

LIBRARY,
PLANNING AND RESOURCE PRESERVATION
NATIONAL PARK SERVICE, MARQ

Historic Structures Report Part I
on
316 Market Street
Independence National Historical Park

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Prepared by

Staff

Independence National Historical Park

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March 1961

SIGNATURE SHEET

RECOMMENDED

M. O. Anderson
Superintendent

Date 3/30/61

J. CARLISLE CROUCH
Regional Director, ACTING

Date 12/22/61

Chief, Eastern Office, Div. of Design & Construction

Date _____

APPROVED

Director

Date _____

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CHAPTER 1

ADMINISTRATIVE DATA

Prepared by Superintendent M. O. Anderson

Chapter I
Section 1
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NAME AND NUMBER OF BUILDING

316 Market Street, building #120.

PROPOSED USE OF STRUCTURE(S)

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

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

PROVISION FOR OPERATING THE HOUSE

This house (along with 318 Market Street) is proposed to be operated by the Park staff as an integral part of the Park's interpretive program.

ESTIMATE OF COST FOR REHABILITATING
STRUCTURE(S) AND GROUNDS

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

CHAPTER II
HISTORICAL DATA

Prepared by Historian Martin I. Yoelson

STRUCTURAL EVIDENCE
FROM DOCUMENTARY SOURCES

The same body of workmen who, as described in the Historic Structures Report on 318 Market Street, demolished the two Read Houses for Benjamin Franklin in July 1786 also took down an adjoining house of the same very early period. Deborah Franklin had purchased this house and its lot in September 1765 for the apparent purpose of rounding out the courtyard in which Franklin's house had just been built.¹ This property also offered access to a court and 4 foot alleyway which led to High (Market) Street.

This humble dwelling was one of two identical houses built sometime between 1710 and 1726 by William Boulding, "the Elder," a tailor.² Boulding and his houses have by now receded so far into the past as to be virtually unknown. The appearance of the one owned by Franklin, judging from the description of it in property records as a "Brick Messuage or Tenement," was that of representative early-century two-story and garret houses with pent eaves, cellar doors, and marble stoop in front, wooden kitchen wing and fenced yard in back.

Following the demolishing of the Boulding house and Read houses and a short delay over property lines, Franklin built two adjoining and nearly identical three-story and garret houses, 18 feet 9 inches each on Market Street, exclusive of a 10 foot arched passageway, and 44 feet in depth. The one at what is now 316 Market Street occupied the lot where the Boulding house had stood and a sliver of the adjoining

lot to the west. Its facade extended over the archway. The Historic Structures Report on 318 Market Street covers in detail the background of construction and progress of the work, not only for that building but for 316 Market Street as well. Suffice it here to restate them in brief.³

In taking on this "project" so late in life, Franklin explained that "Building is an old Man's Amusement. The Advantage is for his Posterity."⁴ In other words, he proposed to put into effect some long maturing ideas on residential fireproof construction and at the same time hoped to gain by it.

Before a month had passed, the work was in full tilt with "a good many hands employ'd."⁵ By November 14 a raising feast had taken place signifying that the walls were up and the roof on.⁶ By year's end, the woodwork had been installed.⁷ Plastering, glazing, shingling, cop-pering, and laying of the cellar floor came next.⁸ On March 2 Franklin struck a balance in his account with Richard Bache, who had helped manage the work, and on April 22 declared the house "nearly finished."⁹ Finally, in July with the construction complete, the building was surveyed for fire insurance by "I. Jones" for the Mutual Assurance Company.¹⁰

To the eye the house could not be distinguished from the companion structure at 318 Market Street (Illustration No. 1). The most distinctive feature was an arched passageway which separated the ground floors of the houses and led to Franklin's house in Franklin Court. Above it were two floors and an attic described in the insurance survey

in these terms: "...the Eastermost House [316 Market Street] occupies the North Moyety over the Passage & the Westernmost [318 Market Street] the South Moyety."¹¹ No frontispiece appears in the survey, and the implication is that the doorway was plain. Yet in front of the houses, undoubtedly centered on the single second floor window over the archway, was a balcony (Illustration No. 1).

Franklin must have presented an interesting sight to curious Philadelphians, marketing across the way, as in the company of his son-in-law, Bache, and master carpenter John Hall, he superintended the swarming workmen. His friend, Benjamin Rush, remarking on it sometime during October 1786, noted "...He amuses himself daily" with the building.¹² And he saw to it that the house was guarded against fire by "...a few Precautions not generally Us'd."¹³

They affected the house's entire interior layout. Two transverse brick partitions, running from cellar floor to attic, divided the rooms on each floor from one another. Plastering under the floor, between the joists, and even under the cornices separated all wooden structural members. Franklin located the staircase between the brick partitions and illuminated it from above through a skylight. Only in the materials used in the roof did economy take precedence over safety.¹⁴

An income property, 316 Market Street enjoyed few decorative touches. These were reserved for the family rooms. Franklin left plain the front room on the first floor, obviously expecting it to be finished as a store. He provided a storage room and vaults in the basement and

by placing the kitchen there too obviated the addition of a wing in the rear.¹⁵ This last arrangement necessitated a below-grade areaway behind the building where according to the insurance survey there was "an Ash hole...of Brick."¹⁶

From 1788 to 1860 information regarding the building is scattered and fragmentary. It remained a rental property. The notations in Philadelphia City and County tax records and deed books for these years describe it as a "Certain Three Story Brick Messuage or Tenement," "Three Story house," "Dwelling," or "House." The last of these is an 1836 will book entry. Through this date at least it served residential purposes and, therefore, was relatively little changed. The 1847 insurance survey for the adjoining building at 318 Market Street refers to it as a "Three Story...Brick Store...." Obviously, 316 Market Street had not yet been radically altered although it was to be soon enough.

By 1860 a five-story brick building, non-residential in type, had made its appearance at 316 Market Street. In that year a print showing it was published in Baxter's Panoramic Business Directory of Philadelphia (Illustration No. 2). The Franklin-built house had been remodelled within the preceding six years. A prominent feature of the surviving cast-iron column is the number "316" which post-dates adoption in 1854 of the present numbering system (Illustration No. 3).

The remodelled building was surveyed for fire insurance in 1869 (Appendix D). This survey shows that the 1787 house had been greatly expanded and completely rearranged: extended from 44 to 66 feet,

raised to five stories, refacaded, and opened from front to rear (Illustrations Nos. 3, 4, 5, 6 and 7). The first story extended an additional 14 feet to the rear. Gone were all the old interior partitions, staircase, and floor levels (Illustration No. 8). The old east and west walls were incorporated into the new structure. Of the moiety only the passageway and the party walls remained intact (Illustration No. 8).

There appear to have been few changes since 1869 in the section of the building where the 1787 interior features were located.

The arched passageway underwent no known alterations during this remodelling although the facade above it was changed to admit an "Iron Lintel, arched, over alley way near 1st story."¹⁷ Records discussed in Historic Structures Report, Part I, on 318 Market Street (pp. 16-18, Chapter II, Section 1) establish the archway's continued existence through 1847. Included among them are deed book references to Franklin Court's having been at that point "...built under & over improved and occupied...."¹⁸ The floor plan which accompanies the 1869 insurance survey labels the cross section of the moiety "Alley 10 ft Wide open Below." There can be no reasonable doubt in the light of these evidences and the few later alterations that the front half of the arched passageway, like the other half on 318 Market Street, has never been replaced and is thus the one constructed under Franklin's direction in 1786-1787.

HISTORICAL ASSOCIATIONS

For many years before Franklin tore down the old Boulding house, it had helped to frame the scene in Franklin Court. Built for a tailor and, as may be presumed, containing his shop, it was on the date of Franklin's arrival in Philadelphia in 1723 one of a row of artisan houses and shops -- printer, tailor, carpenter, tanner, saddle tree maker. William Penn himself in 1705 by original patent had granted Boulding the land on which it stood as part of a larger lot 33 by 306 feet. On March 11, 1708/9, Boulding sold the lot to Richard Hill for £75 and regained it the following day for £6 yearly ground rent. The net on this transaction apparently soon afterward financed the construction on this lot of two houses.

In 1726, following Boulding's death, his daughter Mary and her husband, Joseph Elgar, a tanner, received the westernmost house. Three years later Elgar sold the property to Lowry Syddon, a widow. The latter devised the house and lot in June 1765 to her son, Anthony. The following September Deborah Franklin purchased the property.

Early records disclose that Frederick Stonemetz was the first tenant after Franklin acquired it and lived on the premises from 1754 to 1775. Daniel Stonemetz, a cooper, resided there from 1779 to 1781. The last party to live in the old Boulding house before it came down was Thomas Poultney, an ironmonger and sometime merchant, who spent five years there. Poultney is remembered today as having worked on Independence Hall in 1791 and Congress Hall in 1790-1791.¹⁹

By 1787 the new Franklin tenant houses were up. He retained ownership of them until his death in 1790.

The terms of Franklin's will devised the properties on Market Street (which included 316) to his daughter, Sarah, and her husband, Richard Bache. It also provided that the properties would descend to their heirs as tenants-in-common and not as joint tenants.

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

William J. Duane and Deborah, his wife, received 316 Market Street. Following the partition, the dwelling was on a lot which measured 19 by 81 feet. This property represents the present-day 316 Market Street. Duane, son of the Aurora editor and early in life on the newspaper's staff, became an important figure in Pennsylvania politics. In 1833 he served briefly as Secretary of the Treasury under Andrew Jackson and was dismissed when he refused to withdraw funds from the Bank of the United States for deposit in the state banks. His wife was a granddaughter of Benjamin Franklin.

Tenants of the Franklin House

According to available data, from 1787 until 1790 the new brick structure erected by Franklin remained unoccupied. The first known tenant to rent the premises was Bohl Bohlen, a merchant, in 1791. During 1792-1793 Doctor William McIlvaine, a general practitioner just returned to Philadelphia from Bristol, lived in the house. This is the same Doctor McIlvaine who in 1793 erected the "McIlvaine House" which is included in Independence National Historical Park (Illustration No. 9). In 1793 McIlvaine moved to his Walnut Street house and Ezekiel King rented the premises the remainder of that year and all the next.

In 1795 William Ewing tenanted the premises and during 1796 and 1797 the occupant was Anne Thorpe, a widow. The following two years Doctor William Bache, son of Benjamin Franklin Bache, resided there. In 1800 his brother Richard, lived there. The next tenant, James Humphreys, a bookseller and stationer, remained for only one year.

By far the historically most important resident of 316 Market Street was William Duane (1760-1835), editor of the Aurora and leading figure of the Republican press corps during this period. His years of greatest prominence were by this time past. Earlier, while residing in another of the Franklin-built houses, the one at 322 Market Street, Duane had become a bulwark of the anti-administration cause during the period of the Alien and Sedition Laws. Following Jefferson's election and removal of the government to Washington, his sun had begun to set. Nevertheless, while in residence at 316 Market Street, he remained

influential and in the thick of state politics, leading the radical or anti-judiciary faction against Governor Thomas McKean and continuing staunch in his support of Jefferson. He also assumed a position of some authority in the field of military science and tactics through his commission as a Lieutenant Colonel of Rifles and publication of an infantry manual much used later during the War of 1812 (Illustration No. 10).

In 1802 Duane and his wife, Margaret (formerly Mrs. Benjamin Franklin Bache), moved the offices of the Aurora from 322 Market Street to 316. He published the Aurora from this address for the following seven years. Upon its removal to new quarters, John Binns (1770-1860), publisher of the Democratic Press (1807-1829), leased the premises. He remained for two years.

Binns' importance historically dates from a later period. During the presidential election of 1828 he shifted his political allegiance to John Quincy Adams. The notoriety earned him by his daring attacks against Jackson led to discontinuance of the newspaper. Binns' Recollections includes no information regarding his residency on Market Street.

The record of later tenants of the Franklin-built house is spotty. From 1814 to 1816 Samuel Dyer, a brushmaker, occupied the premises, followed for three years by Helena C. Coulon who operated a "fancy store." From 1827 to 1830 Furman Leaman, a hardware merchant, leased the building. From 1833 until 1842 Wingate and Gaskill, merchants, leased the premises.

Ownership of the Property Since 1812

The 1812 deed of partition granted 316 Market Street to William and Deborah Duane. They retained ownership of the property until 1825. Then William Davis, a merchant tailor, purchased it. A year later he sold it to James Fassitt, a merchant, who in 1830 sold it to Thomas Fassitt, also a merchant. In 1836 his grandson, Horace, inherited it. Sixty years later the property descended to Annie Fassitt. In 1906 Frederick H. Starling, a showcase manufacturer, purchased it. He disposed of the property after fourteen years, then repurchased it in 1931. Seven years ago, the Federal government acquired it as part of Independence National Historical Park.

EVALUATION OF
HISTORICAL IMPORTANCE

The surviving fragments of the house Benjamin Franklin built at 316 Market Street and the site on which they stand have historical importance in every way comparable to that of the companion structure at 318 Market Street. Both are on ground sanctified by Franklin's presence. Both were prominent features in the setting of his home and the scene of his many nearby interests and activities. Hidden by graceless nineteenth century store buildings, there are in both structural remains dating to 1787. Together with the companion building, 316 Market Street forms the arched passageway through which Franklin and many leading contemporaries entered the courtyard.

The recommendations already advanced in Historic Structures Report, Part I, on 318 Market Street apply with equal force to 316 Market Street. It also should be preserved as an essential landscape feature on Franklin Court and as a necessary component of the proposed center of Frankliniana. It also should be restored inside and out to its 1787 appearance. At 316 Market Street too, the way should be prepared for interpretation of structural features by faithful restoration.

Reconstructed
Sh

An archeological investigation of the scope of that already underway in the basement of 318 Market Street should be undertaken here as well. Through such an investigation it should be possible to gain information useful in locating various of the tenant house's interior features and restoring masonry partitions, the kitchen, and the areaway.

It may also help in determining the print shop's exact location and structural character.

As has been recommended in the Historic Structures Report, Part I, on 318 Market Street, gallery space would be provided in the two houses for interpretation of Franklin's many-faceted earlier life. The multiplicity of activities to be considered are presented in that report, Chapter II, Section 3, page 5.

Much additional research will have to be undertaken in advance of preparing the Part II report on 316 Market Street. Most of it will be done in conjunction with the research for 318 Market Street. The rest will involve a search for papers of tenants who resided in the house before its remodelling in the 1850's and for the residue of public records relevant to the earlier structure.

NOTES

1. For a complete description of chain-of-title to property since 1705 to 1765, see Appendix A.
2. City of Philadelphia Deed Book E-5, vol. 7, 183-185.
3. See Historic Structures Report, Part I, on 318 Market Street, Chapter II, Section 1, pages 3-6.
4. "Letter, Benjamin Franklin to Ferdinand Grand, April 22, 1787," A. H. Smythe, ed., The Writings of Benjamin Franklin (New York, 1907), IX, 575-576.
5. "Letter, Benjamin Franklin to Jane Mecom, Sept. 21, 1786," Franklin-Mecom Correspondence (Phila., 1950), 282-283.
6. See entry for Nov. 14, 1786, in Appendix B.
7. Ibid., for Nov. 18, Dec. 2, 15 and 28, 1786; Jan. 5, 1787.
8. Ibid., for Jan. 16, 20, 23 and 26, Feb. 5, 7, 14, 19, 26 and 27, Mar. 1, 2, 10 and 15, 1787.
9. Ibid., for Mar. 2, 1787 (settlement with Richard Bache); "Letter, Benjamin Franklin to Ferdinand Grand, April 22, 1787," A. H. Smythe, ed., The Writings of Benjamin Franklin (New York, 1907), IX, 575-576.
10. See Mutual Assurance Company insurance survey Nos. 230 and 231 for July 1787 in Appendix C (hereinafter cited as insurance survey, July 1787).
11. Ibid.
12. "Letter, Benjamin Rush to Richard Price, Oct. 27, 1786," L. H. Butterfield, ed., Letters of Benjamin Rush (Princeton, 1951), I, 409.
13. "Letter, Benjamin Franklin to Jane Mecom, Sept. 20, 1787," Carl Van Doren, ed., Franklin's Autobiographical Writings (New York, 1945), 683-684.
14. For details on these arrangements, see Historic Structures Report, Part I, on 318 Market Street, Chapter II, Section 1, pages 8-10.
15. For a fuller description of the interior, see Historic Structures Report, Part I, on 318 Market Street, Chapter II, Section 1, pages 10-12.

16. Insurance survey, July 1787, in Appendix C.
17. See Philadelphia Contributionship insurance survey (Policy #11382) for 1869 in Appendix D.
18. City of Philadelphia Deed Books IC-19, 1-22; GWR-8, 195-196; GWR-10, 601-603; GWR-31, 338-340.
19. "Apr. 11 [1790] To Cash paid the Committees order to Poultney & Wistar [£] 4.14.3," Statement of Expenditures by the Corporation of Philadelphia for the Accommodation of Congress, 1790, and Account "No. 109 To Tho^s Poultney & Sons, for Iron Mongery [£] 40.4.5," Disbursements Paid for Fitting Up Congress Hall in 1790, Public Records Office, Harrisburg, Pa.

"[1791] Poultney and Wistar, ironmongery [£] 1.18 [for repairs to Senate Chamber, State House]," Journal of the House of Representatives of Pennsylvania, 1791-1792.

APPENDIXES

APPENDIX A

Deed Book H-21, 481-487

Sept. 26, 1765

Anthony Sydden & Deborah, his wife
to
Benjamin Franklin

Consideration: £900

Whereas Richard Hill's two lots of ground in the southside of High St. containing in Breath 33 ft. and in Length 306 ft. Bounded Northward by High Street aforesaid and Eastward by a Lot of ground of William Clew southward by back lots at the said extent of 306 ft. and westward by lots sometime before Vacant and the other containing in Breath 33 ft. and in Length 306 ft. Bounded Northward by High Street aforesaid Eastward by the above described lot Westward by lots then or lately before vacant and Southward by the back ends of Chestnut Street lots by Deed March 12, 1708 -- Recorded in Deed Book E 5, Vol. 7, page 182 did grant to William Boulding the above two described lots of ground.

And Whereas Joseph Elgar and Mary his wife and the said William Boulding, the younger, by Deed November 30, 1726, Recorded in Deed Book G Vol. 4, page 449, confirmed to Joseph Elgar a piece of parcel of the said Second described Lot or Parcel of Ground containing in Breath on High Street aforesaid 15-1/2 ft. and containing that Breath to the extent of 89 ft. Southward from the said High St. and from thence containing the breath of the whole lot to wit: 33 ft. to the full extent of the same whole lot from High St. aforesaid 306 ft. with a messuage on the Front thereof Erected Bounded Northward by the said High St. Eastward partly by the Residue of the same Second described Lot of Ground and partly with the back Part of the said First described lot of Ground Southward with the back ends of Chestnut Street Lots and Westward by Ground late of John Read dec'd. and also a certain Piece of Ground (Part of the First described Lot) containing in Breath 17-1/2 ft. and in Length 89 ft. Bounded Northward by High St. aforesaid Eastward by other part of the same first described lot and Westward with 2 ft. of Ground of the said William Boulding the younger's messuage and lot of ground to the extent of 89 ft. aforesaid with the Right Privilege of an Alley or Passage of 8 ft. to be left open from the said first mentioned piece of Ground thereby granted and released Eastward over and across the same William Boulding's ground at the distance of 81 ft. from High St. aforesaid to the said 2 ft. of ground of the same William Boulding from the said 8 ft. Alley to High St. aforesaid with free ingress egress and regress excepting and reserving to the said William Boulding the younger and the tenants or occupiers of his Adjacent Tenements the free use and Privilege of in and to a certain Alley 8 ft. wide to be boer and across the back of the said 17-1/2 ft. piece of ground thereby granted and at the distance of 81 ft. from High Street aforesaid to the same William Boulding, 2 ft. of ground

to be left open as aforesaid and also of in and to 2 ft. of ground to be left open from the said 82 ft. Alley along by the East side of the same William Boulding 2 ft. of ground aforesaid to High St. aforesaid so as to make there a 4 ft. Alley and of ingress egress regress in by and the same

And Whereas by Deed Joseph Elgar November 4, 1729 granted to Lowry Sydden the said two pieces of ground.

Will of Laury Sydden June 22, 1763. Granted to son Antony Sydden his House and Lot purchased from Joseph Elgar situate on the South side of Market St. containing 15-1/2 ft. front on the said St. and extending 306 ft. back toward Chestnut St. to have and hold the two described pieces of ground so as aforesaid. Now this Indenture that the said Antony Sydden's and Deborah his wife sold to Benjamin Franklin consideration £900.

The aforesaid piece or parcel of ground containing 15-1/2 ft. on High St. and 89 ft. Southward from High St. and from thence containing the Breath of the whole lot 306 ft. from High St. aforesaid Bounded Northward by the said High St. Eastward partly by the Residence of the same whole lot Southward by the back ends of Chestnut St. Lots and Westward with ground late of John Read dec'd.

Subject payment of £3 being one half of ground rent £6 and use of 8 foot alley.

Recorded Oct. 31, 1765

APPENDIX B

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

July 1786	Advanc'd to Workmen on the Building who began the 11 th Inst 8 Dollars hard	[£] 3 - -
[July] 26 [1786]	Advanc'd to Mr Bache to pay Workmen for me 100 Dollars	37.10.0
July 27 [1786]	Advanced to Mr. Bache for the Building	40
[Sept.] 3 [1786]	Paid M ^r Taylor Bricklayer on Acct ^t 16 Dollars	6 - -
[Sept.] 8 [1786]	Drew on the Bank for 308.7 Dollars in favour of Jones Clark Cresson, Board Merch ^t 9 ----- for 40 Dollars in fav ^r of W ^m Stewart 9 ----- for 80 Dollars in fav ^r of Isaac Leven 20 ----- for 48.37 Dollars in fav ^r of William Moore Post Office 23 ----- for 41.30 Dollars in fav ^r of Mary Wilson Carpet 23 ----- for 472.16/90 Dollars in fav ^r of Clem ^t Biddle Land	
Sept. 29, [1786]	Paid Rose Brickmaker on Acct By Dross [or Draft]	30
[Sept.] 30 [1786]	Paid W ^m Stewart (the 26th) on Acct ^t of Halling	15 . .
[Sept.] 30 [1786]	Paid 4 Dollars for Water Tables & 1/2 a Dollar for Halling	1.13.9
[Oct..4, 1786]	Paid Hall, Carpenter on Acct ^t 100-Dollars drew for 20 D ^{rs} of it on Bank	37.10
[Oct. 4, 1786]	Paid Barlime burner [burner?] for 88 Bushels of Lime at 1/4	5.17.4
[Oct.] 6 [1786]	Advanc'd Tayler Bricklayer 80 Dollars	30 - -
Oct. 7 [1786]	Paid to M ^r Taylor for one of the Labourers	1.16.0
[Oct.] 10 [1786]	Paid Sherer for Stone & Halling	6. 9.6

Build Acct^t

Chapter II
Appendix B
Page 2

[Oct. 11, 1786]	Paid Phile for Rum for Labourers	5.11.-
[Oct.] 12 [1786]	Paid John Morrison in full for 24 Perches of Stone at 5/ p Perch	6 - -
[Oct.] 13 [1786]	Paid Johannes Barr for 212 Bushels of Lime at 1/6 -- being in full	15.18.0
[Oct. 13, 1786]	Paid on Acc ^t of Bricks to David Rose	5 - -
[Oct.] 13 [1786]	Advanc'd to M ^r Taylor for Labourers for which he will account with M ^r Bache	5 - -
[Oct.] 14 [1786]	Paid M ^r Taylor on Acc ^t -- 20£ Paper Draft on Bank -- 20£	40. 8.0
[Oct. 16, 1786]	Paid for two Loads of Lime at 16 ^d and 18 ^d a Bushel	3. 0.0
[Oct.] 19 [1786]	Paid for 37 Perch of Stone to Timothy Kirby at 7/ p Perch	12.19.--
[Oct.] 20 [1786]	Paid for Mortar Tube	- 12 -
[Oct. 21, 1786]	Paid John Staut for Lime 31.6 Bushels at 1/4 Drew on Bank for 10.6.8 of it	20. 6.8
[Oct. 21, 1786]	Paid Peter Loeser for 213 Bushels of Lime at 1/4 Drew on Bank for £7.4.0 of it	14. 4.0
[Oct. 23, 1786]	Gave Hall for the Raising Entertainment	5. - -
[Oct.] 23 [1786]	Paid W ^m Stewart in full for halling Earth	17 - -
[Oct. 23, 1786]	Paid for Water table Bricks	- 15 -
[Oct. 23, 1786]	Paid a Carter for halling Stones	1.7.6
[Oct. 23, 1786]	Paid Rose Bricklayer on Acc ^t p Orders on Bank	100 - -
[Oct.] 27 [1786]	Paid J. Hall Carpenter on Acc ^t of which 30 p order on Bank	40. 0.0
[Oct.] 28 [1786]	Paid for Lime	2.17.-

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

Chapter II
Appendix B
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[Nov.] 18 [1786]	Paid Hall, Carpenter, on Acc ^t	20.5 -
[Nov.] 22 [1786]	Paid Jacob Greimer, Nailmaker, in part for Nails	11.5 -
[Nov.] 24 [1786]	Paid David Rose on Acc ^t of Bricks £100 by draft from the Banks	100 - -
Nov. 24 [1786]	Paid Benj ^a Taylor in Part for Bricklaying	18.15 -
[Nov. 24, 1786]	Paid Nathan Sheppard for Wayne & Mansfield for Scantling	6. 6.6
[Nov.] 25 [1786]	Paid Jacob Mince for Sand 60 Loads at 3/9 11. 5.0 50 D ^o at 3 8.17.0 £20. 2 -	[20. 2 -]
[Nov. 25, 1786]	Paid W ^m Stewart for Hauling Earth &c Mem ^o the Hauling of the Scantling £1.15.0 is to be deducted out of Isaac Lewis' Bill	24.12.9
[Nov. 25, 1786]	Paid Benj ^a Taylor for the Men that pil'd Bricks & ninepence over	3. 6.3
[Nov.] 28 [1786]	Paid Isaac Lewis in full for Scantling, he having receiv'd 3 ^{rs} before	91. 2.0
[Nov. 28, 1786]	Paid Jacob Stort for 229 Bushels Lime at 1/4	15. 5.4
[Dec. 2, 1786]	Paid Benj ^a Taylor Bricklayer on Acc ^t	100. 0.0
Dec 2 [1786]	Paid Jn ^o Hall Carpenter on Acc ^t	42.10.0
[Dec.] 5 [1786]	Paid James Hendricks, Smith, in full	3.10.6
[Dec.] 7 [1786]	Paid W ^m Stewart for 3 Loads of Sand	- 15 -
[Dec.] 7 [1786]	Paid Andrew Bowen for 3 Load of Lime 103 Bushels at 1/4	6.17.2
[Dec.] 11 [1786]	Paid David Rose on Acc ^t of Bricks	50. 0.0
[Dec. 11, 1786]	Paid John Phile in full for Rum for workmen	16.13

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[Dec.] 15 [1786]	Paid John Hall on Acct.	24 - -
[Dec.] 20 [1786]	Paid Godfrey Miller (the 16th Inst) for 30 Bushels Lime	2 -
[Dec. 28, 1786]	Paid David Rose on Acc ^t of Bricks 100 Dollars order on Bank	37.10 -
[Dec.] 28 [1786]	Paid John Hall 100 Dollars, Order on Bank, on Acc ^t of Carpenters Work	37.10 -
1787 Jan. 5	Paid Jacob Greiner in full for Nails	16.19.2-1/2
[Jan. 6, 1787]	Paid a Labourer thro' the Hands of MR Taylor for 7 Days at 5/ p Day for cleaning the Cellars & Alley	1.15 -
[Jan. 16, 1787]	Paid McCullough & Peterson for Cedar Plank & Carting	2. 1.11
[Jan.] 16, [1787]	Paid David Rose on Acc ^t pr Bricks	7.10.0
[Jan.] 20 [1787]	Paid Bache & Shee by order on the Bank for window Glass, all but a Piece of Linen £15.11.6	49. 5.6
[Jan.] 23 [1787]	Paid Geo. Sheed for Hair he bought of Wm Savery for Plaistorg	3. 3.4
[Jan.] 25 [1787]	Paid David Rose in full of his Bill for Bricks	19. 5.0
[Jan. 26, 1787]	Paid Benja & Enoch Taylor on Acc ^t of Brick laying	35. - -
[Jan.] 26 [1787]	Paid John Hall on Acct for Carpenter's Work	40. 0.0
[Feb.] 5 [1787]	Paid Jn ^o McElwee for Glass by Order on Bank--Mem ^o by Mistake the Order was 6 Dollars short, wch is to be allow'd in Settlement-- this Settled	21.16.-
Feb. 7 [1787]	Paid John Hall Fifty Dollars on Acct	18.15.-

[Feb.] 14 [1787]	Paid John Hall Carpenter on Acc ^t	30. 0.0
[Feb.] 19 [1787]	Paid George Sheed for 30 Bushels of Hair bought of Ros[s] in	3. 9.9
[Feb.] 26 [1787]	Paid Tho ^s Hodgson for 11800 Laths at 10/6	6. 3.11
[Feb. 26, 1787]	Paid George Sheed for 3200 Laths at 9/ & Hauling	1.16.3
[Feb.] 27 [1787]	Paid Warder Parker & Co. for Copper	26. 6.4
[Feb. 27, 1787]	Paid John Hall on Acc ^t of Carpenters Work	50 - -
[Feb. 28, 1787]	Paid David Rose in full for Bricks	7. 6.3
[March 1, 1787]	Paid Benj ^a Taylor on Acc ^t of Bricklaying	21 - -
[March 1, 1787]	Paid Knight and Newman for Shingles in full	60. 2.6
March 1 [1787]	Paid Jones, Clark and Cresson for Boards in full	51.16.5
[March 2, 1787]	Paid George Sheed for Lime &c 52/ and 16/	3. 7.-
[March 2, 1787]	Paid Simmonds and Robeson for Boards	7. 9.6
[March] 2 [1787]	Paid John McElwee on Acc ^t of Painting & Glazing 94 Dollars	35. 5 -
[March 2, 1787]	Mr Bache renders me an Acc ^t of the Sums he has paid for Labour & Materials for the new Buildings, with the Money I put into his Hands.--of which appears to be	
	For Labour -- 24.11.8	For Hauling 2.0.0
	2. 5	9.0.0
	4. 4.4	9.0.0
	1. - -	15.0 0
	4. - -	4.0.0
	1.13.8	17.0.0
	<u>37.14.8</u>	<u>1.7.6</u>
		57.7.6

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

277.17.8

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

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

APPENDIX C

Mutual Assurance Company Survey Nos. 230 and 231

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

Dimensions of each 18 feet 9 inches front exclusive of a 10 feet passage & 44 feet deep the Eastermost House occupies the North Moyety over the Passage & the 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 & Cieling has a Coat of Plaister under the Cornice all the Landscape pannels are also plaister there are four Battlements to the Houses and a Balcony in front.

I. Jones

July 1787

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

APPENDIX D

Philadelphia Contributionship Survey (Policy #11382) for 1869

I have Surveyed a brick Store belonging to Horace Fassitt situate on the South side of Market Street No 316 between 3rd & 4th Streets and on the East corner of Franklin Place, being 29 feet 5 in front including a ten feet wide Alley, and 22 feet 6 in deep; then narrowing to a width of 19 ft 5 in, a further depth of 44 feet 6 in, 5 stories high, with an extension of the latter width, and 14 feet deep. one story high, Walls 18. 13. and 9-inches thick, as per plan. [See Illustration No. 8.]

First Story in one room--floor of yellow pine, base beaded two pairs 6-light 22-1/2 x 29 in folding sash doors, with sliding shutters and three light transom above, glass apparently 20 inches high:-- one pair 12-light 11 x 19 in folding sash doors with iron folding doors outside: all doors paneled below, one door at stairs paneled, and with 2 lights 9 x 15 in glass two 8-lights 14-1/2 x 18 in French Windows, with iron Shutters outside: one show window front containing 9 lights 22-1/2 x 36 in, and one light 36 x 80 in Glass: wire Guard inside to top of 2nd lights--bulk head under window of grooved boards, 3 ft 6 in projection, by one foot 8 inches high.--marble top washstand enclosed with cold water above. Walnut rail enclosing counting room, 3 x 7 in moulded.--2 newel posts and caps turned and 18 ash ballusters 4 in diameter, and turned: all very massive. Ceiling made of planed and grooved boards, painted.--Fire proof closet 4 ft 6 in by 7 ft 9 in, shelved one single and one pair folding iron doors--skylight over Counting Room with iron sashes, hipped at angles, opening 7 ft 9 in by 6 ft 3 in, divided into 56 divisions or panes, each 5-1/2 in wide: space from ceiling to underside of glass. wainscoted with grooved boards, same as ceiling. Straight close string stairs, with winders at start to 2nd story; walnut rail to each side, with turned maple ballusters on string side--two newels at bottom, and landing in 2nd story enclosed with rail and ballusters. Second Story in one room yellow pine floor: beaded base one pair 12 light 11 x 19 in folding sash doors, with folding iron doors outside: two 8 light 20-1/4 x 27 in windows with outside shutters paneled--five 8-light 21-1/4 x 27-1/4 in windows without shutters--front wall wainscoted to window sills with grooved boards--wooden casings to space between window frames front, and wide frieze above them: straight close string stairs to 3rd story, with rail on each side; no ballusters on one side. 3rd Story in one room. floor of yellow pine--base beaded--one 12-light 9 x 18 in pair of folding sash doors, with outside iron shutters--two 12-light 20-1/4 x 25 in windows, with outside shutters paneled and five 8-light 17 x 21 in windows:; straight close stairs to 4th story enclosed with grooved boards. Fourth Story in one room. floor of yellow pine. base beaded one 12 light 11 x 15-1/2 in folding sash door with folding iron shutters outside: two 8-light 20-1/4 x 20-1/2 in windows, and five 8 light 17 x 18-3/4 in windows: water closet 3 ft 3 in x 4 feet, enclosed with grooved boards. one panel door with blinds in upper panel, and one light 9 x 20 in transom above; marble top washstand enclosed--cold water only. straight stairs enclosed with grooved boards

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

ILLUSTRATIONS



314-1799

316-1780

318-1786

320-1753

322-1790

W.M.M. Campbell

The Franklin-built tenant house at 316 as it may have appeared in 1797. Franklin's house in the court to the rear can be seen through the arched passageway. Note trap door and skylight adjacent to chimnies. The earlier house to the west at 320 Market Street and the house to the east at 314 were never owned by Franklin. He built the one at 322 Market Street in 1787-1788.



312-322 Market Street, looking south. First known view of buildings on these properties; made within thirteen years of the remodelling. When remodelling 316, Horace Fassitt styled the facade after the building next door at 314 Market Street. Baxter's Panoramic Business Directory of Philadelphia for 1860. Courtesy of Free Library of Philadelphia.



Street number found on cast-iron column
beneath mirror glass of modern store front.
This number is part of the casting and thus
dates the remodelling as after 1854.

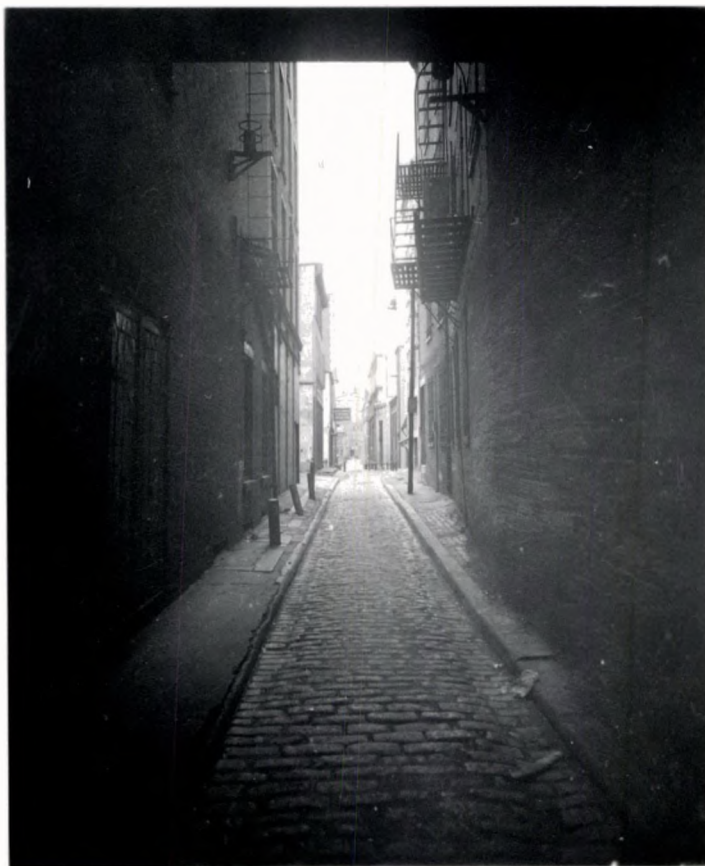
Chapter II
Illustration No. 4



View of Market Street, south side, taken in 1868. This is oldest known photograph of buildings on Market Street properties on Franklin Court. Entrance to court and 316 Market Street can be seen to the right of telegraph pole in center. Photograph from Joseph Jackson, Market Street, Philadelphia, p. 42.



The building and archway at 316 Market Street as it appeared in 1951. The facade has been changed very little since 1860, except for the first floor.



The arched passageway looking south from Market Street, 1950. On the left are the extended walls which date from the remodeling. The one story addition can also be seen on the left.

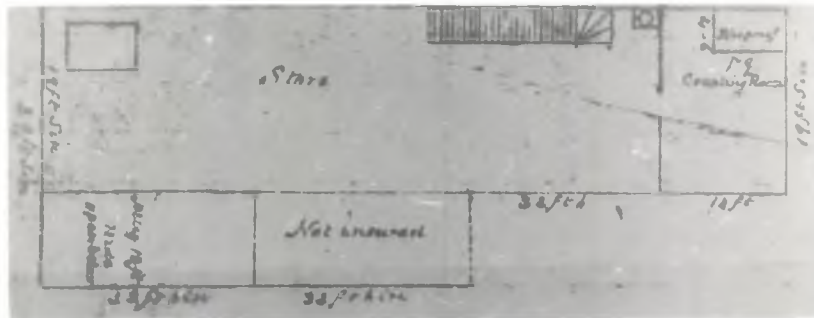
Chapter II
Illustration No. 7



View of moiety and arched passageway from the south. Above the fourth barred window can be seen the south wall of the front moiety.

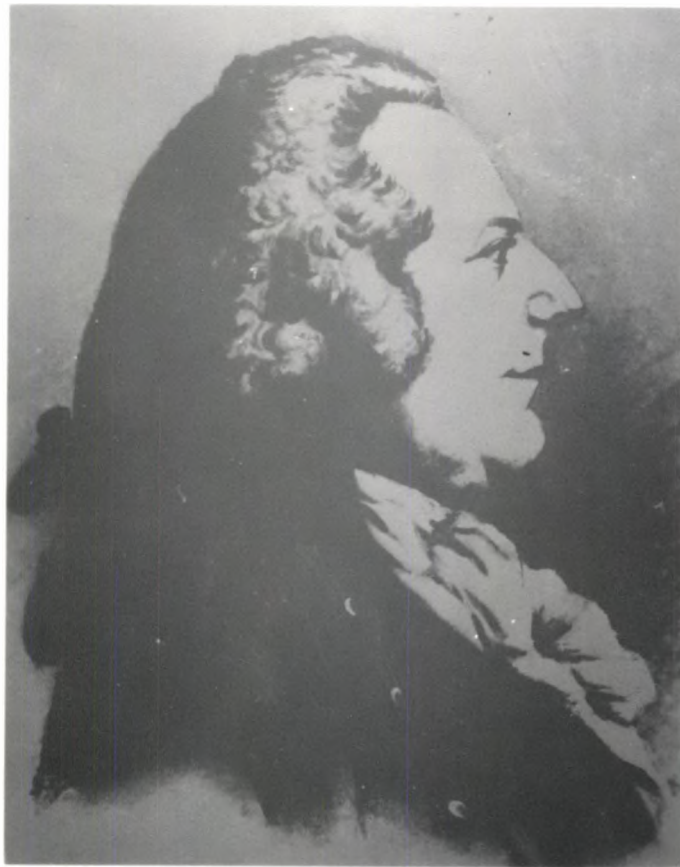
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Chapter II
Illustration No. 8



First floor plan of 316 Market Street from
1869 Philadelphia Contributionship insurance
policy No. 11382. Interior today is as open.

Chapter II
Illustration No. 9



Dr. William McIlvaine from Charles B. J. F. de Saint Mémén engraving. Drawing from whence engraving was taken dates from 1798 and shows McIlvaine a little older than he was while residing at 316 Market Street.



Col. W^m Duane. From Charles B. J. F. de Saint Mémín engraving. Drawing dates from 1802 and shows Duane as he appeared when he moved into 316 Market Street that year. Copied from Joseph Jackson, Market Street, Philadelphia, facing page 56.



Joseph Elgar
Tanner

William Boulding
Tailor

Samuel Keimer
Printer

John Read
Carpenter

Henry Foxley
Joiner

Vacant

W.M. CAMPBELL
3-9-64

Market Street West of Third, 1723

Chapter II
Illustration No. 11

CHAPTER III

ARCHITECTURAL DATA

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

[This is part of a combined study to be found in
Historic Structures Report, Part I, on 318 Market
Street.]