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HISTORIC STRUCTURES REPORT

PART I

ON

BENJAMIN FRANKLIN TENANT HOUSE

322 Market Street

Independence National Historical Park

Architectural Data Section

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HISTORIC STRUCTURES REPORT

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322 Market Street

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

RECOMMENDED

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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 However, enough of the original fabric remains which, when coupled with the historical documents will permit a restoration with a high degree of accuracy and recreate the environment in which Franklin chose to live.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.

A

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

¹³Although 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).

¹⁴Reveal 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

²¹In 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 Comms. : 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. b 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

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 & around 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 E 6 and E 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 messuage 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 messuage & 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:

: by will of
: John Holmes

Media Title & Trust Co.:

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 Messuage 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...Situat 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

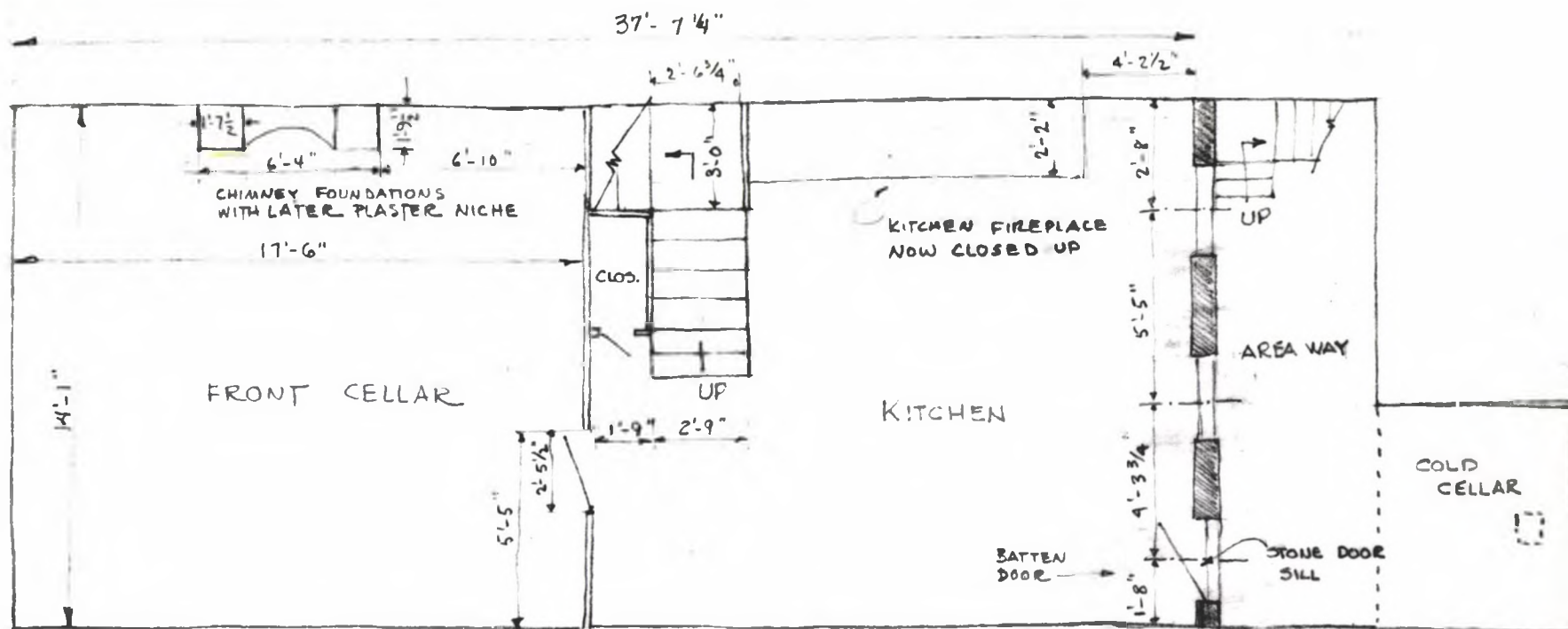
Student Architect

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.



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"

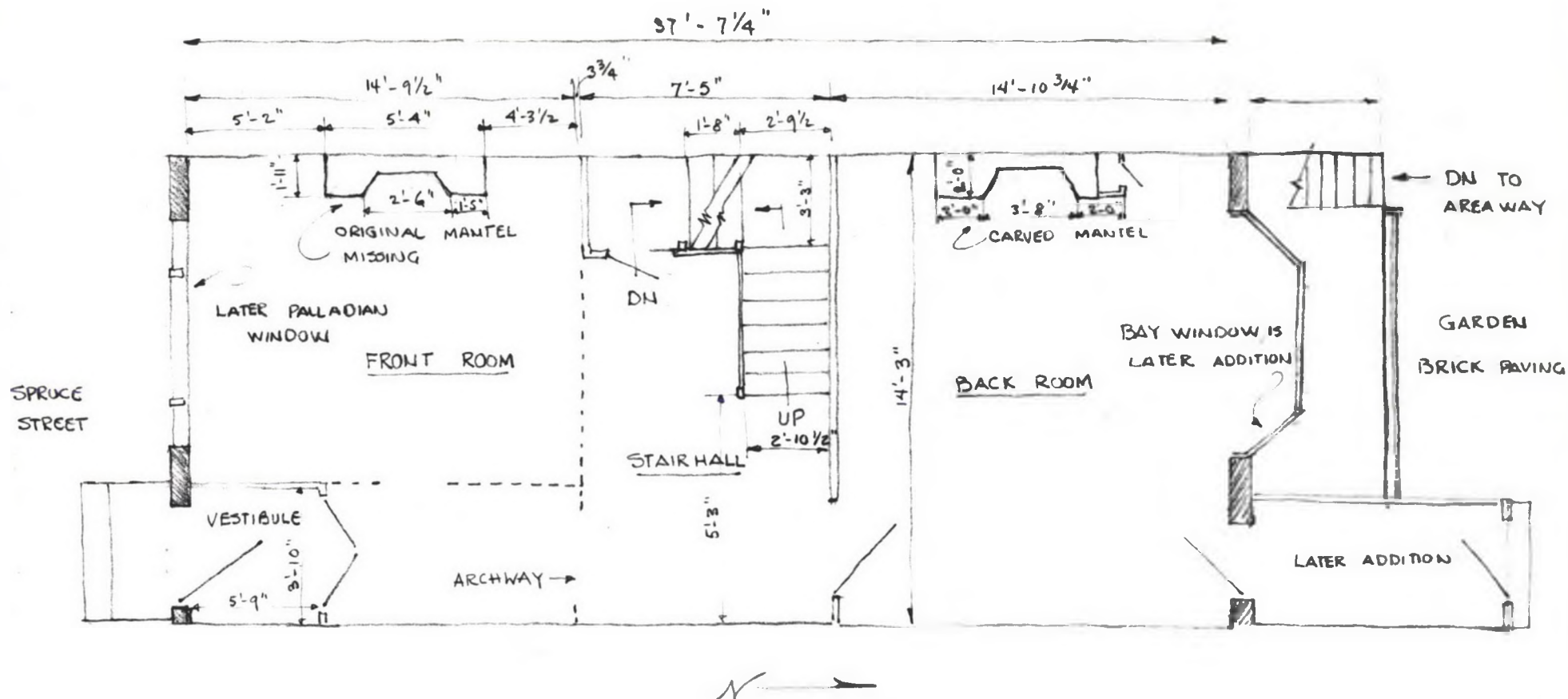
BASEMENT PLAN

705 SPRUCE STREET

R. HARRIS
AUG. 1962

NO SCALE





DATA

F.L.R. TO CEILING 9' - 10 3/4"

NOTE:

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

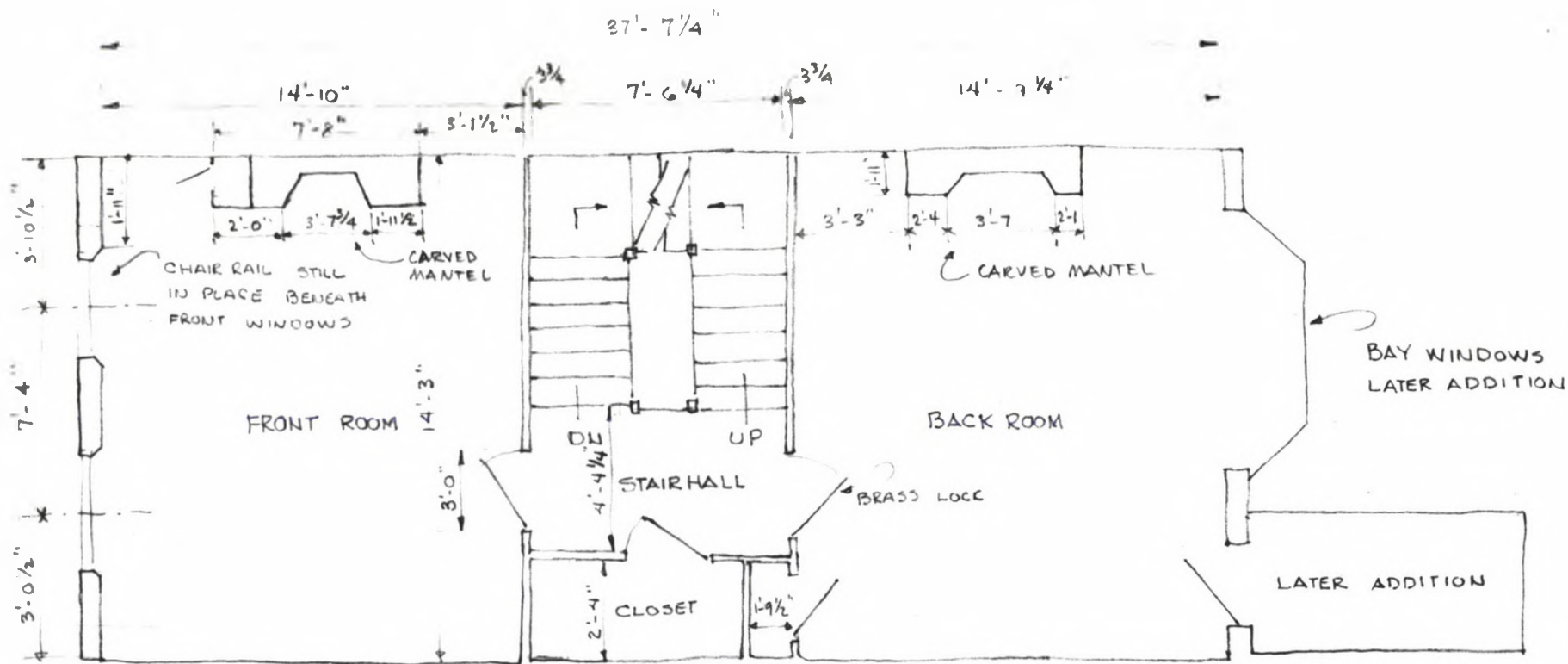
PLAN OF FIRST FLR.

705 SPRUCE STREET

R. HARRIS
AUG. 1962

NO SCALE

BACK RM. DR. - 5' - 0" x 7' - 1"
BREAST CLOSET DR. - 1' - 5 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"

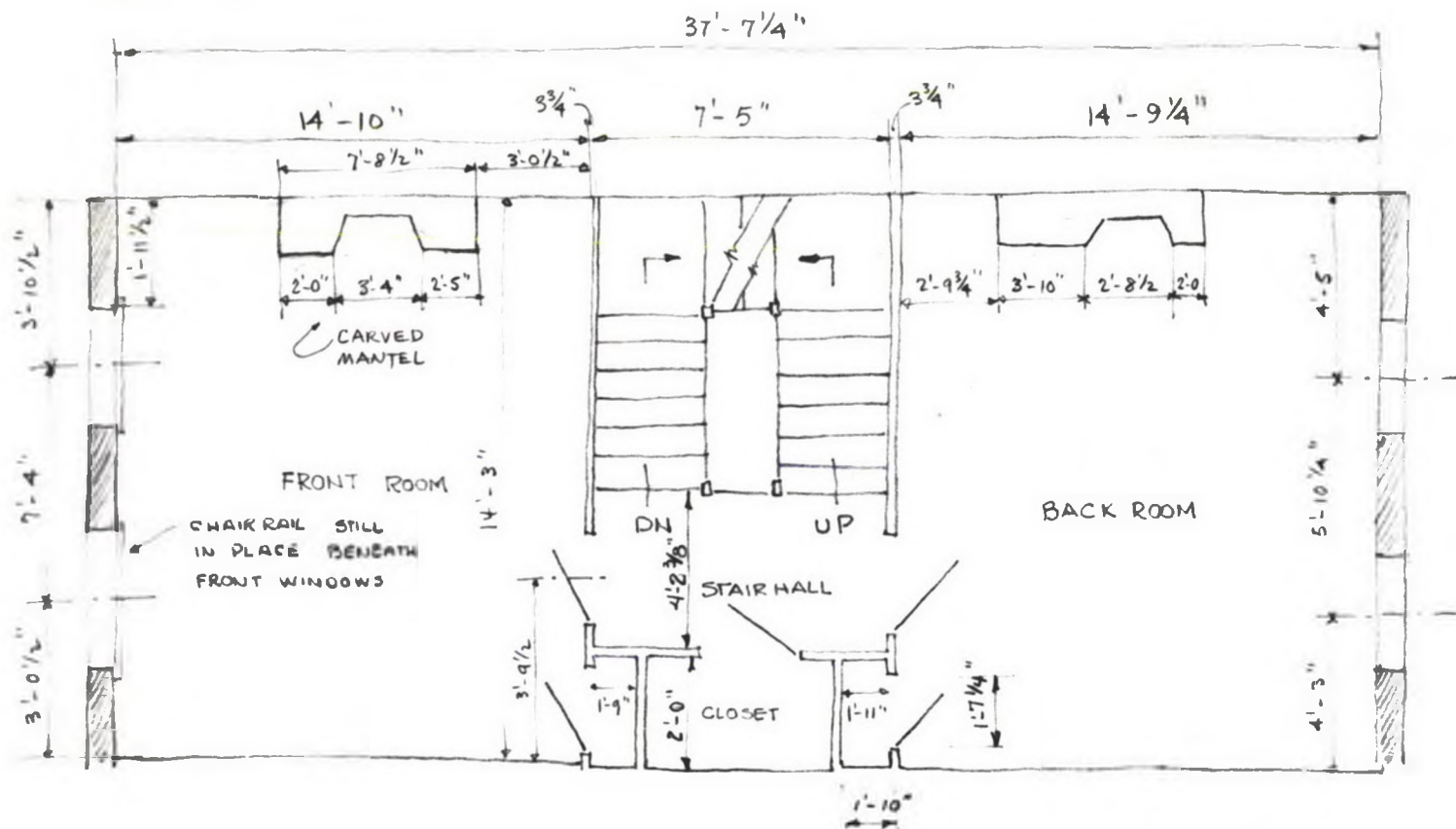
PLAN OF SECOND FLR.
 705 SPRUCE ST.

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"

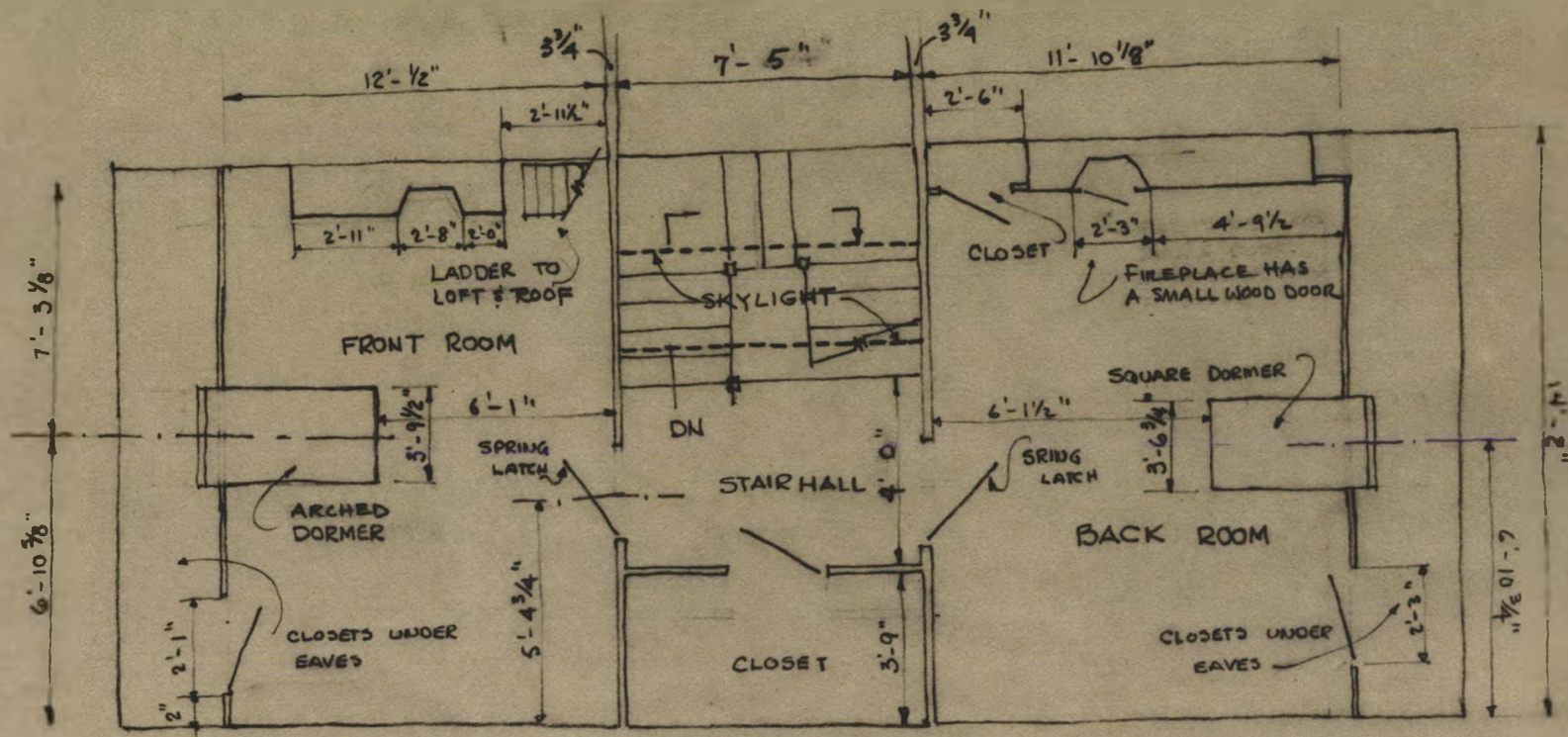
HALL CLOSET DR 2'-11 3/4" x 6'-9 3/4"

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'-1/2" 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 Sulcove

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

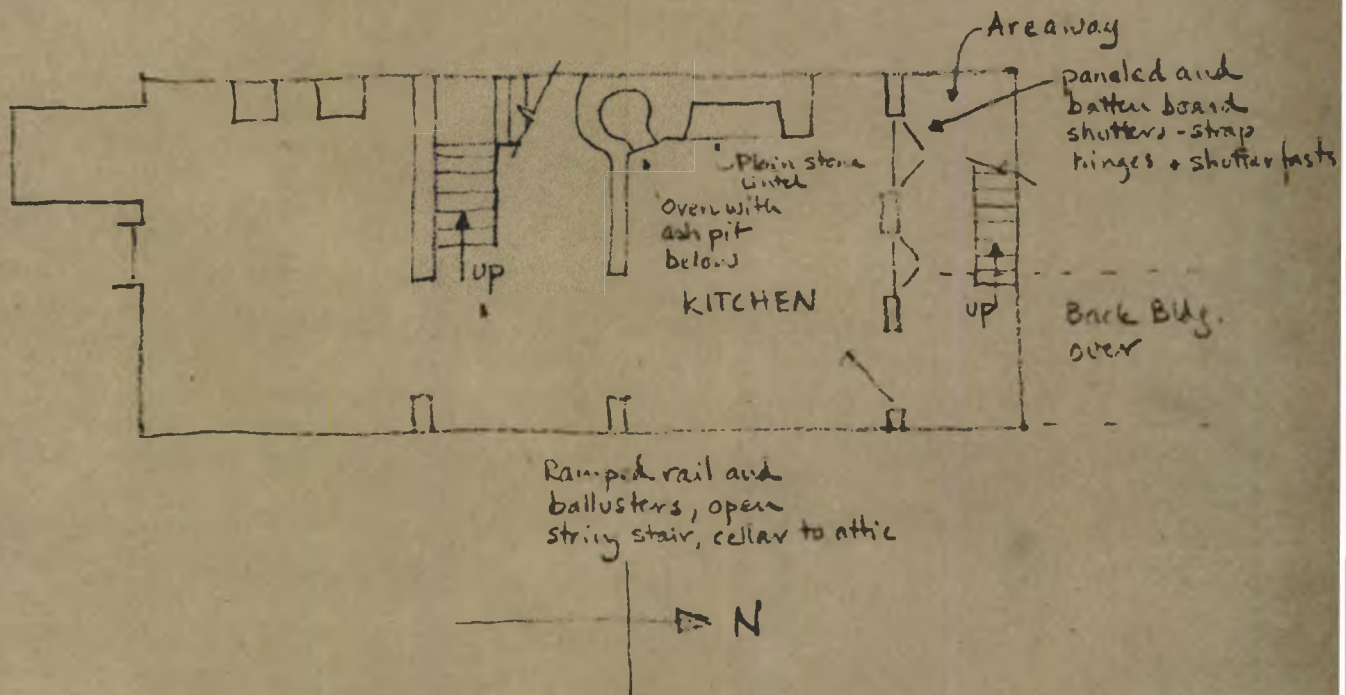
Enclosure

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

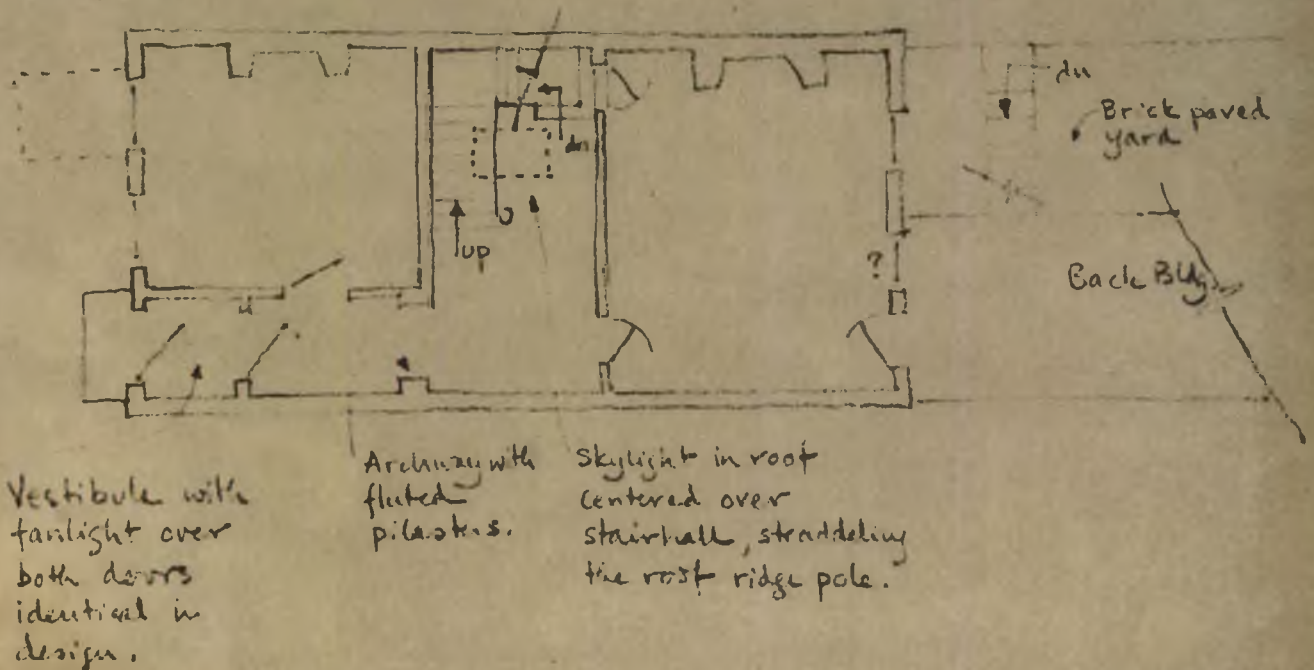
709 SPRUCE STREET, PHILA.

plan from memory - visited Aug. 7, 1962

CELLAR



First Floor



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,
Situates 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 washbd^d. & windows cased, Stucco Cornices, Marble
to the Chimnies,--Entry halfway, 1 neat Arch, fluted pilasters,
Surbase, washbd^d & Stucco Cornice,--Archhead front door, neat
pitched 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 dormer 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

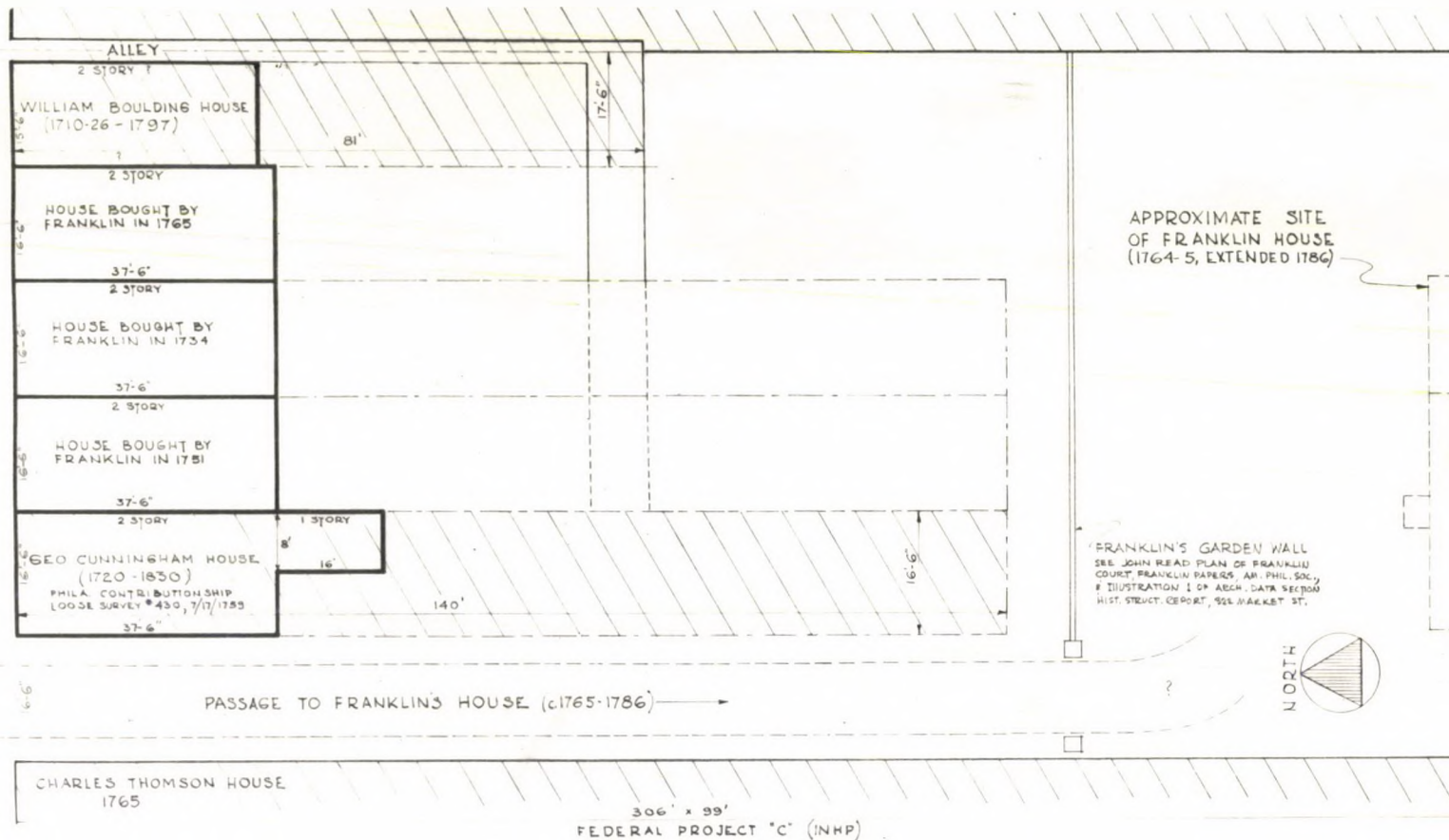
Cooking range. boiler iron sink hot & cold water in cellar kitchen. Gas pipes in each story.

Alfred Ogden
Surveyed
Jany 18. 1887

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

Walter Tryday
Surveyor

22' x 4' HIGH STREET (MARKET STREET)
(ERECTED c. 1760-1786)



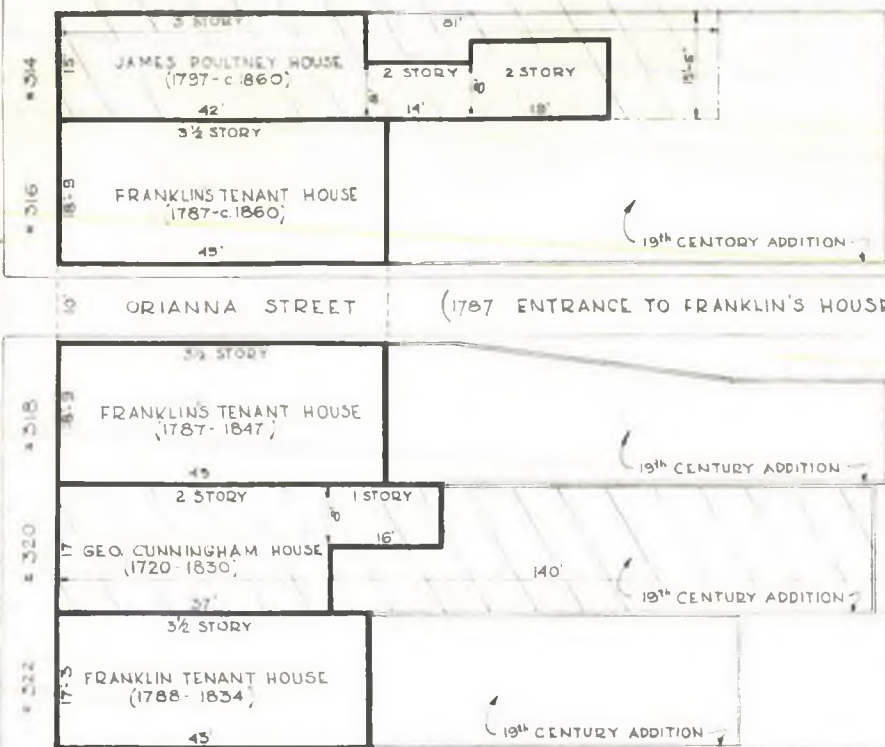
LAND NOT OWNED
BY FRANKLIN

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

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

NHP-IND 3309
SHEET 1 OF 12
REDGARDEN NOV 1962 - BY W. H. REICH

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



PRINT SHOP (c. 1787)
SITE REMAINS UNCERTAIN

APPROXIMATE SITE
OF FRANKLIN'S HOUSE
1764-5, EXT 1786 -

(1787 ENTRANCE TO FRANKLIN'S HOUSE)

CONJECTURAL SITE OF
FRANKLIN'S GARDEN

306' x 99'
FEDERAL PROJECT "C" "NHP"

PLANS BASED ON FIRE INSURANCE SURVEY

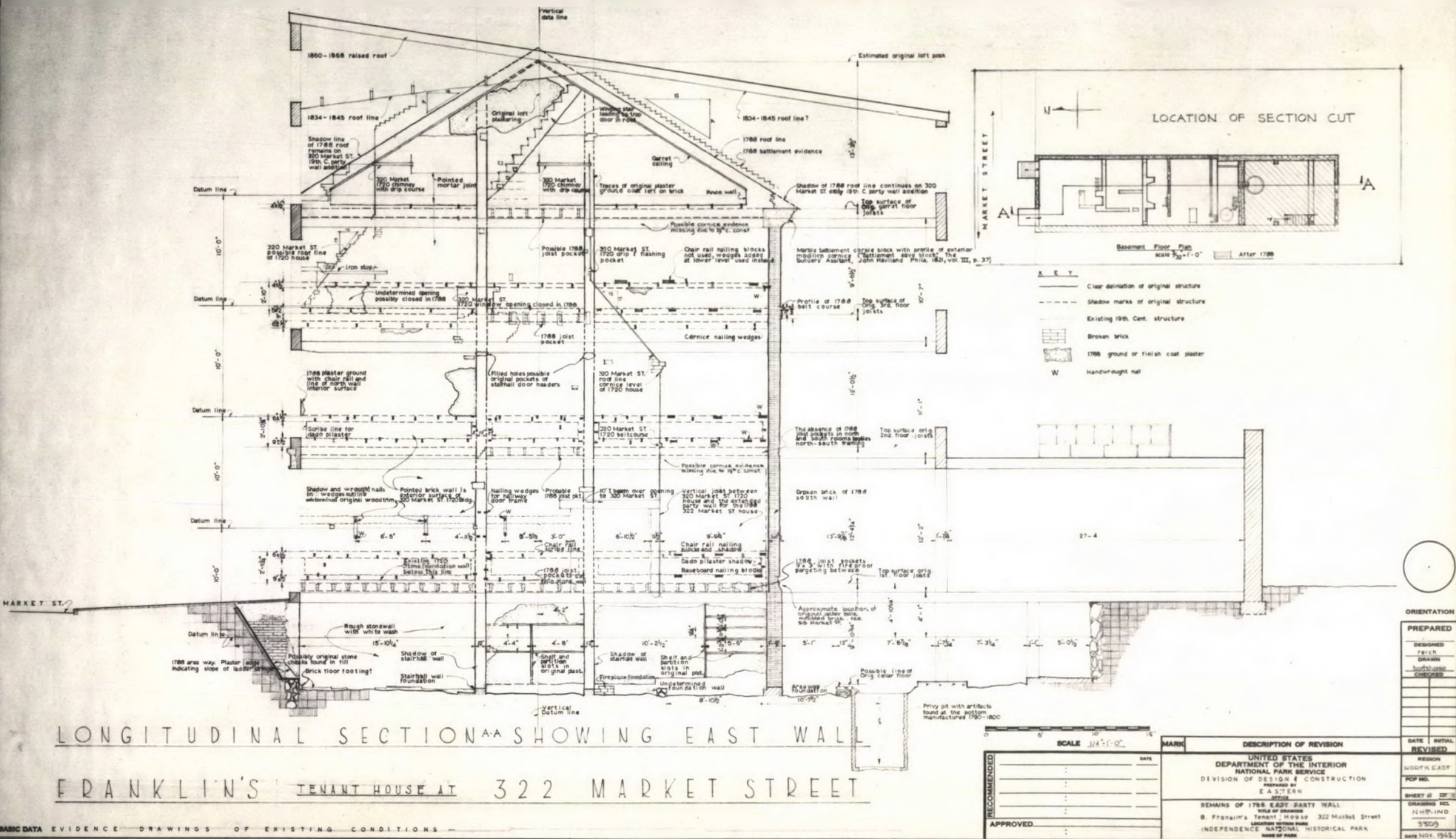
HOUSE NO	COMPANY	POLICY NO	DATE
# 314	PHILA CONTRIBUTIONSHIP	BOOK 1745-1824 p 35	1809
# 316 & 318	MUTUAL ASSURANCE CO	# 230 & 231	1787
# 320	PHILA CONTRIBUTIONSHIP	# 430	1759
# 322	MUTUAL ASSURANCE CO.	# 232	1790

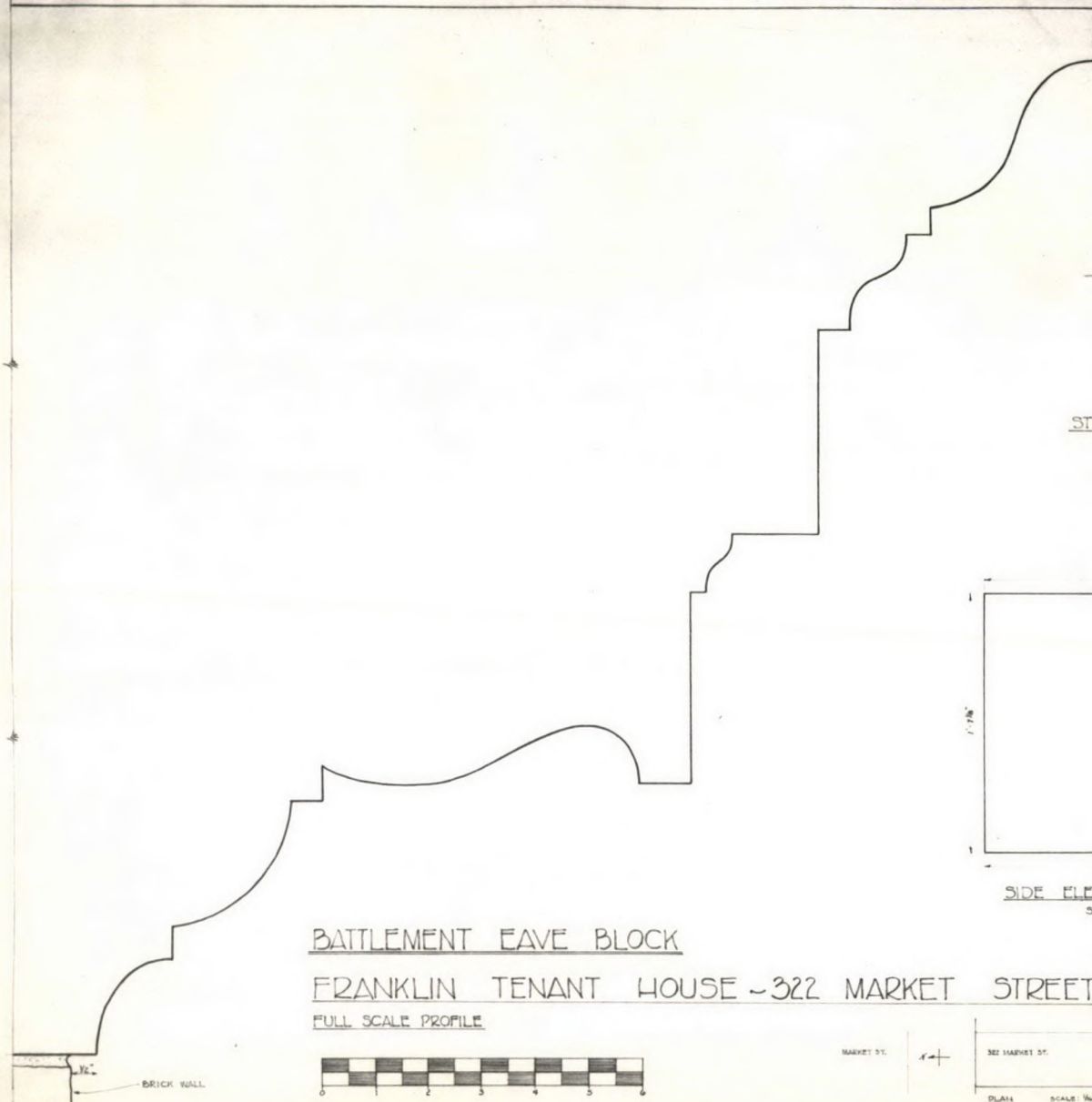
KEY
☐ BUILDING DISCUSSED
 IN THIS REPORT
☐ LAND NOT OWNED
 BY FRANKLIN

SCALE
 0 5 10 15 FEET

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

NHP IND 3509 SHEET 2 OF 12
 DRAWING NUMBER 34-1-10-14

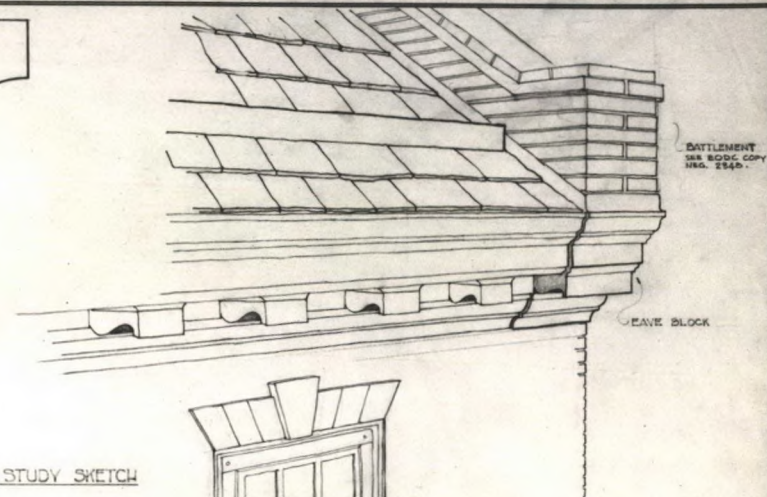
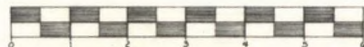




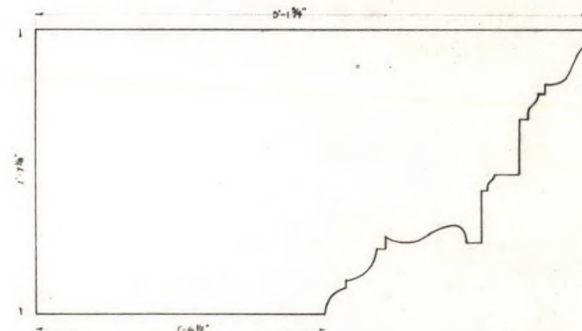
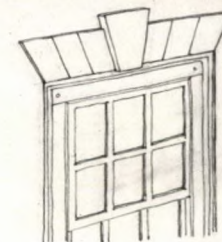
BATTELEMENT EAVE BLOCK

FRANKLIN TENANT HOUSE - 322 MARKET STREET

FULL SCALE PROFILE

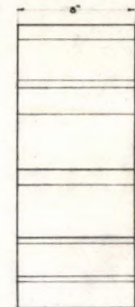


STUDY SKETCH



SIDE ELEVATION

SCALE: 3/4" = 1'-0"



FRONT ELEVATION



ORIENTATION

PREPARED
DESIGNED
DRAWN
HATCHED
CHECKED

DATE
INITIAL
REVISION

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DIVISION OF DESIGN AND CONSTRUCTION
DESIGNED BY
EASTERN
DRAWN BY
BENJAMIN FRANKLIN TENANT HOUSE - 322 MARKET ST.
INDEPENDENCE NATIONAL HISTORICAL PARK
DATE 1/27/58

FULL SCALE 3/4" = 1'-0"

MARK

DESCRIPTION OF REVISION

DATE

INITIAL

REVISION

REGION

NORTH EAST

POP. NO.

SHEET 7 OF 13

DRAWING NO.

DATE 1/27/58

MARKET ST.

322 MARKET ST.

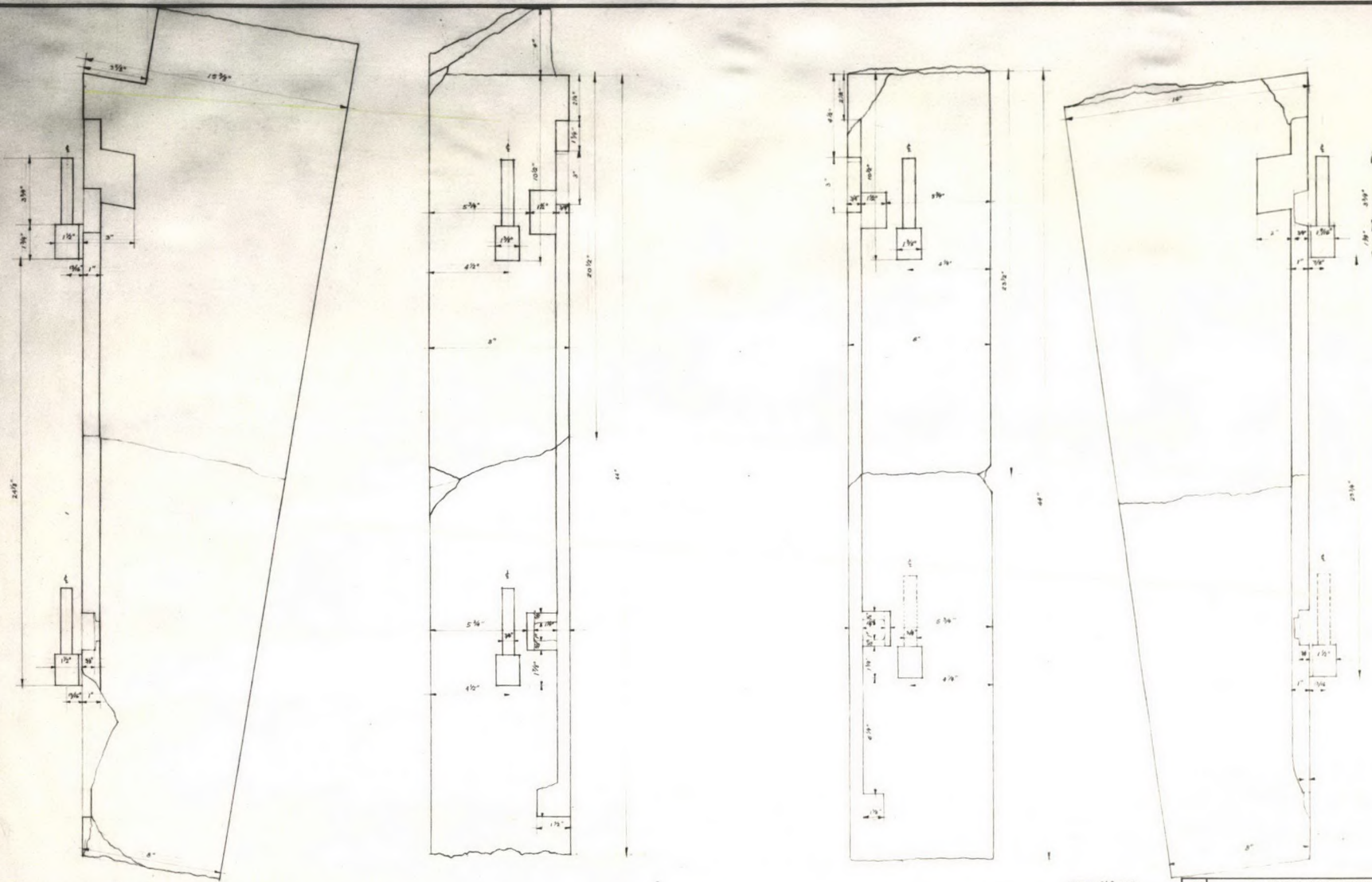
BATTELEMENT
EAVE BLOCK

PLAN

SCALE: 3/4" = 1'-0"

RECOMMENDED	DATE
APPROVED	

BASIC DATA



DETAIL ELEVATIONS OF STONE CHEEKS FOUND IN FILL OF BULKHEAD DATED 1788
 STONE CHEEKS ARE POSSIBLY 18TH CENTURY

FRANKLIN'S TENANT HOUSE AT 322 MARKET STREET

SCALE 3/8"=1'-0"

MARK

DESCRIPTION OF REVISION

ORIENTATION

PREPARED

DESIGNED
 DRAWN
 CHECKED

DATE

REVISION

REGION

WORTH EAST

POP NO.

SHEET 10 OF 12

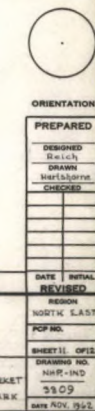
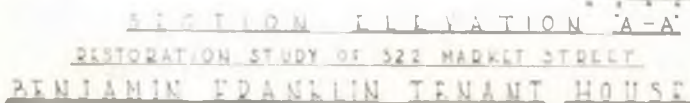
DRAWING NO.

3309

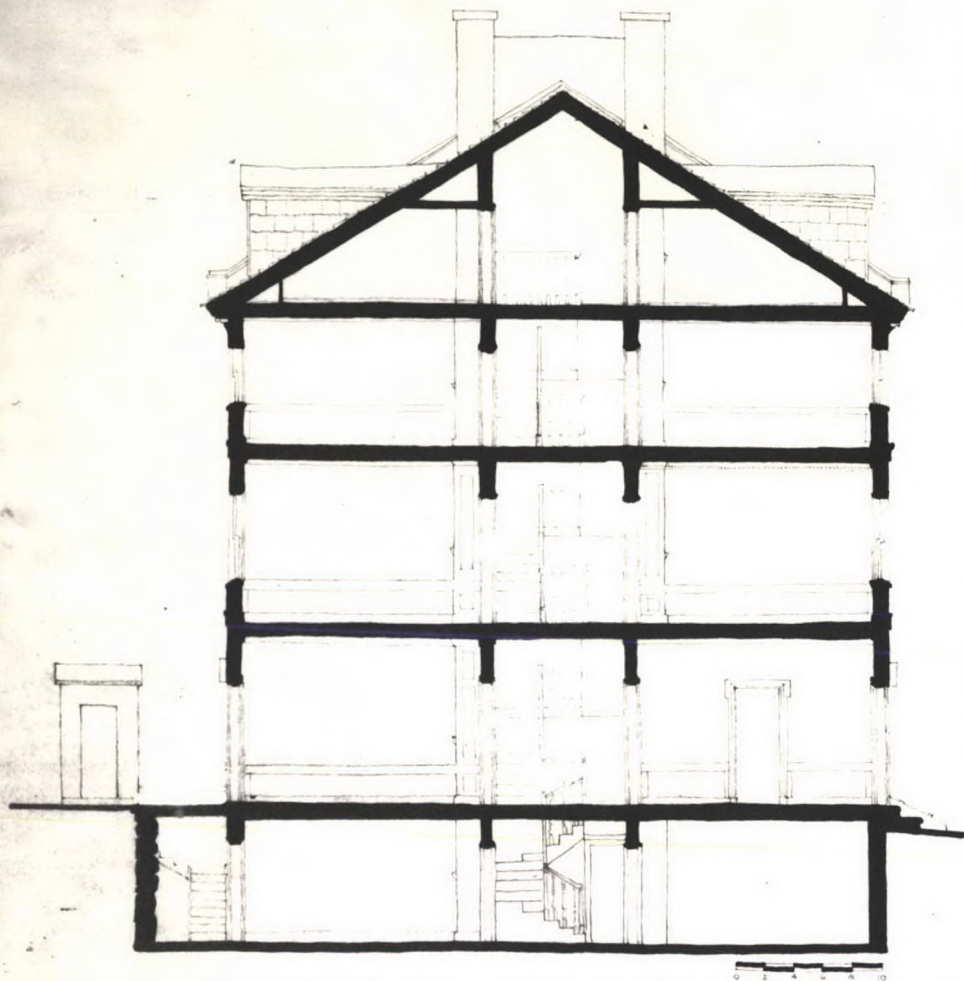
DATE NOV. 1965

RECOMMENDED	DATE
APPROVED	

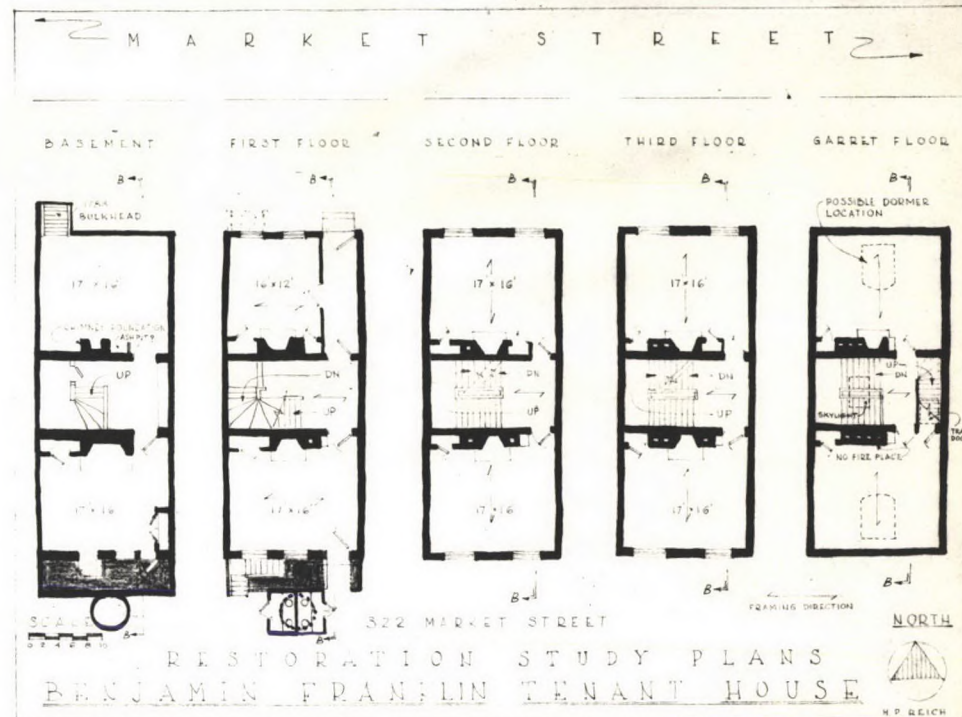
UNITED STATES
 DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE
 DIVISION OF DESIGN & CONSTRUCTION
 PROJECT NO.
 EASTERN
 POSSIBLE 18TH CENTURY BULKHEAD CHEEKS
 FRANKLIN'S TENANT HOUSE 322 MARKET ST
 INDEPENDENCE NATIONAL HISTORICAL PARK
 NAME OF PARK



SCALE		MARK	DESCRIPTION OF REVISION	DATE	REVISION
RECOMMENDED	1	DATE	UNITED STATES		
	2		DEPARTMENT OF THE INTERIOR		
	3		NATIONAL PARK SERVICE		
	4		DIVISION OF DESIGN & CONSTRUCTION		
	5		EASTERN OFFICE		
APPROVED	6		STUDIES OF 1788 BLDG.		
	7		TRAIL OF		
	8		D. FRANKLIN TEBBANT HOUSE - 522 MARKET		
	9		INDEPENDENCE NATIONAL HISTORICAL PARK		
	10		TRAIL OF		
			DRAWING NO.		
			DATE		
			3/2/69		
			BY		
			DATE		



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



ORIENTATION

PREPARED

DESIGNED
DRAWN
CHECKED

DATE INITIAL
REVISION
REGION
NORTH EAST
PREP NO.
SHEET 12 OF 13
DRAWING NO.
NHP-IND
3909
DATE NOV. 1946

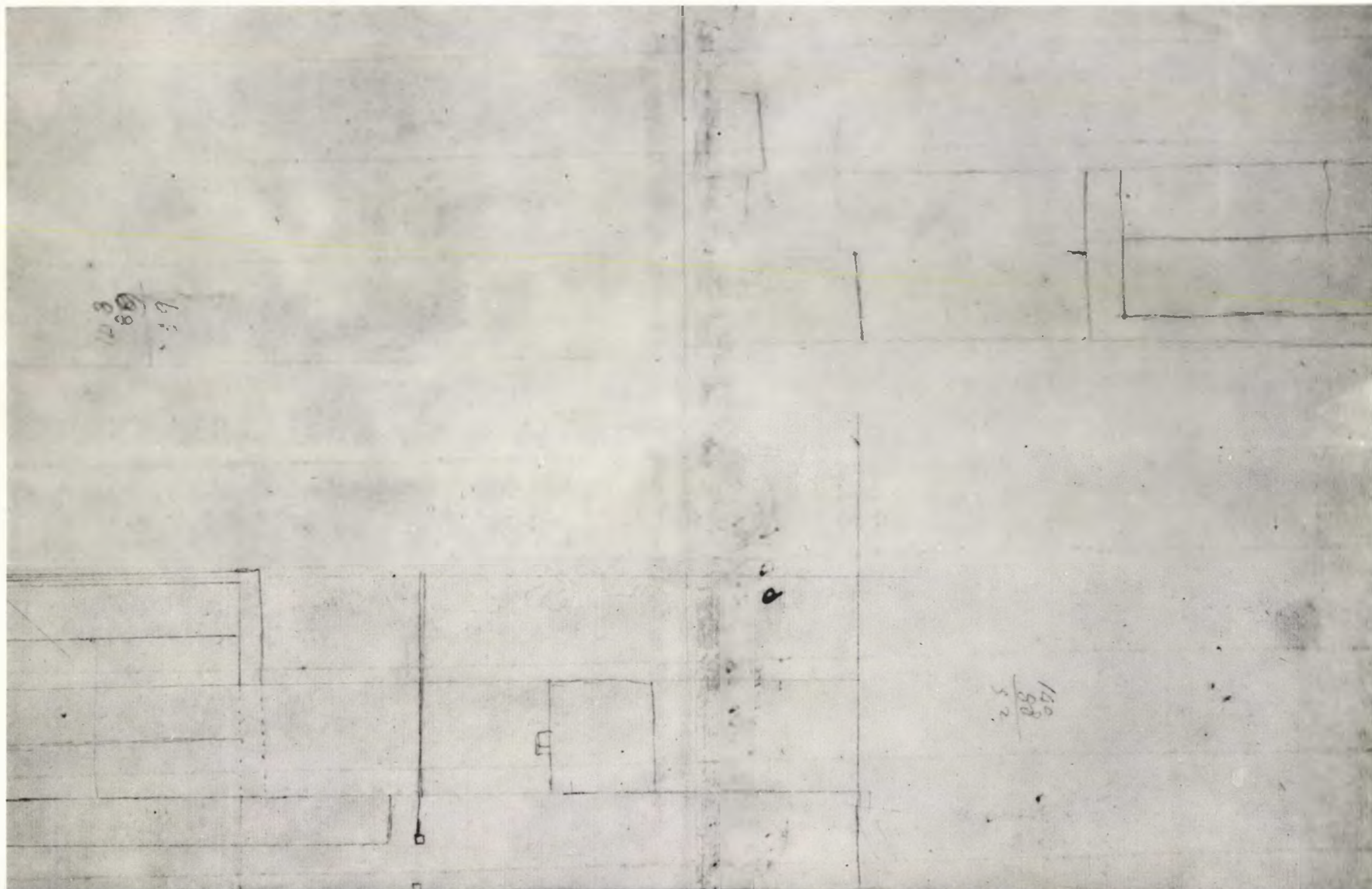
SCALE	MARK	DESCRIPTION OF REVISION
DATE		UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DIVISION OF DESIGN & CONSTRUCTION PREPARED BY LASTEN, OFFICE STUDIES OF - 100 S. BIDDY TITLE OF DRAWING B. FRANKLIN TENANT HOUSE - 322 MARKET LOCATION WITHIN PARK INDEPENDENCE NATIONAL HISTORICAL PARK STATE OF PA.
APPROVED		

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

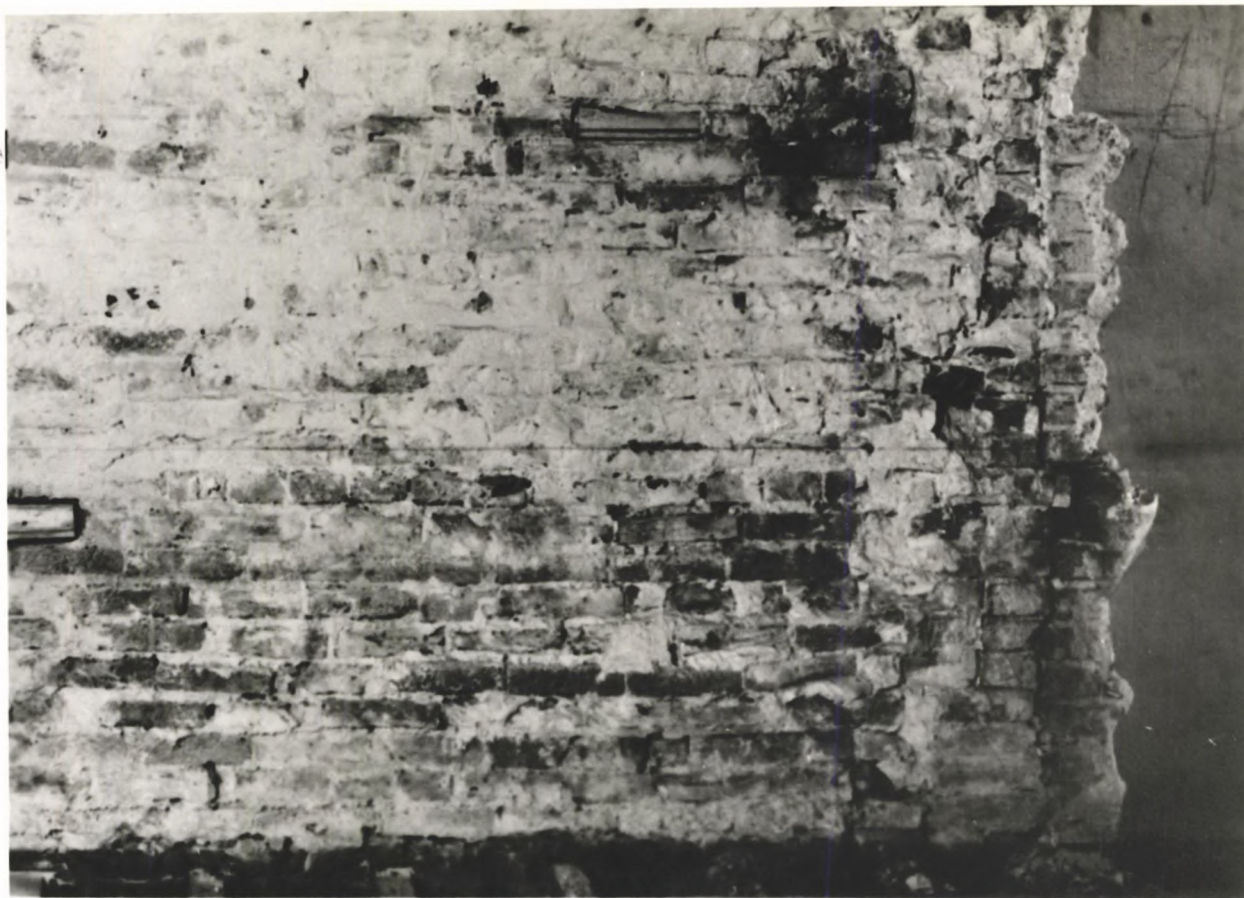


ILLUSTRATION NO. 11

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

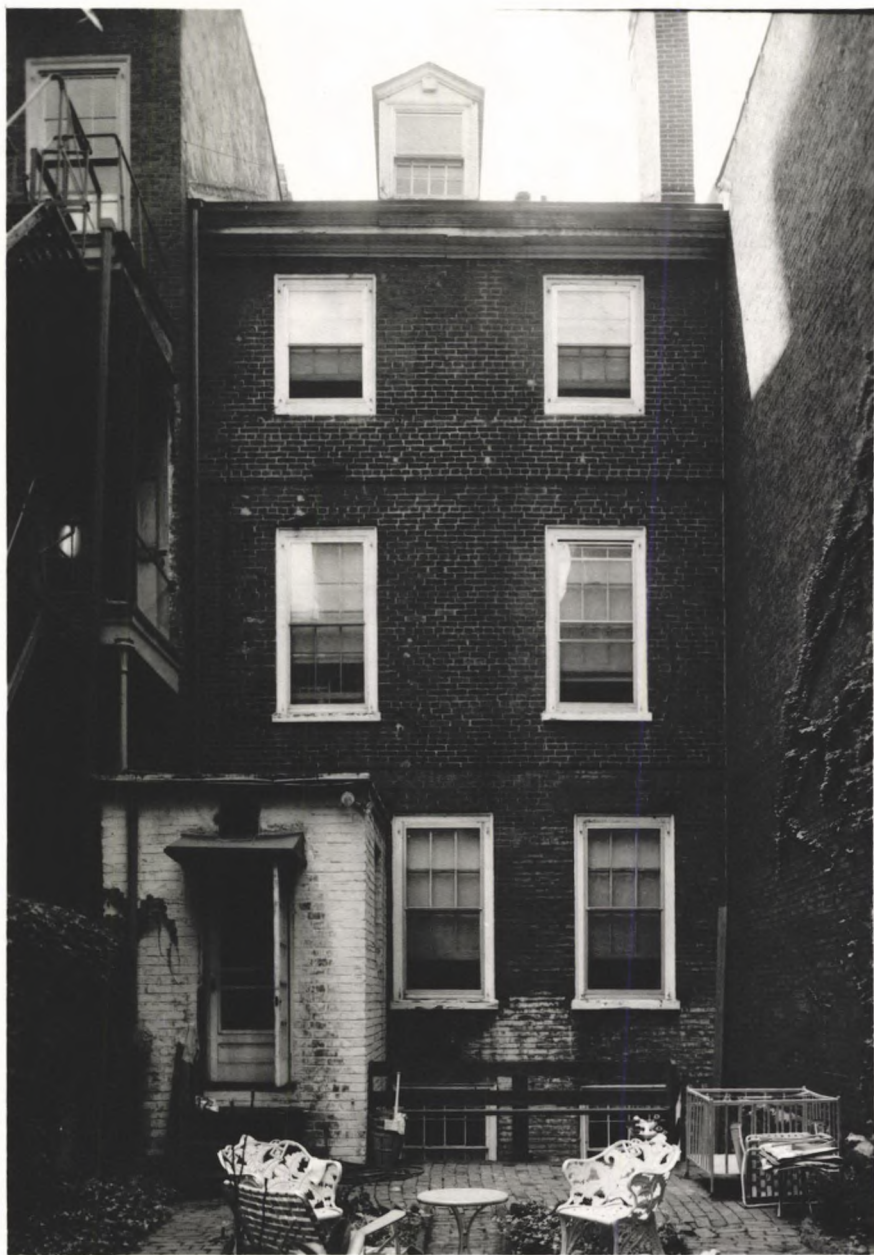


ILLUSTRATION NO. 14

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

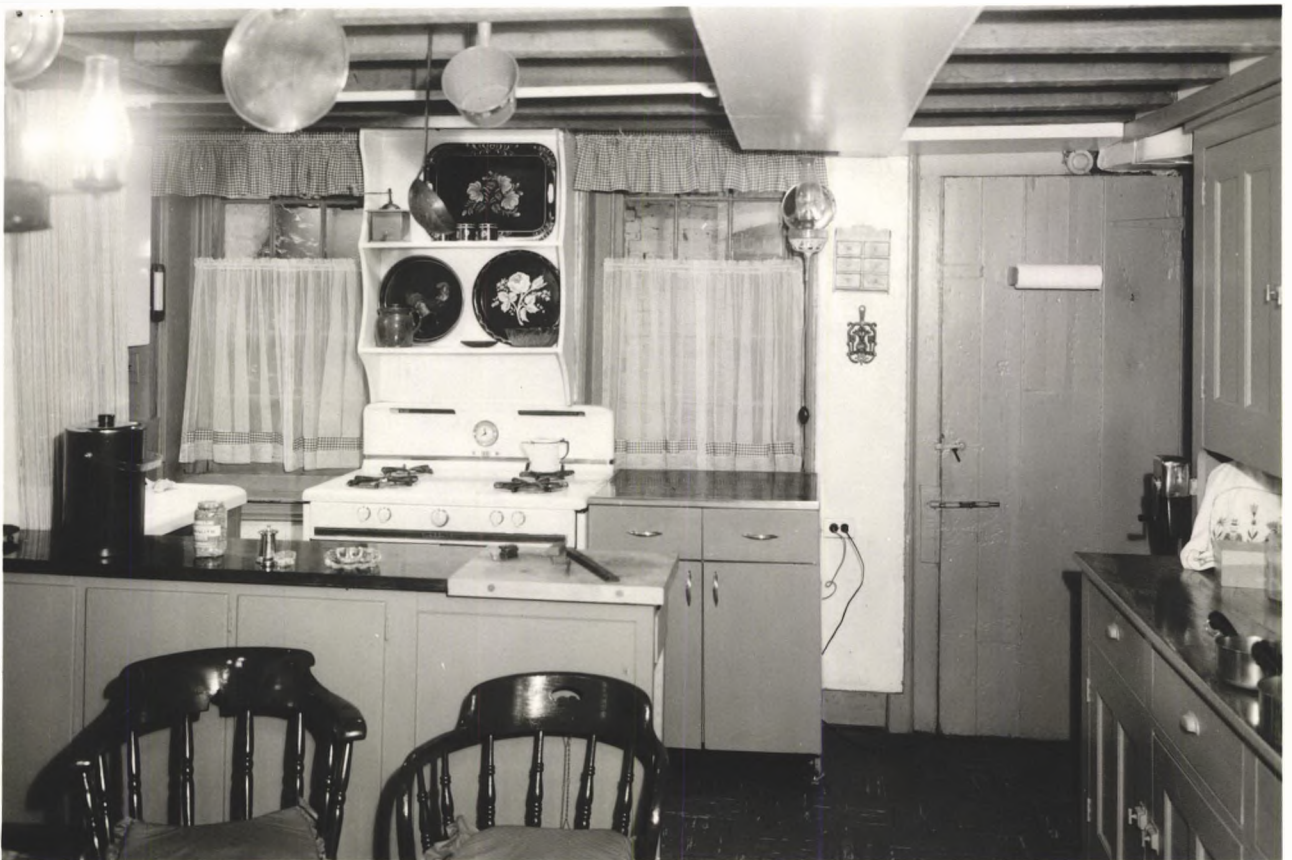


ILLUSTRATION NO. 16

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

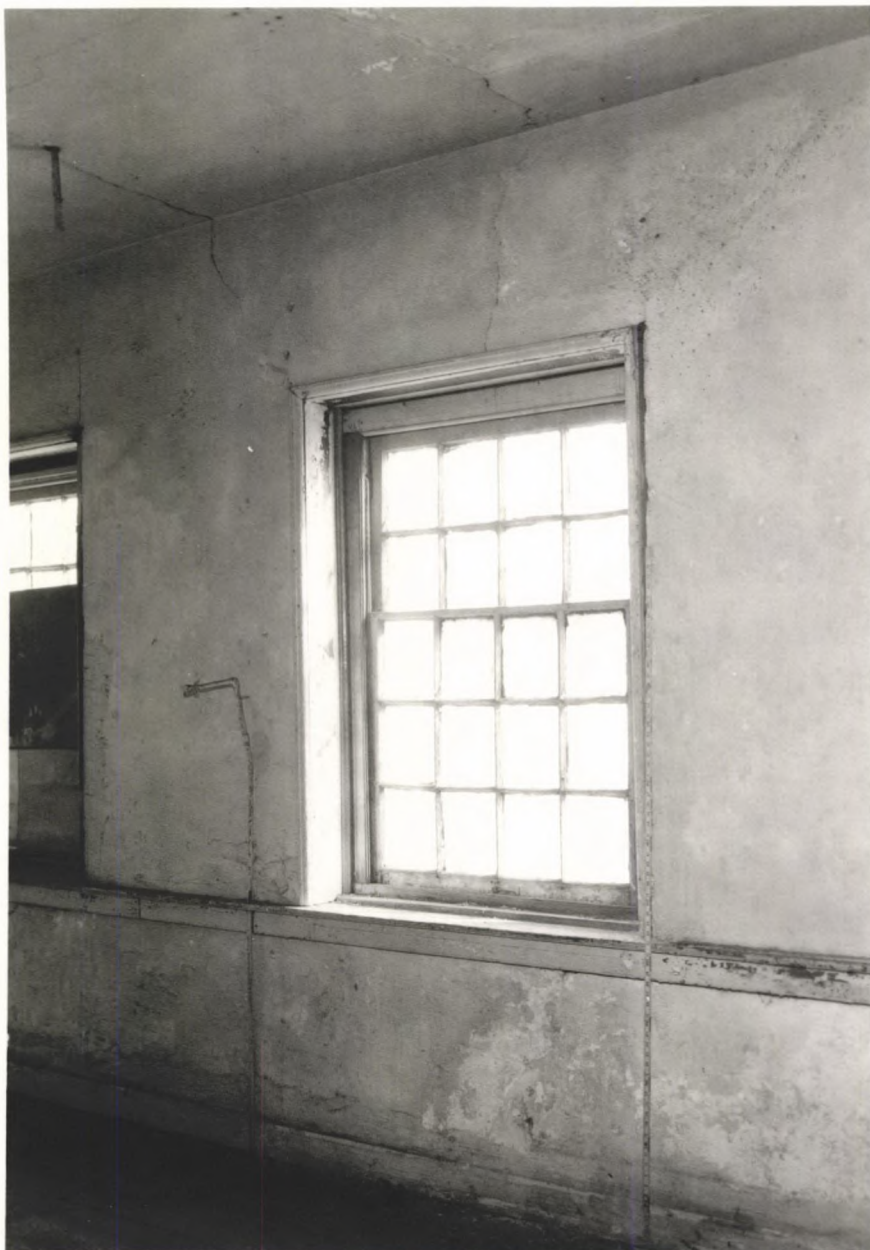


ILLUSTRATION NO. 21

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

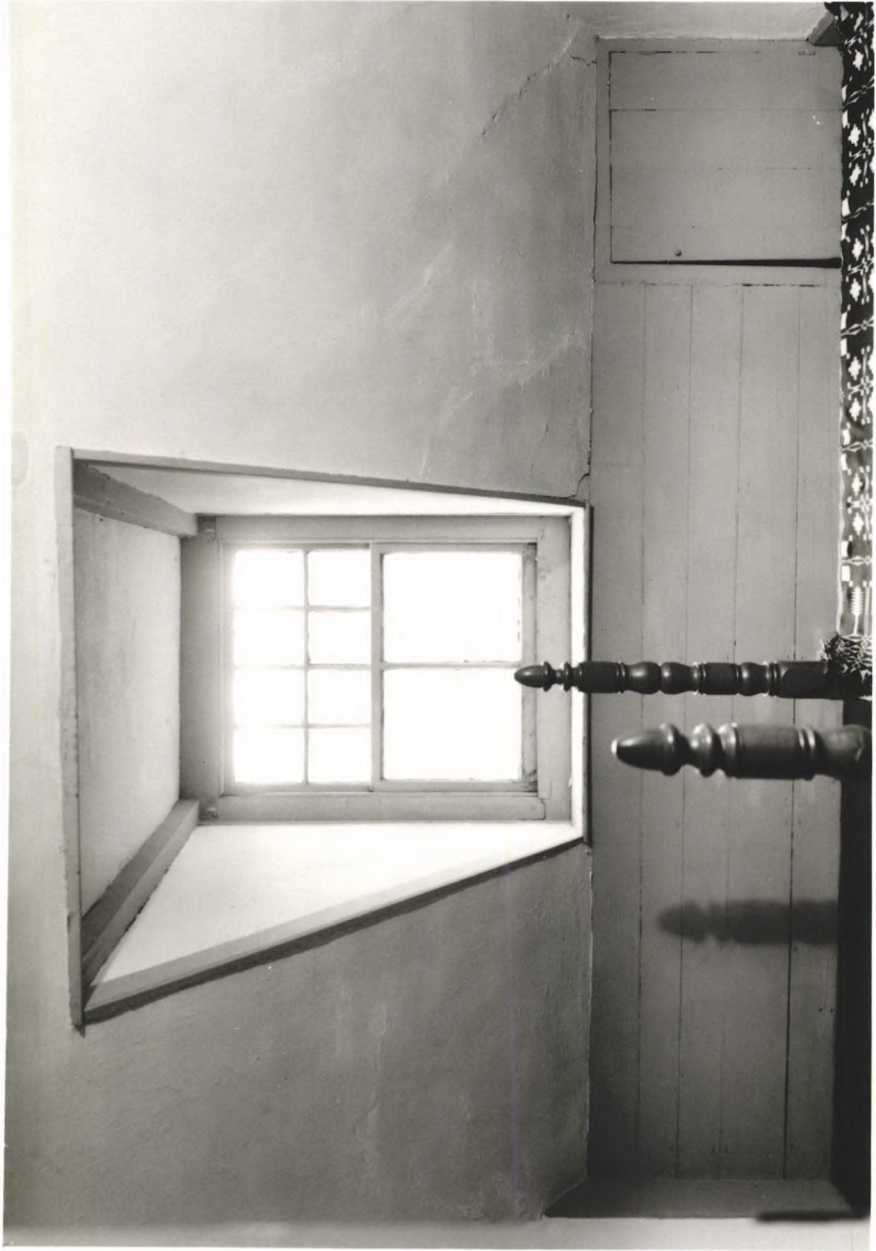
Photo: James Dillon & Co., August 21, 1962
Neg. No. EODC 3436



ILLUSTRATION NO. 22

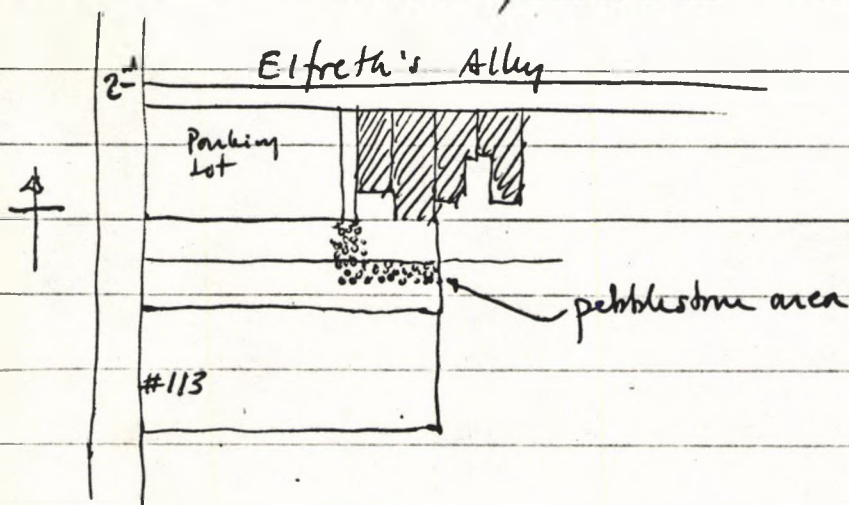
705 Spruce Street, ca. 1795-7, interior
view of rear dormer, lights 8" x 10". In this
case the rear dormer is less elaborate than the
front dormer. Note the horizontal board knee wall
with a door to the eave closet.

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



Mem to: whom it may concern
From: Archibal Hartshorne
Subject: Repairing of Franklin Court Area
Sept. 1, 1965

A load of 18th century pebblestone
is being salvaged from the lots
belonging to the National Products Corp.
113 N. 2nd Street, Phila.



These have been removed to Franklin
Court with the permission of INHP
Superintendent Anderson - to be reused
in the restoration of the Franklin Court area -
possibly under the archway at 316-318 Market.
The stones originally were laid vertically & tight.

