Day Labor force.

III. BRIEF PHYSICAL HISTORY

Benjamin Franklin, in 1752, acquired a large parcel of land between 3rd and 4th Streets, fronting on High (Market) Street and extending southward almost to Chestnut Street.² The site of 322 Market Street was a portion of this larger parcel, and was used by Franklin as the entrance to his own house, built within the interior of the block (see Illustration No. 1). In 1787 Franklin razed three old houses at the site of 316 and 318 Market Street to build two larger houses. Between these two houses he included an arched passage leading from Market Street into his yard and own house. No longer needing the old entrance, he built a third house, now 322 Market Street (see Drawing No. NHP-IND 3309, sheets 1 and 2).

It is believed that Franklin did not start building 322 Market Street until some time after September, 1787.³ We have no information about the construction process of this third house other than Franklin's admission of the financial burden in building all three.⁴ On July 17, 1788, Franklin, in writing his last will

²See Appendix A this report for the complete chain of title gathered by the History Staff of Independence National Historical Park.

³See Historic Structures Report, Part I, on 322 Market Street, Independence National Historical Park, March, 1961, Chapter II, Section I, p. 1. This citation hereafter will be noted as Chapter II.

⁴Ibid., p. 2

and testament, referred to this house as completed: "...having also erected another house on the lot which formerly was the passage to my dwelling....",⁵ and by the new year of 1788-1789 it was rented and taxed.⁶

In 1792, Franklin's grandson, Benjamin Franklin Bache, occupied the house. Bache was editor of the Aurora newspaper, and used part of the house as his newspaper office. Such an office would not have required particular alterations to the original structure, and the house probably remained unchanged throughout this period.

In 1834, although it was referred to as a "three story brick store," it is possible that only minor alterations were necessary.⁷

In 1854, however, 322 Market Street was described as "a Four Story Brick Store." This description was included in a Mutual

⁵"[Benjamin Franklin's] Last Will and Testament," Carl Van Doren, ed., Benjamin Franklin's Autobiographical Writings, (New York, 1945), 688.

⁶County Tax Records, Middle Ward, 1789, p. 19 City of Philadelphia Archives.

⁷op.cit., Chapter II, Section 1, Page 3. Minor alterations were made of course, one or two of which we can date. Bone handles and other bone shaped artifacts (belonging no doubt to Samuel Stevens, a cutler by profession) were found by the Park Archeologist. Their location (see NHP-IND 3309, sheet 3) showed that when the cutler moved into the house in 1814 he may have cut a drain through the foundation of the south exterior wall and erected a second privy pit within the original south areaway.

Fire Assurance Company survey for the neighboring house at 320 Market Street,⁸ and therefore does not date the alterations made to 322 other than to imply the accomplished fact.

This alteration caused the greatest damage to the original structure. The building was extended southward approximately 14 feet, removing the back walls and interior cross walls, thereby changing the original interior room arrangement. The front facade was replaced above the stone foundation as shown by the view in Baxter's Panoramic Business Directory of Philadelphia for 1860, raising the structure now to four stories. Some time after 1868, a fifth story was added to the front half of the building, and a one story room was added at the rear.⁹

Of the original 1788 structure there remains today: the east party wall from the cellar to roof, the north foundation and cellar wall, the foundations of the interior walls and chimneys, and those of the south wall areaway.

⁸ Survey of 320 Market Street, Mutual Assurance Company Policy No. 5953, Surveyed Sept. 23, 1845.

⁹ For Baxter's 1860 view of 322 Market Street, see op.cit., Chapter II, Illustration No. 2. See Illustration No. 3, Chapter II, for a photograph which we believe shows 322 Market Street as of 1868, still a four story structure with a projecting cornice and an advertising sign on the roof.

IV. ARCHITECTURAL BACKGROUND

Despite its present appearance, our studies show that this house was a well appointed brick structure with stone and wood trim, designed in the vernacular of the late eighteenth century Philadelphia building trades.

It was a three story structure with a garret under a gabled roof. There were two rooms per floor, a front room facing Market Street and a rear room facing the yard and Benjamin Franklin's house and garden. At the first floor, the north room was reduced in size to include an entrance passage from Market Street. This passage led to a center stairwell between the north and south rooms which provided vertical circulation. The stairwell was lighted by a skylight from above. In the south exterior the areaway allowed light into the cellar south room, which was used as a kitchen. In the north was a bulkhead to provide access from Market Street to the cellar front room.

A unique feature of this house was that the north and south facades were architecturally detailed alike. Usually the front facades are given more emphasis than the back. Another aspect of this house which is unusual in eighteenth century Philadelphia row houses, is that the chimney breasts of the north and south rooms backed up against the center stairhall as two separate stacks centered in the building.

Although this Tenant house had the above two individual

characteristics, its design seems to have been transitional in style between two well known houses, that at 336 Spruce Street, and the Bishop White House at 309 Walnut Street. (This comparison is developed through the report).

Partial counterparts of 322 Market Street still exist in Philadelphia. The first example is a house located at 705 Spruce Street. It is a 3-1/2 story brick house built in 1797. The plan of this house has a front room, rear room, a stairwell between and a kitchen in the rear cellar with an areaway outside it. The fireplace locations however, are on the party wall rather than at the interior cross walls. Details in this house are valuable comparative sources and can be seen in Appendix D and among the illustrations of this report.

The second example is 709 Spruce Street--almost a twin to 705. As yet we have not been allowed to record this house but it is well worth future study as it is virtually unaltered (see Appendix E).

The third example is a house located at 705 Walnut Street. It is also a 3-1/2 story brick house built between 1800 and 1801. Although extensive remodeling of this house took place in the nineteenth century, it is clear that it too, had the plan of a front and rear room with stairwell between (see Appendix F and the illustrations of this report).

The fourth and most important counterpart is the pair of Tenant houses also built by Benjamin Franklin in 1787 located

at 316 and 318 Market Street. Our studies have shown that the three houses, 316, 318 and 322 Market Street, when first built, were extremely similar in plan and detail. The major difference was that here too the chimney breasts in 316 and 318 were against the outside party walls. In comparing the evidence in the buildings and the insurance surveys (see Appendices B & C), the details of the houses seem to be the same. In fact, the overall proportions of the buildings are so alike that it is possible to lay the scaled drawing of the west wall of 318 Market Street exactly on top of that of the east wall of 322 Market.

V. ANALYSIS OF THE ORIGINAL STRUCTURE

A. Site

322 Market Street stood on the front portion of its lot. The building line facing Market Street was directly on the edge of the sidewalk--a customary practice with Philadelphia row houses. In the space undoubtedly allotted as the private yard in the rear of the house, beyond a cellar areaway, we have found the original 4-1/2 foot diameter privy pit (see Illustration No. 9 and Drawing No. NHP-IND 3309, sheet 3, for archeological data dating the use of the privy pit). At grade level this pit was probably covered by a small privy building.

B. Plans and Dimensions

The overall dimensions of the original structure of 322 Market Street were 17 feet wide by 45 feet deep. The structure was then divided on each floor into three cells: a north room 17' x 16', a stairwell 17' x 9' and a south room 17' x 16' (see Drawing No. NHP-IND 3309, sheets 4, 5 and 6).

C. Foundations and Upper Walls

The structural system was simple; wood framing between masonry bearing walls. Principally these bearing walls were stone (16" thick) below grade, and brick (12" thick) above. The south exterior wall however was brick (12" thick) from foundation to cornice as it was exposed not only above grade but at the cellar level, where finished openings faced an areaway. The interior

cross walls, which created the three cells on each floor, were also brick (12" thick) from foundation to roof. These cross walls in turn were buttressed by chimneys facing the north and south rooms.

D. Framing

At the first floor the joists spanned between the party walls, i.e., east-west. At the second, third and fourth floors the joists of the north and south rooms spanned in a north-south direction, between the exterior north and south walls and the interior cross walls. The joists of the stairhall landings spanned in an east-west direction between the party walls and the beams heading off the open well (see Drawing No. NHP-IND 3309, sheet 11). Using the party walls at a minimum for bearing is unusual, for most Philadelphia row houses frame completely between the party walls, up as far as the cornice level. The deviation in 322 Market Street may have resulted from a mistrust of the condition of the party walls, as they belonged to the very much older neighboring structures. The new 12" brick front and back walls and interior cross walls were a "known quantity" and were therefore used as bearing above grade.

At the cornice level, it is common practice for the roof rafters to tie into the joists of the loft floor; the ends of both receiving the cornice crown moulding, fascia and soffit boards. This was the case of 322 Market Street, with both the joists and rafters spanning in a north-south direction.

E. Fireproofing Measures as they Effected the Structure

The design of the structural system of 322 Market Street could also have been influenced by Franklin's concern for fireproofing.

By keeping almost all framing free of the party walls, Franklin isolated his building from the neighboring houses, and by alternating the direction of the framing for each of the cells, an expressed desire of Franklin's was achieved. In a letter concerning the two first Tenant houses he built (316 and 318 Market), Franklin said:

"In my new Buildings I have taken a few Precautions, not generally used; to wit, none of the Wooden Work of one Room communicated with the Wooden Work of any other Room;...."¹⁰

Although this letter was written in 1787 prior to the building of 322 Market Street, the intent was carried out not only in 316 and 318 Market Street but also in this his third house. The 1790 insurance survey of 322 Market Street (see Appendix A) described the house "...each Room detached from the other by a Brick partition..."

Franklin further fireproofed 322 Market Street by continuing the party walls up beyond the roof to form battlement walls. Although this did not effect the building structurally, it separated the wood roof of his house from that of his neighbors. Several courses of

¹⁰ B. Franklin to Jane Mecom (September 20, 1787); Van Doren, ed., The Letters of Benjamin Franklin & Jane Mecom, Princeton, 1950, 299.

these original battlements are to be seen today. In addition we are fortunate to have found in place what is called "a battlement eave block"¹¹ (see Illustration No. 11 and Drawing No. NHP-IND 3309, sheets 6 and 7). By its corbeling action the stone block supported the extension of the battlement above the cornice. At the same time it separated the wood cornice of Franklin's house from that of the neighboring houses.

Franklin's care in fireproofing was profitable as well as sensible. The Mutual Assurance Company reduced his premium.¹²

¹¹The Builders' Assistant, John Haviland, Phila. 1821, vol. III, p. 37

¹²Riley, E. M., "Franklin's Home", Historic Philadelphia, American Philosophical Society, 1953, p. 160.

VI. ARCHITECTURAL DESCRIPTION OF THE ORIGINAL EXTERIOR

A. Facades

There is a distinct possibility that Franklin placed the kitchens in the cellars and the stairhalls in the centers of these three tenant houses, to keep from building the usual Philadelphia piazza and back building complexes. These shed roof back buildings ordinarily were not intended for exposed view as they faced the interior of the city blocks. A conscious effort seems to have been made to treat the rear facades of the tenant houses as though they were fronts. As well as eliminating back buildings, the front facade decorative details were repeated in the rear. This would be an understandable effort on Franklin's part, to improve the view from his own house.

Our first clue to this effect was the discovery in the rear facade of a stone battlement eave block with an exposed profile of a modillion cornice (see Illustration No. 11 and Drawing No. NHP-IND 3309, sheets 6 and 7). Because this eave block received the butt end of the wood cornice, they both would have the same profile. Thus we conclude that the rear cornice contained a crown moulding, fascia, soffit supported by modillions, and a bed mould; a fully developed cornice usually used in front facades.

The next clue to the elaborateness of the rear facade was a profile of a brick belt course at the third floor level of the south wall (see Illustration No. 10 and Drawing No. NHP-IND

3309, sheet 6). Although the evidence for such a belt course is missing at the second floor level, it can be assumed from general practice that there were belt courses at both levels.

We were alerted to the possibility of the rear wall having a moulded brick water table, for one exists in the rear wall of 318 Market Street (see Illustration No. 10 and Drawing No. NHP-IND 3143, sheet 6). We find that 322 Market Street must also have had a water table to compensate for the difference in planes of the south wall exterior surface above and below grade (see Drawing No. NHP-IND 3309, sheet 6).

The clinching detail which supports our theory that the front and rear facades were alike, is that the south and rear wall had flemish bond brickwork, a bond usually used only at a front facade. Again, reference to 318 Market Street showed queen closer bricks in alternate courses at the southwest corner of the south wall. The alternating courses negate the use of a common bond where the bonding course usually occurs only every 5, 6 or 7 courses. Thus we conclude that 318 Market Street had a flemish bond rear wall. In 322 we also found alternating stretcher and header bonding courses in the southeast exterior corner. There is every reason to believe that this indicates a flemish bond.¹³

¹³ Although irrelevant to the visible architectural details of this building it is interesting to note here that the 322 Market Street east party wall is largely made up of the exterior side wall of the neighboring house built in 1720. As an illustration of comparative bonding on front and side walls, this early wall because it faced the side, was of common bond with a course of headers every 3rd or 4th course. In extending this party wall to include the length of the Tenant house, Franklin's masons in 1788 used an irregular bond of relatively poor quality.

Enough of the original exterior brickwork remains to show that the mortar joints of this south wall, and thus the missing north wall, were worked flush and then struck with a round ended tool.

B. Doors

Whether the elaborate treatment of both facades was carried so far that a frontispiece would surround the back door we doubt. In fact, we have no definite proof other than local custom that even the front door had a frontispiece (see Illustration No. 12).

The front door opening from Market Street was up a few steps from grade at the northeast corner. The back door leading to the rear yard must have opened onto a bridge over the south areaway (see Illustration Nos. 13 and 14).

Below, at the cellar level, a door opened from the kitchen into the areaway where steps led up to the grade level (see Illustration No. 15).

In the front of the house at the northwest corner a bulkhead door led down to the cellar. The sloping walls below grade and jambs of the original bulkhead remain. On the east jamb the slope of the original ladder is marked by remaining plaster (see Drawing No. NHP-IND 3309, sheet 6). This bulkhead when we began work was closed up (see Illustration Nos. 3, 4 and 5). In the fill we found two sets of stone monolith bulkhead cheeks (see Drawing No. NHP-IND 3309, sheets 8, 9 and 10). The

cheeks as shown on sheets 8 and 9 are undoubtedly original. Those shown on sheet 10 may have been used at the nineteenth century bulk-head door at the northeast corner of the house.

C. Windows

The Bishop White House, built one year before 322 Market Street, seems by comparison to other houses of the same period to be advanced in the use of certain details. One of these was the newly imported English "reveal" window frame.¹⁴ Because 322 Market Street appears in general to be more conservative in design, it could be reasoned that the usually employed "plank front" window frames were used here (see Illustration No. 15 for an example of a plank front frame).

Plank front frames, with their massive section, could be depended upon for lintel action. The openings therefore did not need stone lintels or brick arches. Thus it is also possible that 322 Market Street had only a continuation of the normal bond across the head of its windows (see Illustration Nos. 12 and 13).

¹⁴ Reveal frames were introduced in London in the Building Act of 1774 in an effort to make houses fireproof by reducing the amount of woodwork in making up facades, the heavy exposed plank front frames were forbidden and the recessed reveal frame was required, with only a thin moulding visible.

Summerson John, Georgian London, London, 1945, p. 110. Reveal frames were perhaps first introduced in Philadelphia in the Carpenters Company Rules book, published in 1786. They were listed as more expensive to erect than the established plank front frames possibly because they were new or because they were built up rather than made from a solid piece..

Since the insurance surveys for the three tenant houses make no mention of interior shutters, we can assume that there were outside shutters on the windows as was most customary.

322 Market Street was only 17 feet wide. This allows no more than two windows with shutters per floor. At the first floor in addition to the front door there must have been two windows as well, for the insurance survey describes the first floor rooms with "windows" - in the plural.

At the garret level, under the slopes of the roof, the necessary light and air was brought into the front and rear rooms through dormer windows. Because of the narrowness of the house there was probably one dormer to each roof slope. Unfortunately the surveys do not mention these dormers, otherwise there might be a clue to the degree of their architectural finish (see Illustration Nos. 12, 13, 21 and 22).

D. Skylight

The skylight which lighted the stairwell can be seen in counterparts in 705 and 709 Spruce Street and also 705 Walnut Street (see Illustration No. 12 and Appendices D, E and F). The opening straddled the ridge pole and was centered over the well to give maximum distribution of light to the stairs.

E. Trap Door

"...There are also trap Doors to go out upon the Roof

that one may go out and wet the Shingles in case of a neighboring Fire."¹⁵

Franklin here describes putting trap doors in 316 and 318 Market Street. He also built one in the roof of 322 Market Street (see Appendix B). The stairway to it was against the east party wall (see Drawing No. NHP-IND 3309, sheet 6) and lead steeply up to the door in the top of the south roof slope. Examples of such trap doors are to be seen frequently in existing Philadelphia eighteenth century houses.

F. Roof

As an after thought to Franklin's description of his new houses he said, "...But indeed I think the stair Cases should be Stone, and the Floors tiled as in Paris, and the Roofs either tiled or Slated."¹⁶ Having in the same description quoted above, just explained that his trap doors were installed so that someone could get out on the roof to wet down the shingles, it sounds very much as though despite his better judgement Franklin's houses were, as customary, roofed with wood shingles. This is further confirmed

¹⁵B. Franklin to Jane Mecom (September 20, 1787), Van Doren, ed., *The letters of Benjamin Franklin & Jane Mecom*, op.cit., 299.

¹⁶Ibid.

by a list of construction payments (1785-87) for the addition to his own house and the building of 316-318 Market Street which includes payment for shingles.

This list also includes payment for copper.¹⁷ The latter could well have been for flashing, gutters and downspouts.

Flashing of quantity would have been needed at the junctures of the two separate chimney protrusions in each roof slope, around the north and south dormers, along the lengths of the brick battlement walls at the party line and at the cornices and gutters.

We find that the downspout for the north roof slope went down at the northwest corner. It descended atop the west bulkhead cheek, where the stone is channeled as though to carry the pipe continuation out to the sidewalk where it spilled the water toward the gutter (see Drawing No. NHP-IND 3309, sheet 9).

¹⁷ Items of the "Construction Payments for Franklin House Addition and Market Street [316-318] Buildings (1785-1787)" mention payment on March 1, 1787 for shingles and Feb. 27, 1787 for Copper. Historic Structures Report, Part I on Franklin's House, Independence National Historical Park, December 1961, Chapter II, Appendix C, p. 6.

VII. ARCHITECTURAL DESCRIPTION OF THE ORIGINAL INTERIOR

The alterations of the nineteenth century left no interior wood trim of the original house at 322 Market Street. We do have ample evidence however, to know the distribution of woodwork and the relative elaborateness of detail.

The east party wall (see Drawing No. NHP-IND 3309, sheet 6) tells us of the location and overall dimension of the architectural trim. This evidence can be compared with that still intact or outlined on the west wall of 318 Market Street (see Drawing No. NHP-IND 3143, sheet 6).

The insurance surveys for the three Franklin Tenant Houses give a good picture of the hierarchy of the development of the trim in the various rooms and indicate the style characteristics (see Appendices B & C).

Comparable houses such as those sited in Appendices D, E & F and others of the same period and character, will prove good sources for the actual delineation of trim profiles.

A. Architectural Style

322 Market Street and its partner pair 316 and 318, can be considered conservative in interior architectural treatment, built in a transitional period when cultural lags of mid-eighteenth century styles were being perpetuated, and yet the very same years, houses were built which foretold coming fashions.

One detail particularly illustrates this. In 318 Market

Street at the juncture of the chimney breasts with the plaster wall surface, the sharp smooth plaster edge indicates that the chimney breasts were finished with a wood paneling system. This woodwork is further modified by the insurance survey which states that the most important room in the house had "a Dentle in front of the Chimney [at the cornice] and a fret to the Mantle." This very composition can be seen in the second floor front room of 336 Spruce Street (see Illustration No. 17).

A modification of this chimney breast treatment is mentioned by the 316-318 insurance survey "...under the cornice all the Landscape pannels are also plaster...". The plaster area referred to is within the dog-eared frame centered over the fireplace. Such a panel was often the recipient of painted landscapes, and hence its name.

336 Spruce Street, having paneling only on the chimney breast itself, represents a transition from full paneling to no paneling. The Franklin Tenant houses could represent one step further through the introduction of plaster landscape panels. At the extreme, the Bishop White house with all plaster and only wood trim, represents the fashion which was developing in the last quarter of the eighteenth century, and was to take full hold in the nineteenth century. Thus the three houses, 336 Spruce, (316-318 and 322) Market Street and the Bishop White house, all built within 8 years of each other, ran in this order, from "ultra conservative" to "modern."

B. Cellar

Depending upon the use of the rooms, their architectural finish varied in treatment. In the cellar, the north room which surely was used for storage had rough stone and brick walls, surfaced with white whitewash. It was probably floored with rough planking on a lime mortar bed (see the front cellar floor in 318 Market Street). A rough wood step ladder leads up to the bulkhead door at Market Street. It is still not determined whether or not there was a cellar window to the north as well.

The stairhall at the cellar level was plastered and painted a buff cream color of 10 YR 8/4 (Munsell Color Co.).¹⁸ There were shelves against the east wall, possibly a closed cupboard (see Drawing No. NHP-IND 3309, sheet 6), and the stairway came down in the western half of the hallway.

The kitchen in the south was entered through a door from the stairhall. It had a large open fireplace against its north wall, a cupboard or dresser in the southeast corner (see Illustration No. 8),¹⁹ two windows and a door leading out to the areaway (see Illustration No. 15). The walls were plastered and painted

¹⁸The Munsell Color Co. book of color samples has been used to note the shades of paint colors found. Layer sheet samples of each notation may be obtained from: Munsell Color Co., 2441 N. Calvert Street, Baltimore 18, Maryland.

¹⁹Kitchens are quoted in surveys as often having dressers, such as: "...Kitchen in cellar with Dresser & doors & drawers in dresser..." House on SW corner of 8th and Chestnut, 11/18/1808, Survey no. 3298, Philadelphia Contributionship Survey book 1794-1809, p. 312-313.

originally a buff cream, 10 YR 8/4 (Munsell Color Co.).

The insurance survey for 316-318 Market Street (Appendix C) describes another fire precaution taken in building these houses: "The Floors are plaistered between Joists as well as under so are the stairs to both steps & Risers..." No doubt this applied to the third tenant house as well. At the cellar level there was surely plastering between the first floor joists on the under surface of the floor boards. In the kitchen and stairhall it is likely that there was also a plaster ceiling attached to the under side of the joists, as evidenced by the wall plaster stopping in an even line at this level (see Drawing No. NHP-IND 3309, sheet 6).

Plastering directly to the undersides of the treads and risers of the stairs is to our knowledge, far more unusual than plastering to the undersides of flooring. The only spot where the surveyor could conceivably have observed this, would have been at the cellar, where possibly in a closet, the usual plaster skin stretched over the soffit of the stairway may have been omitted, allowing view of plaster against the horizontal and vertical surfaces of the treads and risers.

C. First Floor

The 322 Market Street insurance survey says of the first floor back room "Lower Story back Room Breast surbase washboards Windows cased and single Cornice." The survey for 316 and 318 Market Street describes their first floor "Lower story back room Breat &

Mantle Cornice wash boards surbase and Windows Cased with an Architrave" and goes on to say that the back room had the same chimney breast treatment of cornice and mantle as the elaborate room at the second floor, save that it had no "Dentle in front of the chimney" or "fret to the Mantle." As discussed earlier, the chimney breast was wood paneled with a plaster landscape panel similar to, though less elaborate than that shown in Illustrations 17 or 18.

The east wall of 322 Market Street, and the west wall of 318 (see Drawings NHP-IND 3309, sheet 6 and NHP-IND 3143, sheet 6), show in the back rooms the placement of the cornice, surbase (chair rail) baseboards, plus an additional detail. In each corner of the room and where the chimney breasts protrude from the wall, dado pilasters connect the chair rails with the baseboards. Relating back to the plastered landscape panels, these pilasters visually frame the plaster dado with a similar effect.

We do not know what finish was used on the plaster surface in this back room of 322, for the plaster is missing. The plaster remains on the west wall of 318 however, and presents us with evidence of wallpaper in that house.²⁰

²⁰ Directly on the plaster surface was a paper which contains the identifying grid impress of 18th century laid paper. The printed design was of 3/4" wide leaf decorated vertical bands of blue green (2.5 BG 7/2 ground with leaves of 5 G 5/2 and dark accenting dots of 7.5 BG 4/2), alternating with 1-5/16" white ground bands with a vine of delicate flowers and leaves snaking up its center. This vine with flowers was of the same color as that in the blue band. Samples of this paper are to be seen in the Historic Structures Branch study collection.

The front rooms of all the tenant houses were purposely left plain to be used as offices or stores. The insurance survey for 322 read: "front Room Washboards and Windows cased" and in 316 and 318 they were described "Front Room washboards only." The trim was therefore limited to baseboards and woodwork without architraves lining the window openings. There was a fireplace against the south wall of the room, perhaps at the most with a single moulding surround. We must again refer to 318 Market Street for a comparative plaster finish in this front room. In 318 the plaster was found to still have remnants of an eighteenth century wallpaper.²¹

The details of the entrance corridor from Market Street, although not described in the surveys, are recorded on the east wall of 322. It may have had a cornice. It had a chair rail and baseboard. Pieces of plaster were found in the joist pockets just below this entrance. They had a first coat of sizing, and then a finish coat of a buff cream paint 10 YR 8/4 (Munsell Color Co.). A comparative investigation should be made on the east wall of 318 Market Street to see how the original hallway

²¹

In 318 Market Street, one wallpaper fragment taken just above the chair rail at a corner of the first floor front room had a small scaled black polka dot design on a light cream paper. A seam of a 1" overlap ran horizontally across the sample taken, showing that the paper was made up of small sheets as was customary in the 18th century.

plaster was finished. Three vertical wood straps, fastened with wrought nails to wedges, were erected on the east wall of this corridor and stairhall sometime in the eighteenth century (see Drawing No. NHP-IND 3309, sheet 6).

Level with the top of these straps is a broad band of shadow, extending from the front of the entrance back across the stairhall. Just what these marks are from we do not know. Perhaps they were a subsequent alteration. We are sure that the stairhall was closed off from the entrance hall with a door (see Drawing No. NHP-IND 3309, sheet 6), yet this strap and horizontal band of trim continue into the stairhall as though they were added after the door was removed.

The stairhall is described fragmentally in the 322 Market Street insurance survey (see Appendix B) as having "Rampt stairs", "Plaistered...under the Stairs" and "a Sky light to the Stairs." In the survey of 318 and 316 Market Street the stairs are described, "Open Newel rampt stairs with a plain light handrail up to the skylights and enclosed with a Brick Wall."

Illustration No. 16 shows the ability of a skylight to illuminate a stairhall from the cellar to the garret. The ramped handrail and balluster details would have been like those in the Bishop White house or 336 Spruce Street.

Drawing NHP-IND 3309, sheets 11 and 12 show two solutions for the stairs between the first floor and the cellar. The

solution as shown on sheet 12 may be given more credance as it uses existing brick foundation walls to support and give dry footing to closet partitions. As in 709 Spruce Street (see Appendix E) we believe the ramped handrail and ballusters were continued down to the cellar, but this point must be verified by further comparative research.

From the first floor to the garret the stair had one landing against the west wall between each floor, just as was found in 318 Market Street (see Drawing No. NHP-IND 3143, sheet 6). There were baseboards and chair rails carried throughout the stairhalls, with a cornice perhaps only at the first floor. The plaster walls of the stairway were finished with a buff cream color paint 10 YR 8/4, followed by a light cream 2.5 Y 9/2 (Munsell Color Co.). The 318 Market Street stairhall plaster and wood colors should be studied as precedent for 322 Market Street.²²

D. Second Floor

The second floor was described in the 322 Market Street survey as "second story Breasts Mantles surbase and Windows Cased." In 316 and 318 Market Street the survey read "Second story front

²² Although they do not remain at the first floor in 318 Market Street, the wood door frames and trim remain between the second floor hall and the room over the archway. As a wood color reference, this trim was originally grey green, 2.5 GY 5/2 (Munsell Color Co.). Perhaps this was also the woodwork color of the stairhall in 322 Market Street at the second and first floors.

Room has a Dentle in front of the Chimney and a fret to the Mantle otherwise finished as the back Room below." The second floor front room was obviously the main parlour of the house, the back room possibly having been used as a bedroom. The parlour had the maximum of architectural elaboration. As was said earlier, it may have closely resembled the second floor front room of 336 Spruce Street (see Illustration No. 17), with the exception that the landscape panel would be plaster and pilasters would frame the dado. We must again refer to 318 Market Street for a comparative plaster surface finish where it was found to be a buff cream paint 10 YR 8/4 (Munsell Color Co.).

One piece of eighteenth century woodwork found on the second floor of 318 Market Street was a 1" paneled door 31-5/8 x 6'-8-1/2, with 6 raised panels on one side only. This door may have been a closet door in one of the rooms of the original 318 Tenant house. The paint color of the door was 10 YR 8/2 (Munsell Color Co.). Both the door details and the woodwork paint color can be used as reference for the second floor rooms of 322 Market Street.

Since the second floor back room was overlooked in comparing the elaborate front room to the first floor back room, we can assume that it was simpler in detail. It did have a wood paneled chimney breast, a wood cornice, chair rail, baseboard and dado pilasters. The paint color found on plaster pieces

lying loose within the nineteenth century floor construction, showed a lighter toned paint than the otherwise prevailing buff cream 2.5 Y 9/2 followed by a 10 YR 8/4 layer and then a nice blue 7.5 BG 6/2 (Munsell Color Co.).

E. Third Floor

The surveyor of 322 Market Street said that the "third Story [was] finished in like manner" to the second floor. The surveyor of 316 and 318 gave a fuller description "Third Story Breasts Mantles surbase washboards windows cased and single Cornice." As rooms are removed in distance and hierarchy from the main parlour they become simpler. A definite indication of this is the "single Cornice" probably only a cyma recta wood moulding, as opposed to a double cornice which would be a cyma recta atop a cavetto.

The ceiling height of the third floor was less than those below. The windows as a result were less tall, the interior doors and the details of baseboard, surbase and cornice also followed suit and reduced in proportion.

The plaster finish colors again are missing in 322 Market Street except for the back room. Here, within a nailing block hole just above the chair rail level, we found lying loose several small pieces of plaster with paint on them. The bottom color was a cream 2.5 Y 9/2 (Munsell Color Co.). For the front room and stairhall, we refer to 318 Market Street where the front room plaster had a light cream 5 Y 9/1 as a finish paint. It is

interesting to note that the plaster finish inside the 318 Market Street closets was a contrasting buff 10 YR 8/4. The plaster finish of the stairhall was also the buff 10 YR 8/4 (Munsell Color Co.). Because 318 Market Street still has some original stairhall woodwork, we are able to say that this plaster color contrasted with the stairhall wood trim color, a reddish buff of 5 YR 6/4.

F. Garret Floor

The garret was finished with the plainest of trim. Illustrations 21 and 22 give indication of this simplicity as well as the individual treatment of dormer window interiors. These photographs show very good examples of knee walls under the roof slope. Such walls could be either board partitions or plaster.

The front room of the garret would have been far more livable than the rear; at least as in comparable houses it was provided with a fireplace, albeit a small one. To even out the number of flues to four in each chimney, the back room would go unheated.

The ramped rail of the main stairway ended at the garret floor. Against the east wall a winding and straight stair led to the trap door in the roof. This narrow and steep stair was closed-in by a board and plaster partition similar to the loft stair in the Bishop White House.

The garret plaster color was a light cream 2.5 Y 9/2.
Perhaps the wood trim in 322 Market Street was again treated
like that of 318 Market Street, where the garret woodwork was
a reddish tan 5 YR 6/4.

APPENDIX A

CHAIN OF TITLE

Ex. Rec., 1,611-613

Aug 28, 1705

William Penn by his Comas. : Edward Shippen
: Griffith Owen
: Thomas Story
: Joseph Logan

to

Samuel Carpenter :
Anthony Morris : Merchants
Richard Hill :

Cons. 2 pence 1/2 penny yearly rent

...a lot situate in the said High Street between the third and fourth streets from Delaware Bounded on the north with High Street on the East with a Vacant Lot on the South with the back of Chestnut Street lots and on the West with Thomas Barker's lot being in breadth three and thirty foot and in length 306 foot....

Rec. 1st 7th no. 1705

Deed Book LRB - 40,290-292

June 1, 1720

Anthony Morris, Sr.
& Elizabeth, h/w

Richard Hill
& Hannah, h/w

to

Samuel Preston
Anthony Morris, Jr.
Cons. £ 75

A certain lot of land situate and being in High Street....
Between the third and fourth streets from Delaware Bounded on the

north with High Street on the East with a vacant lot on the South with a part of the Chestnut Street lots and on the west with Thomas Barker's lot Being in breadth three and thirty foot and in length 306 foot....

Rec. July 19, 1864

Recited from Deed Book: H-7, 426

June 2, 1720

Samuel Preston - Merchant
Anthony Morris, Jr. - Brewer
& Phoebe, h/w

to

Richard Hill

Cons :

A certain Lot of Land Situate and being in High Street...
Between the third and fourth streets from Delaware [River] Bounded
on the North by High Street on the East by a Lot therein paid to be
vacant on the South with the back [ends] of Chestnut Street Lotts
and on the West with Thomas Bacher's Lot Being in Breadth Three and
Thirty foot and in length 306 Foot...

Recited from Deed Book: H-7, 426 & H-3, 72

Mar 18, 1744/5

Samuel Preston Moore - Physician (M.D.)
& Hannah (Hill) h/w

to

Charles Norris

Cons. [\$1,000]

1/2 part of share in properties sold to Charles Norris

Deed Book H-3, 72-78

Mar. 19, 1744/5

Charles Norris - Merchant

to

Samuel Preston Moore - Physician (Md.).

Cons. £ 1000

1/2 part in all the property transferred by Samuel Preston
Moore to Charles Norris.

Rec. Dec. 9, 1751

Deed Book H-9, 70-106

Mar. 26, 1750

Samuel Preston Moore - Physician

& Hannah, h/w : daughter

to : &

Richard Hill - Merchant : son of Richard Hill - nephew of
Richard Hill

Partition

....To Samuel Preston Moore...one lot of ground Situate on
the South side of High Street...and containing to the Front thereof
16 feet and a half [a foot] and continuing that breadth for 140 feet
Deep and then extending 33 foot in Breadth and Continuing that
Breadth 166 foot Bounded on the East partly by Henry Frogley's House
and Lot and John Read's Lot on the South by the Ends of Chestnut
Street Lotts and on the West by Benjamin Eastburn's Lot Subject (with
Frogley's lot) to the Yearly Rent of £ 6 to the Monthly Meeting of
Friends in Philadelphia....

Rec. July 3, 1758

Deed Book H-7, 426-431

March 25, 1752

Samuel Preston Moore - Physick (Physician)
& Hannah, h/w

Benjamin Franklin - Printer

Cons. Rents and Covenants

All that said piece of ground...situate on the south side of High Street...containing in Breadth next the street 16 foot and a half continuing the same Breadth 140 feet deep and at the depth 33 feet in Breadth and continuing the same Breadth thence 166 feet further bounded on the east with Henry Frogley's House and Lot and Partly with John Read's Lot on the South with the back ends of Chestnut Street Lots on the West with the messuage and lot now of John Eastbourn late Benjamin Eastbourne late Thomas Barkers and Northward partly with High Street...and partly with Henry Frogley's lot...Subject to yearly ground rent of £ 10....

Rec. Feb. 13, 1757

Jan. 14, 1812

Partition

William Duane	:	
& Margaret, h/w	:	
William Bache	:	
Elizabeth Harwood	:	
Louis Bache	:	
William I. Duane	:	heirs of Richard & Sarah Bache - heirs
& Deborah, h/w	:	of Benjamin Franklin
Richard Bache	:	
Sarah Bache	:	
to	:	
William Bache	:	

...and also a Certain 3 Story brick messuage or tenement & lot of ground situate on the south side of High Street at the distance of 35 feet 3-1/2 inches Westward from the west side of Franklin Court marked WB No. 29 containing in front on High Street 17 feet 3 inches & in length or depth Southward 140 feet Bounded North by High Street on the East by a Messuage & ground formerly of Henry Frogley now of Seth Craig on the South by the last above described lot [No. 26] and on the west by the said messuage & ground of Charles Marquedont.

Rec. Jan. 13, 1812

Deed Book GWR -11, 397 - 399

Jan. 11, 1826

Thomas Sergeant, Esquire - administrator of Dr. William Bache

to

Nicholar Elisha Thuron - Merchant

Cons. \$8,019

All that certain 3 story brick messuage or Tenement and lot of ground thereunto belonging situate on the south side of High or Market Street between Delaware Third and Fourth Streets...containing in front or breadth on High Street 17 feet 3 inches & in length or depth southward 90 feet Bounded on the north by High Street on the East by a messuage and lot formerly of Henry Frogley now or late of Seth Craig on the south by ground lots of Dr. William Bache deceased now of Catherine Wistar Bache and on the West by a messuage and lot formerly of Charles Marquetand...Subject to ground rents of £ 6 and £ 10....

Rec. Jan. 11, 1826

Deed Book AM-24,645

Aug. 1, 1832

Nicholas E. Thouron - Merchant

to

John Holmes - Merchant

Cons: \$18,288.84

All that certain 3 story brick Messuage or Tenement and lot...of ground...situate on the south side of High or Market Street between Delaware Third and Fourth Streets...Containing in front or breadth on...High Street 17 feet 3 inches & in length or depth

Southward 90 feet Bounded on the north by High Street on the east by
a message and lot late of Seth Craig deceased on the south by ground
late of Dr. William Bache deceased now of Catherine Wistar Bache and
on the west by a message & lot formerly of Charles Marquedont...
Subject to 2 yearly rents....£ 6...and...£ 10

Rec. Aug. 3, 1832

Will Book 11,334-335

June 11, 1834

Will of John Holmes

...to my wife...all my three story brick store and lot
number 112 Market Street [present day #322] which I value at \$20,000
(on which there is a mortgage of \$10,000 which my Executors must pay
off out of the funds of my Estate)...

Proven Oct. 10, 1834

Deed Book JMH - 806, 184 - 190

Mar. 5, 1920

V. Gilpin Robinson - Surviving Executor
under last will & testament of Harriet
Holmes:

Media Title & Trust Co.:

: by will of
: John Holmes

V. Gilpin Robinson : trustees under will of Edward :
C. Holmes

V. Gilpin Robinson
& Margareta, h/w
to

Nathaniel J. Taube

Cons. \$35,000

All that 3 story brick Message or tenement [old #112, new
#322 Market St.] and lot of ground...situate on the south side of

Market Street between Delaware Third and Fourth Streets...144' 1/2"
east of Fourth Street...containing in breadth on Market St. 17'3"
and in depth southward 88'10" bounded North w/ Market St. East by
messuage & lot late of Seth Craig South by ground late of Dr.
William Bache now of Catherine Bache and west by (ground) messuage
& lot of Charles Marquedant. Subject to ground rents of £ 6 and £10....

Rec. Mar. 1920

Deed Book JMH - 720,460 - 462

Mar. 5, 1920

Nathaniel J. Taube - Singleman

to

Hyman Heicklen

Cons. \$1 + \$25,000 Mtge

All that certain lot with the 3 story brick messuage or
Tenement....situate on the South side of Market Street...144'1/2"
from the East side of Fourth Street...containing in front...on
Market Street 17'3" and extg. that width in depth Southward 88'10"...
Bounded North by Market St....East by messuage and lot late of Seth
Craig...South by ground late of Dr. William Bache now of Catherine
Wister Bache...West by a messuage and lot formerly of Charles
Marquedont. Two ground rents £6 - £ 10

Rec. Mar. 11, 1920

Deed Book JMH-861, 569-571

July 26, 1920

Hymen Heincklen
& Rose, h/w

to

Isaac Lakoff

Cons. \$1 + \$25,000 Mtge.

Same premises as described in Deed Book JMH-720, 460-462,
which Nathaniel J. Taube sold to Hyman Heicklen, dated Mar. 5, 1920
(see preceding listing)

Rec. Sept. 8, 1920

Deed Book JMH 3669, 307-308

May 15, 1933

Richard Weglein, Sheriff

to

Fidelity-Phila. Trust Co.

Cons. \$50.00

Same premises as described in Deed Book JMH-720, 460-462,
which Nathaniel J. Taube sold to Hyman Heicklen, dated Mar. 5, 1920
(see Preceding listings)

Rec. May 26, 1933

Deed Book DWH-1507, 557-560

Feb. 26, 1942

Fidelity-Phila. Trust Co. - Trustee
to

Samuel Miller

Cons. \$15,000

All that certain lot w/the three story brick Messuage or
Tenement...Situate on the south side of Market Street...144'1/2"

from the East side of Fourth Street...containing in front on Market Street 17'3" & extg. that width in depth Southward 88'10" Bounded... North by Market Street...East by Messuage & lot late of Seth Craig, deceased,...on the South by ground late of Dr. William Bache, now of Catherine Wister Bache...west by a messuage & lot formerly of Charles Marquedant.

Rec. Mar. 3, 1942

Deed Book MLS-574, 531-541

January 6, 1954

Decl. of Taking

Samuel Miller
& Celia, h/w

to

United States of America

Cons. \$26,000

[p. 540]

(4 story)

...lot...w/bldgs..Situate on the south side of Market Street...144 feet 1/2 inch East from the East side of 4th Street... containing in front...on Market Street 17 feet 3 inches & extg. in...depth Southward 88 feet 10 inches Bounded...North by Market Street...East by Messuage & lot late of Seth Craig, deceased,... South by ground late of Dr. William Bache, now of Catherine Wister Bache...West by a messuage & lot formerly of Charles Marquedant...

Rec. Jan. 6, 1954

APPENDIX B

Mutual Assurance Company Survey No. 232

322 Market Street

Dec. 6, 1790

Survey of a New three Story House situate the south side of High street between third and fourth Street belonging to Richard Beach [Bache] Esqr.

Dimensions 17 ft. 9 Inches front and 43 feet deep Lower Story back Room Breast surbase washboards Windows cased and single Cornice front Room Washboards and Windows Cased second Story Breasts Mantles surbase and Windows Cased third Story finished in like manner Garrets plaistered Trap Door Rampt stairs each Room detached from the other by a Brick partition and plaistered to the floor and under the Stairs Kitchen in the Cellar and a Sky light to the Stairs the Building new, adjoining the House of Doctor Bass to the Eastward.

£ 400. Insured the 6th December 1790.

APPENDIX C

Mutual Assurance Company Survey Nos. 230 and 231

(Nos. 316 and 318 Market Street)

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 Westernmost 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.

APPENDIX D

Field Study of 705 Spruce Street

20 August 1962

by

Student Architect

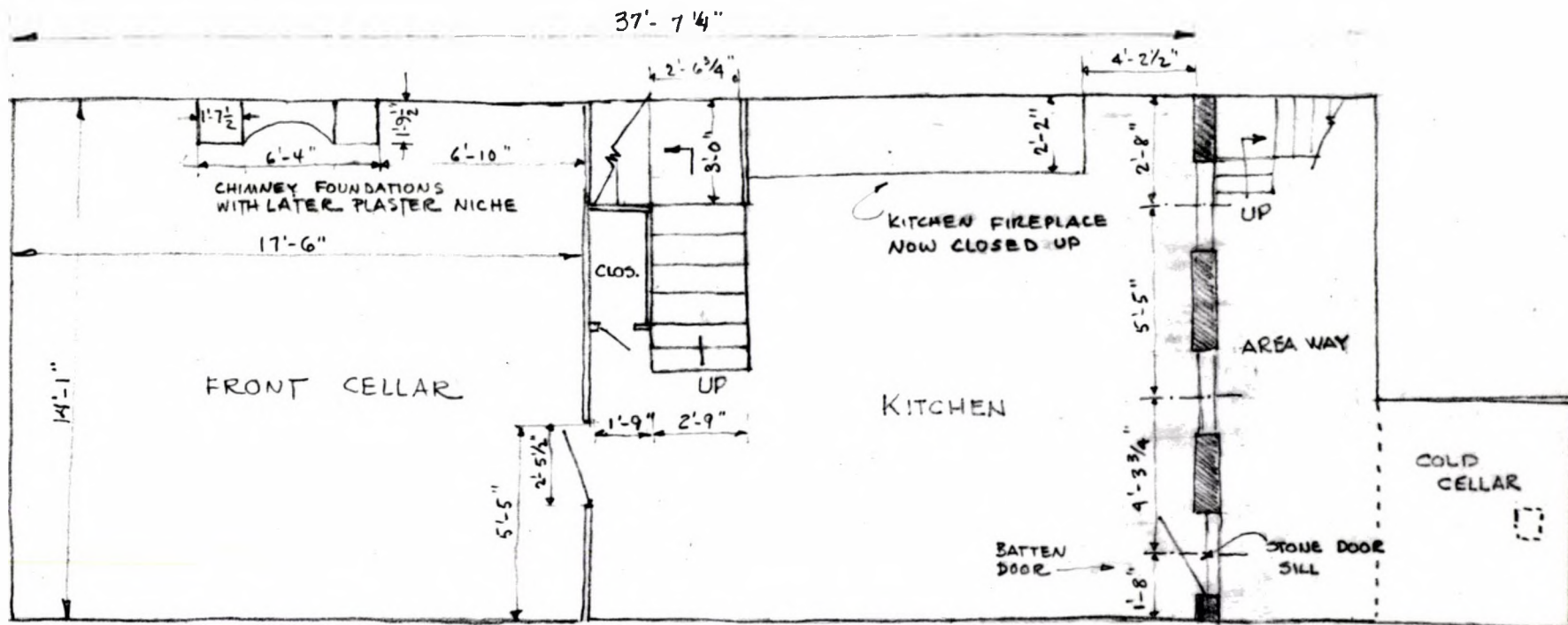
Robert Harris

The house was built in 1797. It is owned by Mr. L. E. Martin, (MA7-0131). Mr. Martin's son has done a brief study of the history of the house. The following information was copied from this report.

"The house stands on a part of a tract of three and a half acres of land granted to a group of Quakers by the Supreme Executive Council of the Commonwealth of Pennsylvania in 1785 for the use of the Monthly Meeting of Friends [free of all restrictions and reservations as to Mines, royalties, quits, rents of otherwise excepting and reserving only for the use of this commonwealth one acorn to be paid annually if demanded]."

A sizeable portion of this track was sold in 1795 to John Hutchinson, house carpenter, who built the house and sold it in 1797 to Michael Fox, brick maker for £ 200. Since there is no record of Fox having lived in the house, he probably bought it for speculation.

SPRUCE STREET



NOTE: STAIRS LEADING FROM
BASEMENT TO FIRST FLOOR
APPEAR TO HAVE BEEN
ALTERED.

WINDOWS - 2'-8 1/2" x 4'-10"
DOOR - 2'-8 1/2" x 6'-7 1/2"
FLR TO CEIL - 7'-0 1/2" ±
FLR TO SILL - 2'-6 1/4"
WINDOWS CASED 7"

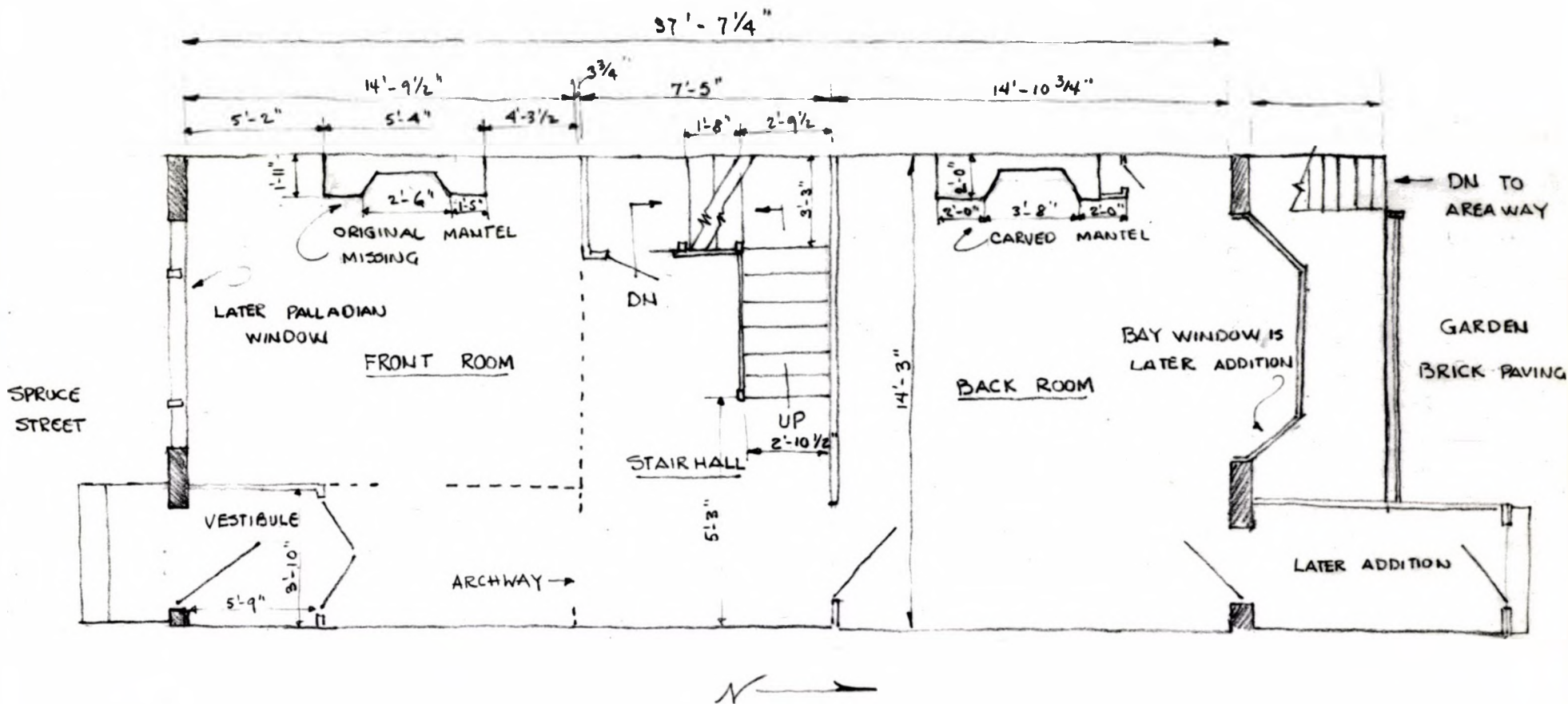
BASEMENT PLAN

705 SPRUCE STREET

R. HARRIS
AUG. 1962

NO SCALE





DATA

FLR TO CEILING: 9' - 10 3/4"

NOTE:

DOTTED LINES INDICATE LOCATION OF WALLS AS INDICATED BY PATCHES IN CEILING AND WALLS.

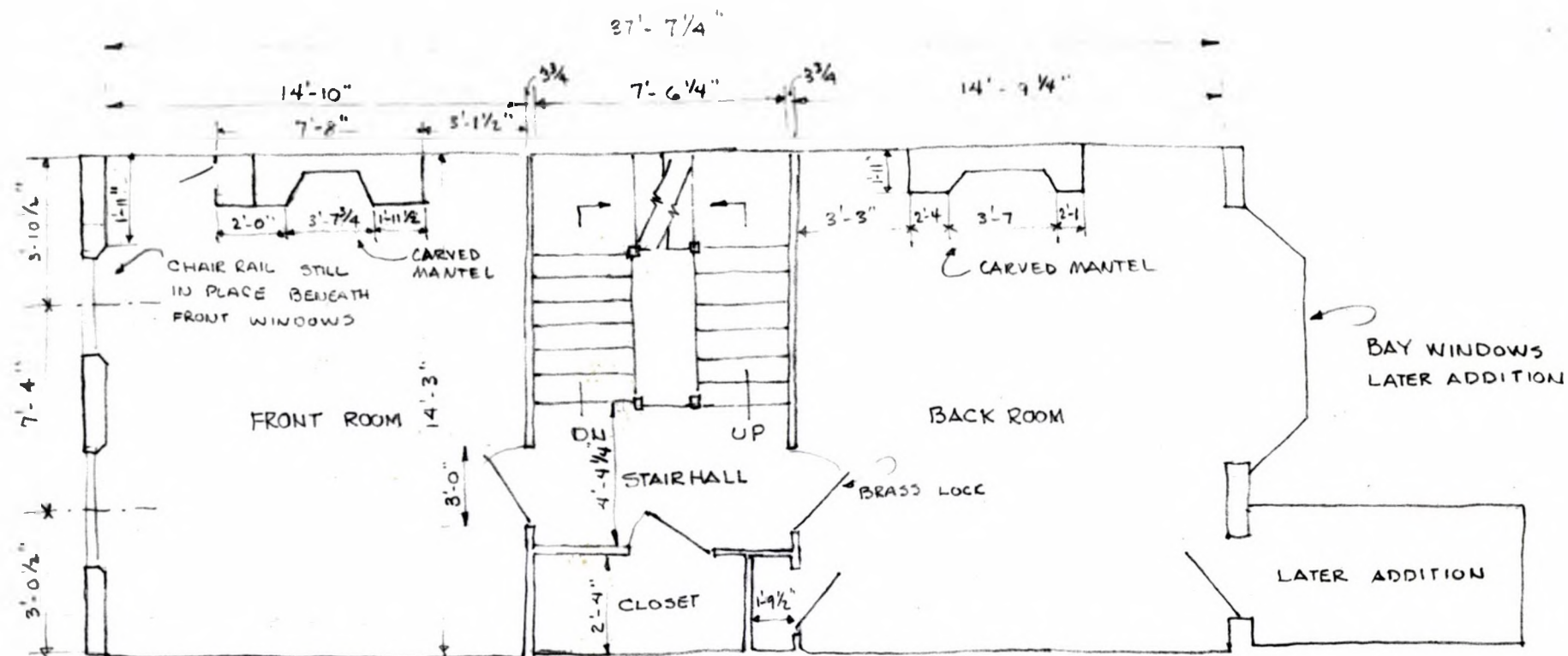
PLAN OF FIRST FLR.

705 SPRUCE STREET

R. HARRIS
AUG. 1962

NO SCALE

BACK RM. DR. - 5' - 0" x 7' - 1"
BREAST CLOSET DR. - 1' - 3 1/2"
RISERS - 8"
TREADS - 10"



CASEMENT WINDOWS (SPRAY 2 1/2" in 7")
 WINDOW SIZE - 3'-6 1/2" x 7'-0"
 FLR. TO SILL - 2'-6"

PLAN OF SECOND FLR.

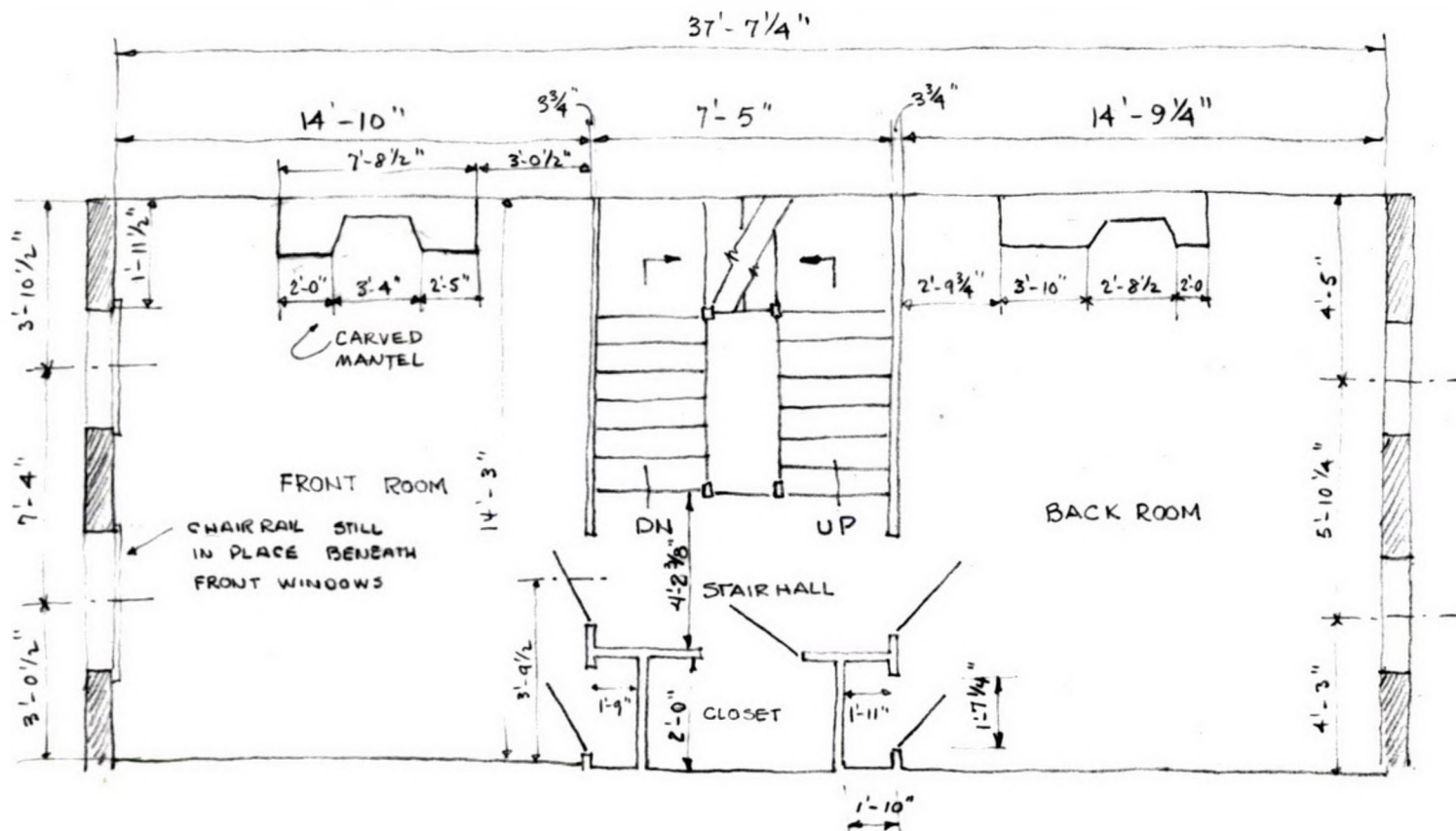
705 SPRUCE ST.

R. HARRIS
 AUG. 1962

NO SCALE

DATA

FLR. TO CEILING	9'-4 3/4"
WINDOW HT.	6'-6"
FLR. TO SILL	2'-6"
DOOR WIDTH	3'-0"
DOOR HT.	7'-0"
HALL CLOSET DOOR WIDTH	3'-1" x 7'-0"



DATA: (FRONT RM.)

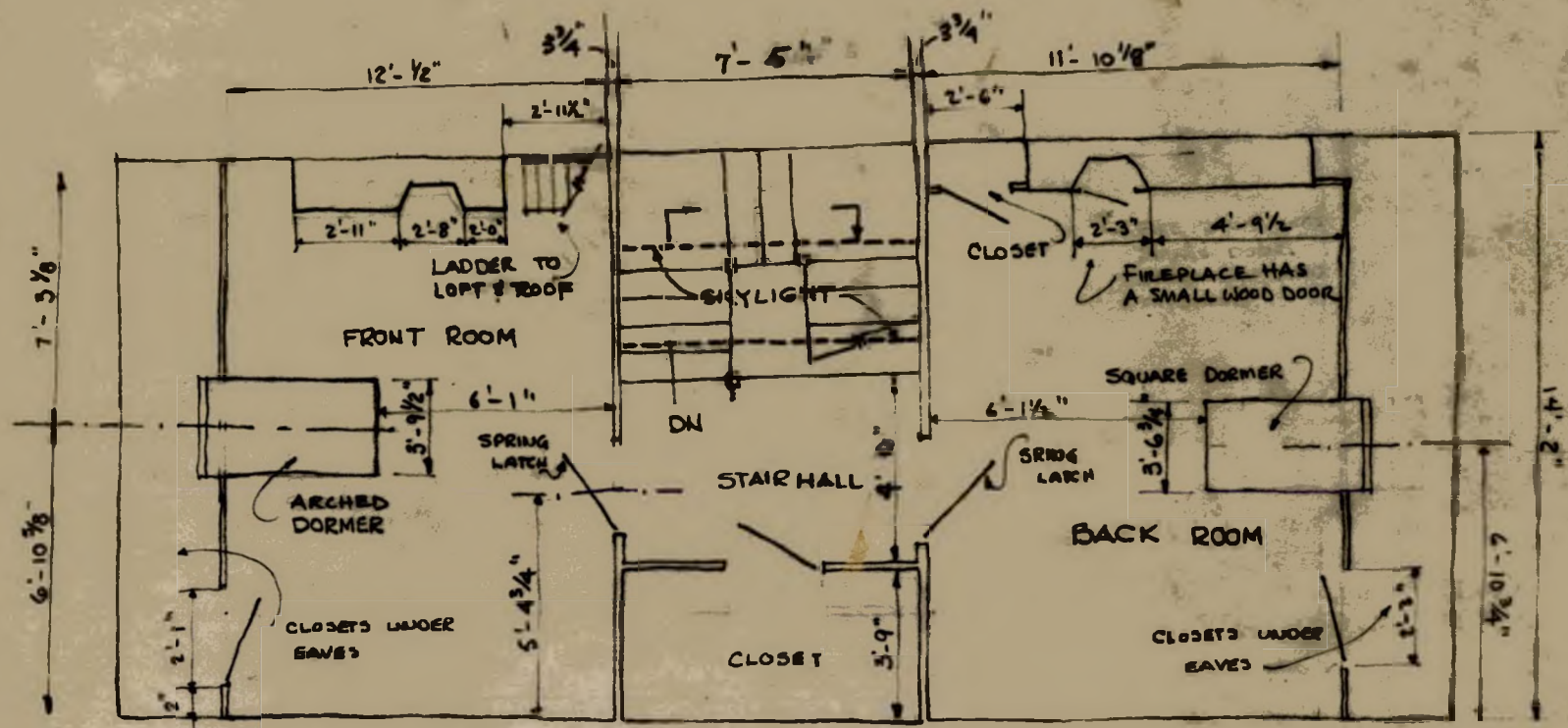
FLR. TO CEILING 8'-6 1/2"
 WINDOW HT. 5'-1"
 FLR. TO SILL 2'-5 1/2"
 WINDOW WIDTH 3'-6"
 DOOR - 2'-9 3/4" x 6'-9 1/2"
 HALL CLOSET DR 2'-11 3/4" x 6'-9 1/4"

PLAN OF THIRD FLR. 705 SPRUCE STREET

NO SCALE
 R. HARRIS
 AUG. 1962

DATA: (BACK RM.)

FLR. TO CEILING 8'-7 1/2"
 WINDOW HT. 4'-2 1/2"
 FLR. TO SILL 2'-8 1/2"
 WINDOW WIDTH 2'-9 3/8"
 DOOR - 2'-9 3/4" x 6'-9 1/2"



GARRET

705 SPRUCE STREET

R. HARRIS
AUG. 1962

NO SCALE

DATA:

DOOR SIZE - 2'-9" x 6'-7"
CLOSET DOOR - 3'-1 1/2" x 6'-7"
EAVE CLOSET
DOOR - 2'-3" x 2'-11 1/2"
FLOOR TO SILL - 2'-11 1/2"
FLOOR TO CEILING - 7'-4"

APPENDIX E

709 Spruce Street

Supervising Architect, Historic Structures

August 10, 1962

Architect Hartshorne

709 Spruce Street

Owner: Mr. A. Allen Sulcowe

Secretary of Labor, Commonwealth of Penna.

Harrisburg, Pa.

Cedar 8 - 5151, Ext.581

This house was visited by Architects Hartshorne, Reich and Harris on August 7, 1962. It is an excellent example of the row house plan used by Benjamin Franklin in 1787-8 in 316-318 and 322 Market Street. The Philadelphia Historical Commission tells us that the chain of title dates the house between 1796 - 1797.

We had hoped to return to the house with the permission of the owner to photograph and measure the details which are particularly apropos the Franklin Tenant Houses. Unfortunately the owner does not wish to disturb his aged housekeeper and will not allow us to revisit this house at this time. He did not refuse the suggestion that we ask again for permission a year or so from now.

Enclosed is a plan (drawn from memory) of the two floors we were allowed to see.

Note particularly the cellar kitchen with fireplace and oven, the areaway outside, the ramped rail open string stairway from cellar to garret, the skylight in the roof, the entrance hall vestibule and fluted pilaster archway.

I would say that the house is virtually complete, and should be thoroughly photographed and measured as a record as well as reference for the Franklin Tenant Houses.

Penelope Hartshorne
Architect

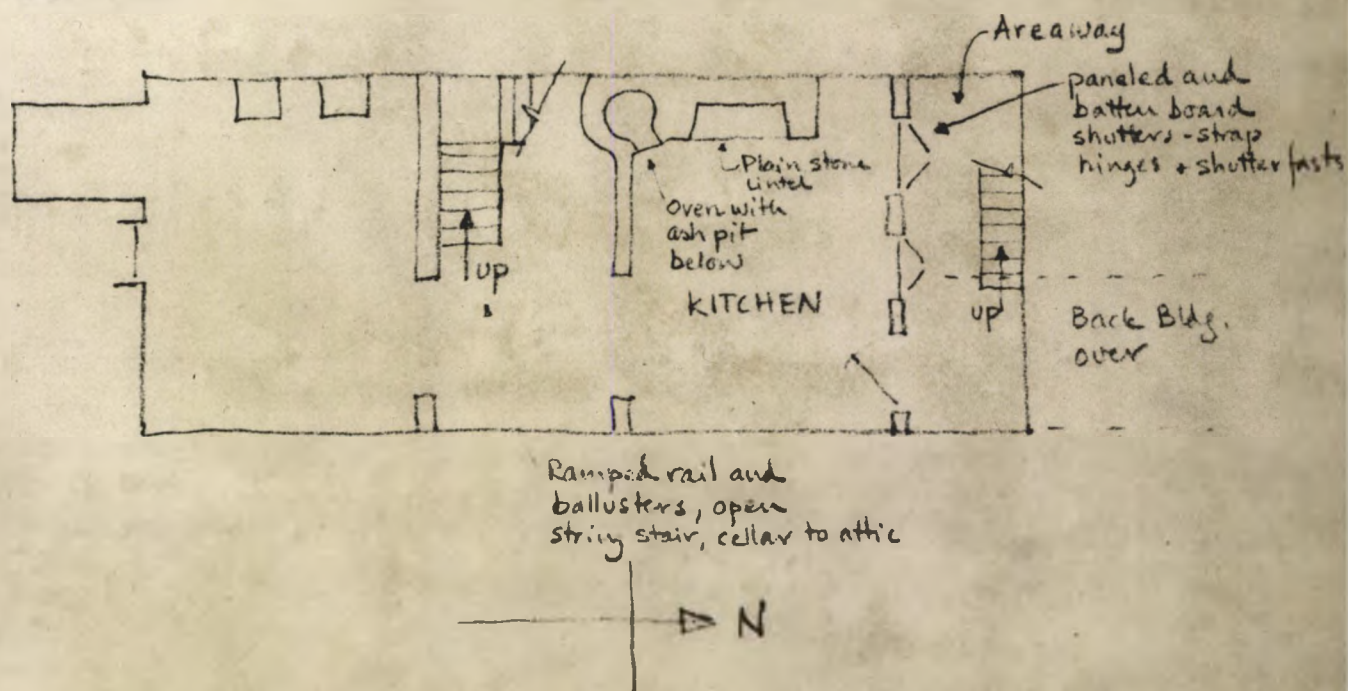
Enclosure

Copy to: Philadelphia Historical Commission w/c of enc.

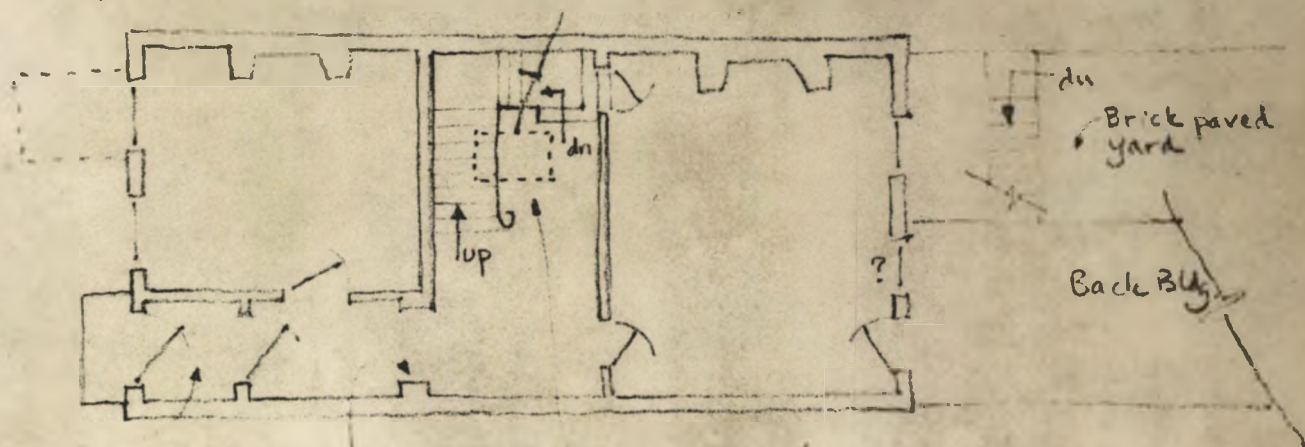
709 SPRUCE STREET, PHILA.

plan from memory - visited Aug. 7, 1962

CELLAR



FIRST FLOOR



Vestibule with
fanlight over
both doors
identical in
design.

Archway with
fluted
pilasters.

Skylight in roof
centered over
stairhall, straddling
the roof ridge pole.

APPENDIX F

705 Walnut Street

Field Study of 705 Walnut Street

August 14, 1962

by

Robert Harris

The 700 block on the north side of Walnut Street dates from 1800-1801. It was designed by Benjamin Henry Latrobe and built by William Sansom. In a letter of Latrobe's, of which the Philadelphia Historical Commission has a photostatic copy in their files, Latrobe cites that the plan of the buildings, a front room central stairhall and back room, lent itself to speculative building because many houses could be constructed in a rather brief period of time.

705 Walnut is owned by Mrs. Schinco, who also owns 707. Most of the mouldings in the building seem to be later or at least of the transitional period of the early 19th century. They have a flat appearance.

The mantles on the first floor are all marble and are late 19th century.

In the front garret room there is a rather simple but interesting fireplace mantle very similar to one in 705 Spruce Street.

The most interesting feature of the house was the stairhall. The stairway itself was elliptical in shape. It had a continuous railing (probably mahogany) and very plain balusters. This stairway was a 19th century alteration.

The mantles of the second and third floors were rather simple wooden mantles, which are probably original.

The kitchen of this building was located in the basement. There is an areaway off of which there is a cold cellar. This same detail of the cold cellar is found at 705 and 709 Spruce Street. The windows and door are still in their original location. All other evidence of the kitchen is gone.

On the third floor and the garret it appears that provision was made for closets within each room. In 705 Spruce the closets were on the landing in the stairhall.

The windows in the basement were plank frames and had pane sizes of 9" x 12".

The front door appears to be original. It is panelled on the exterior and battened on the interior. The exterior door in the basement is also battened.

All of the partitions were board partitions plastered.

Two very good photographs of the rear of 705 Walnut show some interesting details. The negatives are owned by the Philadelphia Historical Commission. Negative No. 35806 is an elevation shot showing the belt courses, upper story window location and a small portion of the basement windows. The belt courses were four bricks thick, all projecting the same amount. Negative No. 35802 is a view in the areaway looking at the north wall which shows the doorway leading into a cold cellar or herb cellar. This same arrangement occurs in 705 Spruce Street.

Mutual Assurance Company Survey No. 5161

(705 Walnut Street)

Survey of Henry L. Gilpin's. Three Story Brickhouse,
Situate N 167. on the North Side of Walnut, between Seventh &
Eight Streets. being the third house West of Seventh Street...
Front 20 feet. Depth 40 feet, First Story in 2 Rooms. neat
mantles. surbase washb^d. & windows cased, Stucco Cornices, Marble
to the Chimnies,--Entry halfway, 1 neat Arch, fluted pilasters,
Surbase, washb^d & Stucco Cornice,--Archhead front door, neat
pitcht pediment, fluted pilaster,--Second Story, in 2 Rooms,
neat mantles, Surbase, washbd^s & windows Cased Stucco Cornice
Closets back of the Stairs
Third Story in 2 rooms. neat mantles, Surbase, washbd^s & windows
cased Inside Shutters in front room, Closets back of the Stairs,--
Garret, in 2 Rooms & plaister'd, Trap door 1 large Ridged Skylight
1 Arch head dormar window front, 12 lights, glass 10 x 12 inches
and 1 Square head d back 16 lights, glass 8 x 10 inches,--
Kitchen below, plain mantle, drapes, washbd^s, Closets & Windows
cased floor narrow heart pine boards----Between the Rooms, are 4
flights Continued painted handrail Stairs, plain brackets, Moulded
ballusters ---2 floors Narrow heart, Other floors narrow White
pineboards. Glass 108 lights 11.18. 60 d^s. 11.12. p 24 d^s 10 x 12
inches, party walls 9 inches Stud & board partitions. An ashhole,--

East & West, Three Story Brick houses - Access at the Back for
Engines, Water plenty.

\$2500 @ 2 pct	50.
Charges	<u>3.50</u>
	53.50

\$

Wood 1832

Philip Gustus

On viewing the above described premises, I find in the first Story the surbase taken down the mantles Remov'd and in their stead the 2 Neat white Italian marble Mantles, neat & fancy Center pieces, In the Entry is a neat Square head pilaster'd door-way with close door, fancy glass (side) lights Square transom sash In the Second Story the (arch pilasters, surbase) and the Mantles Remov'd and in their stead are 2 neat dark Italian Marble Mantles. The painted handRail & moulded ballusters to the Stairs are taken down, and in their stead, are Mahogany continued handRails & painted turned ballusters,--all other parts Remain as before described In the front Cellar is erected A brick Chamber, Arched over the gaspipe leads into a Chimney, the headed air conveyed in a brick flue, and let out in the different Stories through apertures in Mantle fronts, Chimnies & walls, all covered by neat Iron valves, The whole appears secure,

Jan^y 21 1851

Philip Justus

The following Alterations have been made.

Second Story iron sink wash stand marble top. china bowl. hot and cold water. Shelves and small closets with gothic head sash doors in Entry Between the rooms.

Third story wood bathtub lined with zinc hot & cold water. water closet.

Second story french windows have each two one light sash

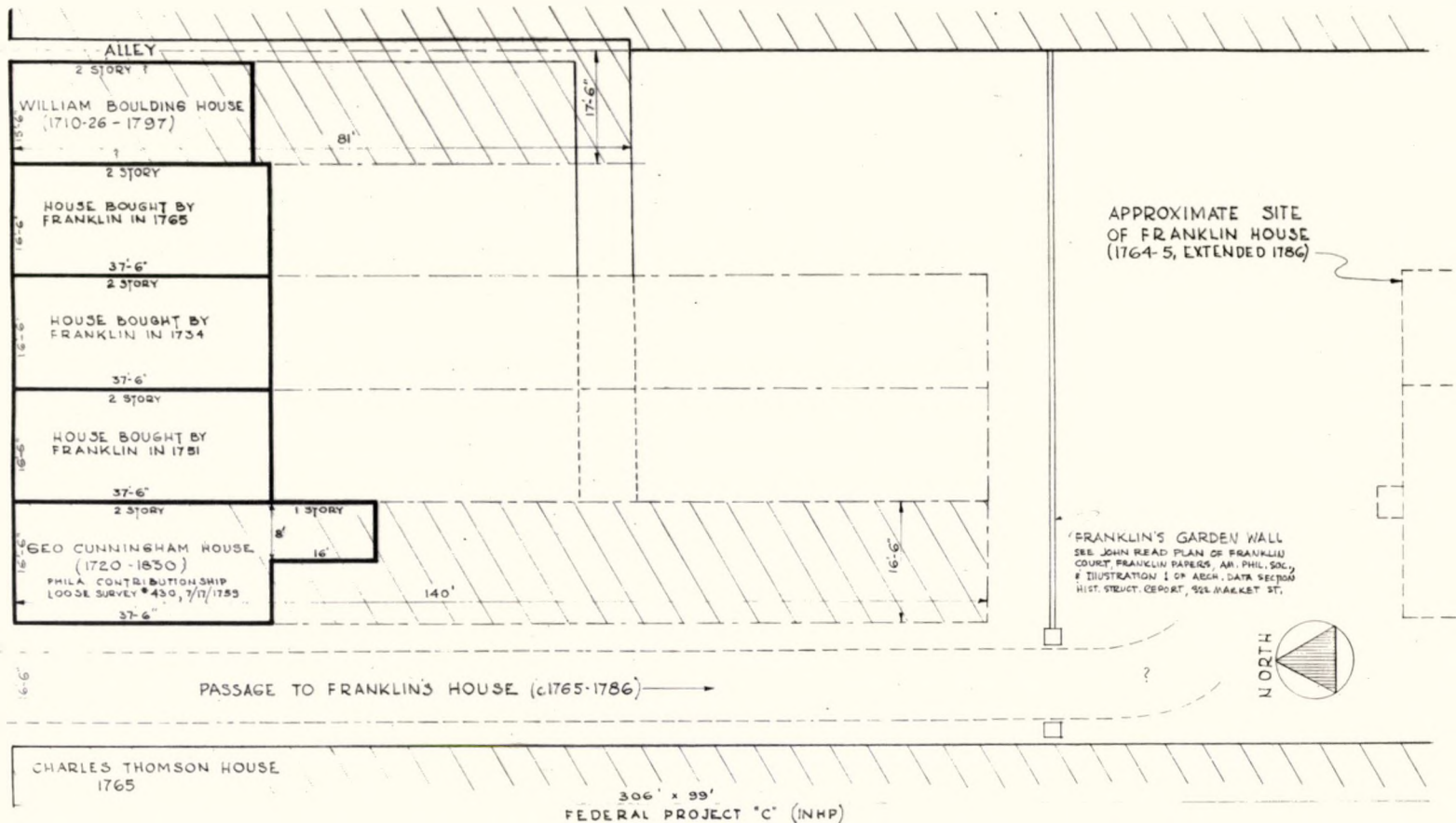
Cooking range. boiler iron sink hot & cold water in cellar kitchen. Gas pipes in each story.

Alfred Ogden
Surveyed
Jany 18. 1887

Inspected June 2^d 1911. This Building remains as per Survey

Walter Tryday
Surveyor

PUBLIC MARKET IN HIGH STREET (MARKET STREET)
(ERECTED c 1760-1786)



□ LAND NOT OWNED
BY FRANKLIN

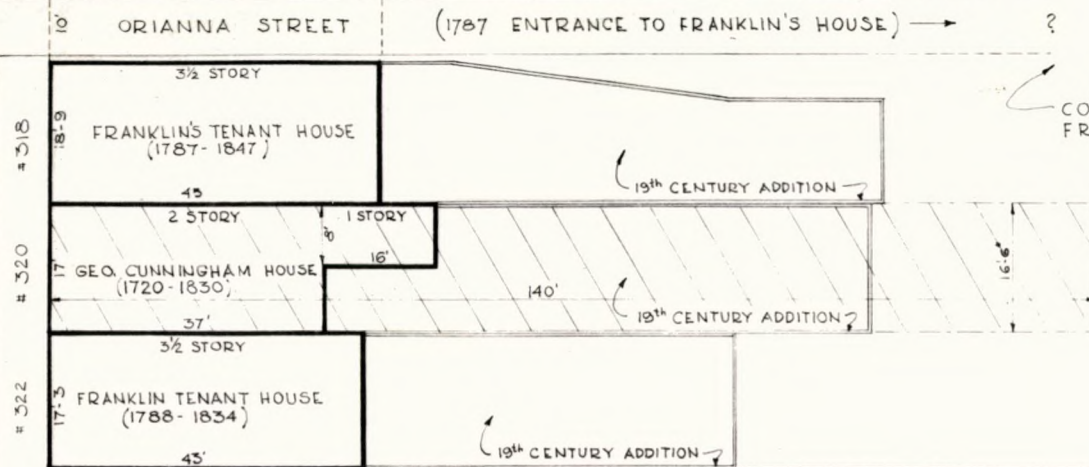
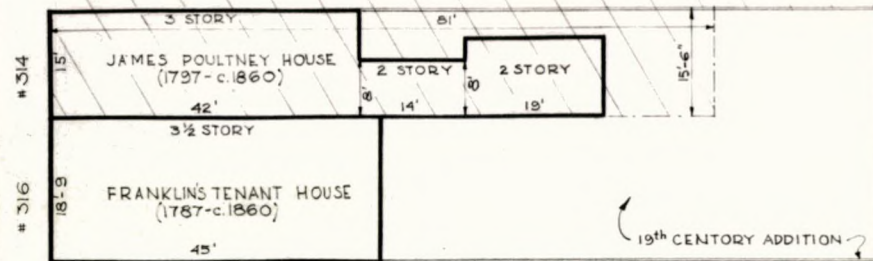
SCALE
0 5 10 20 FEET

NORTHERN HALF OF FRANKLIN'S COURT (c1765-1786)

SOURCE: EXCEPT WHERE NOTED, FROM DRAWINGS 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., 1955.

NHP-IND 3309
SHEET 1 OF 12
REDRAWN NOV 1962 - BY H P BEICH

PUBLIC MARKET IN HIGH STREET (NOW MARKET ST.)
(ERECTED c.1760-1786)



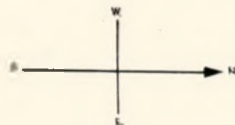
KEY: ☐ BUILDING DISCUSSED
IN THIS REPORT
☐ LAND NOT OWNED
BY FRANKLIN

PLANS BASED ON FIRE INSURANCE SURVEY

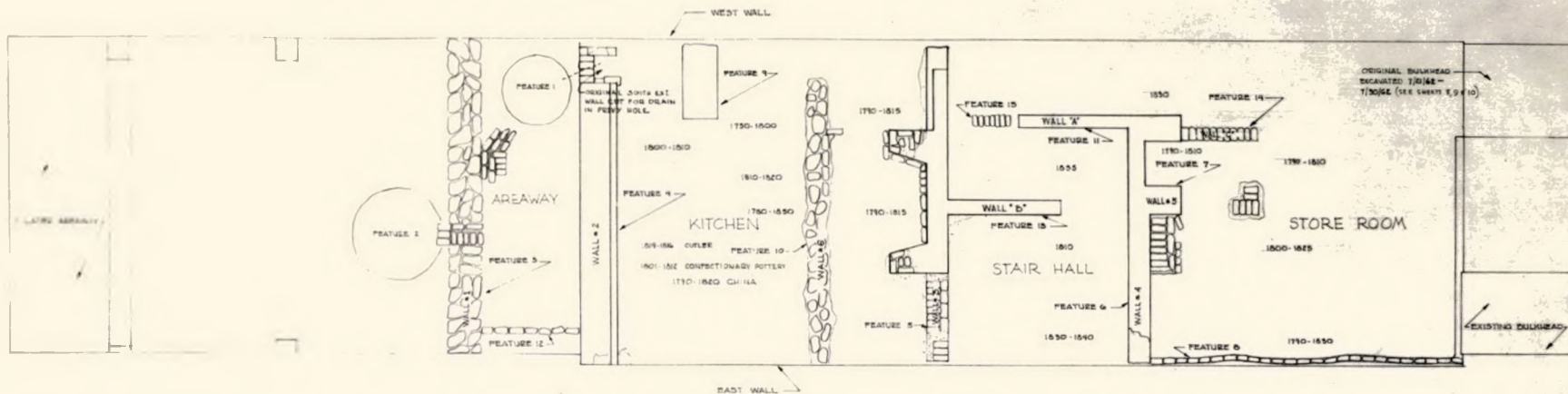
HOUSE NO	COMPANY	POLICY NO	DATE
# 314	PHILA CONTRIBUTIONSHIP	BOOK 1745-1824 p 35	1809
# 316 & 318	MUTUAL ASSURANCE CO	# 230 & 231	1787
# 320	PHILA CONTRIBUTIONSHIP	# 450	1759
# 322	MUTUAL ASSURANCE CO	# 232	1790

SCALE
0 5 10 15 FEET

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



NOTE:
THE DATES WITHIN THE AREA OF THE
PLAN REPRESENT THE APPROPRIATE
MANUFACTURE DATE, RANGE, OR P.M.
ARTIFACTS FOUND IN THESE LOCATIONS



KEY FOR FEATURE NUMBERS

1. DECK LINED BY WITH ARREARY
2. DECK LINED BY, NORTH OF ARREARY
3. WALL #1
4. WALL #2
5. WALL #3
6. WALL #4
7. WALL #5
8. NORTH-SOUTH ROW OF FLOOR DECK @ EAST WALL
9. RECTANGULAR BACK FEATURE NORTH OF WALL #2 AGAINST WEST WALL
10. WALL #6 (POSSIBLE SECTION OF FLOOR BETWEEN WALLS #4 & 5 AT WEST)
11. WALL #7 (POSSIBLE NORTH-SOUTH WALL JOINING WALL #5 AT WEST)
12. NORTH-SOUTH ROW OF DECKS BETWEEN WALLS #6 & 5 AT EAST
13. WALL #8 (POSSIBLE WALL OR WALL BETWEEN WALLS #4 & 5 @ EAST OF WALL #3)
14. WALL #9 (PATCH OF DECK FLOORING NORTH OF FEAT #7)

DETAIL OF LEVELS OF FEAT. 1 & 2

INDICATING MANUFACTURE DATES OF ARTIFACTS

SCALE N=1"=0'



FIELD SPECIMEN DATA

FEAT. NO.	LOCATION	DEPTH	IDENTIFICATION	ASSOCIATION	MANUFACTURE RANGE OF ARTIFACTS
1	ALL ARTIFACTS	00'-01"	LATE SUB-FL.	DEBRIS	1800-1850
2	N. 1/2 S. 1/4 E. 44'	04'-05"	CLAY	COMPACT	1800-1850
3	N. 1/2 S. 1/4 E. 44'	00'-00"	CLAY	LOOSE FILL	1800-1850
4	DET. WALLS 344X	04'-01"	FILL	EARLY FLE	1800-1850
5	DET. WALLS 344X	04'-01"	FILL	EARLY FLE	1800-1850
6	S. OF WALL #1 @ E.	04'-01"	FILL	EARLY FLE	1800-1850
7	DET. WALLS 344	04'-01"	FILL	EARLY FLE	1800-1850
8	DET. WALLS 344	04'-01"	FILL	EARLY FLE	1800-1850
9	# HEARTH	04'-01"	FILL	PIECE PLATE	1800-1850
10	N. OF PIECE PLATE	04'-01"	FILL	PIECE PLATE	1800-1850
11	DET. WALLS 344	04'-01"	FILL	EARLY FLE	1800-1850
12	INSIDE FEAT. #7	04'-01"	FILL	EARLY FLE	1800-1850
13	W. OF WALL #1	04'-01"	FILL	EARLY FLE	1800-1850
14	N. OF FEAT. #7	04'-01"	FILL	EARLY FLE	1800-1850
15	N. 1/2 S. 1/4 E.	04'-01"	FILL	EARLY FLE	1800-1850
16	N. 1/2 S. 1/4 E.	04'-01"	FILL	EARLY FLE	1800-1850
17	S. OF WALLS #1 TO E. WALL	04'-01"	FILL	EARLY FLE	1800-1850
18	N. OF FEAT. #7	04'-01"	FILL	EARLY FLE	1800-1850
19	DET. HEARTH	04'-01"	FILL	EARLY FLE	1800-1850
20	FEAT. #1, LEV. #1	01'-11"	FILL	EARLY FLE	1800-1850
21	FEAT. #1, LEV. #2	11'-22"	FILL	EARLY FLE	1800-1850
22	FEAT. #1, LEV. #3	22'-34"	FILL	EARLY FLE	1800-1850
23	FEAT. #1, LEV. #4	34'-45"	FILL	EARLY FLE	1800-1850

FIELD SPECIMEN DATA

FEAT. NO.	LOCATION	DEPTH	IDENTIFICATION	ASSOCIATION	MANUFACTURE RANGE OF ARTIFACTS
24	FEAT. #1, LEV. #5	45'-55"	FILL	EARLY FLE	1800-1850
25	FEAT. #1, LEV. #6	55'-61"	FILL	EARLY FLE	1800-1850
26	FEAT. #1, LEV. #7	61'-67"	FILL	EARLY FLE	1800-1850
27	FEAT. #1, LEV. #8	67'-73"	FILL	EARLY FLE	1800-1850
28	FEAT. #1, LEV. #9	73'-79"	FILL	EARLY FLE	1800-1850
29	FEAT. #1, LEV. #10	79'-85"	FILL	EARLY FLE	1800-1850
30	FEAT. #1, LEV. #11	85'-91"	FILL	EARLY FLE	1800-1850
31	FEAT. #1, LEV. #12	91'-97"	FILL	EARLY FLE	1800-1850
32	FEAT. #1, LEV. #13	97'-103"	FILL	EARLY FLE	1800-1850
33	FEAT. #1, LEV. #14	103'-109"	FILL	EARLY FLE	1800-1850
34	FEAT. #1, LEV. #15	109'-115"	FILL	EARLY FLE	1800-1850
35	FEAT. #1, LEV. #16	115'-121"	FILL	EARLY FLE	1800-1850
36	DET. FEAT. #1 #15	0.7	FILL	EARLY FLE	1800-1850
37	FEAT. #1, LEV. #17	121'-127"	FILL	EARLY FLE	1800-1850
38	FEAT. #1, LEV. #18	127'-133"	FILL	EARLY FLE	1800-1850
39	FEAT. #1, LEV. #19	133'-139"	FILL	EARLY FLE	1800-1850
40	FEAT. #1, LEV. #20	139'-145"	FILL	EARLY FLE	1800-1850

NOTE: ARTIFACTS WERE DATED BY R. HARTSHORN AND
C. GORDON ON 10/24/64. DATES ARE ACCORDING
TO THE APPROPRIATE PERIOD OF MANUFACTURE

ARCHAEOLOGICAL DATA FOR 322 MARKET STREET

BASEMENT FLOOR PLAN

FRANKLIN TENANT HOUSE

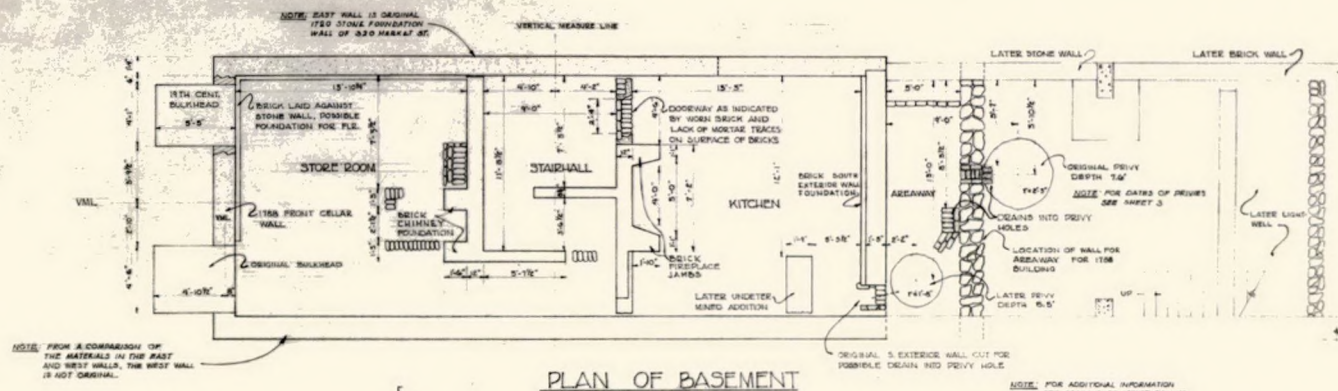


RECOMMENDED APPROVED	DATE	MARK	DESCRIPTION OF REVISION	DATE	INITIAL
			UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DIVISION OF DESIGN AND CONSTRUCTION PREPARED BY EASTERN STATE		
			PLAN OF 322 MARKET ST. FROM ARCHEOLOGISTS REPORT BENJAMIN FRANKLIN TENANT HOUSE - SEE MARKET ST. INDEPENDENCE NATIONAL HISTORICAL PARK		
			DATE OF PLAN		

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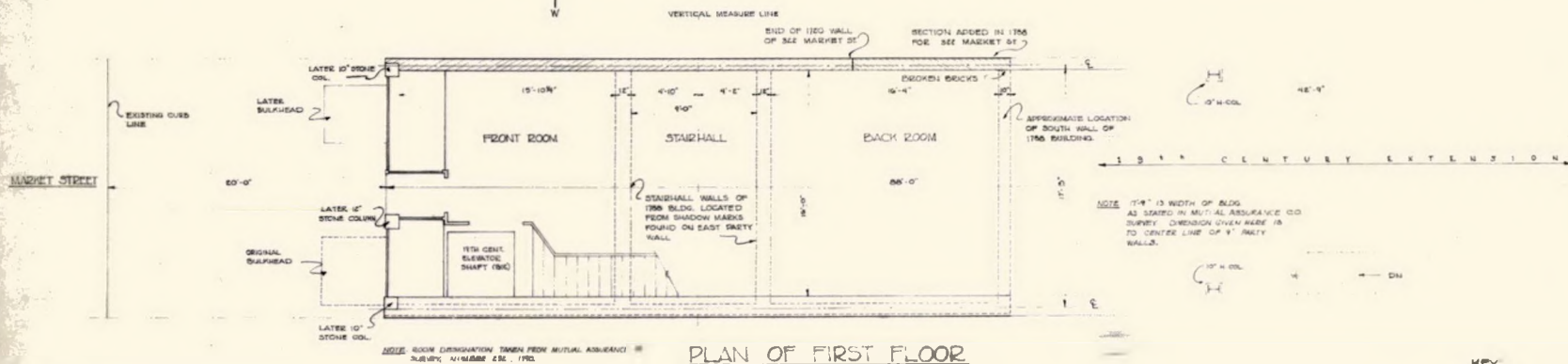
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NHP/KIND
3/5/64
DATE 3/5/64



PLAN OF BASEMENT

NOTE: FOR ADDITIONAL INFORMATION
SEE DRAWING OF ARCHEOLOGIST'S
REPORT

NOTE: FOR REPORT ON HOUSES OF THIS TYPE
THE PHILADELPHIA HOUSE, 1817 SURVEY,
JOURNAL OF THE SOCIETY OF ARCHITECTURAL
HISTORIANS, XVI, 4, DEC., 1957.



PLAN OF FIRST FLOOR

BENJAMIN FRANKLIN TENANT HOUSE

322 MARKET STREET

KEY

- OUTLINE OF 1750 BUILDING
- - - LATER ADDITIONS
- - - INDICATION OF WALL LOCATIONS
DETERMINED FROM EVIDENCE FOUND
AND BUSINESS SURVEYS
- STONE
- BRICK



SCALE 1/4" = 1'-0"

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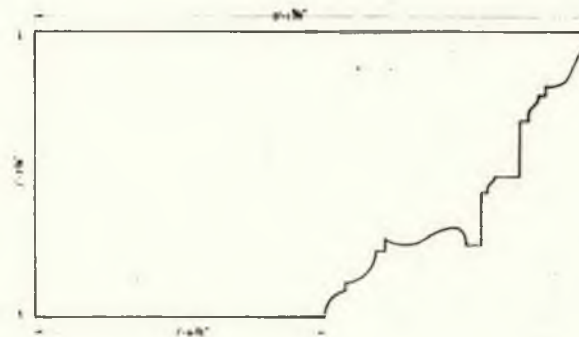
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	REVENUE SERVICE		REVISION
	DIVISION OF LAND AND CONSTRUCTION		REVISION
	SECTION		REVISION
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	REMAINS OF 1728 BUILDING -		



STUDY SKETCH



SIDE ELEVATION
SCALE 3/4" = 1'-0"



FRONT ELEVATION



COMPENSATION

PREPARED

1

0000-0000

1998

1997

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STATE	POSTAGE
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REVISED

FIGURE 1

1997

10

TABLE 1. (continued)

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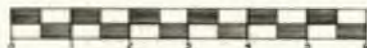
1101

100

BATTLEMENT EAVE BLOCK

FRANKLIN TENANT HOUSE - 322 MARKET STREET

FULL SCALE PROFILE



- BRICK WALL

BASIC DATA

Keywords: social support; coping strategies; self-esteem

DOI: 10.1002/for

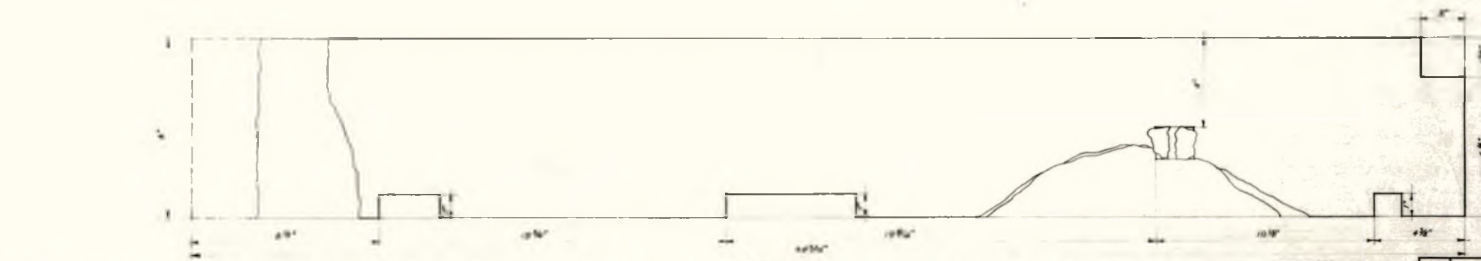
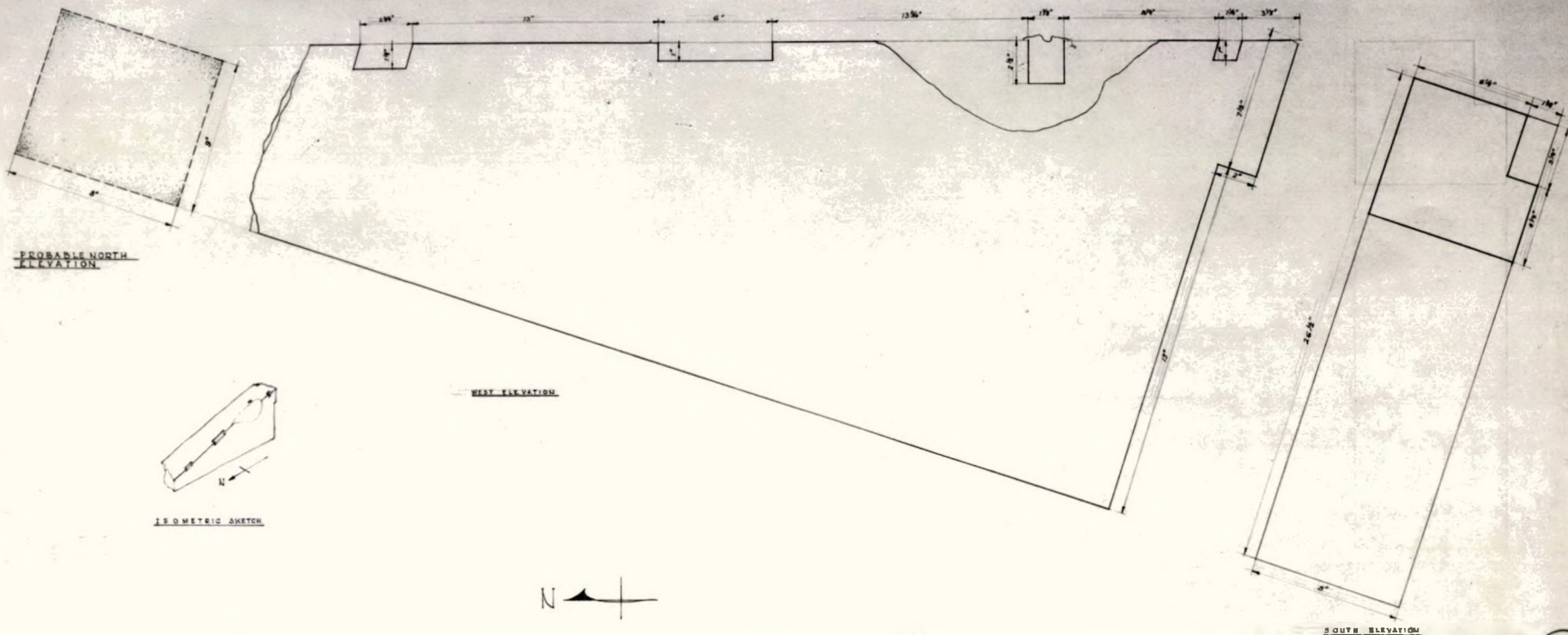
PLAN

SCALE 10 = 100

FULL SCALE = 1/4"=1'-0"

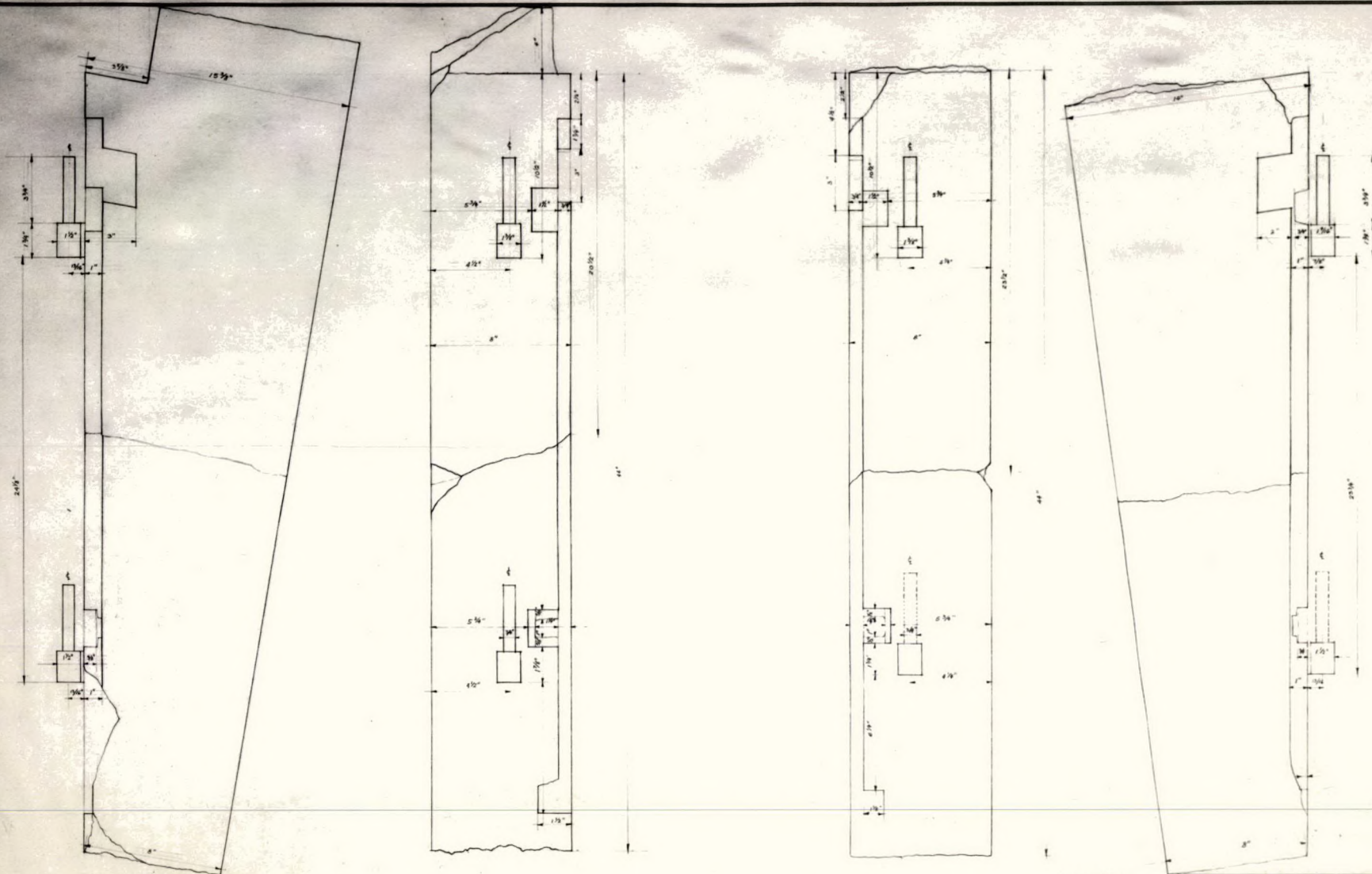
APPROVED

NAME	DESCRIPTION OF REVISION	DATE REVISED
	UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DIVISION OF DESIGN AND CONSTRUCTION WASHINGTON FIELD	REASON NOTICE LAST FILED
	LAVE BLOCK & CRIBBER & WALL BEFORE PLANNING BOARD - 0-22 MARKET ST. INDEPENDENCE NATIONAL MONUMENTAL PARK	PROJECT # 07 DRAWING NO. LAST FILED 7/1/68



FRANKLIN'S TENANT HOUSE AT 322 MARKET STREET

SCALE 1/8" = 1'-0"		MARK		DESCRIPTION OF REVISION		DATE INITIAL	
DATE		REVISION		UNITED STATES		REVISION	
				DEPARTMENT OF THE INTERIOR		NORTH: EAST	
				NATIONAL PARK SERVICE		PCP NO.	
				DIVISION OF DESIGN & CONSTRUCTION		SHEET & OF 13	
				DESIGNED BY		DRAWING NO.	
				EASTERN		NHP-120	
				ORIGINAL BULKHEAD CHEEK		5509	
				1/4" OF CHEEK		DATE NOV. 1941	
				D. FRANKLIN TENANT HOUSE 322 MARKET ST.			
				NATIONAL PARK SERVICE			
				INDEPENDENCE NATIONAL HISTORICAL PARK			
				Scale of Feet			



DETAIL ELEVATIONS OF STONE CHEEKS FOUND IN FILL OF BULKHEAD DATED 1780
 STONE CHEEKS ARE POSSIBLY 19th CENTURY

FRANKLIN'S TENANT HOUSE AT 322 MARKET STREET

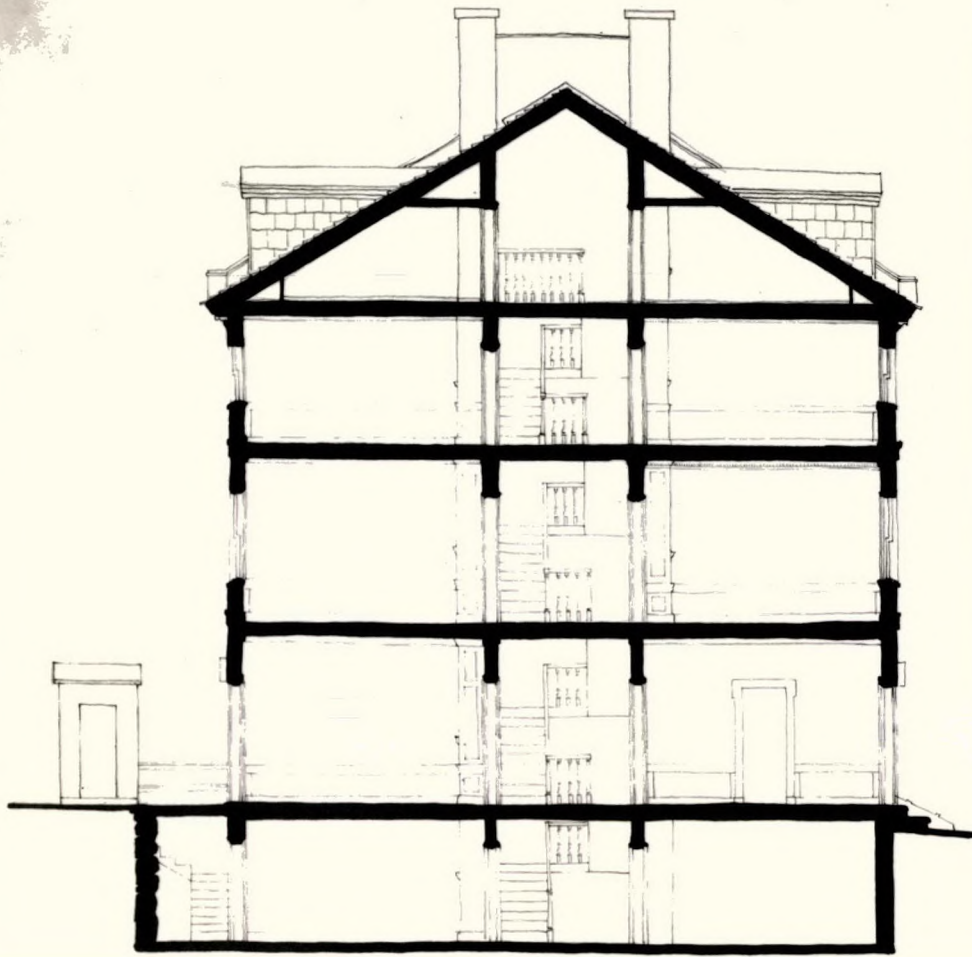
BASIC DATA

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RECOMMENDED		DATE		DESIGNED		REGION	
APPROVED				DRAWN		WIDTH-EAST	
				CHECKED		PCP NO.	
						SHEET 10 OF 12	
						DRAWING NO.	
						NORTH	
						3309	
						DATE 12/1/94	

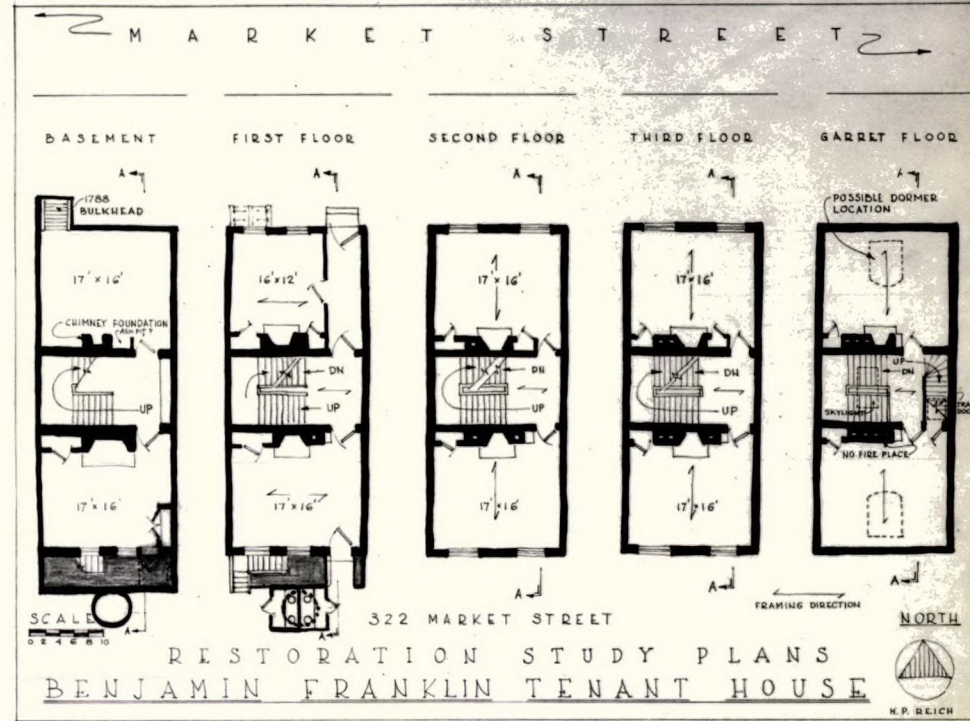


ORIENTATION

DESIGNED	REGION
DRAWN	WIDTH-EAST
CHECKED	PCP NO.
	SHEET 10 OF 12
	DRAWING NO.
	NORTH
	3309
	DATE 12/1/94



SECTION ELEVATION A-A
 RESTORATION STUDY OF 322 MARKET STREET
 BENJAMIN FRANKLIN TENANT HOUSE



ORIENTATION

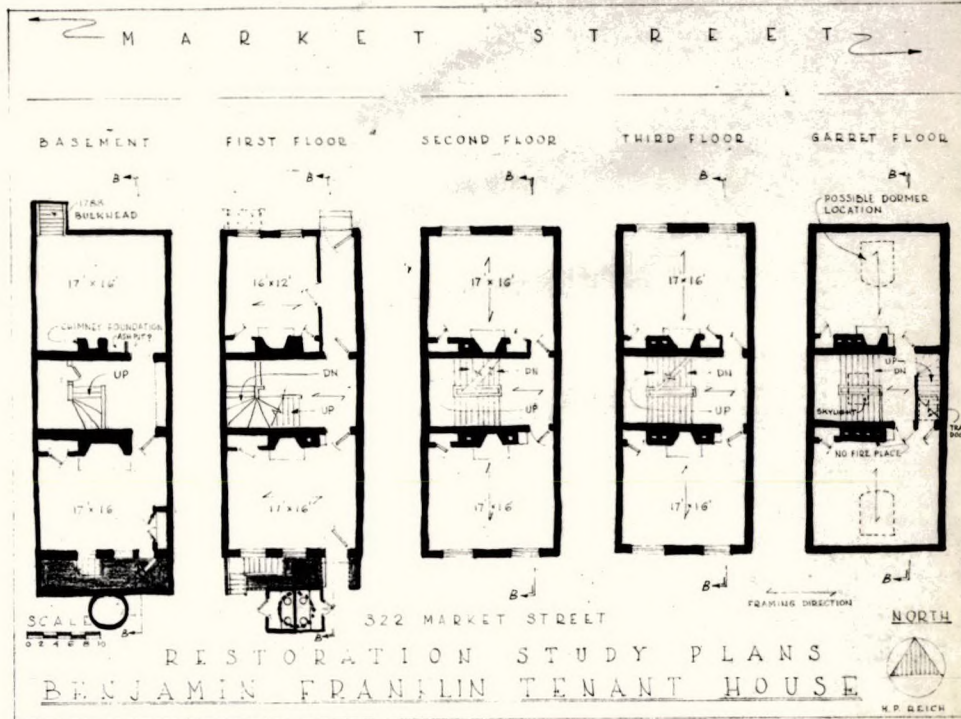
PREPARED	
DESIGNED	Sketch
DRAWN	Hartshorn
CHECKED	
DATE	INITIAL
REVISION	REVISION
NO. 1	NORTH EAST
POP NO.	
SHEET NO.	OF 12
DRAWING NO.	NHR-IND
DATE	NOV. 1965

SCALE	DATE	MARK	DESCRIPTION OF REVISION
1" = 16'			UNITED STATES
1" = 16'			DEPARTMENT OF THE INTERIOR
1" = 16'			NATIONAL PARK SERVICE
1" = 16'			DIVISION OF DESIGN & CONSTRUCTION
1" = 16'			PROPOSED BY
1" = 16'			EASTERN OFFICE
1" = 16'			STUDIES OF 1788 BLDG.
1" = 16'			TITLE OF DRAWING
1" = 16'			B. FRANKLIN TENANT HOUSE-322 MARKET
1" = 16'			LOCATION WITHIN PARK
1" = 16'			INDEPENDENCE NATIONAL HISTORICAL PARK
1" = 16'			NAME OF PARK

APPROVED



SECTION ELEVATION "B-B"
RESTORATION STUDY OF 322 MARKET STREET
BENJAMIN FRANKLIN TENANT HOUSE



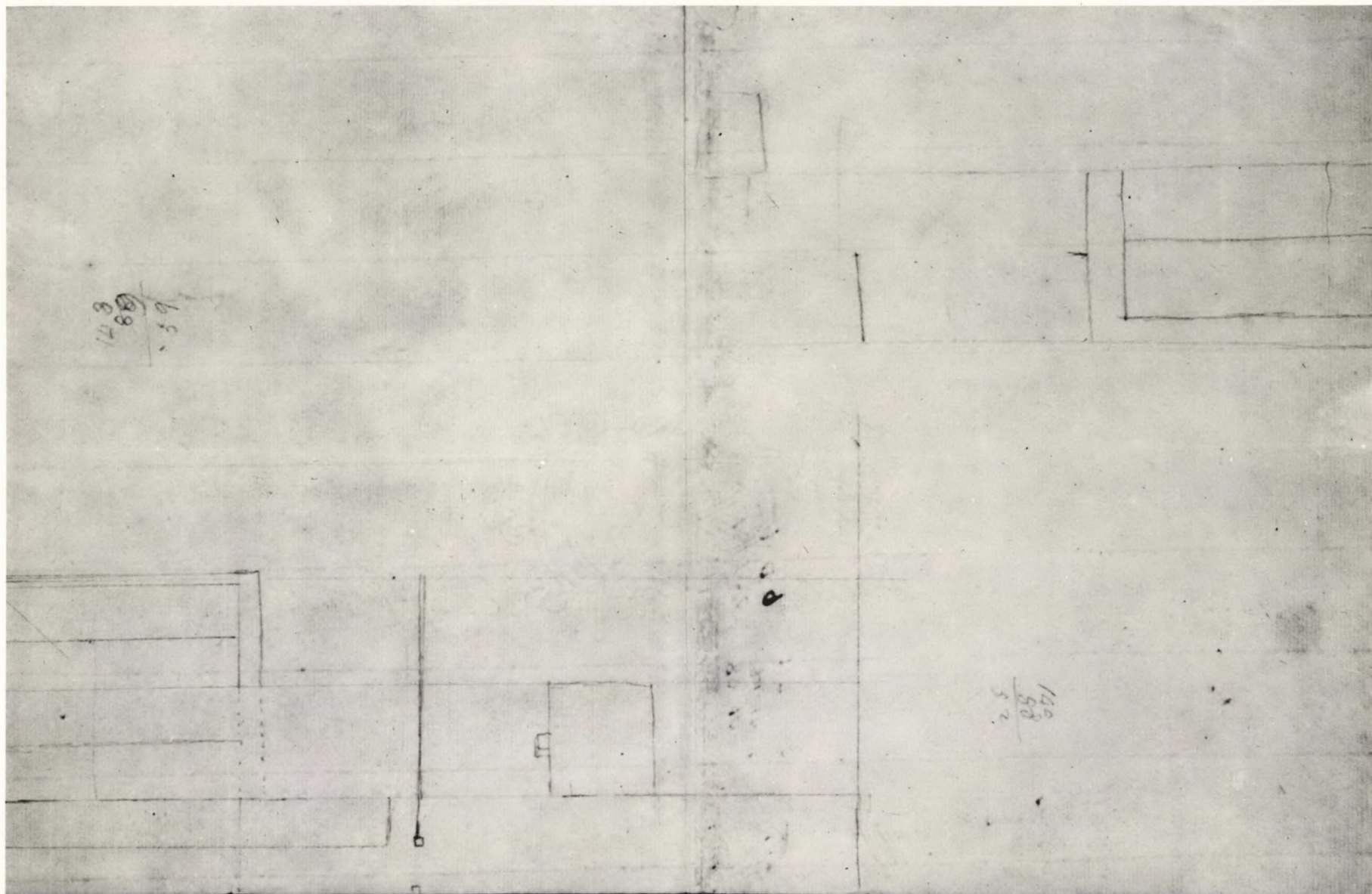
RECOMMENDED	APPROVED	SCALE	MARK	DESCRIPTION OF REVISION	DATE	INITIAL
				UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DIVISION OF DESIGN & CONSTRUCTION PREPARED BY LASTER, OFFICE STUDIES OF INTER. BLDG. TITLE OF DRAWING B. FRANKLIN TENANT HOUSE-322 MARKET LOCATION WITHIN PARK INDEPENDENT NATIONAL HISTORICAL PARK NAME OF PARK		

ILLUSTRATION NO. 1

Source: John Read Plan of Franklin Court Pre-1786,
Franklin Papers, American Philosophical
Society.

Note Franklin's square house facing a wall with two
piers at the south end of the entrance drive from
Market Street. This entrance in 1787 was removed
and on this lot Franklin built the 322 Market Street
Tenant House.

Copy Neg. No. INHP 8179



N $\leftarrow$ — JOHN READ PLAN OF FRANKLIN COURT PRE-1786, FRANKLIN PAPERS, AMERICAN PHILOSOPHICAL SOCIETY

ILLUSTRATION NO. 2

322 Market Street, looking north into the area of the front cellar room. The brick foundations in the foreground are those of the wall between the north room and stairhall, as well as the north chimney piers.

Photo: James L. Dillon & Co., June 22, 1962
Neg. No. EODC 3305



ILLUSTRATION NO. 3

Basement north wall of 322 Market Street
before architectural investigation. Note the filled
bulkhead at left, and the broken stonework where the
bulkhead at right was cut through.

Photo: James L. Dillon & Co., June 26, 1962
Neg. No. EODC 3304



ILLUSTRATION NO. 4

322 Market Street partially excavated original bulkhead in the northwest corner. The stone steps shown were seated on rubble fill, obviously a later addition. Note that step number 9 is one of the original bulkhead cheeks.

Photo: James L. Dillon & Co., July 26, 1962
Neg. No. EODC 3373



ILLUSTRATION NO. 5

322 Market Street original bulkhead completely uncovered. The brick jamb at left has been broken back, but the stone jamb at right is completely intact including a hand wrought anchor for a door frame. A heavy wood ladder rested against the brick slope for access to the street.

Photo: James L. Dillon & Co., June 26, 1962
Neg. No. EODC 3852



ILLUSTRATION NO. 6

322 Market Street looking south into the area of the cellar stairhall. In the foreground are the north room chimney piers and what may be to their left an ash hole backing up against the north stairhall wall. Beyond are two short north-south walls which may have been the footings for the stairway and closet partitions. Beyond the horizontal measure stick are the worn sill bricks of the door between the stairhall and kitchen.

Photo: James L. Dillon & Co., June 26, 1962
Neg. No. EODC 3306



ILLUSTRATION NO. 7

322 Market Street looking north into the area of the cellar kitchen. The foundation of the south exterior wall is in the immediate foreground, and the kitchen fireplace is centered beyond the unidentified rubble.

Photo: James L. Dillon & Co., June 26, 1962
Neg. No. EODC 3308



ILLUSTRATION NO. 8

322 Market Street cellar kitchen east wall.

The original plaster remains with not only the layers of paint applied over the years, but it contains the shelf and end board locations of the original kitchen dresser or cupboard.

Photo: James L. Dillon & Co., July 31, 1962
Neg. No. EODC 3364D



ILLUSTRATION NO. 9

322 Market Street original privy pit,
located just to the south of the areaway outside
the kitchen. There seem to be two drains into
the pit. One is at the sloped bricks at the
present top course, and the other is at the dark
hole 10 brick courses below.

Photo: James L. Dillon & Co., June 26, 1962
Neg. No. EODC 3310



ILLUSTRATION NO. 10

Upper Photo: 322 Market Street. Remains of the
belt course of south and rear facade
between the second and third floors,
as found in the east party wall.

Photo: James L. Dillon & Co., July 31, 1962
Neg. No. EODC 3361D

Lower Photo: 318 Market Street. Remains of the
moulded brick water table of the
south and rear facade as found in
the west party wall.

Photo: James L. Dillon & Co., December 19, 1962
Neg. No. EODC 3851



ILLUSTRATION NO. 11

322 Market Street. "Battlement eave block"
found in the east party wall at the south exterior
facade line. The corbelling action of this stone
block supported the fireproofing brick battlement
walls above. The main cornice profile is repeated
in the eave block to receive the butt end of the
cornice.

Photo: James L. Dillon & Co., July 31, 1962
Neg. No. EODC 3357



ILLUSTRATION NO. 12

705 Spruce Street ca. 1795-7 front facade.

With exception to the marble belt courses, modern Palladian window and louvered shutters, this facade is good precedent for that of 322 Market Street. Note the original frontispiece, plank front window frames, the absence of window lintel treatment, modillion cornice, dormer and skylight.

Photo: James L. Dillon & Co., August 21, 1962
Neg. No. EODC 3424



ILLUSTRATION NO. 13

705 Walnut Street ca. 1800-1801. The rear facade, shown here, in this house has less architectural refinement than the front facade. This was not the case in the Franklin Tenant houses. The detail to note in this photograph however, is the position of the cellar and first floor windows to allow for doors opening onto the areaway and a "bridge" over the areaway.

Photo: James L. Dillon & Co., August 27, 1962
Neg. No. EODC 3446

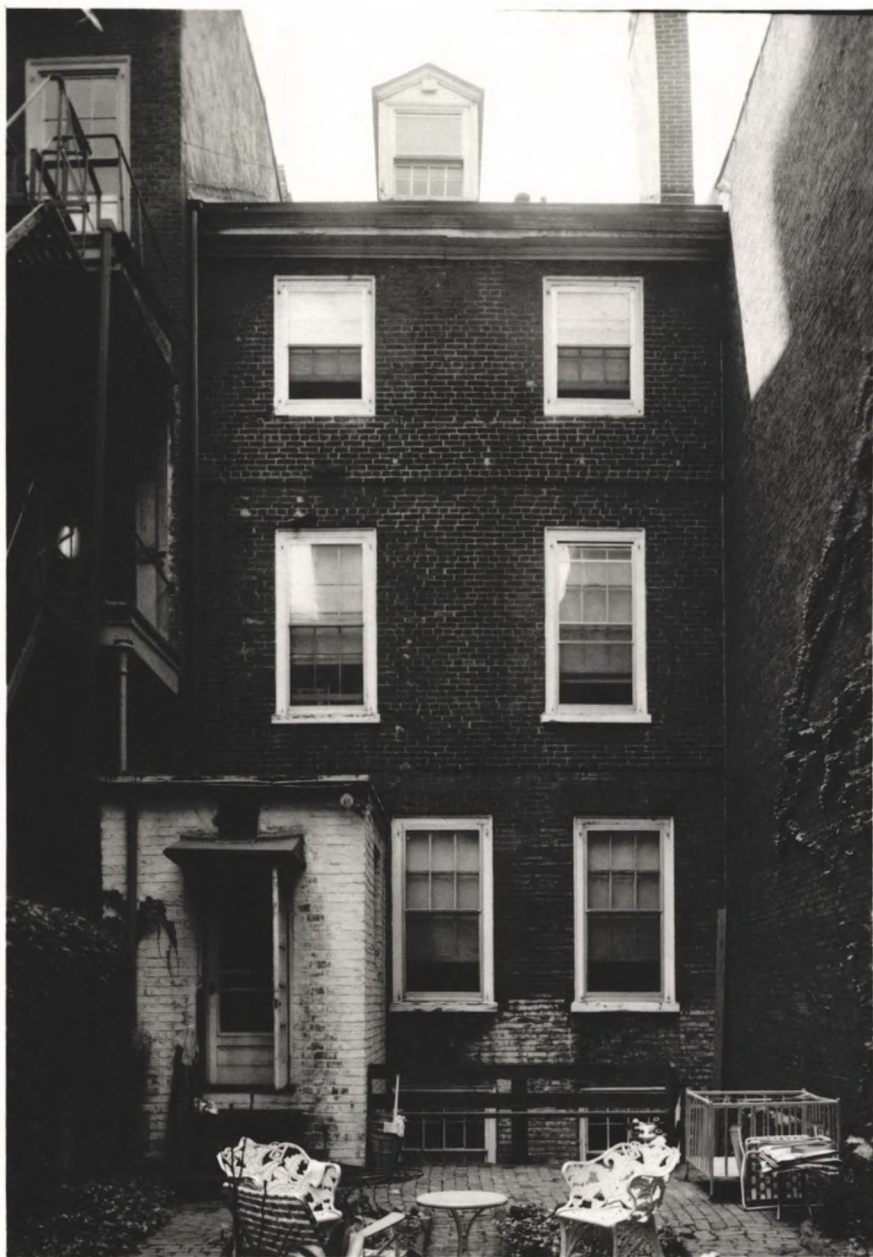


ILLUSTRATION NO. 14

629 Spruce Street rear, showing a door opening from the first floor rear room onto a "bridge" over the cellar areaway, exactly the same situation as was in 322 Market Street. The porch above and shed to the left seems to be a recent addition.

Photo: James C. Massey, July 27, 1955
Neg. Nos. INHP 411 and 412





ILLUSTRATION NO. 15

705 Spruce Street ca. 1795-7

The Upper view is looking down into the areaway from the rear yard. Note the stairs in the lower right. These stairs should be referred to in designing those needed at 322 Market Street.

Photo: James Dillon & Co., August 21, 1962
Neg. No. EODC 3444

The Lower view is inside the cellar kitchen looking toward the door and windows which open onto the areaway undoubtedly the same distribution of openings as was in 322 Market Street. Note plaster stains on the ceiling joists, evidence that the kitchen ceiling joists originally were not exposed, but as is suggested for 322 Market Street, the kitchen ceiling was plastered below the joists.

Photo: James Dillon & Co., August 21, 1962
Neg. No. EODC 3445



ILLUSTRATION NO. 16

705 Spruce Street ca. 1795-7 interior
stairhall lighted by a skylight in the roof.

Photo: James L. Dillon & Co., August 21, 1962
Neg. No. EODC 3425



ILLUSTRATION NO. 17

336 Spruce Street, second floor front room,
built 1788-1796. This feature is described in the
Philadelphia Contributionship Survey #2777-8, October
6, 1796.

"Through Bass & surbass Chimney Brest plain mantle
Tabernacle frame in each parlor. Single cornice
round one & dintal cornices round the other, wainscot
doors and windows..."

The wood paneled finish of the chimney breast is
precedent for 318 Market Street and thus also for the
third Tenant house, 322 Market Street.

Photo: Jack E. Boucher, May 1962
Copy Neg. No. EODC 3982



ILLUSTRATION NO. 18

310 Cypress Street, ca. 1796, first floor front room chimney breast with a plaster landscape panel such as is mentioned in the insurance survey for the Benjamin Franklin Tenant houses at 316 and 318 Market Street.

The survey for 322 Market Street, the third Franklin Tenant house, omits mentioning plaster landscape panels. They must have been in use as all three houses are so closely alike. Furthermore, omissions in insurance surveys are more the rule than exception, for the survey for this house, 310 Cypress Street also neglects to mention this plaster landscape panel.

Photo: Jack E. Boucher, February 1962
Neg. filed HABS



ILLUSTRATION NO. 19

421 South Second Street, Thomas Harper House, ca. 1788, from the back room into a front parlor. Note the wood cornice, dog-eared single architrave at the paneled door in a brick partition. The doors, leading to the front and rear rooms from the stairhall of 322 Market Street were probably of this detail. Note also the chair rail and baseboard precedents.

Photo: James Dillon & Co., January 17, 1963
Neg. No. EODC 3809



ILLUSTRATION NO. 20

421 South Second Street, The Thomas Harper House, ca. 1788, third floor, southeast room. Note the absence of cornice, low ceiling height, single moulding at the cased window and the single profiles of the chair rail and baseboard. Typical treatment for this less important upper floor room.

Photo: James Dillon & Co., January 17, 1963
Neg. No. EODC 3813

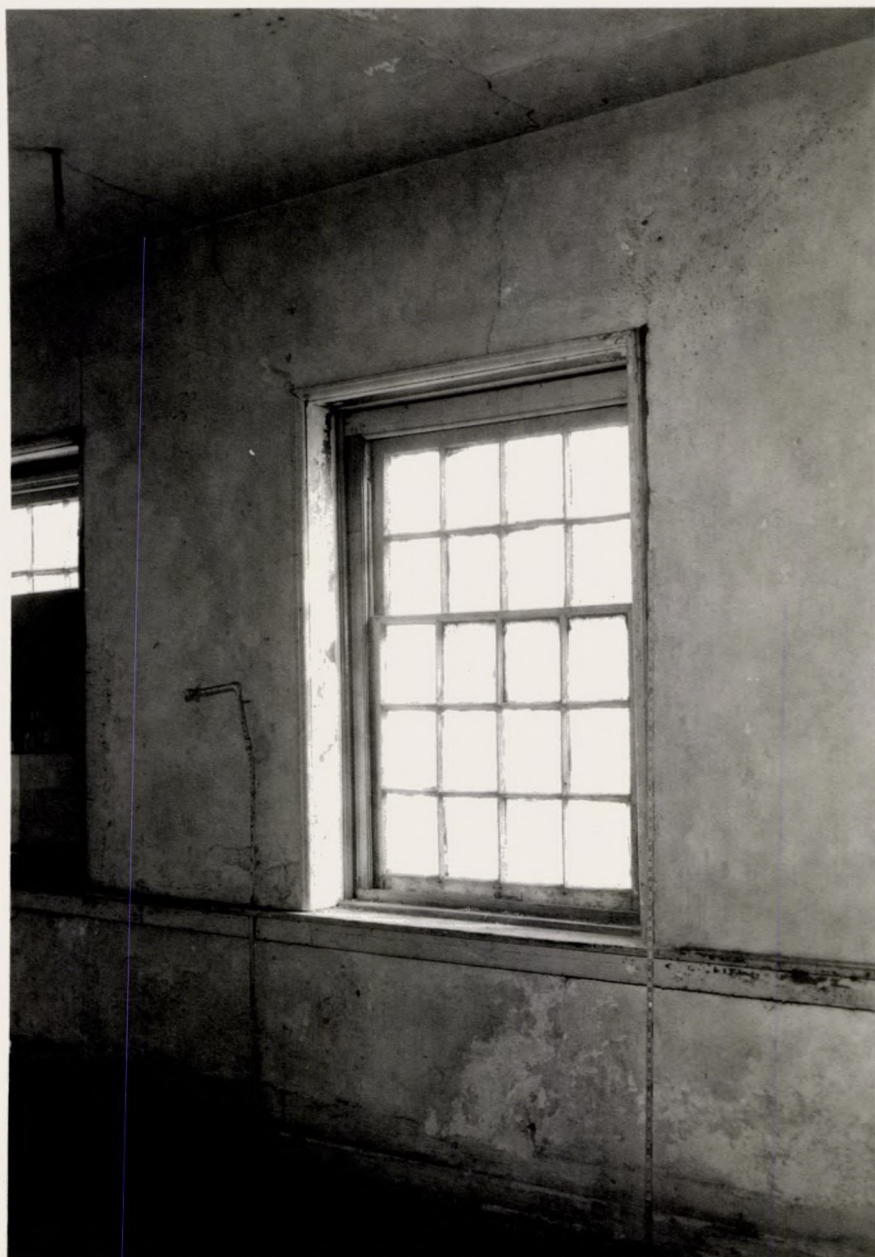


ILLUSTRATION NO. 21

705 Spruce Street ca. 1795-7. Interior
view of the front dormer window.

Photo: James Dillon & Co., August 21, 1962
Neg. No. EODC 3436



ILLUSTRATION NO. 22

705 Spruce Street, ca. 1795-7, interior
view of rear dormer, lights 8" x 10". In this
case the rear dormer is less elaborate than the
front dormer. Note the horizontal board knee wall
with a door to the eave closet.

Photo: James Dillon & Co., August 21, 1962
Neg. No. EODC 3439



CHAPTER IV

FURNISHINGS AND EXHIBITION DATA

Prepared by Museum Curator David H. Wallace

EXISTING HISTORIC
FURNISHINGS

No original furnishings have been found in 322 Market Street, although Park archaeologists may yet uncover artifacts which may be associated with the Bache-Duane period of occupancy (1792-1800).

Although no study has been made to determine the present location of furnishings owned by the families of Benjamin Franklin Bache and William Duane while living in the house, it is possible that such may still be owned by descendants.

Copies of The Aurora and other Bache or Duane publications appear on the market from time to time and would be very appropriate for display in the building where they were printed. These publications have double interpretive significance, both as items associated with an historic Park structure and as illustrations of the turbulent politics of the Federal decade in Philadelphia.

PROPOSED FURNISHING
AND EXHIBIT PLANS

We concur in the recommendation (Chapter II, Section 3, Page 2) that the first floor of 322 Market Street be developed to interpret the colorful and important role of the press during the Revolutionary and Federal decades.

The visitor would enter from Market Street directly into the old Aurora office, which would be refurnished as a typical newspaper office of the period, with special emphasis on display of publications which actually emanated from the Bache-Duane presses.

In the back room five or six panel exhibits and one or two dioramas would illustrate the role of the press in the Revolutionary and Federal periods. Special attention would be focused on the Revolutionary pamphleteers, on the intensely partisan journalism of the 1790's, on the Sedition Act, and on the "free press" clause of the Bill of Rights.

Preparation of furnishing and exhibit plans has not been scheduled, pending a decision on the preservation and use of the house. It is estimated that a furnishing plan for the Aurora office, as suggested in Chapter II, Section 3, page 2, would require approximately three months to prepare. An exhibit plan for the first floor back room, as suggested also in Chapter II, Section 3, page 2, would require about one month for preparation, exclusive of historical research.

PROPOSED FINANCING OF
FURNISHING AND EXHIBIT PLANS

Proposed development of the first floor for exhibition
purposes would cost approximately \$50,000.